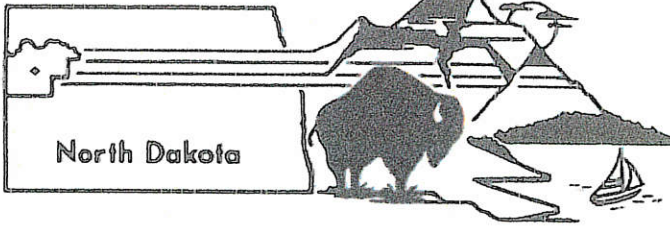


8.

Simple Lot Split Application

City of Watford City for Wolf Run Village 2



Division of Land
APPLICATION
 City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat		
Subdivision Final Plat		P&Z:
Amend Final Plat	FEE:	CC:
Simple Lot Split	RECEIPT #:	ADVERTISE DATE:
Other:	PROPERTY OWNERS NOTIFIED:	
	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: " "

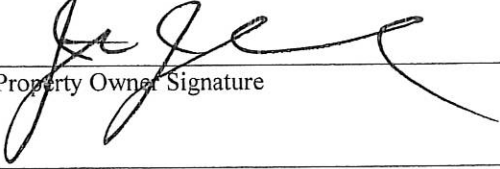
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

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 Pool
 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.



Justin Johnsrud

Property Owner Signature

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: _____

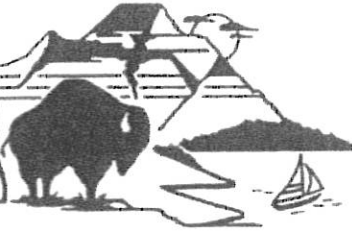
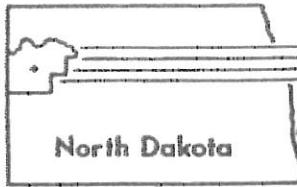
City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

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 3889.83 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 86°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..



Division of Land APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

SLS-14-2015

Subdivision Preliminary Plat

Subdivision Final Plat

P&Z:

CC:

Amend Final Plat

FEE:

ADVERTISE DATE:

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: " " City of Watford City

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 Pool

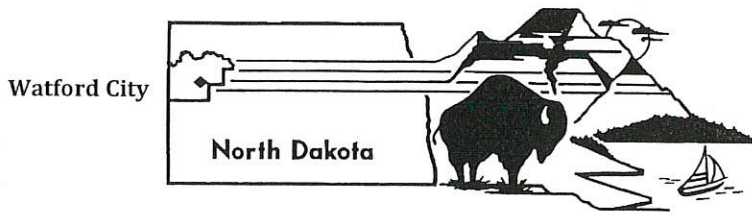
GROSS/NET ACREAGE: 1.2 ac PRESENT ZONE CLASSIFICATION: CF

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

Create lot 3 & 4 Blk 1, after purchase lot 3 will merge c̄ old Thorland lot & lot 4 will merge into WRV 1.



City of Watford City
 213 2nd St., NE
 PO Box 494
 Watford City, ND 58854
 Ph. 701- 444- 2533
 Fax 701- 444- 3004
www.watford.mckenziecounty.net

June 18, 2015

STAFF REPORT
SLS-14-2015 Simple Lot Split

Applicant
 WC Park District
 PO Box 2800
 Watford City, ND 58854

Property Owners
 Watford City Park District
 City of Watford City

Property Address: 301 3rd Street SE

Simple Lot Split Requested: Owner wants to create two (2) new lots off from one existing lot which will create a total of three (3) lots.

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

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

- The purpose of this proposed split is to create Lot 3, Block 1, and Lot 4, Block 1 from the existing Lot 1, Block 1. This split is necessary so that the newly created lots can be combined with two existing lots, Lot 2, Block 1 Wolf Run Village First Addition, and Lot 1, Block 1 Wolf Run Village Subdivision, to increase acreage and meet minimum density requirements.

- Proposed Lot 3, Block 1 will be 0.076 acres/3,332 sq. ft.

- Proposed Lot 4, Block 1 will be 0.050 acres/2,164 sq. ft.

Surrounding Land Use Inventory:

West:	Zoning -	C-1, Watford City, (Currently C-1 predevelopment zoning. Property should be R-3)
	Use -	General Commercial, Residential Development
South:	Zoning -	CF, Watford City,
	Use -	Community Facility
North:	Zoning -	CF, Watford City,
	Uses -	Community Facility/Swimming Pool
East:	Zoning -	CF, Watford City, McKenzie County
	Uses -	Community Facility/Elementary School

Site Development

Access: 3rd Street SE

Sewer& Water: There are sewer and water available at this location

Recommendation:

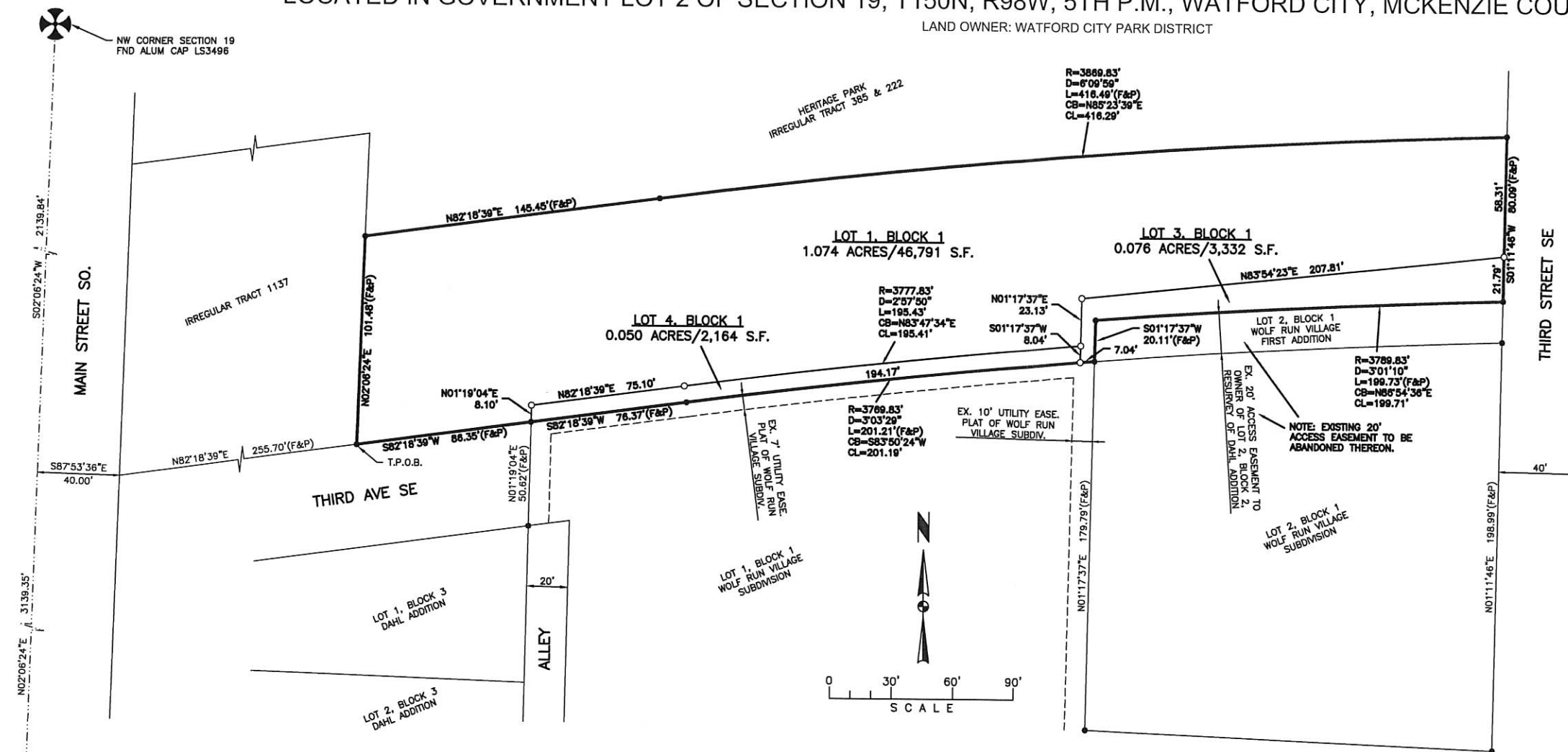
It is recommended by the Planning Department for ***approval*** of the requested simple lot split.

Contact:

Chris York
Assistant City Planner
cyork@nd.gov

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 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 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 SMHOVEC, 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

DRAWN BY: DRK	DATE: 6-2-15	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 _____

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 _____

- 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

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 3889.83 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 along the Southerly line of said Lot 1 on a non-tangent curve to the left, having a Radius of 80.29 feet to the Southeast corner of said Lot 1; thence South 01°11'46" West along the Easterly line of said Lot 1, a distance of 20.11 feet to the Northeast 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 86°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.

9.

Zone Change Application

*For Planned Community Development
Submitted by Mychal Gorden for Stenehjem Holdings, LLC.
The Creekside @ Fox Hills Village
Lot 8 Blk 1, Lot 12-12 Blk*

DIVISION OF LAND / PLANNING APPLICATION
CITY OF WATFORD CITY

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

APPLICATION TYPE	DATE FILED: <u>6.10.15</u>	APPLICATION NUMBER: <u>2014-2015</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>6.29.15</u>
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>7.6.15</u>
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL		

- PARCEL MAP SUBSEQUENT
- PARCEL MAP NON-SUBSEQUENT
- FAMILY CEMETERY DESIGNATION
- AGRICULTURAL EXEMPTION
- PLANNED UNIT DEVELOPMENT**

PROPERTY OWNER: Stenehjem Holdings, LLC
 APPLICANT: Steve 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): _____
 LEGAL DESCRIPTION: Lot 12, Block 3 & Lot 8, Block 1 of Fox Hills Village
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Wolf Den Parkway & Fox Hills Parkway
 GROSS/NET ACREAGE: 23.38+15.64 = 38.02 NA NUMBER OF LOTS: 112 ZONING: R3/R-T Overlay RP
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & Sewer from Fox Hills SID project currently under construction
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: _____

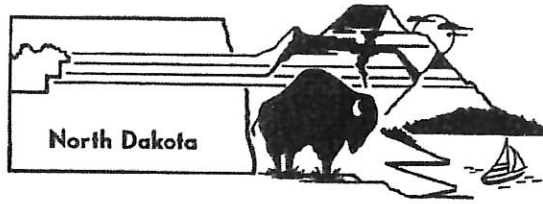
(IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

(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): [Signature]
 Property Owner (Print): Steve Stenehjem
 Property Owner (Signature): _____

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: 58601
 PHONE: 701-225-9636
 FAX/Email: 701-225-9616



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

AP#: Lot 12, Block 3 & Lot 8, Block 1 Fox Hills Village

Application/Owner: Steve Stenehjem / Stenehjem Holdings, LLC

In the State of ND, County of McKenzie

I/We Steve 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)

Planned Unit Development Preliminary Map

Subdivision of Land Preliminary Map

Subdivision of Land Final Map

Parcel Map

[Signature]
(Signature)

(Printed name & title)

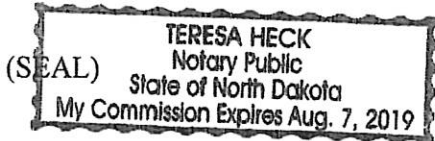
President

(Signature)

(Printed name & title)

I, Teresa Heck, a Notary Public of the County and State aforesaid, hereby certify that Stephen L. 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.

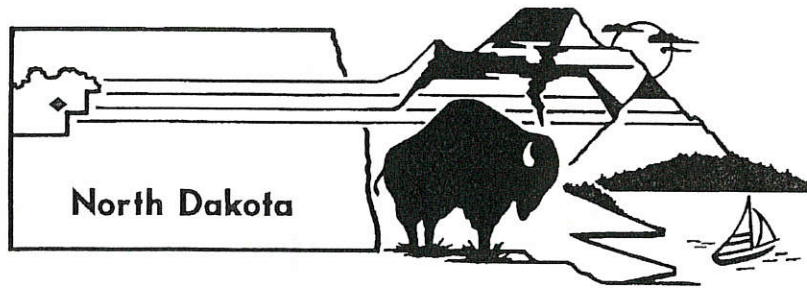
Witness my hand and official seal this the 5th day of May, 2015.



My Commission expires:
____ / ____ / ____

[Signature]
Notary Public

State of: North Dakota
County of: McKenzie



City of Watford City

213 2nd St. NE / PO Box 494

Watford City, ND 58854

Ph. 701-444-2533

Fax 701-444-3004

Celebrating 100 Years - 2014

watford.mckenziecounty.net

June 19, 2015

STAFF REPORT

ZC-14-2015

ZONE CHANGE – Community Unit Plan District

Applicant

Stenehjem Development

PO Box 2346

Watford City, ND 58854

Property Owners

Stenehjem Holdings, LLC.

Property Address: Lot 12, Blk 3 & Lot 3 Block 1 of Fox Hills Village.

Zone Change Requested: Request Zone Change from R3/RT to RP Community Unit Plan District, 51.07 acres

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

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

-The property is within Fox Hills Village Subdivision.

-The existing property is currently zoned as R-3 with RT overlay. The applicant is asking that the property be rezoned to RP-Community Unit Plan District. Applicant is requesting RP for some flexibility in configuration of parcels, roadways and product types. The concept is for single family lots, twin home lots and multi-family lots in close proximity to the new high school and event center. The project will be held to restrictive covenants set by Fox Hills Village.

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

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

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

Surrounding Land Use Inventory:

West:	Zoning -	C1, Watford City
	Use -	Airport, future High School and Event Center
South:	Zoning -	R4, CF Watford City
	Use -	TBD with future development
North:	Zoning -	R1, R2, R3, R4, Watford City
	Uses -	Mixed Use Residential and Golf Course
East:	Zoning -	Ag, C1 Watford City
	Uses -	Agricultural Use and Commercial Trucking Business
	Uses -	Agriculture, Residence

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant, The "R-P" Community Unit Plan District is intended for the purpose of permitting the grouping or clustering of residential and some customarily accessory nonresidential uses in courts or similar arrangements. Residential and Commercial uses subject to the regulations in Article XVI "R-P" Community Unity Plan District.

Site Development

Access: The property is accessible from Wolf Den Parkway, currently under construction. Additional emergency access will be provided by means of an easement through Lot 8, Block 3.

Sewer: Sewer is currently being extended to the parcels as part of the Fox Hills Village SID project.

Water: Water is currently being extended to the parcels as part of Fox Hills Village SID project. The applicant will be constructing the internal roads and utilities necessary to facilitate the proposed development.

Recommendation:

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

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 by 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.

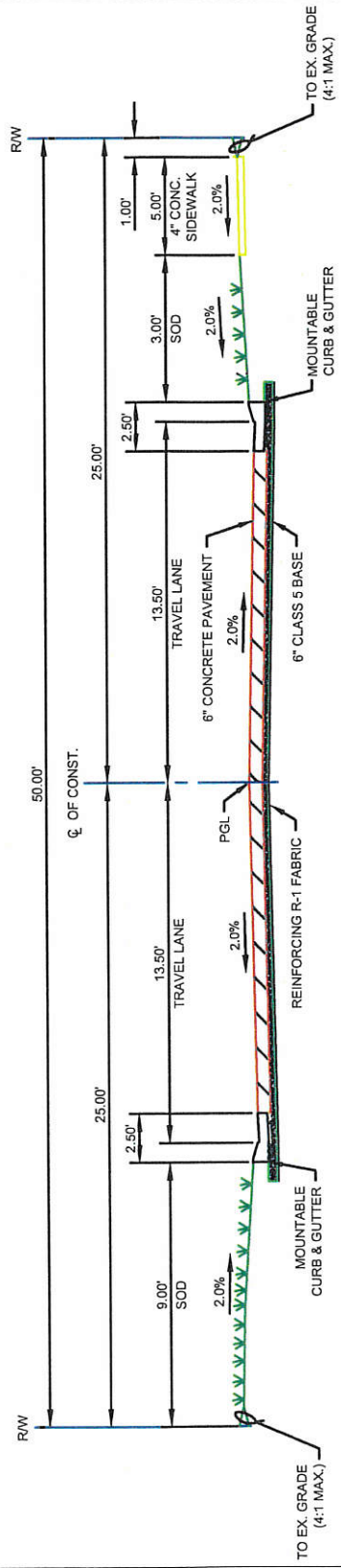
- As referenced in #5 above approval of zone change will revert to previously zoned district if no action is taken within eighteen (18) months of City Council approved zone change to RP.
- Development has eighteen (18) months to act upon submitted and approved required documents for a Community Plan 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.

