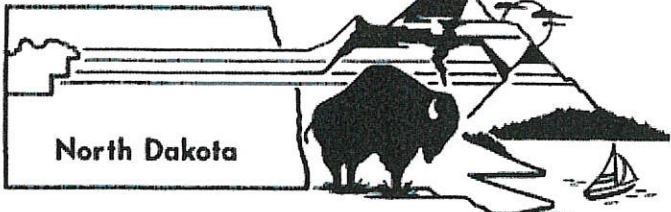


5.

City Ordinance Amendment

Chapter XV, Article XX, Section 1
Miscellaneous Parking Restrictions- On Street Parking



North Dakota

LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

* Amendment to zoning ordinance.

ZONE CHANGE	STAFF: MW	P&Z: 7-27-15 CC: 8-3-15
CONDITIONAL USE	FEE: waived	ADVERTISE DATE: 7/15 & 7/22, 2015
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
STREET NAME	SECTION/TOWNSHIP/RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER:

APPLICANT: City of Watford City

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: City of Watford City
 ADDRESS: P.O. Box 494
 CITY: Watford City STATE: North Dakota ZIP CODE: 58854
 TELEPHONE: 701-444-2533 EMAIL:
 ASSESSOR'S PARCEL NUMBER(S):
 LEGAL DESCRIPTION:
 PROPERTY ADDRESS AND NEAREST CROSS STREETS:
 GROSS/NET ACREAGE: PRESENT ZONE CLASSIFICATION:
 DESIRED ZONE CLASSIFICATION: CURRENT LAST USE:

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

This request is to amend the zoning ordinance Chapter XV, Article X Section 1 "Miscellaneous Parking Restrictions - On Street Parking" of the Watford City Municipal Code. Subsection 10.2 prohibiting the parking of boats, campers, RVs, and trailers on city streets to be removed from ordinance.

DESCRIBE THE SOURCE OF WATER/SEWER:

Do you have a will serve letter YES NO

LAND USE APPLICATION pg. 2

(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

Curtis Moen

Print of Type Owner Name

NOTARY

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on 7-22-15

Date

by CURT MOEN

Name of Person

Mitchell William

Signature of Notarial Officer

Required Documents for Land Use Application

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

- ❖ Site Development Plan Application is required on all Conditional Use Applications.
- ❖ Only completed applications shall be accepted for filing.
- ❖ Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS HIGHLY SUGGESTED, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- ❖ Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- ❖ A letter indicating Watford City City Council'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.
- ❖ 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 30th calendar day.
- ❖ The Planning Commission and City Council 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.

ARTICLE XX - PARKING AND LOADING REGULATIONS

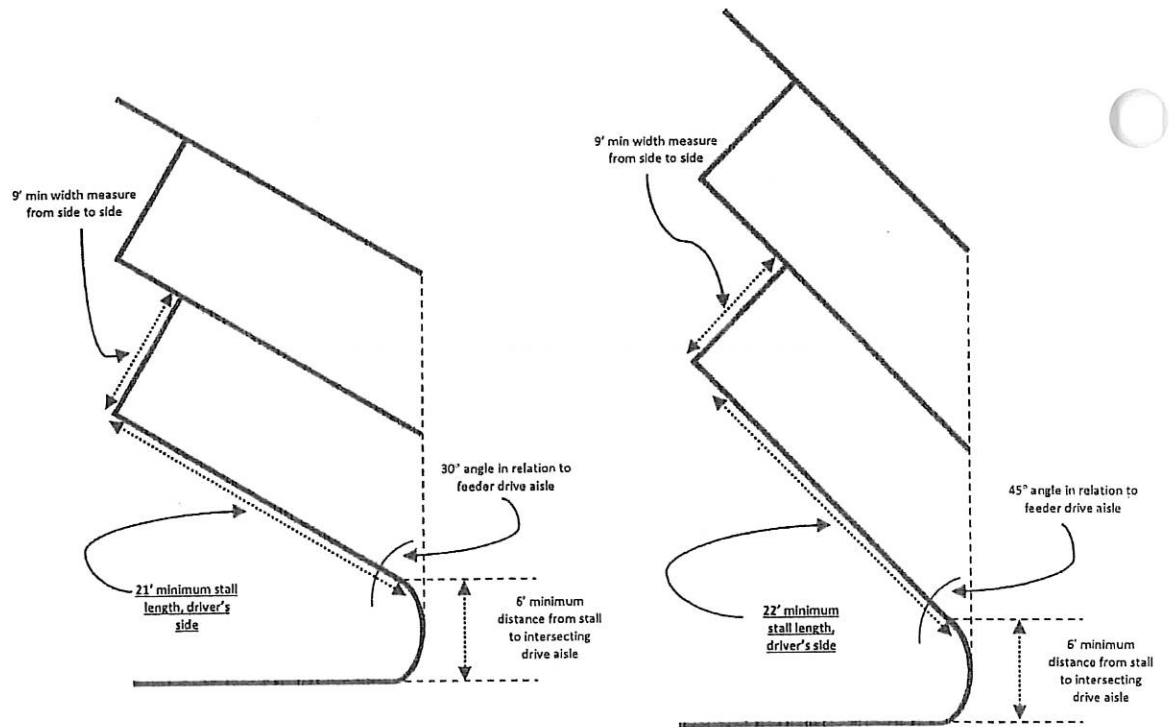
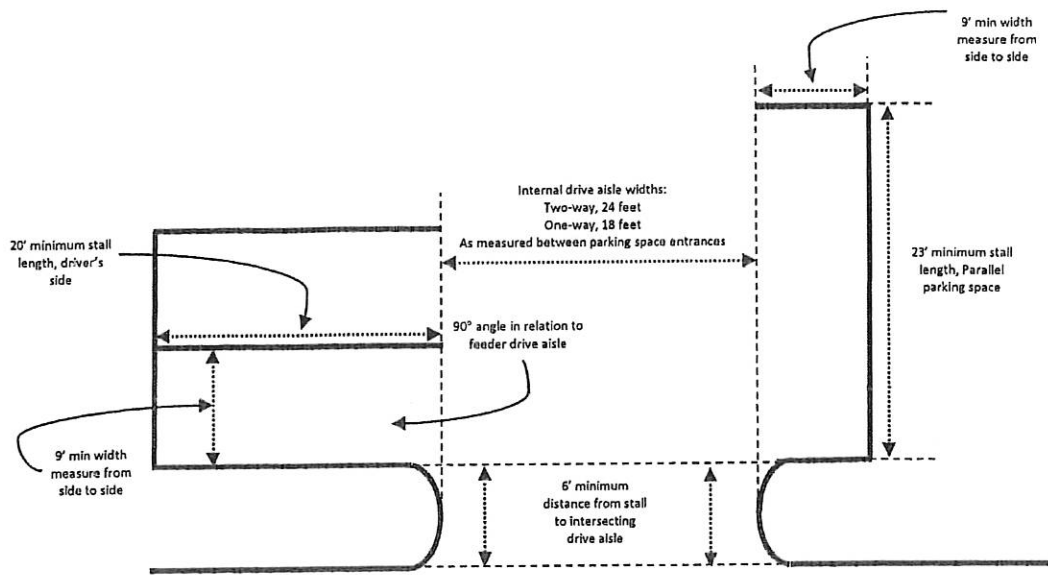
SECTION 1. - PARKING AND LOADING REGULATIONS

GENERAL DEVELOPMENT STANDARDS

- A. Purpose. The standards set forth in this Section are intended to encourage development that will ensure harmony with adjacent properties and existing/future uses, sufficient open space and complementary uses under conditions which assure mitigation of impacts such as drainage, traffic, noise, odor and light in the area in which certain land uses are located.

PARKING

- A. Required: Permanent off-street parking and loading facilities shall be provided for all buildings and uses, designed and maintained in accordance with the provisions of this Chapter. Said provision, design and maintenance shall be the responsibility of the owner of the property on which is located the use for which off-street parking is required.
- B. Scope: Any development permits for new construction, building additions, renovations or changes or expansions in land use shall not be approved if the changes result in a parking deficit.
- C. Location: Unless otherwise specified, all required off-street parking shall be located on the premises. With the exception of single-family detached residential development and single-family attached development up to four (4) residential units, off-street parking spaces shall be designed to prevent backing out from a parking space onto, or pulling into a parking space directly from a public or platted private roadway.
- D. Construction and Design Requirements:
1. Site Access: Unobstructed access to a public street right-of-way or platted private roadway shall be provided, utilizing a driveway or driveways intersecting the street or roadway at an angle of ninety (90) degrees.
 2. Internal Drive Aisles: Internal drive aisles shall be designed in accordance with the following specifications:
 - a. Two-way drive aisle—Twenty-four (24) feet;
 - b. One-way drive aisle—Eighteen (18) feet;
 - c. One-way drive aisle feeding thirty (30) degree parking spaces—Fifteen (15) feet;
 - d. One-way drive aisle feeding forty-five (45) degree parking spaces—Twelve (12) feet;
 - e. Dead-end internal drive aisles up to one hundred fifty (150) feet in length shall terminate with a stub-out containing a depth of at least four (4) feet. One-way dead-end internal drive aisles exceeding one hundred fifty (150) feet in length shall be prohibited.
 3. Parking Space Geometry and Layout: Off-street parking spaces shall be allowed in either one of the following orientations: Parallel (0°), Acute-angled, head-in (30° and 45°) and Perpendicular, head-in (90°) parking. Angles shall be determined in relation to the feeder drive aisle and shall be designed in accordance with the following specifications:
 - a. Parking spaces shall have a minimum width of nine (9) feet, as measured perpendicular to the driver's side of the parking space.
 - b. With the exception of parallel parking spaces, minimum parking stall lengths shall be measured along the driver's side of the parking space as emanating from the feeder drive aisle according to the prescribed stall lengths:
 - i. Ninety (90) degree spaces—Twenty (20) feet;



- d. Angled and parallel parking spaces shall not be allowed on dead-end internal drive aisles.
- e. On-premises tandem parking requiring the moving of any vehicle in order to enter or leave an adjacent space shall be prohibited in non-residential and multi-family residential development.

- d. Pedestrian walkways with primary building entrances shall contain natural vegetative shading or such architectural elements as, but not limited to, awnings, porte-cocheres, overhangs, canopies or similar treatments and projections.
- e. Natural vegetative shading that will ultimately provide adequate shade casting and pedestrian clearance shall be installed along all pedestrian connections.
- f. Landscaping or necessary site amenities shall not encroach into a pedestrian connection or walkway.

E. Conventional Parking Accommodations:

- 1. The total number of required permanent off-street parking spaces shall be the composite on-site total of individual requirements as set out by resolution.

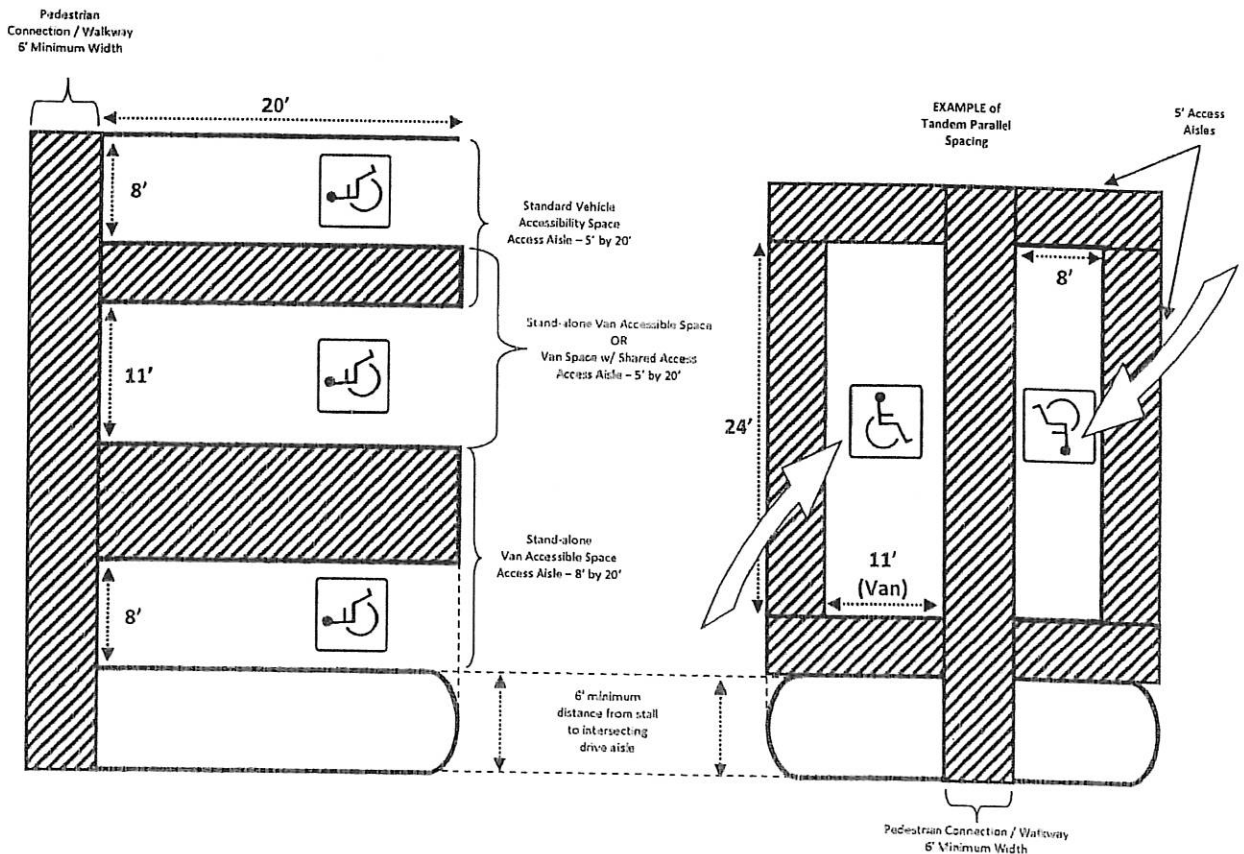
Land Use	Total Required Off-Street Parking Spaces
RESIDENTIAL/LODGING USES	
Single-family, including Mobile Home, 2-, 3- and 4-plex, Townhouse, Condominium	2 spaces minimum, with additional 0.50:1 bedroom in excess of 2 bedrooms
Accessory Dwelling	1:1 dwelling unit
Multi-family	2:1 dwelling unit, with additional 0.50:1 bedroom for each unit in excess of 2 bedrooms
Congregate Living Facility	1:3 Beds
Bed and Breakfast	1:1 Room, 2 additional spaces
Hotel, Motel, Resort	1:1 Room, 1:100 GFA of Meeting/Public Areas
OFFICE USES	
Call Center	6.5:1000 SF GFA
General Office, Laboratory/Research	1:250 SF GFA
Medical and Dental Office, Clinic	1:150 SF GFA
School, Trade or Vocational	1:250 SF GFA
COMMERCIAL USES	

