

# CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

## AGENDA

March 30, 2015

## PLANNING COMMISSION

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

- **Call to Order Public Hearing**

1. Public Hearing to hear comment on amending City of Watford City Code of Ordinance>> Chapter XV-Zoning Ordinance Watford City, North Dakota>> Article XIV-R4 High Density Residential>>Section 5 Height Regulations.
2. Public Hearing to hear comment on amending City of Watford City Code of Ordinance>> Chapter XV-Zoning Ordinance Watford City, North Dakota>> Article XIV-R4 High Density Residential>>Section 6 Yard Regulations
3. Public hearing to hear comment on Simple Lot Split Application submitted by submitted by T. Jason Vedadi for Hunter's Run on property located Lot 136, 9.883 acres of Hunter's Run Subdivision, SE1/4 Section 16, T150N, R98W, Watford City, McKenzie County, ND. For the purpose of creating two parcels from one parcel of land (lot 136), to facilitate development of commercial businesses. Lot 160 =5.789 acres, Lot 161 =4.094
4. Public hearing to hear comment on Variance Application submitted by Shangcheng Development / Daniel Kuo on property located NE1/4 SE1/4 Section 14, T150, R99W, 8.1 acres, Watford City, McKenzie County, ND. Application requests 15 ft. in lieu of permitted 25 ft. setback for proposed buildings #2 & #3. Variance of 10 feet. (Emerald Ridge)
5. Public Hearing to hear comment on Variance Application submitted by BLH LLC/Paul Dries on property located Lot 9 Block 1 The Crossings Subdivision, Section 22, T150N, R98W 1.95 acres, Watford City, McKenzie County, ND. (104 Prospect Street) Application requests variance of maximum height allowed in Central Business District. Proposed building is 15 ft. above allowed height.
6. Public hearing to hear comment on Variance Application submitted by Roers Investments, Kent Roers on property located Lot 2 & 3 Block 1 the Crossings Subdivision, Section 22, T150N, R98W 17.81 acres, Watford City, McKenzie County, ND. (Frontier Avenue of the Crossings). Application requests variance of maximum height allowed in R4 High Density Residential District. Proposed building is 5 ft. above allowed height.
7. Public Hearing to hear comment on Preliminary Plat Application submitted by Stepping Stone for David & Jan Rolfson on property located NW ¼ Section 16, T150N, R98W, 9.47 acres, Watford City, McKenzie County, ND.
8. Public Hearing to hear comment on Simple Lot Split Application submitted by McKenzie County Healthcare Systems for property located NW1/4 Section 18, R150, R98W, portion of IT# 2361, 2.42 acres, Watford City, McKenzie County, ND.

9. ~~Public Hearing to hear comment on Variance Application submitted by MondayOne, LLC and Mohave Engineering on property located Lot 1 of MondayOne Townhomes Subdivision, Section 18, T150N, R98W 1.79 acres, Watford City, McKenzie County, ND. (Northwood Townhomes) Application requests set back from the boundary on west side to be 20 ft. instead of 25 ft. **Application Pulled.**~~
10. Public Hearing to hear comment on Simple Lot Split submitted by Stenehjem Development, LLC for property located Fox Hills Village Lot 2 Block 2, Watford City, NE ¼ Section 20, T150N, R98W McKenzie County, ND. 3 lots from 1 parcel
11. Public Hearing to hear comment on Simple Lot Split submitted by Stenehjem Holdings, LLC for property located Fox Hills Village Lot 4 Block 4, NE ¼ Section 20, T150N, R98W, Watford City, McKenzie County, ND. 2 lots from 1 parcel
12. Public Hearing to hear comment on Simple Lot Split submitted by Stenehjem Holdings, LLC for property located Fox Hills Village Lot 14 Block 3 NE ¼ Section 20, T150N, R98W, Watford City, McKenzie County, ND 2 lots from 1 parcel
13. Public Hearing to hear comment on Zone Change Application submitted by Stenehjem Holdings, LLC for property located Fox Hills Village, Lot 15 Block 3, NE ¼ Section 20, T150N, 98W, Watford City, McKenzie County, ND. 2.77 acres. Application requests zone change of R3 Medium Density Residential with RT Overlay to C1 Commercial Service, 2.77 acres
14. Public Hearing to hear comment on Lot Line Adjustment per Simple Lot Split Application submitted by MondayOne, LLC and Mohave Engineering for property located MondayOne Townhome Subdivision, NW1/4 Section 18, T150, R98W, 1.79 acres, Watford City, McKenzie County, ND.
15. Public Hearing to hear comment on Simple Lot Split submitted by Jason Gillen of Watford City Town Center, LLC for property located 902 11<sup>th</sup> Ave Watford City, ND, 12.36 acres, Westgate Town Center Subdivision. 2 parcels from 1 parcel
16. Public Hearing to hear comment on Subdivision Preliminary Plat submitted by Matrixx Equities Watford, LLC. for Edward & Charlotte Schilke on property located SW1/4 of Section 21, T150N, R98W, 138+/- acres, 17 lots, Watford City, McKenzie County, ND.

- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Approve Minutes from February 23, 2014 Meeting**

- ❖ **Final Plat** – Rolfson/Stepping Stone, Paul Ficara
- ❖ **Final Plat** – Peace & Justice

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

1.

# City of Watford City Code of Ordinances

Height Regulations

## ARTICLE XIV - R-4 HIGH DENSITY RESIDENTIAL DISTRICT

### SECTION 1. - INTENT:

The "R-4" High Density Residential District is intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities.

