

# CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

## AGENDA

January 26, 2015

## PLANNING COMMISSION

Heritage Room in City Hall @ **6:00 P.M.**

- **Call to Order Public Hearing**

1. Public Hearing to hear comment regarding Simple Lot Split submitted by PVJ, LLC, and Lenny Badger for Nancy Bischoff on property located Lot 1 Blk 2 of Rose Meadow Subdivision Plat being the E1/2NE1/4 Section 12, T150N, R99W, Watford City, McKenzie County, ND.  
For the purpose of creating two lots from one parcel: Lot 1=40.014 acres, Lot 2=20.016 acres.
2. Public hearing to hear comment regarding Subdivision Preliminary Plat submitted by Matrixx Equities Watford, LLC for Edward & Charlotte Schilke on property located SW1/4 of Section 21, T150N, R98W, 138 +/- acres, 17 lots, Watford City, McKenzie County, ND.
3. Public hearing to hear comment regarding Zone Change Application submitted by Bob Watt of Matrixx Equities Watford, LLC for Edward & Charlotte Schilke on property located SW1/4 of Section 21, T150N, R98W, 138 acres, Watford City, McKenzie County, ND.  
Application requests zone change of AG land as follows: 111.50 acres AG to R4, 6.58 AG to C2, 19.56 acres AG to CF. 137.64 acres total.
4. Public Hearing to hear comment regarding Simple Lot Split submitted by Mychal Gorden for Erik Stenhjem of Stenhjem Development, LLP on property located Lot 4 of Section 31, T150N, R98W, Watford City, McKenzie County, ND.  
For the purpose of creating two lots from one parcel: Lot 1=14.78 acres, Lot 2=20.19 acres.
5. Public hearing to hear comment on Zone Change Application submitted by Mychal Gorden for Erik Stenhjem of Stenhjem Development, LLP on property located Lot 4 of Section 31, T150N, R98W, Watford City, McKenzie County, ND.  
Application requests zone change of AG land as follows: 14.78 acres to C1, 20.19 acres to R4. 35 +/- acres total.
6. Public Hearing to hear comment on Simple Lot Split submitted by T. Jason Vedadi for Hunter's Run on property located Lot 138 of Hunter's Run Subdivision, SE1/4 Section 16, T150N, R98W, Watford City, McKenzie County, ND.  
For the purpose of creating two parcels from one parcel of land, to facilitate development of commercial businesses. Lot 1(158) =2.70 acres, Lot 2(159) =2.645.

- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Minutes of November 24 2014 Meeting**

7. Subdivision Final Plat - The Homestead (east) 93.32 acres 9 lots (#28-#35)

8. Subdivision Final Plat - The Homestead 224.91 acres, 9 lots

- **New Business:**
- **Review Building Permits:** Attached
- **Adjournment**

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Mildred Williams, Assistant City Planner

1.

# Simple Lot Split

Submitted by PVJ, LLC. And Lenny Badger  
for Nancy Bischoff

**DIVISION OF LAND / PLANNING APPLICATION**  
**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>1.7.15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>1-26-15</u>
SUBDIVISION FINAL MAP	FEE: <u>\$675.00</u>	CITY COUNCIL: <u>2-2-15</u>
<b>SIMPLE LOT SPLIT</b>	RECEIPT #: <u>#135 Core group Investments</u>	SECTION / TOWNSHIP / RANGE: <u>12 / 150N / 99W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Nancy Bischoff</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>PVJ, LLC</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>Lenny Badger</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>(702) 524-1001</u>	
	ADDRESS: <u>3455 Cliff Shadows Pkwy., Ste. 220</u>	
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP CODE: <u>89129</u>	
	EMAIL: <u>lbadger@fcglv.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 11-13-01100  
 LEGAL DESCRIPTION: Lot 1, Blk 2 of the Rose Meadow Subdivision Plat being the E1/2 NE1/4 of Section 12, T150N, R99W  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Main Street N./Rose Lane  
 GROSS/NET ACREAGE: 60.030 NUMBER OF LOTS: 1 ZONING: Agriculture (McKenzie Co.)  
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City of Watford City  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No

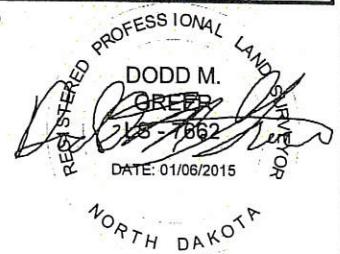
(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the City of Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

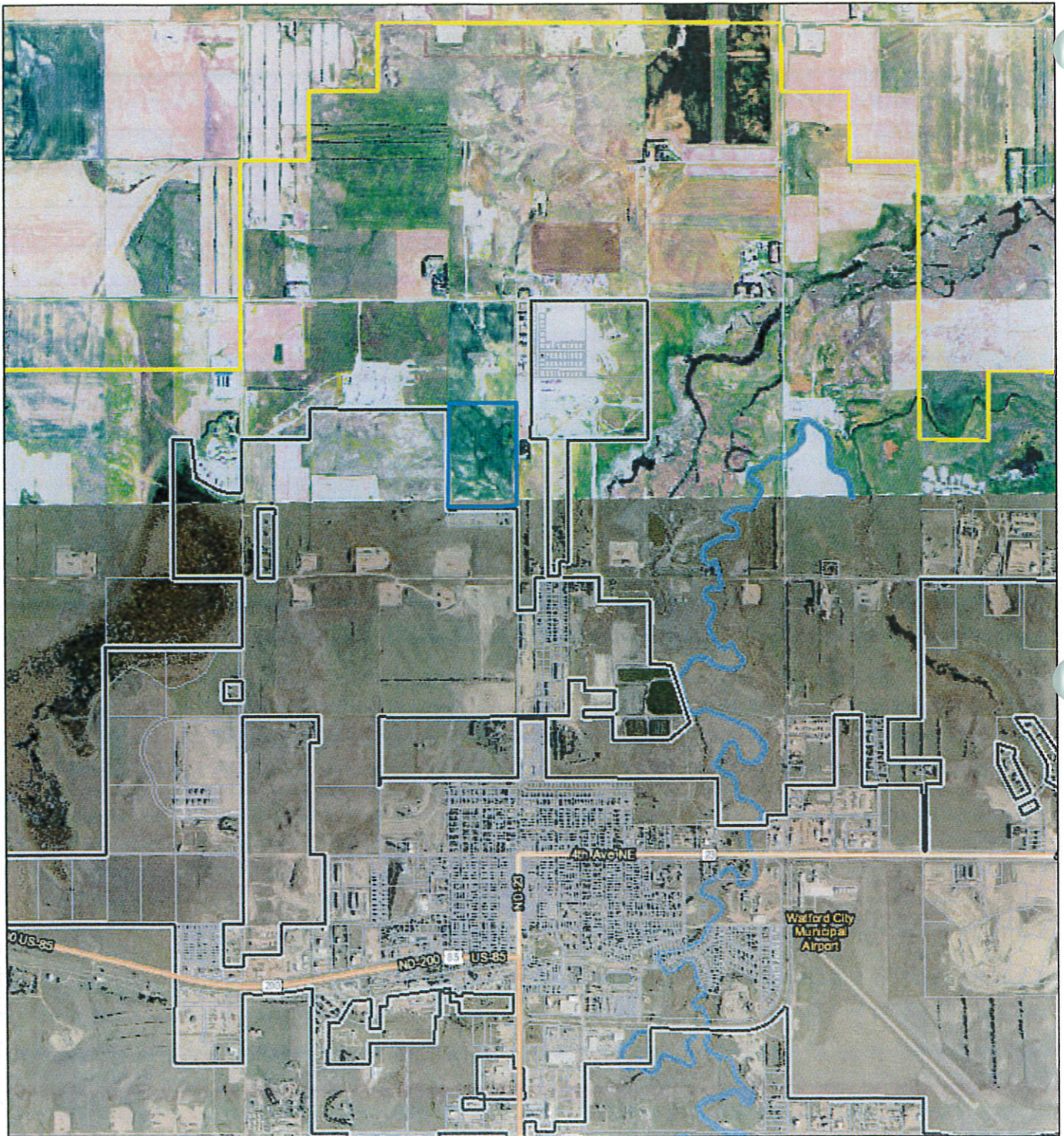
Property Owner (Signature): *Nancy Bischoff*  
 Property Owner (Print): Nancy Bischoff  
 Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION (Place Sureyor Stamp in Open Area)

NAME: Dodd Greer, Civil Science LICENSE NO: ND 7662  
 ADDRESS: 222 Airport Road  
 CITY: Williston STATE: ND ZIP: 58801  
 PHONE: (701) 774-8200  
 FAX/Email: dgreer@civilsience.com

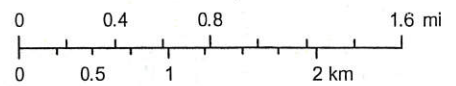


# PVJ, LLC



January 22, 2015

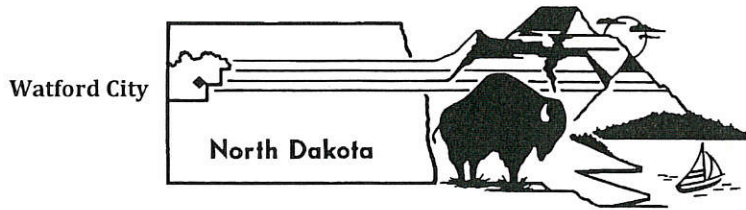
1:48,149



- World Transportation
- Watford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek

Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**SLS-03-2015 Simple Lot Split**

Applicant

PVJ, LLC & Lenny Badger  
3455 Cliff Shadows Pkwy Ste 220  
Las Vegas, NV 89129

Property Owners

Nancy Bischoff

Property Address: Main Street N and Rose Lane

Simple Lot Split Requested: Owner intends to split Lot 1 of Block 2 containing 60.03 acres into 2 lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to split Lot 1 of Block 2 into 2 separate lots for the purchase of the newly created lot. The lot being purchased is Lot 1 Block 3 and contains 20.016 acres, this lot is the southernmost lot. The remaining Lot is Lot1 Block 2 and now contains 40.014 acres. Both lots run parallel with N Main Street.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	R1-2-3-4, Watford City
Use -	Mixed Use Residential
South: Zoning -	R3-4, Watford City
Use -	Medium and High Density Residential
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	R2, Watford City
Uses -	Medium Density Residential

Site Development

Access: Main Street North and Rose Lane

Sewer & Water: There is Sewer and Water being extended to this location.

**Recommendation:**

It is recommended by the Planning Department for **approval** of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.

2. DA and SIA are in place before these lots are developed on.

Contact: Seth Sampson, Assistant Planner

# AMENDED PLAT OF LOT 1, BLOCK 2 OF THE ROSE MEADOW SUBDIVISION

BEING A PART OF THE EAST 1/2 OF SECTION 12, TOWNSHIP 150N, RANGE 99W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA



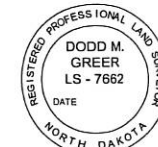
SCALE: 1:100

(SCALE ONLY VALID FOR 24" x 36" PAPER)

NOTE:  
EXISTING EASEMENTS ARE RECORDED ON DOCUMENT #446303 (ROSE MEADOW SUBDIVISION)

## SURVEYOR'S CERTIFICATE:

I, DODD M. GREER, BEING A REGISTERED LAND SURVEYOR WITH CIVIL SCIENCE INFRASTRUCTURE, INC., WILLISTON, NORTH DAKOTA, HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.



NOVEMBER 21, 2014  
DATE OF FIELD SURVEY  
DODD M. GREER  
CIVIL SCIENCE  
INFRASTRUCTURE, INC  
LICENSE NO. 7662  
DATE OF CERTIFICATE SIGNING

STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE (ss.)  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED DODD GREER, PROFESSIONAL LAND SURVEYOR, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

## OLD BOUNDARY DESCRIPTION

LOT 1, BLOCK 2, ROSE MEADOW SUBDIVISION RECORDED JANUARY 23, 2013, DOCUMENT #446303

## NEW BOUNDARY DESCRIPTION

LOT 1, BLOCK 2 CONTAINING 40.014 ACRES.  
LOT 1, BLOCK 3 CONTAINING 20.016 ACRES  
BASIS OF BEARING: NORTH DAKOTA PLANE COORDINATE SYSTEM, NAD83, NORTH ZONE, EAST LINE OF THE SE 1/4 OF S12, T150N R99W, 5TH P.M. BEARING S2° 07' 31"W.

## CERTIFICATE OF THE MCKENZIE COUNTY RECORDER

THIS PLAT WAS FILED AND RECORDED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER, IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014, AND WAS DULY RECORDED AS DOCUMENT NO. \_\_\_\_\_

MCKENZIE COUNTY RECORDER

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

NANCY BISCHOFF \_\_\_\_\_ DATE

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE (ss.)

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

## PLANNING AND ZONING COMMISSION APPROVAL

THE SUBDIVISION OF LAND SHOWN HEREON HAS BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY ON \_\_\_\_\_, 2014 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, AND REGULATIONS OF SAID PLANNING AND ZONING COMMISSION.

GLEN BEARD, CHAIRMAN  
PLANNING AND ZONING COMMISSION

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE (ss.)

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED GLEN BEARD, CHAIRMAN, PLANNING AND ZONING COMMISSION, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

## AUDITOR'S CERTIFICATE ON TAXES

I, LINDA SVIHOVEC, AUDITOR OF MCKENZIE COUNTY, DO HEREBY CERTIFY THAT CURRENT TAXES OR DELINQUENT TAXES OR DELINQUENT SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

LINDA SVIHOVEC  
MCKENZIE CO. AUDITOR

## CITY COUNCIL APPROVAL

THE CITY COUNCIL OF THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THIS DIVISION OF LAND SHOWN HEREON; HAS ACCEPTED THE DEDICATION OF ALL STREETS, ALLEYS AND OTHER PUBLIC WAYS SHOWN HEREON LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF WATFORD CITY; HAS ACCEPTED THE DEDICATION OF ALL PARKS AND OTHER AREAS SHOWN HEREON, EXCEPT THOSE PUBLIC AREAS SPECIFICALLY DEDICATED TO OTHER PUBLIC BODIES.

CITY OF WATFORD CITY

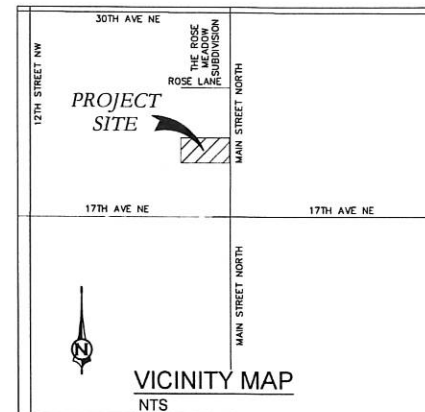
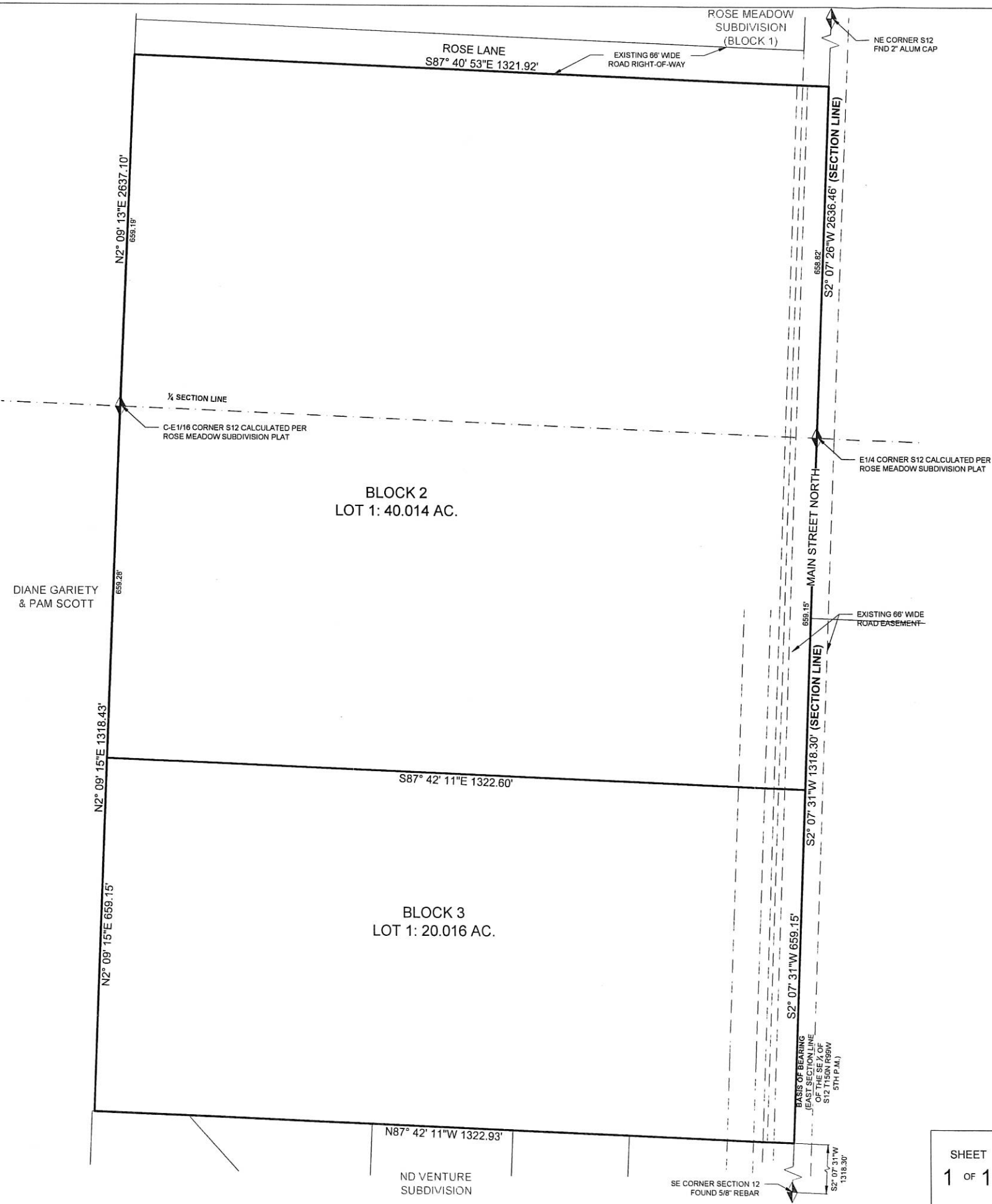
BRENT SANFORD, MAYOR \_\_\_\_\_ ATTEST: PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE (ss.)

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

**CIVIL SCIENCE**  
INFRASTRUCTURE, INC.  
222 AIRPORT ROAD  
WILLISTON, ND 58801  
701.774.8200



### LEGEND & ABBREVIATIONS:

	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
	SECTION CORNER
AC	ACRES

### OWNERS DEDICATION

I, THE UNDERSIGNED, BEING THE SOLE OWNER AND MORTGAGE HOLDER OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN THEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALK, GROUNDS, AND EXISTING TRAILS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER.

I AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT CONSENT OF THE WILLISTON CITY COMMISSION. I ALSO HEREBY DEDICATE EASEMENTS, TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS", WHETHER SHOWN OR EXISTING.

NANCY BISCHOFF \_\_\_\_\_ DATE  
PRESIDENT  
BRODERSON, LLC  
STATE OF NORTH DAKOTA  
COUNTY OF MCKENZIE (ss.)  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ THE PRESIDENT OF BRODERSON, LLC, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

NANCY BISCHOFF \_\_\_\_\_ DATE

STATE OF NORTH DAKOTA COUNTY OF MCKENZIE (ss.)

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF NORTH DAKOTA

SHEET 1 OF 1



2.

# Subdivision Preliminary Plat

Submitted by Matrixx Equities Watford, LLC.  
For Edward & Charlotte Schilke

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>1-7-15</u>	APPLICATION NUMBER:
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE: <u>\$1365.00</u>	CITY COUNCIL:
SIMPLE LOT SPLIT	RECEIPT #: <u>Check # 1017</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

- LARGE PARCEL MAP FINAL
- PARCEL MAP SUBSEQUENT
- PARCEL MAP NON-SUBSEQUENT
- FAMILY CEMETERY DESIGNATION
- AGRICULTURAL EXEMPTION

PROPERTY OWNER: Edward I. Schilke and Charlotte A. Schilke

APPLICANT: Matrixx Equities Watford, LLC

*CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:*

NAME: Bob Watt

PHONE: 480-945-9292

ADDRESS: 14646 N. Kierland Blvd., #250

CITY: Scottsdale STATE: AZ ZIP CODE: 85254-2767

EMAIL: bob@matrixxmgmt.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-15000

Southwest quarter of Section 21, Township 150 North,

LEGAL DESCRIPTION: Range 98 West of the Fifth Principal Meridian, MacKenzie County, North Dakota

PROPERTY ADDRESS AND NEAREST CROSS STREETS: NE of 134th Ave. NW and 11th Ave. SE

GROSS/NET ACREAGE: 138 ac. NUMBER OF LOTS: 16 17 ZONING: Agriculture to R-4 and C-1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: provided by Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENT'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): Edward I. Schilke

Property Owner (Print): Edward I. Schilke

Property Owner (Signature): Charlotte A. Schilke

Charlotte A. Schilke

SURVEYOR / ENGINEER INFORMATION *(Place Sureyor Stamp in Open Area)*

NAME: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

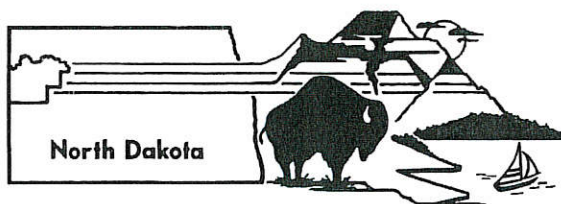
ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX/Email: \_\_\_\_\_

annexed as Watford Ranch



**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: 20-00-15000  
Application/Owner: Edward I. Schilke and Charlotte A. Schilke (property owner)  
Matrixx Equities Watford, LLC, Bob Watt (applicant & agent)

In the State of \_\_\_\_\_, County of \_\_\_\_\_,

I/We \_\_\_\_\_

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

- Subdivision of Land Preliminary Map
- Subdivision of Land Final Map
- Parcel Map

Charlotte A. Schilke  
(Signature)

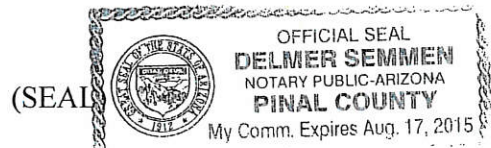
Edward I. Schilke  
(Signature)

Charlotte A. Schilke  
(Printed name & title)

Edward I. Schilke  
(Printed name & title)

I, Delmer Semmen, a Notary Public of the County and State aforesaid, hereby certify that Charlotte & Edward Schilke personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 30 day of Dec, 2014.

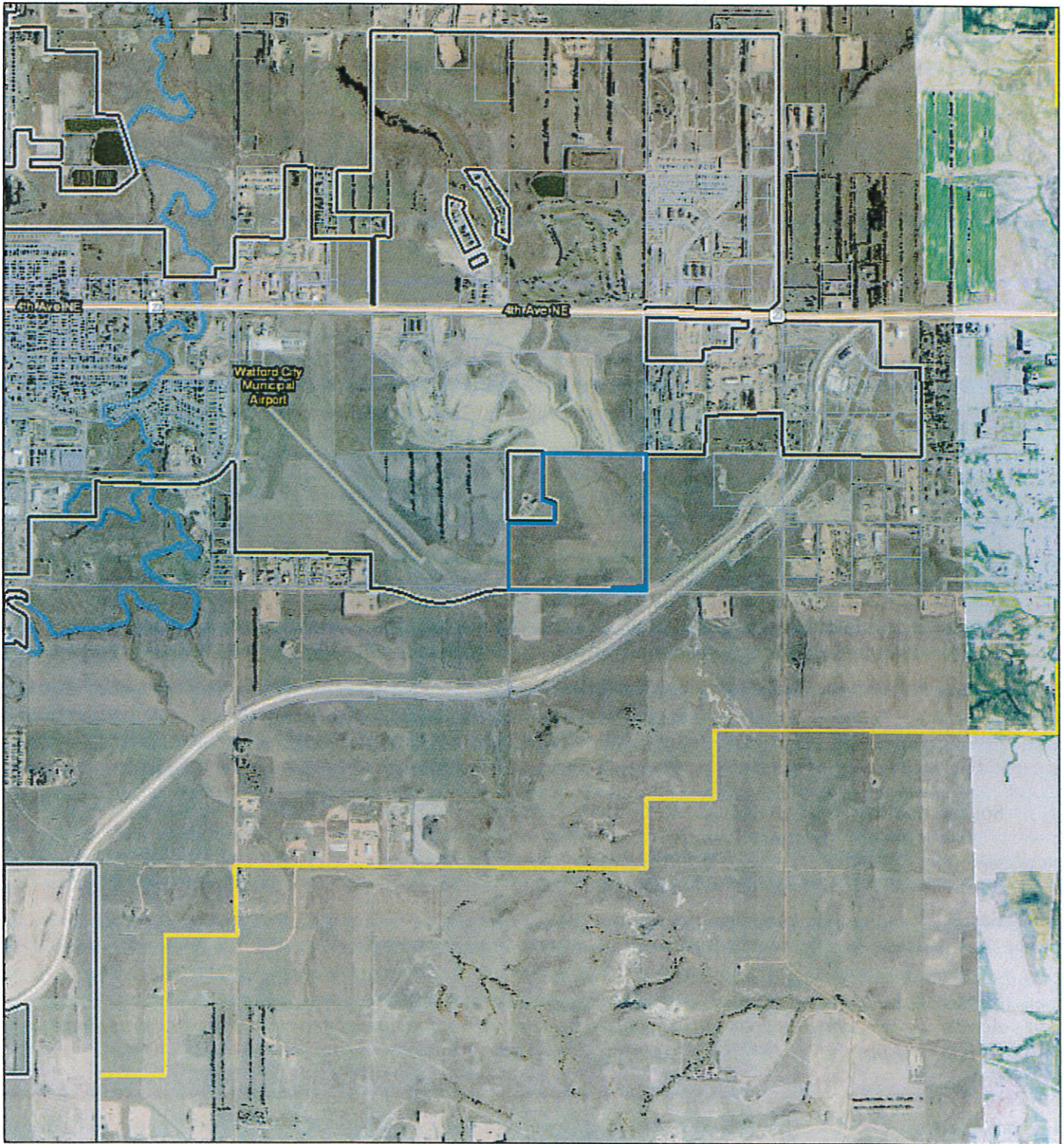


Delmer Semmen  
Notary Public

My Commission expires:  
8 / 17 / 15

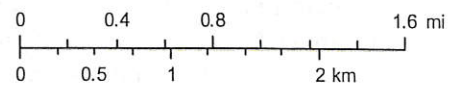
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County of: MARICOPA

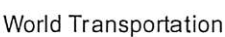

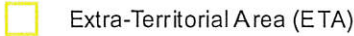
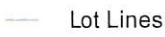
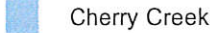
# Matrix Equities



January 22, 2015

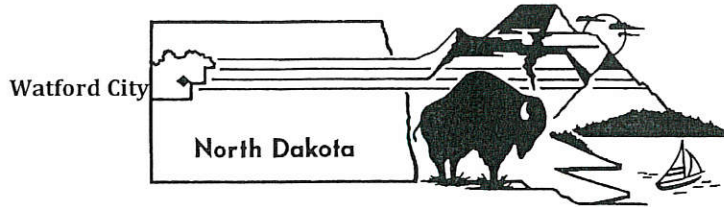
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-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**Prelim Map-1-2015 (Fox Ridge Subdivision)**

Applicant

Matrix Equities Watford, LLC  
14646 N. Kierland Blvd #250  
Scottsdale, AZ 85254

Property Owners

Edward and Charlotte Schilke

Property Address: North of 11<sup>th</sup> Ave SE

Subdivision Prelim Map: Fox Ridge Subdivision

Located: Southwest quarter of Sect 21, Township 150N, Range 98W

Discussion: The Fox Ridge Subdivision is currently zoned as AG but the owner intends to rezone to R4 and C1. It consists of 138 acres and contains 17 total lots. The new High School will be located to the North of this subdivision and 11<sup>th</sup> Ave SE runs along its southern border.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West:	Zoning -	C1, Watford City
	Use -	Airport
South:	Zoning -	Ag, McKenzie County
	Use -	Agricultural
North:	Zoning -	R1, R2, R3, R4, Watford City
	Uses -	Mixed Use Residential
East:	Zoning -	Ag, McKenzie County
	Uses -	Agricultural

Site Development

Access: *The property is accessible from 11th Ave SE and will also have Fox Hills Pkwy running through the property.*

Sewer: *There are currently no sewer to the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

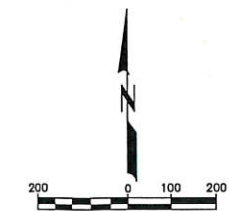
It is recommended that the Watford City Planning Commission **approve** the Fox Ridge Subdivision Preliminary Map amendment contingent upon:

1. The Fox Ridge development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.
3. Name of Fox Ridge Subdivision is approved by recorder's office before recordation.
4. \$500,000 Sewer Agreement be finalized prior to recordation

Contact:

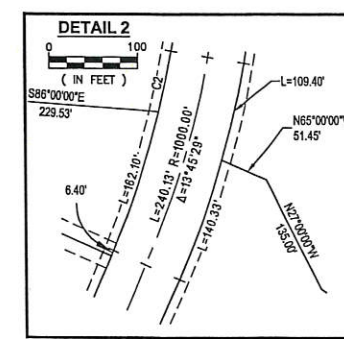
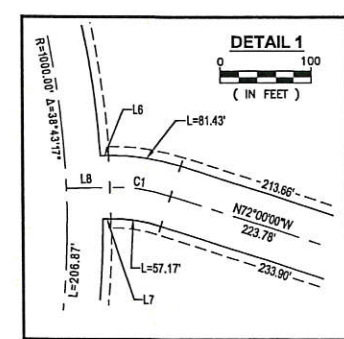
Seth Sampson, Assistant City Planner

# PLAT of FOX RIDGE SUBDIVISION



**BASIS OF BEARING**  
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

- LEGEND**
- FOUND REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
  - SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
  - WC WITNESS CORNER
  - FOUND REBAR, NO CAP
  - ⊙ CALCULATED POINT. MONUMENT TO BE SET AS PART OF HWY 23 BYPASS PROJECT



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.30'	200.00'	019°51'14"	N81°53'37"W	68.96'
C2	68.42'	960.00'	004°05'01"	N11°53'30"E	68.41'
C3	104.34'	200.00'	029°53'28"	S81°20'15"E	103.16'
C4	90.31'	75.00'	038°26'07"	N72°57'27"E	49.37'
C5	90.31'	75.00'	038°26'07"	N72°57'27"E	49.37'
C6	90.85'	200.00'	028°01'37"	N75°02'16"W	90.07'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	15.00'	S02°10'39"W
L2	490.71'	N87°49'30"W
L3	42.00'	S02°03'18"W
L4	658.73'	S87°49'30"E
L5	33.00'	S01°52'27"W
L6	8.97'	S88°08'46"W
L7	8.79'	N88°08'46"E
L8	47.75'	S88°08'46"W

**PLAT of  
FOX RIDGE SUBDIVISION  
IN THE SW1/4 SECTION 21, T150N, R98W, 5th PM,  
WATFORD CITY, McKENZIE COUNTY, NORTH DAKOTA**

**DESCRIPTION**

The SW1/4 Section 21, T150N, R98W, 5th PM, City of Watford City, McKenzie County, North Dakota, excepting therefrom Irregular Tract 2041 and the North Dakota Highway 23 Bypass right-of-way.

Said parcel contains 136.92 acres.

**CERTIFICATE OF CONSENT and DEDICATION**

We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances, whether such are shown or not, to the public forever. This offer of dedication shall remain in effect in perpetuity. If the offer of dedication is declined, the areas shown hereon to be dedicated as streets are hereby granted to the public as public access and utility easements until such time as said offer is accepted by the City. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Edward Schilke Charlotte Schilke

STATE OF \_\_\_\_\_ )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Edward Schilke and Charlotte Schilke, known to me to be the persons described in the within instrument, and who acknowledged to me that they executed the same.

Notary Public for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and occupy the locations shown hereon.

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Steven Rude, PLS  
ND Reg. No. LS-6261  
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF CITY COUNCIL**

The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The offer of dedication of all streets, storm drain systems, sanitary sewer systems, water distribution systems, culverts, and other public utility lines and appurtenances is declined at this time, but the offer shall remain open in perpetuity, and the areas shown hereon to be dedicated as streets shall be public access and utility easements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Brent Sanford, Mayor Attest: Peni Peterson, Auditor

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Brent Sanford and Peni Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF PLANNING & ZONING COMMISSION**

This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

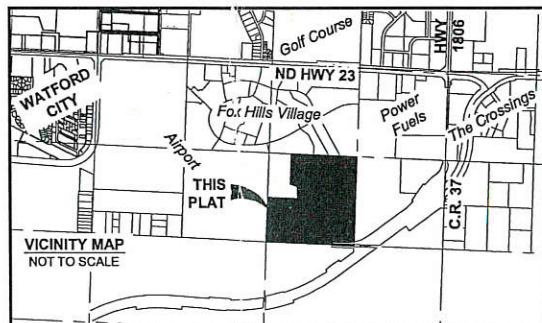
\_\_\_\_\_  
Glen Beard, Chairman Date

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**OWNERS**  
EDWARD & CHARLOTTE SCHILKE  
WATFORD CITY, ND 58854



**CERTIFICATE OF UTILITY PROVIDER-MEC**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

McKENZIE ELECTRIC COOPERATIVE

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name Title

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of McKenzie Electric Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF UTILITY PROVIDER-MDU**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

MONTANA DAKOTA UTILITIES

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name Title

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Montana-Dakota Utilities, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF UTILITY PROVIDER-RTC**

We, the undersigned utility providers, do hereby approve of the utility easements shown hereon.

RESERVATION TELEPHONE COOPERATIVE

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name Title

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Be it known that on this \_\_\_ day of \_\_\_\_\_, 2015, before me personally appeared \_\_\_\_\_ of Reservation Telephone Cooperative, known to me to be the person described in the within instrument, and acknowledged to me that he/she executed the same.

Notary Public for the State of North Dakota  
Residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

**CERTIFICATE OF COUNTY AUDITOR**

I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ \_\_\_\_\_ plus penalty and interest.

Dated this \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Linda Svihovec, Auditor

**CERTIFICATE OF RECORDER**

STATE OF NORTH DAKOTA )  
 ) ss  
COUNTY OF McKENZIE )

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at \_\_\_\_\_ o'clock AM / PM this \_\_\_ day of \_\_\_\_\_, 2015, and assigned Document No. \_\_\_\_\_.

\_\_\_\_\_  
Ann Johnsrud, Recorder



3.

# Zone Change

Submitted by Bob Watt of Matrixx Equities  
Watford, LLC. for Edward & Charlotte Schilke



**LAND USE APPLICATION pg. 1 of 2**  
Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>1-7-15</u>	APPLICATION NUMBER:
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z:      CC:
CONDITIONAL USE PERMIT	FEE: <u>\$300.00</u>	ADVERTISE DATE:
VARIANCE	RECEIPT # <u>1018</u>	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Edward I. Schilke and Charlotte A. Schilke  
 APPLICANT: Matrixx Equities Watford, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Bob Watt  
 ADDRESS: 14646 N. Kierland Blvd., #250  
 CITY: Scottsdale STATE: AZ ZIP CODE: 85254-2767  
 TELEPHONE: \_\_\_\_\_ EMAIL: bob@matrixxmgmt.com  
 ASSESSOR'S PARCEL NUMBER(S): 20-00-15000  
 LEGAL DESCRIPTION: Southwest quarter of Section 21, Township 150 North, Range 98 West of the Fifth Principal Meridian, MacKenzie County, North Dakota  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: NE of 134th Ave. NW and 11th Ave. SE  
 GROSS/NET ACREAGE: 138 ac. PRESENT ZONE CLASSIFICATION: Agriculture  
 DESIRED ZONE CLASSIFICATION: R-4, C-2 and CF CURRENT LAST USE: Agriculture

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

Please see attached

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City Do you have a will serve letter  YES  NO

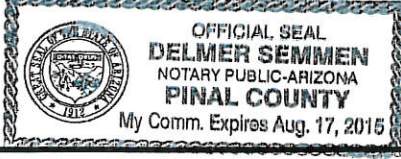
**LAND USE APPLICATION pg. 2**  
Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

*Edward D. Schielke* *Charlotte C. Schielke* *Edward F. Schielke*  
 Property Owner Signature \_\_\_\_\_ Print of Type Owner Name \_\_\_\_\_  
*Charlotte C. Schielke*

**NOTARY**

State of ARIZONA  
 County of MARICOPA  
 This instrument was acknowledged before me on 12/30/14 by Edward Schielke  
 Date Name of Person



*Delmer Semmen*  
 Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1G	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
 \*Plus all sign costs

**Procedures for Filing Land Use Applications:**

- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.