Contact:

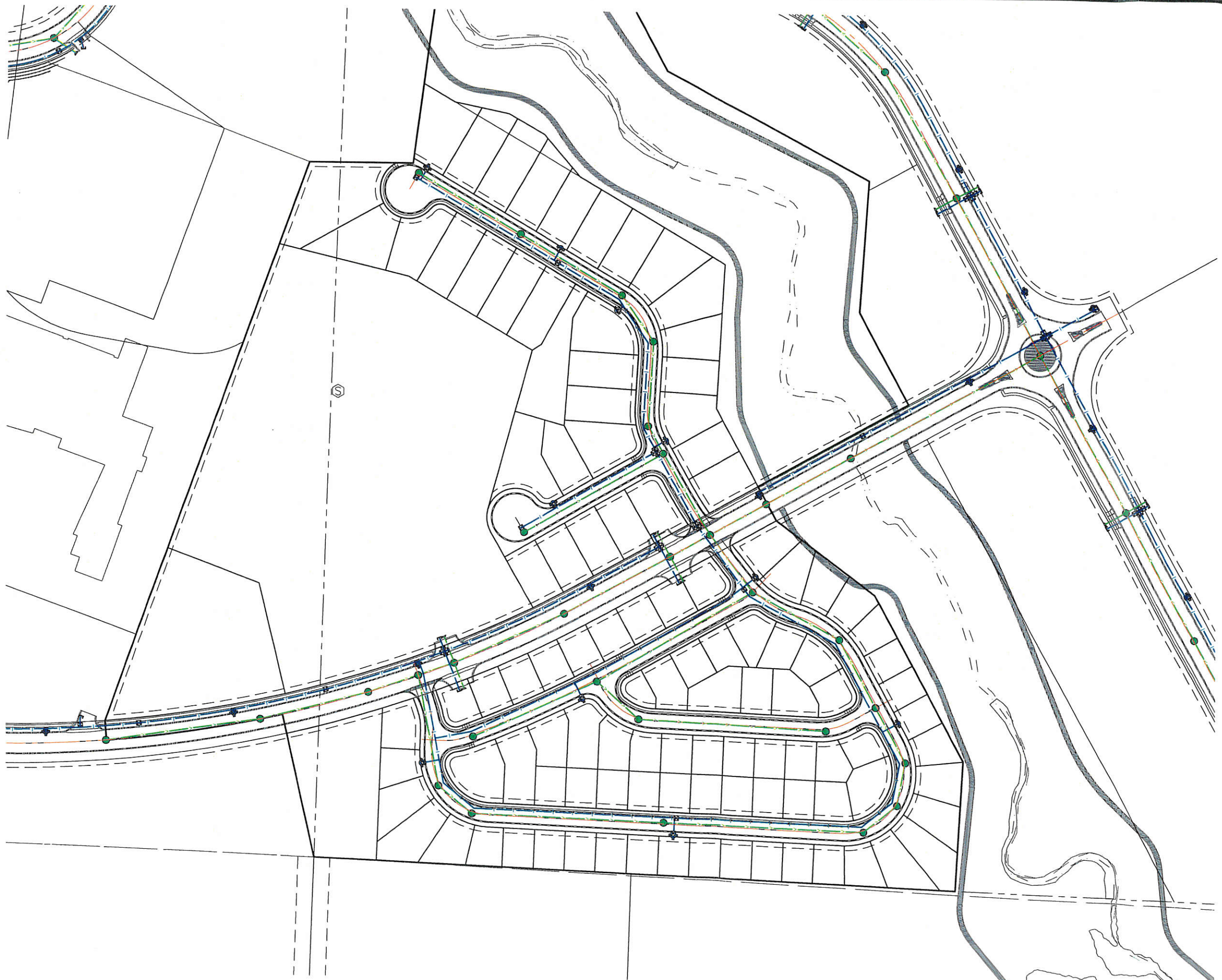
Mildred Williams



Assistant City Planner

mwilliams@nd.gov



1
C1
TYPICAL ROADWAY SECTION
SCALE: NONE



 ORIGINAL PLAN SIZE - 22" X 34"
 HALF SIZE PLAN SIZE - 11" X 17"

SYM	DATE	DESCRIPTION	APPR

CREEKSIDE SUBDIVISION
 STENEJHAM DEVELOPMENT, LLP
 WATFORD CITY, NORTH DAKOTA
 PRELIMINARY UTILITY PLAN

DRAWING TYPE	PRELIM
PREPARED BY	KBM
CHECKED / APPROVED	MFH / MFH
DATE	JUNE 2015
PROJECT NUMBER	

SHEET 1 of 1

DRAWING **C1**

PRELIMINARY

PRELIMINARY PLAT of
Lots 1 1-42 in Block 1, Lots 17-52 in Block 3, and Lots 1-9 in Block 6, Lots
1-11 in Block 7, and Lots 1-24 in Block 8 of Fox Hills Village Subdivision
A REPLAT OF LOT 8 IN BLOCK 1 and LOT 12-13 IN BLOCK 3 OF FOX HILLS VILLAGE SUBDIVISION IN THE NE 1/4 SECTION
20 AND NW 1/4 SECTION 21, T150N, R98W, 5th PM, CITY OF WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

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. 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 Easement".

Dated this _____ day of _____, 2015.

STENEHJEM HOLDINGS, LLC

Printed Name: _____
 Title: _____
 STATE OF _____)
 COUNTY OF _____) ss

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)
 COUNTY OF _____) ss

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 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)
 COUNTY OF MCKENZIE) ss

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 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. This action of the Council was taken by resolution approved the _____ day of _____, 2015.

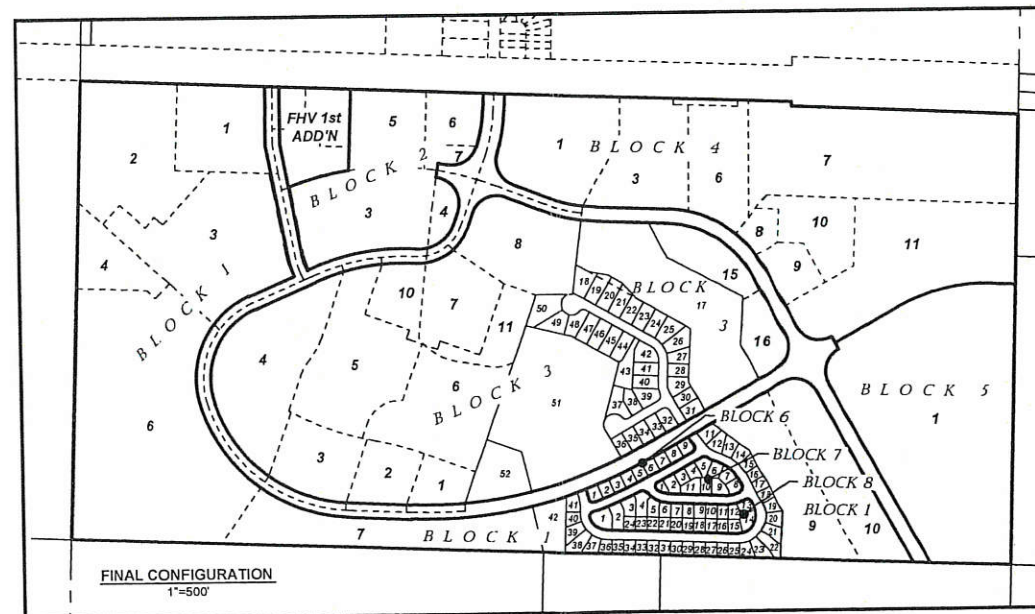
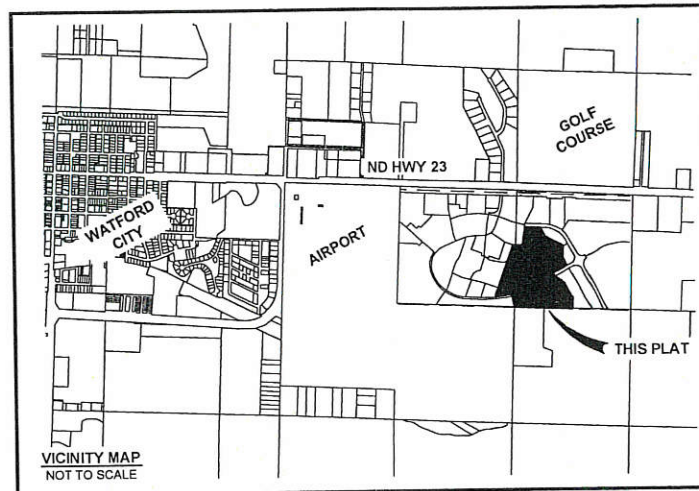
Brent Sanford, Mayor _____ Attest: Pani Peterson, Auditor _____

STATE OF NORTH DAKOTA)
 COUNTY OF MCKENZIE) ss

Be it known that on this _____ day of _____, 2015, before me personally appeared Brent Sanford and Pani 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 _____

OWNERS
 STENEHJEM HOLDINGS, LLC
 PO BOX 607
 WATFORD CITY, ND 58854



DESCRIPTION

Lot 8 in Block 1 and Lots 12 and 13 in Block 3 of Fox Hills Village Subdivision in the NE 1/4 Section 20 and NW 1/4 Section 21, T150N, R98W, 5th PM, City of Watford City, McKenzie County, North Dakota

Said parcel contains 51.07 acres.

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)
 COUNTY OF MCKENZIE) ss

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)
 COUNTY OF MCKENZIE) ss

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

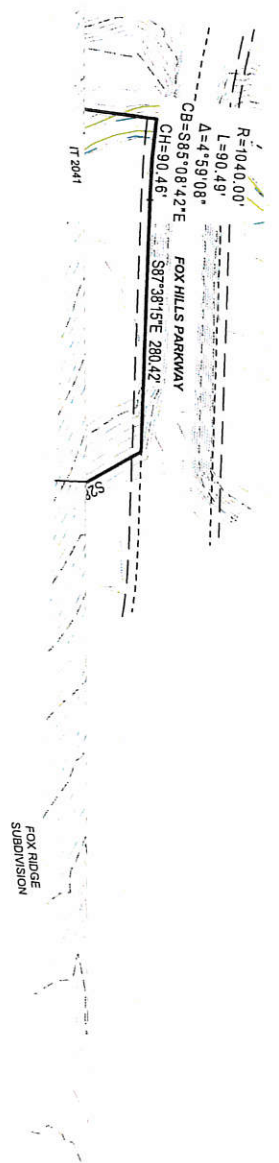
STATE OF NORTH DAKOTA)
 COUNTY OF MCKENZIE) ss

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 _____



**PRELIMINARY PLAT of
 Lots 1 1-42 in Block 1, Lots 17-52 in Block 3, and
 Lots 1-9 in Block 6, Lots 1-11 in Block 7, and Lots
 1-24 in Block 8 of Fox Hills Village Subdivision**



Advanced Engineering and Environmental Services, Inc.
 103 1st Ave, West, Dickliss, ND
 Phone: 701-225-2525
 Fax: 701-225-2525
 Email: info@aes2.com
 Website: www.aes2.com

RY PLAT of Lots 17-52 in Block Block 6, Lots 1-11 in 24 in Block 8 of Fox Subdivision





June 10th, 2015

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

Re: ***Creekside @ Fox Hills Village***
Resubmittal of Preliminary Map / Planned Unit Development

Dear Ms. Williams,

Previously we submitted a subdivision preliminary map for Creekside @ Fox Hills Village. After reviewing the plan and current market demands we decided to pull the application and retool the proposed development. Attached please find:

- A digital PDF copy of the preliminary map
- Proposed roadway section
- Preliminary sewer and water layout

Project Description

Fox Hills Village subdivision has been previously platted to accommodate existing development and the High School and Event Center currently under construction. The Applicant is proud to bring forth a planned unit development for single family lots, twin home lots and multi-family lots that will provide much needed low density neighborhoods to Fox Hills Village to support residential growth around the High School.

Due to the parcel constraints that exist with regards to shape, size and topography we are proposing this project as a planned unit development so that we have some flexibility in the configuration of parcels, roadways and product types. This development would blend well with the surrounding commercial and residential developments, and the adjacent high school and event center and would consist of two pods of residential development on each side of Wolf Den Parkway.

The preliminary map submitted for a planned unit development herein is for the further subdivision of two parcels of property (Lot 12, Block 3 & Lot 8, Block 1) within Fox Hills Village currently owned by the Developer / Applicant.

Access/Streets. Physical and legal access to the property will be off of Wolf Den Parkway currently under construction as part of the SID project. Additional emergency access will be provided by means of an easement through Lot 8, Block 3. The access points and major street alignments are currently being planned for in the SID.

Grading and Drainage. Mass grading of the parcels has been completed. Regional storm water and detention ponds have been designed and are being constructed as part of the SID.

Utilities. All utilities city services are being extended to the parcels as a part of the Fox Hills Village SID project that is currently under construction. The Applicant will be constructing the internal roads and utilities necessary to facilitate the proposed development.

Annexation and Zoning. The subject property is a part of the Fox Hills Village Subdivision in Watford City and currently zoned R3/RT Overlay.

Setbacks. The setbacks for the proposed development will be as follows:

Front:	20 Feet
Rear:	15 Feet
Side:	5 Feet
Side / Corner:	10 Feet

Restrictive Covenants / Homeowners Association. The proposed project will fall under the restrictive covenants of Fox Hills Village.

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

Sincerely,

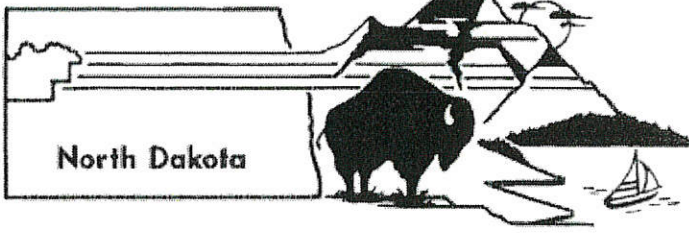


Mychal Gorden
Mychal Gorden Design, Inc.

10.

Zone Change Application

*Submitted by Stepping Stone, Inc. for David and Jan Rolfson
Lot 6 of replat of Lot 3 Rolfson Subdivision*



North Dakota

LAND USE APPLICATION

City of Watford City Planning Department

2012-2015

GRAY AREA FOR STAFF USE ONLY

ZONE CHANGE	STAFF:	P&Z: 6.29.15
		CC: 7.6.15
CONDITIONAL USE	FEE: \$300.-	ADVERTISE DATE: 6.17 + 6.24.15
VARIANCE	RECEIPT #: 154561 chkt#1033	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: David & Jan Rolfsen
 APPLICANT: Stepping Stone Inc.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Paul Ficara - Stepping Stone Inc.
 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: lot 6 a replat of lot 3 of Rolfsen Subdivision, located in the NW 1/4 of Section 16, Township 15N, Range 98 West of the 5th Principal Meridian
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & 12th St
 GROSS/NET ACREAGE: 9.47 PRESENT ZONE CLASSIFICATION:
 DESIRED ZONE CLASSIFICATION: R4 CURRENT LAST USE: VACANT

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

This lot will be an addition to the Stepping Stone Golf Course Community currently in progress with the City. City Services have already been installed on other parcels related to the Development.

DESCRIBE THE SOURCE OF WATER/SEWER: City Services 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.

David Rolfson Jan Rolfson

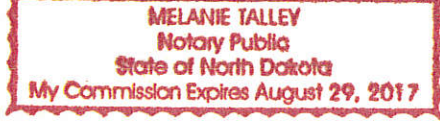
 Property Owner Signature

 Print of Type Owner Name

NOTARY

State of North Dakota
 County of McKenzie

This instrument was acknowledged before me on June 2, 2015 by David Rolfson Jan Rolfson
 Date Name of Person



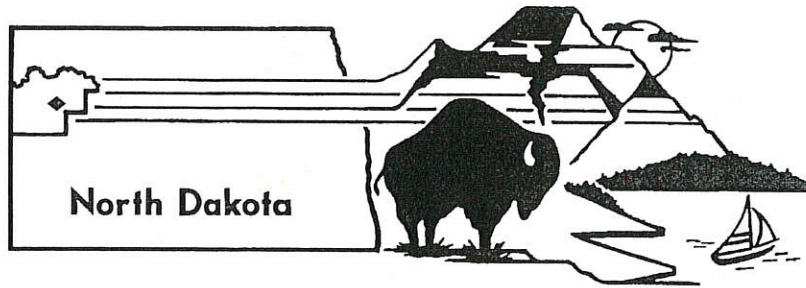
Melanie Talley

 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.



City of Watford City
213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
watford.mckenziecounty.net

June 19, 2015

STAFF REPORT
ZC-12-2015 ZONE CHANGE

Applicant
Stepping Stone Inc.
1209 15th Ave SW
Watford City, ND 58854

Property Owners
Dane & Jan Rolfson

Property Address: 17th Ave NE, Lot 6 of re-plat Lot 3 Rolfson Subdivision

Zone Change Requested: Request Zone Change from AG to R4

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

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

-The property is located off 17th Ave NE, 9.47 acres.

-The existing property is currently zoned as AG. The applicant is asking that the property be rezoned to R4 9.47 acres. **This lot will be an addition to the Stepping Stone golf course community currently in process of development.**

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

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

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

Surrounding Land Use Inventory:

West:	Zoning -	R4, Watford City
	Use -	Undeveloped R4 zoned parcels
South:	Zoning -	AG, Watford City
	Use -	Water Tower, Municipal Golf Course
North:	Zoning -	AG, McKenzie County
	Uses -	Agriculture (brown cabins with green roofs across street in undeveloped AG land)
East:	Zoning -	R2, Watford City
	Uses -	Two Family Dwelling District, undeveloped at this time

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant, C1 (general commercial district) is intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Site Development

Access: The property will be accessible from 17th Ave NE, recently improved.

Sewer: Applicant has completed install of city services to development

Water: Applicant has completed install of city services to development

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Stepping Stone Inc. for David & Jan Rolfson contingent on the following conditions:

1. Site Development Plan Application and generalized building plans must be submitted, reviewed and approved before any development is started on this property.
2. 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.