### SECTION 2. - PERMITTED USES:

1. Accessory Structure
2. Dwelling, Multi-Family
3. Dwelling, Single-Family
4. Dwelling, Townhouse
5. Dwelling, Two-Family
6. Group Dwelling
7. Park or Garden
8. Private Garage

### SECTION 3. - CONDITIONAL USES:

1. Cemetery
2. Churches
3. Day Care Center
4. Funeral Homes
5. Home Occupation
6. Hospital
7. Medical Clinic
8. Nursing Home
9. Schools
10. Commercial Storage Buildings and Garages
11. Transmission Facility
12. Office Buildings (renovation of existing building only, no new office buildings shall be permitted.)
13. Engineered Post-Framed Buildings
14. Bed and Breakfast Inns:
  - (a) Signage must be followed pursuant to Article XXI of this Ordinance.
  - (b) The facility shall have the appropriate off-street parking such that there will be at least two off-street parking places for each single family dwelling plus one parking space for each guest unit.

### SECTION 4. - INTENSITY OF USE REGULATIONS:

Except as hereinafter provided, all dwellings hereafter erected, enlarged, relocated or reconstructed shall be located upon lots containing the following areas:

1. A lot on which there is erected a single-family dwelling shall contain an area of not less than five thousand (5,000) square feet.
2. A lot on which there is erected a two-family dwelling shall contain an area of not less than three thousand (3,000) square feet per family.
3. A lot on which there is erected a multiple-family dwelling shall contain an area of not less than five thousand (5,000) square feet, or two thousand (2,000) square feet per family.
4. Dormitories, lodging houses, nursing homes and boarding houses shall provide five hundred (500) square feet of lot area for each occupant.
5. Where a single lot of record as of the effective date of this ordinance, as defined in the definitions section of this ordinance, has less than five thousand (5,000) square feet and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this ordinance and have not since been changed, such lot may be used only for single-family dwelling purposes, or for any other nondwelling use permitted in this district, providing said structure does not occupy more than forty (40) percent of the lot area and providing the structure conforms with other yard and height requirements of this district.

#### **SECTION 5. - HEIGHT REGULATIONS:**

- a) No building shall exceed forty-five (45) feet in height, except as provided in the additional height, area and use regulations of this ordinance.

#### **SECTION 6. - YARD REGULATIONS:**

1. Front Yard:
  - a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
  - b) Where a lot or lots have double frontage, the required front yard shall be provided on both streets.
  - c) Where a lot is located at the intersection of two (2) or more streets, there shall be a front yard on each street side of the corner lot; provided, however, that the buildable width of a lot of record, as of the effective date of this ordinance, as defined in the definitions of this ordinance, shall not be reduced to less than twenty-eight (28) feet. No accessory building shall project beyond the front yard line on either street.
2. Side Yard:
  - a) Except as hereinafter provided in the following paragraph and the additional height, area and use regulations of this ordinance, there shall be a side yard having a width of not less than five (5) feet on each side of a building thirty-five (35) feet or less in height, and there shall be a side yard having a width of not less than eight (8) feet on each side of a building in excess of thirty-five (35) feet.
  - b) Wherever a lot of record, as of the effective date of this ordinance, as defined in the definitions of this ordinance, has a width of fifty (50) feet or less, the side yard on each side of a building may be reduced to zero feet providing the height of the building does not exceed fifteen (15) feet.
3. Rear Yard:
  - a) Except as other wise provided in the additional height, area and use regulations, there shall be a rear yard for buildings in this district which shall have a depth of not less than twenty-five (25) feet.

#### **SECTION 7. - PARKING REGULATIONS: (See ARTICLE XX.)**

#### **SECTION 8. - SIGN REGULATIONS: (See ARTICLE XXI.)**

2.

# City of Watford City Code of Ordinances

Yard Regulations

## ARTICLE XIV - R-4 HIGH DENSITY RESIDENTIAL DISTRICT

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4. Dormitories, lodging houses, nursing homes and boarding houses shall provide five hundred (500) square feet of lot area for each occupant.
5. Where a single lot of record as of the effective date of this ordinance, as defined in the definitions section of this ordinance, has less than five thousand (5,000) square feet and its boundary lines, along their entire length, touched lands under other ownership on the effective date of this ordinance and have not since been changed, such lot may be used only for single-family dwelling purposes, or for any other nondwelling use permitted in this district, providing said structure does not occupy more than forty (40) percent of the lot area and providing the structure conforms with other yard and height requirements of this district.

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#### SECTION 7. - PARKING REGULATIONS: (See ARTICLE XX.)

#### SECTION 8. - SIGN REGULATIONS: (See ARTICLE XXI.)



3.

# Simple Lot Split Application

Submitted by T. Jason Vedadi for Hunter's Run

**DIVISION OF LAND / PLANNING APPLICATION**

**CITY OF WATFORD CITY**

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

APPLICATION TYPE	DATE FILED: <u>3.4.15</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3.30.15</u>
SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4.2.15</u>
<u>SIMPLE LOT SPLIT</u>	RECEIPT #:	SECTION / TOWNSHIP / RANGE: <u>14 150 98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>Hunter's Run, LLC</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>Hunter's Run, LLC</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>Touraj Jason Vedadi</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>(701)-770-5975</u>	

ADDRESS: P.O. Box 2802  
 CITY: Watford City STATE: ND ZIP CODE: 58854  
 EMAIL: vedadicorp@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 82-42-13600  
 LEGAL DESCRIPTION: Lot 136 of Hunter's Run Sub, SE1/4, Sec. 16, T150N, R98W, Watford City  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 6th Ave NE & State Highway 1806  
 GROSS/NET ACREAGE: 9.88 gross NUMBER OF LOTS: 2 ZONING: C-1  
 DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer  
 ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested

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

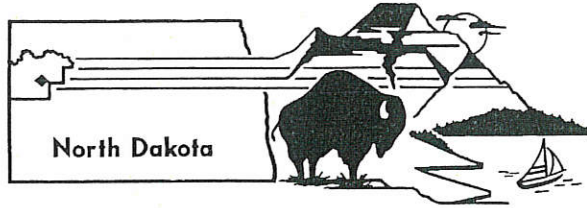
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all 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 Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application