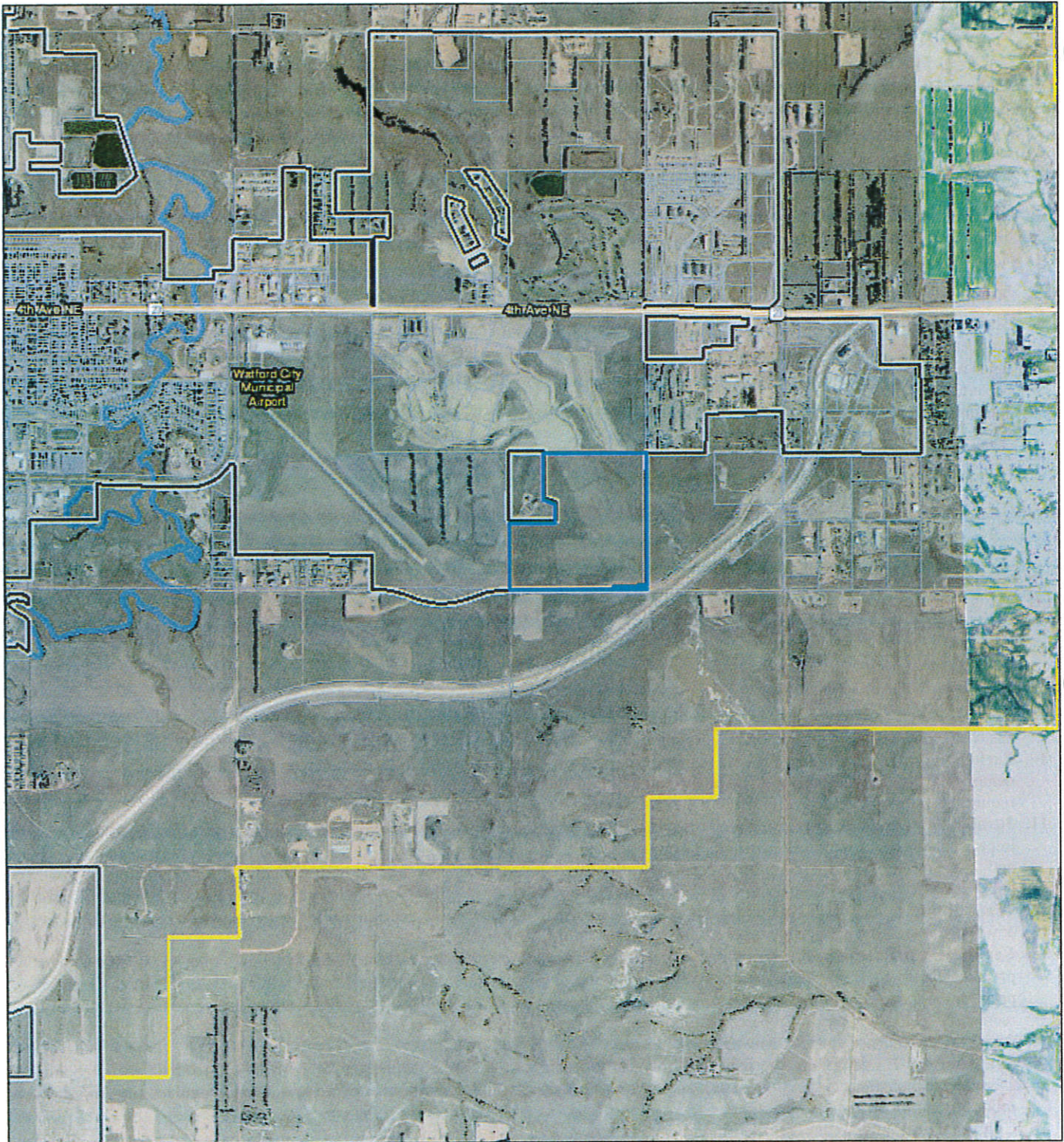
## EXPLANATION OF DOCUMENT SUBMITTAL REQUIREMENTS

**The required documentation must be provided as indicated for the application to be accepted.**

1. **Copies.** All documents accompanying applications must be legible and suitable for image reproduction, the required PDF copy on all map submittals must also be suitable for reproduction. All plans must be accurate and drawn to a standard scale.  
**PLEASE NOTE THAT ALL MAPS (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
2. **Application.** A signed application, notarized when required by the Zoning Administrator, must be submitted. If signing authority must be provided a corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.
3. **Filing Fee.** See table on the back of the application for the application-type you are submitting.
4. **Title Report.** The required Title Report must be from a reputable title company, dated less than 3 months prior to the time of map submittal, showing the names of the parties who may be required to sign the map, list all encumbrances on the property. You must also include a copy of each document that creates an encumbrance or easement on the property.
5. **Site Plans.** Shall show: north arrow, property dimensions, existing and proposed structures/uses, setbacks, open space, size and number of required and provided parking spaces, routes of vehicular access, driveway sizes/locations, the location of signs & landscaping, trash enclosures, group mail delivery boxes, loading spaces, sight zones, well, septic, water, public sewer, public or private easements for streets and utilities, names of adjoining streets, and any other information that is necessary for the Zoning Administrator to evaluate the request. Plans may be conceptual; however, approvals may require compliance to the plan of development submitted with the application.
6. **Floor Plans.** Floor plans indicating the use of bldg. floor space. Plans may be conceptual; however, approvals may require compliance to the plan of development submitted with the application.
7. **Landscape Plans.** A Landscape plan must be submitted indicating where any landscaping will be located in areas that are dedicated to the public. Plans shall show:
  - a. Landscaped areas in relation to property lines, pavement, streets and buildings.
  - b. The common name, botanical name, size, number and location of existing and proposed plant materials and non-living ground cover.
  - c. Water-features, fences and retaining walls.
  - d. Total landscaped area in square feet.
8. **Legal Description.** For Zone Changes where multiple zoning districts are requested with a single application, the legal description for the area of each zoning boundary shall be typed on a clean sheet of paper, together with maps showing the proposed district boundaries. A digital copy of the legal description shall be provided, if available.
9. **Deed.** The most recent recorded deed is required. For any extension of time, the deed is required only if ownership of the property has changed since the original application's approval.
10. **Parking Analysis.** An analysis of required parking for all multiple-family, commercial and industrial developments demonstrating adequate parking. The analysis may be included on the site plan. For any variance that proposes to reduce the required parking, a traffic study justifying the reduction shall also be submitted.
11. **Justification Letter.** A letter explaining the purpose of the land use application, providing a description of the intended uses, the impact on adjacent properties, the need for any public utilities/public services, actions taken to minimize any detrimental impacts and an analysis of how the proposal is consistent with the standards of approval listed in the Zoning Ordinance for the Various applications.
12. **Traffic Impact Analysis.** Required for any Land Use application proposing to generate over 750 Average Daily Trips (ADT), or any Division of Land application proposing to generate 100 ADT or greater.
13. **Certificates and Straight-line Drawing.** Required for bars or other establishments intending on selling liquor (retail), a site plan prepared by an engineer, surveyor or architect depicting any community use that is located within 1,500 feet of the subject property boundaries. A community use is defined as: a place of worship, school, daycare facility, public library, community recreation centers and parks. Property location, building size & height, off-street parking, and ingress/egress must be included on the certificate and straight-line drawing.
14. **Supplemental Information.** Required only for highly hazardous substances as defined by NRS 459.3816, bulk fuel stations, chemical manufacturing, landfills, sand and gravel operations, mining, milling, ore dumps, paint manufacturing, plastics production or rock crushing operations.
15. **Construction Plans.** Required for all improvements, drawn to a scale of not more than one (1) inch equals fifty (50) feet. Street profile plans must show: project title, name, address, stamp and signature of the engineer & surveyor and revisions dates, existing and proposed elevations along the center-line of all roads and at all intersections and within 100 feet of the intersection, topography (at 2 foot intervals), curbs, gutters, sidewalks, easements, manholes, landscaping, street lights & signs invert elevations and locations of sewers, storm water drains, fire hydrants, and all underground utilities. Radii of all curves, lengths of tangents and central angles on all streets shall be shown. Where steep slopes exist the Public Works Director may require cross-sections of all proposed streets at 100-foot stations. Applicants may need to refer to the Standard Details and Specifications.

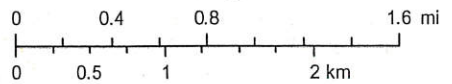
If the Zoning Administrator determines that any of the listed documents are not necessary for a particular application, he/she may waive the requirement for the document. Duplicate documents for multiple applications being considered at the same hearing are required.






# Matrix Equities



January 22, 2015

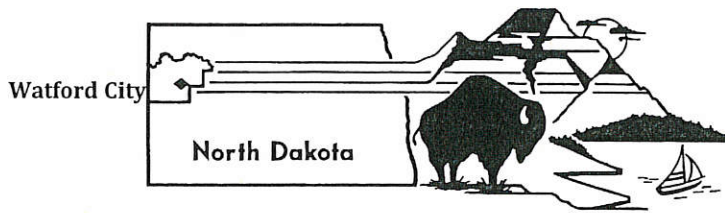
1:48,149



-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County

GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**ZC-1-2015 ZONE CHANGE**

Applicant

Matrix Equities Watford, LLC  
14646 N. Kierland Blvd #250  
Scottsdale, AZ 85254

Property Owners

Edward and Charlotte Schilke

Property Address: North of 11<sup>th</sup> Ave SE

Zone Change Requested: Request Zone Change from AG to R4, C2, and CF

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected.”

-The property is located just north of 11<sup>th</sup> Ave SE, and to the East of the Airport Property. It is bordered by Fox Hills Subdivision to the north which is also the new High School and Events Center location.

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG to R4 C2 and CF for a planned mixed use development. The development is requesting zoning that is consistent to the surrounding properties. For example the subdivision directly bordering it to the north is made of mixed residential zoning. Also the southern portion of this subdivision is a good location for C2 zoning and consistent with what we expect to see in this region.**

**-Note, this property will be located in close proximity to the new High School and any zoning granted should be considered on how it may interact with the High Schools location.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -	C1, Watford City
Use -	Airport
South: Zoning -	AG, McKenzie County

Use -	Agricultural
North: Zoning -	R1-2-3-4, Watford City
Uses -	Mixed Use Residential
East: Zoning -	AG, McKenzie County
Uses -	Agricultural

**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R4 (high density residential) is intended for the purpose of allowing higher densities of residential units in the area. C2 (commercial service district) is intended for the purpose of grouping retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the trade area.*

Site Development

*Access: The property will be accessible from 11<sup>th</sup> Ave SE*  
*Sewer: There are currently no existing city sanitary sewer mains within the property.*  
*Water: There are currently no existing city water mains within the property.*  
*Analysis: The proposed zoning of R4, C2 and CF for this property is suitable and reflects the City's view for this region of Watford City..*

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Matrix Equities contingent on the following conditions:

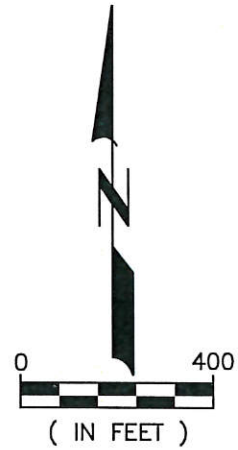
1. The developer must submit generalized building plans for any development on the property.
2. Site plan be submitted before any development is started on this property.
3. If no action is taken within 1 year it returns to previous AG zoning.
4. Zoning is not in place until map records.
5. 1,200 residential units is maximum density granted.

Contact:

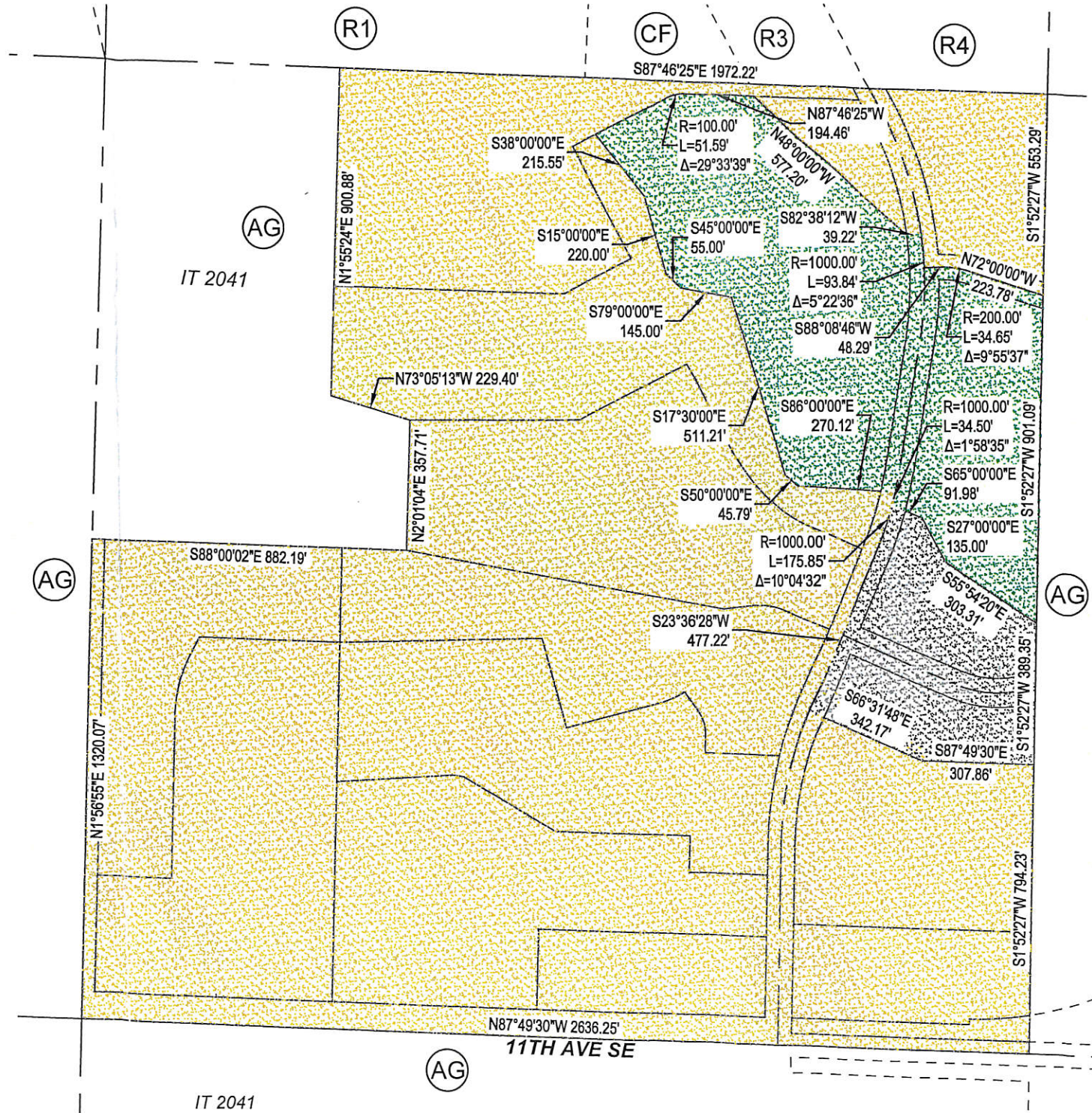
Seth Sampson, Assistant City Planner

# ZONE MAP AMENDMENT

A PORTION OF THE SW1/4 SECTION 21, T150N, R98W, 5th PM,  
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGEND	
	PROPOSED R4 111.50 Acres
	PROPOSED C1 6.58 Acres
	PROPOSED CF 19.56 Acres
	EXISTING ZONING



Advanced Engineering and Environmental Services, Inc.  
103 1st Ave. West, Dickinson, ND  
Ph: 701-225-9636 Fax: 701-225-9616 Web:  
www.AE2S.com  
\\10.11.0.1\projects\Matrix Equities\IP11842-2014-000  
Watford Ranch\100 Geomatics  
Services\Drawings\Plat-1ZMA-FR1.dwg

4.

# Simple Lot Split

Submitted by Mychal Gorden for Erik Stenehjem of  
Stenehjem Development, LLP.



**DIVISION OF LAND / PLANNING APPLICATION**  
**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY:	PLANNING AND ZONING:
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL:
<b>SIMPLE LOT SPLIT</b>	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: Stenehjem Development, LLP	
PARCEL MAP SUBSEQUENT	APPLICANT: Erik Stenehjem	
PARCEL MAP NON-SUBSEQUENT	<i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i>	
FAMILY CEMETERY DESIGNATION	NAME: Mychal Gorden	
AGRICULTURAL EXEMPTION	PHONE: 928-230-9876	
	ADDRESS: PO Box 2346	
	CITY: Watford City STATE: ND ZIP CODE: 58854	
	EMAIL: mychal@mychalgordendesign.com	

ASSESSOR'S PARCEL NUMBER(S): 20-00-21700

LEGAL DESCRIPTION: Government Lot 4 of Section 31, T150N, R98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85 & 24th Street

GROSS/NET ACREAGE: 35.881 NUMBER OF LOTS: 2 ZONING: C1 & R4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Extension of City water & sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: \_\_\_\_\_

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): 

Property Owner (Print): Erik Stenehjem

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION *(Place Sureyor Stamp in Open Area)*

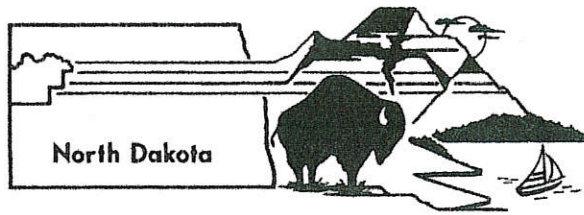
NAME: \_\_\_\_\_ LICENSE NO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX/Email: \_\_\_\_\_



**AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY  
DIVISION OF LAND APPLICATION**

AP#: \_\_\_\_\_

Application/Owner: Erik Stenehjerm / Stenehjerm Development, LLP

In the State of ND, County of McKenzie,

I/We Erik Stenehjerm

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

Simple Lot Split

\_\_\_\_\_ Subdivision of Land Preliminary Map

\_\_\_\_\_ Subdivision of Land Final Map

\_\_\_\_\_ Parcel Map

[Signature]  
(Signature)

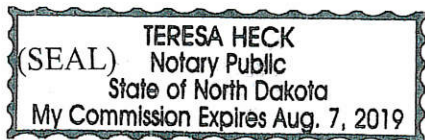
\_\_\_\_\_  
(Signature)

Partner  
(Printed name & title)

\_\_\_\_\_  
(Printed name & title)

I, Teresa Heck, a Notary Public of the County and State aforesaid, hereby certify that Erik Stenehjerm personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 6<sup>th</sup> day of January, 2015.