Place of Worship	1:5 Seats
Private Club	1:300 SF GFA
Social Hall, Banquet Hall	1:250 SF GFA
Stadium, Arena, Sports Field	1:5 Seats
Theater, Indoor or Outdoor	1:5 Seats
ENTERTAINMENT/RECREATIONAL USES	
Amusement, Indoor	1:250 SF GFA
Amusement, Outdoor	1:600 SF Gross Site Area
Bowling Alley	4:1 Lane, 1:250 SF GFA
Gaming Establishment	8:1000 SF GFA
Miniature Golf, Golf Course	3:1 Hole, 1:300 SF GFA Clubhouse (Golf Course) OR 1:250 SF GFA Indoor Area (Miniature Golf)
Night Club, Lounge, Bar, Tavern, Dance Club	1:4 Seats or 1:100 SF GFA
Stable, Horse Riding Facility	1:3 Stalls or Corrals, 1:250 SF GFA Public Area
Tennis Court	4:1 Court, 1:250 SF GFA Clubhouse
INSTITUTIONAL USES	
Facility - Congregate Care, Assisted Living, Independent Living, Intermediate Care	1:3 Beds, 1:500 SF GFA
Home - Nursing and Convalescent, Hospice, Rest, Skilled Nursing Facility	1:1 Bed, 1:500 SF GFA
Hospital, Sanitarium	1.5:1 Bed, 1:500 SF GFA
Public/Government Facilities	1:300 SF GFA

1. Minimum length for perpendicular accessibility spaces shall be twenty (20) feet. Minimum length for parallel accessibility spaces shall be twenty-four (24) feet.
2. Minimum width for a standard accessibility space shall be eight (8) feet, with accompanying access aisle containing a minimum width of five (5) feet. Access aisles may be either single-loaded or shared.
3. Minimum widths for van-accessible spaces shall conform to either of the following:
 - a. Eleven (11) feet, with accompanying access aisle containing a minimum width of five (5) feet; or
 - b. Eight (8) feet, with accompanying access aisle containing a minimum width of eight (8) feet.
 - c. Access aisles may be either single-loaded or shared.
4. A minimum five-foot separation shall be maintained between a parallel accessible parking space and an internal drive aisle.
5. A minimum five-foot separation shall be maintained between two parallel accessible parking spaces along the same internal drive aisle.

Table 17.04.730-3

(Note: Figure not to scale; Accessibility Logo for Demonstration Purposes only)



6. A minimum of one (1) van-accessible space shall be provided. One (1) van-accessible space shall be required for every six (6) standard accessibility spaces.

2. Location: All site-related freight loading and off-loading traffic shall not spill over onto a public or private platted roadway, nor shall it encroach onto parking and circulation areas and cause on-site traffic congestion.
3. Design of Loading Areas: Freight loading areas that are visible from either a public or platted private roadway or a residentially zoned property shall be screened from view by a six-foot-high solid masonry wall, as measured from the top of slope of an inclined loading dock. Required site buffer landscaping along the site perimeter shall not constitute required screening.

H. Queue (Stacking) Lanes:

1. Location: Queue lanes shall be located in accordance with the following guidelines:
 - a. Queue lanes shall be designed and located to avoid potential vehicular spill over onto a public or private roadway or alley.
 - b. Queue lanes shall be located in a manner that will have minimal or no impact on site parking, internal circulation and site ingress and egress.
 - c. Building exits and pedestrian crosswalks shall be situated away from a queue lane entry or exit and away from reader boards, drive-thru windows, speaker boxes, or mechanical and automated devices associated with a queue lane.
 - d. Queue lanes and associated devices shall not be situated within fifty (50) feet of an abutting residential zone.
2. Design: Queue lanes shall be designed in accordance with the following guidelines:
 - a. Queue lanes shall facilitate a minimum stacking depth of one hundred ten (110) feet, as measured from an initial reader board, drive-thru window or mechanical/automated device, whichever is first.
 - b. Queue lanes shall be a minimum width of twelve (12) feet.
 - c. Queue lane exits shall have a minimum forward peripheral sight distance of twenty (20) feet.
 - d. A bypass lane adjacent to the outermost queue lane, or suitable alternative, shall be provided.
 - e. Queue lanes shall be clearly identified with striping, signage and landscaping as approved by the Watford City Public Works and Planning Departments.

I. Miscellaneous Parking Restrictions:

1. Permanent Residence: Vehicles such as, but not limited to, passenger coaches, buses, motor homes and travel trailers, are prohibited from use as a permanent residence in any zoning district.
2. On-street Parking: On-street parking of recreational vehicles including, but not limited to, motor homes, travel trailers, boats and all-terrain vehicles, is prohibited.

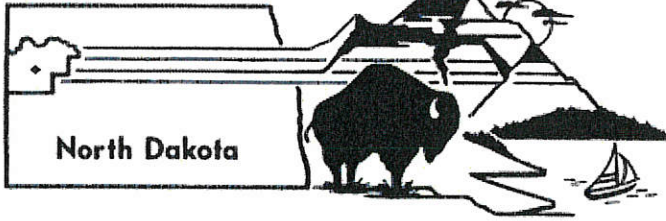
(Ord. No. 338, § 1, 2-3-2014; Res. No. 2014-02, 2-3-2014)

Amended Final Plat Application

Stepping Stone

Amending Final Plat to include "Tatanka Subdivision"

AMENDED FINAL PLAT



Division of Land APPLICATION City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat

Table with 3 columns: Application Type, Fee/Receipt, and Other/Section info. Includes options like Subdivision Final Plat, Amend Final Plat, and Simple Lot Split.

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER:

APPLICANT: Stepping Stone Inc & City of Watford City

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Stepping Stone Inc. Paul Ficaro

ADDRESS: 1209 15th Ave SW

CITY: Watford City STATE: ND ZIP CODE: 58854

TELEPHONE: 760-401-1389 EMAIL: paul@blackgolddev.com

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION:

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave & Hwy 1806

GROSS/NET ACREAGE: PRESENT ZONE CLASSIFICATION:

SOURCE OF Water / Sewer: city services

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 Department Staff prior to filing any application

this plat has been amended to include the "land swap" lands - Tatanka Subdivison Involved parties are: Stepping Stone Inc, Hunter's Run LLC, City of Watford City

PROPERTY OWNER

(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

Print Owner Name

Property Owner Signature

Print Owner Name

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____ by _____
Date Name of Person(s)

Signature of Notary

SEAL/STAMP

SURVEYOR / ENGINEER

Name: _____ License: _____

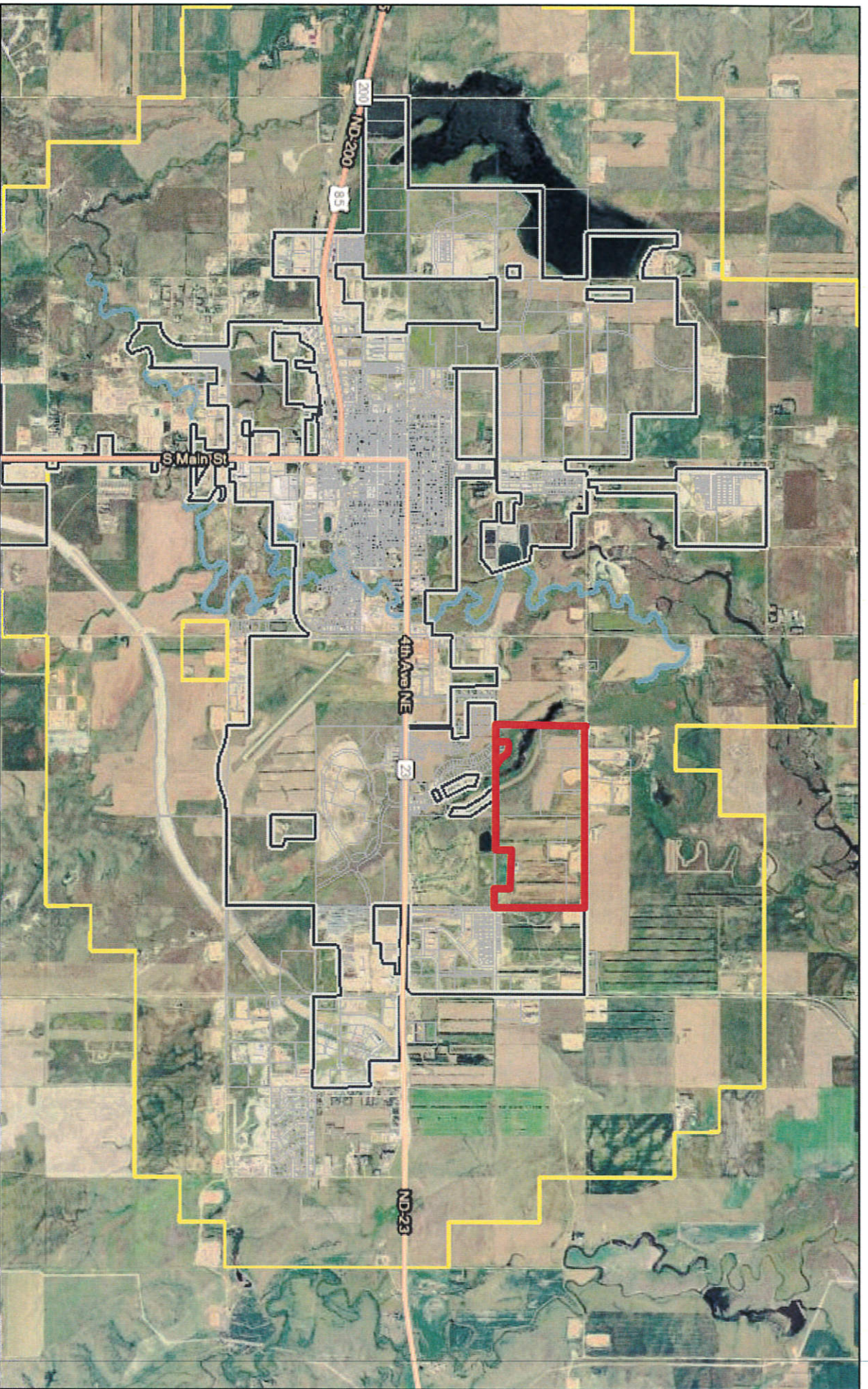
Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

SEAL

Final Plat: Stepping Stone



July 30, 2015

World Transportation

Lot Lines

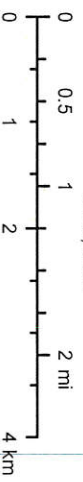
Watford City Limits

Cherry Creek

Ex Territorial Area (ETA)