Property Owner (Signature): [Signature]  
 Property Owner (Print): Jason Vedadi  
 Property Owner (Signature): \_\_\_\_\_

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

NAME: Kyle I. Thompson LICENSE NO. LS - 6986  
 ADDRESS: 32 Discovery Dr.  
 CITY: Bozeman STATE: MT ZIP: 59718  
 PHONE: (406)-582-0221  
 FAX/Email: (406)-582-5770 kthompson@alliedengineering.com

Watford City



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

March 26, 2015

**STAFF REPORT**  
**SLS-10-2015 Simple Lot Split**

Applicant

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

Property Owners

Hunters Run, LLC

Property Address: 6<sup>th</sup> Ave NE and Highway 1806

Simple Lot Split Requested: Owner intends to split original lot 136 of Hunters Run into 2 individual lots.

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

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

**-The purpose of this proposed SLS is to split Lot 136 into 2 lots. The newly created lots are shown as Lot 160 and Lot 161. Lot 160 is the northern most lot and will contain 5.789 acres, Lot 161 is the southern lot and will now contain 4.094 acres.**

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

Surrounding Land Use Inventory:

West:	Zoning -	C1, Watford City
	Use -	Commercial
South:	Zoning -	C1, Watford City
	Use -	Commercial
North:	Zoning -	C1, Watford City
	Uses -	Commercial
East:	Zoning -	CF, Watford City
	Uses -	Cemetery

Site Development

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

Sewer & Water: There is Sewer and Water available.

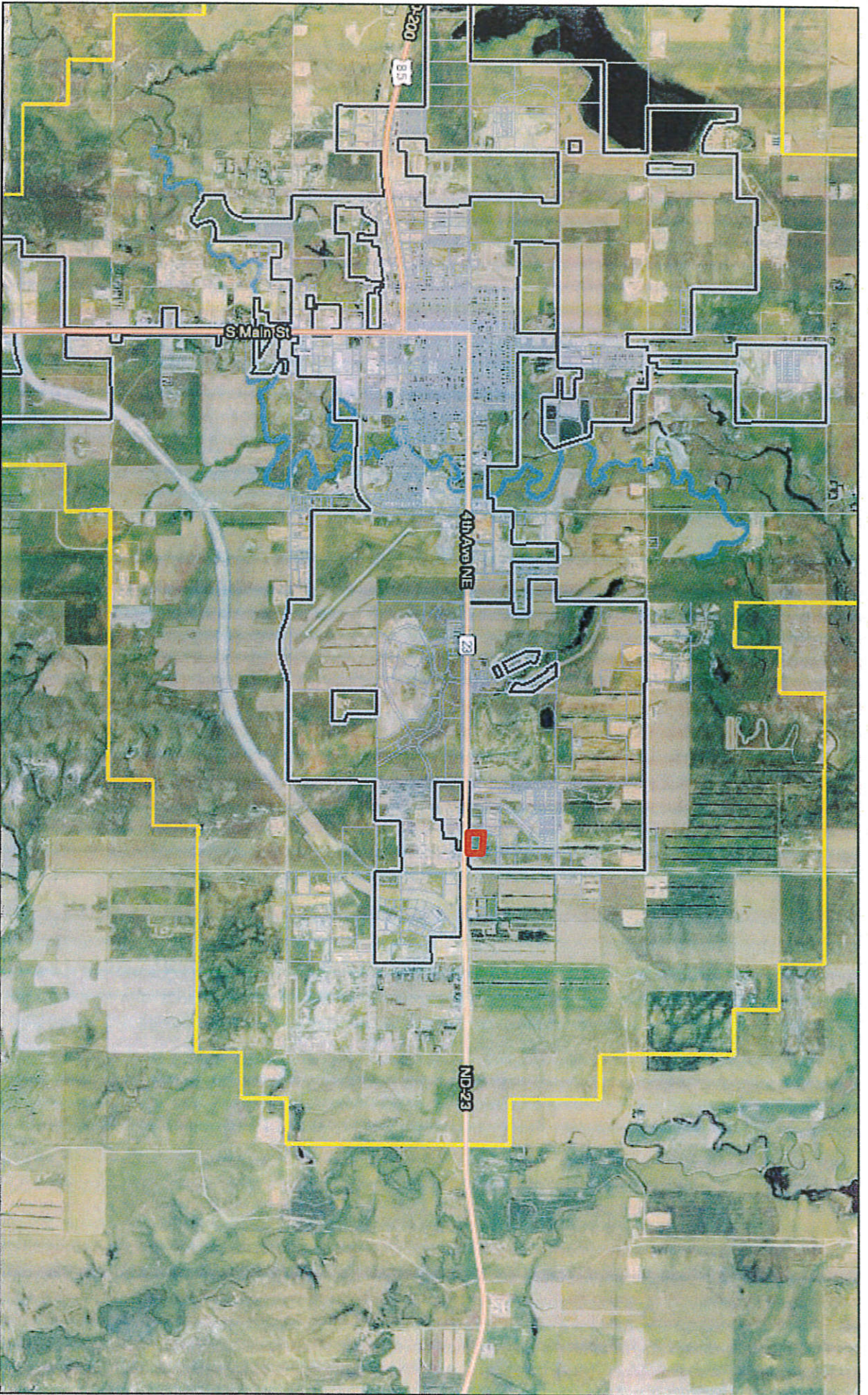
Recommendation:

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

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA is in place before development of this lot can begin.

