

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>6-11-14</u>	APPLICATION NUMBER: <u>CU-20-2014</u>
ZONE CHANGE <input checked="" type="checkbox"/>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>6-30-14</u> CC: <u>7-7-14</u>
<u>CONDITIONAL USE PERMIT</u> <input checked="" type="checkbox"/>	FEE:	ADVERTISE DATE: <u>6-18/6-25</u>
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED: <u>Y</u>
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WESLEYAN METHODIST CHURCH
APPLICANT: same

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: PASTOR JEFF RUEGLES
ADDRESS: P.O. Box 428
CITY: WATFORD CITY STATE: NORTH DAKOTA ZIP CODE: 58854
TELEPHONE: (701) 444 2355 EMAIL: jruegles8@gmail.com
ASSESSOR'S PARCEL NUMBER(S): 82-05-01500
LEGAL DESCRIPTION: SEE ATTACHED
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 302 2ND AVE NE / 3RD ST NE
GROSS/NET ACREAGE: 0.96 Ac PRESENT ZONE CLASSIFICATION: R-1
DESIRED ZONE CLASSIFICATION: C-B CURRENT LAST USE: CHURCH.

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: EXISTING CITY SEWERS Do you have a will serve letter ☐ YES ☐ NO

LAND USE APPLICATION pg. 2
Watford City Planning Department

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

Kyle S. Hartel Crosspoint Church
Property Owner Signature Vice-Chair

Kyle S. HARTEL
Print of Type Owner Name

NOTARY

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on 6/11/14

by Kylee Roff

Date

Name of Person

KYLEE L. ROFF
Notary Public
State of North Dakota
My Commission Expires Oct. 11, 2019

Kylee Roff
Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info	Application Fees
Conditional Use Permit	1 ^G	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
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

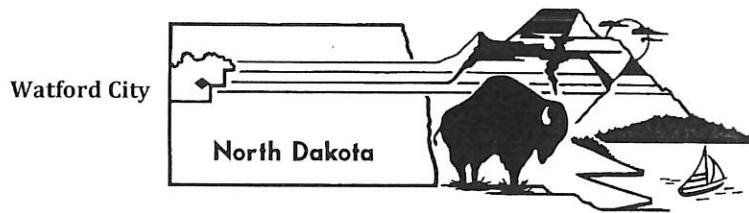
*Plus all sign costs

Procedures for Filing Land Use Applications:

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

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

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net



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

June 25, 2014

STAFF REPORT
CU 20-2014 Conditional Use Permit

Applicant
Wesleyan Church
PO Box 428
Watford City, ND 58854

Property Owner
Wesleyan Church

Property Address: 302 2nd Ave NE

Zone: R1---soon to be CB via zone change request

Reference: Watford City City Code Sec. XV – Article XVII, Conditional Uses, General Commercial District

Request: The applicant filed an application to permit the addition of 16,000 SF onto the existing church. They also have submitted a zone change application for CB to allow for zero setbacks, even though they plan to have a minimum setback of 10 feet. This application is due for annual review and renewal after one year.

Article XXV, Section 1 of the Watford City Zoning Ordinance reads as follows regarding Conditional Uses:

A Conditional Use Permit may be granted following compliance with the procedure set forth in this section if the conditional use is one set forth in the District Regulations, provided that no application for a conditional use shall be granted unless all of the following conditions are found to be present:

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and

6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

The City of Watford City mailed the adjoining property owners a notice regarding the Conditional Use RENEWAL application. None of the noticed property owners contacted the city regarding the application.

In granting a conditional use, the Planning Commission must satisfy itself from the evidence heard before it that the granting of the conditional use will not: adversely affect the health, safety, and welfare of the public; detract from the neighborhood; adversely affect future development; or cause traffic congestion. The Planning Commission may impose requirements upon the applicant to ensure that the proposed Conditional Use does not create a nuisance, is harmonious with adjacent development, and does not detract from property values. A Conditional Use Permit is only valid so long as the approved use is operated per the terms of the permit, i.e., if the use were changed from Temporary Workforce Housing to Manufacturing Operation, the permit would no longer be valid. A Conditional Use Permit should be specific as to: days/hours of operation, storage of appurtenant equipment, and provisions for parking, loading, and site improvements, and the type(s) of business(s) that can be operated under the terms of the permit. The Conditional Use Permit should be specific as to length of term. A Conditional Use Permit should be reviewed annually. After the use is established, the term of renewal can be increased or decreased as deemed appropriate.

Recommendation:

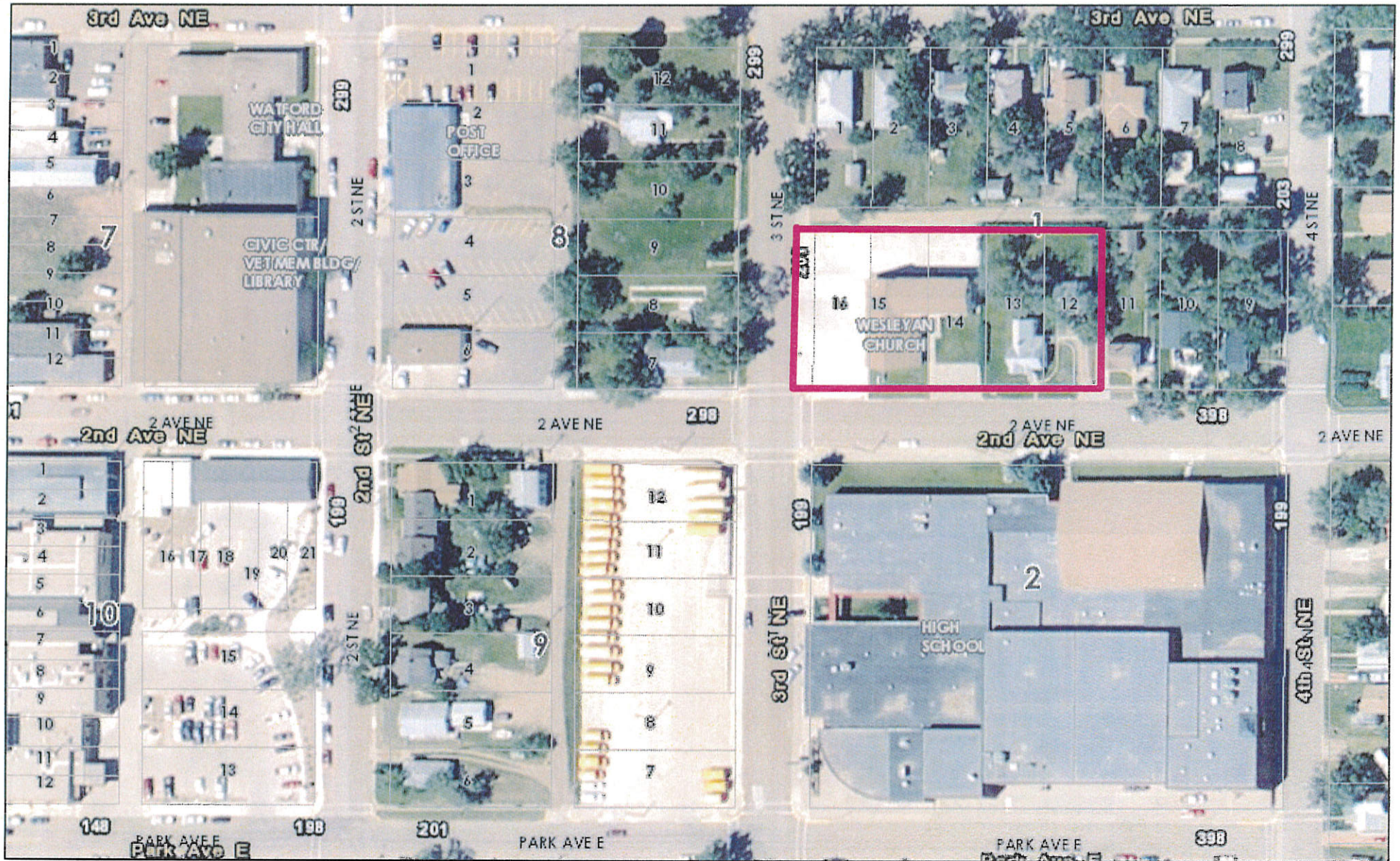
Staff recommends approval of this Conditional Use RENEWAL application subject to the following conditions:

1. Conditional Use Permit shall be reevaluated after 1 year.
2. Building and site development plans be submitted to the planning dept. for comments.

Contact:

Seth Sampson
Assistant City Planner

Wesleyan Church



June 27, 2014

World Transportation

StreetCenterlines

Place Names

Block Number

Lot Number

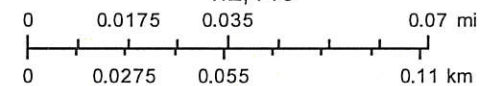


Watford City Limits



Extra-Territorial Area (ETA)

1:2,145

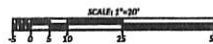


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

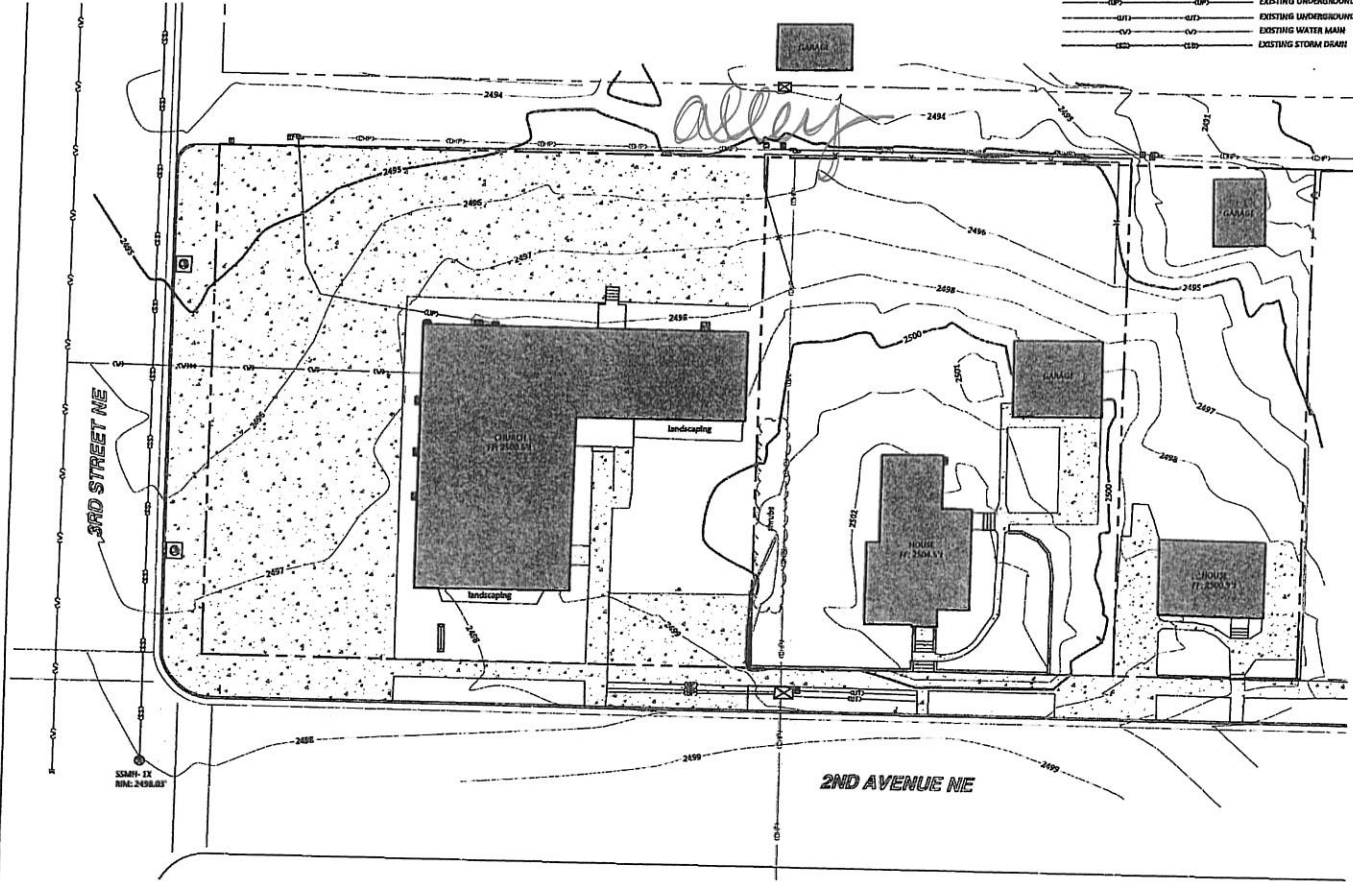


PREPARED BY:
 JACKSON ENGINEERING & ARCHITECTURE, P.C.
 MAIN OFFICE: 2350 HWY 88 SOUTH
 P.O. BOX 1134
 KALISPELL, MT 59903
 406-755-3228
 BRANCH OFFICE: 1300 HWY 21, SUITE D
 WATFORD CITY, ND 58854
 701-842-3587
 SURVEY REQUESTED BY:
 CROSSPORT CHURCH
 PASTOR JEFF RUGGLES
 PROPERTY OWNER:
 WELFARM METHODIST CHURCH
 P.O. BOX 428
 WATFORD CITY, ND 58854

TOPOGRAPHY SURVEY
 LOTS 11-16, BLOCK 1
 FOURTH ADDITION TO WATFORD CITY
 SECTION 17, T135N, R10W, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA



- GAS METER
- ELECTRICAL METER
- WATER GATE VALVE
- WATER CLOSURE STOP
- TELEPHONE PEDESTAL
- ▲ TRAFFIC SIGN
- UTILITY POLE
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- ELECTRICAL VAULT
- FENCE
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS MAIN
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING UNDERGROUND PHONE
- EXISTING WATER MAIN
- EXISTING STORM DRAIN





Po Box 428
304 2nd Ave NE
Watford City, ND 58854

Phone: 701-444-2355
E-mail: info@crosspointnd.com

Re: Application for Zone Change and Conditional Use Permit

Cross Point Church has quickly outgrown their facility while trying to provide a sanctuary to the many people moving into the Watford City community. It has become very obvious that a significant expansion of the existing building is the best avenue to meet the needs of the church members and everyone in our community. The new expansion will be much more than a typical church facility. It is the intentions of Cross Point church to provide an area of social gathering that is open 7 days a week to anyone in the community. The new lobby would be Wi-Fi friendly and allow for coffee and other non-alcoholic drink purchase and consumption, while children enjoy a 2 story indoor play park. There would be a separate man cave that would provide an area for workers to take a shower, do laundry, Wi-Fi and get something to eat and drink while they watch large screen TV's or play pool. This would be a non-alcoholic area that would provide a safe hangout for members to our community. Office space would be provided for counseling services to reside and meeting rooms would be made available to businesses within the community to meet. The expansion would house a 500 person auditorium with upscale stage, sound and lighting for larger community functions.

In order for the expansion to be most beneficial to the community the Church plans to expand from the existing 4,000 SF footprint to a roughly 20,000 SF footprint. As a result of attempting to fit so many varying community needs onto the site the Church is requesting a zone change from the current R-1 to a C-B. The C-B zone has an allowance for zero setbacks, however it is anticipated that the buildings will be setback a minimum of 10' from 2nd Ave NE. With the current R-1 zoning the building footprint would have to be reduced to such an extent that the community facilities would likely be discarded. The C-B request is appropriate given that this zoning exists across the street west of the existing Church. The Church has a long standing agreement with the high school to share the large high parking area SE of the Church. The existing high school is zoned C-F as a community facility, however this zoning requires a 25' front setback similar to the R-1 zoning.

At the same time as the zone change the Church is requesting a conditional use permit to operate a Place of Worship. This is a conditionally allowed use per the City of Watford City zoning regulations.

Thank you for your consideration of our request and assisting us in providing these much needed facilities in our growing community.

Sincerely,

Kyle S. Hartel

Vice-Chairman of CrossPoint Church

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th, 2014 @ 6 P.M. at City Hall-Heritage Room to hear comment on a Conditional Use Application submitted by Wesleyan Methodist Church/Jeff Ruggles for property located at 302 2nd Ave NE.

For the purpose of conditional use application: operate and maintain a church in the CB (central business), city zoning ordinance lists a church as a conditional permit use.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams
Watford City Assistant City Planner

Run: 2 time 6/18 & 6/25/2014

Faxed: June 12, 2014

Paul and Sandi Wisness
3862 Hwy 23
Keene, ND 58847

Gertrude Hanna
PO Box 225
Watford City, ND 58854

McKenzie County School Dist. #1
PO Box 589
Watford City, ND 58854

Thomas & Krisanne Dufek JT
PO Box 509
Watford City, ND 58854

Johnston Enterprises LLP
PO Box 1331
Watford City, ND 58854

Adeline Nordeng ET AL
No listed mailing address on county GIS or City GIS

Sara Forsman
PO Box 631
Watford City, ND 58854

Edith & Frederick Zuber
41100 Sterling Valley Rd.
Lincoln, WA 99147

DW Excavating
PO Box 1432
Watford City, ND 58854

Lynden Johnson
RT 2 Box 148H
Lake Park, MN 56554

John Tweit
PO Box 110
Watford City, ND 58854

Rita Hovet
1936 118th Ave NW
Watford City, ND 58854

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>6.11.14</u>	APPLICATION NUMBER: <u>2C-10-2014</u>
<u>ZONE CHANGE</u>	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>6.30.14</u> CC: <u>7.7.14</u>
CONDITIONAL USE PERMIT	FEE: <u>300</u>	ADVERTISE DATE: <u>6.18 + 6.25.14</u>
VARIANCE	RECEIPT #: <u>1010</u>	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Veeder Estates, LLC, formally known as Watford Hospitality Associates, LLC
APPLICANT: Veeder Estates, LLC and David A. Veeder

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: David A. Veeder
ADDRESS: 2795 Enterprise Avenue, Suite 6
CITY: Billings **STATE:** MT **ZIP CODE:** 59102
TELEPHONE: (406) 248-9157 **EMAIL:** dveeder@180com.ne
ASSESSOR'S PARCEL NUMBER(S): n/a **t**
LEGAL DESCRIPTION: See Preliminary Title Opinion Attached
PROPERTY ADDRESS AND NEAREST CROSS STREETS: Main St. & 7th Avenue
GROSS/NET ACREAGE: 35.4 **PRESENT ZONE CLASSIFICATION:** R-1
DESIRED ZONE CLASSIFICATION: C-B **CURRENT LAST USE:** Undeveloped

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

The Owner of Veeder Estates Subdivision is requesting a zone change for Lot 1R of the amended final plat from R-1 (Single Family Dwelling District) to C-B (Central Business District). The intent as of this date is to construct an office building on Lot 1R, which fronts on Main Street in relative close proximity to a church, hospital and a clinic.