Contact:

Mildred Williams

Assistant City Planner

mwilliams@nd.gov

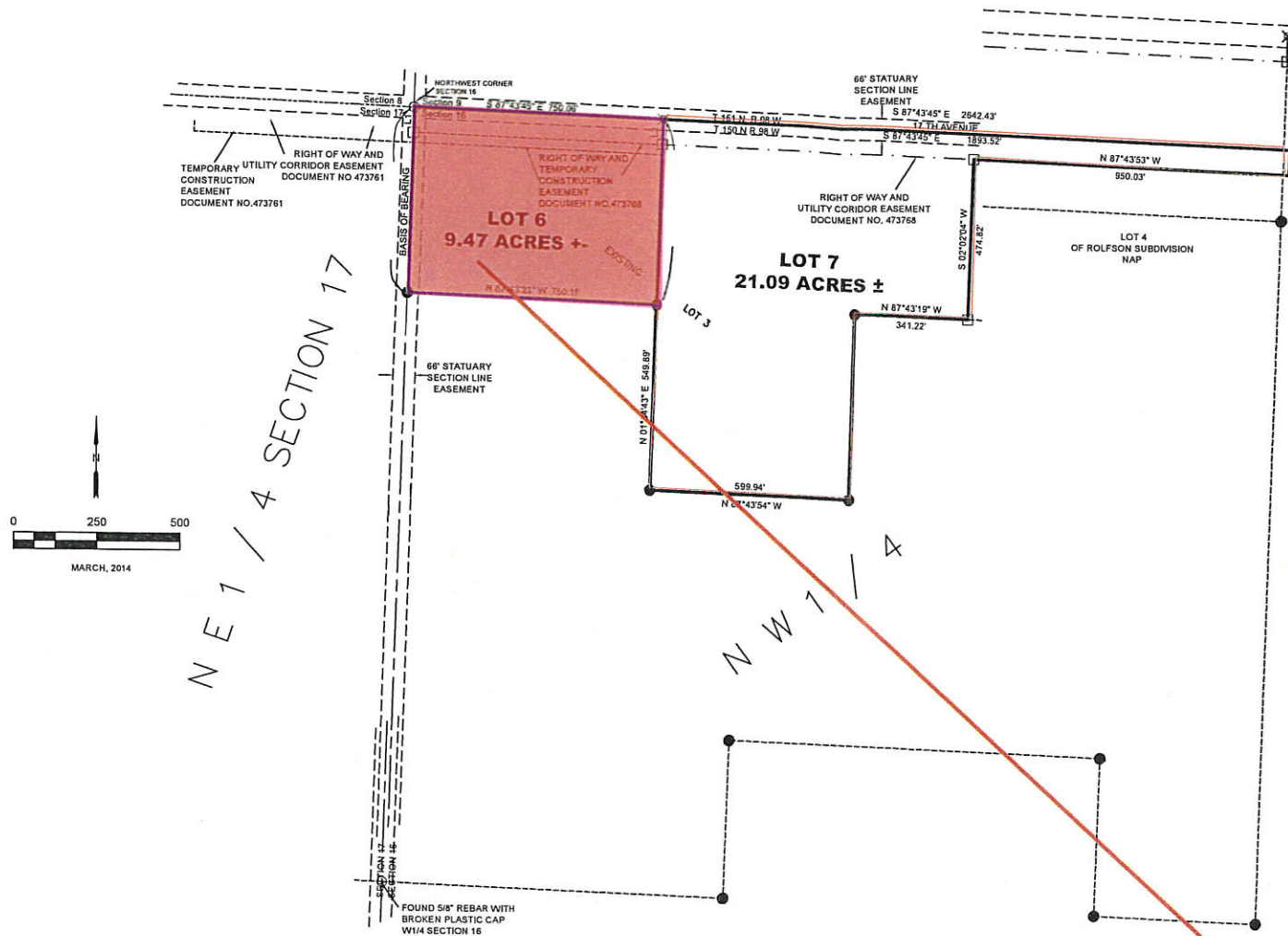
PLAT OF LOT 6 AND LOT 7 OF ROLFSON SUBDIVISION,
 A REPLAT OF LOT 3 OF ROLFSON SUBDIVISION,
 LOCATED IN THE NW1/4 OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WATFORD CITY,
 MCKENZIE COUNTY, NORTH DAKOTA.

LEGAL DESCRIPTION OF EXTERIOR BOUNDARY (Metes and Bounds):

A Parcel of Land Including Lot 3 of Rolfson Subdivision, Located in 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.

More Particularly Described as:

Commencing At The NW Corner Of Said Section 16, Being the TRUE POINT OF BEGINNING; Thence S 87°43'45" E Along the North Section Line of Said Section 16 and Contiguous with the North Line of Said Lot 3 of Rolfson Subdivision A Distance Of 2642.43 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 02°01'24" W A Distance Of 75.00 Feet; Thence Continuing Along the Lot Line of Said Lot 3 and Lot 3 N 87°43'53" W A Distance of 950.03 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 02°02'04" W A Distance of 474.82 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'19" W A Distance of 341.22 Feet; Thence Continuing Along the Lot Line of Said Lot 3 S 01°53'58" W A Distance of 550.04 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'54" W A Distance of 599.94 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 01°54'43" E A Distance of 549.89 Feet; Thence Continuing Along the Lot Line of Said Lot 3 N 87°43'23" W A Distance of 750.11 Feet to a Point on the West Line of Lot 3 of Rolfson Subdivision and the West Section Line of Said Section 16; Thence N 01°54'11" E Along the Said West Line of Lot 3 of Rolfson Subdivision and the West Section Line of Said Section 16 A Distance Of 549.91 Feet to the Point of Beginning. Having An Area Of 30.56 Acres More Or Less.



Vicinity Map

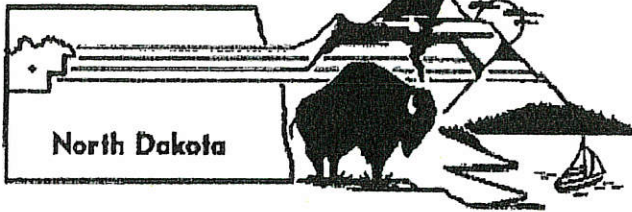


Zoning Exhibit
 Lot 6 9.47 acres to R4 from AG

11.

Preliminary Plat Application

*Submitted by GC Busch, LLC.
for Hammers Construction, Inc.
Hwy 1806 & 28th St NW*



Division of Land APPLICATION
 City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat

Subdivision Final Plat		P&Z: 6.29.15 CC: 7.6.15
Amend Final Plat	FEE: \$1380-	ADVERTISE DATE:
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: GC Busch LLC.
 APPLICANT: Hammers Construction Inc.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Hammers Construction Inc. - Attn: Jeremy Hammers
 ADDRESS: 1411 Woolsey Heights
 CITY: Colorado Springs STATE: Colorado ZIP CODE: 80915
 TELEPHONE: 719-570-1599 EMAIL: jjhammers@hammersconstruction.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-07730
 LEGAL DESCRIPTION: 10-150-98 S1/2NW 1/4 EX 1.27 A RW 78.73 Acres
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 1806 W & 28th Street NW
 GROSS/NET ACREAGE: 78.73 PRESENT ZONE CLASSIFICATION: N/A
 SOURCE OF Water / Sewer: Rural water / Septic Systems per Lot
 WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

If YES, attach a justification letter describing such waivers or variances. Waivers and Variances should be discussed with Planning Department 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.

[Handwritten Signature] Property Owner Signature Ruth A. Fortney, Trustee Print Owner Name

Property Owner Signature Print Owner Name

NOTARY

State of Ohio

County of Cuyahoga

This instrument was acknowledged before me on 6-9-15 by Ruth A. Fortney, Trustee
Date Name of Person(s)

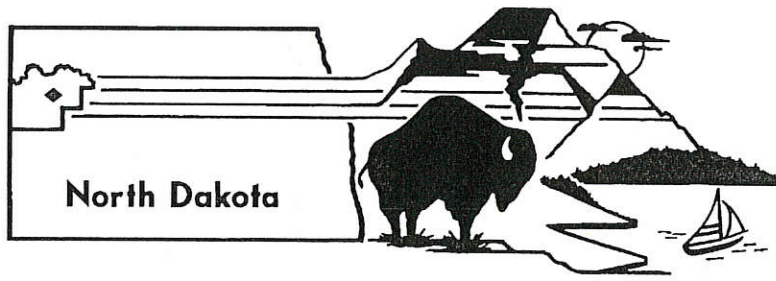
[Handwritten Signature]
Signature of Notary

CLARE SMITH LONG, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

SURVEYOR / ENGINEER

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

SEAL



City of Watford City
213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
watford.mckenziecounty.net

June 19, 2015

STAFF REPORT
Preliminary Plat – Watford 80

Applicant

Hammers Construction Inc.
1411 Woolsey Heights
Colorado Springs, CO. 80915

Property Owners

GC Busch, LLC.

Property Address: S ½ NW ¼ Section 10, T150, R98, 78.73 acres, unaddressed at this time.

Discussion: Hammers Construction filed preliminary plat map for GC Busch, LLC. on property on North 1806 at 28th St NE. The proposed development will consist of 17 lots (5) 2.5 acre lots & (12) 5 acre lots, serviced by private septic and rural water. The development has proposed breakdown of 3 phases; Phase 1 is (9) lots, Phase 2 (4) lots, and Phase 3 (4) lots. Dakota Springs Engineering completed Traffic Analysis (included in application materials) indicating an estimated total impact ADT of 1305.94 with AM peak being 561.56. Hammers Construction and McKenzie Electric will cost share improvement of 28th St NW to city standards, detail of Site Development Plan application to be submitted and approved prior to any improvement to the property.

Surrounding Land Use Inventory:

West: Zoning -	AG, McKenzie County
Use -	Agriculture
South: Zoning -	I, McKenzie County
Use -	McKenzie Electric new location, under construction
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	AG, McKenzie County
Uses -	Agriculture, Residence

Site Development

Access: *The property is accessed off 1806 then onto 28th St NW, currently not improved to any standard.*
Sewer: *Private Septic*
Water: *Rural Water*

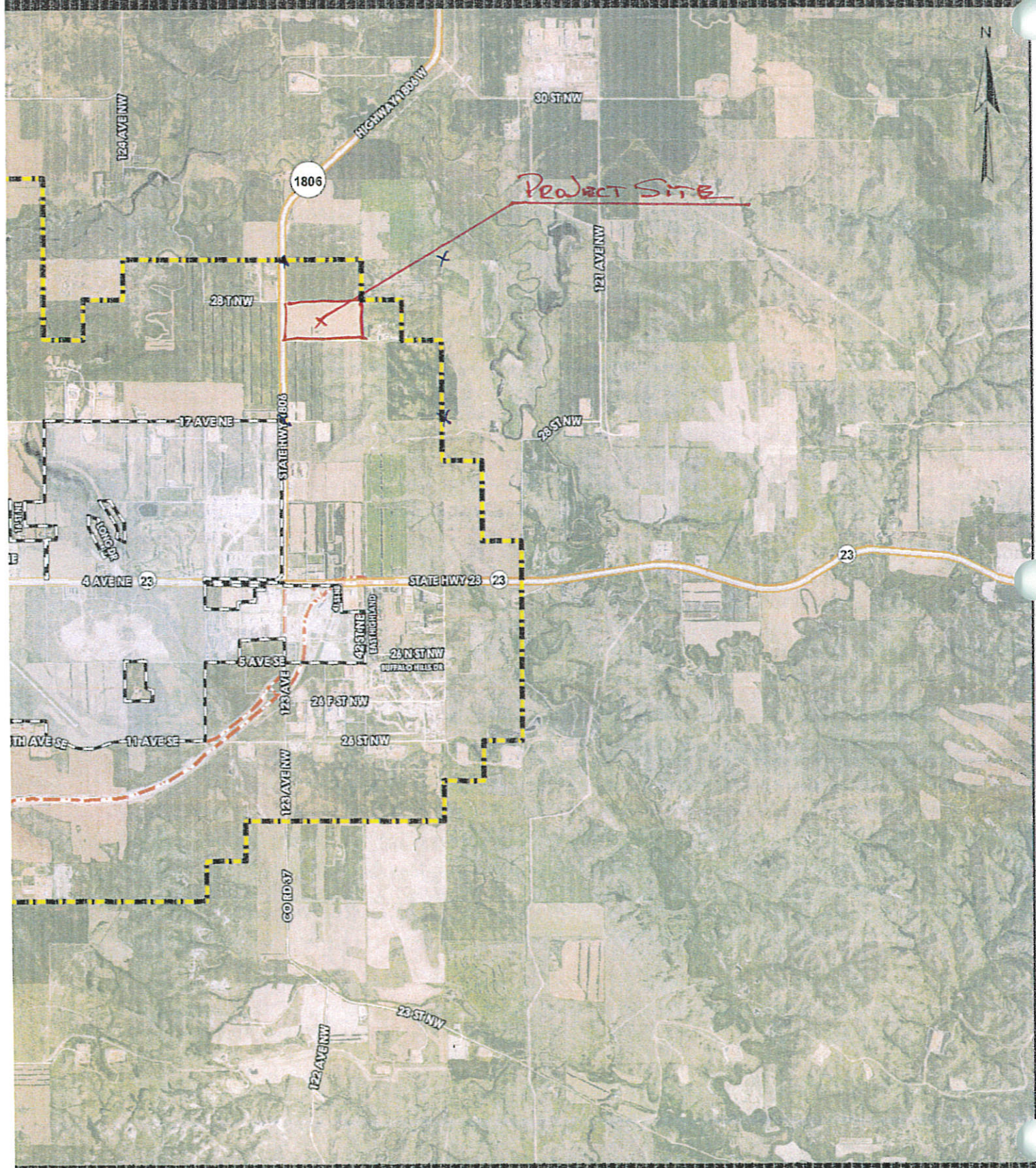
Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Preliminary Plat Application submitted by Hammers Construction on GC Busch behalf, contingent on the following conditions:

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

Contact:

Mildred Williams
Assistant City Planner
mwilliams@nd.gov

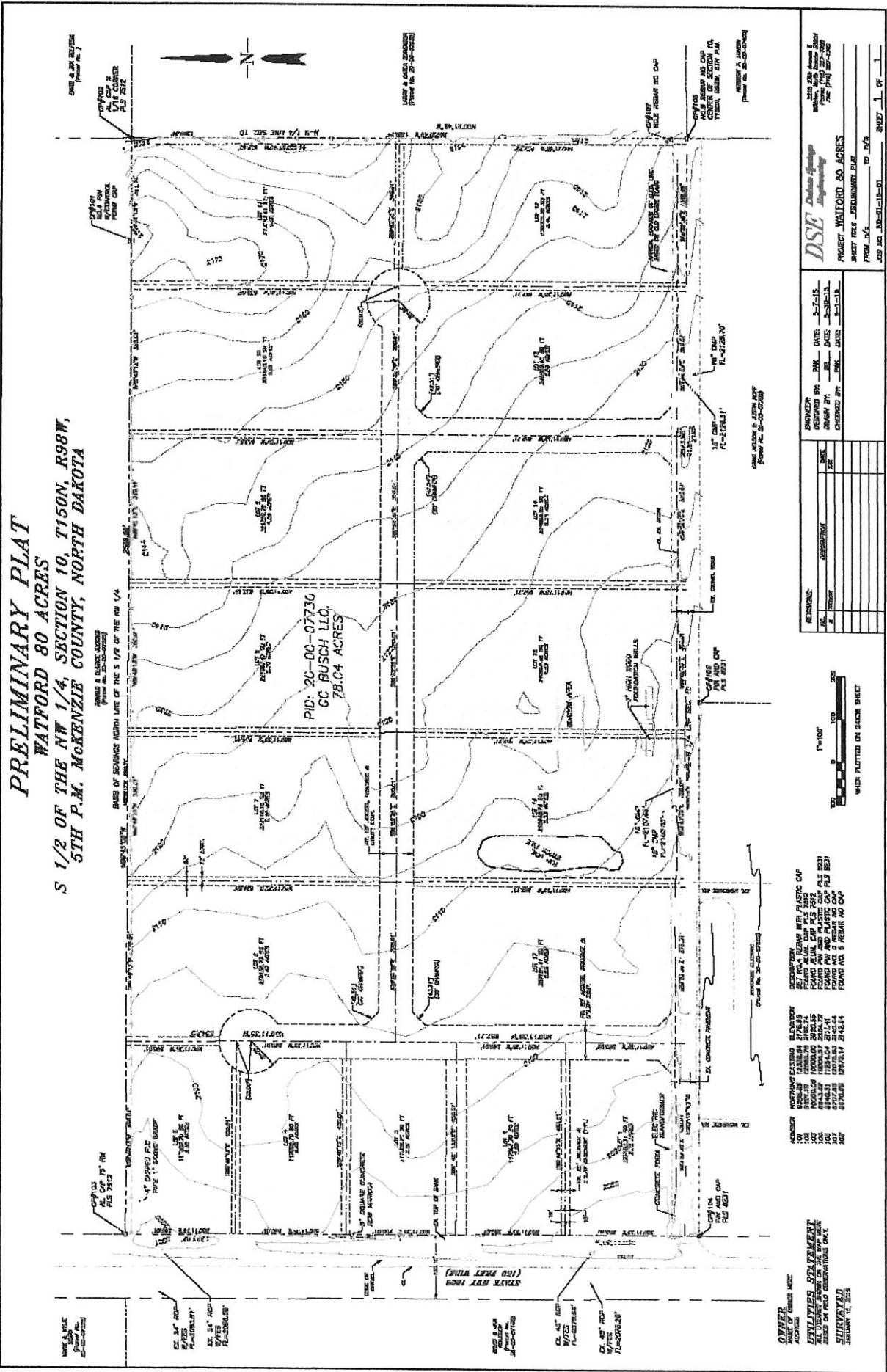


PROJECTION: STATE PLANE
 NORTH DAKOTA NORTH ZONE
Users should verify that they are using the correct
 projection and datum for their data. The data
 shown on this map is not intended to be used for
 any other purpose than the one for which it was
 collected.