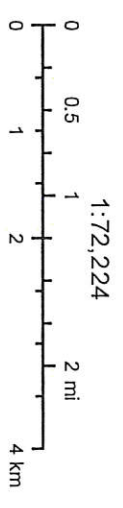
Contact: Seth Sampson, Assistant Planner

# Hunters Run



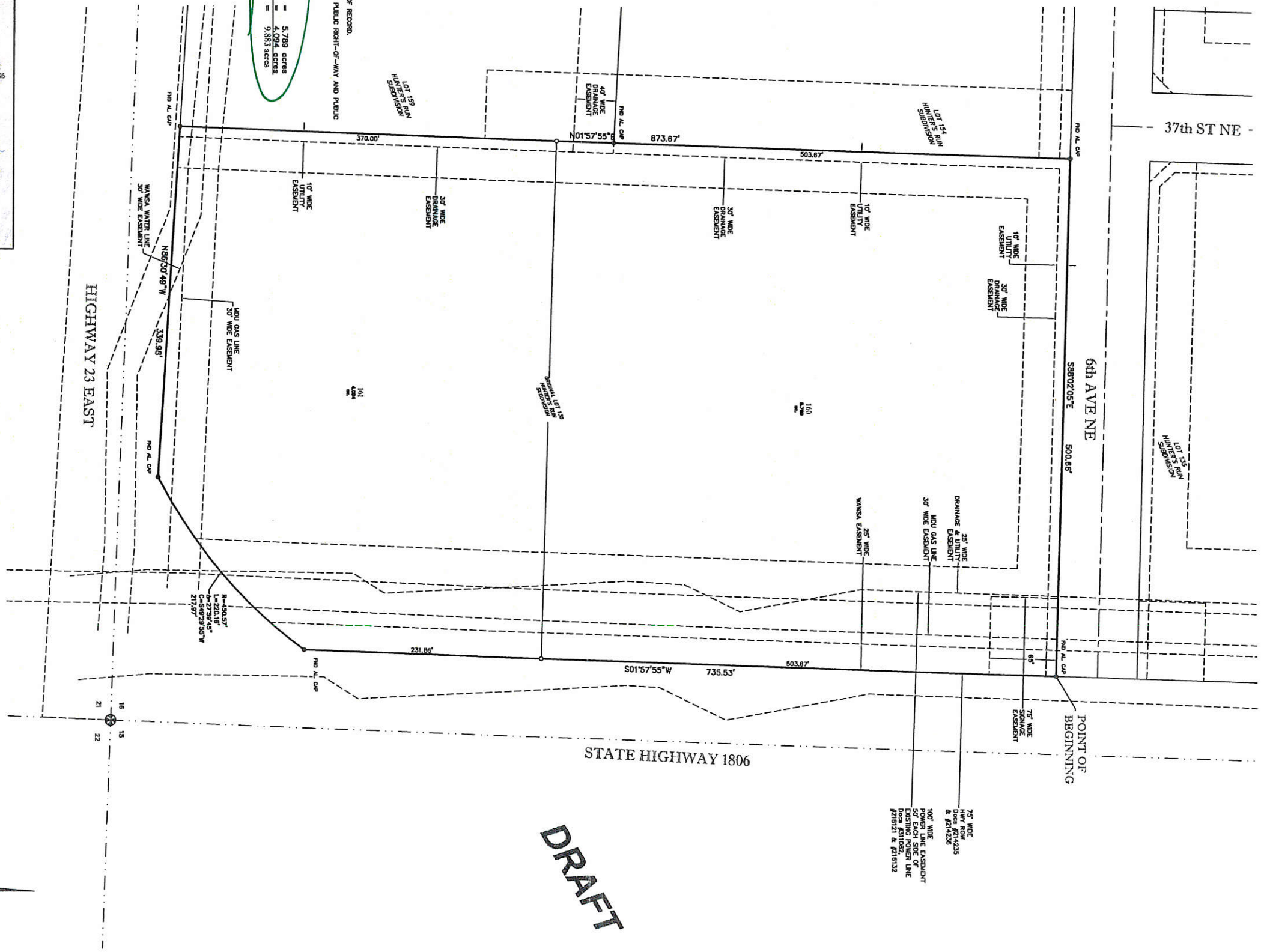
March 26, 2015

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



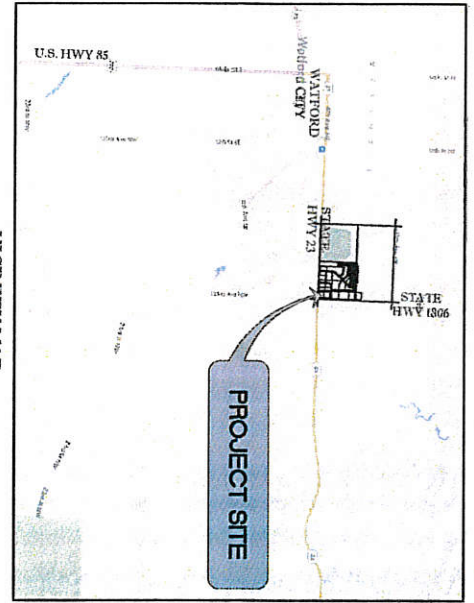
GIS, Watford City, AEZS  
 Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap  
 Contributors

REPLAT OF LOT 136 OF HUNTER'S RUN SUBDIVISION  
 LOTS 160 & 161, HUNTER'S RUN SUBDIVISION  
 A TRACT OF LAND BEING LOT 136 OF HUNTER'S RUN SUBDIVISION,  
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,  
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



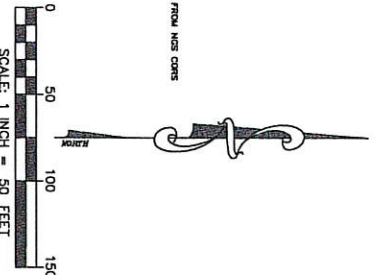
NOTES:  
 PLAN MAY NOT INCLUDE ALL EASEMENTS OF RECORD.  
 PUBLIC UTILITIES MAY TRAVEL THROUGH PUBLIC RIGHT-OF-WAY AND PUBLIC OPEN SPACES.