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

LAND USE APPLICATION pg. 2

Watford City Planning Department

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

David A. Veeder
Veeder Estates LLC by David A. Veeder,
 Property Owner Signature Manager & Solemember

David A. Veeder
Veeder Estates, LLC
 Print of Type Owner Name

NOTARY

State of Montana

County of Yellowstone

This instrument was acknowledged before me on

June 10, 2014 by David Veeder

Date

Name of Person



ASHLEY LANPHEAR
 NOTARY PUBLIC
 for the State of MONTANA
 Residing at Billings, Montana

Ashley Lanphear
 Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

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Variance	1	1	1		1 ⁸	1 ¹¹		1		\$300
Vacation and Abandonment	1		1	1 ^g	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

*Plus all sign costs

Procedures for Filing Land Use Applications:

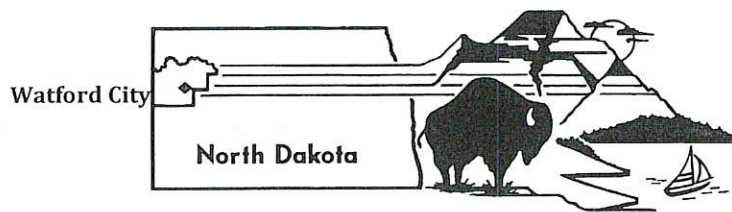
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- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department

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Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net



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

June 23, 2014

STAFF REPORT
ZC-10-2014 ZONE CHANGE

Applicant
Veeder Estates
David Veeder
2795 Enterprise Ave Suite 6
Billings, MT 59102

Property Owners
Veeder Estates LLC

Property Address: Main St. and 7th Ave

Zone Change Requested: Request in Zone Change from R1 to CB. (35.4 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 **located just North of the Hospital and Catholic Church, and just East of Main Street**. There are currently no structures on this location. The zoning surrounding this property consists of single family housing with a commercial corridor running along Main Street, with more commercial/residential to the North.

-The existing property is **currently zoned as R1(Single Residential)**. The applicant is **asking for the lot to be rezoned to CB(Central Business District) This lot contains 35.4 acres.**

-The request for the zone change is to allow for the construction of an office building which fronts Main Street and will be located on newly created Lot 1R according to the amended plat for Veeder Estates.

-The site is within City Limits 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 -	R1 & Ag, Watford City
	Use -	Single Family and Agriculture
South:	Zoning -	R1, Watford City
	Use -	Single Family Residential
North:	Zoning -	CB, Watford City
	Uses -	Central Business District
East:	Zoning -	R1 & Ag/3, Watford City
	Uses -	Single Family and Agriculture

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant for (CB) Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. It is also important to keep people living and visiting this district. Though residential users are permitted to cohabitate in the central business district, principal permitted uses include department stores, apparel stores, general retail sales and services, and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the central business activity.

Site Development

Access: *The property will be accessible from 7th Ave NE and Main Street.*

Sewer: *There are city sanitary sewer available just west of this property on Main Street.*

Water: *There are water mains available just west of this property at Main Street.*

Analysis: *The proposed zoning will allow for the construction of an office building, right along Main St. and will continue our Central Business District corridor along Main. Office space of this nature is greatly needed in Watford City and this would also help keep business on Main Street.*

Recommendation:

It is recommended that the Watford City Planning Commission **Approve** a Zone Change Application submitted by Veeder Estates LLC and David Veeder contingent on the following conditions.

1. Submittal of general building design and layout to Planning Department.
2. Recording of Veeder Estates Final Plat.
3. Finalization of Development Agreement between Veeder Estates and the City of Watford City.

Contact:

Seth Sampson
Assistant City Planner

June 11, 2014

Mr. Curt Moen
Watford City Planning Department
213 2nd St. NE
Watford City, ND 58854

Reference: Land Use Application/Zone Change Submittal
Lot 1R, Block 1 – Veeder Estates Subdivision

Dear Mr. Moen:

Attached please find a signed land use application, fee and associated reference materials for a proposed zone change for Lot 1R of Block 1 (as illustrated on the draft version of the amended final plat) for Veeder Estates Subdivision in Watford City, ND. We are proposing a zone change from R-1 (Single Family Dwelling District) to C-B (Central Business District). Mr. Veeder would then intend to construct an office building on Lot 1-R. Attached is a concept site plan for the office building project.

We are proposing a zone change to the C-B designation specifically based on the height restrictions included in the C-1 and C-2 zoning regulations. Depending upon how building height is measured relative to the regulations, the proposed office building may or may not be taller than 35 feet. The building is currently designed with daylight basement-style garages on the downhill side of the structure with offices on the second floor that will have at-grade parking on the south side of the building. As such, the height of the structure on the north side will include the basement story, whereas the height of the building on the south side will be only one story.

Please review the attached materials (also including a pair of warranty deeds and a recent title opinion) and let me know if any additional information is needed. If you have any questions, don't hesitate to contact me at (406) 869-3358 or dclark@sandersonstewart.com. Thanks!

Sincerely,



D.J. Clark, PE, PTOE
Associate/Senior Engineer

Veeder Estates



June 19, 2014

World Transportation

StreetCenterlines

Street Lights

Place Names

Block Number

Lot Number



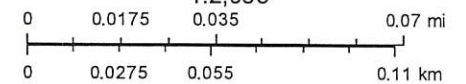
Watford City Limits



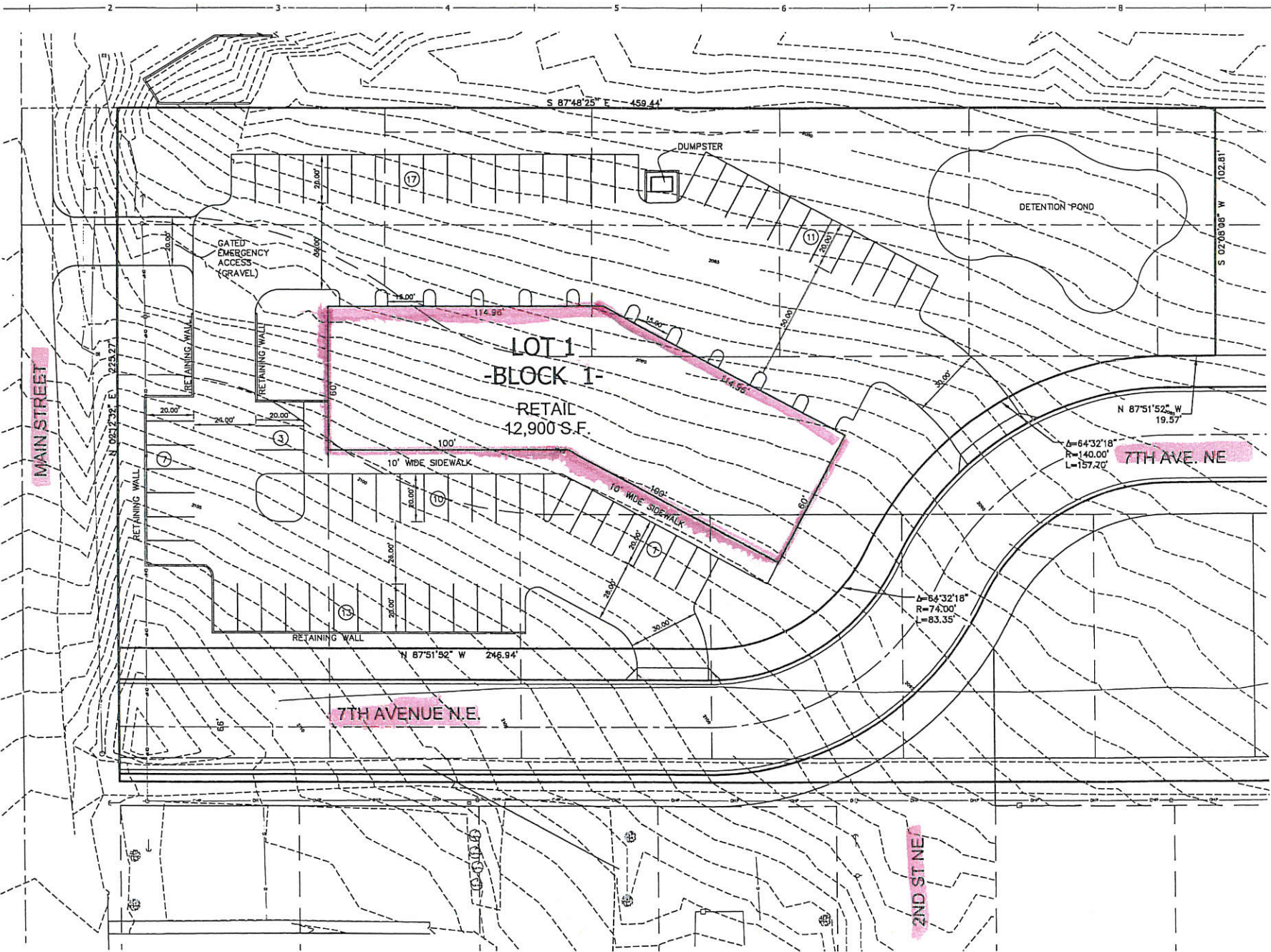
Extra-Territorial Area (ETA)

notified by mail

1:2,065



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, swisstopo, and the GIS User Community
GIS, Watford City, AE2S



NOTE:
 -EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. SERVICE LINES (WATER, POWER, GAS, STORM, SEWER, TELEPHONE & TELEVISION) MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THE PLANS. STATE LAW REQUIRES CONTRACTOR TO CALL ALL UTILITY COMPANIES BEFORE EXCAVATION FOR EXACT LOCATIONS.
 -UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AND BY A PARTY CHIEF OR ENGINEERING TECHNICIAN EXPERIENCED IN CONSTRUCTION LAYOUT AND STAKING TECHNIQUES AS ARE REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

PARKING SPACE REQUIREMENT:
 12,900 S.F. = 65 PARKING SPACES
 TOTAL SHOWN = 68 PARKING SPACES

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE:	04/09/2014
FILE:	CONCEPT.DWG
PROJECT NO:	WIL_14003
CAD:	BEG
QUALITY ASSURANCE:	
REVISIONS:	
DATE	DESCRIPTION

VEEDER ESTATES SUBDIVISION
 LOT 1, BLOCK 1, VEEDER ESTATES SUBDIVISION
 WATFORD CITY, NORTH DAKOTA
 CONCEPT C

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th, 2014 @ 6 P.M. at City Hall-Heritage Room to hear comment on a Zone Change Application submitted by Veeder Estates-David Veeder. The application requests to re-zone property located Lot 1 of Block 1 of Veeder Estates:

For the purpose of re-zoning: Lot 1 Block 1 of Veeder Estates to CB (central business)

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00 A.M. to 4:00 P.M. Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams
Watford City Assistant City Planner

Run: 2 time 6/18 & 6/25/2014

Faxed: June 12, 2014

Arnold & Dorothy Holm
PO Box 887
Watford City, ND 58854

Church of the Epiphany
PO Box 670
Watford City, ND 58854

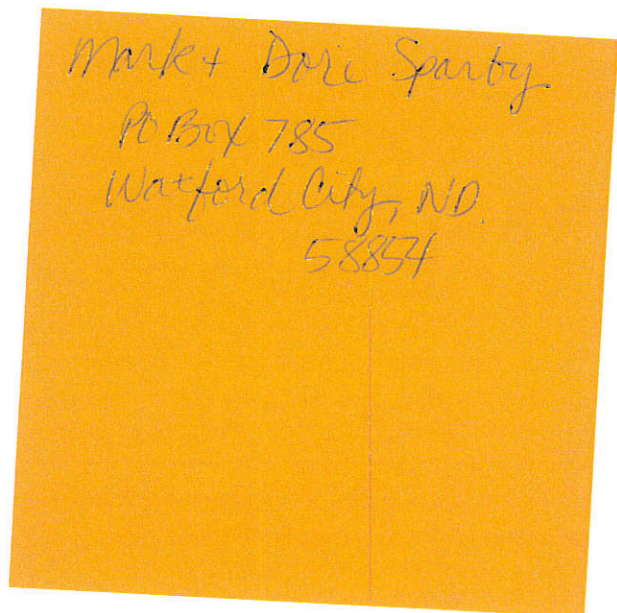
Janice Sanford
PO Box 373
Watford City, ND 58854

Tina Wentz
PO Box 63
Watford City, ND 58854

Allen C. White
1209 Tupelo Dr.
Loveland, CO 80538

Rick Holm
1002 N. Main St
Watford City, ND 58854

Gary & Pam Ramage
525 N. Main St
Watford City, ND 58854



John & Julie Skurpupey JT
PO Box 411
Watford City, ND 58854

Paul and Jane Larson
PO Box 210
Watford City, ND 58854

Williams & Carolyn Liebel
PO Box 1173
Watford City, ND 58854

WC Park District
PO Box 13
Watford City, ND 58854

Conlie Hermanson
100 6th Ave N
Watford City, ND 58854

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>6.3.14</u>	APPLICATION NUMBER: <u>V-01-2014</u>
ZONE CHANGE	PROCESSES BY:	MEETING DATES: P&Z: <u>6.30.14</u> CC: <u>7.7.14</u>
CONDITIONAL USE PERMIT	FEE: <u>\$250.00</u>	ADVERTISE DATE: <u>6/18 + 6/25</u>
<u>VARIANCE</u>	RECEIPT #:	PROPERTY OWNERS NOTIFIED: <u>Y</u>
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: KIP M. GARLAND

APPLICANT: KIP M. GARLAND

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: KIP M. GARLAND

ADDRESS: 415 S. CUMMINGS ST.

CITY: BUFFALO STATE: WY ZIP CODE: 82834

TELEPHONE: 307-680-0571 EMAIL: KIPMGARLAND@MSN.COM

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: LOT 10 BLOCK 2 AARHUS ADDITION

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 105 5TH AVE NE

GROSS/NET ACREAGE: PRESENT ZONE CLASSIFICATION: R1

DESIRED ZONE CLASSIFICATION: R1 CURRENT LAST USE: NONE

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

I NEED A VARIANCE ON THE SET BACK FOR THE FRONT YARD TO 19 FEET.

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

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

LAND USE APPLICATION pg. 2

Watford City Planning Department

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

Kip M. Garland

Property Owner Signature

KIP M. GARLAND

Print of Type Owner Name

NOTARY

State of

North Dakota

County of

McKenzie

This instrument was acknowledged before me on

6.3.14

Date

by

KIP M. GARLAND

Name of Person

Michael Williams

Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 ^G	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
Vacation and Abandonment	1		1	1 ⁹	1 ⁸	1 ¹¹		1		Refer to Fee Schedule
Street Name Change*	1	1	1			1 ¹¹		1		Refer to Fee Schedule

Superscript notes on this table refer to the same item number on the Explanation of the Document Submittal Requirements for Planning Applications

*Plus all sign costs

Procedures for Filing Land Use Applications:

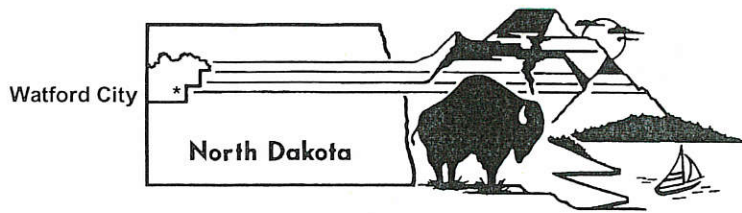
- After assembling the required materials as outlined above, only completed applications shall be accepted for filing.
- Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure 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 the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- 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 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.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department

213 2nd St NE / PO Box 494

Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net



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

June 24, 2014

STAFF REPORT

V-02-2014

Variance

Applicant

Kip Garland
415 S. Cummings St.
Buffalo, Wy. 82834

Property Owner(s)

Same

Property Address:

105 5th Ave NE

Variance Requested: A variance of twelve and a half feet (12.5) into the required rear yard setback of twenty-five feet (one half rule). And a request of an eleven and one half feet (11.5) variance into the front yard set back requirement of thirty feet (30) This will make the rear yard twelve and one half feet (12.5) feet deep and the front yard eighteen and one half (18.5) feet deep.

Zone: R-1 zoning district

Reference: Watford City City Code Sec. XV – Article XXVII, Variances - Section 1 – Requirements for Variances and Section 2 - Limitations

Discussion: The applicant would like a variance for both the front and rear setbacks in order to place a new single family home on a non- conforming city lot. The commission should determine if a true hardship exists or is the proposed building design a self- imposed hardship.