AES
Updated: 1/23/2015 ELM
Imagery: 2014 USDA NAIP 1-meter resolution

PRELIMINARY PLAT

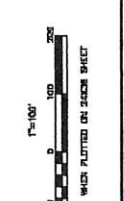
WATFORD 80 ACRES
 S 1/2 OF THE NW 1/4, SECTION 10, T150N, R98W,
 5TH P.M. MCKENZIE COUNTY, NORTH DAKOTA



PID: 20-00-0736
 GC BUSCH LLC
 78.04 ACRES

DSE Dakota Survey Engineering
 PROJECT: WATFORD 80 ACRES
 SHEET TITLE: PRELIMINARY PLAT
 FROM: JLS
 SHEET NO. 30-51-15-01

REVISIONS:	NO.	DATE	BY	DESCRIPTION



REMARKS:
 FOUND NO. 1
 FOUND NO. 2
 FOUND NO. 3
 FOUND NO. 4
 FOUND NO. 5
 FOUND NO. 6
 FOUND NO. 7
 FOUND NO. 8
 FOUND NO. 9
 FOUND NO. 10
 FOUND NO. 11
 FOUND NO. 12
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 FOUND NO. 76
 FOUND NO. 77
 FOUND NO. 78
 FOUND NO. 79
 FOUND NO. 80

OWNER: GEORGE MCKENZIE
 ATTORNEYS STATEMENT:
 ALL UNLAWFUL RIGHTS OR CLAIMS MADE
 BASED ON FIELD OBSERVATIONS ONLY.
 SURVEYED BY:
 JAMES H. JENSEN



MCKENZIE COUNTY, NORTH DAKOTA

Water Resources District Board

201 5th ST. NW, Suite 1456
Watford City, ND 58854
Tel: 701-842-2821 • Fax: 701-842-2822

MCWRD is an equal opportunity provider and employer.

Denton Zubke, Chairman
PO Box 927
Watford City, ND 58854-0927
701-444-6484 work
701-842-3081 home
dentonz@dakotawestcu.org

Gene Veeder, Vice-Chairman
PO Box 699
Watford City, ND 58854-0699
701-444-2804
gveeder@co.mckenzie.nd.us

Larry Novak, Board Member
14461 37th St NW
Alexander, ND 58831
701-572-3060

Leif Jellesed, Board Member
10561 HWY 1806 E
New Town, ND 58763-9084
701-675-2490
jellesed@restel.net

Bob Cross, Board Member
1791 150th Ave. NW
Alexander, ND 58831
701-828-3630

Jeff Shaffer, Director
Watford City, ND 58854
701-842-2821
701-580-6167 cell
jshaffer@co.mckenzie.nd.us

Suhail Kanwar, M.S., P.E.
Public Works Administrator
County Engineer
201 5th St NW, Suite 797
Watford City, ND 58854
701-444-6852
skanwar@co.mckenzie.nd.us

6/1/15

To Whom It May Concern

Re: Water for Watford 80

Hammers Construction is in the process of developing plans to subdivide lot in the S ½ of the NW ¼ of Section 10 T150N R98W in McKenzie County. This project is proposing to be divided into 17 commercial lots. This lot is bordered by State Highway 1806W to the west. MCWRD & WAWSA has a 12" water line to the west of Hwy 1806 in this area.

MCWRD has enough water capacity available in this line that could be allocated to this project for the intended uses, subject to availability (as determined by our engineers), membership application and required payments.

This is not a guarantee of service as the capacity is on a first come first serve basis. Once applications are made, all applicable fees are paid and if capacity is still available they will receive water from MCWRD.

MCWRD does not provide, nor do we intend to, flow adequate for fire suppression. If fire suppression is required, onsite storage will need to be provided to meet this requirement.

Jeff Shaffer
Director

McKenzie County Water Resource District
(t) 701-842-2821
(f) 701-842-2822
(c) 701-580-6167

jshaffer@co.mckenzie.nd.us

<https://www.facebook.com/mckenziecountynd>



908 4th Ave. N.E. • P.O. Box 649 • Watford City, ND 58854-0649
Telephone (701) 444-9288 • Fax (701) 444-3002
Website: mckenzieelectric.com

May 26, 2015

Hammers Construction
Attn: Jeremy Hammers
1411 Woolsey Heights
Colorado Springs, CO 80915

RE: Watford 80 Acres Commercial Subdivision

Dear Mr. Hammers,

Per McKenzie Electric Cooperative Articles of Incorporation, Bylaws, policies and regulations, McKenzie Electric Cooperative will serve Hammers Construction facilities for "Watford 80 Acres Commercial Subdivision" with electricity located in Section 10, Township 150N, Range 98W.

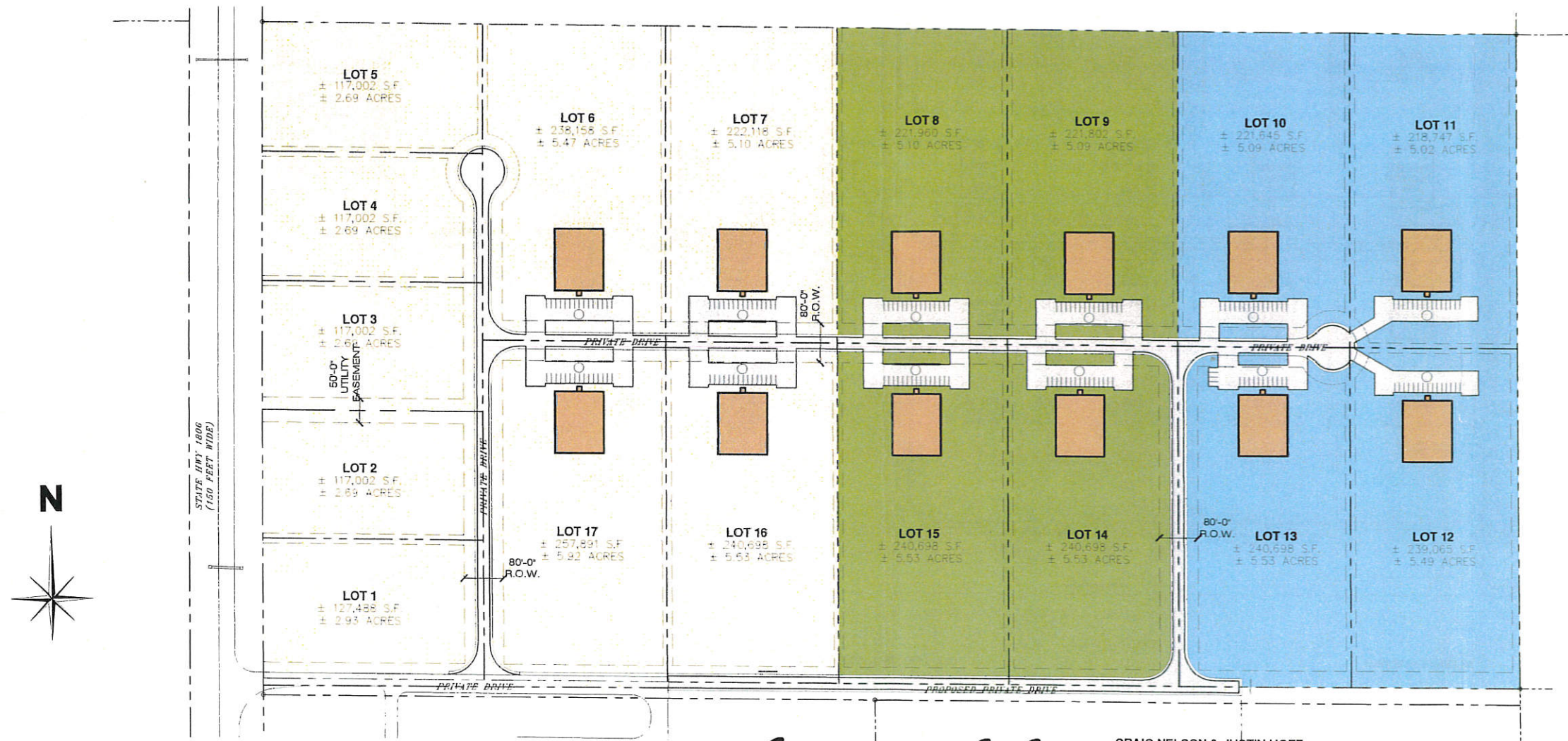
Sincerely,

MCKENZIE ELECTRIC COOPERATIVE, INC.

Dayamis Alvarez
Engineering Coordinator



WATFORD 80

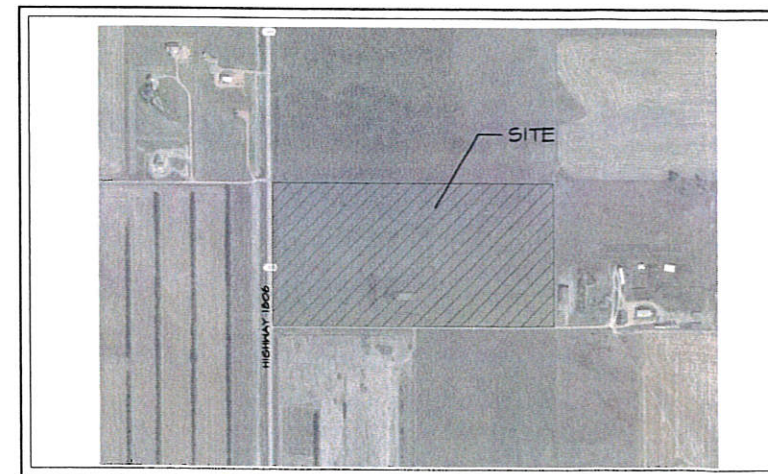


Phase Exhibit

CRAIG NELSON & JUSTIN HOEE

LEGEND:

- | | | | |
|--|--------------------|--|-----------|
| | 12,590 SF BUILDING | | PHASE I |
| | | | PHASE II |
| | ASPHALT/CONCRETE | | PHASE III |



Vicinity Map



1411 Woolsey Heights
Colorado Springs, CO
80915

DESIGN/BUILD
GENERAL CONTRACTORS

STEVE HAMMERS 719-570-1599
President Fax: 719-570-7008
shammers@hammersconstruction.com

This drawing contains material and information which may not be reproduced without written consent of hammers construction, inc. These drawings are intended to be used only by hammers construction and its representatives. These drawings have not been prepared for any other purpose than to indicate the general features and placement of the proposed project.

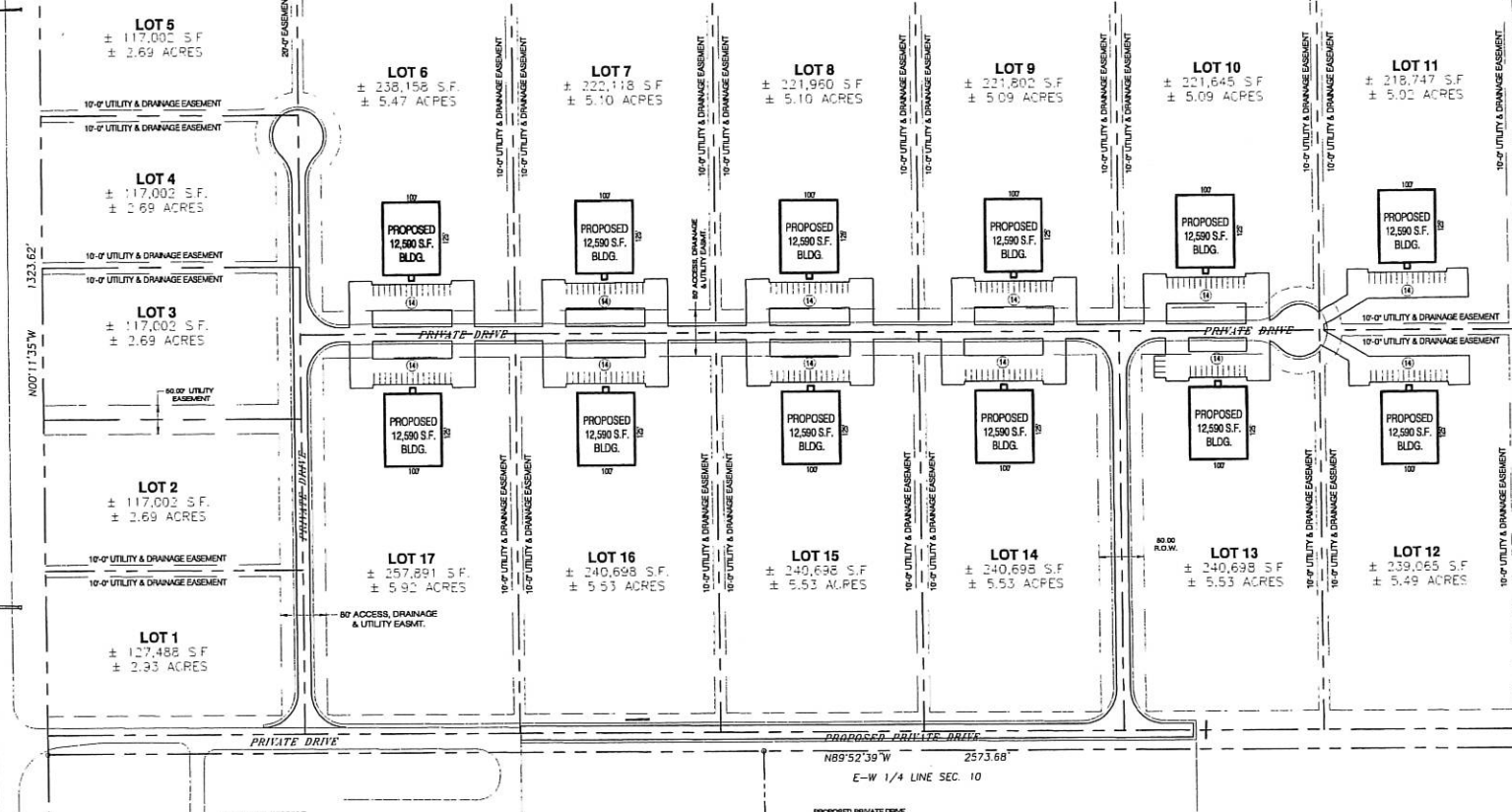
Copyright © 2011 Hammers Construction

MARK & KYLIE WOOD
(Parcel No. 20-00-07350)

RONALD & CLARICE JUDKINS
(Parcel No. 20-00-07525)

DAVID & JAN ROLFSON
(Parcel No.)

BASIS OF BEARINGS NORTH LINE OF THE S 1/2 OF THE NW 1/4
N89°45'08"W 2569.66'



DAVID & JAN ROLFSON
(Parcel No. 20-00-07100)

MCKENZIE ELECTRIC
(Parcel No. 20-00-07610)

CRAIG NELSON & JUSTIN HOFF
(Parcel No. 20-00-07700)

LARRY & CARLA SORENSON
(Parcel No. 20-00-07550)

HERBERT P. LUNDIN
(Parcel No. 20-00-07400)

VICINITY MAP

NOT TO SCALE
INDEX:
###



PLAN DATA

TOTAL AREA:	3,429,479 SF / 78.73 ACRES
LEGAL:	10-150-98 S1/2NW 1/4 EX 1.27 A RW 78.73 ACRES 20-00-07730
PARCEL ID:	17
EXISTING ZONE:	N/A
PROPOSED ZONE:	I-P
BUILDING HEIGHT:	45'-0" MAX.
PARKING REQUIRED:	1/1,000 S.F.
PARKING PROVIDED:	1/1,000 S.F. = 13 14 SPACES/EA LOT

LOT INFORMATION (TYP)

TYPICAL LOT INFO	(PER PLAN)
SITE AREA:	12,590 S.F.
BUILDING AREA:	OFFICE/WAREHOUSE
PROPOSED USE:	12,590/1,000 S.F. = 13
PARKING REQUIRED:	14
PARKING PROVIDED:	± 6%
% BLDG COVERAGE ON SITE:	± 6%
% PAVEMENT SURFACE ON SITE:	± 6%

OWNER/DEVELOPER

OWNER COMPANY:	GC BUSCH LLC 31269 BRADLEY ROAD NORTH OLMS TED, OH 44070
DEVELOPMENT APPLICANT COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1599
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	JEREMY HAMMERS
APPLICANT E-MAIL:	jhammers@hammersconstruction.com

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DEVELOPMENT
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1599 FAX (719) 570-7008
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF HAMMERS CONSTRUCTION, INC. THESE DRAWINGS ARE INTENDED TO BE USED ONLY BY HAMMERS CONSTRUCTION & ITS REPRESENTATIVES. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSE THAN TO INDICATE THE GENERAL FEATURES AND PLACEMENT OF THE PROPOSED PROJECT. COPYRIGHT © 2014 HAMMERS CONSTRUCTION

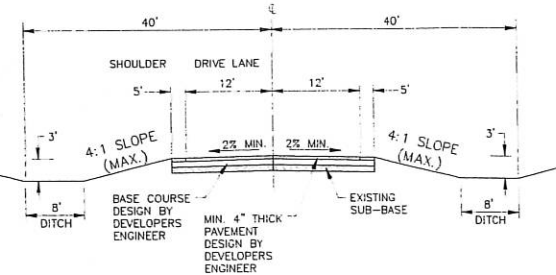
WATFORD 80 ACRES
CONCEPT PLAN
WATFORD CITY, ND
MCKENZIE COUNTY, ND

Dakota Springs Engineering
DSE
2218 27th Avenue E.
Williston, North Dakota 58801
(719) 377-0244
(719) 432-6889

NOT FOR CONSTRUCTION

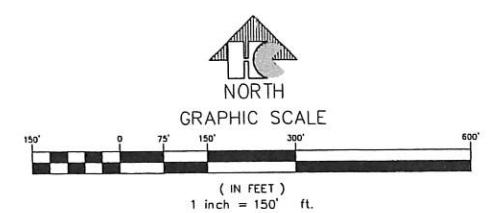
DATE: MAY 27, 2015
DRAWN BY: J. LATHAM
PROJ. MNGR: J. HAMMERS
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 959

RESUBMITTALS:



RURAL LOCAL ROAD
SCALE: N.T.S.