OVERLAP AREA TABLE  
 AREA OF LOT 160 5,789 square feet  
 AREA OF LOT 161 4,084 square feet  
 TOTAL AREA 9,883 square feet



- LEGEND
- PROPERTY LINE
  - LOT LINE
  - EASEMENT LINE
  - ROAD CENTERLINE
  - SECTION LINE
  - ADJOINING PROPERTY LINE
  - FOUND SECTION CORNER AS NOTED
  - FOUND QUARTER CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - SET 3/4" REBAR WITH 2" ALUMINUM CAP (6986)
  - SET 3/4" REBAR WITH RED PLASTIC CAP (6986)

BASIS OF MEASURING COORDINATES:  
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 HORIZONTAL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.  
 VERTICAL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET.  
 NORTH DAKOTA (NORTH ZONE 2011) COORDINATE SYSTEM AND IS  
 HORIZONTAL DATUM: NAD83 (NAD 83) SOLUTION: ADJUSTED FROM NGS CORNERS  
 (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83)  
 NORTH DAKOTA STATE PLANE AND IS (GCS) (NAD 83) (NAD 83) (NAD 83) (NAD 83)  
 NORTH DATUM: NAD 83 (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83) (NAD 83)  
 CONVERSION: 0.914404 - 0.000001



DRAFT

VICINITY MAP  
 NOT TO SCALE

1/4" = 1' = 1" = 100'	1" = 1' = 1" = 100'	1" = 1' = 1" = 100'
33 DISCOVERY DRIVE BOZEMAN, MT 59718 PHONE: (406) 552-2221 WWW.WATERGARDENING.COM	Civil Engineering Geotechnical Engineering Land Surveying	PROJECT SUBMITTER: BT DRAWN BY: JES REVISION BY: BT DATE: 03/04/2015
		SHEET 2 OF 2 PROJECT NO. 15-0133

**REPLAT OF LOT 136 OF HUNTER'S RUN SUBDIVISION  
LOTS 160 & 161, HUNTER'S RUN SUBDIVISION,  
A TRACT OF LAND BEING LOT 136 OF HUNTER'S RUN SUBDIVISION,  
ONE-QUARTER OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,  
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA**

**PLANNING ZONING COMMISSION APPROVAL**

This plot in the city of Watford City is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ in accordance with the laws of the State of North Dakota, and 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.

Gen 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 Gen 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: \_\_\_\_\_

DATE: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**WATFORD CITY APPROVAL**

The city of Watford City, North Dakota, has approved the attached plot 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 plot, shown here on 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 plot are not depicted at the time with the offer to remain open.

Brent Sanford, Mayor }  
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 Paul Peterson, City Auditor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that they executed the same in the name of the Watford City Planning and Zoning Commission.

Notary Public, McKenzie County, North Dakota  
My Commission Expires: \_\_\_\_\_

DATE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**MONTANA DAKOTA UTILITY APPROVAL**

We the undersigned utility does hereby approve of the utility easements as shown on the plot as presented. Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Notary Public, McKenzie County, North Dakota  
My Commission Expires: \_\_\_\_\_

Montana Dakota Utility  
(Printed Name)

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_ known to me to be the person who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

RESERVATION TELEPHONE APPROVAL  
We the undersigned utility does hereby approve of the utility easements as shown on the plot as presented. Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

Notary Public, for the State of North Dakota  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

State of North Dakota }  
County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_ known to me to be the person 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: \_\_\_\_\_

State of North Dakota }  
County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared \_\_\_\_\_ known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public, for the State of North Dakota  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

AUDITORS CERTIFICATE ON TAXES  
Taxes, delinquent taxes, delinquent special assessments or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$\_\_\_\_\_ plus penalty and interest.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Linda Saltnow, McKenzie County Auditor  
I hereby certify that the above instrument was filed in the office of the McKenzie County Recorder in the State of North Dakota at \_\_\_\_\_ o'clock AM/PM on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ and was recorded as document No. \_\_\_\_\_  
Ann M. Johannrud, McKenzie County Recorder

**LEGAL DESCRIPTION**

A tract of land being Lot 136 of the Hunter's Run Subdivision, located in the Southeast One-Quarter of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:  
Beginning at a point being the Northeast corner of said Lot 136 of Hunter's Run Subdivision, and located on the western Right-of-Way of State Highway 1806 and the southern Right-of-Way of 6th Ave NE;  
thence South 01°57'57" West, a distance of 735.53 feet, along said Right-of-Way of State Highway 1806, to the beginning of a near-tangent line, curve, radius 472.25 feet, bearing S 72°55'57" West, a distance of 217.87 feet to a point located on the northern Right-of-Way of State Highway 23 East;  
thence North 86°30'49" West, a distance of 339.98 feet, along said Right-of-Way of Highway 23 East;  
thence North 01°57'57" East, a distance of 873.67 feet, to a point located on the southern Right-of-Way of said 6th Ave NE;  
thence South 88°02'05" East, a distance of 500.66 feet, along said Right-of-Way of 6th Ave NE, to the point of beginning.  
Said tract of land being 9.883 acres, along with and subject to any existing easements.

**OWNERS CERTIFICATE**

We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of said plat, and do dedicate the streets, access easements, alleys, ports and public grounds as shown thereon, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, whether such improvements are shown or not, to the public use forever.

We agree not to vacate any portion of this plat without the consent of the Watford City Commission. We also hereby dedicate easements to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines of service, Sight Distance Easements, or other easements depicted on the plat map.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Hunter's Run, LLC  
(Printed Name)  
Is: \_\_\_\_\_

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the same.

Notary Public  
(Printed Name)

**SURVEYOR'S CERTIFICATE**

I, Kyle L. Thompson, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly registered land surveyor under the laws of the State of North Dakota.