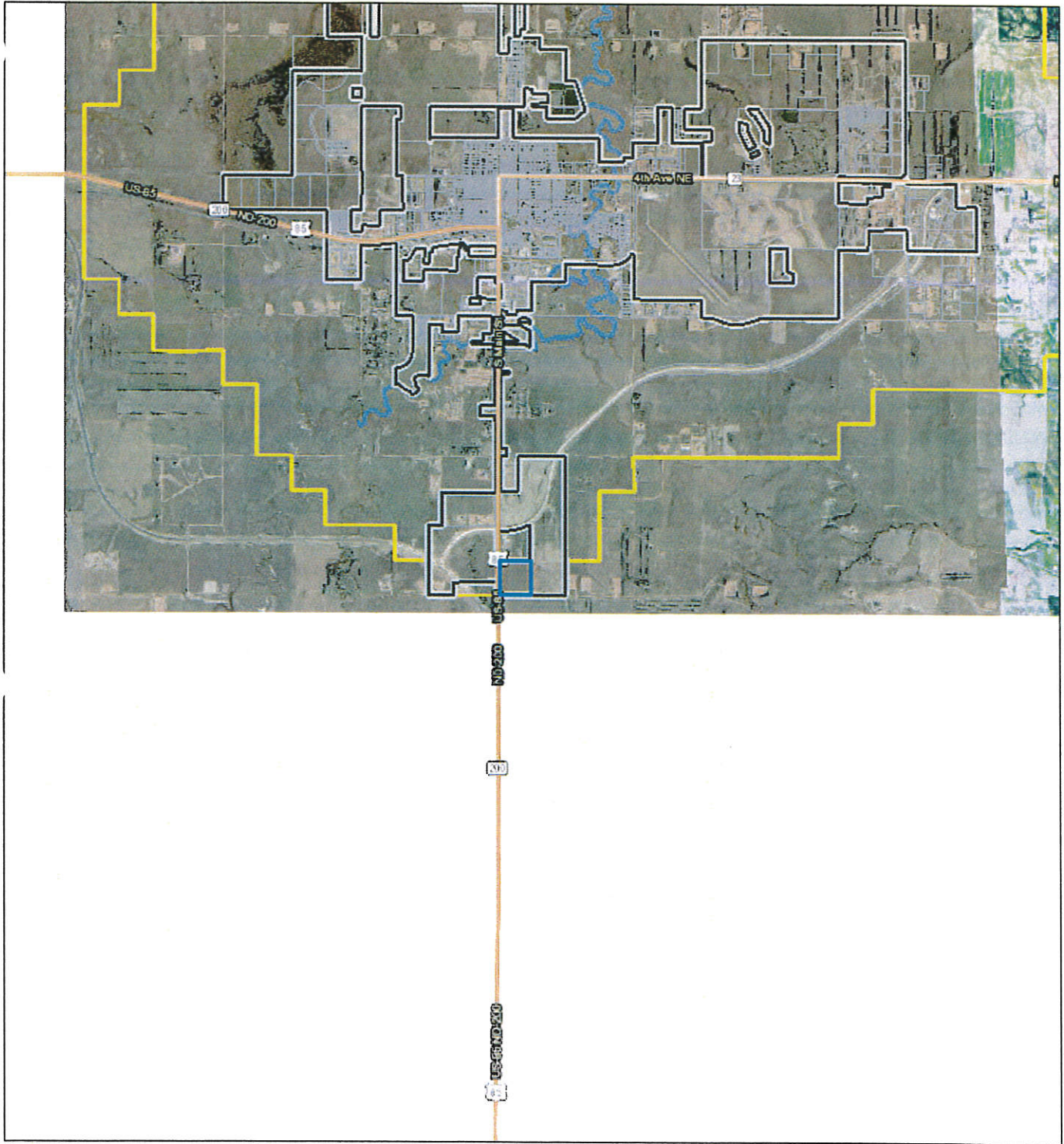


My Commission expires:  
\_\_\_\_/\_\_\_\_/\_\_\_\_

Teresa Heck  
Notary Public






State of: North Dakota  
County of: McKenzie

# Erik Stenehjelm

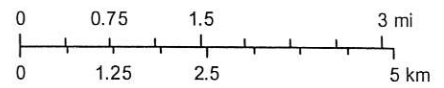


January 22, 2015

1:96,298

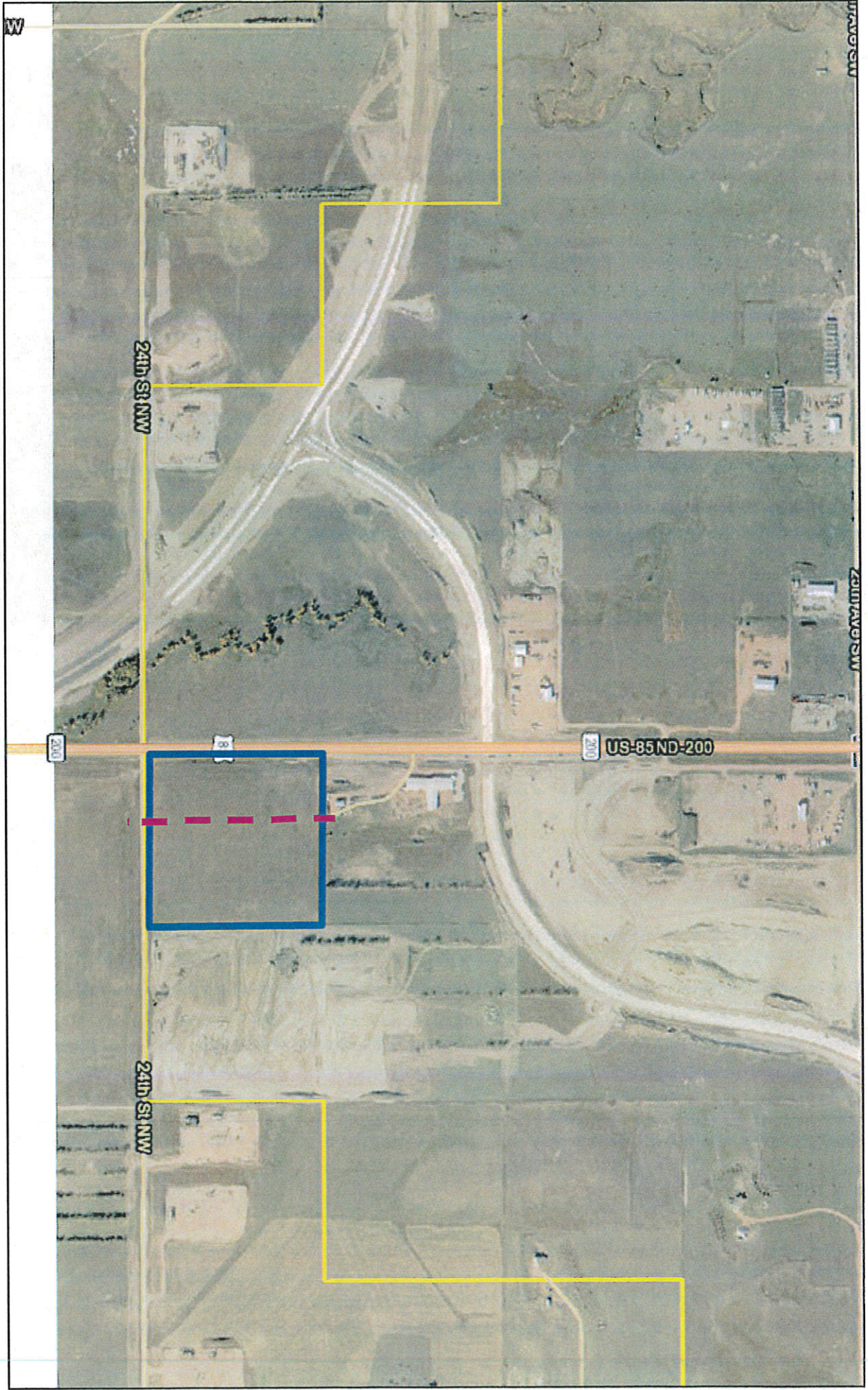
-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek

Parcels Data from McKenzie County



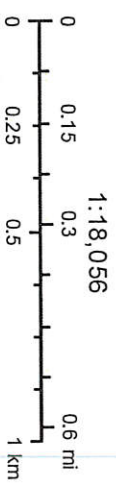
GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

# Simple Lot Split

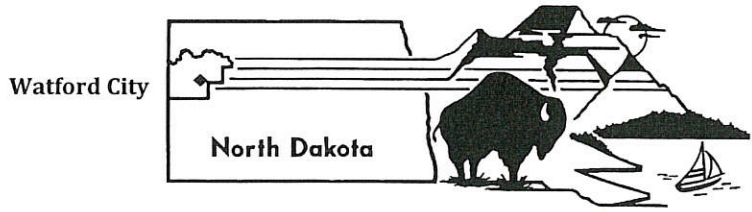


January 8, 2015

- World Transportation
- Wafford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2nd St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**SLS-02-2015 Simple Lot Split**

Applicant  
Erik Stenehjøm  
PO Box 2346  
Watford City, ND 58854

Property Owners  
Stenehjøm Development, LLP

Property Address: Highway 85 and 24<sup>th</sup> Street

Simple Lot Split Requested: Owner intends to split government lot 4 into two separate lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to split Government Lot 4 into 2 lots. The newly created lots are shown as Lot 1 Block 1, this lot runs parallel to Highway 85, contains access HGWY 85, is the western most lot and contains 15.21 acres. Lot 2 Block 1 is the eastern most lot, has access to 24<sup>th</sup> Street NW and contains 20.671 acres.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning - C1, Watford City  
Use - Commercial  
South: Zoning - AG, McKenzie County  
Use - Agriculture  
North: Zoning - AG, Watford City  
Uses - Agriculture  
East: Zoning - AG, Watford City  
Uses - Agriculture

Site Development

Access: Highway 85 and 24<sup>th</sup> Street NW

Sewer & Water: There is Sewer and Water being extended to this location.

Recommendation:

It is recommended by the Planning Department for *approval* of the requested simple lot split contingent on the following conditions:

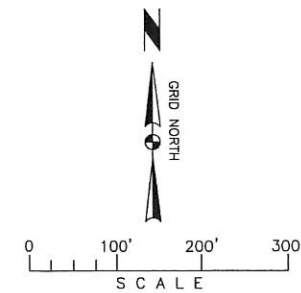
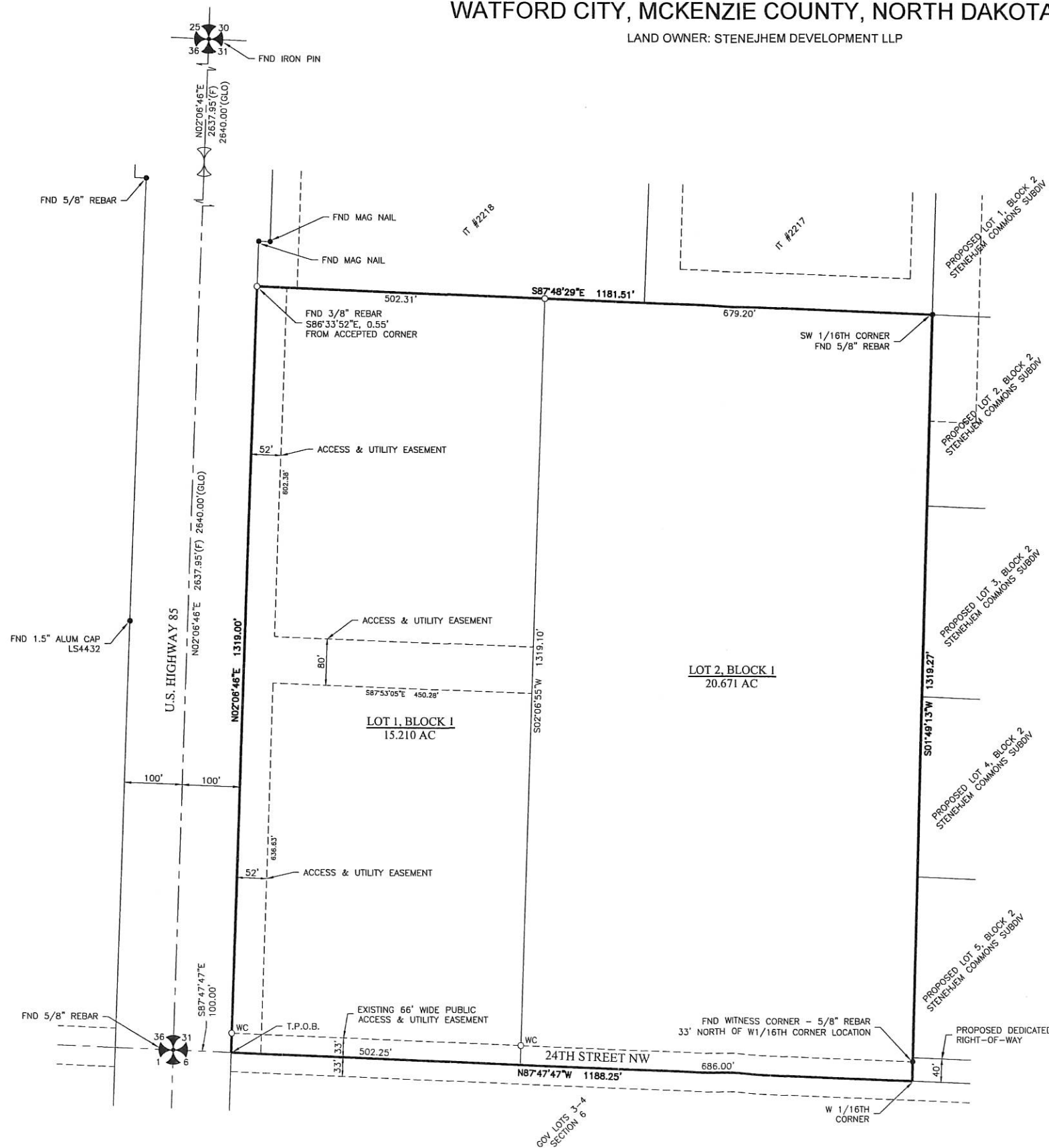
1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.

2. DA and SIA are in place before these lots are developed on.

Contact: Seth Sampson, Assistant Planner

A PLAT OF THE  
**SOUTH 40 SUBDIVISION**  
 A TRACT OF LAND BEING GOVERNMENT LOT 4 OF SECTION 31, LESS HIGHWAY RIGHT-OF-WAY, T150N, R98W, 5TH P.M.,  
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: STENEJHEM DEVELOPMENT LLP



**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- SECTION LINE
- - - EASEMENT LINE
- FND PROPERTY MONUMENT  
- 5/8" REBAR UNLESS NOTED OTHERWISE
- o SET PROPERTY PIN  
- 5/8" REBAR/LS 7971 YPC
- ⊕ SECTION CORNER - FOUND
- ⊗ QUARTER CORNER - NOT FND

AREA OF LOTS = 35.881 ACRES  
 AREA OF DEDICATED ROADS = 0.000 ACRES  
 -----  
 TOTAL AREA = 35.881 ACRES

BASIS OF BEARING: NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301, DISTANCES ARE GROUND

SHEET 1 OF 2

	DRAWN BY: DRK	DATE: 1-8-15	QUALITY CHECK: X
	SURVEYED BY: MB	JOB NO: 13-829	FIELDBOOK: X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY			MONTANA
SPOKANE			WASHINGTON
LEWISTON			IDAHO
WATFORD CITY			NORTH DAKOTA

A PLAT OF THE  
**SOUTH 40 SUBDIVISION**  
 A TRACT OF LAND BEING GOVERNMENT LOT 4 OF SECTION 31, LESS HIGHWAY RIGHT-OF-WAY, T150N, R98W, 5TH P.M.,  
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: STENEJHEM DEVELOPMENT LLP

OWNER(S) CERTIFICATE

WE(I), THE UNDERSIGNED, BEING SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STENEJHEM DEVELOPMENT LLP  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, STEPHEN L. STENEJHEM, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

SUBDIVISION BOUNDARY DESCRIPTION

A tract of land being Government Lot 4 of Section 31, less Highway right-of-way, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at the Southwest Corner of said Section 31; thence South 87°47'47" East along the Southerly line of said Section 31, a distance of 100.00 feet to the Easterly right-of-way line of U.S. Highway 85 and being the True Point of Beginning; thence North 02°06'46" East along said Easterly right-of-way line, a distance of 1319.00 feet to the Northerly line of said Government Lot 4; thence South 87°48'29" East along said Northerly line, a distance of 1181.51 feet to the Southwest Sixteenth Corner of said Section 31; thence South 01°49'13" West along the Easterly line of said Government Lot 4, a distance of 1319.27 feet to the West Sixteenth Corner of said Section 31; thence North 87°47'47" West along the Southerly line of said Section 31, a distance of 1188.25 feet to the True Point of Beginning and containing 35.881 acres.

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HERON, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BRENT SANFORD, MAYOR PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

DATE: \_\_\_\_\_  
 GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA  
 MY COMMISSION EXPIRES: \_\_\_\_\_

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LINDA SVHOVEC, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

UTILITY EASEMENTS APPROVAL

WE THE UNDERIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

MONTANA DAKOTA UTILITIES  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

RESERVATION TELEPHONE COMPANY  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 ) SS  
 COUNTY OF MCKENZIE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, DANIEL R. KENCZKA, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

SURVEYOR SIGNATURE \_\_\_\_\_ SURVEY DATE & STAMP : \_\_\_\_\_  
 REGISTERED LAND SURVEYOR #LS7971



STATE OF MONTANA )  
 ) SS  
 COUNTY OF CASCADE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED, DANIEL R. KENCZKA, KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF MONTANA  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_





January 6<sup>th</sup>, 2014

Mili Williams, Assistant City Planner  
City of Watford City  
Department of Planning & Zoning  
112 2nd Ave NE, Watford City, ND 58854  
Watford City, ND 58854

Re: **South 40**  
Simple Lot Split & Zone Change Applications

Dear Ms. Williams,

On behalf the Owner and Applicant, Stenehjem Development LLP, please find enclosed the following items for your review of a simple lot split and zone change for the South 40:

- A signed Division of Land / Planning Application
- A signed and notarized Land Use Application
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$675 for Simple Lot Split
- A copy of a review fee check in the amount of \$300 for Zone Change
- A copy of the proposed Simple Lot Split map (digital PDF copy was also provided)
- A copy of the proposed Zone Change map (digital PDF copy was also provided)

**Project Description**

The South 40 consists of a simple lot split, and zone use change, to create 2 parcels. The annexation for the property was previously submitted, and the first reading approved on Monday, January 5<sup>th</sup>, by the City of Watford City.

Access/Streets. Physical and legal access to the property will be off of Hwy 85 south of Watford City via a new approach and off of 24<sup>th</sup> Street to the south.

Grading and Drainage. Mass grading of the project is underway and will be completed in the Spring of 2015.

Utilities. Water and sewer will be extended to the parcels from the existing Watford City water and sewer facilities that exist along Hwy 85. The offsite infrastructure was extended from 24<sup>th</sup> Avenue to the Hwy 23 bypass this fall as part of the Stenehjem Commons project. Water and sewer plans have been designed to extend this offsite infrastructure to the subject parcels. Owner will enter an offsite utility extension agreement with the City to insure completion of off-site infrastructure to the parcels.

Floodplains and Wetlands. None present on the project.

Annexation and Zoning. The subject property was recently annexed into the City and is proposed to be rezoned from agriculture to C1 and R4.

5.

# Zone Change

Submitted by Mychal Gorden for Erik Stenehjem  
of Stenehjem Development, LLP.

## LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

<b>APPLICATION TYPE</b>	<b>DATE FILED:</b>	<b>APPLICATION NUMBER:</b>
<b>ZONE CHANGE</b>	<b>PROCESSES BY:</b>	<b>MEETING DATES: P&amp;Z:      CC:</b>
<b>CONDITIONAL USE PERMIT</b>	<b>FEE:</b>	<b>ADVERTISE DATE:</b>
<b>VARIANCE</b>	<b>RECEIPT #:</b>	<b>PROPERTY OWNERS NOTIFIED:</b>
<b>VACATION &amp; ABANDONMENT</b>	<b>SECTION/TOWNSHIP/RANGE:</b>	
<b>STREET NAME</b>	<b>RELATED CASE #:</b>	
	<b>FINAL ACTION MEMORANDUM MAILED:</b>	<b>DOES THIS USE CONFORM TO THE MASTER PLAN?</b>

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

**PROPERTY OWNER:** Stenehjem Development, LLP

**APPLICANT:** Erik Stenehjem

**ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO**

**NAME:** Mychal Gorden

**ADDRESS:** PO Box 2346

**CITY:** Watford City      **STATE:** ND      **ZIP CODE:** 58854

**TELEPHONE:** 928-230-9876      **EMAIL:** mychal@mychalgordendesign.com

**ASSESSOR'S PARCEL NUMBER(S):** 20-00-21700

**LEGAL DESCRIPTION:** Government Lot 4 of Section 31, T150N, R98W

**PROPERTY ADDRESS AND NEAREST CROSS STREETS:** Hwy 85 & 24th Street

**GROSS/NET ACREAGE:** 35.881      **PRESENT ZONE CLASSIFICATION:** Agriculture

**DESIRED ZONE CLASSIFICATION:** C1 & R4      **CURRENT LAST USE:** Agriculture

DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED)

See attached justification letter.

Extension of City

**DESCRIBE THE SOURCE OF WATER/SEWER:** Water & Sewer      **Do you have a will serve letter**  YES  NO

# LAND USE APPLICATION pg. 2

Watford City Planning Department

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City Planning Department and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

  
 \_\_\_\_\_  
 Property Owner Signature

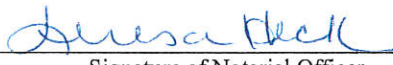
Erik Stenehjelm  
 \_\_\_\_\_  
 Print of Type Owner Name

**NOTARY**

State of North Dakota  
 County of Mckenzie

This instrument was acknowledged before me on 1-6-15 by Erik Stenehjelm  
 Date Name of Person

**TERESA HECK**  
 Notary Public  
 State of North Dakota  
 My Commission Expires Aug. 7, 2019

  
 \_\_\_\_\_  
 Signature of Notarial Officer

### Documents Required for Submitting Land Use Applications

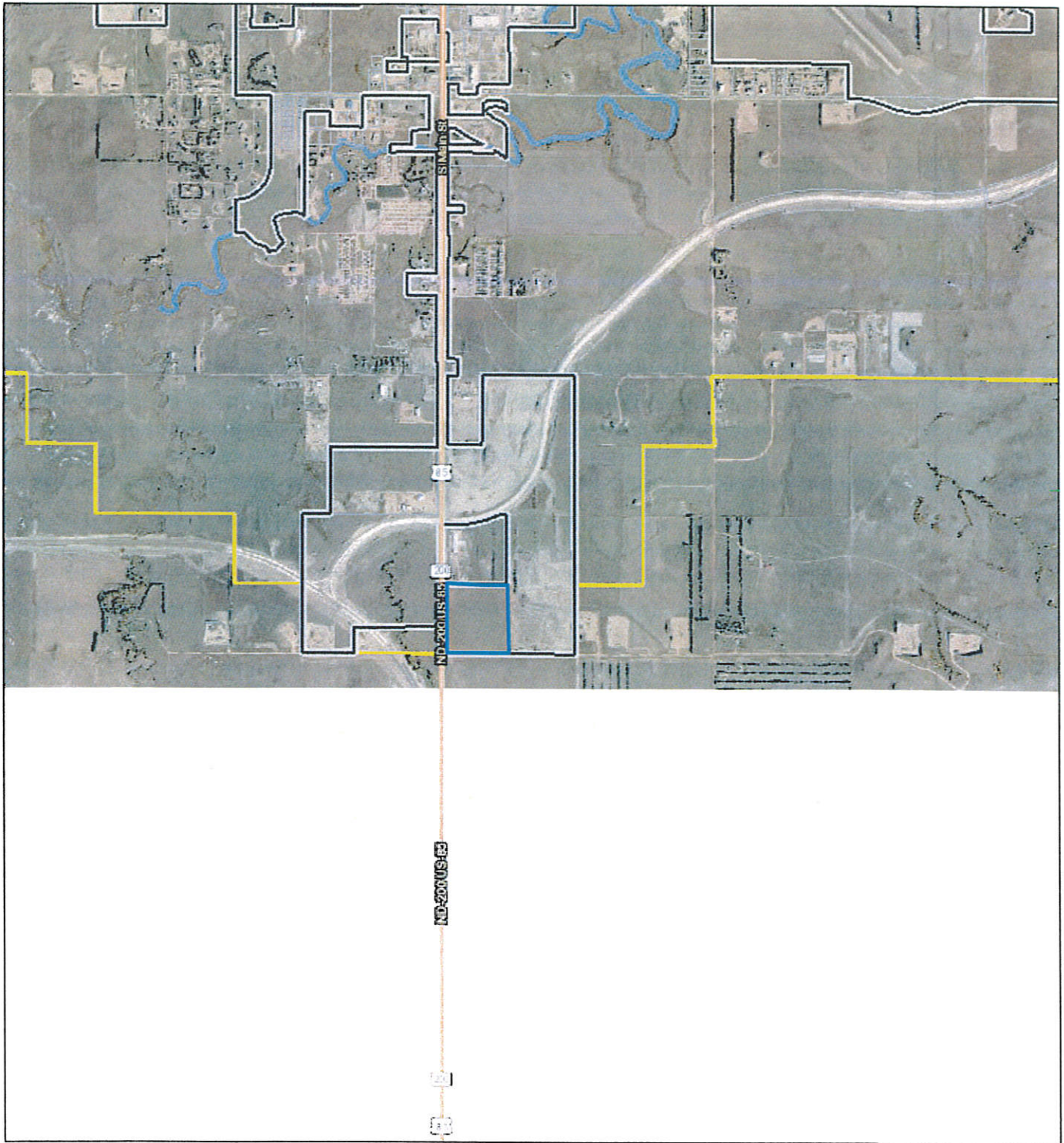
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing costs
Zone Change	1	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$300
Variance	1	1	1		1 <sup>8</sup>	1 <sup>11</sup>		1		\$300
Vacation and Abandonment	1		1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 <sup>11</sup>		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications  
 \*Plus all sign costs

**Procedures for Filing Land Use Applications:**






- A. After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30<sup>th</sup> calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.

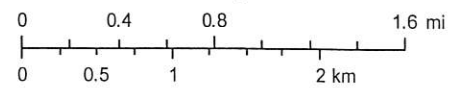
# Erik Stenehjem



January 22, 2015

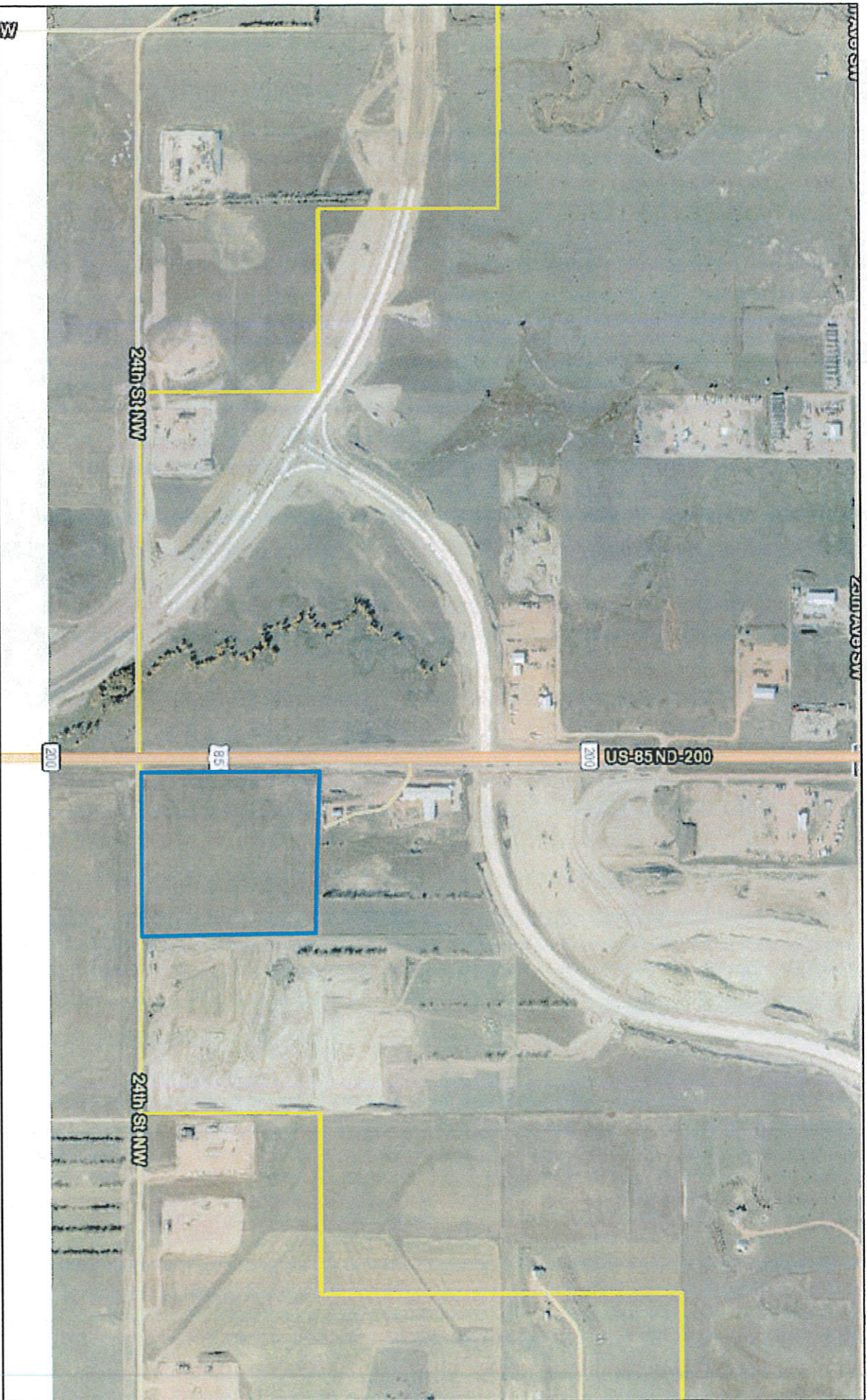
1:48,149

-  World Transportation
-  Watford City Limits
-  Extra-Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek



GIS, Watford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

Parcels Data from McKenzie County



January 8, 2015

World Transportation



Watford City Limits



Cherry Creek



Extra-Territorial Area (ETA)

Lot Lines

Parcels Data from McKenzie County



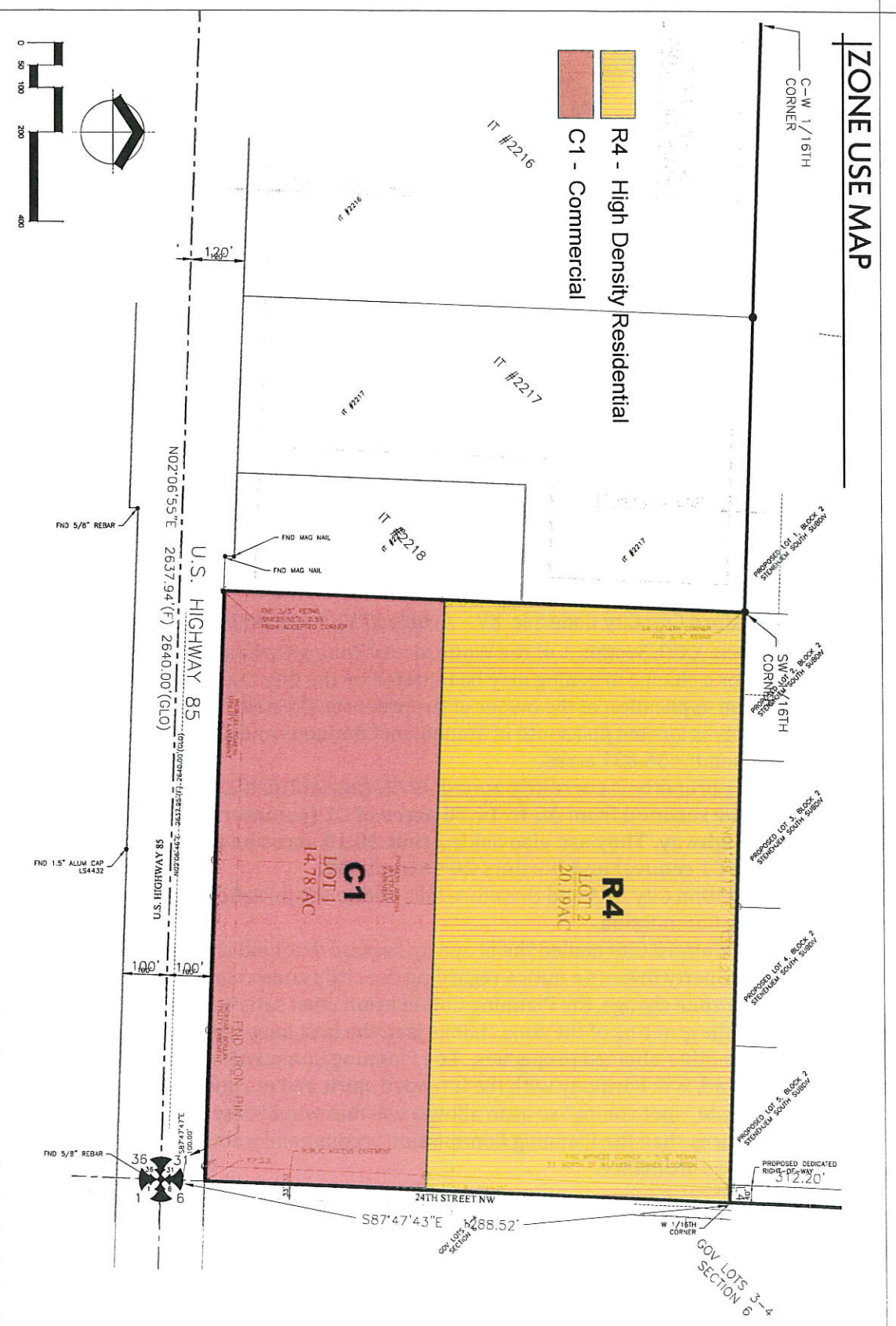
1:18,056

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

# ZONE USE MAP

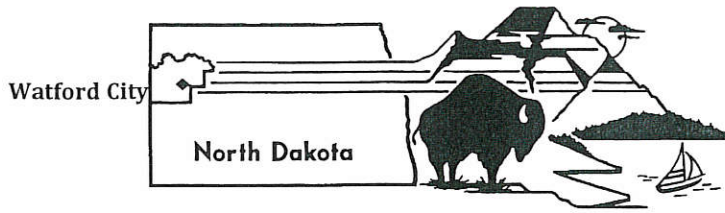


R4 - High Density Residential  
 C1 - Commercial



**101**  
 ZONE USE MAP

ZONE USE MAP  
 SOUTH 40  
 watford city, nd



**City of Watford City**  
 Brent Sanford, Mayor  
 213 2<sup>nd</sup> St., NE / PO Box 494  
 Watford City, ND 58854  
 Ph. 701- 444- 2533  
 Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**ZC-2-2015 ZONE CHANGE**

Applicant

Erik Stenehjem  
 PO BOX 2346  
 Watford City, ND 58854

Property Owners

Stenehjem Development, LLP

Property Address: Highway 85 and 24<sup>th</sup> Street

Zone Change Requested: Request Zone Change from AG to R4 and C1

Reference: Watford City City Code Sec. XV – Article XXVI, Amendments

Discussion: Article XXVI, Section 1 of the Watford City Zoning Ordinance states that “A proposal for an amendment or a change in zoning may be initiated by the City Council, by the Planning Commission, or upon application of the owner of the property affected.”

-The property is located just south of Stenehjem Commons and adjacently east off Highway 85. The property contains 35.881 acres.

-The existing property is **currently zoned as AG (agricultural)**. The applicant is **asking that the property be rezoned from AG to 14.78 acres of C1 (commercial) zoning on the piece that borders the Highway. They are also asking that 20.19 acres be zoned as R4, this piece is directly east of the C1 request and borders 24<sup>th</sup> Street NW.**

-The site is within City ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

-The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the city’s zone change request.

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties. The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute “spot zoning” so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West:	Zoning -	C1, Watford City
	Use -	Commercial
South:	Zoning -	AG, McKenzie County
	Use -	Agricultural
North:	Zoning -	R4, C1 and I, Watford City
	Uses -	Residential, Commercial and Industrial
East:	Zoning -	AG, McKenzie County
	Uses -	Agricultural



**Comprehensive Zoning Plan and Zoning Comparison:**

*The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for R4 (high density residential) is intended for the purpose of allowing higher densities of residential units in the area. C1 (general commercial district) is intended for the purpose of allowing basic retail, service and office uses*

Site Development

*Access: The property will be accessible from Hwy 85 and 24 Street NW*

*Sewer: There are currently no existing city sanitary sewer mains within the property.*

*Water: There are currently no existing city water mains within the property.*

*Analysis: The proposed zoning of R4 and C1 is consistent with that area of town, the C1 along Hwy 85 is what we intend to see in that corridor.*

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Erik Stenehjem contingent on the following conditions:

1. The developer must submit generalized building plans for any development on the property.
2. Site plan be submitted before any development is started on this property.

Contact:

Seth Sampson, Assistant City Planner

6.