Parcels Data from McKenzie Count

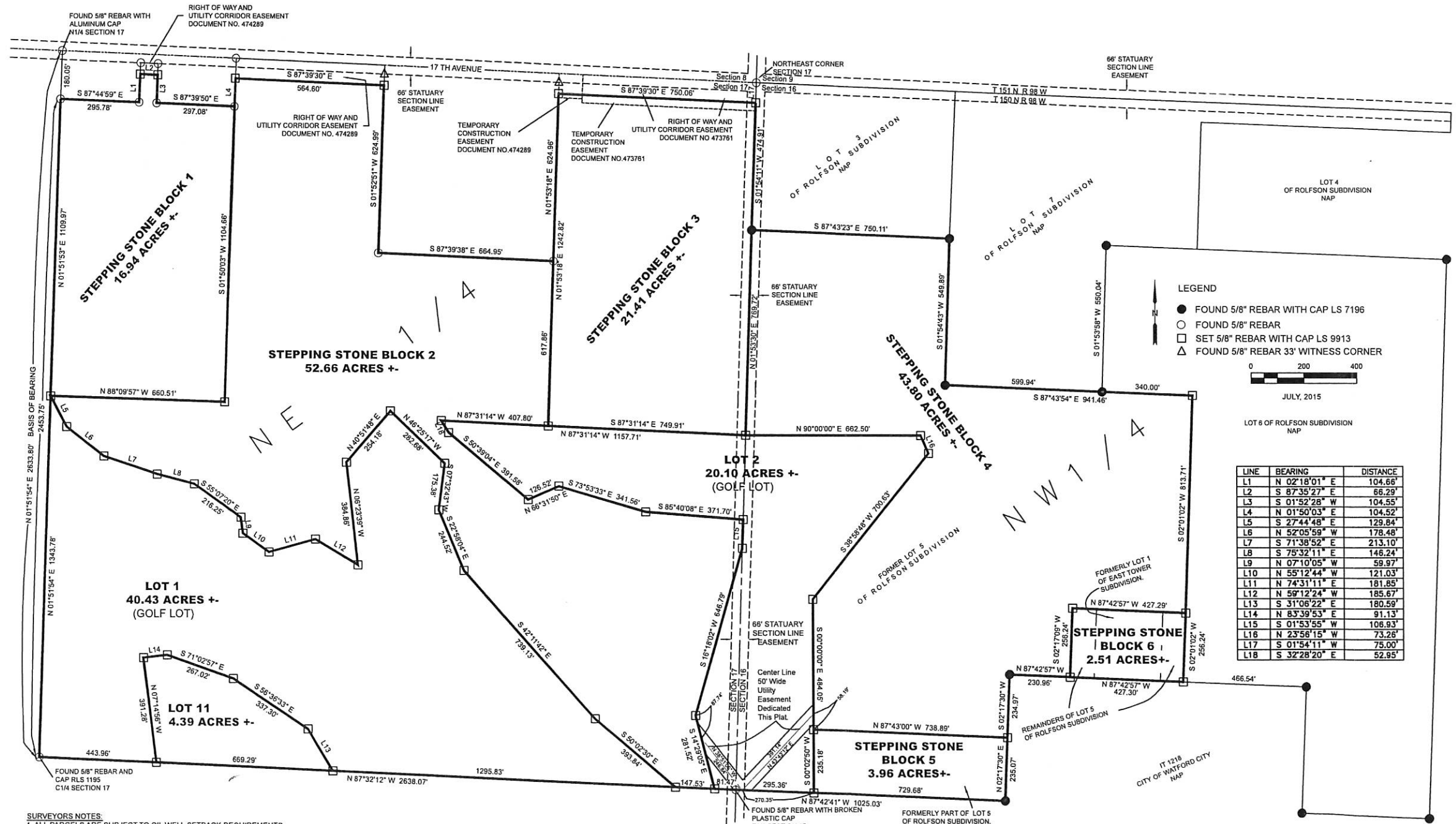
1:72,224



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

**PLAT OF STEPPING STONE SUBDIVISION,
INCLUDING STEPPING STONE BLOCK 1, STEPPING STONE BLOCK 2, STEPPING STONE BLOCK 3, STEPPING STONE BLOCK 4,
STEPPING STONE BLOCK 5, STEPPING STONE BLOCK 6, LOT 1, LOT 2, AND LOT 11,
A REPLAT OF LOT 5 OF ROLFSON SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 16,
AND A REPLAT LOT 1 OF EAST TOWER SUBDIVISION LOCATED IN A PORTION OF THE NW1/4 OF SECTION 16,
AND PORTIONS OF THE NE1/4 OF SECTION 17,
ALL LOCATED IN THE NE1/4 OF SECTION 17 AND THE NW1/4 OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.**

(SHEET 1 OF 2)



SURVEYORS NOTES:
 1. ALL PARCELS ARE SUBJECT TO OIL WELL SETBACK REQUIREMENTS.
 2. ISOLATED PARCELS WITHOUT ACCESS SHOWN HEREON ARE FOR TRANSFER PURPOSES ONLY TO FULLFILL LAND EXCHANGE AGREEMENTS.
 3. ALL EASEMENTS OF RECORD AND TITLE EXCEPTIONS MAY NOT BE DEPICTED ON THIS PLAT.
 4. THE NEW LOTS CREATED BY THIS PLAT INCLUDE ALL OF LOT 5 OF ROLFSON SUBDIVISION AND ALL OF LOT 1 OF EAST TOWER SUBDIVISION.
 5. GOLF LOT 2 INCLUDES 11.73+/- ACRES IN SECTION 16 AND 8.37+/- ACRES IN SECTION 17.
 6. THE SURVEYORS SEAL IS PLACED ON EACH SHEET OF THIS PLAT; THE "SURVEYORS CERTIFICATE" ON SHEET 2 IS THE OFFICIAL CERTIFICATE OF THIS DOCUMENT.

PLAT OF STEPPING STONE SUBDIVISION,
INCLUDING STEPPING STONE BLOCK 1, STEPPING STONE BLOCK 2, STEPPING STONE BLOCK 3, STEPPING STONE BLOCK 4,
STEPPING STONE BLOCK 5, STEPPING STONE BLOCK 6, LOT 1, LOT 2, AND LOT 11,
A REPLAT OF LOT 5 OF ROLFSON SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 16,
AND A REPLAT LOT 1 OF EAST TOWER SUBDIVISION LOCATED IN A PORTION OF THE NW1/4 OF SECTION 16,
AND PORTIONS OF THE NE1/4 OF SECTION 17,
ALL LOCATED IN THE NE1/4 OF SECTION 17 AND THE NW1/4 OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA.

(SHEET 2 OF 2)

OWNERS CERTIFICATE AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS PLATTED HERON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HERON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER. WE AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT CONSENT OF THE PLANNING COMMISSION AND THE CITY OF WATFORD CITY. WE HEREBY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND AS DESIGNATED HEREON AS "UTILITY EASEMENTS".

Printed Name _____
Signature _____ Date _____

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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS PLATTED HERON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HERON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER. WE AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT CONSENT OF THE PLANNING COMMISSION AND THE CITY OF WATFORD CITY. WE HEREBY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND AS DESIGNATED HEREON AS "UTILITY EASEMENTS".

Printed Name _____
Signature _____ Date _____

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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

OWNERS CERTIFICATE AND DEDICATION

I, THE UNDERSIGNED, BEING THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS PLATTED HERON, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE ALL THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN HERON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER. WE AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT CONSENT OF THE PLANNING COMMISSION AND THE CITY OF WATFORD CITY. WE HEREBY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OF SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND AS DESIGNATED HEREON AS "UTILITY EASEMENTS".

Printed Name _____
Signature _____ Date _____

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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

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 DEDICATED BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

BRENT SANFORD, MAYOR DATE: _____ PENI PETERSON, CITY AUDITOR DATE: _____

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, Brent Sanford, Mayor and Peni Peterson, City Auditor, 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

APPROVAL OF CITY PLANNING COMMISSION

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, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, RANDY L. DEIBERT NORTH DAKOTA REGISTERED LAND SURVEYOR #9913, 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 _____
REGISTERED land surveyor # 9913 DATE: _____

STATE OF SOUTH DAKOTA)
) SS
COUNTY OF LAWRENCE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF SOUTH DAKOTA, PERSONALLY APPEARED, RANDY L. DEIBERT, 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.

NOTARY PUBLIC FOR THE STATE OF SOUTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION (Metes and Bounds): A Parcel of Land Located in the NE1/4 of Section 17 and including Lot 5 of Rolfson Subdivision and Lot 1 of East Tower Subdivision located in the NW1/4 of Section 16, All Located in Township 150 North, Range 98 West of the 5th Principal Meridian, City of Watford City, McKenzie County, North Dakota, More Particularly Described as: Commencing At The NE Corner Of Said Section 17 Thence S 01°54'11" W Along the Section Line between said Sections 16 and 17 a distance of 75.00 feet to a point on said Section Line being the TRUE POINT OF BEGINNING; Thence continuing along said Section Line S 01°54'11" W A Distance Of 474.91 Feet; Thence S 87°43'23"E A Distance Of 750.11 Feet; Thence S 01°54'43" W A Distance Of 549.89 Feet; Thence S 87°43'54" E A Distance Of 599.94 Feet; Thence S 87°43'54" E A Distance Of 340.00 Feet; Thence S 02°01'02" W A Distance Of 813.71 Feet; Thence S 02°01'02" W A Distance Of 256.24 Feet; Thence N 87°42'57" W A Distance Of 427.30 Feet; Thence N 87°42'57" W A Distance Of 230.96 Feet; Thence S 02°17'30" W A Distance Of 234.97 Feet; Thence S 02°17'30" W A Distance Of 235.07 Feet to a Point on the Center 1/4 line of Said Section 16; Thence Along Said Center 1/4 Line of Said Section 16 N 87°42'41" W A Distance Of 729.68 Feet; Thence N 87°42'41" W A Distance Of 295.36 Feet to the West 1/4 Corner of Said Section 16 Said Point Being Monumented By A Rebar With a Broken Plastic Cap; Thence N 87°32'12" W Along the Center 1/4 line of Said Section 17 A Distance Of 2638.07 Feet to the Center 1/4 Corner of Said Section 17 Said Point Being Monumented By A Rebar With Cap Marked RLS 1195; Thence N 01°51'54" E Along the Center 1/4 line of Said Section 17 A Distance Of 2453.75 Feet; Thence S 87°44'59" E A Distance Of 295.78 Feet; Thence N 02°18'01" E A Distance Of 104.66 Feet; Thence S 87°35'27" E A Distance Of 66.29 Feet; Thence S 01°52'28" W A Distance Of 104.55 Feet; Thence S 87°39'50" E A Distance Of 297.08 Feet; Thence N 01°50'03" E A Distance Of 104.52 Feet; Thence S 87°39'30" E A Distance Of 664.95 Feet; Thence N 01°53'18" E A Distance Of 624.96 Feet; Thence S 87°39'30" E A Distance Of 750.06 Feet to the Point of Beginning.
Having An Area Of 206.21 Acres More Or Less.

MONTANA DAKOTA UTILITIES APPROVAL

WE 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 Utilities Company, 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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

MCKENZIE ELECTRIC COOPERATIVE APPROVAL

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

McKenzie Electric Cooperative, Inc. 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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

RESERVATION TELEPHONE APPROVAL

WE 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 Cooperative, 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 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.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

Final Plat Application

Fox Hills Golf Estates

Subdivision Final Plat - Fox Hills Golf Estates Phase 1

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: <u>MW</u>	PLANNING AND ZONING: <u>7-27-15</u>
SUBDIVISION FINAL MAP	FEE: <u>\$770.00</u>	CITY COUNCIL: <u>8-3-15</u>
SIMPLE LOT SPLIT	RECEIPT #: <u>check # 1357</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
AGRICULTUAL EXEMPTION

PROPERTY OWNER: Stenehjem Development, LLP

APPLICANT: Kira Stenehjem

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Mychal Gorden

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): 20-00-11300

LEGAL DESCRIPTION: SE1/4 EX IT'S 661-1193-1938 & 4.01 A RW, 111.71 ACRES E1/2NE1/4SW1/4

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 23 & Prairie Hills Drive / Long Drive & Mulligan Drive

GROSS/NET ACREAGE: 111.71 NUMBER OF LOTS: 48 ZONING: R1, R3 & CF

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer from Hwy 23 & Long Drive

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 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): _____

Property Owner (Print): Kira Stenehjem

Property Owner (Signature): Kira Stenehjem

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

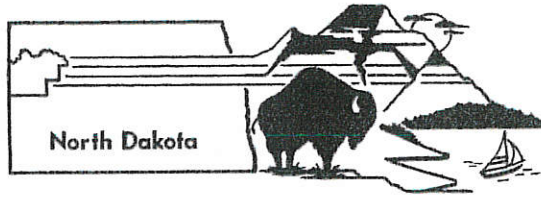
NAME: Steven Rude, PLS LICENSE NO: LS-6261

ADDRESS: 103 1st Ave. West, Suite 300

CITY: Dickinson STATE: ND ZIP: 58801

PHONE: 701-225-9636

FAX/Email: 701-225-9616



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

AP#: 20-00-11300

Application/Owner: Kira Stenehjem / Stenehjem Development, LLP

In the State of ND, County of McKenzie

I/We Kira Stenehjem

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

 X Subdivision of Land Final Map

 Parcel Map

Kira Stenehjem
(Signature)

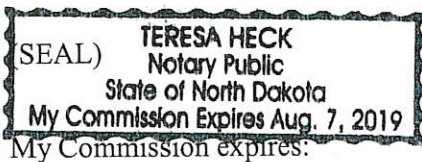
(Signature)

Kira Stenehjem Partner
(Printed name & title)

(Printed name & title)

I, Teresa Heck, a Notary Public of the County and State aforesaid, hereby certify that Kira Stenehjem 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 22nd day of July, 2015.