Article XXVII, Section 1 of the Watford City Zoning Ordinance outlines the following circumstances that must be shown in order to grant a variance:

1. Unique conditions apply to this property that do not generally apply to other properties in the vicinity as a result of exceptional narrowness, shallowness, or shape, by reason of exceptional topographical conditions, or other extraordinary or exceptional circumstances the strict application of the terms of this zoning ordinance actually prohibits the use of his property in the manner similar to that of other property in the zoning district where it is located.
2. The yard regulation variance may not be more than one-half (1/2) the required yard and shall not encroach upon the required setback for adjacent buildings.

The property subject to this request is located in the Pheasant Ridge sub division.

In granting a variance, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the variance will alleviate a clearly demonstrable hardship approaching

confiscation as distinguished from a special privilege or convenience sought by the owner. The planning Commission shall also find that the variance, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute a direct and obvious amendment to the district regulations or district boundaries. Under no circumstances shall the Planning Commission grant a variance allowing a use within a district not permissible under the terms of this ordinance.

Recommendation: Staff recommends to approve the variance for the following reasons:

1. A true hardship exists as the lot is only 4550 square feet compared to the standard 7000 square foot requirement.
2. The side setbacks are compliant with district standards.
3. The City will gain tax revenue with a residence on this otherwise vacant lot.
4. The proposed dwelling will be consistent with the zoning and will help provide the much needed permanent single family housing in the City.
5. Total building foot print is 1420 square feet and meets all city sitting requirements.

Contact:

Steven Williams
Watford City Building Inspector/Code Enforcement officer
701-444-2533 ex. 4

Kip Garland-Variance



June 27, 2014

World Transportation

StreetCenterlines

Place Names

Block Number

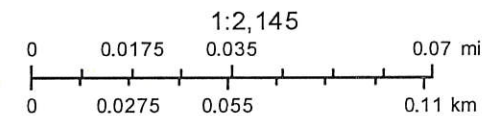
Lot Number



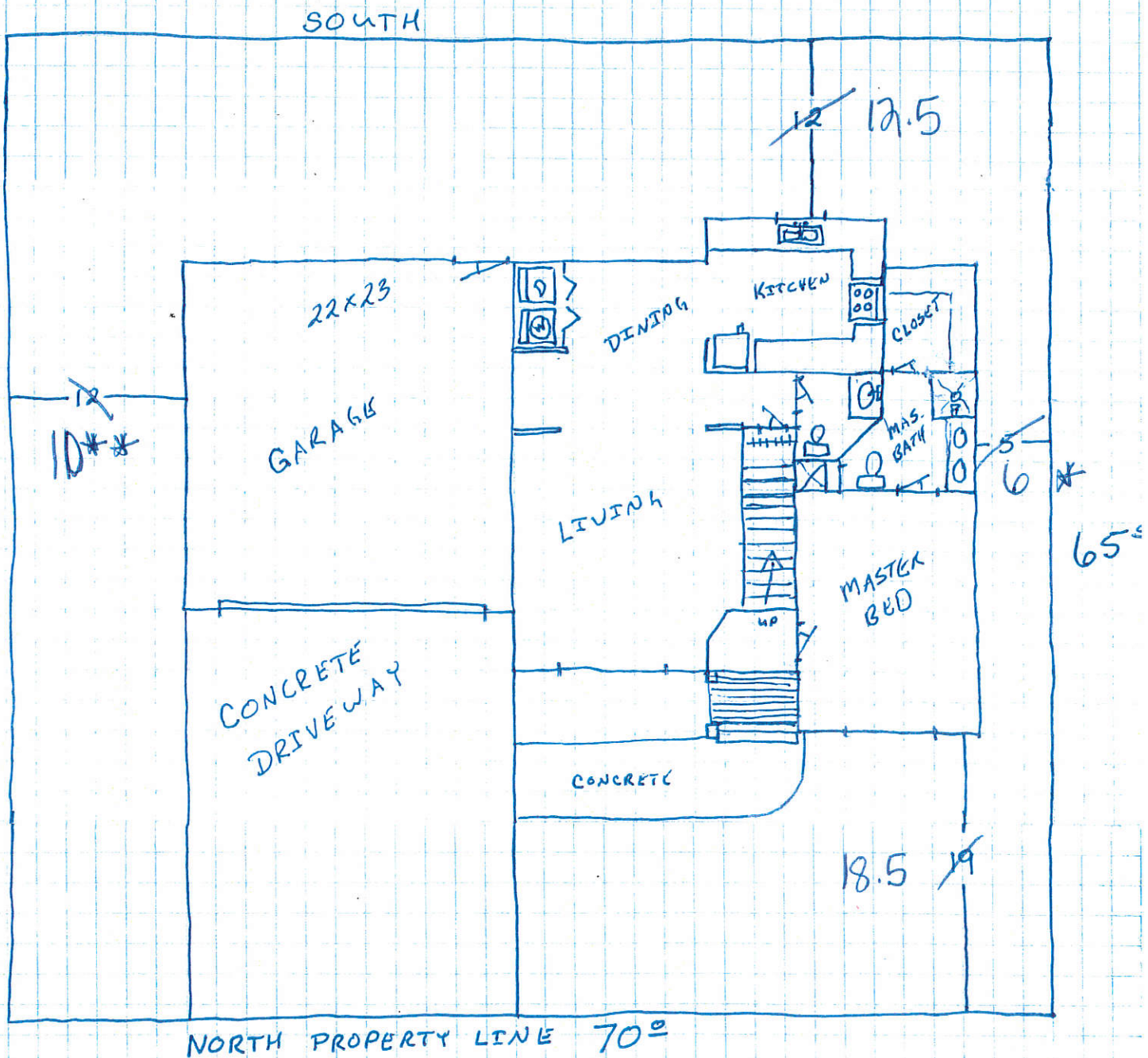
Watford City Limits



Extra-Territorial Area (ETA)



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,



AARHUS ADDITION

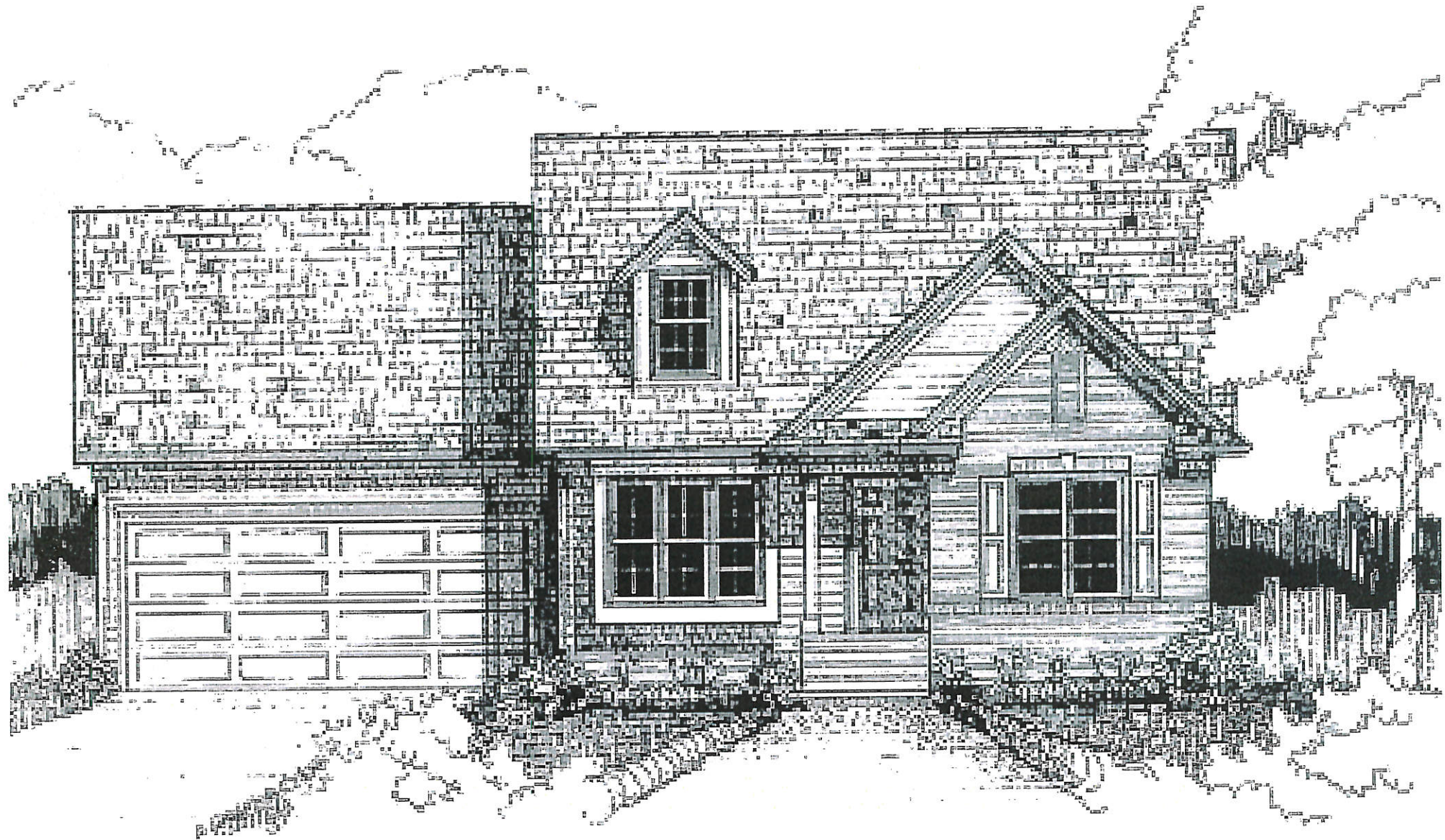
LOT 10

BLOCK 2

* to leading edge of house i.e. roofline
 ** to roofline minimum 10.

KIP M. GARLAND

307-680-0571



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on June 30th 2014 at 6 p.m. at City Hall-Heritage Room to hear comment on a Variance Application submitted by Kip Garland on property located at 105 5th Ave NE, Lot 10 Block 2 of Aarhus Addition, McKenzie County, ND.

For the purpose of: application requests an 11.5 ft. variance of the 30 ft. setback requirements in R1 zoning of city ordinance.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014

A handwritten signature in cursive script, reading "Mildred Williams", is written over a horizontal line.

Mildred Williams

Watford City Assistant City Planner

Run: 2 times

Published: McKenzie County Farmer 6/18 & 6/25/14

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

PO Box 494 / 213 2nd St NE Watford City, ND 58354

APPLICATION TYPE	DATE FILED: <u>6.11.14</u>	APPLICATION NUMBER: <u>SLS-05-2014</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>6.30.14</u>
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL: <u>7.7.14</u>
<u>SIMPLE LOT SPLIT</u>	RECEIPT: <u>Chk # 1390</u>	SECTION / TOWNSHIP / RANGE: <u>24 / 150N / 97W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

PROPERTY OWNER: Watford City Town Center LLC

APPLICANT: Dianna Guadagnino

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:

NAME: Dianna Guadagnino

PHONE: 701-609-6011

ADDRESS: P.O. Box 2499

CITY: Watford City STATE: ND ZIP CODE: 58854

EMAIL: Dianna@basinrock.com

Fladeland Subdivision Parcel A

ASSESSORS PARCEL NUMBER(S):

LEGAL DESCRIPTION: West Parcel A of 902 11th St. Watford City, ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS

GROSS NET ACREAGE: 10.59 ⁰⁸ 6/24/14 NUMBER OF LOTS: 23 ⁰⁸ ZONING: R1,R2,R3,R4,C1,C2

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

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

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

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

Property Owner (Signature): _____

Property Owner (Print): Dianna Guadagnino

Property Owner (Signature): Watford City Town Center LLC

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

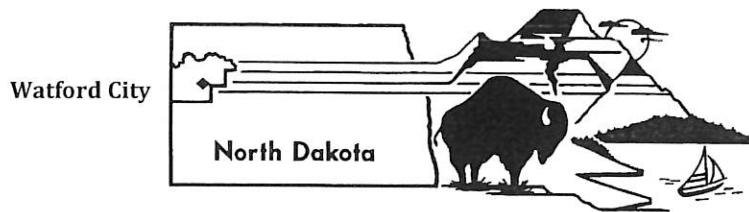
NAME: _____ LICENSE NO: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____

FAX/EMAIL: _____



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

June 25, 2014

STAFF REPORT
SLP-05-2014 Simple Lot Split

Applicant

Dianna Guadagnino
PO Box 2499
Watford City, ND 58854

Property Owners

Watford City Town Center LLC

Property Address: Just North of 11th Ave SW

Simple Lot Split Requested: Owner intends to split a single parcel into two parcels for the purpose of selling newly created Lot 1 for the development of residential units. Lot 2 is intended to be developed on at a later date.
-Newly created Lot 1 will contain 10.00 acres.
-Newly created Lot 2 will contain 59.47 acres.

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

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

-The purpose of this proposed split is to split a parcel originally containing 69.47 acres, into two separate lots. Lot 1 will contain 10 acres, while Lot 2 will contain 59.47 acres. Both lots have access off of 11th Ave SW.

-The existing property currently contains one structure (large barn) and is zoned R1,R2,R3,R4,C1,C2

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

Surrounding Land Use Inventory:

West: Zoning -	AG & R4, Watford City,
Use -	Agricultural District/High Density Residential
South: Zoning -	C1, Watford City,

	Use -	General Commercial
North:	Zoning -	C1, Watford City,
	Uses -	General Commercial
East:	Zoning -	C1, Watford City, McKenzie County
	Uses -	General Commercial

Site Development

Access: 11th Ave SW

Sewer& Water: Currently there is sewer and water access to the south of this property.

Recommendation:

It is recommended by the Planning Department to ***approve*** the requested simple lot split. Access to both lots is now by a full width of paved ROW. Any further splitting of parcels on this property will trigger a subdivision.

Contact:

Seth Sampson
ssampson@nd.gov

Curt Moen
Watford City Planning Department
Watford City City Hall
213 2nd St NE
PO Box 494
Watford City, ND 58854

Re: New Lot Split Justification Letter

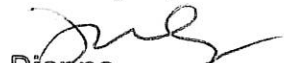
Dear Curt Moen,

This is a justification letter on the further lot split of the Fladeland Subdivision.

We are planning to develop this year on an R4 parcel that is ready for development and conforms do our master plan.

We will be keeping all I the intended uses from the master plan for the entire subdivision site.

Thank you,








Dianna

Dianna Guadagnino
Watford City Town Center LLC
PO Box 2499
Watford City, ND 58854

Watford City Town Center LLC



June 25, 2014

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

1:18,056

0 0.15 0.3 0.6 mi

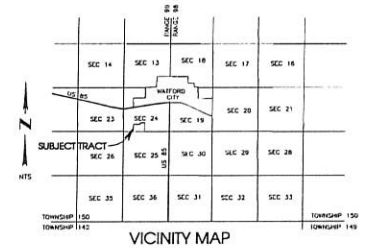
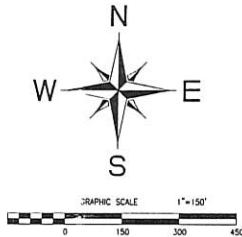
0 0.25 0.5 1 km

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

City of Watford City

PLAT OF WATFORD CITY TOWN CENTER SUBDIVISION

A DEPENDENT RESURVEY AND SEGREGATION OF A PORTION OF THE SOUTH EAST ¼ AND THE EAST ½ OF
OF THE SOUTH WEST ¼ SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN,
MCKENZIE COUNTY, NORTH DAKOTA.



UTILITY SIGNATURE BLOCK

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

RESERVATION TELEPHONE CO'D

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

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

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

UTILITY SIGNATURE BLOCK

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

MCKENZIE ELECTRIC

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

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

(NOTARIAL SEAL)

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

RESIDING AT _____

MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, AND LIND WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND COVER 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, 48 STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

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

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS 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.

GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

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

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA

MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES:

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

CERTIFIED THIS _____ DAY OF _____, 20____

LINDA SYMONEC

MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AS DOCUMENT NUMBER _____

ANN JOHNSON

MCKENZIE COUNTY RECORDER

SURVEYOR'S NOTES:

PERIOD OF SURVEY: JUNE, 2014.

BASIS OF BEARING: THE NORTH HALF OF THE WEST SECTION LINE OF SECTION 18, BEARING NORTH 07°01'30" WEST, PER IRREGULAR TRACT NO. 2245 RECORDED IN DOCUMENT NO. 438656

LEGEND

- SECTION CORNER AS NOTED
- FOUND 2" ALUMINUM CAP, L.S. 1085
- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- WC (1) SET NO. 5 REBAR W/ 1 1/2" BLUE PLASTIC CAP, L.S. 9411 FOR WITNESS CORNER AT DISTANCE SHOWN HEREON.
- SET NO. 5 REBAR W/ 1 1/2" BLUE PLASTIC CAP, L.S. 9411

OWNERS CERTIFICATE

WE (1) THE UNDERSIGNED, BEING SOLE OWNER (S) AND MORTGAGEE (S) OF THE LAND PLATED HEREON, 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. WITTED THIS _____ DAY OF _____, 20____

OWNER (S) SIGNATURE

STATE OF NORTH DAKOTA

COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE 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

RESIDING AT _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, DUSTIN JEAN, REGISTERED PROFESSIONAL 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 DAILY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

SURVEYOR SIGNATURE

L.S. 9411

STATE OF _____

COUNTY OF _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PRELIMINARY



PREPARED FOR DIANNA GUADAGNINO

WATFORD CITY TOWN CENTER LLC

P.O. BOX 2499

WATFORD CITY, ND 58054

701-609-6011

PRINT DATE	PLotted DATE	FILE NAME	DRAWN BY	CHECKED BY	DATE	PROJECT NUMBER	SHEET NUMBER
6/22/2014 10:22AM		C:\Users\MCM\APTOP\Drawings\MEAN\MCM Project\Fax32013\13-151\Single set.spd\13-151SP.dwg 2014-6-21.prt	L. FOWLER	D. JEAN	6/7/2014	13-151	1 OF 1

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th at 6 o'clock PM at City Hall-Heritage Room to hear comment on a Simple Lot Split submitted by Watford City Town Center, LLC/ Dianna Guadagnino for property located west parcel of 902 11th Ave SW, Section 24, Township 150 North, Range 99 West, 59 acres, McKenzie County, North Dakota.