Survey Date: \_\_\_\_\_

Kyle L. Thompson  
Registered Land Surveyor No. 6986  
State of North Dakota



State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared Kyle L. Thompson, North Dakota Registered Land Surveyor, and acknowledged the execution and signing of the above.

Notary Public  
(Printed Name)

**CONSENT OF MORTGAGEE**

I, the undersigned mortgagee, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, easements, parks or other public uses and dedicated to the use of the public forever.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Corporation  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss

Be it known on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ of the corporation executed the within instrument and acknowledged to me that said corporation executed the same.

Notary Public  
(Printed Name)

DRAFT

1/4 Sec. 1, R. 18, T. 150N, R. 98W	PROJECT NUMBER: 11	SHEET 1 OF 2
1/4 Sec. 1, R. 18, T. 150N, R. 98W	PROJECT NAME: 11-0-1336	

13 ENGINEER/DRONE  
DOUGLAS W. MITCHELL  
PHONE: (701) 542-2221  
FAX: (701) 542-2221  
WWW.DWENGINEERING.COM

Civil Engineering  
Geotechnical Engineering  
Land Surveying

DATE: 03/09/2015



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

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

March 4, 2015

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

**RE: Division of Land / Planning Application for Hunter's Run, LLC  
Lot 136 of Hunter's Run Subdivision (~ 9.88 acres) – Simple Lot Split (2 Lots)  
Located in a Portion of SE ¼, Section 16, T150N, R98W,  
McKenzie County, Watford City, ND**

Dear Mr. Moen:

Please find enclosed the Division of Land / Planning Application for Lot 136 of Hunter's Run Subdivision, consisting of approximately 9.88 acres. This project is proposing a simple lot split of Lot 136, to consist of 2 lots.

The subject property is located in the east portion of Watford City, North Dakota, and has been annexed in the City, and also received zoning approval as a mixed use development. Lot 136 of Hunter's Run Subdivision is zoned C-1, General Commercial District. This property is bound by 6<sup>th</sup> Ave NE to the north, Highway 23 East (4<sup>th</sup> Ave NE) to the south, and State Highway 1806 to the east. The intersection of 6<sup>th</sup> Ave NE and State Highway 1806 is located at the northeast corner of the project site.

Hunter's Run, LLC is proposing to subdivide the existing 9.88 acre lot into two (2) separate lots. The proposed property line is located in a manner that accommodates the proposed site layout. As part of the site plan development, Allied Engineering has been working with Epic Engineering to establish the property lines and easements. Proposed Lot 160 fronts 6<sup>th</sup> Ave NE and State Highway 1806, and will potentially have a driveway access from 6<sup>th</sup> Ave NE (to the north) as well as from a future anticipated public access easement that parallels the eastern lot line of Lot 154, Hunter's Run Subdivision (to the west). Proposed Lot 161 fronts Highway 23 East and State Highway 1806, and will have a driveway access from a future anticipated public access easement that parallels the eastern lot line of Lot 159, Hunter's Run Subdivision (to the west). Each lot will meet the applicable building setbacks from existing and proposed property lines. The existing easements are proposed to remain in place, and there are no additional easements proposed as part of this application.

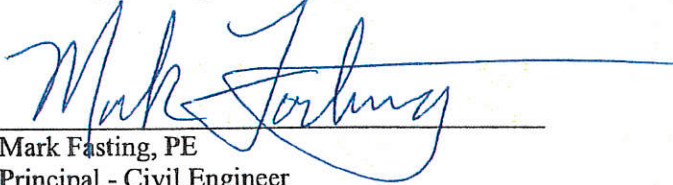
The subject property intends to maintain the current zoning of C-1. Therefore, the water and sewer demands for the 9.88 acres will be consistent with the original zoning criteria.

Please find enclosed the attachments for your use.

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

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

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



Mark Fasting, PE  
Principal - Civil Engineer

enc: Division of Land / Planning Application and attachments

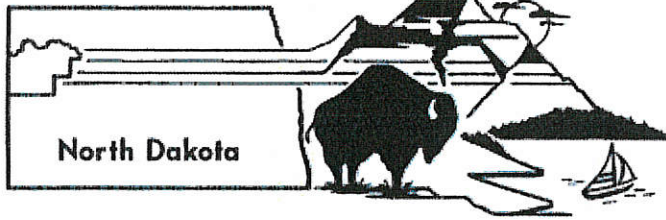
P:\2013\13-013.30 Hunters Run - 3rd Addition\4 Permitting & Entitlements\Simple Lot Splits\Lot 136 HR Sub-Simple Lot Split\Documents\Division of Land-Planning Application - HR Lot 136 - 2015\_03\_04.docx



4.

# Variance Application

Submitted by Shangcheng Development/Daniel Kuo  
(Emerald Ridge)



North Dakota

# LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

EMERALD RIDGE

<b>ZONE CHANGE</b>	STAFF: mw	P&Z: 3/30/15
<b>CONDITIONAL USE</b>	FEE: \$300	CC: 4/6/15
<b>VARIANCE</b>	RECEIPT #: chk # 1006	ADVERTISE DATE:
<b>STREET NAME</b>	SECTION/TOWNSHIP/RANGE: Section 14 / 150N / 99W	

FINAL ACTION MEMORANDUM MAILED: \$2500 per ft. over allowed height to be collected w/  
building on/at building permit stage IF approved by P&/  
DOES THIS USE CONFORM TO THE MASTER PLAN? CC.