Teresa Heck
Notary Public

State of: North Dakota
County of: McKenzie



July 21st, 2015

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: ***Fox Hills Golf Estates Subdivision – Phase 1***
Final Plat Application

Dear Ms. Williams,

On behalf of Stenehjem Development please find enclosed the following items for your review of a final plat for Phase 1 of Fox Hills Golf Estates Subdivision:

- A signed Division of Land / Planning 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 \$720 (\$15 per lot x 48 lots)
- Copies of the final plat (digital PDF copy was also provided).

Project Description

Fox Hills Golf Estates Subdivision consists of a new residential subdivision around the expansion of the Fox Hills Golf Course. As part of the project the Applicants, and Mr. Stephen Stenehjem, will be donating approximately 40 acres of land to the City for use in the expansion of the golf course. The preliminary plat and zoning change was approved in 2014. The development agreement has been approved.

The first phase of the project creates single family lots for development of single family homes along the golf course and creates the parcels for the golf course. These parcels, once officially created, will be donated to the City for the golf course expansion per the development agreement.

Access/Streets. Physical and legal access to the property will be off of Hwy 23 via an extension of Prairie Hills Road to the north and an extension of Mulligan Drive from the east out of Rolling Hills Estates.

Grading and Drainage. Final infrastructure plans, including stormwater, have been completed, have been approved by the health department and are currently under review by the City Engineer. Stormwater and retention will be accommodated jointly with the golf course and incorporated into the natural ponds and features of the golf course and decorative entry into the subdivision.

Utilities. Final infrastructure plans, including water and sewer, have been completed, have been approved by the health department and are currently under review by the City Engineer. Water will be delivered to the site via two new connections to the 12-inch water main that is part of the Watford City municipal system along the south side of Hwy 23 and on Long Drive. Sewer service will be via gravity sewer main along Hwy 23.

Floodplains and Wetlands. The southwest corner of the property is currently in the flood plain. All roadways and lots have been graded and are in the process of being removed from the flood plain.

Zoning. The subject property is currently zoned R1 (to accommodate single family homes), R3 with an RT overlay (to accommodate townhome development) and CF (to accommodate the golf course facilities).

Development Agreement. The Development Agreement has been reviewed and approved.

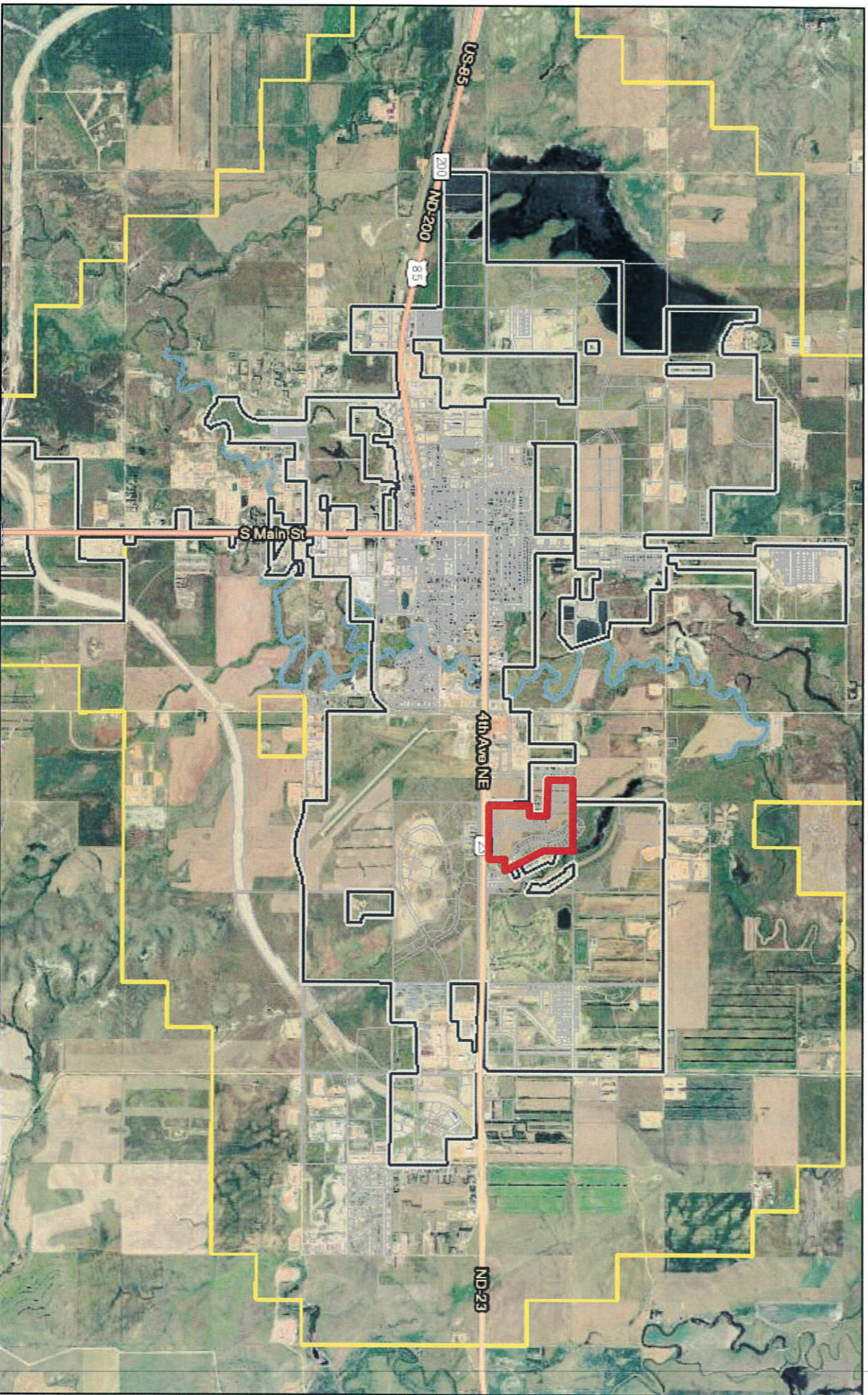
Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mychal Gorden', with a stylized flourish at the end.

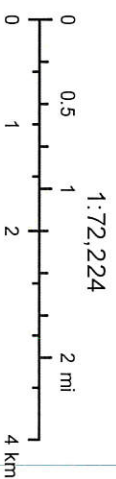
Mychal Gorden
Mychal Gorden Design, Inc.

Final Plat: Fox Hills Golf Estates



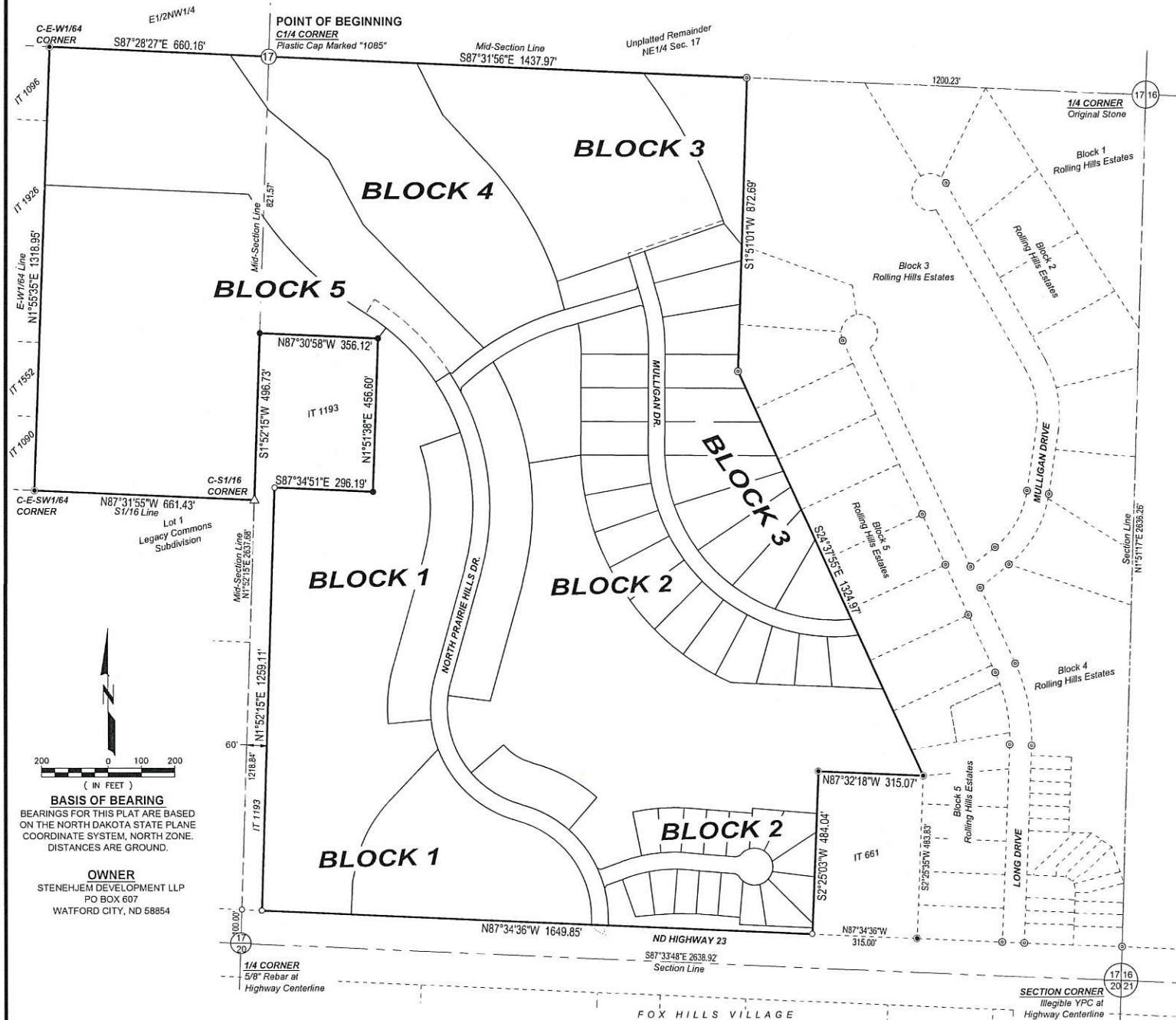
July 30, 2015

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

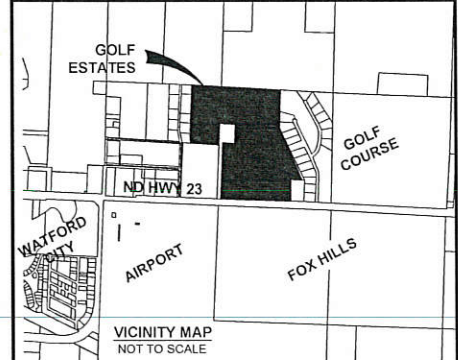


GIS, Watford City, AEZS
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap cc, iD

**PLAT of
FOX HILLS GOLF ESTATES**
IN THE E1/2NE1/4SW1/4 and SE1/4 SECTION 17, T150N, R98W, 5th
PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



- LEGEND**
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
 - △ FOUND REBAR W/ ALUM CAP MARKED "LS-6715"
 - WC WITNESS CORNER
 - FOUND REBAR, NO CAP
 - FOUND REBAR W/ YELLOW CAP MARKED "STATE LINE LS-6185"
 - FOUND REBAR W/ YELLOW CAP MARKED "1195"



DESCRIPTION

The E1/2NE1/4SW1/4 and the SE1/4, excepting therefrom Rolling Hills Estates Subdivision, Irregular Tracts 661 and 1193, and the North Dakota Highway 23 right-of-way, all in Section 17, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota, and being further described as follows:

Beginning at the C1/4 corner of Section 17; thence along the east-west mid-section line S87°31'56"E a distance of 1437.97 feet to the northwest corner of Rolling Hills Estates Subdivision; thence along the west line of said subdivision S01°51'01"W a distance of 872.69 feet and S24°37'55"E a distance of 1324.97 feet to the northwest corner of IT 661; thence along the north line of IT 661 N87°32'18"W a distance of 315.07 feet to the northwest corner thereof; thence along the west line of IT 661 S02°25'03"W a distance of 484.04 feet to the southwest corner thereof, said point being on the north line of the ND Highway 22 right-of-way; thence along said right-of-way line N87°34'36"W a distance of 1649.85 feet to the southeast corner of IT 1193; thence along the east line of IT 1193 N01°52'15"E a distance of 1259.11 feet, S87°34'51"E a distance of 296.19 feet, and N01°51'38"E a distance of 456.60 feet to the northeast corner thereof; thence along the north line of IT 1193 N87°30'58"W a distance of 356.12 feet to the northwest corner thereof, said corner being on the north-south mid-section line; thence along said mid-section line and the west line of IT 1193 S01°52'15"W a distance of 496.73 feet to the C-S1/16 corner; thence along the S1/16 line N87°31'55"W a distance of 661.43 feet to the C-E-SW1/64 corner; thence along the E-W1/64 line N01°55'35"E a distance of 1318.95 feet to the C-E-SW1/64 corner, said point being on the east-west mid-section line; thence along said mid-section line S87°28'27"E a distance of 660.16 feet to the Point of Beginning.

Said parcel contains 109.35 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.

STENEHJEM DEVELOPMENT LLP

Name: _____
Title: _____

STATE OF _____)
) ss
COUNTY OF _____)

Be it known that on this _____ day of _____, 2015, before me personally appeared _____, known to me to be the person described in the within instrument, and who acknowledged to me that he/she 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

Altest 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 _____

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.