CONCEPT PLAN
SCALE: 1"=150'-0"



- NOTES:
- TOTAL ROW REQUIREMENT=93' (BACKSLOPES PART OF ADJACENT LOTS-ADDITIONAL ROW REQUIRED WHERE SIGNIFICANT ELEVATION DISPARITIES EXIST.)
 - ADT < 750
 - MAXIMUM SPEED = 25 mph
 - NO PEDESTRIAN TRAFFIC
 - SERVICE TRUCKS ONLY EXCEPT IN INDUSTRIAL AREAS
 - TURN LANES ADDED WHERE INDICATED BY TRAFFIC STUDY
 - MAXIMUM GRADE = 8%
 - 200' CENTERLINE RADIUS (MINIMUM)
 - CORNER RADIUS (SEE DRAWING SD-10, CORNER RADIUS)

PLANNING AND ZONING COMMISSION APPROVAL
THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS DAY OF _____, 2015 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN
STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) SS

ON THIS DAY OF _____, 2015, 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 HERETO 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 _____ (NOTARIAL SEAL)
RESIDING AT _____
COMMISSION EXPIRES _____

PRELIMINARY PLAT

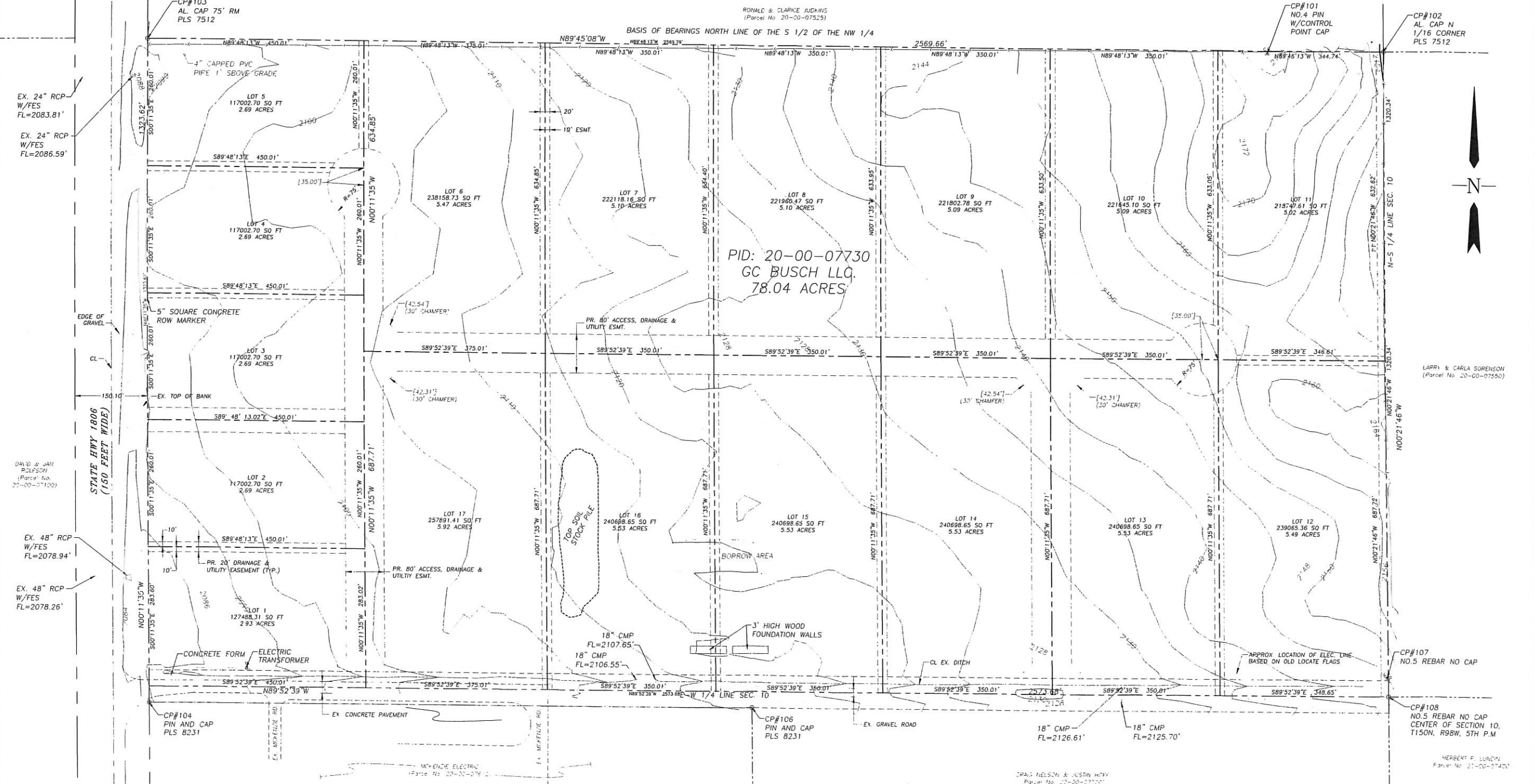
WATFORD 80 ACRES

S 1/2 OF THE NW 1/4, SECTION 10, T150N, R98W,
5TH P.M. MCKENZIE COUNTY, NORTH DAKOTA

RONALD & CLARICE JUDWIG
(Parcel No. 20-00-07525)

DAVID & JANI ROLFSON
(Parcel No.)

MARK & KYLE
WOOD
(Parcel No.
20-00-07550)



LARRY & CARLA SORENSON
(Parcel No. 20-00-07550)

HERBERT P. LUNDIN
(Parcel No. 20-00-07500)

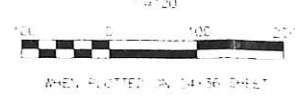
DAVID NELSON & JUSTIN HOFF
(Parcel No. 20-00-07500)

OWNER
NAME OF OWNER HERE
ADDRESS

UTILITIES STATEMENT
ALL UTILITIES SHOWN ON THE MAP WERE
BASED ON FIELD OBSERVATIONS ONLY.

SURVEYED
JANUARY 16, 2015

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	9986.86	12328.84	2176.98	SET NO.4 REBAR WITH PLASTIC CAP
102	9991.19	12569.78	2151.74	FOUND ALUM. CAP PLS 7512
103	10000.00	10000.00	2090.55	FOUND ALUM. CAP PLS 7512
104	8643.42	10004.57	2084.72	FOUND PIN AND PLASTIC CAP PLS 8231
106	8640.51	11254.04	2111.41	FOUND PIN AND PLASTIC CAP PLS 8231
107	8707.95	12575.53	2145.44	FOUND NO. 5 REBAR NO CAP
108	8670.88	12578.14	2142.94	FOUND NO. 5 REBAR NO CAP



REVISIONS:		
NO.	DESCRIPTION	DATE
X	xxxxxxx	xxx

ENGINEER:
DESIGNED BY: PAK DATE: 5-7-15
DRAWN BY: BG DATE: 5-30-15
CHECKED BY: PAK DATE: 6-1-15

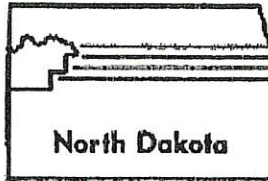
DSE Dakota Springs Engineering
2218 27th Avenue E
Wilton, North Dakota 58801
Phone: (719) 227-7358
Fax: (719) 227-7392

PROJECT: WATFORD 80 ACRES
SHEET TITLE: PRELIMINARY PLAT
FROM n/a TO n/a
JOB NO. ND-01-15-01 SHEET 1 OF 1

12.

Zone Change Application

*Submitted by GC Busch, LLC.
for Hammers Construction, Inc.
Hwy 1806 & 28th St NW*



LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

ZONE CHANGE	STAFF:	P&Z: 6.29.15
CONDITIONAL USE	FEE: \$350.00	CC: 7.6.15
VARIANCE	RECEIPT #:	ADVERTISE DATE:
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: GC Busch LLC.

APPLICANT: Hammers Construction Inc.

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Hammers Construction Inc. - Attn: Jeremy Hammers
 ADDRESS: 1411 Woolsey Heights
 CITY: Colorado Springs STATE: Colorado ZIP CODE: 80915
 TELEPHONE: 719-570-1599 EMAIL: jjhammers@hammersconstruction.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-07730
 LEGAL DESCRIPTION: 10-150-98 S1/2NW 1/4 1.27 A RW 78.73 Acres
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Highway 1806 W & 28th Street NW
 GROSS/NET ACREAGE: 78.73 PRESENT ZONE CLASSIFICATION: N/A
 DESIRED ZONE CLASSIFICATION: TP CURRENT LAST USE: Vacant

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

SEE ATTACHED

DESCRIBE THE SOURCE OF WATER/SEWER: Rural water/Septic system 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.

Clare Smith Long
 Property Owner Signature

Ruth A. Fortney
 Print of Type Owner Name

NOTARY

State of Ohio
 County of Cuyahoga

This instrument was acknowledged before me on 6-9-15 by Ruth A. Fortney, Trustee
 Date Name of Person

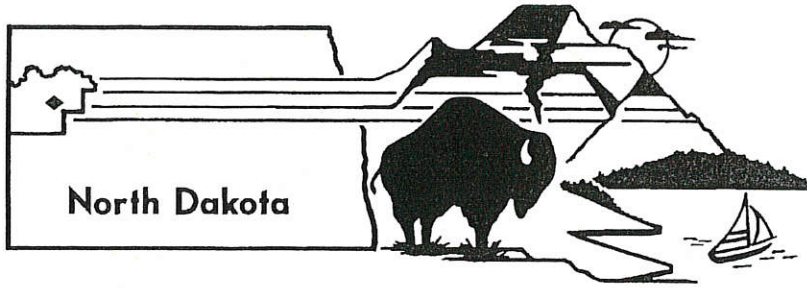
CLARE SMITH LONG, Attorney at Law
 Notary Public - State of Ohio
 My Commission has no expiration date
 Section 147.03 R.C.

Clare Smith Long
 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 ^o	1 ^o	1 ⁱⁱ	1 ⁱⁱ	1	1 ⁱⁱ	\$525 + publishing costs
Zone Change	1 ✓	1 ✓	1 ✓	1 ^o	1 ^o ✓	1 ⁱⁱ ✓	1 ⁱⁱ ✓	1	1 ⁱⁱ	\$300
Variance	1	1	1		1 ^o	1 ⁱⁱ		1		\$300
Street Name Change ^o	1	1	1			1 ⁱⁱ		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.



City of Watford City
213 2nd St. NE / PO Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
Celebrating 100 Years - 2014
watford.mckenziecounty.net

June 19, 2015

STAFF REPORT
ZC-13-2015 ZONE CHANGE

Applicant
Hammers Construction Inc.
1411 Woolsey Heights
Colorado Springs, CO. 80915

Property Owners
GC Busch, LLC.

Property Address: S ½ NW ¼ Section 10, T150, R98, 78.73 acres, unaddressed at this time.

Zone Change Requested: Request Zone Change from AG to IP Industrial Park District

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

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

-The property is located off 1806, & 28th St NW.

-The existing property is currently zoned as AG. The applicant is asking that the property be rezoned to IP Industrial Park District. Based on the adjacent parcel to the south (McKenzie Electric) this will keep contiguous zoning and by having paved roads within this subdivision it will set itself apart from any other Industrial Park within McKenzie and surrounding counties.

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

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

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

Surrounding Land Use Inventory:

West:	Zoning -	AG, McKenzie County
	Use -	Agriculture
South:	Zoning -	I, McKenzie County
	Use -	McKenzie Electric new location, under construction
North:	Zoning -	AG, McKenzie County
	Uses -	Agriculture
East:	Zoning -	AG, McKenzie County
	Uses -	Agriculture, Residence

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant, C1 (general commercial district) is intended for the purpose of allowing basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Site Development

Access: The property is accessed off 1806 then onto 28th St NW, currently not improved to any standard.
Sewer: Private Septic
Water: Rural Water

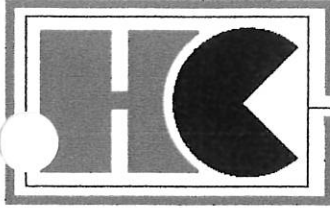
Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Hammers Construction on GC Busch behalf, contingent on the following conditions:

1. Site Development Plan Application and generalized building plans must be submitted, reviewed and approved before any development is started on this property.
2. 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.

Contact:

Mildred Williams
Assistant City Planner
mwilliams@nd.gov



HAMMERS CONSTRUCTION, INC.

1411 Woolsey Heights • Colorado Springs, Colorado 80915-5400
(719) 570-1599 • FAX (719) 570-7008 • www.hammersconstruction.com

• SPECIALIZING IN DESIGN / BUILD •

Steve Hammers, President
shammers@hammersconstruction.com

Justification Letter

Owner Information

GC Busch LLC.
31269 Bradley Road
North Olmsted, OH 44070
Project Name: Watford 80

Applicant

Hammers Construction, Inc.
Jeremy Hammers – Sr. Project Manager
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Hwy 1806
McKenzie County, ND
Lot Size: 78.73 acres
Zoned – Vacant AG
Parcel number: 20-00-07730
Legal Description: 10-150-98 S1/2NW 1/4 1.27 A RW 78.73 ACRES

Existing and proposed facilities, structures and roads.

The lot will be entered from the private paved road shared with McKenzie Electric. The lot is currently vacant (Agriculture). A (17) lot Industrial Park is being proposed on the property indicated above. There will be paved private roads proposed within the phased development and we plan on bringing rural water in for the entire subdivision from McKenzie rural water.

Zone: this site is currently vacant. We are proposing these lots to be zoned I-P, the same zone as the McKenzie Electric the adjacent property to the South.

Justification: We feel this subdivision will benefit the surrounding areas due to the lack of Industrial Zoning within Watford City and the rural ETA area. This parcel is within the ETA area and future annexation to the City of Watford as neighboring properties continue to develop. Based on the adjacent parcel to the South (McKenzie Electric) this will keep the contiguous zoning and by having paved roads within this subdivision it sets it apart from any other Industrial Subdivision within Williams or McKenzie Counties. The clean, well planned development strategies have been in the forefront of this project which will also bring revenue & property tax benefits to McKenzie County and Watford City. This development will also benefit the adjacent properties by increasing their property values.

Respectfully Submitted,

Jeremy Hammers
Hammers Construction Inc.

Memorandum

Dakota Springs Engineering

2218 27th Ave. E
Williston, North Dakota 58801
Phone: 719-227-7388

Date: June 10th, 2015

To: City of Watford City
213 2nd St NE, PO Box 494
Watford City, ND 58854

cc: Hammers Construction

From: Charles K. Cothorn, P.E.

Subject: LEGAL DESCRIPTION

S ½ of the NW 1/4 , Section 10 T150N, R98W,
5th P.M. McKenzie County North Dakota
78.73 Acres

Memorandum

Dakota Springs Engineering

2218 27th Ave. E
Williston, North Dakota 58801
Phone: 719-227-7388

Date: June 10th, 2015

To: City of Watford City
213 2nd St NE, PO Box 494
Watford City, ND 58854

cc: Hammers Construction

From: Charles K. Cothorn, P.E.

Subject: Traffic Impact for Proposed 80 Ac Industrial Park
S ½ of the NW 1/4 , Section 10 T150N, R98W,
5th P.M. McKenzie County North Dakota

Proposed Development will consist of 17 Lots (5) 2-1/2Ac lots & (12) 5Ac Lots
With proposed septic for waste water disposal. Knowing that septic will be used this
gives us a basis for the number of employees allowed. The max system allowed is 23
People or less.