For the purpose of splitting the parcel into 3 lots rezoning and development.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams

Watford City Assistant Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25 of 2014

Mailed: 6/12/14

Links Owned Properties, LLC
2245 Colex Dr
Grand Junction, CO 81505

Hess Land LLC
PO Box 843
Hays, KS 67601

Tru Value Homes
PO Box 51
Elko, MN 55020

T & R Trucking, LLC
PO Box 627
Watford City, ND 58854

Russell & Tonya Corner
1101 10th St SW
Watford City, ND 58854

CCS Midstream Services LLC
10613 W. Sam Huston PKWY N STE 300
Huston, TX 77064

TCB Rentals LLC
2146 I-94 Business Loop E
Dickenson, ND 58601

Robinson Property & Holdings LLC
PO Box 52
Orem, UT 84509

John Heggen Family Trust
Marn & Sarah Heggen
2731 138th Ave NW
Alexander, ND 58831

Anna Marquardt
1108 11th St SW
Watford City, ND 58854

Basic Energy Services
C/O CTMI
6115 Camp Bowie Blvd STE 152
Fort Worth, TX 76116

Marianne Brackett
PO Box 540074
Omaha, NE 68154

Watford City Livestock Assn.
PO Box 1158
Watford City, ND 58854

Cary & Darlene Garman
PO Box 53
Watford City, ND 58854

Lori & Steve Solem
102 Evergreen LN
Watford City, ND 58854

Patrick & Wendy Meuth
PO Box 38
Watford City, ND 58854

Dale & Joanne Garmann
1111 11th Ave SW
Watford City, ND 58854

Ricky & Anna
1108 11th Ave SW
Watford City, ND 58854

Neil Markuson
PO Box 221
Williston, ND 58802

Warren Hovland
705 11th St SW
Watford City, ND 58854

Darcy & Julie Johnson
PO Box 83
Watford City, ND 58854

Dale & Irene Hanson
PO Box 148
Watford City, ND 58854

Alfred & Janice Brown
PO Box 787
Watford City, ND 58854

Reyburn Johnson & Duane Schwab
PO Box 1324
Watford City, ND 58854

J.W. Enterprises LLC
PO Box 2037
Gillette, WY 82717

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>5.15.14</u>	APPLICATION NUMBER: <u>SLS-06-2014</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>mw</u>	PLANNING AND ZONING: <u>6.30.14</u>
SUBDIVISION FINAL MAP	FEE: <u>750.00</u>	CITY COUNCIL: <u>7.7.14</u>
<u>SIMPLE LOT SPLIT</u>	RECEIPT #: <u>#174504 mw</u>	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Watford City Park District</u> APPLICANT: <u>Mark Thorland</u>	
PARCEL MAP SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NAME: <u>TD&H Engineering, Inc.</u> PHONE: <u>701-570-9722</u> ADDRESS: <u>PO Box 870</u> CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u> EMAIL: <u>matt.beard@tdhengineering.com</u>	
PARCEL MAP NON-SUBSEQUENT		
FAMILY CEMETERY DESIGNATION		
AGRICULTURAL EXEMPTION		

ASSESSOR'S PARCEL NUMBER(S): 82-73-0450

LEGAL DESCRIPTION: Irregular Tract #1832 (Former Railroad Right-of-Way

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 3rd Street SE, about 440' North of Int

GROSS/NET ACREAGE: 1.31 NUMBER OF LOTS: 2 ZONING: CF

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: None

ARE ANY 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'S STAFF PRIOR TO FILING ANY REQUIRED APPLICATION.

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

Property Owner (Signature): Cari Liebel

Property Owner (Print): Cari Liebel, WC Park District President

Property Owner (Signature): _____

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

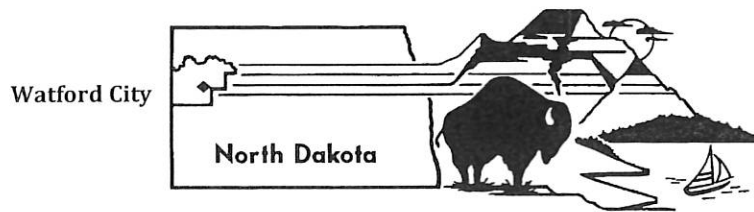
NAME: TD&H Engineering LICENSE NO: LS-7971

ADDRESS: 304 Lincoln Street

CITY: Watford City STATE: ND ZIP: 58854

PHONE: 701-842-6619

FAX/Email: dan.kenczka@tdhengineering.com



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

June 25, 2014

STAFF REPORT
SLP-06-2014 Simple Lot Split

Applicant
WC Park District & Mark Thorland
PO Box 870
Watford City, ND 58854

Property Owners
Watford City Park District

Property Address: 3rd Street SE

Simple Lot Split Requested: Owner intends to sell the northern most portion of Lot2 Block1. The portion being sold is a 20.11x199.77ft sliver.

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

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

-The purpose of this proposed split is to split a parcel originally owned Mark Thorland who has the intent to sell this newly created small parcel to the Park District to create full alignment of Lot1 Block1 which is currently owned by the Park District. This Lot1 Block1 currently contains the walking trail that passes just south of the swimming pool.

-The proposed lot will contain 20.11x199.77ft.

-The existing property is currently a bare lot, zoned R1.

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

Surrounding Land Use Inventory:

West:	Zoning -	CF, Watford City, -
	Use -	Community Facility/Baseball Field
South:	Zoning -	C1, Watford City,
	Use -	General Commercial
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 ^{to}~~approval~~^{for} of the requested simple lot split.

Contact:

Seth Sampson
ssampson@nd.gov

Thorland / Watford City Park District



June 27, 2014

World Transportation
StreetCenterlines
Place Names

Block Number
Lot Number

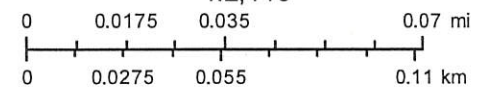


Watford City Limits



Extra-Territorial Area (ETA)

1:2,145

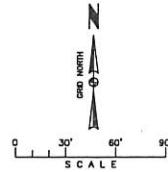


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

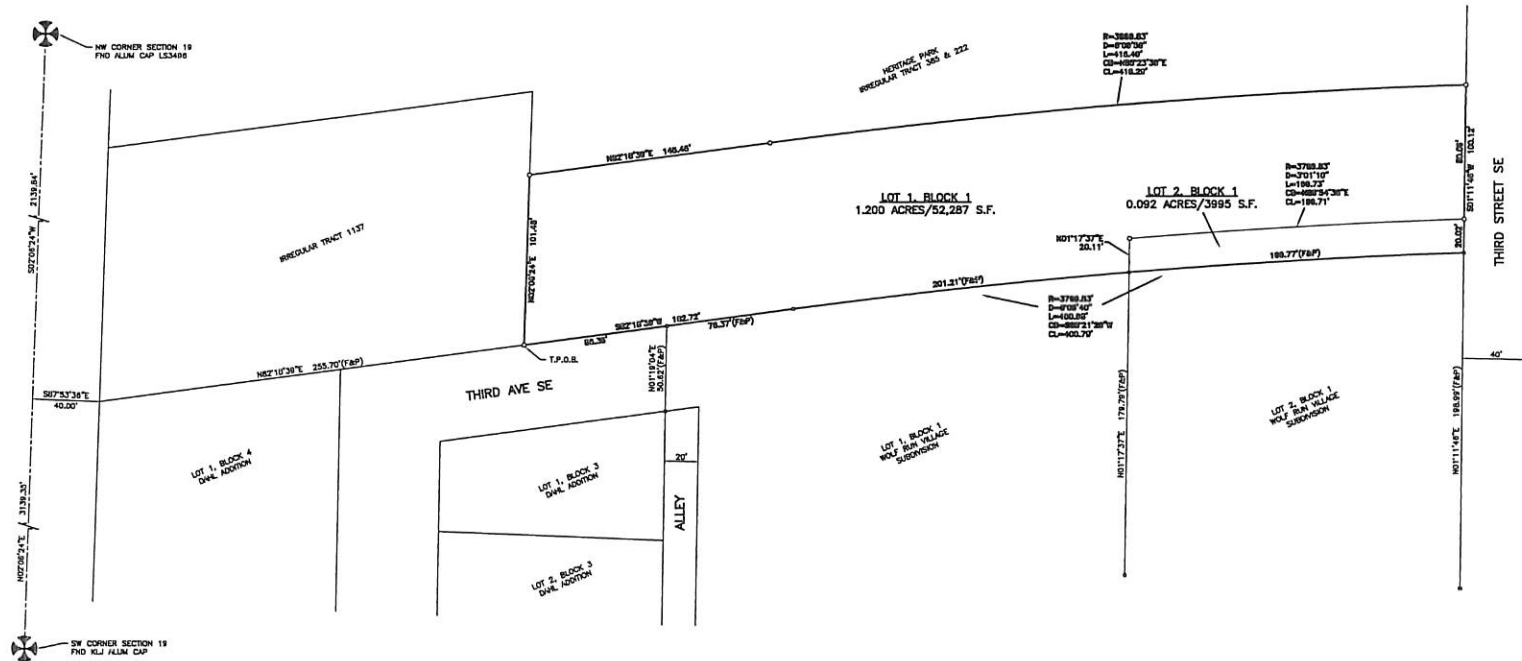
A PLAT OF
WOLF RUN VILLAGE FIRST ADDITION
TO THE CITY OF WATFORD CITY, BEING IRREGULAR TRACT NO. 1832, LOCATED IN GOVERNMENT LOT
2 OF SECTION 19, T150N, R98W, 5TH P.M., WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
LANDOWNER: WATFORD CITY PARK DISTRICT

LEGEND

- TRACT BOUNDARY
- LOT LINE
- FOUND MONUMENT
5/8" x 3/4" REBAR
WITH L57971 TPC
- SET PROPERTY PIN
5/8" x 3/4" REBAR
WITH L57971 TPC
- (F) FIELD MEASUREMENT
- (P) PLAT DISTANCE



VICINITY MAP



Basis of Bearings:
Bearings are based on the North Dakota State Plane Coordinate System, North Zone. Distances are ground.
Purpose of Survey:
To create two tracts of land from Irregular Tract No. 1832.

SHEET 1 OF 2

TD&E Engineering	DRAWN BY: DRK	DATE: 4/14	QUALITY CHECK: X
	SURVEYED BY: DRK	JOB NO: 14-810	FIELDBOOK: X
GREAT FALLS SPOKANE LEWISTON WATFORD CITY	GREAT FALLS SPOKANE LEWISTON WATFORD CITY		
	NORTH ANNA WASHINGTON SAND NORTH DAKOTA		

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: <u>6.11.14</u>	APPLICATION NUMBER: <u>SLS 10-2014</u>
ZONE CHANGE	PROCESSES BY: <u>mw</u>	MEETING DATES: P&Z: <u>6.30.14</u> CC: <u>7.7.14</u>
CONDITIONAL USE PERMIT	FEE: <u>\$15.00</u>	ADVERTISE DATE: <u>6/18 + 6/25</u>
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED: <u>Y</u>
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
<u>SLS # 615</u>	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WC16 LLC

APPLICANT: Israel Weinberger

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Mohave Engineering (In care of Israel Weinberger)

ADDRESS: 228 Main Street

CITY: Watford City STATE: North Dakota ZIP CODE: 58854

TELEPHONE: 406-480-6324 EMAIL: israel@coltown.com

ASSESSOR'S PARCEL NUMBER(S): 82-73-12530

LEGAL DESCRIPTION: 18-150-98 IT 1249 PT NW1/4 EX IT 1250, 2142, 2144, 2361 60.52 ACRES

PROPERTY ADDRESS AND NEAREST CROSS STREETS: Main Street and 7th Street

GROSS/NET ACREAGE: 16.56 Acres PRESENT ZONE CLASSIFICATION: R1

DESIRED ZONE CLASSIFICATION: No Change CURRENT LAST USE:

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

The intent of this "simple lot split" is to divide the subject property into 3 lots.

Simple
lot split

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

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

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Land Use Applications Cannot be Accepted over the Front Counter
Please Call (701) 444-2533 to schedule an appointment

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

Property Owner Signature

WC16 UC by Ismael Wenzler

Print of Type Owner Name

NOTARY

State of _____

County of _____

This instrument was acknowledged before me on _____

Date

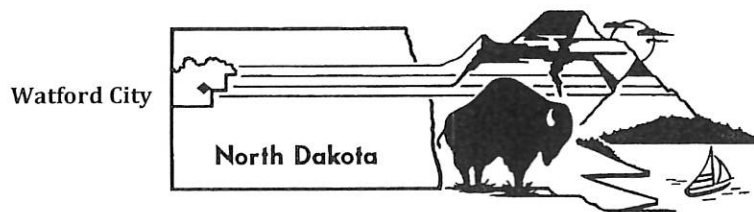
by _____

Name of Person

MICHAEL GOLDMAN
Notary Public - State of New York
No. 02G06093138
Qualified in Nassau County
My Commission Expires May 27, 2015

MICHAEL GOLDMAN
Notary Public - State of New York
No. 02G06093138
Qualified in Nassau County
My Commission Expires May 27, 2015

Signature of Notarial Officer



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

June 25, 2014

STAFF REPORT
SLS-10-2014 Simple Lot Split

Applicant
Israel Weinberger
Mohave Engineering
228 Main St
Watford City, ND 58854

Property Owners
WC16 LLC

Property Address: Main Street and 7th Street

Simple Lot Split Requested: Owner intends to split a single parcel into 3 lots.

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

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

-The purpose of this proposed split is to split a parcel into 3 separate lots. Lot1 will contain 5.54 acres, Lot2 4.17, and Lot3 6.85 acres.

-The existing property is currently a bare lot, zoned R3 & R4.

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

Surrounding Land Use Inventory:

West:	Zoning -	AG, McKenzie County,
	Use -	Agricultural District
South:	Zoning -	CB, Watford City,
	Use -	Central Business District
North:	Zoning -	AG, McKenzie County,
	Uses -	Agricultural District
East:	Zoning -	R1 & R4, Watford City, McKenzie County
	Uses -	Single Family/High Density

Site Development

Access: Main Street North (CO RD 33)

Sewer& Water: There is Sewer and Water available at this property.

Recommendation:

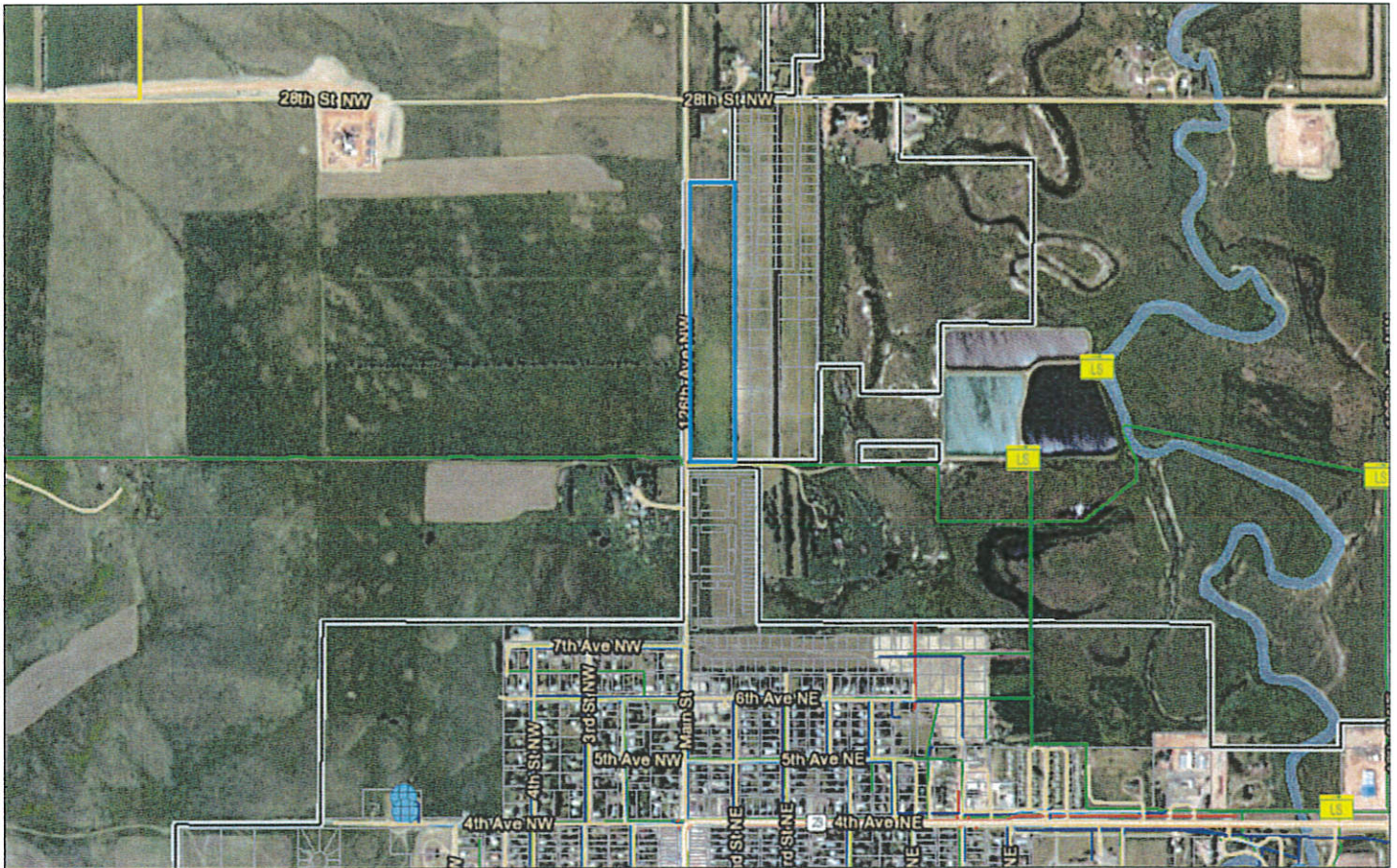
It is recommended by the Planning Department for ***approval*** of the requested simple lot split contingent on the following conditions:

1. Signed Development Agreement with The City of Watford City and developer is signed.
2. Subdivision Final Map is submitted and recorded.
3. Bonding for offsite and public improvements are in place.