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Shangcheng Development, LLC  
 APPLICANT: Shangcheng Development, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Daniel Kuo, Vice President  
 ADDRESS: PO Box 2895  
 CITY: Watford City STATE: North Dakota ZIP CODE: 58854  
 TELEPHONE: 626-272-9058 EMAIL: daniel.kuo@shangchengusa.com  
 ASSESSOR'S PARCEL NUMBER(S): 82-73-05230  
 LEGAL DESCRIPTION: Section 14 / T150 / 99W NE1/4SE1/4  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 7th Ave N & 15th St W  
 GROSS/NET ACREAGE: 40 a / 8.1 a PRESENT ZONE CLASSIFICATION: R2, 3, 4 & CB  
 DESIRED ZONE CLASSIFICATION: NA CURRENT LAST USE: Ag

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

- 1) Request Variance from principle bldg setbacks to allow covered porch on Bldg #3 facing 15th St W.  
No site line impacts. No health/safety impacts. 15 ft. in lieu of permitted 25 ft.
- 2) Request Variance from principle bldg setbacks to allow covered porch on Bldg #2 facing Emerald Ridge Rd  
No site line impacts, No Health/Safety impacts. 15 ft. in lieu of permitted 25 ft.

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

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

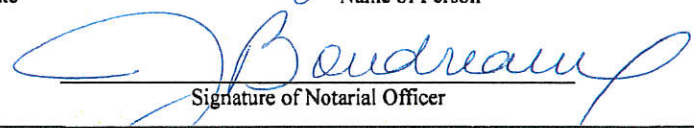
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Watford City Code; that the information on the plans and drawings attached hereto, and all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

  
 Property Owner Signature
 
  
 Print of Type Owner Name

**NOTARY**

State of North Dakota  
 County of Mckenzie  
 This instrument was acknowledged before me on 02/26/15 by Guy Gnadek  
Date Name of Person

**JUDY BOUDREAUX**  
 Notary Public  
 State of North Dakota  
 My Commission Expires Mar. 7, 2019

  
 Signature of Notarial Officer

**Documents Required for Submitting Land Use Applications**

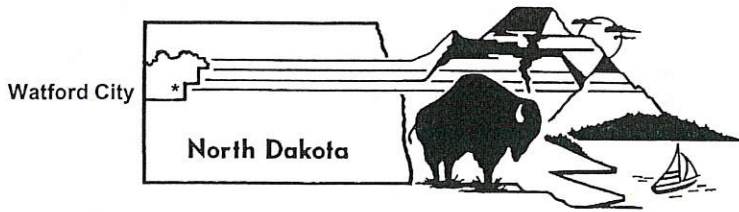
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info.	Application Fees
Conditional Use Permit	1 <sup>G</sup>	1	1	1 <sup>9</sup>	1 <sup>8</sup>	1 <sup>11</sup>	1 <sup>12</sup>	1	1 <sup>14</sup>	\$525 + publishing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

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

**Procedures for Filing Land Use Applications:**

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

*guy - 8186819806*



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

March 27, 2015

## STAFF REPORT

V-01-2015

Variance

Applicant

Shangcheng Development LLC  
PO Box 2895  
Watford City, ND 58854

Property Owner(s)

Shangcheng Development LLC

Property Address:

7<sup>th</sup> Ave N and 15<sup>th</sup> St W

Variance Requested: A request for variance from principle building setback to allow covered porch.

Zone: R-2, R-3, R-4

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 the setback of 25 ft to be reduced to 15 feet to allow for a covered porch to be placed at the buildings entrance. This structure will not block any site lines and has no health or safety impacts.

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.

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

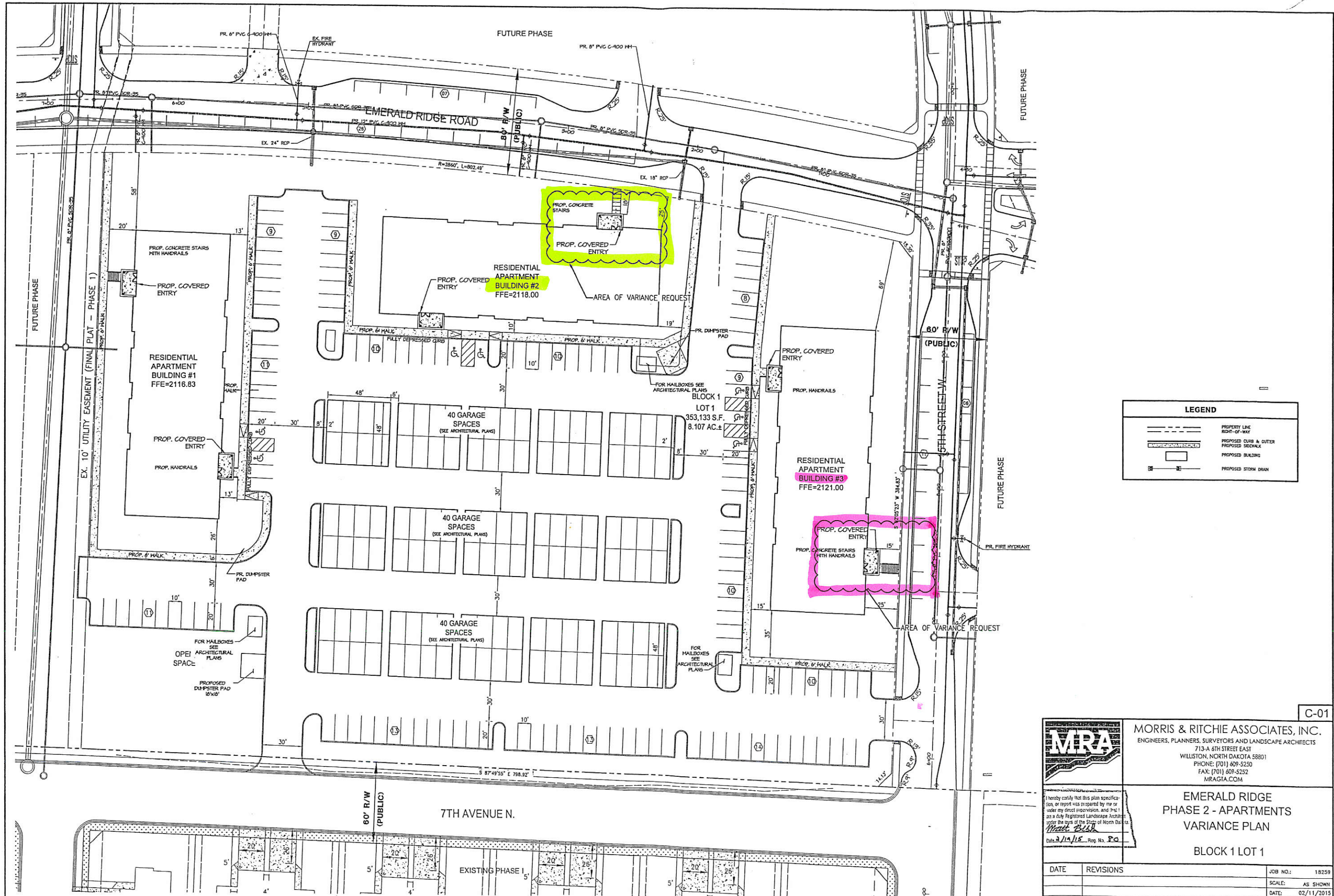
district regulations or district boundaries. Under no circumstances shall the Planning Commission grant a variance allowing a use within a district not permissible under the terms of this ordinance.