This proposed development will consist of 3 phases. (see attached)

Also provided support document Table 3.3 Trip Generation Rates (see attached)

Phase I – (9) Lots w/ 23 Employees ($9 \times 23 \times 3.34 = 691.38$)

Phase II – (4) Lots w/ 23 Employees ($4 \times 23 \times 3.34 = 307.28$)

Phase III – (4) Lots w/ 23 Employees ($4 \times 23 \times 3.34 = 307.28$)

Proposed estimated total impact ADT of 1305.94 with AM peak of 561.56

HAMMERS CONSTRUCTION INC.
 1491 WOODLAND DRIVE
 WOODLAND, MISSISSIPPI 39381
 (601) 938-2200

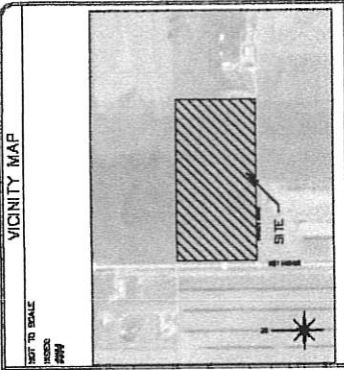
WATERFORD 80 ACRES
 CONCEPT PLAN
 WATFORD CITY, ND
 MCKENZIE COUNTY, ND

DSE
 Design Strategies
 2201 27th Avenue E
 Suite 217
 Duluth, GA 30091
 (770) 422-8800

DATE: MAY 27, 2015
 DRAWN BY: J. LATHAM
 PROJECT: WATERFORD 80 ACRES
 APPROVED BY: [Signature]
 JOB NO: 15-01

RESUBMITTALS:

NO. _____ DATE _____



PLAN DATA

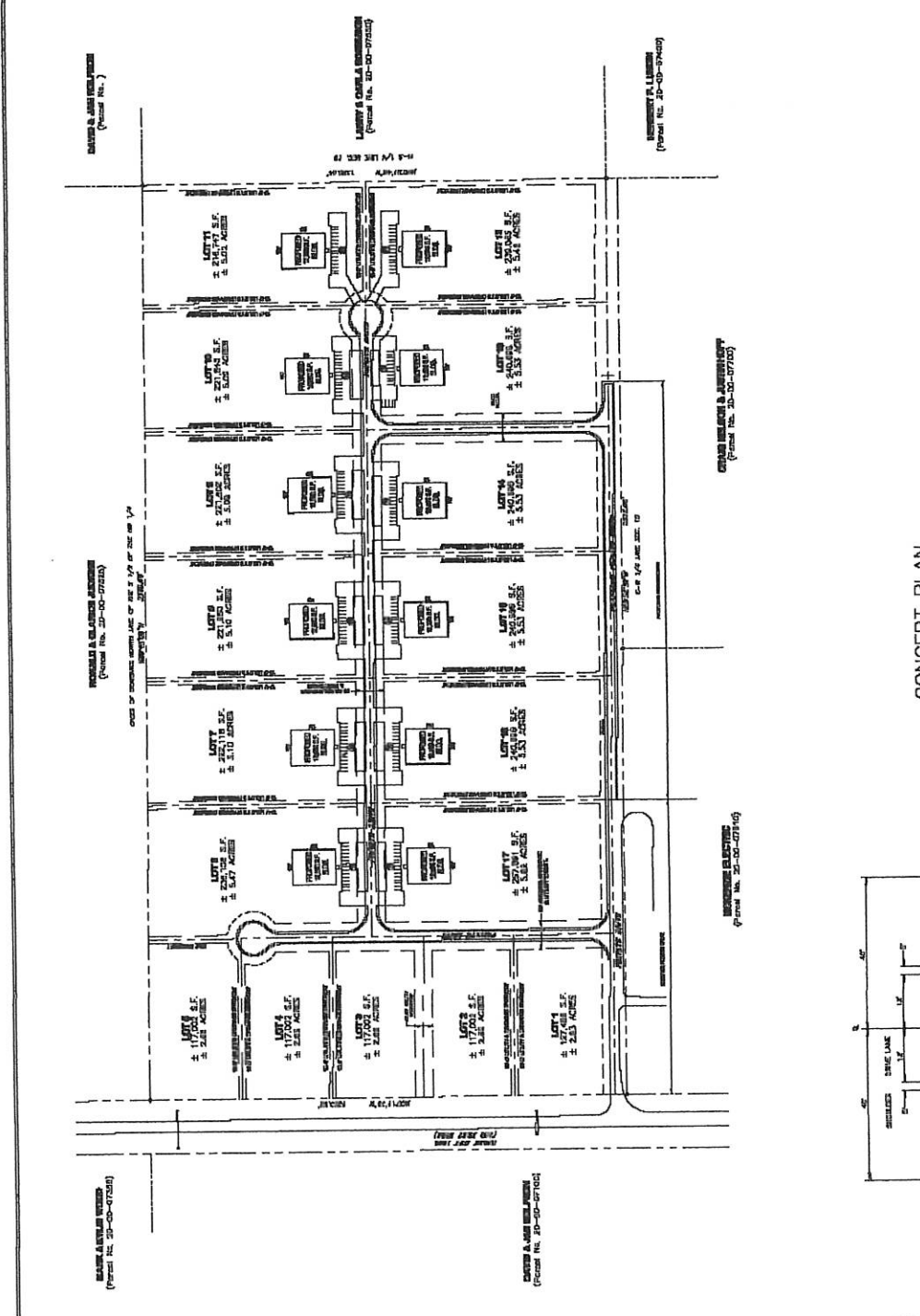
PROJECT NAME: WATERFORD 80 ACRES
 TOTAL AREA: 80 ACRES
 ZONING: R-10 (RURAL RESIDENTIAL)

LOT INFORMATION (TYP)

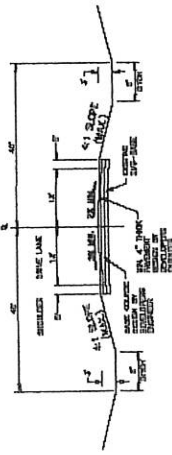
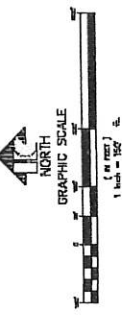
LOT AREA: 2.5 ACRES
 LOT WIDTH: 150 FT
 LOT DEPTH: 150 FT
 TOTAL LOTS: 32

OWNER/DEVELOPER

OWNER: [Name]
 DEVELOPER: [Name]



1 CONCEPT PLAN
 SCALE 1/8" = 1'-0"



- NOTES:**
1. TOTAL LOT AREA IS 80 ACRES.
 2. TOTAL LOT AREA IS 80 ACRES.
 3. TOTAL LOT AREA IS 80 ACRES.
 4. TOTAL LOT AREA IS 80 ACRES.
 5. TOTAL LOT AREA IS 80 ACRES.
 6. TOTAL LOT AREA IS 80 ACRES.
 7. TOTAL LOT AREA IS 80 ACRES.
 8. TOTAL LOT AREA IS 80 ACRES.

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAN IS THE PROPERTY OF THE CITY OF WATFORD CITY, ND. IT IS THE PROPERTY OF THE CITY OF WATFORD CITY, ND. IT IS THE PROPERTY OF THE CITY OF WATFORD CITY, ND. IT IS THE PROPERTY OF THE CITY OF WATFORD CITY, ND. IT IS THE PROPERTY OF THE CITY OF WATFORD CITY, ND.

DATE: _____

STATE OF NORTH DAKOTA: _____

COUNTY OF MCKENZIE: _____

CITY OF WATFORD: _____

APPLICANT: _____

APPROVED BY: [Signature]

DATE: _____

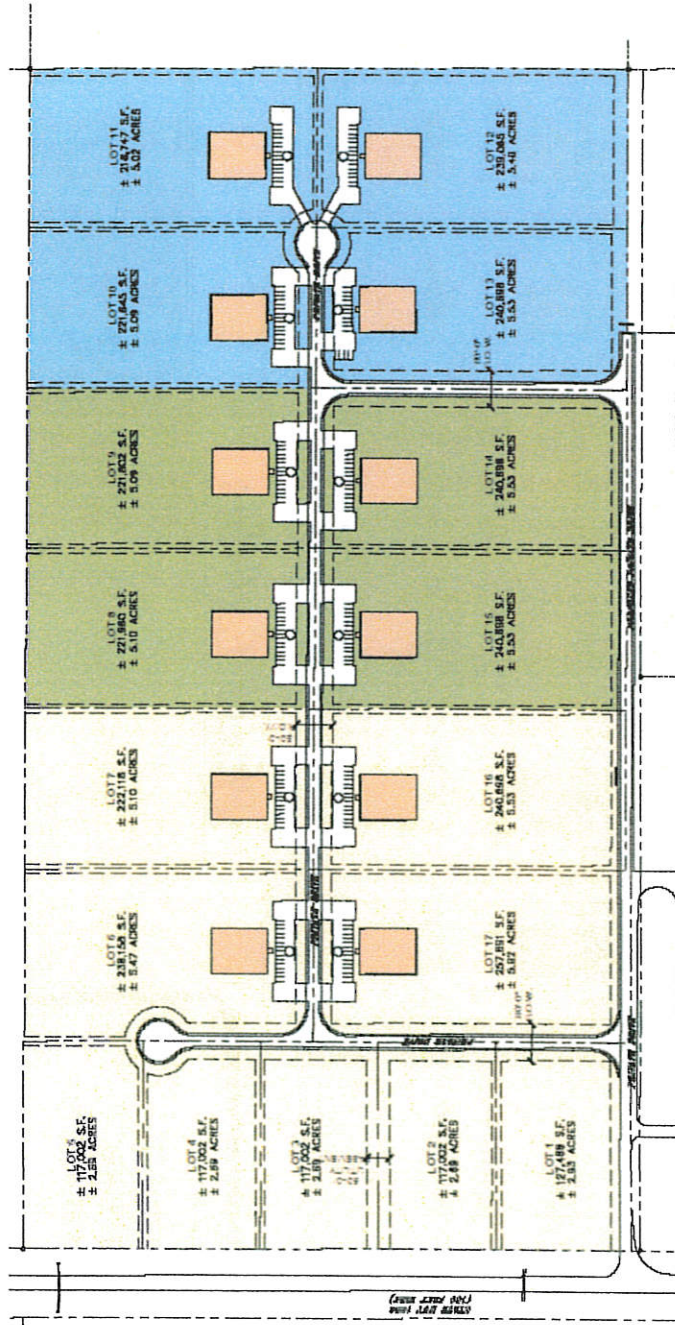
SCALE: _____

PROJECT: WATERFORD 80 ACRES

APPLICANT: _____

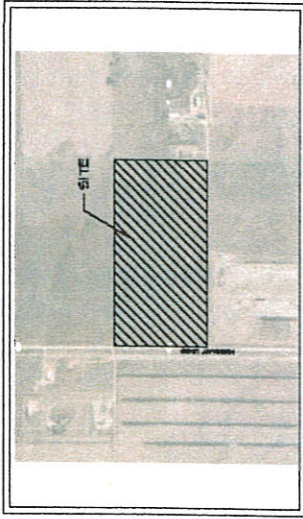
DATE: _____

WATFORD 80



LEGEND:

- 12,590 SF BUILDING
- PHASE II
- PHASE III
- ASPHALT/CONCRETE



Vicinity Map

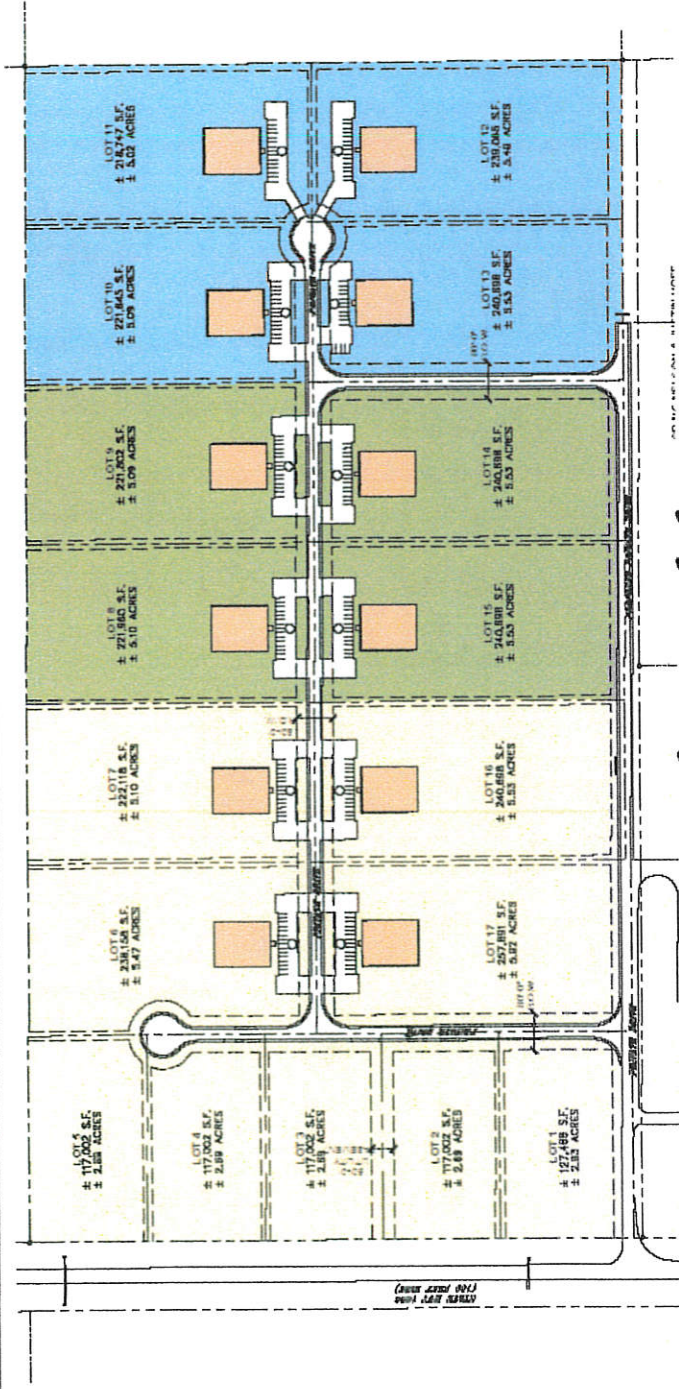


1411 Woolsey Heights
Colorado Springs, CO
80915

DESIGN/BUILD
GENERAL CONTRACTORS
STEVE HAMMERS 719-576-1550
President Fax 719-576-7006
© 1998 Hammers Construction, Inc.

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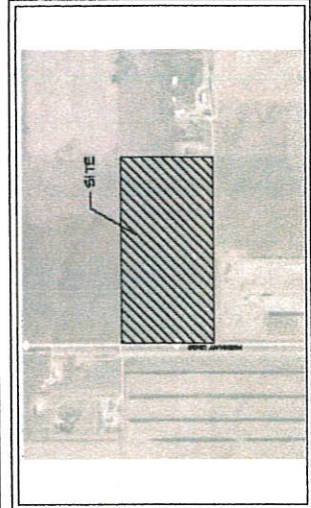
WATFORD 80



Phase Exhibit

LEGEND:

12590 SF BUILDING	PHASE I
ASPHALT/CONCRETE	PHASE II
	PHASE III



Vicinity Map



1411 Woolsey Heights
 Colorado Springs, CO
 80915

DESIGN/BUILD
GENERAL CONTRACTORS
STEVE HAMMERS / 719.570.1858
 President Fax: 719.570.2009
 steve@hmc.com hmc@hmc.com

We hereby certify that the information contained in this plan was prepared by us or under our direct supervision and that we are duly licensed and qualified to practice in the State of Colorado. We are not providing any warranty, express or implied, for the information contained in this plan. The information is provided for your information only and should not be used for any other purpose. The information is provided as is and we make no representation or warranty for the accuracy or completeness of the information. The information is provided for your information only and should not be used for any other purpose. The information is provided as is and we make no representation or warranty for the accuracy or completeness of the information.

Table 3.3 Trip Generation Rates

Land Use	Base Unit	Rates		
		AM Peak	ADT	ADT Range
Residential				
Single Family Home	per dwelling unit	.75	9.55	4.31-21.85
Apartment Building	per dwelling unit	.41	6.63	2.00-11.81
Condo/TownHome	per dwelling unit	.44	10.71	1.83-11.79
Retirement Community	per dwelling unit	.29	5.86	
Mobile Home Park	per dwelling unit	.43	4.81	2.29-10.42
Recreational Home	per dwelling unit	.30	3.16	3.00-3.24
Retail				
Shopping Center	per 1,000 GLA	1.03	42.92	12.5-270.8
Discount Club	per 1,000 GFA	65	41.8	25.4-78.02
Restaurant				
(High-turnover)	per 1,000 GFA	9.27	130.34	73.5-246.0
Convenience Mart w/ Gas Pumps	per 1,000 GFA		845.60	578.52-1084.72
Convenience Market (24-hour)	per 1,000 GFA	65.3	737.99	330.0-1438.0
Specialty Retail	per 1,000 GFA	6.41	40.67	21.3-50.9
Office				
Business Park	per employee	.45	4.04	3.25-8.19
General Office Bldg	per employee	.48	3.32	1.59-7.28
R & D Center	per employee	.43	2.77	.96-10.63
Medical-Dental	per 1,000 GFA	3.6	36.13	23.16-50.51
Industrial				
Industrial Park	per employee	.43	3.34	1.24-8.8
Manufacturing	per employee	.39	2.10	.60-6.66
Warehousing	1,000 GFA	.55	3.89	1.47-15.71
Other				
Service Station	per pump	12.8	168.56	73.0-306.0
City Park	per acre	1.59	NA	NA
County Park	per acre	.52	2.28	17-53.4
State Park	per acre	.02	.61	.10-2.94
Movie Theatre	per movie screen	89.48	529.47	143.5-171.5
w/Matinee	Saturday	(PM Peak)		
Day Care Center	per 1,000 GFA	13.5	79.26	57.17-126.07

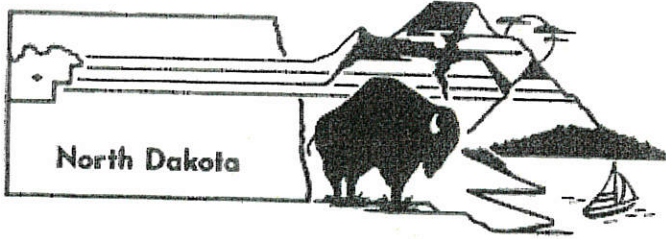
Source: Institute of Transportation Engineers (ITE). Trip Generation.