Contact:

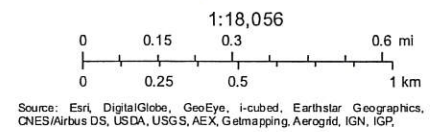
Seth Sampson
ssampson@nd.gov

Israel Weinberger



June 26, 2014

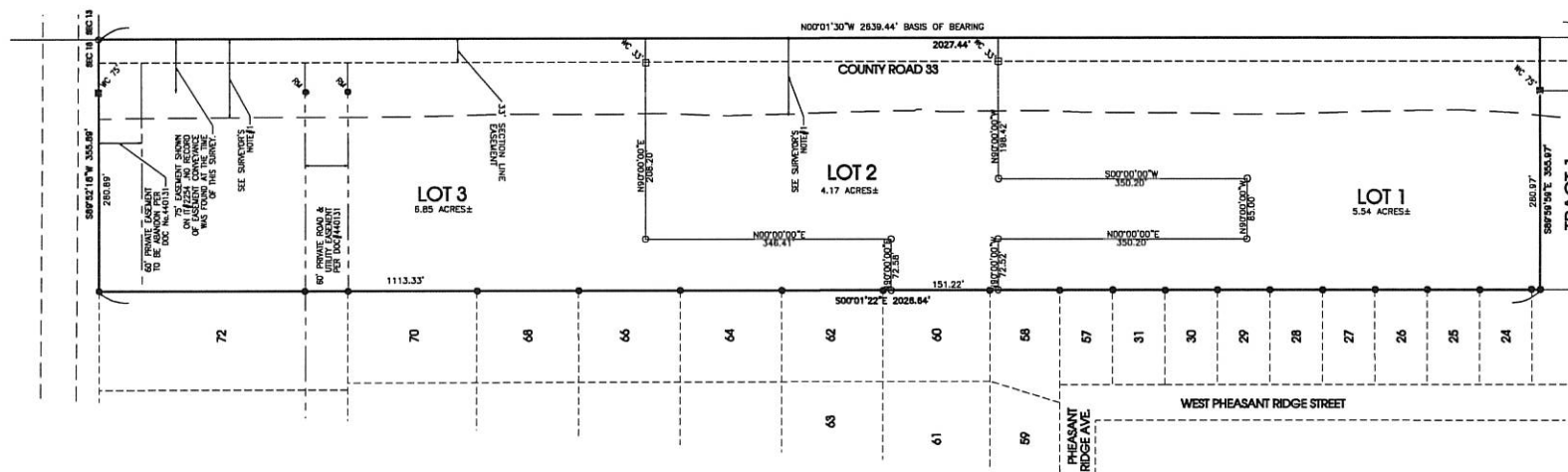
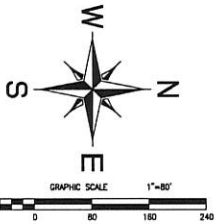
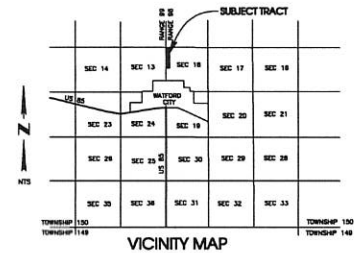
- World Transportation
- Water Reservoir
- Water Main
- Storm Main
- SS Lift Station



City of Watford City

SIMPLE LOT SPLIT

A DEPENDENT RESURVEY AND SEGREGATION OF TRACT 2 ACCORDING TO IRREGULAR TRACT No. 2245 RECORDED IN DOCUMENT No.438696, SITUATE IN NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.



SURVEYOR'S NOTES:

PERIOD OF SURVEY: JUNE, 2014.
1. THE AREA SHOWN HEREON IS ENCUMBERED BY THE FOLLOWING EASEMENTS: DOC No. 438696, DOC No. 257071 and DOC No. 197888 PER TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 25, 2013 FILE No. 913-0472. BASIS OF BEARING: THE NORTH HALF OF THE WEST SECTION LINE OF SECTION 18, BEARING NORTH 07°01'30" WEST, PER IRREGULAR TRACT No. 2245 RECORDED IN DOCUMENT No. 438696.

LEGEND

- SECTION CORNER AS NOTED
- PLASTIC CAP SET PER DOC# No. 438696, LS 7156 FOR WITNESS CORNER AT DISTANCE SHOWN HEREON.
- FOUND PLASTIC CAP LS 7156
- FOUND PLASTIC CAP LS 7156, REFERENCE MONUMENT
- SET No. 9 REBAR W/1 1/2" BLUE PLASTIC CAP, LS 9411 FOR WITNESS CORNER AT DISTANCE SHOWN HEREON.
- SET No. 5 REBAR W/1 1/2" BLUE PLASTIC CAP, LS 9411

OWNERS CERTIFICATE

WE, (I) THE UNDERSIGNED, BEING SOLE OWNER (S) AND MORTGAGE HOLDER (S) OF THE LAND PLATED 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, NORTH DAKOTA.

OWNER (S) SIGNATURE
STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED 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 _____

AUDITOR'S CERTIFICATE OF TAXES:

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

CERTIFIED THIS _____ DAY OF _____, 20____.

LINDA SHAYOEV
MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AS DOCUMENT NUMBER _____.

ANN JOHNSON
MCKENZIE COUNTY RECORDER

CERTIFICATE OF SURVEYOR

I, DUSTIN JEAN, REGISTERED PROFESSIONAL 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
LS# 9411
STATE OF _____
COUNTY OF _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING AND ZONING COMMISSION APPROVAL

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

GLEN BEARD, CHAIRMAN
STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

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

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

UTILITY SIGNATURE BLOCK

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

MCKENZIE ELECTRIC
STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED 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 _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, AND 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 HEREON AS AN AMENDMENT TO THE COMPREHENSIVE PLAN AND ZONING PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AT STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, AND NOT ACCEPTED AT THIS TIME WITH THE OTHER TO REMAIN OPEN.

BRENT SANFORD, MAYOR
STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS 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 _____

UTILITY SIGNATURE BLOCK

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

RESERVATION TELEPHONE COOP
STATE OF NORTH DAKOTA
COUNTY OF MCKENZIE
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED 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 _____

MCHAVE ENGINEERING ASSOCIATES, INC.
PREPARED FOR
ISAAC WEINBERGER
COTOWN PROPERTIES
86 DELANCEY STREET
NEW YORK, NY 10002
OFFICE 212-777-5000

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th at 6 o'clock PM at City Hall-Heritage Room to hear comment on a Simple Lot Split submitted by WC16, LLC / Israel Weinberger & Mohave Engineering on property located NW1/4 Section 18, 150 North, Range 98 West, IT # 1249 PT NW1/4 EX IT 1250, 2142, 2144, 2361, 60.52 acres, McKenzie County, North Dakota.

For the purpose splitting one parcel into 3 lots: Lot 1 = 5.54 acres, Lot 2=4.17 acres, Lot 3=6.85 acres.
(Madison Heights Subdivision)

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: 6/12/14

Mailed to:

Diane Gariety & Pam Scott

3743 NE 24th Portland, OR 97212

Arnold Holm

PO Box 887

Watford City, ND 58854

KTJ 226, LLC

5125 Co. Rd 101, Suite #100

Minnetonka, MN 55345

Trei Pheasant A Holdings, LLC.

275 Madison Avenue Suite # 1314

New York, NY 10016

Bayfront Buildering Inc.

5027 South Bay Rd.

Duluth, MN 55803
Beach Ronal Center, LLC.
30 Corporate Park Suite # 104
Irvine, CA 92606

TC North Dakota Ventures
22 South Santa Cruz Ave, 2nd floor
Los Gatos, CA 95030

Central Dakota Development
c/o Properties LLC
500 A Grade St.
Kelso, WA 98626

Scott Kane
PO Box 2637
Watford City, ND 58854

Damon Lipka
PO Box 1616
Watford City, ND 58854

Danny Norman & Tammy Hennigan JT
PO Box 185
Watford City, ND 58854

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER: SLS 07-2014
ZONE CHANGE	PROCESSES BY:	MEETING DATES: P&Z: CC:
CONDITIONAL USE PERMIT	FEE:	ADVERTISE DATE:
VARIANCE	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE:	
STREET NAME	RELATED CASE #:	
6/17/15	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Sun Investments LLP

APPLICANT: Harry Chyle

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Sun Investments

ADDRESS: 411 39th Street NW

CITY: Watford City STATE: North Dakota ZIP CODE: 58102

TELEPHONE: 701-281-9140 EMAIL: hchyle@suninc.us

ASSESSOR'S PARCEL NUMBER(S): 20-00-12550

LEGAL DESCRIPTION: 18-150-98 IT#2587 PT NW1/4 0.99 ACRES

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th and Main St.

GROSS/NET ACREAGE: 0.99 Acres PRESENT ZONE CLASSIFICATION: R1

DESIRED ZONE CLASSIFICATION: No change CURRENT LAST USE: _____

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

The intent of this "simple lot split" is to divide the subject property to a 0.77 acre piece and 0.22 acre piece.

*hand property application
- need signed
- need PDF*

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

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

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Land Use Applications Cannot be Accepted over the Front Counter
Please Call (701) 444-2533 to schedule an appointment

(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

Harold Chyle

Print of Type Owner Name

NOTARY

State of North Dakota
County of Cass

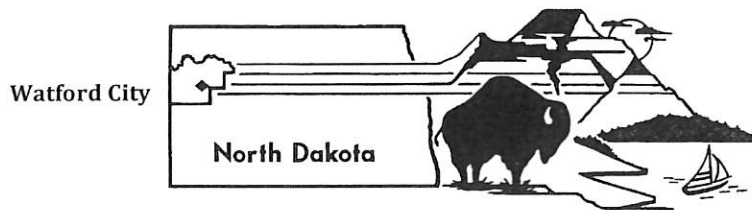
This instrument was acknowledged before me on 7/11/14 by Harold Chyle
Date Name of Person

MARY BUCKHOUSE
Notary Public
State of North Dakota

My Commission Expires August 29, 2018

Mary Buckhouse

Signature of Notarial Officer



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

June 26, 2014

STAFF REPORT
SLP-07-2014 Simple Lot Split

Applicant

Sun Investments & Harry Chyle
411 39th Street NW
Watford City, ND

Property Owners

Sun Investments LLP

Property Address: Parcel#-20-00-12550

Simple Lot Split Requested: Owner intends to divide the subject property into two lots. The original lot was .99 acres total. This is now intended to be divided. Lot 1 will contain .77 acres. Lots2 will contain .22 acres.

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

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

-The purpose of this proposed split is to create 2 lots from 1 with the intent to have the ability to build another single family home on the property.

-The existing property currently has a single family home and is zoned R1.

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

Surrounding Land Use Inventory:

West:	Zoning -	R1, Watford City,
	Use -	Single Family
South:	Zoning -	R1, Watford City,
	Use -	Single Family
North:	Zoning -	R1, Watford City,
	Uses -	Single Family
East:	Zoning -	R1, Watford City,
	Uses -	Single Family

Site Development

Access: 17th Ave NE

Sewer& Water: There is existing water and sewer at this location.

Recommendation:

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

Contact:

Seth Sampson

ssampson@nd.gov

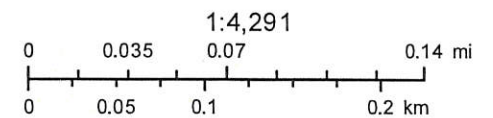
Sun Investments / Harry Chyle



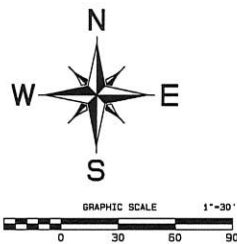
June 27, 2014

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

Parcels from McKenzie County

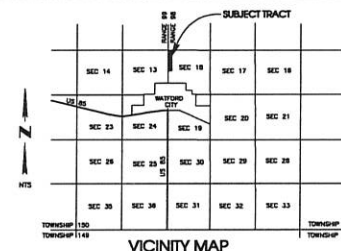


Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,



PLAT OF SUN RISE LOT SPLIT

A DEPENDENT RESURVEY AND SEGREGATION OF IRREGULAR TRACT No. 2587, RECORDED IN
DOCUMENT No.446777, SITUATE IN NORTHWEST QUARTER OF SECTION 18, TOWNSHIP
150 NORTH, RANGE 98 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY,
NORTH DAKOTA.



OWNERS 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 _____, 2014

OWNER (S) SIGNATURE
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE }
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC
FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____, KNOWN TO ME TO
BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA (NOTARIAL SEAL)
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE OF TAXES:

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

LINDA SHROYER
MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF
NORTH DAKOTA AT _____ O'CLOCK _____ ON THIS _____ DAY OF _____
20____ AND WAS RECORDED AS DOCUMENT NUMBER _____

ANN JOHNSON
MCKENZIE COUNTY RECORDER

CERTIFICATE OF SURVEYOR

I, BUSTIN LEAN, REGISTERED PROFESSIONAL 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
LS# 9411

STATE OF _____ }
COUNTY OF _____ }

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

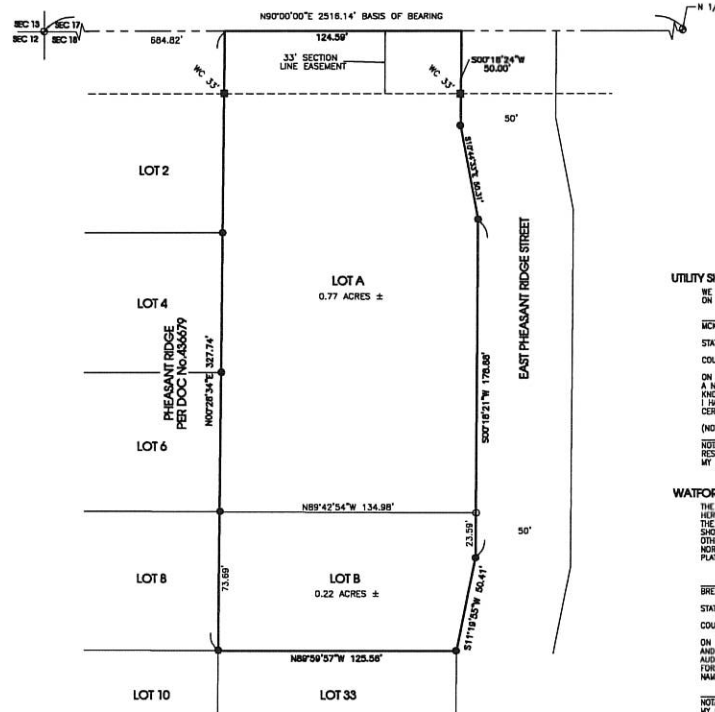
PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2014
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 }

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: _____



UTILITY SIGNATURE BLOCK

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

MCKENZIE ELECTRIC
STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE)

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

(NOTARIAL SEAL)
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

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

BRENT SANFORD, MAYOR DATE: _____ PETERSON, CITY AUDITOR DATE: _____
STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY
AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PETER 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: _____

UTILITY SIGNATURE BLOCK

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

RESERVATION TELEPHONE COOP
STATE OF NORTH DAKOTA)
COUNTY OF MCKENZIE)

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

(NOTARIAL SEAL)
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____



PREPARED FOR

SUN INVESTMENTS
411 35TH STREET NW
FARGO, ND 58102

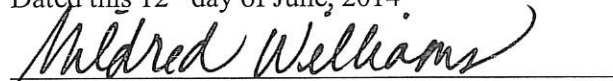
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th at 6 o'clock PM at City Hall-Heritage Room to hear comment on a Simple Lot Split submitted by Sun Investments/Harry Chyle on property located 18-150-98, IT# 2587 PT NW ¼ NW1/4, .99 acres, McKenzie County, North Dakota.

For the purpose splitting one parcel into 2 lots: Lot 1 = .77 acres, Lot 2=.22

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: 6/12/14

Mailed to:

Auto Property Solutions, LLC.

PO Box 2603

Watford City, ND 58854

Bayfront Builders

5027 South Bay Rd.

Duluth, MN 55803

TC North Dakota County

22 South Santa Cruz Ave, 2nd Floor

Los Gatos, CA 95030

Badlands Development II, LLC.