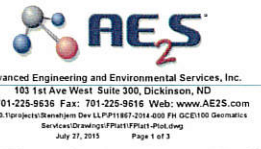
Linda Svihovec, Auditor

CERTIFICATE OF RECORDER

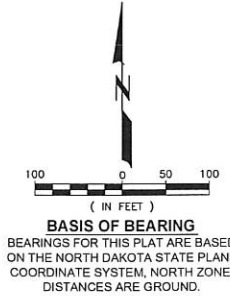
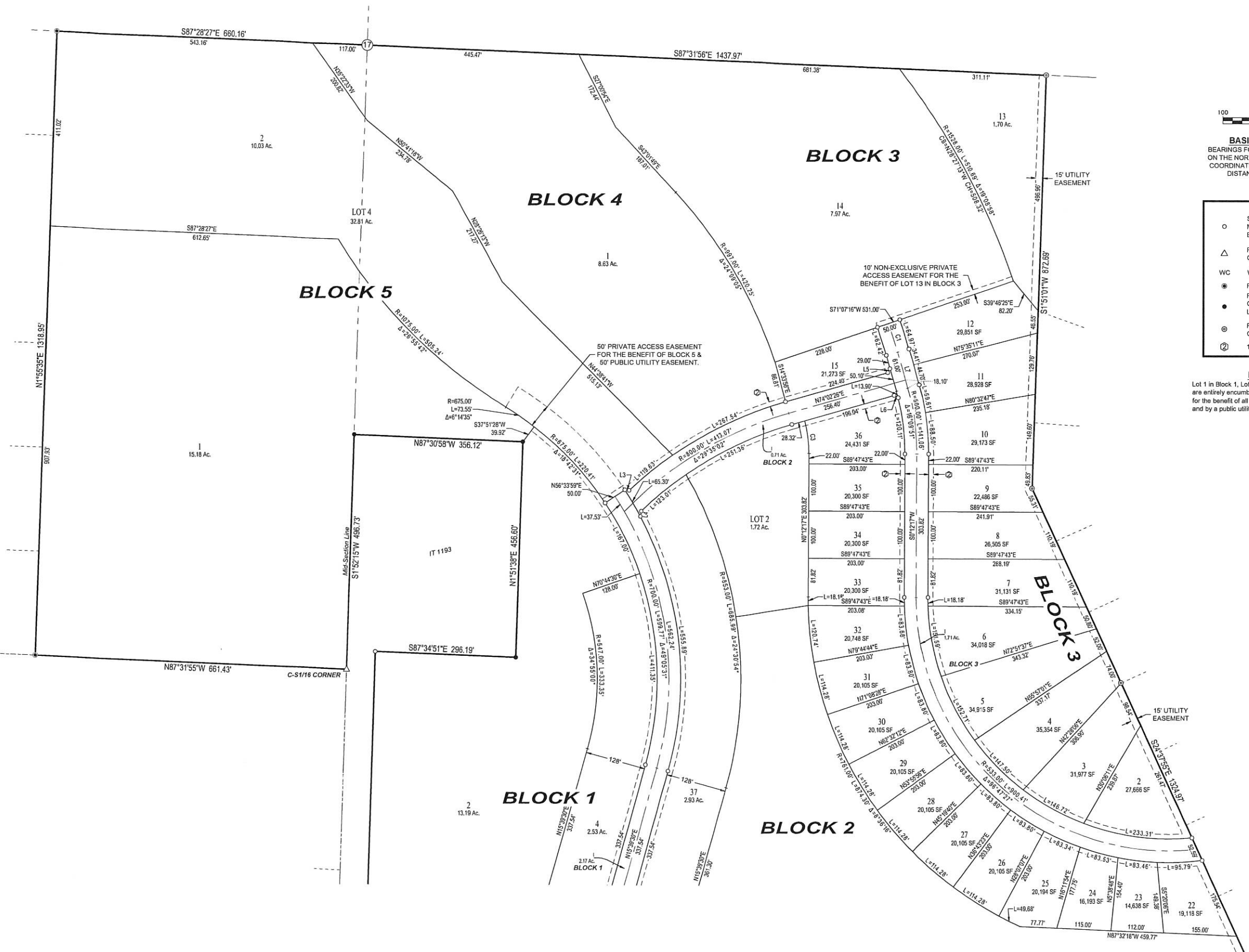
STATE OF NORTH DAKOTA)
) ss
COUNTY OF MCKENZIE)

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



PLAT of FOX HILLS GOLF ESTATES



LEGEND

- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- △ FOUND REBAR W/ ALUM CAP MARKED "LS-6175"
- WC WITNESS CORNER
- FOUND REBAR, NO CAP
- FOUND REBAR W/ YELLOW CAP MARKED "STATE LINE LS-6185"
- FOUND REBAR W/ YELLOW CAP MARKED "1195"
- ② 10' UTILITY EASEMENT

EASEMENTS
Lot 1 in Block 1, Lot 1 in Block 2, and Lot 1 in Block 3 are entirely encumbered by a private access easement for the benefit of all parcels within Fox Hills Golf Estates and by a public utility easement.

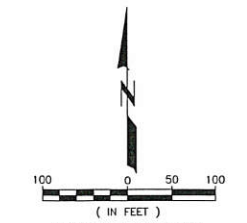
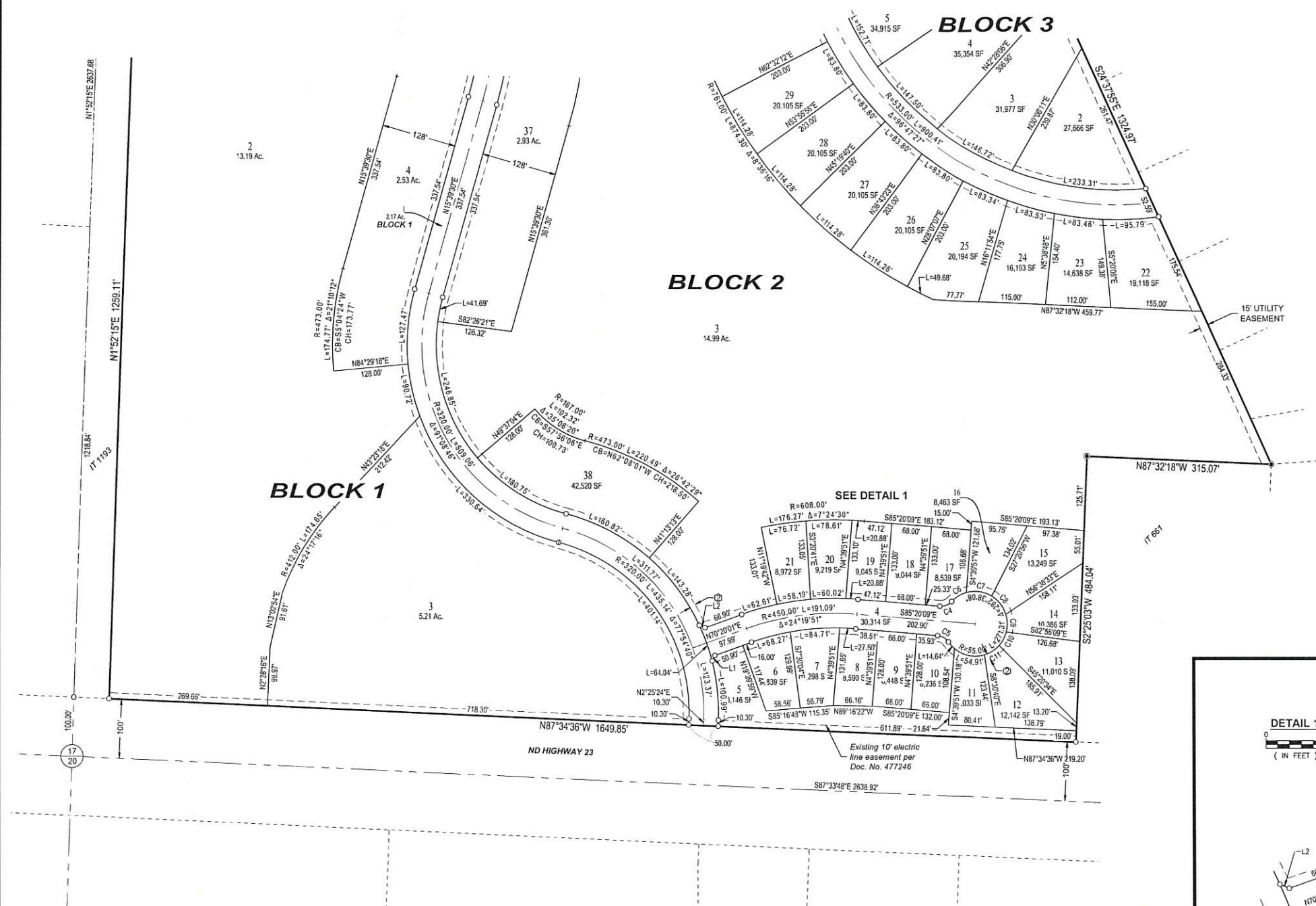
LINE TABLE

LINE	LENGTH	BEARING
L1	10.30'	S27°42'07"W
L2	10.30'	S67°02'05"E
L3	9.01'	N83°07'27"W
L4	11.13'	S08°46'39"W
L5	9.90'	S29°02'26"W
L6	9.79'	S60°19'55"E
L7	78.10'	S15°57'34"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.70'	1250.00'	002°55'10"	S17°25'09"E	63.69'
C3	69.84'	272.00'	014°42'39"	N07°09'03"W	69.65'
C4	22.39'	25.00'	051°19'04"	N69°00'19"E	21.65'
C5	22.39'	25.00'	051°19'04"	N59°40'37"W	21.65'
C6	29.03'	55.00'	030°14'41"	N58°28'08"E	28.70'
C7	45.38'	55.00'	047°16'30"	S32°46'17"E	44.10'
C8	40.16'	55.00'	041°50'14"	S38°12'55"E	39.27'
C9	30.72'	55.00'	032°00'22"	S01°17'37"E	30.33'
C10	26.24'	55.00'	027°20'12"	S28°22'40"W	25.99'
C11	30.22'	55.00'	031°29'08"	S57°47'20"W	29.85'

PLAT of FOX HILLS GOLF ESTATES



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

LEGEND

- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- △ FOUND REBAR W/ ALUM CAP MARKED "LS-6175"
- WC WITNESS CORNER
- FOUND REBAR, NO CAP
- FOUND REBAR W/ YELLOW CAP MARKED "STATE LINE LS-6185"
- ⊙ FOUND REBAR W/ YELLOW CAP MARKED "1195"
- ⑩ 10' UTILITY EASEMENT

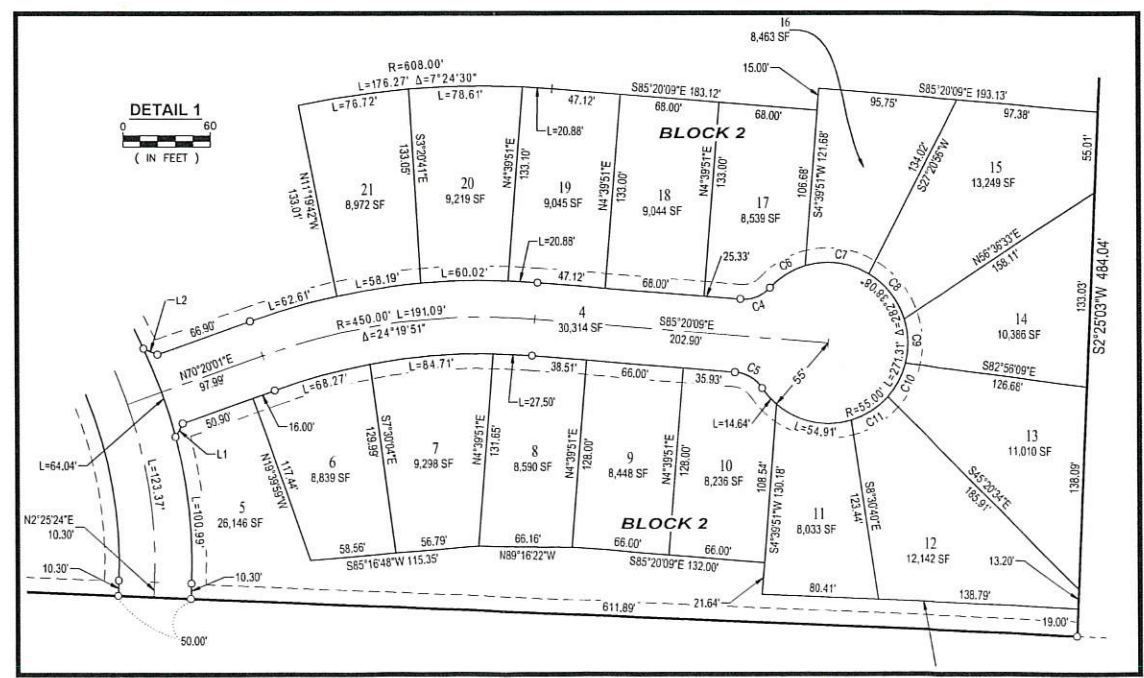
EASEMENTS
Lot 1 in Block 1, Lot 1 in Block 2, and Lot 1 in Block 3 are entirely encumbered by a private access easement for the benefit of all parcels within Fox Hills Golf Estates and by a public utility easement.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.70'	1250.00'	002°55'10"	S17°25'09"E	63.69'
C3	69.84'	272.00'	014°42'39"	N07°09'03"W	69.65'
C4	22.39'	25.00'	051°19'04"	N69°00'19"E	21.65'
C5	22.39'	25.00'	051°19'04"	N56°40'37"W	21.65'
C6	29.03'	55.00'	030°14'41"	N58°28'08"E	28.70'
C7	45.38'	55.00'	047°16'30"	S82°46'17"E	44.10'
C8	40.16'	55.00'	041°50'14"	S38°12'55"E	39.27'
C9	30.72'	55.00'	032°00'22"	S01°17'37"E	30.33'
C10	26.24'	55.00'	027°20'12"	S28°22'40"W	25.99'
C11	30.22'	55.00'	031°29'08"	S57°47'20"W	29.85'