Final Plat Application

Citation Hills

Previously submitted as Watford Ranch / Fox Ridge

Citation Hills



North Dakota

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: 6.29.15
Amend Final Plat	FEE: \$240-	CC: 7.6.15
Simple Lot Split	RECEIPT #: CHK# 1033	ADVERTISE DATE: 8
Other: 16 lots	PROPERTY OWNERS NOTIFIED:	SECTION / TOWNSHIP / RANGE:
FINAL ACTION MEMORANDUM MAILED: <i>Matrix Equities</i>		

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Edward and Charlotte Schinke

APPLICANT: Matrix Equities Watford, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Robert Watt

ADDRESS: 14646 N. Kierland Blvd, Ste 250

CITY: Scottsdale STATE: AZ ZIP CODE: 85254

TELEPHONE: 480-945-9292 EMAIL: Bob@matrixmgt.com

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

LEGAL DESCRIPTION: See plat

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Ave East

GROSS/NET ACREAGE: 136.92 PRESENT ZONE CLASSIFICATION: AG

SOURCE OF Water / Sewer: Watford City Municipal under construction through Fox Hills Subdivision

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No

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

*formerly: Watford Ranch
Fox Ridge*

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.

Edward D Schilke
Property Owner Signature

Edward Schilke
Print Owner Name

Charlotte A. Schilke
Property Owner Signature

Charlotte Schilke
Print Owner Name

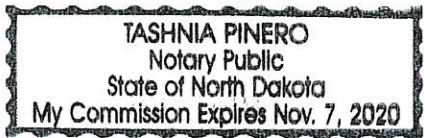
NOTARY

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on 6/8/15 by Edward & Charlotte Schilke
Date Name of Person(s)

Tashnia Pinero
Signature of Notary



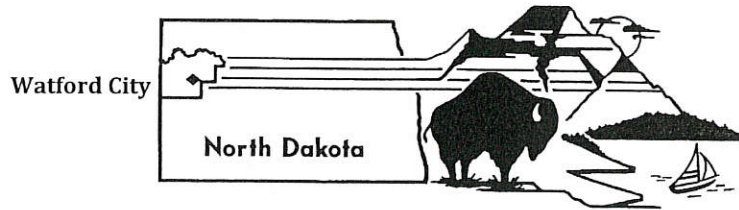
SURVEYOR / ENGINEER

Name: Steve Rude License: LS-6261

Address: 103 1st Ave West

City: Dickinson State: ND Zip: 58601

Phone: 701-225-9636 Email: steve.rude@ae2s.com



City of Watford City
213 2nd St., NE
PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
watford.mckenziecounty.net

June 23, 2015

STAFF REPORT
Final Plat-12-2015 (Citation Hills Subdivision)

Applicant

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

Property Owners

Edward and Charlotte Schilke

Property Address: North of 11th Ave SE

Subdivision Final Map: Citation Hills Subdivision

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

Discussion: The Citation Hills Subdivision is currently zoned AG. A zone change received preliminary approval to R-4 and C-1. It consists of 138 acres and contains 16 total lots. The new High School will be located to the North of this subdivision and 11th Ave SE runs along its southern border.

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

Surrounding Land Use Inventory:

West: Zoning -	C-1, Watford City
Use -	Airport
South: Zoning -	AG, McKenzie County
Use -	Agricultural
North: Zoning -	R-2, R-3, R-4, C-F, Watford City
Uses -	Medium and High Density Residential
East: Zoning -	AG, McKenzie County
Uses -	Agricultural

Site Development

Access: *The property is accessible from 11th Ave SE, and Fox Hills Pkwy once constructed..*

Sewer: *There is currently no sanitary sewer service, or sewer mains to the property.*

Water: *There is currently no city water service, or water mains within the property.*

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Citation Hills Subdivision Final Plat amendment contingent upon:

1. The Citation Hills development agreement is finalized before final plat recordation.
2. SIA is finalized and approved before final plat recordation by the Watford City planning department.
3. \$500,000 Sewer Agreement be finalized prior to recordation.
4. 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)

Contact:

Chris York, Assistant City Planner, cyork@nd.gov

PLAT of CITATION HILLS SUBDIVISION IN THE SW1/4 SECTION 21, T150N, R98W, 5th PM, WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

Final

DESCRIPTION

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

Said parcel contains 136.92 acres.

CERTIFICATE OF CONSENT and DEDICATION

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

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

Dated this _____ day of _____, 2015.

Edward Schilke _____ Charlotte Schilke _____

STATE OF _____)
COUNTY OF _____) ss

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

Notary Public for the State of _____
Residing at _____
My commission expires _____

CERTIFICATE OF SURVEYOR

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

Dated this _____ day of _____, 2015.

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

STATE OF NORTH DAKOTA)
COUNTY OF _____) ss

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

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

CERTIFICATE OF CITY COUNCIL

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

Brent Sanford, Mayor _____ Attest: Peni Peterson, Auditor _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

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.

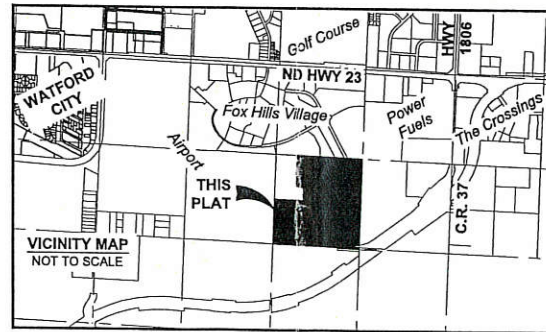
Glen Beard, Chairman _____ Date _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

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

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

OWNERS
EDWARD & CHARLOTTE SCHILKE
WATFORD CITY, ND 58854



CERTIFICATE OF UTILITY PROVIDER-MEC

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

MCKENZIE ELECTRIC COOPERATIVE

Signature _____ Date _____

Printed Name _____ Title _____

STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE) ss

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)
COUNTY OF MCKENZIE) ss

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)
COUNTY OF MCKENZIE) ss

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)
COUNTY OF MCKENZIE) ss

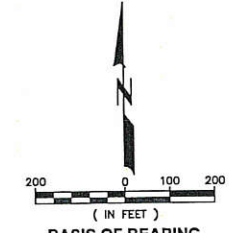
Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2015, and assigned Document No. _____.

Ann Johnsrud, Recorder _____

PLAT of CITATION HILLS SUBDIVISION

30 ft public standard - 15 ft
 30 ft road?
 private access easement

Final



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

LEGEND

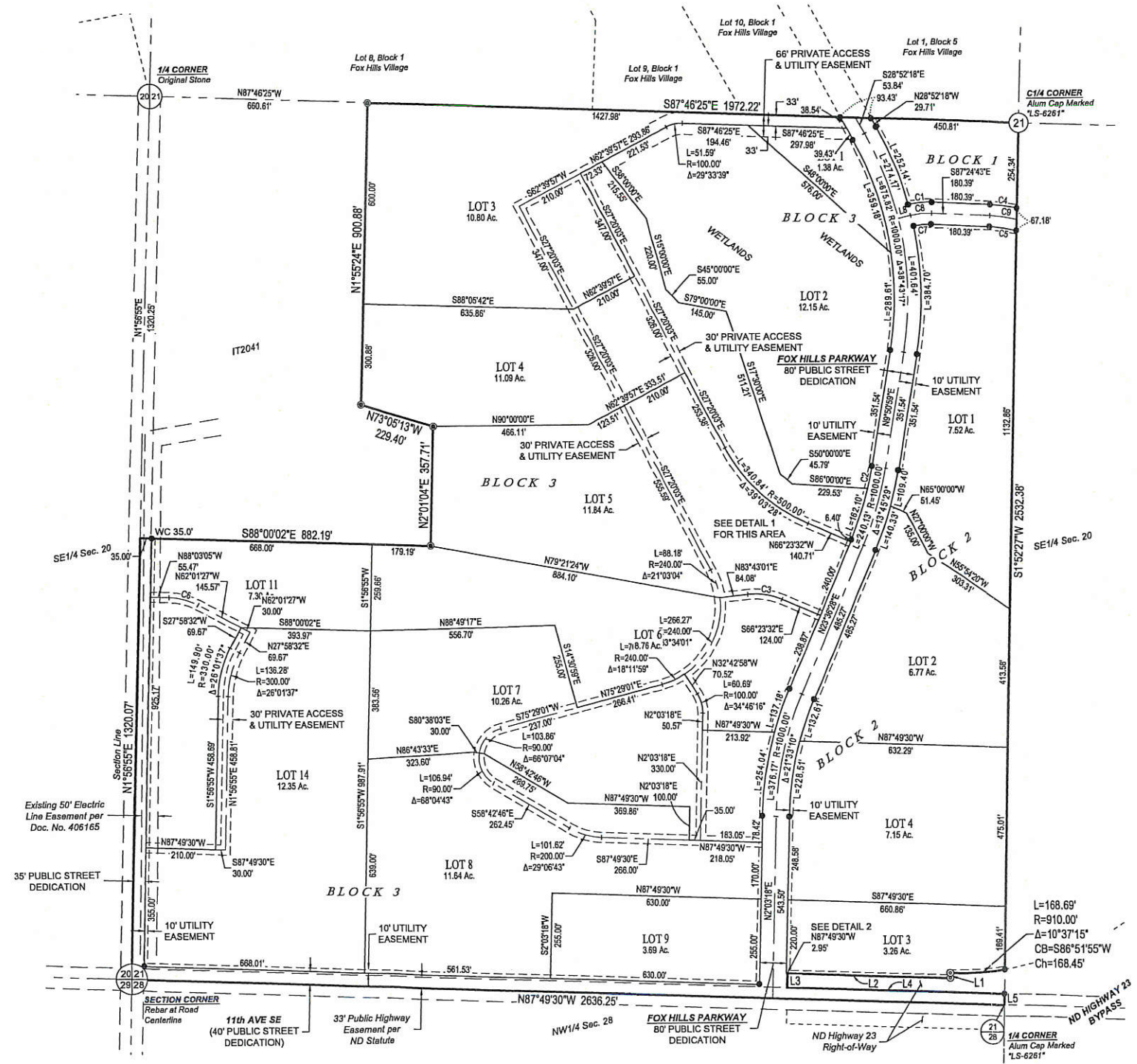
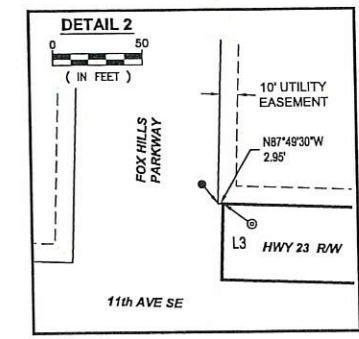
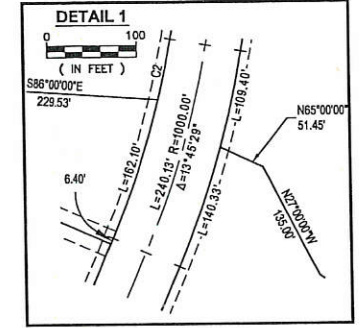
- FOUND REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS-6261"
- WC WITNESS CORNER
- ⊙ FOUND REBAR, NO CAP
- ⊙ CALCULATED POINT, MONUMENT TO BE SET AS PART OF HWY 23 BYPASS PROJECT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.35'	266.00'	015°22'09"	N84°54'29"E	71.14'
C2	68.42'	960.00'	004°05'01"	N11°53'30"E	68.41'
C3	104.34'	200.00'	029°53'28"	S61°20'15"E	103.16'
C4	83.58'	513.00'	009°20'06"	S82°44'41"E	83.49'
C5	84.55'	447.00'	010°50'16"	S61°59'36"E	84.43'
C6	90.85'	200.00'	026°01'37"	N75°02'16"W	90.07'
C7	53.21'	200.00'	015°14'35"	N84°57'59"E	53.05'
C8	64.05'	233.00'	015°45'02"	N84°42'45"E	63.85'
C9	84.05'	480.00'	010°02'01"	S82°23'43"E	83.95'

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00'	S02°10'39"W
L2	490.71'	N87°49'30"W
L3	42.00'	S02°03'18"W
L4	658.73'	S87°49'30"E
L5	33.00'	S01°52'27"W
L8	37.70'	N76°50'14"E





June 8, 2015

City of Watford City
Planning Dept.
213 2nd St NE
Watford City, ND 58854

RE: Final Plat Application – Citation Hills

Dear Sirs:

Please find enclosed the following items for your review of the proposed final plat described above:

- A Division of Land / Planning Application.
- A review check in the amount of \$240 (16 lots x \$15 each).
- A copy of the proposed final plat.
- An excerpt from Owner's Abstract of Title and an Attorney's Title Opinion

Project Description

This subdivision was originally submitted and approved by the Planning and Zoning and City Commissions as Fox Ridge Subdivision. However, due to direction by the County Recorder, Applicant now proposes to call it Citation Hills.

As outlined in the preliminary plat application materials, the purpose of this proposed subdivision is to create several large parcels for development of multi-family dwelling-structures.

Comprehensive design of site and public infrastructure improvements is under way. Plans will be submitted to the City Engineer when ready.

Zoning. Existing zoning is AG. A zone change request was conditionally approved as along with the preliminary plat.

Annexation. The subject property has previously been annexed into the corporate limit of Watford City.

Dry Utilities. MDU will provide gas and electricity. RTC will provide cable/phone service.

Water, Sewer, Storm. The subject property is within Special Improvement Districts for water, sewer, and storm drainage systems. Water and sewer mains are being extended southward from Fox Hills Subdivision via Fox Hills Parkway. Additional mains to serve individual lots are being designed.

Stormwater will be directed into the regional stormwater management facilities to be constructed along the existing waterway as part of an SID. Detailed design for the subdivision is under way.

An "Intent to Serve" letter has been requested from the Public Works Director but has not yet been received.

Streets. Fox Hills Parkway is under construction as part of a Special Improvements District. 11th Avenue East is planned to remain on its current alignment. However, because of the designed elevation of its intersection with Fox Hills Parkway, Applicant has directed a new grade be designed for the current 11th Avenue alignment.

Site Grading. A comprehensive grading plan is being developed for the subject property, plus the adjoining properties to the east and south, as part of the project engineering design.

Covenants. Applicant is developing covenants which will be recorded after final plat approval.

Developer Agreement / Subdivision Improvements Agreement. Applicant is developing a DA/SIA for recording along with the final plat. A meeting is scheduled between Applicant and the City for June 16, 2015.

Conditions of Approval – Subdivision. Conditions of subdivision approval (dated April 14, 2015) are addressed as follows:

1. Developer Agreement – Applicant is in the process of developing a DA. A meeting is scheduled between Applicant and the City for June 16, 2015.
2. Subdivision Improvements Agreement – Applicant is in the process of developing a SIA. A meeting is scheduled between Applicant and the City for June 16, 2015.
3. Subdivision Name – As noted above, the County Recorder denied the use of “Fox Ridge Subdivision”. Therefore, Applicant has proposed “Citation Hills”.
4. Sewer Agreement – Applicant intends to address the sewer agreement as part of the DA.

Conditions of Approval – Zoning. Conditions of zoning approval (dated February 14, 2015) are addressed as follows:

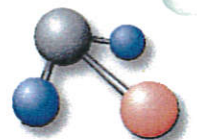
1. Building plans – Building plans will be provided at the time of application for building permits.
2. Site Plan – Site plan design is under way. Plans will be submitted when ready.
3. Reversion to AG zoning – Two matters are unclear from the condition as composed: 1) what “action” was contemplated which would trigger the zone change entitlement and 2) what the particular trigger date was intended to be.
4. Maximum Density – Applicant acknowledges maximum density will be 1200 residential units.

If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,



Steve Rude, PLS, CFedS
Land Surveyor



Fence Variance

Border States Electric

Williams, Mili

From: Marius Rygg <MRygg@gatewaybuilding.com>
Sent: Wednesday, June 17, 2015 12:32 PM
To: Williams, Mili
Cc: Williams, Steven W.; 'Troy Montgomery (tmontgomery@borderstates.com)'; Shane Steckler
Subject: Border States Electric - Cedar Fence Variance

Dear City of Watford City,

I'm writing you about our cedar fence at Border States Electric's new branch located in the Hunter's Run development. There was a misunderstanding somewhere on the height of fence allowed. I'm not looking to place blame as there is always plenty of that to go around, but I would like to work to a resolution. We currently have an 8' tall cedar fence installed around the yard of a new facility for Border States Electric. We have recently come to understand that the City of Watford City standards allows for a maximum cedar fence height of 6'. Border States Electric is an electrical wholesale company that almost always has several hundred thousand dollars worth of merchandise on hand and security is a very important concern of theirs. Aesthetics is also an important concern of theirs. The product they have in their yard is very interesting to thieves and if visible becomes a larger temptation. Incidents of theft will be detrimental to Border States, and also tie up City Police forces. Border States Electric has built several facilities in the past 8 years and have always had an 8' fence with 3 barbs for security. Fence height and outdoor racking height are two of the first factors for BSE in determining a parcel of property to buy for a new building. The Hunter's Run development does not allow chain link fence, but does allow cedar fencing. From earlier meetings with the City, I had misunderstood that an 8' fence of any material was no problem so we put an 8' cedar fence in. This fence has a very pleasant aesthetic value to it, while also providing good security. I'm asking the City of Watford City for a variance on this fence located in a very commercial development to be allowed as currently installed at a height of 8'. I would also ask for the ability at a future date to install 3 barbs at the top of this fence if the need arises.