3711 4th Ave NE

Watford City, ND 58854

Linda Kalberer

PO Box 488

Watford City, ND 58854

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>6-10-14</u>	APPLICATION NUMBER: <u>SL8-08-2014</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>6-30-14</u>
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL: <u>7-7-14</u>
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Mike Tschetter</u> APPLICANT: <u>Mike Tschetter</u>	
PARCEL MAP SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
PARCEL MAP NON-SUBSEQUENT	NAME: <u>Mike Tschetter</u>	
FAMILY CEMETERY DESIGNATION	PHONE: <u>701-444-2889</u> <u>570-2830</u>	
AGRICULTURAL EXEMPTION	ADDRESS: <u>517 NW 2nd St</u>	
	CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP CODE: <u>58854</u>	
	EMAIL: <u>tschetter@outlook.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 82-51-01100 + 82-51-0100

LEGAL DESCRIPTION: lots 16+17 of 1st addition to W.C.

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 517 2nd St NW + 513 2nd St NW

GROSS/NET ACREAGE: _____ NUMBER OF LOTS: 2 ZONING: _____

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: city services

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.

Boundary line adjustments

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

Property Owner (Signature): Mike Tschetter

Property Owner (Print): MIKE Tschetter

Property Owner (Signature): _____

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

NAME: Charles CAMP LICENSE NO: ND 7591

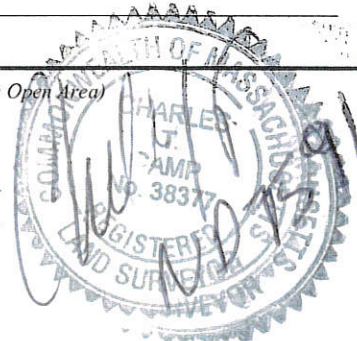
ADDRESS: PO Box 114 Alexander ND

CITY: Alexander STATE: ND ZIP: 58831

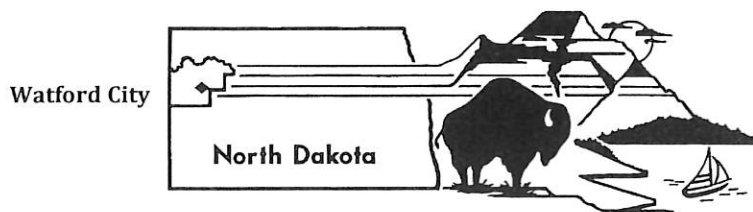
PHONE: 701-339-1508

FAX/Email: _____

CAMP 8691 @ SBCGLOBAL.net



@SBCGLOBAL.net



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

June 25, 2014

STAFF REPORT
SLS-08-2014 Simple Lot Split

Applicant
Mike Tschetter
517 NW 2nd Street
Watford City, ND 58854

Property Owners
Mike Tschetter

Property Address: 517 2nd Street NW & 513 2nd St NW

Simple Lot Split Requested: Owner intends to create two lots from three original parcels.

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

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

-The purpose of this proposed split is to create two lots. Lot1 contains 15,194SF and Lot2 will contain 13,671SF. Originally there were three lots, the newly created Lot1 is made by expanding its southern boundary 36.71ft to the south, and absorbing IT# 1331 on its western boundary. With this new land the newly created Lot1 is 136.71x108.71ft.

-Newly created Lot2 was formed by moving its northern boundary south 36.71ft from its original location. In total Lot2 is 136.71x100.00ft.

-The existing property is currently zoned R1.

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

Surrounding Land Use Inventory:

West: Zoning -	R1, Watford City,
Use -	Single Family
South: Zoning -	R1, Watford City,
Use -	Single Family

North: Zoning -	R1, Watford City,
Uses -	Single Family
East: Zoning -	R1, Watford City, McKenzie County
Uses -	Single Family

Site Development

Access: 2nd Street NW and 6th Ave NW

Sewer& Water: This property contains sewer and water.

Recommendation:

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

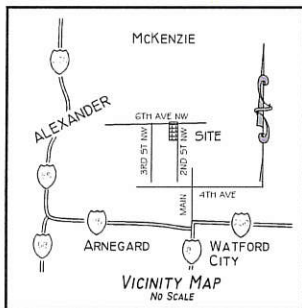
Contact:

Seth Sampson
ssampson@nd.gov

Houck

An aerial photograph of a residential neighborhood in Minneapolis, Minnesota. The map shows a grid of streets including 4th St NW, 3rd St NW, 2nd St NW, 1st St NW, 5th Ave NW, 6th Ave NW, and Main St. Numerous property lots are outlined and numbered. A specific lot, located between 2nd St NW and 3rd St NW and between 5th Ave NW and 6th Ave NW, is highlighted with a blue border and contains the number 7. Other labeled features include 'McKENZIE CITY CLINIC' and 'EPIPHANY CATH CHURCH'. The map also shows various houses, trees, and vehicles.

City of Watford City



LEGAL DESCRIPTION

THOSE PARTS OF LOTS 16 AND 17 OF THE FIRST ADDITION TO NORTH WATFORD, WATFORD CITY NORTH DAKOTA, PER PLAT THEREOF RECORDED WITH THE COUNTY OF MCKENZIE RECORDER'S OFFICE, EXCEPTING THE WEST 75 THEREOF, HEREON TO BE DESCRIBED AS FOLLOWS

LOT 1
BEGINNING AT THE NORTH EAST CORNER OF LOT 16;
THENCE: S00-45-48"W, 108.71';
THENCE: N89-53-07"W, 136.71';
THENCE: N00-05-48"E, 108.71';
THENCE: S89-53-07"E, 136.71';
TO THE POINT OF BEGINNING CONTAINING 15,194 SF.

LOT 2
BEGINNING AT THE SOUTH EAST CORNER OF LOT 17;
THENCE: N89-53-07"W, 136.71';
THENCE: N00-05-48"E, 100.00';
THENCE: S89-53-07"E, 136.71';
THENCE: S00-45-48"W, 100.00';
TO THE POINT OF BEGINNING CONTAINING 13,671 SF.

AUDITOR'S CERTIFICATE ON TAXES

I, LINDA SYHOVEC, AUDITOR OF MCKENZIE COUNTY, DO HEREBY CERTIFY THAT CURRENT TAXES OR DELINQUENT SPECIAL ASSESSMENTS OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR DELINQUENT TAXES OR TAX ESTIMATES FOR PROPERTY DESCRIBED IN THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST.
CERTIFIED THIS _____ DAY OF _____, 20____

MCKENZIE COUNTY AUDITOR:
DEPUTY: MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER
RECORDED IN THE STATE OF NORTH DAKOTA
AT _____ O'CLOCK _____ M.
ON THIS _____ DAY OF _____, 20____
AND WAS DULY RECORDED
AS DOCUMENT NO. _____ RECORDER _____
DEPUTY _____



PO Box 114
ALEXANDER, ND 58831
(701)339-1508

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY, PLAT SHOWN HERE ON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS A CORRECT REPRESENTATION OF THE SURVEY SHOWN HERE ON AND THAT MONUMENTS ARE PLACED AS SHOWN THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA

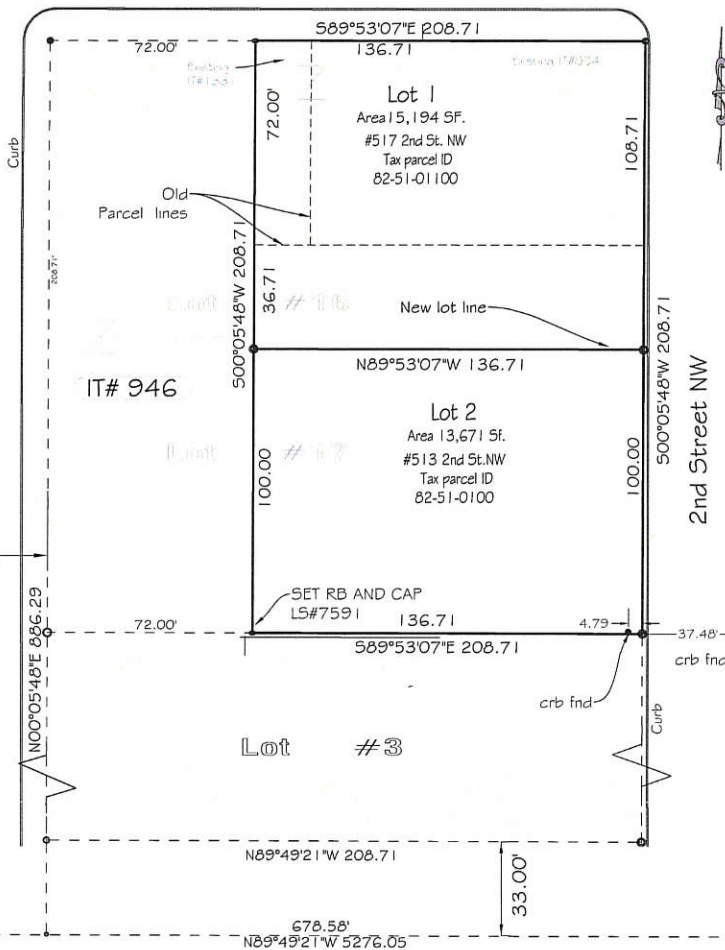
CHARLES T. CAMP
REGISTERED LAND SURVEYOR NO. 7591



6th Avenue NW

3rd Street NW

2nd Street NW



PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2014 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY NORTH DAKOTA AND THE REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY MCKENZIE COUNTY, NORTH DAKOTA.

GLEN BEARD CHAIRMAN _____ DATE _____
STATE OF NORTH DAKOTA } SS
COUNTY OF MCKENZIE }

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GLEN BEARD KNOWN TO ME TO BE THE SAME PERSONS WHO ARE DESCRIBED IN THE FOREGOING CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
MCKENZIE CO.
NORTH DAKOTA

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE OWNERS AND MORTGAGE HOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND WE AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE MCKENZIE COUNTY COMMISSION.

MICHAEL TSCHETTER _____ SUSAN TSCHETTER _____
STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL AND SUSAN TSCHETTER HUSBAND AND WIFE KNOWN TO ME TO BE THE SAME 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

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

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HERE ON 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 PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY NORTH DAKOTA.

Brent Sanford _____ DATE _____ PINI PETERSON CITY AUDITOR _____
STATE OF _____) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR AND PINI PETERSON, CITY AUDITOR KNOWN TO ME TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE NAME OF THE CITY OF WATFORD CITY. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN

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

Nail & Washer
for SE Sec Cor.



TSCHETTER
CITY OF WATFORD CITY LOT SPLIT

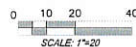
PROPERTY SITUATE AT

SE1/4 SECTION 13, TOWNSHIP 150N, RANGE 99W, 5TH P.M.

WATFORD CITY

MCKENZIE CO, NORTH DAKOTA

DATE: 06/09/2014



NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th at 6 o'clock PM at City Hall-Heritage Room to hear comment on a Simple Lot Split submitted by Mike Tschetter for property located at 517 2nd St NW & 513 2nd St NW, McKenzie County, North Dakota.

For the purpose of adjusting boundary parcel lines on parcel # 82-51-01100 and 82-51-0100.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014.



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: 6/12/14

Mailed to:

Neal & Lisa Shipman
PO Box 587
Watford City, ND 58854

Patrick & Cori Berdahl
PO Box 681
Watford City, ND 58854

Timothy & Kathleen Meuth
Po Box 828
Watford City, ND 58854

Reyburn Johnston
PO Box 1324
Watford City, ND 58854

Jesse M. Lawrence
PO Box 343
Watford City, ND 58854

Kelly & Cindy Tverberg
PO Box 61
Watford City, ND 58854

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>6.11.14</u>	APPLICATION NUMBER: <u>SLC-09-204</u>
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>6.30.14</u>
SUBDIVISION FINAL MAP	FEE: <u>675.00</u>	CITY COUNCIL: <u>7.7.14</u>
<u>SIMPLE LOT SPLIT</u>	RECEIPT #: <u>CHK# 13515 - Melland</u>	SECTION / TOWNSHIP / RANGE: <u>13 / T150N / R99W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Arnold Holm</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Gary & Linda Melland</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>GARY OR LINDA MELLAND</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>701-570-6069</u>	
	ADDRESS: <u>P.O. Box 1012</u>	
	CITY: <u>Watford City</u>	STATE: <u>ND</u> ZIP CODE: <u>58854</u>
	EMAIL: _____	

ASSESSOR'S PARCEL NUMBER(S): 82-73-00100 / 11-00-04840

LEGAL DESCRIPTION: PER PLAT

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 7th Ave NW / 3rd St NW

GROSS/NET ACREAGE: 56.96/0.43 NUMBER OF LOTS: 2 ZONING: R1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: _____

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

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

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

Property Owner (Signature): Arnold Holm

Property Owner (Print): ARNOLD HOLM RICK HOLM

Property Owner (Signature): _____

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

NAME: CHRIS ROBINSON LICENSE NO: LS-8608

ADDRESS: 253 24TH ST. E

CITY: DICKINSON STATE: ND ZIP: 58601

PHONE: 701-483-2444

FAX/Email: 701-483-2610



*Selling land to Mellands
need to separate parcel from
Holm property*



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

June 30, 2014

STAFF REPORT
SLS-09-2014 Simple Lot Split

Applicant

Gary Melland
PO Box 1012
Watford City, ND 58854

Property Owners

Rick Holm

Property Address: 7th Ave NW/ 3rd St NW

Simple Lot Split Requested: Owner intends to split a single, large parcel into two parcels for the purpose of selling the smaller parcel.

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

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

-The purpose of this proposed split is to split a parcel originally owned by Rick Holm, into two separate parcels. The Parcel is being Split from Lot2 Block1 containing 56.52 acres. The newly created parcel, Lot1 Block1 will contain .43 acres.

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

Surrounding Land Use Inventory:

West: Zoning -	AG, McKenzie County
Use -	Agricultural District
South: Zoning -	R1, Watford City,
Use -	Single Family Residential
North: Zoning -	AG, McKenzie County,
Uses -	Agricultural District
East: Zoning -	R-1, Watford City,
Uses -	Single Family Dwelling District Hunters Run

Site Development

Access: 3rd Street NW and 7th Ave NW

Sewer& Water: Currently no existing utilities on property but sewer and water are available directly to the south.

Recommendation:

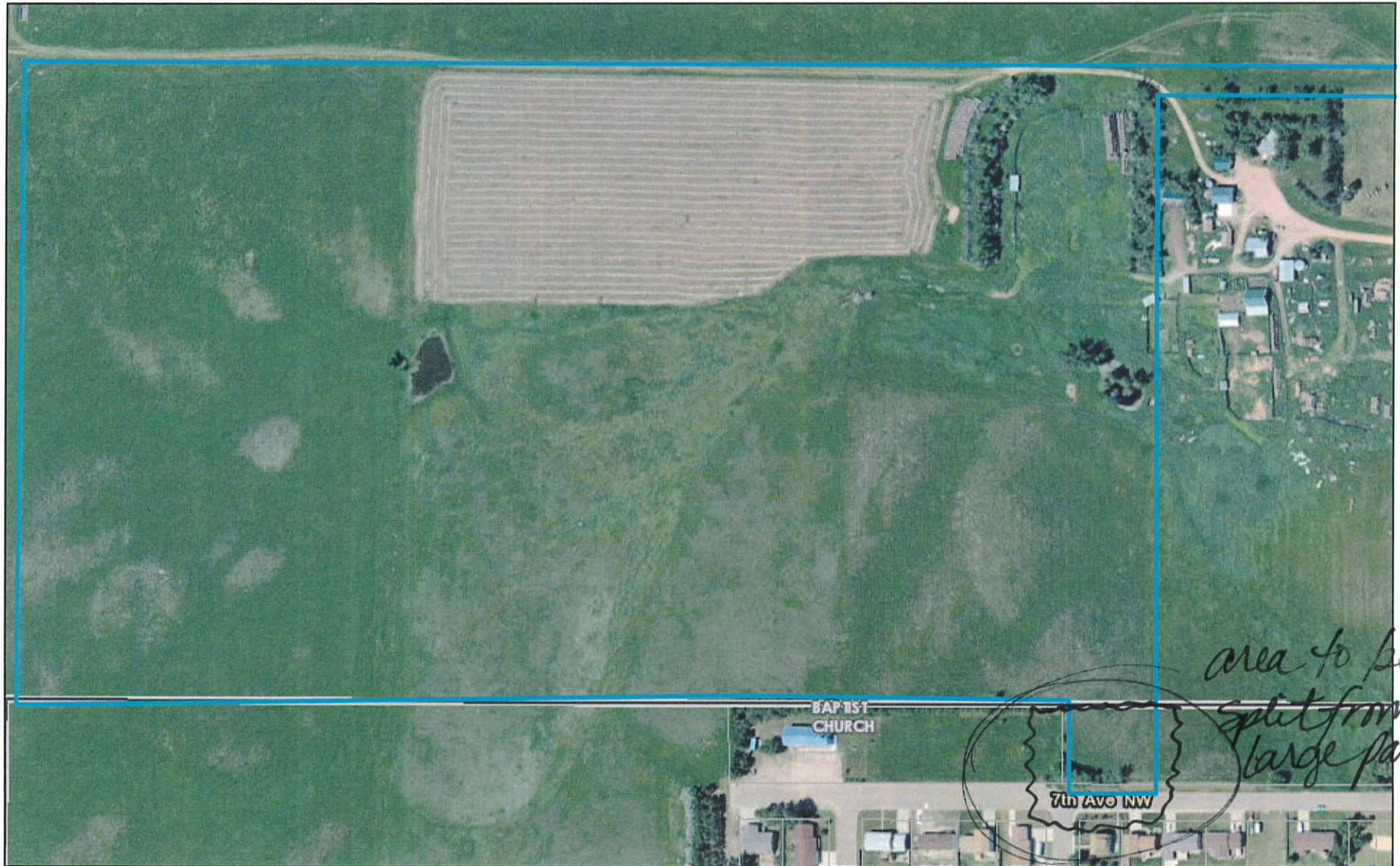
It is recommended by the Planning Department for ***approval*** of the requested simple lot split.