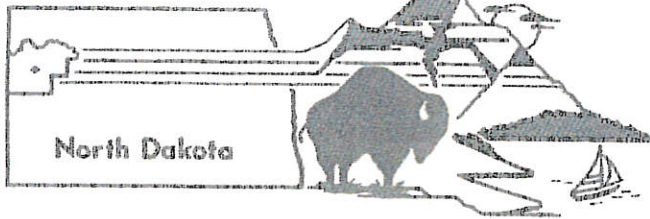
LINE TABLE

LINE	LENGTH	BEARING
L1	10.30'	S27°42'07"W
L2	10.30'	S67°02'05"E
L3	9.01'	N83°07'27"W
L4	11.13'	S08°46'39"W
L5	9.90'	S29°02'28"W
L6	9.79'	S60°19'56"E
L7	78.10'	S15°57'34"E



Final Plat Application

Wolf Run Village 2



**Division of Land
APPLICATION**
City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat

<u>Subdivision Final Plat</u>		P&Z: 07/27/15
Amend Final Plat	FEE: waived	CC: 08-03-15 ADVERTISE DATE: N/A
Simple Lot Split	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
Other:	SECTION / TOWNSHIP / RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WATFORD CITY PARK DISTRICT

APPLICANT: " "

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: JAKE WALTERS

ADDRESS: PO Box 2800

CITY: WATFORD CITY STATE: ND ZIP CODE: 58854

TELEPHONE: 701-484-1976 EMAIL: JAKE.WALTERS@PLANNINGND.COM

ASSESSOR'S PARCEL NUMBER(S): N/A

LEGAL DESCRIPTION: PLEASE SEE ATTACHED REPLAT BOUNDARY DESCRIPTION

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 301 3RD ST SE / Below WC Pcc1

GROSS/NET ACREAGE: 1.2 ac PRESENT ZONE CLASSIFICATION: CF

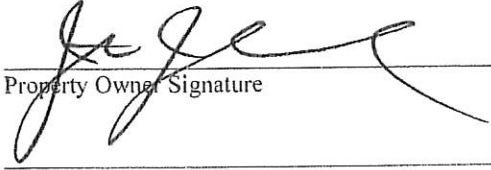
SOURCE OF Water / Sewer: City Services

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? None

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department Staff prior to filing any application

PROPERTY OWNER

(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

Justin Johnsrud

Print Owner Name

Property Owner Signature


Print Owner Name

NOTARY

State of NORTH DAKOTA

County of MCKENZIE

This instrument was acknowledged before me on 6-16-15 by JUSTIN JOHNSRUD
Date Name of Person(s)



Signature of Notary

MILDRED WILLIAMS
Notary Public
State of North Dakota
My Commission Expires Feb. 25, 2019







SURVEYOR / ENGINEER

Name: _____ License: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

Final Plat: Wolf Run Village 2



July 30, 2015

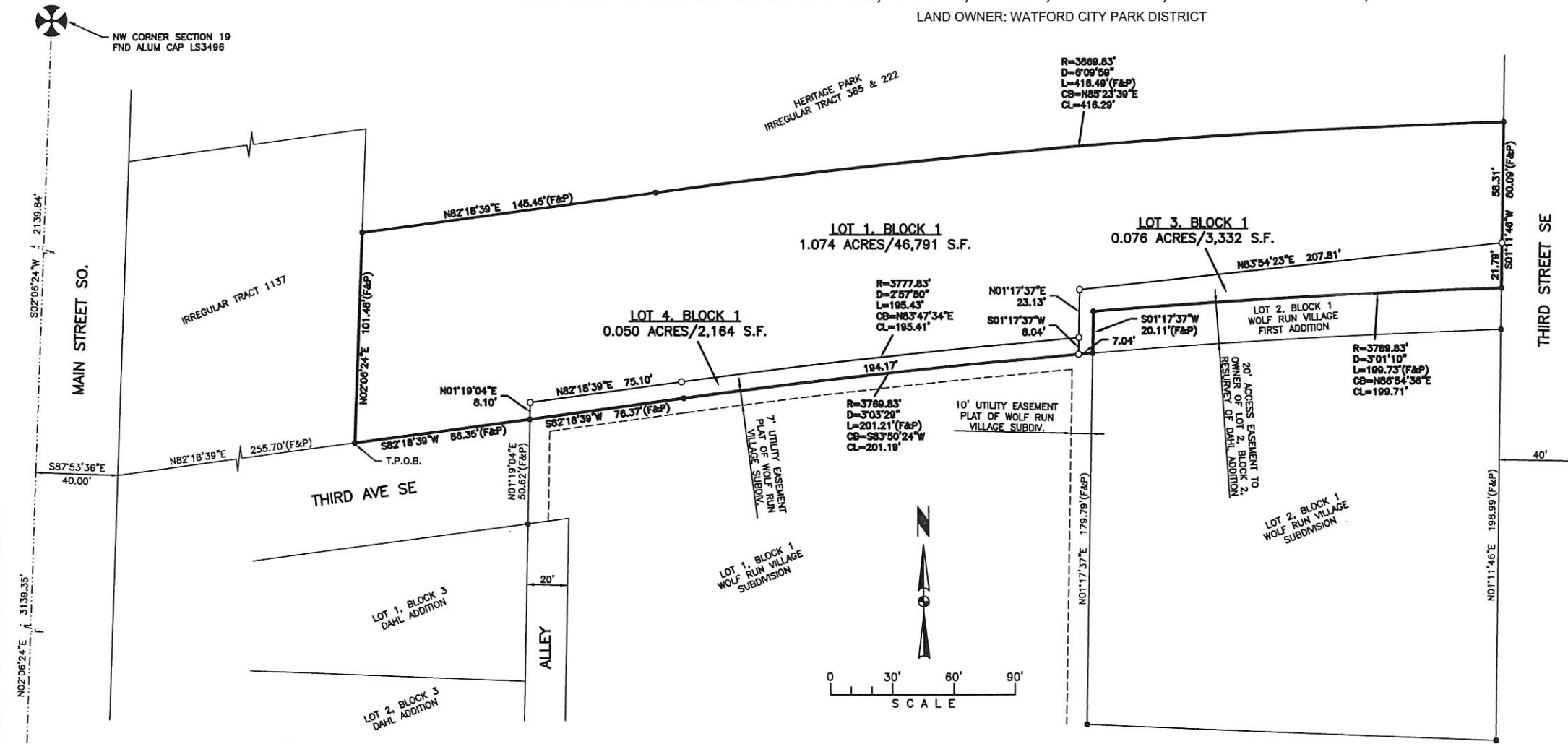
-  World Transportation
-  Watford City Limits
-  Territorial Area (ETA)
-  Lot Lines
-  Cherry Creek
-  Parcels Data from McKenzie Count



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

A REPLAT OF LOT 1, BLOCK 1, WOLF RUN VILLAGE FIRST ADDITION LOCATED IN GOVERNMENT LOT 2 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNER: WATFORD CITY PARK DISTRICT



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 DEDICATED AND NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

DATE: _____

DATE: BRENT SANFORD, MAYOR PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) SS

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)
COUNTY OF MCKENZIE) SS

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

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)
COUNTY OF CASCADE) SS

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 _____

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

TD&H Engineering	DRAWN BY: DRK	DATE: 4-13-15	QUALITY CHECK: MAB
	SURVEYED BY: DRK	JOB NO. W15-013	FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY		MONTANA	
SPOKANE		WASHINGTON	
LEWISTON		IDAHO	
WATFORD CITY		NORTH DAKOTA	

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____.

WATFORD CITY PARK DISTRICT
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 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 _____

REPLAT BOUNDARY DESCRIPTION

A tract of land being Lot 1, Block 1, of the Wolf Run Village First Addition, located in Government Lot 2 of Section 19, Township 150 North, Range 98 West, Fifth Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at the Northwest corner of said Section 19; thence South 02°06'24" West along the Westerly line of said Section 19, a distance of 2139.84 feet; thence South 87°53'36" East, a distance of 40.00 feet to the Southwest corner of Irregular Tract No. 1137; thence South 82°18'39" East along the Southerly line of said Irregular Tract No. 1137, a distance of 255.70 feet to the Southwest corner of said Lot 1 and being the True Point of Beginning; thence North 02°06'24" East along the Westerly line of said Lot 1, a distance of 101.48 feet to the Northwest corner of said Lot 1; thence North 82°18'39" East along the Northerly line of said Lot 1, a distance of 145.45 feet; thence along said Northerly line on a tangent curve to the right, having a Radius of 3789.83 feet, a Delta of 6°09'59", an Arc Length of 416.49 feet, a Chord Bearing of North 85°23'39" East, and a Chord Length of 416.29 feet to the Northeast corner of said Lot 1; thence South 01°11'46" West along the Easterly line of said Lot 1, a distance of 80.29 feet to the Southeast corner of said Lot 1; thence along the Southerly line of said Lot 1 on a non-tangent curve to the left, having a Radius of 3789.83 feet, a Delta of 3°01'10", an Arc Length of 199.73 feet, a Chord Bearing of South 85°54'36" West, and a Chord Length of 199.71 feet; thence South 01°17'37" West along said Southerly line, a distance of 20.11 feet; thence along said Southerly line on a non-tangent curve to the left, having a Radius of 3769.83 feet, a Delta of 3°03'29", an Arc Length of 201.21 feet, a Chord Bearing of South 83°50'24" West, and a Chord Length of 201.19 feet; thence South 82°18'39" West along said Southerly line, a distance of 162.72 feet to the True Point of Beginning and containing 1.200 acres or 52,287 square feet..

- LEGEND**
- TRACT BOUNDARY
 - LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - FOUND PROPERTY PIN
-24" x 5/8" REBAR
WITH LS7971 YPC
 - SET PROPERTY PIN
-24" x 5/8" REBAR
WITH LS7971 YPC
 - ⊕ FOUND SECTION CORNER
 - ⊕ FOUND QUARTER CORNER
 - (F) FIELD MEASUREMENT
 - (P) PLATTED DISTANCE

AREA OF LOTS = 1.200 ACRES
AREA OF DEDICATED R/W = 0.000 ACRES
TOTAL AREA = 1.200 ACRES

BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, DISTANCES ARE GROUND

UTILITY EASEMENTS APPROVAL

WE, 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 UTILITIES
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 _____

DATED THIS _____ DAY OF _____, A.D., 20____.

RESERVATION TELEPHONE COMPANY
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 _____

Minutes

PLANNING & ZONING COMMISSION MEETING MINUTES

June 29, 2015

The regular monthly meeting of the Watford City Planning & Zoning Commission was held on Monday June 29, 2015 at 6:00 p.m. at City Hall in the Heritage Room. In attendance: Chairman Glen Beard, Board members: Rick Holm, Jesse Lawrence and Shane Homiston. Also present: Assistant City Planner Mildred (Mili) Williams, Assistant City Planner Chris York, City Building Inspector Steven Williams, and Public Works Assistant Mariah Nelson. Absent: City Attorney Wyatt Voll, City Planner Curtis Moen, Board Member Sonja Johnson, Board Member William Carlson, and Board Member Cory Johnson.

With the above mentioned present, the Public Hearing was called to order at 6:14 p.m. by Chairman Glen Beard.