Thank you for your consideration in this matter.

Sincerely,

Marius Rygg
President - Building Division

Direct: 701-499-0820
Office: 701-293-7202
Cell: 701-238-0379
www.gatewaybuilding.com



Minutes

May 26, 2015

PLANNING & ZONING COMMISSION MEETING MINUTES

May 26, 2015

The regular monthly meeting of the Watford City Planning & Zoning Commission was held on Tuesday May 26, 2015 at 6:00 p.m. at City Hall in the Heritage Room. In attendance: Chairman Glen Beard, Board members: Rick Holm, Jesse Lawrence, Sonja Johnson, William Carlson, Shane Homiston and Cory Johnson. Also present: Assistant City Planner Mildred (Mili) Williams, Planning Assistant Becky O'Neill, and Public Works Assistant Mariah Nelson. Absent: City Attorney Wyatt Voll, City Building Inspector Steven Williams, and City Planner Curtis Moen.

With the above mentioned present, the Public Hearing was called to order at 6:00 p.m. by Chairman Glen Beard.

Under consideration were the following:

1. Public hearing to hear comment on Variance Application submitted by Roers Investments, Kent Roers on property located Lot 2 & 3 Block 1 the Crossings Subdivision, Section 22, T150N, R98W 17.81 acres, Watford City, McKenzie County, ND. (Frontier Avenue of the Crossings). Application requests variance of maximum height allowed in R4 High Density Residential District. Proposed building is 5 ft. above allowed height.
Chairman Glen Beard raised concern that the garages being located under the living units should have adequate ventilation. Concerned with exhaust entering units. Recommendation for Building Inspector Steven Williams to look in to this potential issue and verify while reviewing plans.
MOTION by J. Lawrence, SECOND by S. Johnson to recommend Approval to City Council of the Variance Application contingent with the following recommendations set forth in the staff report:
 - a. The building height requirements shall also meet the state building code requirements.
 - b. The type of material used for building construction must be adequate for variance requested height according to state code requirements.**Roll Call vote: Ayes; R. Holm, J. Lawrence, S. Johnson, W. Carlson, S. Homiston, C. Johnson, G. Beard. Nays; None. MOTION Carried.**
2. Public hearing to hear comment on Zone Change Application submitted by Mychal Gorden for Stenehjem Development, LLP on property located Lot 3 & 4 of Block 2 and Lot 8 Block 3 Fox Hills Village, NE ¼ Section 20, T150N, 98W, Watford City, McKenzie County, ND. 15.47 acres. Application requests rezoning R4 High Density Residential to C1 General Commercial District.
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 one 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. Johnson, W. Carlson, S. Homiston, C. Johnson, G. Beard. Nays; None. MOTION Carried.**
3. Public hearing to hear comment on Preliminary Plat Application submitted by Mychal Gorden for Stenehjem Holdings, LLC on property located Lot 8 in Block 1 and Lots 8, 12, and 13 in Block 3 of Fox Hills Village Subdivision, NE ¼ Section 20, T150N, R 98W, Watford City, McKenzie County, ND. 58.45 acres, 75 lots. (Creekside @ Fox Hills Village)
Application Pulled.
NO MOTION.

Old Business:

1. *Chairman Glen Beard raised discussion: What is the time frame looking like for paving Park Ave W near Badlands Apartments? Assistant City Planner Mili Williams mentioned that City plans to take over and Curt has been working on this and going through their Development Agreement. The City still holds bond for the road.*

Review Permits: Permits were reviewed as presented.

Discussion from Commission: The number of apartment units seem to be tapering off compared to last year. Hearing reports of completed apartment buildings not being fully occupied. Apartment management has started slightly lowering rent and adjusting rental agreements for shorter more reasonable leases such as 3-6 months instead of 1-2 years. Rent is seeming to be coming down and may be even more competitive in the future.

Adjournment at 6:11 PM

MOTION by R. Holm, SECOND by W. Carlson.

The next regularly scheduled Planning & Zoning Commission meeting will be Monday June 29, 2015 at 6:00 p.m.

Glen Beard
Chairman

Becky O'Neill
Planning Assistant

Permits

2015 PERMITS

Permit #	Month	Property Owner	Contractor	Project Address	Parcel # /Subdivision	Description of Work	Value	Issue Date	Permit Fee	Payment
3394 C	June	McKenzie County School District	Keara Anderson/CEI - Joint Venture	2313 Wolf Den Parkway 516 2nd Ave SE	Watford City High School	New High School Final Construction Phase Interior Remodel +fire sprinkler/alarms	\$ 30,000,000.00	6/12/2015	\$ 122,365.00	Check #60130
3393	June	Ashley Elizabeth Leonard Fulford	Self	408 4th St NE		Fence in Backyard	\$ 130,000.00	6/2/2015	\$ 1,210.00	Check #32704
3266 review	June	Kalkreuth Realty & Const Co	JE Dunn	360 Main St N	Permit Renewal - Bkg & W/S	4-Story Office Building	\$ -	6/9/2015	\$ 20.00	Cash
3384	June	Neil Koskimeni	Self	2813 2nd St NE (Lot 3 Bk 1)	Dakota Ridge	Finishing Basement Remove & Replace Staircase on Porch/porch House Roof	\$ 10,000.00	6/9/2015	\$ 177.00	Card
3385	June	First Lutheran Church	Groton Construction	508 4th St NE		48 Unit Apartment Building	\$ 21,500.00	6/9/2015	\$ 338.00	Check #
3089 review	June	WCKND Apartments II, LLC	Bakken Contracting Company	1000 S Pharesburg Ridge St	Permit Renewal - Bkg & W/S	19x80 Maintenance Garage	\$ -	6/10/2015	\$ 20.00	Card
3186 review	June	Renegade Rentals	Rolfson Oil LLC	2414 Scribner Drive	Permit Renewal	Family Room Addition between existing home & garage	\$ 37,000.00	6/11/2015	\$ 510.00	Check #2673
3386	June	Rita Hovet	ECSI LLC	109 8th St NE		Kitchen remodel	\$ 5,000.00	6/11/2015	\$ 107.00	Check #2674
3387	June	Glory of the Lord Family Ministry	ECSI LLC	118 4th Ave NE		Garage in Backyard	\$ -	6/11/2015	\$ 331.00	Check #1233
3388	June	William & Barbara Mathis	Midwest Environmental	128 4th St SW		Deck on front of home	\$ 800.00	6/11/2015	\$ 34.00	Card
3389	June	Gregg & Melody Schuetz	Somway Construction	208 4th Ave NE	AT RISK P1011-001-14722	7 Storage Buildings	\$ 2,892,000.00	6/12/2015	\$ 13,893.00	Check #2329
3390 A	June	Bakken Communities LLC	Roers West	202 Fox Hills Parkway N Lot 10 Bk 4		30 Unit Apartment Building with Garages	\$ 3,608,088.50	6/12/2015	\$ 16,797.35	Check #3523
3391	June	Watford McKenzie Apartments	Roers West	210 Fox Hills Parkway N Lot 10 Bk 4	Fox Hills Village	30 Unit Apartment Building with Garages	\$ 3,608,088.50	6/12/2015	\$ 16,797.35	Check #3522
3392	June	Watford McKenzie Apartments	Roers West	104 Prospect St Lot 9 Bk 1	The Crossings	4 Story Mixed Use Building Main floor Commercial 2nd-4th Floor Apartment 55 units total Demo House	\$ 8,201,200.00	6/15/2015	\$ 35,169.80	Check #3532
3393	June	BLH LLC	WG Pitts Company	505 2nd St NE		Addition to house	\$ -	6/15/2015	\$ 25.00	Check #001263
3394	June	E&M Services	Hus Industries, Inc.	501 2nd St NE		Addition to house & garage	\$ -	6/15/2015	\$ 752.50	Check # 1223
3395	June	Watford Third Street Housing	New Orleans Sand LLC.	1204 S Main St	Permit Pressure Testing	New Water & Sewer Access to Shop	\$ -	6/17/2015	\$ 17,171.98	Check #2272
3396	June	Kirk Wolf	PXL, Inc.		Permit Renewal	Addition to Office Building	\$ -	6/18/2015	\$ 20.00	Cash
3229 review	June	E&M Services	Foley Contracting	305 12th St SE		Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3090 review	June	M Space Holdings	M Space Holdings	371 & 373 29th Ave NE Lot 11 & 12 Bk 2	Bison Run TH13	Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3091 review	June	M Space Holdings	M Space Holdings	329 & 401 24th Ave NE Lot 13 & 14 Bk 2	Bison Run TH15	Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3092 review	June	M Space Holdings	M Space Holdings	416 & 409 24th Ave NE Lot 15&16 Bk 2	Bison Run TH17	Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3093 review	June	M Space Holdings	M Space Holdings	411 & 417 29th Ave NE Lot 17&18 Bk 2	Bison Run TH19	Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3096 review	June	M Space Holdings	M Space Holdings	309 & 313 25th Ave NE Lot 3&10 Bk 2	Bison Run TH11	Duplex with garages (2 Units)	\$ -	6/19/2015	\$ 20.00	Card
3110 review	June	M Space Holdings	M Space Holdings	202 24th Ave NE Lot 19 Bk 2	Little Bison TH29L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3111 review	June	M Space Holdings	M Space Holdings	206 24th Ave NE Lot 20 Bk 2	Little Bison TH25R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3112 review	June	M Space Holdings	M Space Holdings	210 24th Ave NE Lot 21 Bk 2	Little Bison TH27L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3113 review	June	M Space Holdings	M Space Holdings	214 24th Ave NE Lot 22 Bk 2	Little Bison TH27R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3114 review	June	M Space Holdings	M Space Holdings	218 24th Ave NE Lot 23 Bk 2	Little Bison TH29L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3115 review	June	M Space Holdings	M Space Holdings	222 24th Ave NE Lot 24 Bk 2	Little Bison TH29R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3116 review	June	M Space Holdings	M Space Holdings	302 24th Ave NE Lot 25 Bk 2	Little Bison TH31L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3117 review	June	M Space Holdings	M Space Holdings	306 24th Ave NE Lot 26 Bk 2	Little Bison TH31R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3118 review	June	M Space Holdings	M Space Holdings	310 24th Ave NE Lot 27 Bk 2	Little Bison TH33L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3119 review	June	M Space Holdings	M Space Holdings	314 24th Ave NE Lot 28 Bk 2	Little Bison TH33R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3120 review	June	M Space Holdings	M Space Holdings	322 24th Ave NE Lot 29 Bk 2	Little Bison TH35L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3131 review	June	M Space Holdings	M Space Holdings	326 24th Ave NE Lot 30 Bk 2	Little Bison TH35R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3132 review	June	M Space Holdings	M Space Holdings	330 24th Ave NE Lot 31 Bk 2	Little Bison TH37L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3133 review	June	M Space Holdings	M Space Holdings	402 24th Ave NE Lot 32 Bk 2	Little Bison TH37R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3134 review	June	M Space Holdings	M Space Holdings	406 24th Ave NE Lot 33 Bk 2	Little Bison TH39L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3135 review	June	M Space Holdings	M Space Holdings	410 24th Ave NE Lot 34 Bk 2	Little Bison TH39R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3136 review	June	M Space Holdings	M Space Holdings	414 24th Ave NE Lot 35 Bk 2	Little Bison TH41L	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3137 review	June	M Space Holdings	M Space Holdings	418 24th Ave NE Lot 36 Bk 2	Little Bison TH41R	2 Story Duplex Unit	\$ -	6/19/2015	\$ 20.00	Card
3164 review	June	M Space Holdings	M Space Holdings	309 24th Ave NE Lot 9 Bk 3	Little Bison TH34R	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3165 review	June	M Space Holdings	M Space Holdings	313 24th Ave NE Lot 10 Bk 3	Little Bison TH34L	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3166 review	June	M Space Holdings	M Space Holdings	321 24th Ave NE Lot 11 Bk 3	Little Bison TH36R	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3167 review	June	M Space Holdings	M Space Holdings	325 24th Ave NE Lot 12 Bk 3	Little Bison TH36L	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3168 review	June	M Space Holdings	M Space Holdings	329 24th Ave NE Lot 13 Bk 3	Little Bison TH38R	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3169 review	June	M Space Holdings	M Space Holdings	401 24th Ave NE Lot 14 Bk 3	Little Bison TH38L	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card

Permit #	Month	Property Owner	Contractor	Project Address	Parcel # / Subdivision	Description of Work	Value	Issue Date	Permit Fee	Payment
3170 RENEW	June	M Space Holdings	M Space Holdings	405 24th Ave NE Lot 15 Blk 3	Little Bison TH41R	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3171 RENEW	June	M Space Holdings	M Space Holdings	409 24th Ave NE Lot 16 Blk 3	Little Bison TH41L	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3172 RENEW	June	M Space Holdings	M Space Holdings	411 24th Ave NE Lot 17 Blk 3	Little Bison TH42R	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3173 RENEW	June	M Space Holdings	M Space Holdings	417 24th Ave NE Lot 18 Blk 3	Little Bison TH42L	Two Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3219 RENEW	June	M Space Holdings	M Space Holdings	305 24th Ave NE Lot 6 Blk 3	Little Bison TH32L	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3220 RENEW	June	M Space Holdings	M Space Holdings	301 24th Ave NE Lot 7 Blk 3	Little Bison TH32R	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3221 RENEW	June	M Space Holdings	M Space Holdings	221 24th Ave NE Lot 1 Blk 3	Little Bison TH31L	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3222 RENEW	June	M Space Holdings	M Space Holdings	217 24th Ave NE Lot 5 Blk 3	Little Bison TH30R	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3223 RENEW	June	M Space Holdings	M Space Holdings	219 24th Ave NE Lot 4 Blk 3	Little Bison TH30L	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3224 RENEW	June	M Space Holdings	M Space Holdings	209 24th Ave NE Lot 3 Blk 3	Little Bison TH28R	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3225 RENEW	June	M Space Holdings	M Space Holdings	205 24th Ave NE Lot 2 Blk 3	Little Bison TH26L	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3226 RENEW	June	M Space Holdings	M Space Holdings	201 24th Ave NE Lot 1 Blk 3	Little Bison TH26R	2 Story Duplex Unit	\$ -	6/18/2015	\$ 20.00	Card
3397	June	Johnston/Schwab (Baseline)	R&T Construction	301 Main St N		Remove & Replace Shingles	\$ 7,000.00	6/19/2015	\$ 135.00	Check #1859
3398	June	Koosman Construction	Koosman Construction	Lot 2 Block 1	Rolling Hills	Single Family Home with attached Garage	\$ 230,000.00	6/22/2015	\$ 1,860.00	Check # 26033
3399	June	Koosman Construction	Koosman Construction	Lot 3 Block 1	Rolling Hills	Single Family Home with attached Garage	\$ 230,000.00	6/22/2015	\$ 1,860.00	Check # 26033
3400	June	Koosman Construction	Koosman Construction	Lot 33 Block 4	Rolling Hills	Single Family Home with attached Garage	\$ 275,000.00	6/22/2015	\$ 2,152.50	Check # 26033
3401	June	Koosman Construction	Koosman Construction	Lot 44 Block 4	Rolling Hills	Single Family Home with attached Garage	\$ 275,000.00	6/22/2015	\$ 2,152.50	Check # 26033
3280 RENEW	June	WC16 LLC	Consolidated Construction Co	1218 Main St N	Madison Heights	4-story apartment building, 35 total units	\$ -	6/24/2015	\$ 20.00	Card
2882 RENEW	June	Paul & Sandy Wisness	E&J Contracting LLC	205 3rd St NE		6000 sq ft Single Family Home	\$ -	6/24/2015	\$ 20.00	Card
3402	June	Robert Shipp	Self/Balken Fence Co.	2619 Terrace View Drive	Buffalo Hills	14x30 deck, 16x20 shed, & fence	\$ 15,000.00	6/24/2015	\$ 247.00	Card

**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	69
July	
August	
September	
October	
November	
December	

47
Renews

2014 YTD	184
2015 YTD	167

YEAR TO DATE	167
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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	\$ 49,542,677.00
July	
August	
September	
October	
November	
December	

2014 YTD	\$ 52,393,197.16
2015 YTD	\$ 76,910,725.02

YEAR TO DATE	\$ 76,910,725.02
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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
YEAR TOTAL	1,660	214	\$ 161,321,774.50

2015 YTD RESIDENTIAL PERMITS			
TYPE	# UNITS	# BUILDINGS	TOTAL VALUE
Single Family Home	35	35	\$ 10,460,000.00
Duplex	4	2	\$ 400,000.00
Apt. 3-4 units	0	0	\$ -
Apt. 5 + units	125	5	\$ 16,028,877.00
YEAR TO DATE	164	42	\$ 26,888,877.00