# Simple Lot Split

Submitted by T. Jason Vedadi for Hunter's Run

**DIVISION OF LAND / PLANNING APPLICATION**

**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: <u>1-7-15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>Jan. 26, 2015</u>
SUBDIVISION FINAL MAP	FEE: <u>\$1675.00</u>	CITY COUNCIL: <u>Feb. 2, 2015</u>
<u>SIMPLE LOT SPLIT</u>	RECEIPT #: <u>CHK# 2801</u>	SECTION / TOWNSHIP / RANGE: <u>16 150N 98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL
PARCEL MAP SUBSEQUENT
PARCEL MAP NON-SUBSEQUENT
FAMILY CEMETERY DESIGNATION
AGRICULTURAL EXEMPTION

PROPERTY OWNER: Hunter's Run, LLC

APPLICANT: Hunter's Run, LLC

*CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:*

NAME: Touraj Jason Vedadi

PHONE: (701)-770-5975

ADDRESS: P.O. Box 2802

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: vedadicorp@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 82-42-13800

LEGAL DESCRIPTION: Lot 138 of Hunter's Run Sub, SE1/4, Sec. 16, T150N, R98W, Watford City

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 6th Ave NE & Highway 23 East

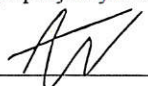
GROSS/NET ACREAGE: 5.345 gross NUMBER OF LOTS: 2 ZONING: C-1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the \_\_\_\_\_ Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature): 

Property Owner (Print): T. Jason Vedadi

Property Owner (Signature): \_\_\_\_\_

SURVEYOR / ENGINEER INFORMATION *(Place Surveyor Stamp in Open Area)*

NAME: Kyle I. Thompson LICENSE NO: LS - 6986

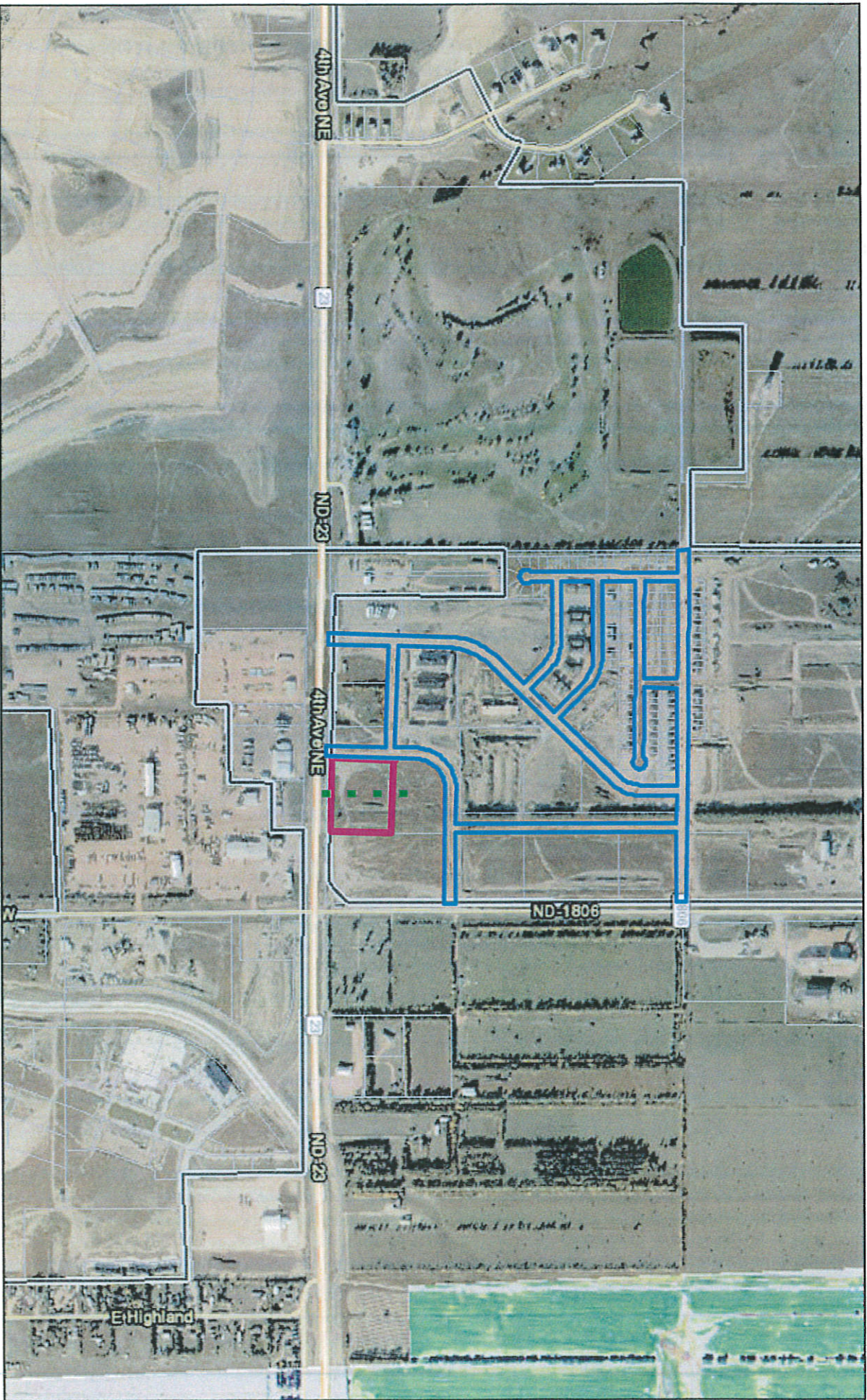
ADDRESS: 32 Discovery Dr.

CITY: Bozeman STATE: MT ZIP: 59718

PHONE: (406)-582-0221

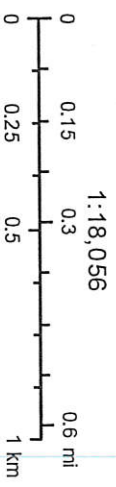
FAX/Email: (406)-582-5770 kthompson@alliedengineering.com

# Simple at Split

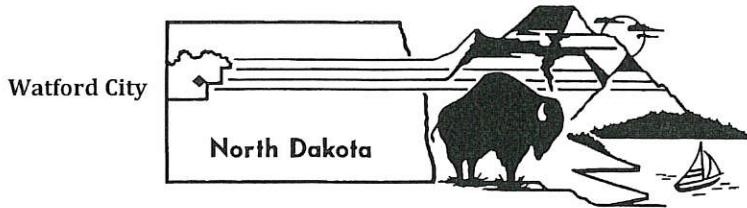


January 8, 2015

- World Transportation
- Walford City Limits
- Extra-Territorial Area (ETA)
- Lot Lines
- Cherry Creek
- Parcels Data from McKenzie County



GIS: Walford City AEZS  
 Est. HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**SLS-01-2015 Simple Lot Split**

Applicant

Hunters Run, LLC  
P.O. Box 2802  
Watford City, ND 58854

Property Owners

Hunters Run, LLC

Property Address: 6<sup>th</sup> Ave NE and Highway 23

Simple Lot Split Requested: Owner intends to split original lot 138 of Hunters Run into 2 individual lots.

Reference: Watford City City Code Sec. XV – Article XXX, Section 13 Simple Lot Split

Discussion: Article XXX, Section 13 of the Watford City Code of Ordinance states that “A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met.”

**-The purpose of this proposed SLS is to split Lot 138 into 2 lots. The newly created lots are shown as Lot 158 and Lot 159. Lot 158 is the western most lot and runs parallel with 6<sup>th</sup> Ave NE, it will contain 2.7 acres. Lot 159 will contain 2.64 acres and is the eastern most lot. Lot 159 currently has no access easement shown to the lot, this will be one of the recommendations listed lower. They are currently zoned as C-1. Both these lots also run adjacent to ND Highway 23, but neither are requesting access at this time.**

The City of Watford City mailed the property owners that hold an interest in the property and the adjoining property owners a notice regarding the Simple Lot Split request. None of the noticed property owners contacted the city regarding the application.

Surrounding Land Use Inventory:

West: Zoning -	CB, Watford City
Use -	Central Business
South: Zoning -	C1, Watford City
Use -	Commercial
North: Zoning -	C2, Watford City
Uses -	Commercial
East: Zoning -	C2, Watford City
Uses -	Commercial

Site Development

Access: 6<sup>th</sup> Ave NE

Sewer& Water: There is Sewer and Water available.

Recommendation:

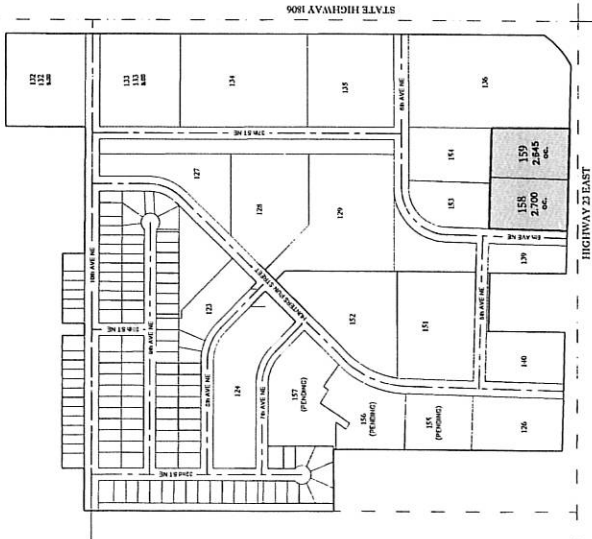
It is recommended by the Planning Department for *approval* of the requested simple lot split contingent on the following conditions:

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. Access will have to be provided to Lot 159 before any development of this property is started.

Contact: Seth Sampson, Assistant Planner

**DRAFT**

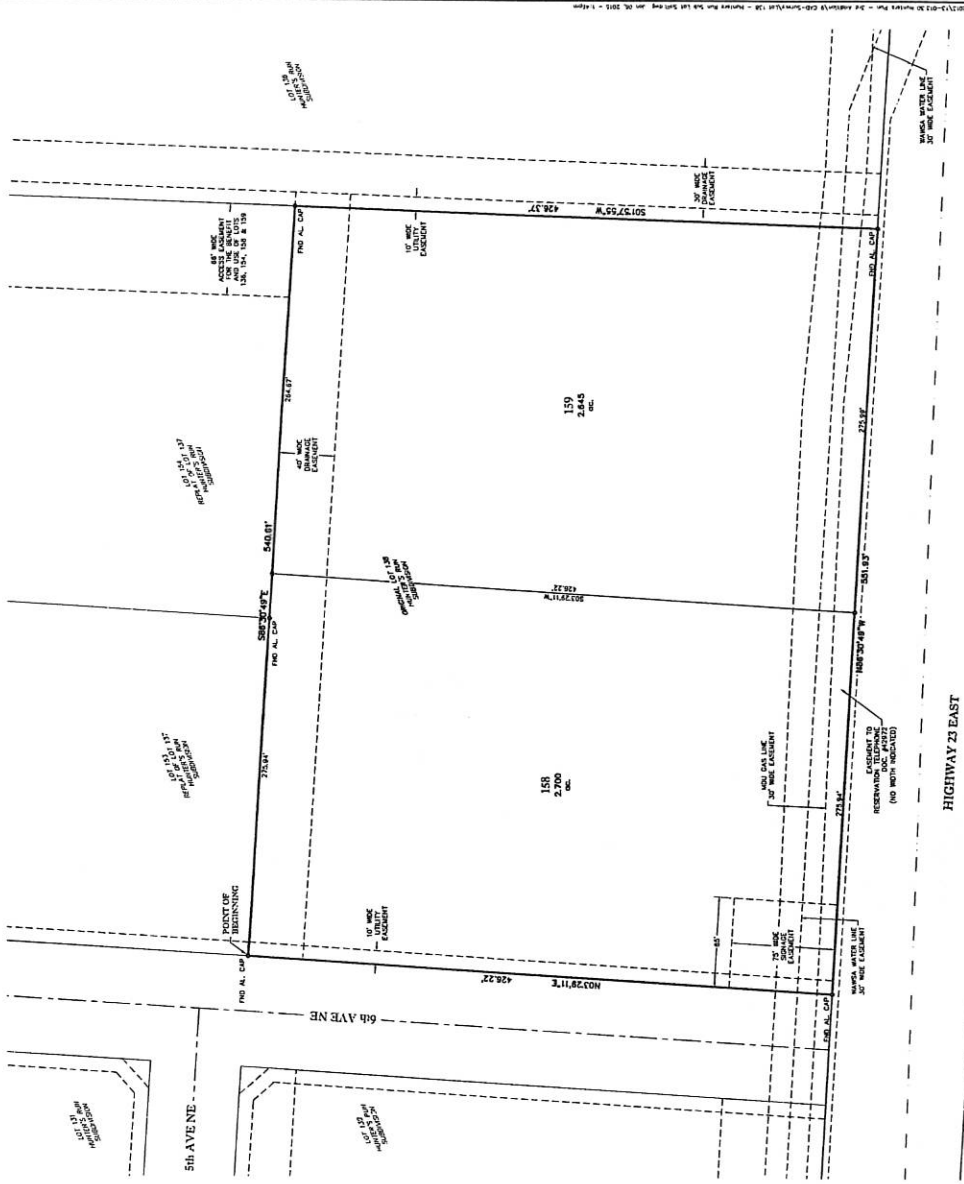
REPEAT OF LOT 138 OF HUNTER'S RUN SUBDIVISION  
 LOTS 158 & 159, HUNTER'S RUN SUBDIVISION  
 A TRACT OF LAND BEING LOT 138 OF HUNTER'S RUN SUBDIVISION,  
 SECTION 16, TOWNSHIP 138 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,  
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP  
 NOT TO SCALE

NOTES:  
 1. LOT 158 IS RECREATIONAL VEHICLE PARKING EASEMENT.  
 2. EACH CORNER OF LOT 158, 159, 158 & 159, AS GRANTED, HEREBY GRANTS  
 TRAVEL, CONVEYANCE, LIGHT, AIR, UTILITY, CUSTOMER, ACCESS AND  
 PUBLIC UTILITIES MAY TRAVEL THROUGH PUBLIC RIGHT-OF-WAY  
 AND PUBLIC OPEN SPACES.  
 3. VICINITY MAP FOR ILLUSTRATIVE PURPOSES ONLY (NO EASEMENTS  
 SHOWN)  
 4. OVERALL AREA TABLE  
 5. AREA OF LOT 158 = 2,700 sq. ft.  
 6. TOTAL AREA = 5,415 sq. ft.  
 7. BASIS OF MEASUREMENT: CONTIGUOUS  
 8. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED  
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LEGEND  
 PROPERTY LINE  
 EASEMENT LINE  
 ROAD CENTERLINE  
 SECTION LINE  
 ADJOINING PROPERTY LINE  
 FOUND QUARTER CORNER AS NOTED  
 FOUND QUARTER CORNER AS NOTED  
 FOUND QUARTER CORNER AS NOTED  
 SET 3/4" REBAR WITH 2" ALUMINUM CAP (6985)  
 SET 3/4" REBAR WITH RED PLASTIC CAP (6986)



3-DIMENSIONAL SURVEYING  
 CIVIL ENGINEERING  
 GEOTECHNICAL ENGINEERING  
 LAND SURVEYING

ALLIED

2025  
 2022  
 2021

DATE OF SURVEY: 10/15/2024  
 PROJECT NO.: 24022  
 SHEET NO.: 1 OF 1







Corporate Office  
32 Discovery Drive  
Bozeman, MT 59718  
Ph: (406) 582-0221  
Fax: (406) 582-5770

North Dakota Office  
299 Prairie Drive  
PO Box 1251  
Stanley, ND 58784  
Ph: (701) 628-0221

January 6, 2015

City of Watford City  
c/o Curtis Moen, City Planner  
P.O. Box 2802  
Watford City, ND 58854

**RE: Division of Land / Planning Application for Hunter's Run, LLC  
Lot 138 of Hunter's Run Subdivision (~ 5.345 acres) – Simple Lot Split (2 Lots)  
Located in a Portion of SE ¼, Section 16, T150N, R98W,  
McKenzie County, Watford City, ND**

Dear Mr. Moen:

Please find enclosed the Division of Land / Planning Application for Lot 138 of Hunter's Run Subdivision, consisting of approximately 5.345 acres. This project is proposing a simple lot split of Lot 138, to consist of 2 lots.

The subject property is located in the east portion of Watford City, North Dakota, and has been annexed in the City, and also received zoning approval as a mixed use development. Lot 138 of Hunter's Run Subdivision is zoned C-1, General Commercial District. This property is bounded by 6<sup>th</sup> Ave NE to the west, and Highway 23 East (4<sup>th</sup> Ave NE) to the south. The intersection of 6<sup>th</sup> Ave NE and Highway 23 East (4<sup>th</sup> Ave NE) is located at the southwest corner of the project site.

Hunter's Run, LLC is proposing to subdivide the existing 5.345 acre lot into two (2) separate lots. The proposed property line is located in a manner that accommodates the proposed site layout. As part of the site plan development, Allied Engineering has been working with Epic Engineering to establish the property lines and easements. Proposed Lot 158 will have a driveway access from 6<sup>th</sup> Ave NE (to the west), and proposed Lot 159 will have a driveway through an access easement, located on Lot 154, from 6<sup>th</sup> Ave NE (to the north). Each lot will meet the applicable building setbacks from existing and proposed property lines. The existing easements are proposed to remain in place, and there are no additional easements proposed as part of this application.

The subject property intends to maintain the current zoning of C-1. Therefore, the water and sewer demands for the 5.345 acres will be consistent with the original zoning criteria.

Please find enclosed the attachments for your use.

- \_\_\_ Division of Land / Planning Application (signed)
- \_\_\_ Subdivision Preliminary Map – Subsequent Subdivision (11" x 17")
- \_\_\_ Land Use Map (11" x 17")
- \_\_\_ Hunter's Run Recorded Plats
  - Hunter's Run Subdivision – Recorded Plat (September 11, 2014)
- \_\_\_ Watford City - Intent to Serve Letter for Hunter's Run Subdivision
- \_\_\_ Application Fee – (pending confirmation from Watford City)

Feel free to call if you have any comments or questions regarding this submittal. Thank you.

Sincerely,  
**Allied Engineering Services, Inc.**

**Mark A. Fasting**

Digitally signed by Mark A. Fasting  
DN: cn=Mark A. Fasting, o, ou,  
email=mfasting@yahoo.com, c=US  
Date: 2015.01.07 10:57:33 -07'00'

---

Mark Fasting, PE  
Principal - Civil Engineer

enc: Division of Land / Planning Application and attachments

P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Simple Lot Splits\Lot 138 HR Sub-Simple Lot  
SplitDocuments\Division of Land-Planning Application - HR Lot 138 - 2015\_01\_15.docx

7.

# Subdivision Final Plat

The Homestead (East) 93.32 acres 9 Lots (#28-#35)

Amended Final Plat (Homestead-East)

**DIVISION OF LAND / PLANNING APPLICATION**  
**CITY OF WATFORD CITY**

PO Box 494 / 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 1/7/2015	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: mw	PLANNING AND ZONING: Jan. 26, 2015
<b>SUBDIVISION FINAL MAP</b>	FEE: \$525.00	CITY COUNCIL: Feb. 2, 2015
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE: 13 150N 99W
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: The Homestead Subdivision	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER Diane Gariely and Pamela Scott	
PARCEL MAP SUBSEQUENT	APPLICANT Adam Berger Development LLC	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME Adam Berger	
AGRICULTURAL EXEMPTION	PHONE 720-568-0033	
	ADDRESS 171 S Ivy Street	
	CITY Denver STATE CO ZIP CODE 80224	
	EMAIL adam@adamberger.com	

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION A portion of unplatted land located in Section 13 T 150N R99W 5th PM McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS \_\_\_\_\_

GROSS NET ACREAGE 93.32 Net Acres NUMBER OF LOTS 9 ZONING R3, R4

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER City of Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(I/We) the undersigned swear and say that (I am/We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE, that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I/We) also authorize the \_\_\_\_\_ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner (Signature) Diane R. Gariely

Property Owner (Print) Diane R. Gariely

Property Owner (Signature) Pamela Scott

Property Owner (Print) Pamela Scott

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

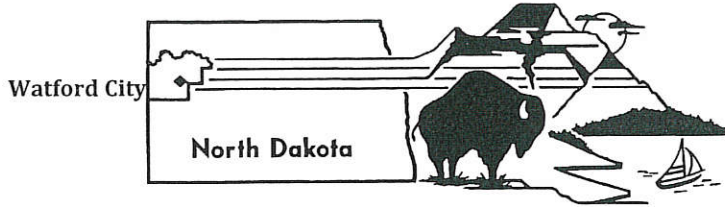
NAME \_\_\_\_\_ LICENSE NO \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

FAX/Email \_\_\_\_\_



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

**STAFF REPORT**  
**Amended Final Map-2-2015 (Homestead Subdivision East)**

Applicant

Adam Berger Development LLC  
171 South Ivy Street  
Denver, CO 80224

Property Owners

Diane Gariety/Pamela Scott/Rosie Glow LLC

Property Address: Main Street and 17<sup>th</sup> Ave NW

Subdivision Final Map: Homestead East

Located: A portion of un-platted land located in SECT 13 T150N, R99W 5<sup>th</sup> PM McKenzie County, ND

Discussion: The Homestead East, is a mixed use development containing zoning of R3 and R4. It contains 9 lots and is spread over 93.32 acres.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agricultural
South: Zoning -	Ag, McKenzie County
Use -	Agricultural
North: Zoning -	R3 & R4, McKenzie County
Uses -	Medium and High Density Residential
East: Zoning -	R4, Watford City
Uses -	High Density Residential

Site Development

Access: *The property is accessible from 17<sup>th</sup> Ave and Main Street.*

Sewer: *There is city sanitary sewer mains along the southern edge of the property.*

Water: *There are currently no city water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Homestead East Final Subdivision Map amendment contingent upon:

1. The Homestead East development agreement is finalized before final map recordation.
2. SIA is finalized and approved before final map recordation by the Watford City planning department.