Under consideration were the following:

1. Public Hearing to hear comment on Simple Lot Split Application submitted by Tammy Wilson, Cheetah Properties for property located at 216 6th Ave SE Watford City, (Sec 19 T 150 R98), McKenzie County, ND. For the purpose of creating two (2) parcels from one parent parcel (1). Lot 1 3.891 acres, Lot 2 2.591 acres.
MOTION by S. Homiston, SECOND by R. Holm to recommend Approval to City Council of the Simple Lot Split contingent with the following recommendations set forth in the staff report:
 - a. It is recommended by the Planning Department for approval of the requested Simple Lot Split.**Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.**
MOTION Carried.
2. Public Hearing to hear comment on Conditional Use Permit ANNUAL REVIEW of Ace in the Hole Construction, Colt Floyd, for Employee Housing on property located 2502 17th Ave NE, 10 acres Section 8, T150N, R98W, Watford City, McKenzie County, ND. For the purpose of Annual Review of Conditional Use Permit for Employee Housing.
Discussion regarding setbacks on the section line, resulting in a motion to table this review.
MOTION by S. Homiston, SECOND by R. Holm to Table the Conditional Use Permit ANNUAL REVIEW.
Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.
MOTION Carried.
3. Public Hearing to hear comment on Conditional Use Permit Application for Ace in the Hole Construction, Colt Floyd on property located 2502 17th Ave NE, 10 acres, Section 8, T150N, 98W, Watford City, McKenzie County, ND. Amending original application to include addition of two units of Employee Housing to existing 8 units permitted to property.
MOTION by J. Lawrence, SECOND by S. Homiston to Table the Conditional Use Permit Application.
Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.
MOTION Carried.
4. Public Hearing to hear comment on Conditional Use Permit Application ANNUAL REVIEW for Badlands Cellular of ND, d/b/a Verizon Wireless & MBY15, LLC on property located @ 409 12th Street Southeast, Lot 22, Block 6 Cherry Creek 2nd Addition, Watford City, McKenzie County, ND. For the purpose of annual review of CUP for wireless telecommunications transmission facility including a 50' monopole style antenna structure and 12'x30' utility building to improve wireless communications capacity in area.
MOTION by J. Lawrence, SECOND by S. Homiston to recommend Approval to City Council of the Conditional Use Permit Application ANNUAL REVIEW contingent with the following recommendations set forth in the staff report:
 - a. It Conditional Use Permit shall be reevaluated after 1 year.**Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.**
MOTION Carried.
5. Public Hearing to hear comment on Conditional Use Permit Application ANNUAL REVIEW for Kotana Communications Inc. / Badlands Cellular of ND-Verizon Wireless on property located at 1208 11th Ave SW, 2.43 acres, Watford City, McKenzie County, ND. For the purpose of annual review of CUP to allow installation of new wireless communication monopole 109'ft., with an equipment shelter on commercial zoned property.
MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval to City Council of the Conditional Use Permit Application ANNUAL REVIEW contingent with the following recommendations set forth in the staff report:
 - a. It Conditional Use Permit shall be reevaluated after 1 year.**Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.**
MOTION Carried.
6. Public Hearing to hear comment on Conditional Use Permit Application ANNUAL REVIEW for Kathleen Tretter-SewFine

Embroidery on property located at 2601 2nd St NE (Dakota Ridge Subdivision), Watford City, McKenzie County, ND. For the purpose of annual review of CUP to allow a home based small business of custom embroidery in a Residential Dwelling District.

MOTION by R. Holm, SECOND by J. Lawrence to recommend Approval to City Council of the Conditional Use Permit Application ANNUAL REVIEW contingent with the following recommendations set forth in the staff report:

- a. **It Conditional Use Permit shall be reevaluated after 1 year.**

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

7. Public Hearing to hear comment on Conditional Use Permit Application ANNUAL REVIEW for QEP to place mobile homes for Employee Housing on C-1 zoned property located 3112 4th Ave NE, SW1/4 SE1/4 Section 16, T150N, R98W, 10 acres. For the purpose of annual review of CUP to allow Employee Housing on commercial zoned property.

MOTION by J. Lawrence, SECOND by R. Holm to recommend Approval to City Council of the Conditional Use Permit Application ANNUAL REVIEW contingent with the following recommendations set forth in the staff report:

- b. **The conditional use permit will allow only factory manufactured campers, and DOT approved recreational vehicles. No non-factory housing shall be permitted.**
- c. **The conditional use permit is based on the number of spaces allowed per the lot size and shall not be expanded nor the intensity increased.**
- d. **The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per site shall be provided.**
- e. **A dust palliative should be required to be applied to parking areas from May through October.**
- f. **Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course for the final surfacing.**
- g. **Conditional Use Permit shall be reevaluated after 1 year.**
- h. **A site plan must be submitted showing the lot orientation and placement of the proposed units as well as parking, drive aisles and utility connections as per the ordinance.**

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

8. Public Hearing to hear comment on Simple Lot Split (re-plat of lot 1 blk 1 wolf run village first addition) submitted by City of Watford City for Wolf Run Village 2 on property located Government Lot 2 of Section 19, T150, R98W, Watford City, McKenzie County, ND. (approximately 301 3rd St SE) 1.2 acres. For the purpose of creating two lots from original parcel.

MOTION by S. Homiston, SECOND by R. Holm to recommend Approval to City Council of the Simple Lot Split.

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

9. Public Hearing to hear comment on Planned Community Development Zone Application for Creekside@ Fox Hills Village submitted by Mychal Gorden for Stenehjem Holdings, LLC on property located, Lot 8 Blk 1 and Lot 12-12 in Block 3 of Fox Hills Village Subdivision NE ¼ Section 20 & NW ¼ Section 21, T150N, 98W, 51.07 acres, Watford City, McKenzie County, ND. For the purpose of permitting the grouping or clustering of residential and some customarily accessory nonresidential uses in court or similar arrangements.

Mychal Gorden stood up and spoke about the general plan for the area. The development will be R-1 and R-2; two story, single family homes on smaller lots. The streets will be narrower than the current city standard, yet will still meet the standard for emergency vehicles. Because the streets will not be to the city standard, the communities association would take care of all street upkeep. There will also be no on street parking in the development and will be enforced by the community members. All of this will need to be approved by both Justin Smith and Todd Kelley.

MOTION by S. Homiston, SECOND by R. Holm to recommend Approval to City Council of the Planed Community Development Zone Application contingent with the following recommendations set forth in the staff report:

1. **The tract for use as a Community Unit Plan District shall be not less than five (5) acres in area and shall be under single or joint ownership.**
2. **An applicant for a change in zoning to "R-P" Community Unit Plan District must satisfy the Planning Commission that he has the ability to carry out the proposed plan and shall prepare and submit a schedule for construction.**
3. **Such applicant also shall prepare and submit a preliminary development plan for review and approval the Planning Commission which shall include:**
 - a) **A topographic map showing contours at intervals of two (2) feet.**
 - b) **A plot plan showing:**
 - 1) **Building locations on the tract.**

- 2) Access for streets.
 - 3) Parking arrangement and number of spaces.
 - 4) Interior drives and service areas.
 - 5) Area set outside for public open space.
 - c) Location map showing the development and zoning of the adjacent property within two hundred (200) feet, including the location and the type of buildings and structures thereon.
 - d) The full legal description of the boundaries of the properties to be included in the area to be zoned as a "R-P" District.
 - e) A map showing the general arrangement of streets within an area of one thousand (1,000) feet from the boundaries of the area to be zoned "R-P" District.
 - f) A map showing location of proposed sewer, water and other utility lines.
 - g) A description of general character of proposed buildings.
4. Upon approval of the preliminary development plan by the Planning Commission, the applicant shall prepare and submit a final development plan, which shall incorporate any changes or alterations requested. The final development plan and the Planning Commission recommendations shall be forwarded to the City Council for their review and final action.
 5. In the event that, within eighteen (18) months following approval by the City Council, the applicant does not proceed with construction substantially in accordance with the plan so approved, the Planning Commission shall initiate action to rezone the property. A public hearing, as required by law, shall be advertised and held at which time the applicant shall be given an opportunity to show why construction has been delayed. Following the hearing, the Planning Commission shall make findings of fact and shall make a recommendation to the City Council.
 6. No commercial use, nor any building devoted primarily to commercial use shall be built or established prior to the construction and occupancy of fifty (50) percent of the residential buildings in "R-P" District zone.
 7. The total ground area occupied by buildings and structures shall not exceed forty (40) percent of the total ground area of the Community Unit Plan District. For the purpose of this regulation, total ground area shall include all areas to be devoted to public open spaces, sidewalks or open courts. The total number of dwelling units permitted in this district shall be determined by dividing the net development area by two thousand (2000).
 8. No building or structure shall exceed forty-five (45) feet in height except as otherwise permitted in the additional height, areas and use regulations of the ordinance.
 9. Where buildings front or side on, or are across the street from, other residential zoned properties, the front or side yards shall be the same as those of the adjoining zoning.
- As referenced in #5 above approval of zone change will revert to previously zoned district if no action is taken within eighteen (18) months of City Council approved zone change to RP.
 - Development has eighteen (18) months to act upon submitted and approved required documents for a Community Plan Unit District.
 - All public dedications must be completed or bonding in place at 125% of Engineers Estimate unless other arrangements have been made with the approval of City Planner.
- Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.
MOTION Carried.

10. Public Hearing to hear comment on Zone Change Application submitted by Stepping Stone Inc for David and Jan Rolfson on property located NW1/4 Section 16, T150N, R98W, Lot 6 of replat Lot 3 of Rolfson Subdivision, 9.47 acres. For the purpose of re-zoning 9.47 acres AG land to R4 High Density Residential.

Board member Rick Holm raised the concern about the possibility of more apartment buildings being built in our city when the ones that are complete are not full. This zone change would allow R-4 high density (apartments) to be built if the developer so chooses.

MOTION by J. Lawrence, SECOND by S. Homiston to recommend Approval to City Council of the Zone Change Application contingent with the following recommendations set forth in the staff report:

- a. Site Development Plan Application and generalized building plans must be submitted, reviewed and approved before any development is started on this property.
- b. Zone change will only be in place for a year, if no further development is done within this time the property shall return back to its original zoning.

Roll Call vote: Ayes; J. Lawrence, S. Homiston, G. Beard. Nays; R. Holm.
MOTION Carried.

11. Public Hearing to hear comment on Preliminary Plat Application submitted by GC Busch, LLC by Hammers Construction Inc on property located S ½ NW ¼ Section 10, T150, R98, 78.73 acres, McKenzie County, ND. (Hwy 1806 and 28th St NW). 17 lots

Neighboring land owners were concerned with the value of their home decreasing with this new large commercial/ industrial park going in near their home. They were also concerned with the amount of traffic that their road would receive. They stated they currently have a 90 year lease on that road as their "private drive". Because of the potentially high traffic issue on 28th St NW, there was some discussion of checking with DOT about making a new approach off of 1806 on the north side of property. The Hammer Construction representative present mentioned how they were paving the roads first thing they do to help keep down the dust during and after construction. He was also open to looking into the new approach on the north side of the property and altering his plans as needed. The board members thought with Hammer Construction's future plans of a Phase II, that would possibly help the DOT in approving the new approach.

MOTION by R. Holm, SECOND by S. Homiston to recommend Approval to City Council of the Preliminary Plat Application contingent with the following recommendations set forth in the staff report:

- a. **Site Development Plan Application and generalized building plans must be submitted, reviewed and approved before any development is started on this property.**

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

12. **Public Hearing to hear comment on Zone Change Application submitted by GC Busch, LLC by Hammers Construction Inc on property located S ½ NW ¼ Section 10, T150, R98, 78.73 acres, McKenzie County, ND. (Hwy 1806 and 28th St NW) Application request to rezone AG land to IP Industrial Park.**

MOTION by S. Homiston, SECOND by R. Holm to recommend Approval to City Council of the Zone Change Application contingent with the following recommendations set forth in the staff report:

- a. **Site Development Plan Application and generalized building plans must be submitted, reviewed and approved before any development is started on this property.**
- b. **Zone change will only be in place for a year, if no further development is done within this time the property shall return back to its original zoning.**

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

Close Public Hearing @ 7:25pm

Call to order Regular Meeting @ 7:26pm

- **Final Plat Application**

Citation Hills

(Previously submitted as Watford Ranch and / or Fox Ridge)

MOTION by S. Homiston, SECOND by J. Lawrence to recommend Approval to City Council of the Final Plat Application contingent with the following recommendations set forth in the staff report:

- a. **The Citation Hills development agreement is finalized before final plat recordation.**
- b. **SIA is finalized and approved before final plat recordation by the Watford City planning department.**
- c. **\$500,000 Sewer Agreement be finalized prior to recordation.**
- d. **Private access easements within the development changed to be Public Access easements, drawn on the plat, and indicate the requisite 70' ROW. (City Standard attached)**

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

- **Special Permit**

Border States Electric located at 3709 10th Ave NE, Watford City, ND 58854.

Current fence built to a height of 8' whereas the current maximum height allowed in the City is 6'. As stated in the letter they also asked for the ability to install 3 barbs at the top of the fence if needed. This condition will only be allowed if the barbs are placed below the 8' mark.

MOTION by S. Homiston, SECOND by J. Lawrence to recommend Approval to City Council of the Special Permit.

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

MOTION Carried.

Minutes of May 26, 2015:

MOTION by R. Holm, SECOND by J. Lawrence

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

New Business:

No new business

Old Business:

No old business.

Review Permits: Permits were reviewed as presented.

No discussion.

Adjournment @ 7:34 PM

MOTION by R. Holm, SECOND by J. Lawrence.

Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Homiston, G. Beard. Nays; None.

The next regularly scheduled Planning & Zoning Commission meeting will be Monday July 27, 2015 at 6:00 p.m.