Contact:

Seth Sampson

ssampson@nd.gov

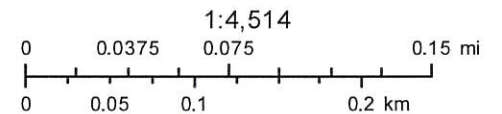
Holm / Melland Simple Lot Split



July 2, 2014

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

Parcels from McKenzie County



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE _____ OF SECTION _____ TOWNSHIP _____ RANGE _____ OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID PARCEL CONTAINS _____ ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, CHRIS ROBINSON, REGISTERED LAND SURVEYOR, N.D. NO. 8608, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 253 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE MELLAND SUBDIVISION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

CHRIS ROBINSON, LS-8608
STATE OF NORTH DAKOTA) SS
COUNTY OF MCKENZIE)

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

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

PLANNING AND ZONING COMMISSION APPROVAL

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

GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA) SS
COUNTY OF MCKENZIE)

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

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

WATFORD CITY APPROVAL

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

DATE: _____

BRENT SANFORD, MAYOR

DATE: _____

PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA) SS

COUNTY OF MCKENZIE)

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

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

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 PAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST CERTIFIED THIS _____ DAY OF _____, 20____.

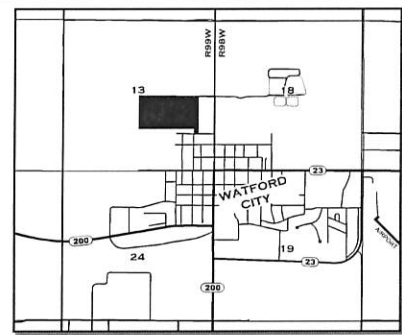
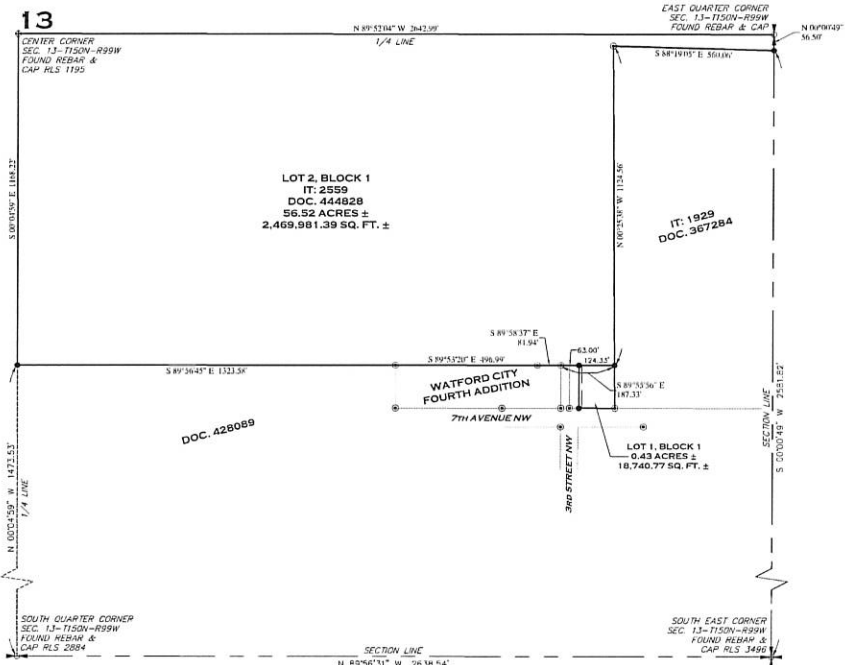
LINDA SVHROVIC, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE FOREGOING 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 _____.

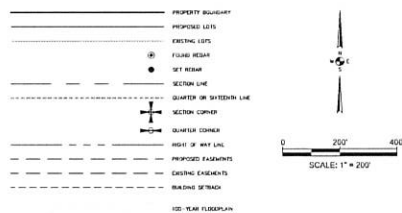
ANN M. JOHNSON, MCKENZIE COUNTY RECORDER

PRELIMINARY PLAT OF MELLAND SUBDIVISION A PARCEL OF LAND LOCATED IN SECTION 13 T150N, R99W, OF THE 5TH PRINCIPAL MERIDIAN WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



VICINITY MAP
1" = 2000'

LEGEND



NOTES

- 1) THIS SUBDIVISION IS LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "X" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 380344 0001 C, ONLY PANEL PRINTED, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 1987.

SURVEY NOTES

- 1) HORIZONTAL DATUM: NAD 83
- 2) VERTICAL DATUM: NAVD 88
- 3) ALL DISTANCES SHOWN ARE GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 4) DATE OF LATEST FIELD WORK: _____

MELLAND SUBDIVISION A PARCEL OF LAND LOCATED IN SECTION 13, T150N, R99W MCKENZIE COUNTY, NORTH DAKOTA		HIGHLANDS ENGINEERING & SURVEYING, PLLC 253 24th Street East Dickinson, ND 58501 Office: (701) 483-2444 Fax: (701) 483-2610 www.highlandseng.com
Project Number: 145844	Scale: 1" = 200'	
Drawn By: DVL	Date: 06/26/14	

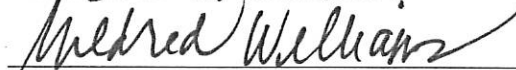
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on June 30th at 6 o'clock PM at City Hall-Heritage Room to hear comment on a Simple Lot Split submitted by Arnold Holm / Gary & Linda Melland for property located at 7th Ave NW & 3rd St NW, parcel # 82-73-00100 & 11-00-04840, .43 acres, McKenzie County, North Dakota.

For the purpose of creating a two lots from original parcel #'s 82-73-00100 & 11-00-04840.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June, 2014.



Mildred Williams

Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/14

Emailed: 6/12/14

Mailed to:

Rick Holm
1002 N Main St.
Watford City, ND 58854

Arnold & Dorothy Holm
PO Box 887
Watford City, ND 58854

Steven & Sandra Meyer
205 7th Ave NW
Watford City, ND 58854

Glen & Annette Beard
PO Box 860
Watford City, ND 58854

Robert Ness
PO Box 861
Watford City, ND 58854

Bradley & Brooke Solberg
PO Box 1113
Watford City, ND 58854

Bobby Holland
109 7th Ave. NW
Watford City, ND 58854

Tim and Teresa Taylor
PO Box 541
Watford City, ND 58854

Travis Rodgers
PO Box 1046
Watford City, ND 58854

DIVISION OF LAND / PLANNING APPLICATION
CITY OF WATFORD CITY

PO Box 491 213 2nd St NE Watford City, ND 58854

APPLICATION TYPE	DATE FILED: 6.11.14	APPLICATION NUMBER: 05-2014
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: mw	PLANNING AND ZONING: 6.30.14
SUBDIVISION FINAL MAP	FEE: \$525.00	CITY COUNCIL: 7.7.14
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE: 13 150N 99W
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	<p>PROPERTY OWNER: Valley View RE LLC d/b/a The Highlands at Watford City</p> <p>APPLICANT: Valley View RE LLC d/b/a The Highlands at Watford City</p> <p align="center"><i>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</i></p> <p>NAME: Adam Berger, on behalf of Consolidated Investment Group</p> <p>PHONE: 720-568-0033</p> <p>ADDRESS: 18 Inverness Place East</p> <p>CITY: Denver STATE: CO ZIP CODE: 80224</p> <p>EMAIL: adam@adamberger.com</p>
PARCEL MAP SUBSEQUENT	
PARCEL MAP NON-SUBSEQUENT	
FAMILY CEMETERY DESIGNATION	
AGRICULTURAL EXEMPTION	

ASSESSOR'S PARCEL NUMBER(S): **11-00-04830**

LEGAL DESCRIPTION: **TOWNSHIP 150N, R99W OF THE 5TH P.M. SECTION 13: SW ¼, SE ¼ AND THE SOUTH 150 FEET OF THE NW ¼, SE ¼. MCKENZIE COUNTY, NORTH DAKOTA.**

PROPERTY ADDRESS: **4th Avenue NW at 6 Street NW**

GROSS/NET ACREAGE: **42.66** NUMBER OF LOTS: **73** ZONING: **R1, R2, R3, R4 & C1**

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

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?

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

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

Property Owner: Valley View RE, LLC, a Colorado limited liability company

By: Consolidated Investment Group, a Colorado limited liability company

Its: Manager

By: 

Its: Tim Bertoch

VP Business Development

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

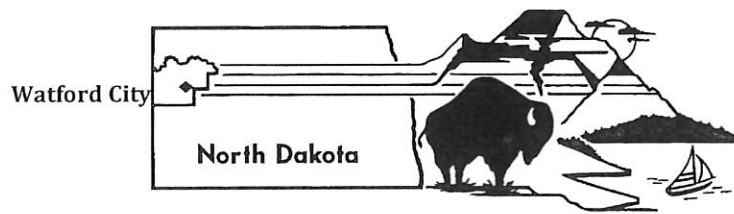
NAME _____ LICENSE NO: _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

FAX/Email: _____



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

March 26, 2014

STAFF REPORT
Subdivision Final Map-05-2014

Applicant
Valley View LLC
The Highlands
Adam Berger
Denver, CO 80224

Property Owners
Valley View LLC, The Highlands

Property Address: 4th Ave NW and 6th Street NW

Subdivision Final Map: The Highlands at Watford City

Located: Township 150N, R99W of the 5th PM, Section 13 SW1/4, SE1/4, and the South 150ft of the NW1/4, SE1/4, McKenzie County

Discussion:

-The Highlands at Watford City is a mixed use subdivision containing single family residential as well as Medium to High Density residential. Some commercial is also within this subdivision. In total the Highlands at Watford City **contains 73 lots throughout 42.66 acres.**

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

Surrounding Land Use Inventory:

West:	Zoning -	Ag, McKenzie County
	Use -	Agricultural
South:	Zoning -	R1 & R3, Watford City
	Use -	Single and Medium Family Residential
North:	Zoning -	AG, McKenzie County
	Uses -	Agricultural
East:	Zoning -	R1, Watford City
	Uses -	Single Family Residential

Site Development

Access: The property is accessible from 4th Ave NW and 6th Street NW.

Sewer: There will be city sanitary sewer mains within the property.

Water: There will be city water mains within the property.

Recommendation:

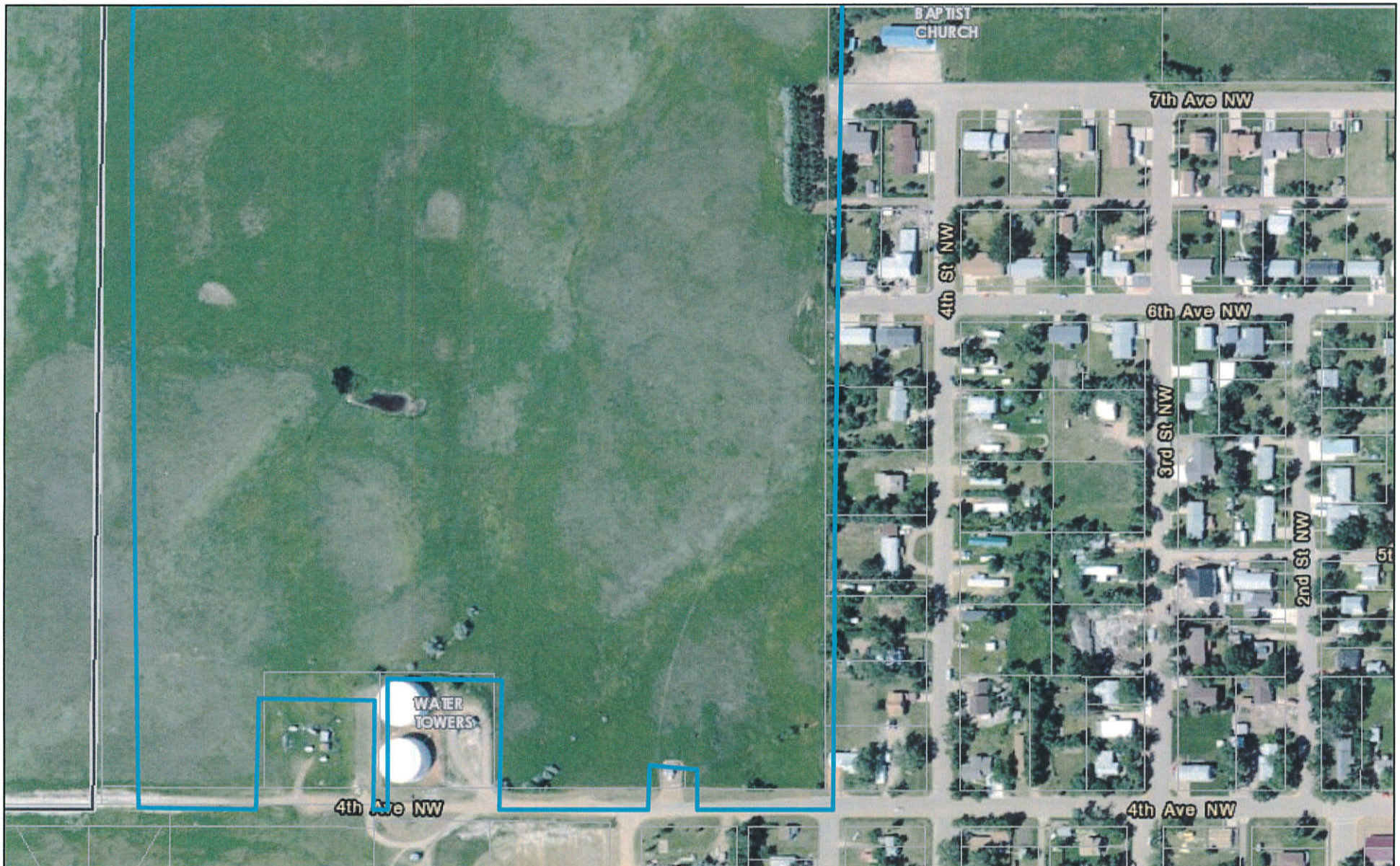
It is recommended that the Watford City Planning Commission **approve** the Highlands at Watford City Final Subdivision Map contingent upon:

1. The name The Highlands at Watford City is removed off the plat before its recording.
2. The Highlands at Watford City's development agreement is finalized.
3. SIA is finalized and approved by the Watford City planning department.

Contact:

Seth Sampson
Assistant City Planner

The Highlands / Adam Berger



July 2, 2014

World Transportation



Extra-Territorial Area (ETA)

Parcels from McKenzie County

Place Names



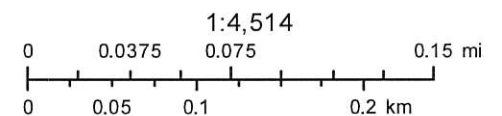
Lot Lines



Watford City Limits



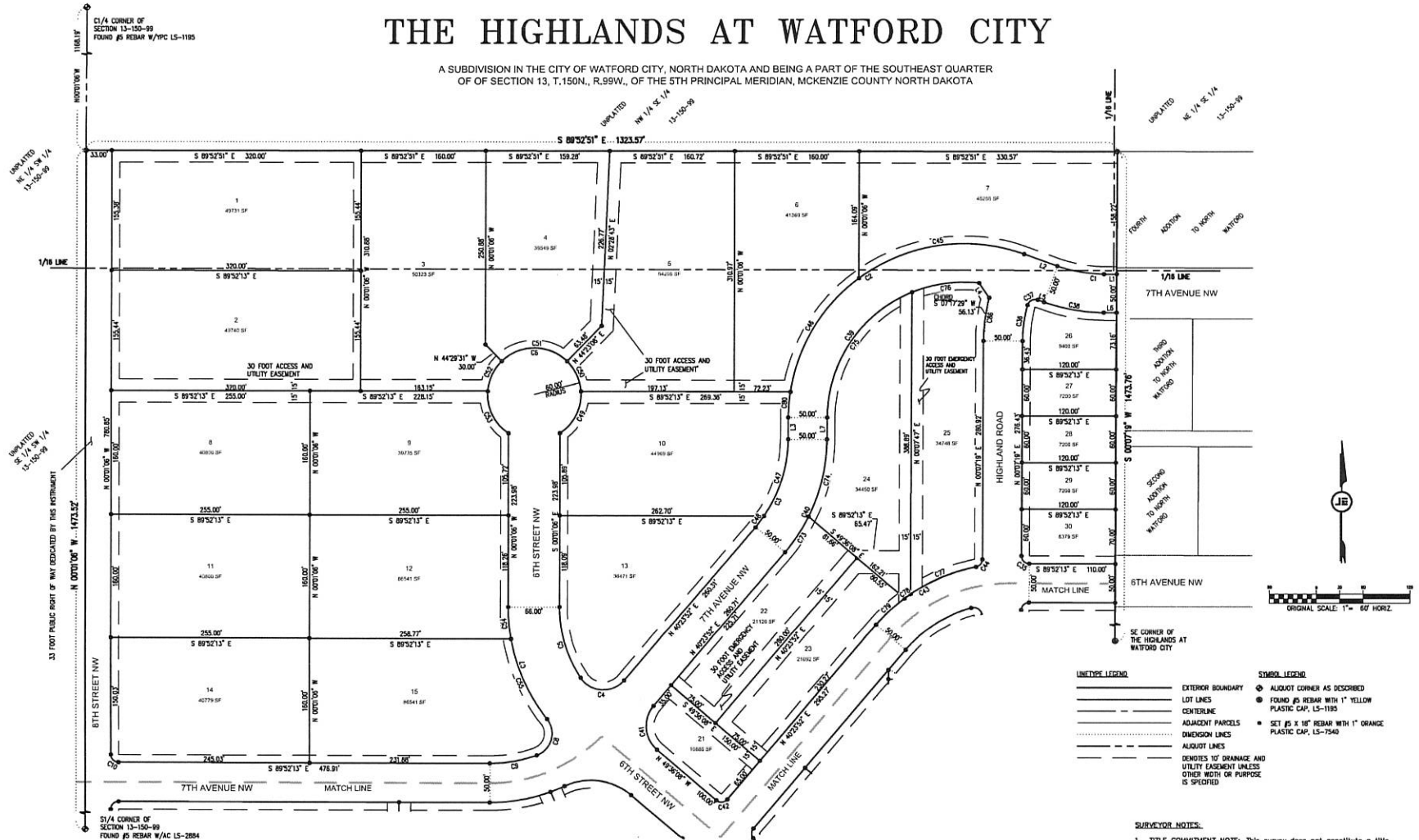
Cherry Creek



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,

THE HIGHLANDS AT WATFORD CITY

A SUBDIVISION IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY NORTH DAKOTA