Contact:

Seth Sampson, Assistant City Planner

# HOMESTEAD AT WATFORD CITY SUBDIVISION EAST

LOCATED IN SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.

COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA

LOTS 1 - 9

PAGE 1 OF 2

**PLANNING AND ZONING COMMISSION APPROVAL**

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_ DAY OF \_\_\_, 20\_\_ IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN STATE OF NORTH DAKOTA)  
COUNTY OF MCKENZIE  
DATE: \_\_\_\_\_

ON THIS DAY OF \_\_\_, 20\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: ---

**WATFORD CITY APPROVAL**

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HERON, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY. HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

DATE: \_\_\_\_\_

BRENT SANFORD, MAYOR

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) SS

PENI PETERSON, CITY AUDITOR

ON THIS DAY OF \_\_\_, 20\_\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: ---

**AUDITOR'S CERTIFICATE OF TAXES**

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$\_\_\_\_ PLUS PENALTY AND INTEREST. CERTIFIED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

LINDA SVHOVEC, MCKENZIE COUNTY AUDITOR

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT O'CLOCK \_\_\_ M ON THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

**UTILITY SIGNATURE BLOCKS- MONTANA DAKOTA UTILITY OR MCKENZIE ELECTRIC, AND RESERVATION TELEPHONE COOP.**

THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_ DAY OF \_\_\_, A.D., 20\_\_

(Utility Company Name)  
PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
COUNTY OF MCKENZIE ) SS

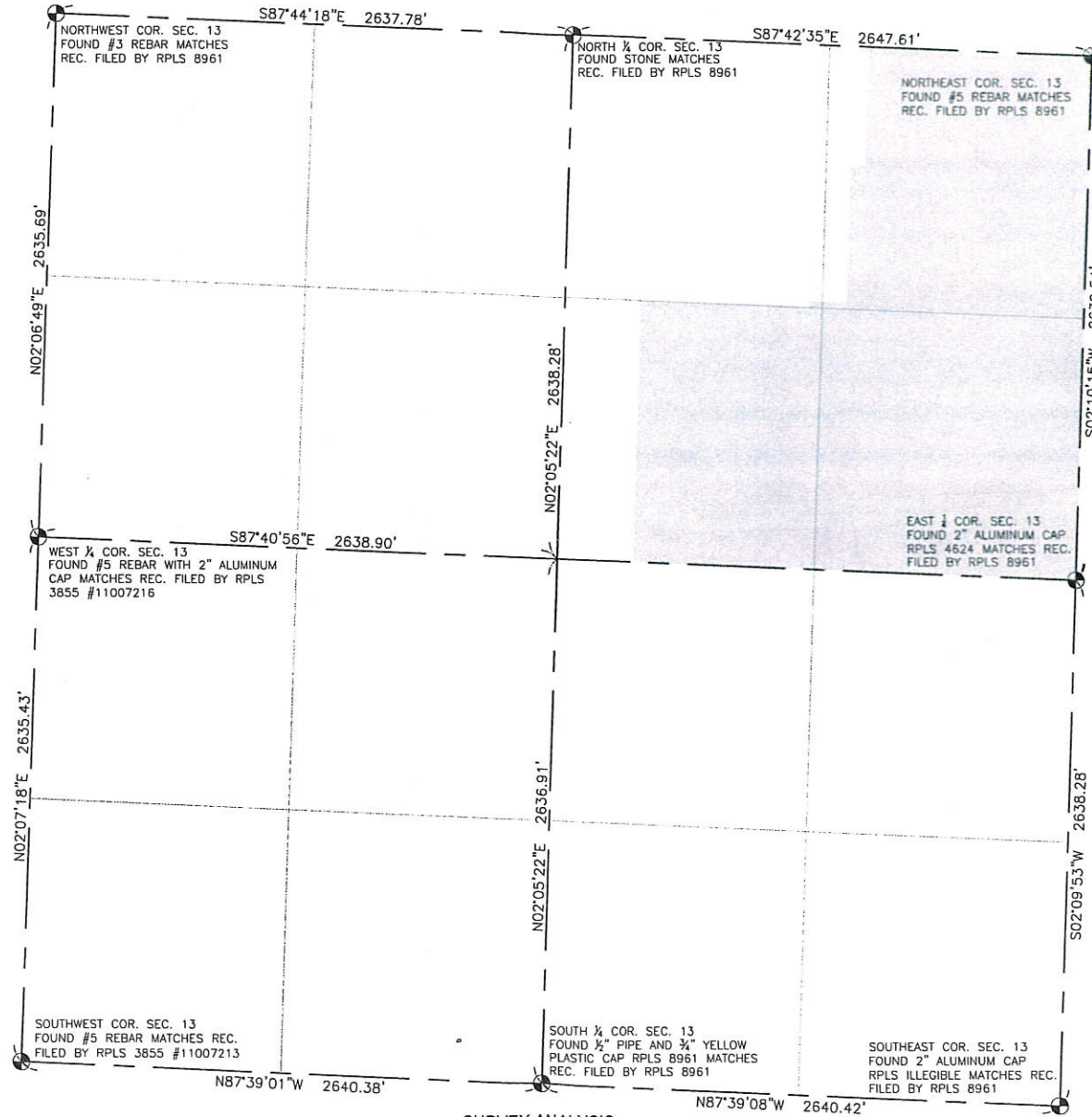
ON THIS DAY OF \_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

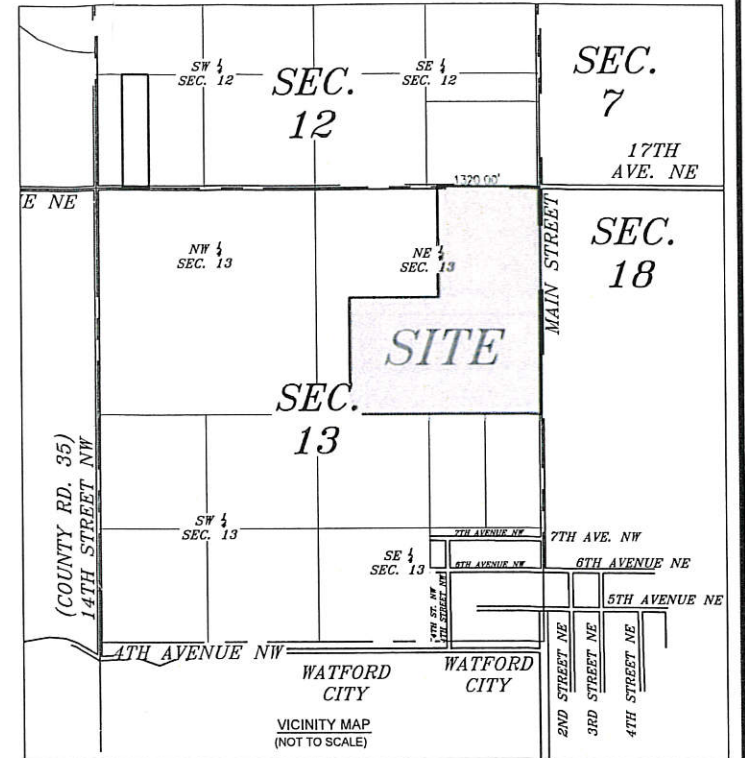
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**SURVEY ANALYSIS**  
SECTION 13, T150N, R99W  
(NOT TO SCALE)



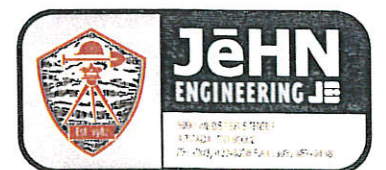
**SURVEYOR NOTES**

1. BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONUMENTED BY A FOUND #5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID SECTION 13, PER DOCUMENT NUMBER XXXXXX, RECORDS OF MCKENZIE COUNTY, NORTH DAKOTA, AND A REBAR WITH A 2" ALUMINUM CAP, STAMPED LS 4624 AT THE EAST QUARTER CORNER OF SAID SECTION 13 SAID LINE BEING ASSUMED TO BEAR SOUTH 2°10'15" WEST, BEING A GRID BEARING OF THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2009, A DISTANCE OF 2639.54 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. ALL MONUMENTS BEING SHOWN AND FURTHER DESCRIBED HEREON.
2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
3. THIS LAND SURVEY PLAT WAS PREPARED BY ROBERT J. HENNESSY, RLS-9241, FOR AND ON BEHALF OF JEHN ENGINEERING, WATFORD, NORTH DAKOTA. DISTANCES ON THIS PLAT ARE EXPRESSED IN INTERNATIONAL SURVEY FEET AND DECIMALS THEREOF. AN INTERNATIONAL SURVEY FOOT IS DEFINED AS EXACTLY .3048 METERS.
4. EXTERIOR MONUMENTS ARE IN PLACE AND INTERIOR MONUMENTS WILL BE SET PROGRESSIVELY AS GRADING AND UTILITY CONSTRUCTION PERMITS.
5. BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED FOR LOTS 6 OR 7, A FINAL AGREEMENT(S) FOR AN NON-EXCLUSIVE INGRESS/EGRESS EASEMENT ACROSS LOT 6 FOR THE BENEFIT OF LOT 7 SHALL BE ESTABLISHED TO THE SATISFACTION OF THE OWNERS OF THE CONCERNED LOTS AND THE LOCAL FIRE MARSHAL AND AGREED TO BY SEPARATE DOCUMENTS TO BE DULY FILED WITH THE COUNTY. UNTIL SUCH AGREEMENT(S) ARE REACHED, A GENERAL 24' ACCESS EASEMENT IS AGREED TO BE IN EXISTENCE ALONG EITHER THE NORTHERLY OR SOUTHERLY LINE OF LOT 6 (BUT NOT BOTH.) THE OWNER OF LOT 7 AGREES TO COMPLY WITH LOCAL FIRE MARSHAL OR HIS ASSIGNS TO PROVIDE AN APPROVED FIRE APPARATUS TURNAROUND SERVICED BY A 24' MINIMUM WIDTH AND MEETING ALL REQUIREMENTS OF NFPA. LOT 7 SHALL AGREE THAT LOT 6 SHALL HAVE ACCESS TO SAID TURNAROUND FOR EMERGENCY PERSONNEL AND EQUIPMENT. THIS NOTE 5 SHALL BE NULL AND VOID ON THE FILING OF SAID AGREEMENT(S) BY SEPARATE DOCUMENTS.

**SURVEYORS CERTIFICATION**

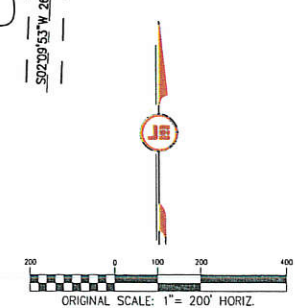
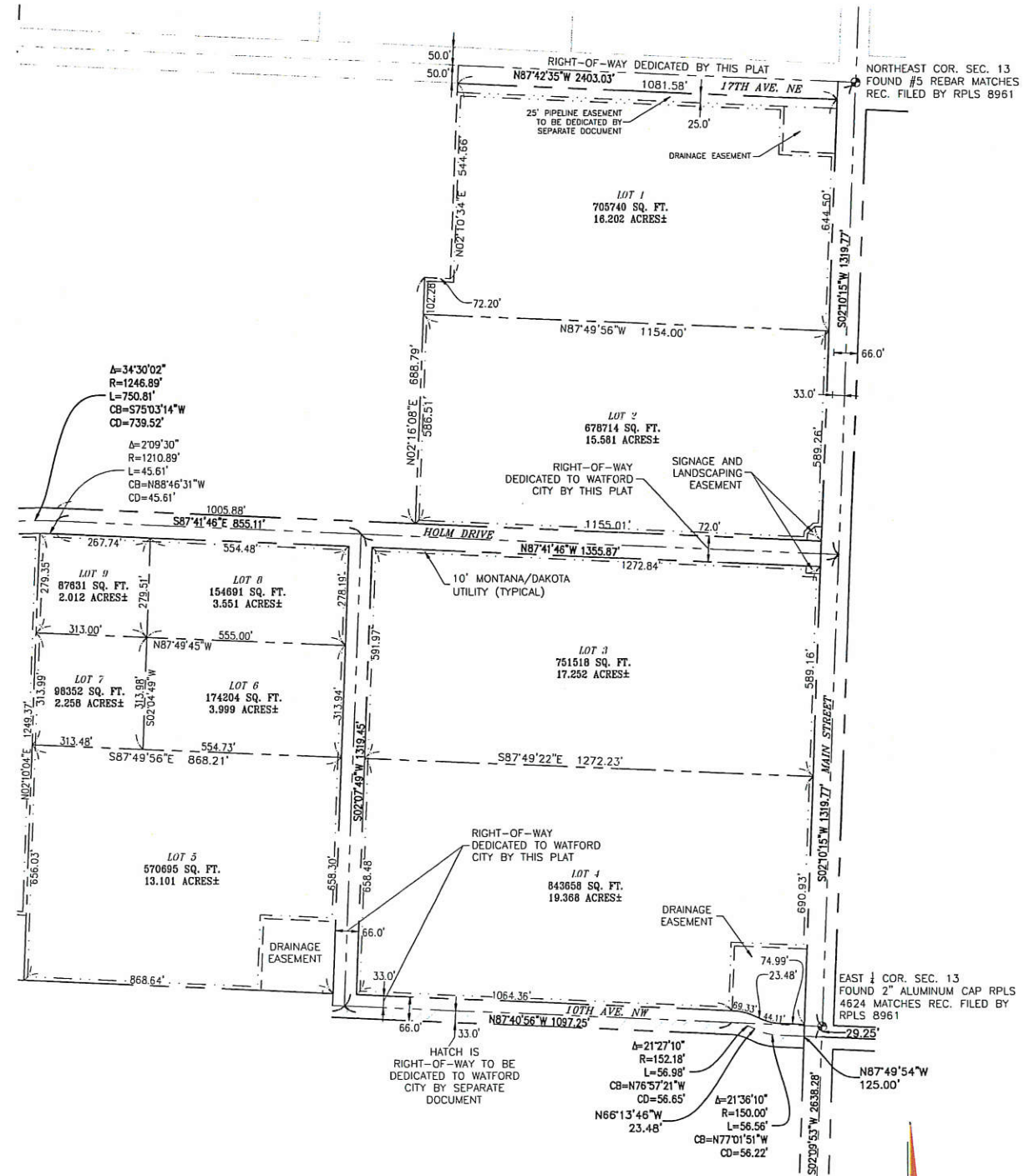
I, ROBERT J. HENNESSY, HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HERON, THE INITIAL FIELD WORK WAS COMPLETED ON XXXXXXXX, 2014, AND THAT I AM A LICENSED LAND SURVEYOR DULY REGISTERED UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

ROBERT J. HENNESSY RLS 9241  
FOR AND ON THE BEHALF OF  
JEHN ENGINEERING, INC.



# HOMESTEAD AT WATFORD CITY SUBDIVISION EAST

LOCATED IN SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.  
 COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA  
 LOTS 1 - 9  
 PAGE 2 OF 2



NORTHEAST COR. SEC. 13  
 FOUND #5 REBAR MATCHES  
 REC. FILED BY RPLS 8961

EAST 1/2 COR. SEC. 13  
 FOUND 2" ALUMINUM CAP RPLS  
 4624 MATCHES REC. FILED BY  
 RPLS 8961

HATCH IS  
 RIGHT-OF-WAY TO BE  
 DEDICATED TO WATFORD  
 CITY BY SEPARATE  
 DOCUMENT



8.

# Subdivision Final Plat

The Homestead 224.91 acres, 9 Lots



## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 1st St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 1/7/2015	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: mw	PLANNING AND ZONING: Jan. 26, 2015
SUBDIVISION FINAL MAP	FEE: 9 lots x \$15.00 = \$135.00	CITY COUNCIL: Feb. 2, 2015
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE: 12 150N 99W
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: the Homestead Subdivision	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER Diane Gariety and Pamela Scott	
PARCEL MAP SUBSEQUENT	APPLICANT Adam Berger Development LLC	
PARCEL MAP NON-SUBSEQUENT	<i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i>	
FAMILY CEMETERY DESIGNATION	NAME Adam Berger	
AGRICULTURAL EXEMPTION	PHONE 720-568-0033	
	ADDRESS 171 S Ivy Street	
	CITY Denver STATE CO ZIP CODE 80224	
	EMAIL adam@adamberger.com	

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

LEGAL DESCRIPTION A portion of unplatted land located in Section 12 T150N R99W 5th PM McKenzie County, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS \_\_\_\_\_

GROSS NET ACREAGE 224.91 Net Acres NUMBER OF LOTS 9 ZONING R1, R2, R3, R4 & C1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER City of Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

(IF YES ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE, that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted (I, We) also authorize the \_\_\_\_\_ and its designee to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application

Property Owner (Signature) Diane R. Gariety

Property Owner (Print) Diane R. Gariety

Property Owner (Signature) Pamela Scott

Pamela Scott

SURVEYOR / ENGINEER INFORMATION (Place Surveyor Stamp in Open Area)

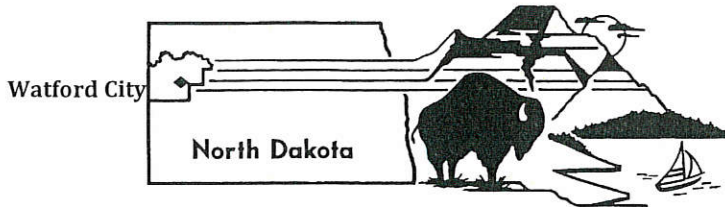
NAME \_\_\_\_\_ LICENSE NO \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

FAX/Email \_\_\_\_\_



**City of Watford City**  
Brent Sanford, Mayor  
213 2<sup>nd</sup> St., NE / PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[watford.mckenziecounty.net](http://watford.mckenziecounty.net)

January 22, 2015

## **STAFF REPORT**

Final Map 3-2015 (Homestead Subdivision North)

### Applicant

Adam Berger Development LLC  
171 South Ivy Street  
Denver, CO 80224

### Property Owners

Diane Gariety/Pamela Scott

Property Address: and 17<sup>th</sup> Ave NW and Main Street N

Subdivision Final Map: Homestead North Subdivision

Located: A portion of un-platted land located in SECT 12 T150N, R99W 5<sup>th</sup> PM McKenzie County, ND

Discussion: The Homestead North is a mixed use development containing zoning of R1, R2, R3, R4, and C1. It contains 9 lots spread across 224.91 acres. Oil well pads exist on this property which need to be clearly delineated on the plat. The C1 planned is suitable for its Main Street location. This map is consistent with its surrounding neighbors and ROW easements for roadways eventually leading to the Elementary School as well as adjacent properties have been delineated.