**Glen Beard
Chairman**

**Mariah Nelson
Public Works Assistant**

Permits

2015 PERMITS

Permit #	Month	Issue Date	Property Owner	Contractor	Project Address	Parcel # /Subdivision	Description of Work	Value	Permit Fee	Payment
3412	July	7/1/2015	Joey Erickson/ E&M Services	Anderson Homes Inc	505 2nd St NE		Pour new basement and move on new modular home	\$ 160,000.00	\$ 1,405.00	Check # 1905
3229-14 RENEW	June	7/2/2015	Raymond Close	Self	106 4th St NE	Renewed	Add bathroom, shop & storage area to existing garage and enclose 4x8 porch	\$ -	\$ 20.00	Card
3229-14 RENEW	June	7/2/2015	Raymond Close	Self	106 4th St NE	Renewed	Add bathroom, shop & storage area to existing garage and enclose 4x8 porch	\$ -	\$ 20.00	Card
1674 RENEW	July	7/6/2015	Lenny & Amy Houle	Self	304 6th Ave NW	Renewed	Deck addition & finish work	\$ -	\$ 20.00	Card
3029 RENEW	July	7/6/2015	Bakota Partners LLC	Landmark Development	202 8th Ave SE Lot 6 Block 1	South Park	Jiffy Lube Building	\$ -	\$ 20.00	Check #1089
3030 RENEW	July	7/6/2015	Bakota Partners LLC	Landmark Development	202 8th Ave SE Lot 6 Block 1	South Park	3-Bay Car Wash	\$ -	\$ 20.00	Check #1090
3413	July	7/7/2015	Harold (Frank) Fish	R&T Construction	412 4th St NE		Replace Shingles on Roof	\$ 7,000.00	\$ 135.00	Check # 1635
3414	July	7/7/2015	Stenehjem Development	Koosman Construction	501 Long Drive Lot 6 Block 1	Rolling Hills	Single Family Home w/attached Garage	\$ 230,000.00	\$ 1,860.00	Check #1343
3415	July	7/7/2015	Stenehjem Development	Koosman Construction	505 Long Drive Lot 15 Block 5	Rolling Hills Estates	Single Family Home w/attached Garage	\$ 280,000.00	\$ 2,185.00	Check #1344
3416	July	7/7/2015	Stenehjem Development	Koosman Construction	433 Village Lane Lot 12	Rolling Hills Estates	1.5 Story Twinhome Unit w/attached Garage	\$ 185,000.00	\$ 1,567.50	Check #1344
3417	July	7/7/2015	Stenehjem Development	Koosman Construction	410 Long Drive Lot 12	Rolling Hills Estates	1.5 Story Twinhome Unit w/attached Garage	\$ 185,000.00	\$ 1,567.50	Check #1344
3418	July	7/7/2015	Stenehjem Development	Koosman Construction	406 Long Drive Lot 11	Rolling Hills Estates	1.5 Story Twinhome Unit w/attached Garage	\$ 185,000.00	\$ 1,567.50	Check #1344
3419	July	7/7/2015	Stenehjem Development	Koosman Construction	402 Long Drive Lot 11	Rolling Hills Estates	1.5 Story Twinhome Unit w/attached Garage	\$ 185,000.00	\$ 1,567.50	Check #1344
3420	July	7/9/2015	Greg & Vickie Salvesson	Self	12225 Buffalo Hills Dr.	Buffalo Hills	12 x 20 Shed	\$ 6,000.00	\$ 121.00	Check #1553
3421	July	7/9/2015	Watford City Legacy LLC	Edward Homes	302 19th Ave NW Lot 4 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3422	July	7/9/2015	Watford City Legacy LLC	Edward Homes	210 19th Ave NW Lot 6 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3423	July	7/9/2015	Watford City Legacy LLC	Edward Homes	118 19th Ave NW Lot 8 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3424	July	7/9/2015	Watford City Legacy LLC	Edward Homes	209 19th Ave NW Lot 7 Block 2	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3425	July	7/9/2015	Watford City Legacy LLC	Edward Homes	214 19th Ave NW Lot 5 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3426	July	7/9/2015	Watford City Legacy LLC	Edward Homes	206 19th Ave NW Lot 7 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3427	July	7/9/2015	Watford City Legacy LLC	Edward Homes	114 19th Ave NW Lot 9 Block 1	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3428	July	7/9/2015	Watford City Legacy LLC	Edward Homes	205 19th Ave NW Lot 8 Block 2	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3429	July	7/9/2015	Watford City Legacy LLC	Edward Homes	117 19th Ave NW Lot 9 Block 2	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3430	July	7/9/2015	Watford City Legacy LLC	Edward Homes	113 19th Ave NW Lot 10 Block 2	Stallion Meadows	4 Plex Apartment Building	\$ 400,000.00	\$ 2,965.00	Check #235
3431	July	7/9/2015	Watford McKenzie Apartments	Roers West	118 Foxhills Parkway N	Fox Hills Village	40 Plex Apartment Building with Garages	\$ 4,436,555.00	\$ 20,111.22	Check #3532
3431-15	July	7/10/2015	Ray Morken	Dans Mobile Homes	1004 5th Ave SE		Moving New Mobile Home onto Property & Constructing 2 Decks	\$ 1,000.00	\$ 75.00	Check #1333
3432	July	7/10/2015	Leann Erickson	Self	413 2nd St NW		Enlarge Existing Garage & Concrete Driveway	\$ 45,000.00	\$ 600.00	Check # 8566
3278 RENEW	July	7/10/2015	Shangcheng Development LLC	Skotzke National	1521 Emerald Ridge Road	Emerald Ridge	36 Unit Modular Apartment Building	\$ -	\$ 20.00	Card
2972 RENEW	July	7/10/2015	Shangcheng Development LLC	Mission Homes /Skotzke	1517 1513 1509 6th Ave NW Lot 1 Blk 5	Emerald Ridge	6-plex Townhome	\$ -	\$ 20.00	Card
3029 RENEW	July	7/10/2015	Shangcheng Development LLC	Mission Homes /Skotzke	1609 1605 1601 6th Ave NW Lot 2 Blk 5	Emerald Ridge	6-plex Townhome	\$ -	\$ 20.00	Card
3433	July	7/13/2015	Joshua & Regina Wagner	Centennial Homes	1309 6th St SW		Moving New Mobile Home onto Property	\$ -	\$ 150.00	Card
3434	July	7/14/2015	Anita & Jarett Graham	Bakken Fence	318 27th Ave NE	Dakota Ridge	Fence backyard	\$ -	\$ 25.00	Card
3435	July	7/14/2015	Wolf Run Village, Inc.	Edward Homes/Solid Rock Earthworks	3rd St SE	Wolf Run Village	Site dirtwork, Subgrade balancing, excavation	\$ -	\$ -	Fee Waived.
3436	July	7/14/2015	Justin Soleim	Self	504 2nd St NW		Fencing Backyard	\$ -	\$ 25.00	Cash
3437	July	7/14/2015	McKenzie County HealthCare	PXI, Inc.	8th St NE		Excavation: force main/water main tie-in	\$ -	\$ 25.00	Card
3438	July	7/14/2015	Koosman Construction	Koosman Construction	Lot 4 Block 1	Rolling Hills Estates	Single Family Home with attached Garage	\$ 230,000.00	\$ 1,860.00	Check #28715
3439	July	7/14/2015	Koosman Construction	Koosman Construction	Lot 5 Block 1	Rolling Hills Estates	Single Family Home with attached Garage	\$ 230,000.00	\$ 1,860.00	Check #28715
3440	July	7/14/2015	Koosman Construction	Koosman Construction	Lot 36 Block 4	Rolling Hills Estates	Single Family Home with attached Garage	\$ 275,000.00	\$ 2,152.50	Check #28715
3441	July	7/14/2015	Koosman Construction	Koosman Construction	Lot 37 Block 4	Rolling Hills Estates	Single Family Home with attached Garage	\$ 275,000.00	\$ 2,152.50	Check #28715
3442	July	7/14/2015	Assembly of God	St. Joseph's Building LLC	2117 S Main St		Interior Const: partitions in admin area	\$ 65,000.00	\$ 752.50	Check #1383
3443	July	7/14/2015	Bakota Partners LLC	Mid State Signs	202 8th Ave SE Lot 6 Block 1	South Park	Signage for Jiffy Lube & Car Wash	\$ -	\$ 100.00	Card
3444	July	7/16/2015	WCT Rentals LLC	Decker Construction	2405 Schilke Drive Lot 4	GTI	20'x30' truck/employee lounge	\$ 55,000.00	\$ 677.50	Card
3445	July	7/16/2015	Cheryl Renville	Ed Olson	101 5th St NE		Construct roof/awning over existing patio	\$ 4,884.94	\$ 105.38	Check #3003
3446	July	7/16/2015	API Real Estate Group	Nor-Son Inc	12274 26th F St NW	Suites c & d	Interior construction for office spaces	\$ 90,000.00	\$ 940.00	sent check if

2015 PERMITS

Permit #	Month	Issue Date	Property Owner	Contractor	Project Address	Parcel # /Subdivision	Description of Work	Value	Permit Fee	Payment
3447	July	7/16/2015	Wolf Creek Development	Goulet Construction	718 2nd St NE Lot 26 Block 4	Dry Creek	Duplex Unit with Attached Garage	\$ 100,000.00	\$ 1,015.00	Check #2153
3448	July	7/16/2015	Wolf Creek Development	Goulet Construction	710 2nd St NE Lot 28 Block 4	Dry Creek	Duplex Unit with Attached Garage	\$ 100,000.00	\$ 1,015.00	Check #2153
3449	July	7/16/2015	Wolf Creek Development	Goulet Construction	706 2nd St NE Lot 29 Block 4	Dry Creek	Duplex Unit with Attached Garage	\$ 100,000.00	\$ 1,015.00	Check #2153
3450	July	7/16/2015	Wolf Creek Development	Goulet Construction	714 2nd St NE Lot 27 Block 4	Dry Creek	Duplex Unit with Attached Garage	\$ 100,000.00	\$ 1,015.00	Check #2153
3451	July	7/17/2015	John & Angie Carns	Self	209 27th Ave NE	Dakota Ridge	Fence	\$ -	\$ 25.00	Card
3452	July	7/23/2015	Leon Iverson	Self	116 6th St SE		Replace Shingles on Roof			
3453 A	July	7/23/2015	McKenzie County	Construction Engineers	1201 12th St SE		Law Enforcement Center Footings & Foundation	\$ -	\$ -	Fee Waived.
3454	July	7/27/2015	Glen Beard	Beard Construction, Inc	604 3rd St NW		Replace Shingles on Roof	\$ 14,000.00	\$ 233.00	Check #10982
3455	July	7/28/2015	Watford Center LLC	Edman Builders LLC	1005 S Main St Suite 104		Interior construction for "Smiling Moose Deli"	\$ 200,000.00	\$ 1,665.00	Check #2075 + #
3456	July	7/28/2015	McKenzie Co School District	Setup Soldiers	300 3rd St SE		Moving in & Setting up 2 portable classrooms	\$ -	\$ -	Fee Waived.
3457	July	7/28/2015	Wolf Run Village, Inc.	Edward Homes, Inc.	301 3rd St SE	Wolf Run Village	20 Unit Apartment Building with Detached Garages	\$ 3,500,000.00	\$ -	Fee Waived.

**YEAR TO DATE
PERMIT TOTALS**

2014	
MONTH	# ISSUED
January	32
February	4
March	15
April	58
May	17
June	58
July	44
August	69
September	47
October	112
November	30
December	25

2015	
MONTH	# ISSUED
January	13
February	9
March	17
April	40
May	19
June	80
July	45
August	
September	
October	
November	
December	

2014 YTD	228
2015 YTD	223

YEAR TO DATE	223
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2014	
MONTH	VALUE
January	\$ 11,496,850.00
February	\$ 356,500.00
March	\$ 571,600.00
April	\$ 31,273,167.16
May	\$ 1,786,980.00
June	\$ 6,908,100.00
July	\$ 36,790,552.15
August	\$ 17,672,259.00
September	\$ 57,892,817.00
October	\$ 38,350,860.25
November	\$ 11,666,600.00
December	\$ 28,226,284.01

2015	
MONTH	VALUE
January	\$ 560,000.00
February	\$ 14,071,200.00
March	\$ 6,851,622.00
April	\$ 4,729,086.61
May	\$ 1,156,139.41
June	\$ 49,535,677.00
July	\$ 15,244,439.94
August	
September	
October	
November	
December	

2014 YTD	\$ 89,183,749.31
2015 YTD	\$ 92,148,164.96

YEAR TO DATE	\$ 92,148,164.96
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YEAR TO DATE
PERMIT TOTALS

2014 TOTAL RESIDENTIAL PERMITS			
TYPE	# UNITS	# BUILDINGS	TOTAL VALUE
Single Family Home	47	47	\$ 14,127,000.00
Duplex	178	89	\$ 20,786,000.00
Apt. 3-4 units	72	18	\$ 4,960,000.00
Apt. 5 + units	1,363	60	\$ 121,448,774.50
TOTAL FOR YEAR	1,660	214	\$ 161,321,774.50

2015 YTD RESIDENTIAL PERMITS			
TYPE	# UNITS	# BUILDINGS	TOTAL VALUE
Single Family Home	42	42	\$ 11,980,000.00
Duplex	12	6	\$ 1,540,000.00
Apt. 3-4 units	40	10	\$ 4,000,000.00
Apt. 5 + units	185	7	\$ 23,965,432.00
YEAR TO DATE	279	65	\$ 41,485,432.00