CURVE #	LENGTH	RADIUS	DELTA
C1	60.78'	175.00'	19°53'36"
C2	431.55'	225.00'	109°53'36"
C3	123.02'	175.00'	40°16'33"
C4	65.02'	35.00'	108°28'27"
C5	96.60'	187.00'	33°06'35"
C6	307.11'	60.00'	28°15'36"
C7	155.79'	233.00'	36°16'37"

CURVE #	LENGTH	RADIUS	DELTA
C8	56.78'	30.00'	108°25'57"
C9	61.18'	175.00'	20°10'32"
C10	15.66'	10.00'	89°51°01"
C11	15.77'	10.00'	90°00'00"
C12	15.77'	10.00'	90°00'00"
C13	16.51'	10.00'	94°34'19"
C14	13.75'	10.00'	78°46'36"
C15	223.11'	225.00'	19°53'36"

CURVE #	LENGTH	RADIUS	DELTA
C16	293.94'	175.00'	96°14'13"
C17	105.25'	175.00'	34°27'25"
C18	17.76'	175.00'	5°49'59"
C19	63.24'	60.00'	60°23'10"
C20	43.82'	60.00'	41°50'35"
C21	83.00'	60.00'	88°46'21"
C22	43.51'	60.00'	41°32'46"
C23	87.75'	175.00'	28°44'44"

CURVE #	LENGTH	RADIUS	DELTA
C24	175.39'	225.00'	44°39'41"
C25	63.55'	60.00'	60°40'58"
C26	41.87'	233.00'	10°19'17"
C27	91.76'	225.00'	23°22'02"
C28	9.31'	225.00'	2°22'18"
C29	50.14'	225.00'	12°46'05"
C30	33.65'	225.00'	8°25'01"
C31	56.28'	225.00'	14°19'53"

CURVE #	LENGTH	RADIUS	DELTA
C32	10.28'	225.00'	2°22'18"
C33	50.14'	225.00'	12°46'05"
C34	33.65'	225.00'	8°25'01"
C35	56.28'	225.00'	14°19'53"

LINE #	LENGTH	BEARING
L1	16.28'	S 89°52'13" E
L2	45.32'	S 89°59'05" E
L3	28.04'	N 00°07'19" E
L4	23.25'	N 33°51'02" W
L5	8.40'	S 89°59'05" E
L6	16.28'	S 89°52'13" E
L7	28.04'	N 00°07'19" E

- LINE/TYPE LEGEND**
- EXTERIOR BOUNDARY
 - LOT LINES
 - CENTERLINE
 - ADJACENT PARCELS
 - DIMENSION LINES
 - ADJUT LINES
 - DENOTES 10' DRAINAGE AND UTILITY EASEMENT UNLESS OTHERWISE NOTED OR PURPOSE IS SPECIFIED
- SYMBOL LEGEND**
- ADJUT CORNER AS DESCRIBED
 - FOUND #5 REBAR WITH 1" YELLOW PLASTIC CAP, LS-1185
 - SET #5 X 18" REBAR WITH 1" ORANGE PLASTIC CAP, LS-7540

SURVEYOR'S NOTES:

- TITLE COMMITMENT NOTE: This survey does not constitute a title search by Baseline Engineering Corporation or Jehn Engineering to determine ownership or easements of record.
- This Land Survey Plot was prepared by James S. Estes, LS-7540, for and on behalf of Baseline Engineering Corporation, 2304 11th Avenue West, Williston, ND 58801.
- Distances on this plot are expressed in International Survey feet and decimal thereof. An International Survey Foot is defined as exactly .3048 meters.
- Base of Bearings: Assuming the south line of the SE 1/4 of said Section 13 as monumented by an iron monument with 2" aluminum cap found flush with the concrete surface at the southeast corner of said Section 13 and a rebar with 2" aluminum cap, LS 2884 found one foot more or less below the surface at the SE 1/4 corner of said Section 13 to bear N89°52'13"W for 253.53 feet, with all bearings and distances relative thereto.
- The exterior monuments are in place and the interior monuments will be set progressively as grading and construction allow.

JehN
REGISTERED SURVEYOR
 NORTH DAKOTA LICENSE NO. 133-14-14-14-14

THE HIGHLANDS AT WATFORD CITY
IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA.

Valley View RE, LLC
dba The Highlands at Watford City

PREPARED UNDER THE DIRECT SUPERVISION OF:

FOR AND ON BEHALF OF:
BASLINE ENGINEERING CORPORATION
2304 11th Avenue West, Williston, ND 58801

DRAWING DATE:
10/11/14

DRAWING SCALE:
AS SHOWN

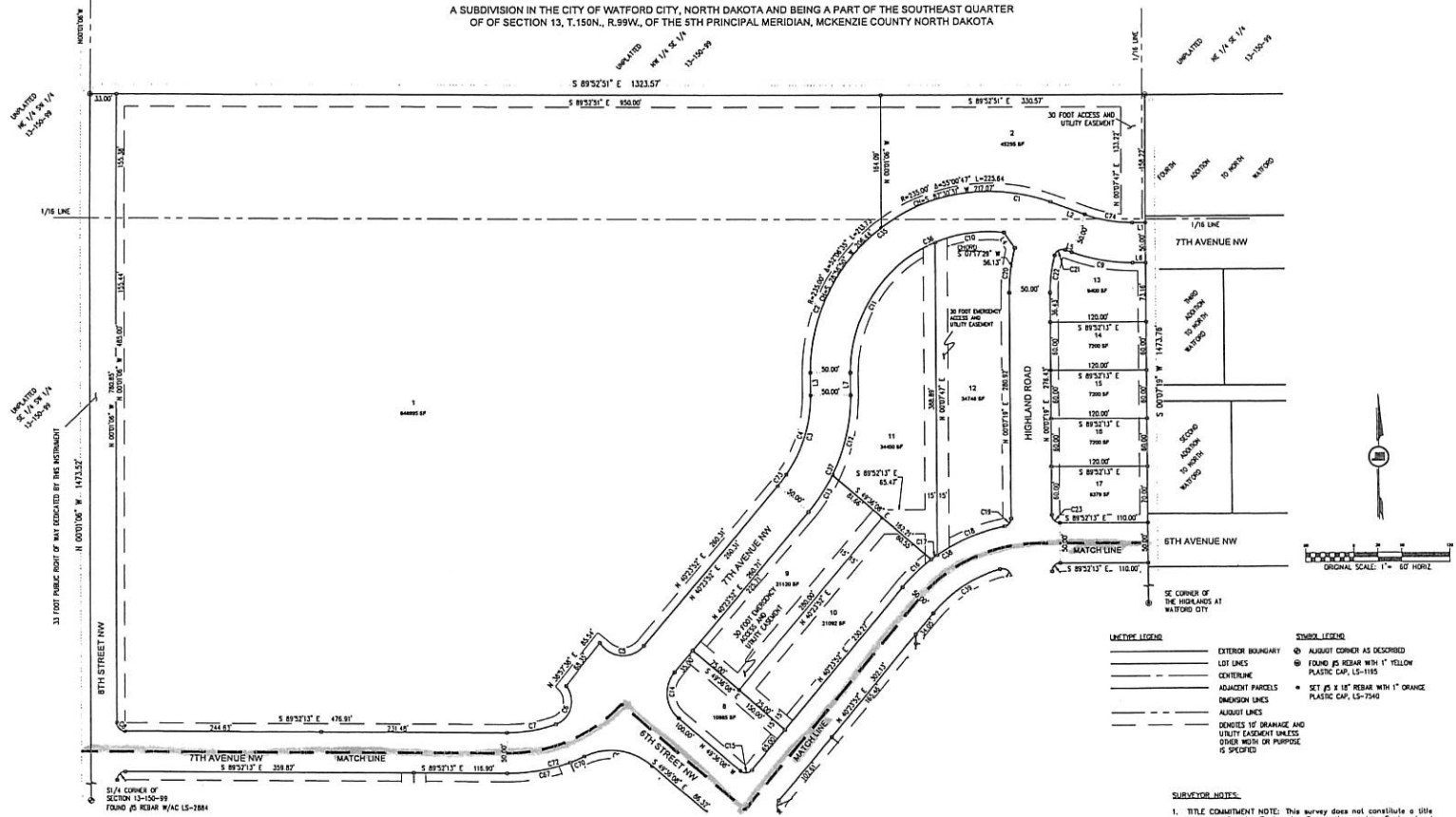
DRAWING NAME:
THE HIGHLANDS AT WATFORD CITY

SHEET 2 OF 3

S2

THE HIGHLANDS AT WATFORD CITY

A SUBDIVISION IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.59W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY NORTH DAKOTA



- LEGEND**
- EXTERIOR BOUNDARY
 - LOT LINES
 - CENTERLINE
 - ADJACENT PARCELS
 - DIVISION LINES
 - ADJUT LINES
 - DEVICES FOR GRAVANCE AND UTILITY EASEMENT UNLESS OTHERWISE NOTED ON PURPOSE
 - ADJUT CORNER AS DESCRIBED
 - FOUND 1/2 REBAR WITH 1" YELLOW PLASTIC CAP, LS-1193
 - SET 1/2 X 1/2 REBAR WITH 1" ORANGE PLASTIC CAP, LS-7540

- SURVEYOR'S NOTES**
- TITLE COMMITMENT NOTE: This survey does not constitute a title search by Baseline Engineering Corporation or Jehn Engineering to determine ownership or easements of record.
 - This Land Survey Plat was prepared by James S. Estess, LS-7540, for and on behalf of Baseline Corporation, 2304 11th Avenue West, Williston, ND 58801.
 - Distances on this plat are expressed in International Survey Feet and decimals thereof. An International Survey Foot is defined as exactly .3048 meters.
 - Base of Bearings: Assuming the south line of the SE 1/4 of said Section 13 as monumented by an iron monument with 2" aluminum cap found four feet with the concrete surface at the southeast corner of said Section 13 and a rebar with 2" aluminum cap, LS-3884 found one foot more or less below the surface at the SE 1/4 corner of said Section 13 to bear N89°52'13"W for 203.53 feet, with all bearings and distances relative thereto. The exterior monuments are in place and the interior monuments will be set progressively as grading and construction allow.

Jehn Engineering, Inc.
 1000 1st Street NW
 Williston, ND 58801
 Phone: (701) 575-1111
 Fax: (701) 575-1112

Baseline Corporation
 IN ASSOCIATION WITH
 VALLEY VIEW RE, LLC
 600 1st Street NW
 Williston, ND 58801

THE HIGHLANDS AT WATFORD CITY
 IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.59W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA

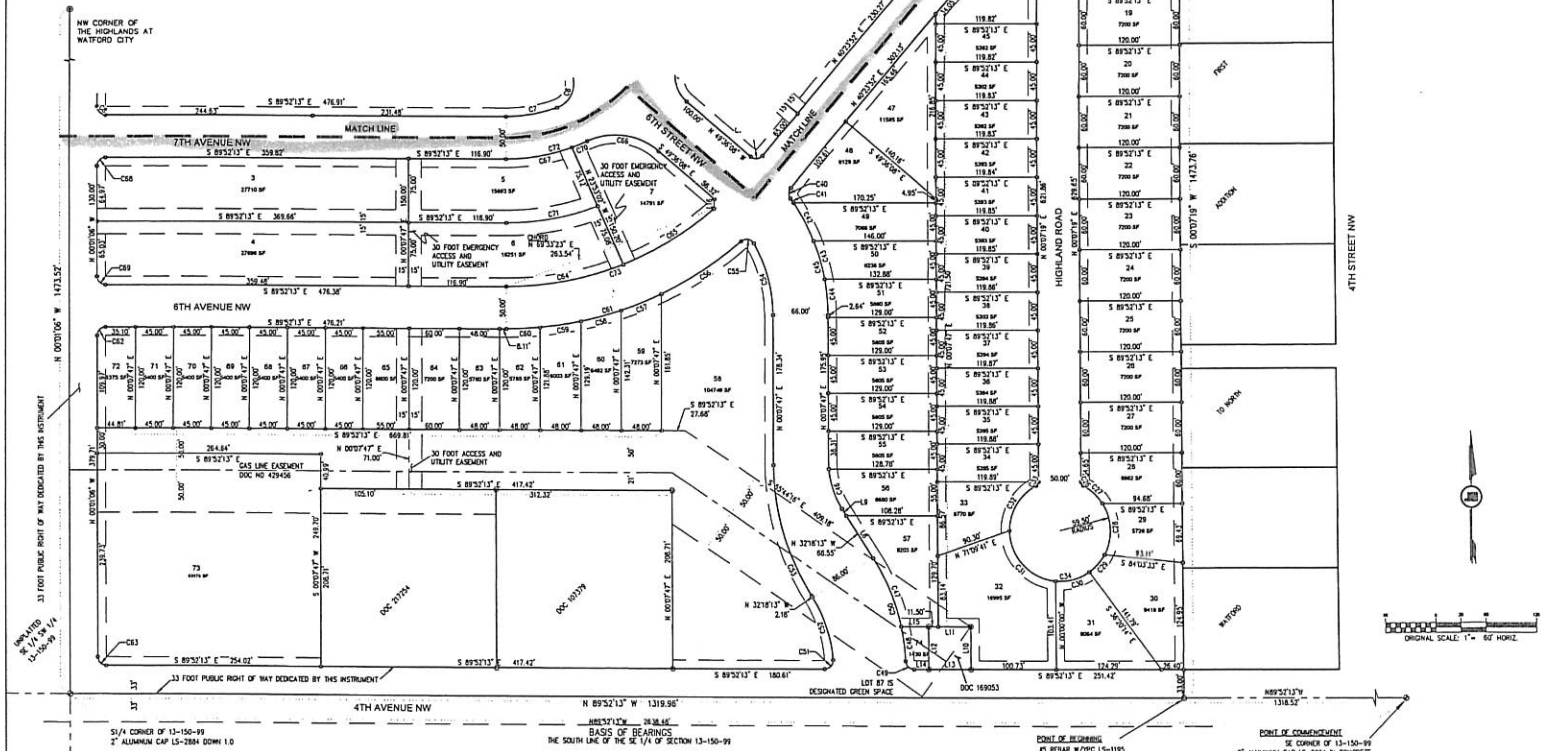
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 DRAWING DATE
 1/20/11
 DRAWING BY
 J. S. Estess
 DRAWING NAME
 44-2304-1-1-1
 SHEET
 7 OF 4

PREPARED UNDER THE
 DIRECT SUPERVISION OF

S2

THE HIGHLANDS AT WATFORD CITY

A SUBDIVISION IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY NORTH DAKOTA



- | | |
|---|-----------------------------|
| LINE TYPE LEGEND | SYMBOL LEGEND |
| — EXISTING BOUNDARY | ⊙ ADJUST CORNER AS REQUIRED |
| — LOT LINES | ⊙ FOUND JO REBAR WITH 1\"/> |
| — CENTERLINE | — SET JO 8 1/8\"/> |
| — ADJACENT PARCELS | |
| — ADJUT LINES | |
| — DIVISION LINES | |
| — ROUTES OF DRAINAGE AND UTILITY EASEMENT UNLESS OTHER MEAN OR PURPOSE IS SPECIFIED | |

JEHN ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
NORTH DAKOTA LICENSE NO. 142,208
DATE OF EXPIRATION: 12/31/2024

BASELINE CORPORATION
AN ASSOCIATION WITH
WATFORD CITY, NORTH DAKOTA

THE HIGHLANDS AT WATFORD CITY
IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA

PREPARED UNDER THE DIRECT SUPERVISION OF:
Valley View RE, LLC
Geotechnical Engineering at Watford City

FOR AND ON BEHALF OF
BASELINE CORPORATION
DRAWING DATE
DATE: 11/11/2024
DRAWING NO. 11-11-2024-0001
SHEET 3 OF 4
S3

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on June 30th, 2014 at 6 p.m. at City Hall-Heritage Room to hear comment on Subdivision Final Plat Application submitted by The Highlands at Watford City /Consolidated Investment Group for property located Section 13, T150N, R99W, 42.6 acres/73 lots, McKenzie County, ND.

This proposal will be available to the public for inspection and copying at the office of the City Auditor from 8:00am to 4:00pm Monday through Friday.

Dated this 12th day of June 2014



Mildred Williams
Watford City Assistant City Planner

Run: 2

Published: McKenzie County Farmer 6/18 & 6/25/2014

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