-The site is in the City of Watford City, ETA and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

### Surrounding Land Use Inventory:

West: Zoning -	Ag, McKenzie County
Use -	Agricultural
South: Zoning -	R1, R2, R3, Watford City
Use -	Mixed Use Residential
North: Zoning -	Ag, McKenzie County
Uses -	Agricultural
East: Zoning -	R1, Watford City
Uses -	Single Family Residential

### Site Development

Access: *The property is accessible from 17<sup>th</sup> Ave and Main Street N*

Sewer: *There is no city sanitary sewer main within this property.*

Water: *There are currently no city water mains within the property.*

### Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Homestead North Final Subdivision Map amendment contingent upon:

1. The Homestead North development agreement is finalized final map recordation.
2. SIA is finalized and approved before map recordation by the Watford City planning department.
3. Appropriate bonding is in place before recordation of Final Map.

### Contact:

Seth Sampson, Assistant City Planner

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT OWNER AND OWNER, FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA, TO WIT:

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 13, BEING CONSIDERED TO BEAR SOUTH 87°40'56" EAST, A DISTANCE OF 5282.77 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

- EAST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST, FOUND 2" ALUMINUM CAP PLS 4624, MATCHES MONUMENT RECORDS ON FILE.
- WEST QUARTER CORNER OF SAID SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST, FOUND 2" ALUMINUM CAP, PLS 3855 MATCHES MONUMENT RECORDS ON FILE 11007216.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13;

THENCE NORTH 87°40'56" WEST, A DISTANCE OF 2,256.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°10'18" EAST, A DISTANCE OF 1,282.37 FEET; THENCE NORTH 00°08'44" EAST, A DISTANCE OF 72.00 FEET; THENCE ALONG A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,282.89 FEET, A CENTRAL ANGLE OF 32°20'32", WHOSE CHORD BEARS SOUTH 73°58'29" WEST A DISTANCE OF 714.59 FEET, FOR AN ARC DISTANCE OF 724.16 FEET; THENCE SOUTH 57°48'02" WEST, A DISTANCE OF 307.49 FEET; THENCE SOUTH 32°20'58" EAST, A DISTANCE OF 754.76 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 461.01 FEET, A CENTRAL ANGLE OF 34°39'08", WHOSE CHORD BEARS SOUTH 15°01'25" EAST A DISTANCE OF 274.59 FEET, FOR AN ARC DISTANCE OF 278.82 FEET; THENCE SOUTH 02°05'22" WEST, A DISTANCE OF 105.60 FEET; THENCE SOUTH 87°54'38" EAST, A DISTANCE OF 39.00 FEET; THENCE NORTH 02°05'22" EAST, A DISTANCE OF 33.13 FEET; THENCE SOUTH 87°40'56" EAST, A DISTANCE OF 387.19 FEET TO THE POINT OF BEGINNING CONTAINING 840,351 SQUARE FEET OR 19.292 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS, HOMESTEAD AT WATFORD CITY SCHOOL PLAT, AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC, FOR PUBLIC USE FOREVER THE PUBLIC WAYS AS SHOWN ON THIS PLAT, AND ALSO DEDICATING TO THE PUBLIC USE FOREVER THE EASEMENTS AS SHOWN ON THIS PLAT FOR PURPOSES AS SHOW HEREON.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, BEING SOLE OWNERS AND MORTGAGE HOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. DATED THIS \_\_\_ DAY OF \_\_\_ 20\_\_

OWNER SIGNATURE

OWNER (S) SIGNATURE

STATE OF \_\_\_\_\_ )
) SS
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF \_\_\_\_\_ )
) SS
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS \_\_\_ DAY OF \_\_\_ 20\_\_ IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN DATE \_\_\_\_\_

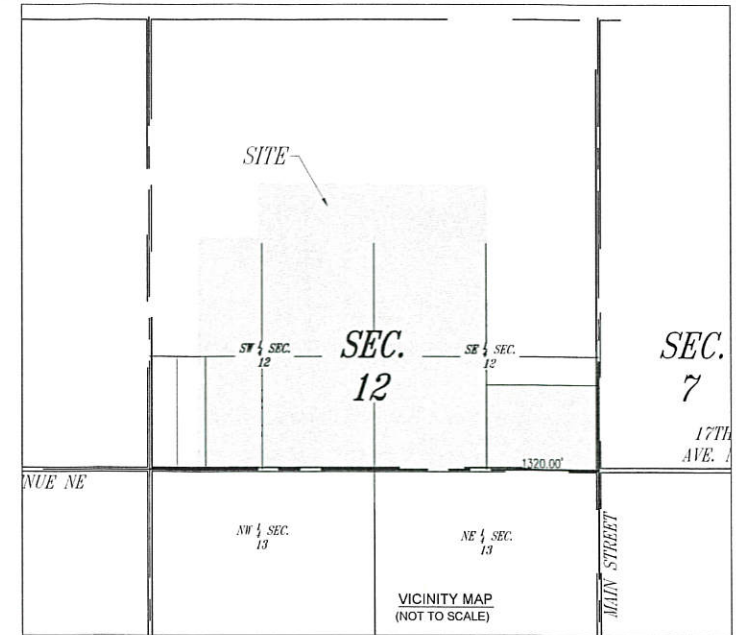
STATE OF NORTH DAKOTA )
) SS
COUNTY OF MCKENZIE )

DATE: \_\_\_\_\_

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

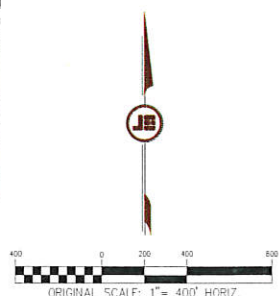
NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: \_\_\_\_\_
RESIDING AT \_\_\_\_\_

HOMESTEAD AT
WATFORD CITY SUBDIVISION NORTH
LOCATED IN SECTION 12, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M. COUNTY OF
MCKENZIE, STATE OF NORTH DAKOTA LOTS 28 - 35 PAGE 1 OF 2



SECTION 12

SURVEY ANALYSIS
SECTION 12, T150N, R99W
(NOT TO SCALE)



WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. ALL STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

BRENT SANFORD, MAYOR DATE \_\_\_\_\_

STATE OF NORTH DAKOTA )
) SS
COUNTY OF MCKENZIE )

PENI PETERSON, CITY AUDITOR

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA MY COMMISSION EXPIRES: \_\_\_\_\_
RESIDING AT \_\_\_\_\_

UTILITY SIGNATURE BLOCK MONTANA DAKOTA UTILITY

THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

MONTANA DAKOTA UTILITY AUTHORIZED AGENT

PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )
) SS
COUNTY OF MCKENZIE )

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

UTILITY SIGNATURE BLOCK

THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

AUTHORIZED AGENT

PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )
) SS
COUNTY OF MCKENZIE )

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR NOTES

- 1. BASIS OF BEARINGS: ASSUMING THE EAST LINE OF THE NORTH HALF OF SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MONUMENTED BY A FOUND #5 REBAR FOUND AT THE NORTHEAST CORNER OF SAID SECTION 13, PER DOCUMENT NUMBER XXXXXX, RECORDS OF MCKENZIE COUNTY, NORTH DAKOTA, AND A REBAR WITH A 2" ALUMINUM CAP, STAMPED LS 4624 AT THE EAST QUARTER CORNER OF SAID SECTION 13 SAID LINE BEING ASSUMED TO BEAR SOUTH 21°01'15" WEST, BEING A GRID BEARING OF THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2009, A DISTANCE OF 2639.54 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. ALL MONUMENTS BEING SHOWN AND FURTHER DESCRIBED HEREON.
2. TITLE COMMITMENT NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JEHN ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
3. THIS LAND SURVEY PLAT WAS PREPARED BY ROBERT J. HENNESSY, RLS-9241, FOR AND ON BEHALF OF JEHN ENGINEERING, WATFORD, NORTH DAKOTA. DISTANCES ON THIS PLAT ARE EXPRESSED IN INTERNATIONAL SURVEY FEET AND DECIMALS THEREOF. AN INTERNATIONAL SURVEY FOOT IS DEFINED AS EXACTLY .3048 METERS.
4. EXTERIOR MONUMENTS ARE IN PLACE AND INTERIOR MONUMENTS WILL BE SET PROGRESSIVELY AS GRADING AND UTILITY CONSTRUCTION PERMITS.

SURVEYORS CERTIFICATION

I, ROBERT J. HENNESSY, HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, THE INITIAL FIELD WORK WAS COMPLETED IN SEPTEMBER, 2014, AND THAT I AM A LICENSED LAND SURVEYOR DULY REGISTERED UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

ROBERT J. HENNESSY RLS 9241
FOR AND ON THE BEHALF OF
JEHN ENGINEERING, INC.

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST. CERTIFIED THIS \_\_\_ DAY OF \_\_\_ 20\_\_.

LINDA SVHROVEC, MCKENZIE COUNTY AUDITOR

UTILITY SIGNATURE BLOCK RESERVATION TELEPHONE COOP.

THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 20\_\_

RESERVATION TELEPHONE COOP. AUTHORIZED AGENT

PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )
) SS
COUNTY OF MCKENZIE )

ON THIS \_\_\_ DAY OF \_\_\_ 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT O'CLOCK \_\_\_M ON THE \_\_\_ DAY OF \_\_\_ A.D. 20\_\_ AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_

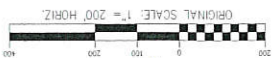
ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER



# HOMESTEAD AT WATFORD CITY SUBDIVISION NORTH

LOCATED IN SECTION 12, TOWNSHIP 150 NORTH, RANGE 99 WEST 5TH P.M.  
 COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA

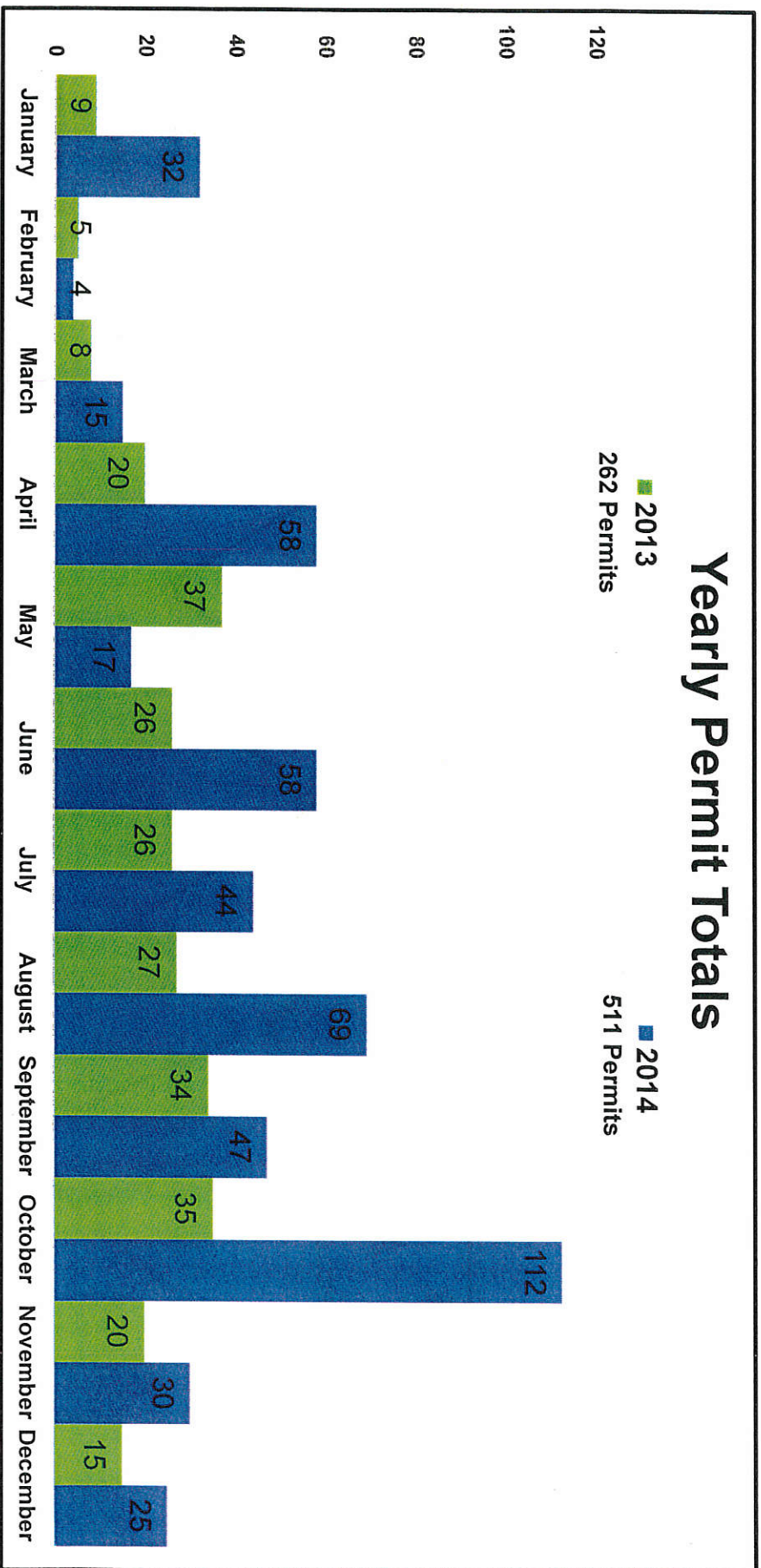
LOTS 28 - 36  
 PAGE 2 OF 2



# Permits

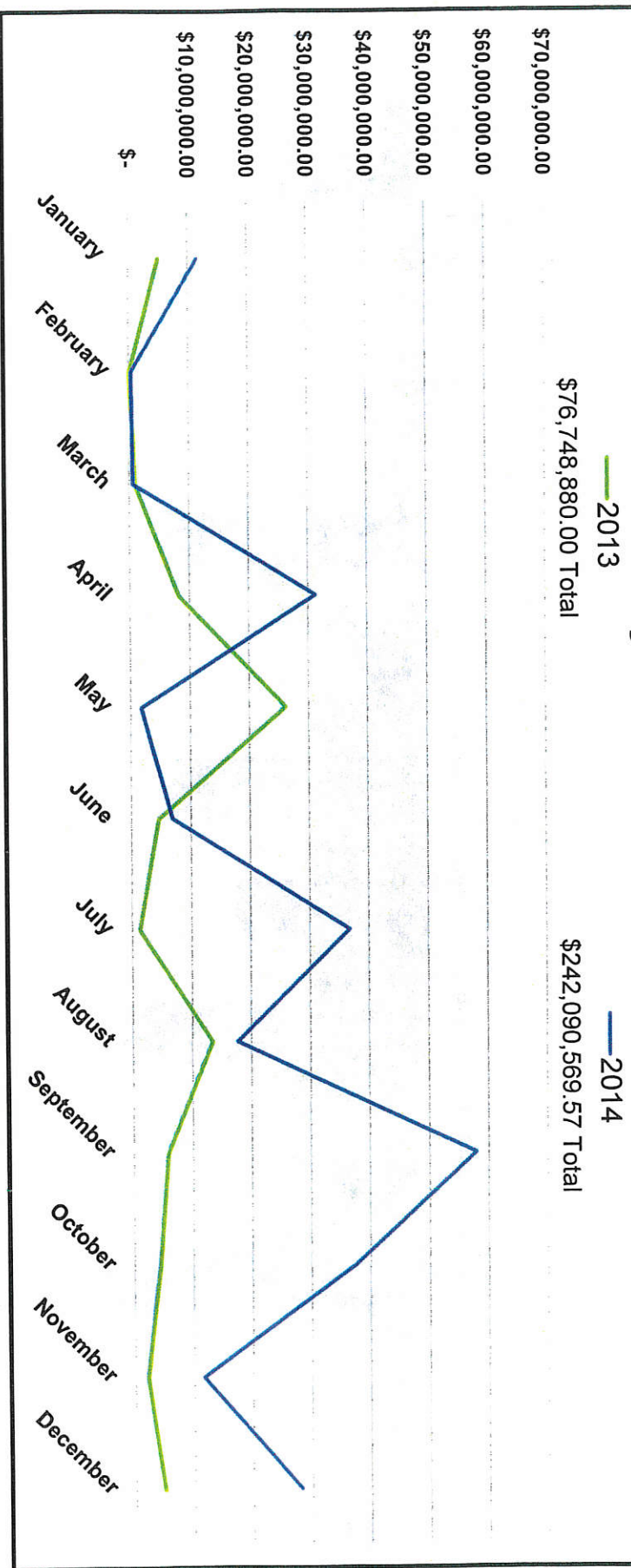


# 2013 - 2014 Comparison Data



# 2013 2014 Comparison Data

## Yearly Permit Valuation





## 2013 - 2014 Comparison Data

Total Permits Issued		
Month	2013	2014
January	9	32
February	5	4
March	8	15
April	20	58
May	37	17
June	26	58
July	26	44
August	27	69
September	34	47
October	35	112
November	20	30
December	15	25

<b>Year Total</b>	262	511
<b>Difference +</b>		249

Total Permitted Value		
Month	2013	2014
January	\$ 4,955,881.00	\$ 11,496,850.00
February	\$ 73,000.00	\$ 356,500.00
March	\$ 940,500.00	\$ 571,600.00
April	\$ 8,194,414.00	\$ 31,273,167.16
May	\$ 26,147,290.00	\$ 1,786,980.00
June	\$ 4,597,115.00	\$ 6,908,100.00
July	\$ 1,262,900.00	\$ 36,790,552.15
August	\$ 13,426,319.00	\$ 17,672,259.00
September	\$ 5,758,410.00	\$ 57,892,817.00
October	\$ 4,335,264.00	\$ 37,448,860.25
November	\$ 2,129,187.00	\$ 11,666,600.00
December	\$ 4,928,600.00	\$ 28,226,284.01

<b>Year Total</b>	\$ 76,748,880.00	\$ 242,090,569.57
<b>Difference +</b>	\$	165,341,689.57

2013 2014  
Comparison Data

Total Residential Permits		
Type	2013	2014
Single Family	34	147
Duplex (2 Units)	12	177
Apts. (3+ Units)	89	1,152
<b>Total Units</b>	135	1476