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

1. The requested variance will not impede any vehicle site lines for approaching traffic.
2. Engineered drawings for the entry way will be submitted to the building department for review.

Contact:

Seth Sampson  
Assistant City Planner



LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED BUILDING
	PROPOSED STORM DRAIN

C-01



MORRIS & RITCHIE ASSOCIATES, INC.  
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 713-A 6TH STREET EAST  
 WILLISTON, NORTH DAKOTA 58801  
 PHONE: (701) 609-5250  
 FAX: (701) 609-5252  
 MRAGIA.COM

EMERALD RIDGE  
 PHASE 2 - APARTMENTS  
 VARIANCE PLAN  
 BLOCK 1 LOT 1

I hereby certify that this plan specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Landscape Architect under the laws of the State of North Dakota.  
*M Wade BLSH*  
 Date: 2/11/15 Reg. No. 20

DATE	REVISIONS	JOB NO.:	18259
		SCALE:	AS SHOWN
		DATE:	02/11/2015
		DRAWN BY:	AAB
		DESIGN BY:	JTS
		REVIEW BY:	JTS
		SHEET:	1 OF 1

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.

PLAN  
 SCALE: 1" = 30'

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF NORTH DAKOTA, LICENSE NO. 80, EXPIRATION DATE: 06/30/2015.

**OWNER/DEVELOPER**  
 SHANGCHENG DEVELOPMENT, LLC  
 PO BOX 2858 WATFORD CITY, ND 58854  
 PHONE: 818-681-9306

P:\18259\18259\CAD\PHASE 2 - BLOCK 1 - AP21\18259-Variances\_Plan.dwg, 2/11/2015 2:40:50 PM, Clarenson

5.

# Variance Application

Submitted by BLH, LLC/Paul Dries  
(The Crossings Subdivision)

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

<b>APPLICATION TYPE</b>	<b>DATE FILED:</b> 3/9/15	<b>APPLICATION NUMBER:</b>
<b>ZONE CHANGE</b>	<b>PROCESSES BY:</b>	<b>MEETING DATES: P&amp;Z:</b> 3/30/15 <b>CC:</b> 4/6/15
<b>CONDITIONAL USE PERMIT</b>	<b>FEE:</b> \$300 Pd. 3-12-15	<b>ADVERTISE DATE:</b> 3/18 & 3/25
<b>VARIANCE</b>	<b>RECEIPT #:</b> 912425 CHRISTY WALKER	<b>PROPERTY OWNERS NOTIFIED:</b>
<b>VACATION &amp; ABANDONMENT</b>	<b>SECTION/TOWNSHIP/RANGE:</b>	
<b>STREET NAME</b>	<b>RELATED CASE #:</b> \$2500.00 per ft. over allowed height to be collected w/building on / at building permit stage if approved by P&Z/CC.	
	<b>FINAL ACTION MEMORANDUM MAILED:</b>	<b>DOES THIS USE CONFORM TO THE MASTER PLAN?</b>

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

**PROPERTY OWNER:** BLH, LLC  
**APPLICANT:** BLH, LLC (project name Bakken Village)

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

**NAME:** Christy Walker  
**ADDRESS:** 1871 NW South River Drive #1007  
**CITY:** Miami **STATE:** FL **ZIP CODE:** 33125  
**TELEPHONE:** 305-505-5152 **EMAIL:** cwalker@wgpitts.com  
**ASSESSOR'S PARCEL NUMBER(S):** Lot 9 of Block 1  
**LEGAL DESCRIPTION:** see attached survey for full description  
**PROPERTY ADDRESS AND NEAREST CROSS STREETS:** 104 Prospect Street; located off St. Hwy. 23  
**GROSS/NET ACREAGE:** 2.13 Ac / 1.95 Ac **PRESENT ZONE CLASSIFICATION:** CD  
**DESIRED ZONE CLASSIFICATION:** no change **CURRENT LAST USE:** vacant lot

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

We are submitting a request for a height variance in order to carry out the design intent and functional requirements of the owner's program. We have two stair towers at each end of the building that exceed the 50'-0" height limitation for necessary headroom requirements and roof access. The proposed design elements incorporate a mansard roof which will screen all rooftop mechanical equipment and enhance the roof line, architecturally. The design also incorporates a decorative central tower which designates the main entrance into the elevator lobby area of the building; an important arrival point for the occupants. The top of the tower is 15 feet above the roof slab. The roof slab is at an elevation height of 50'-0". These design features have been developed integrally with the overall structure of the building for a cohesive facade and will not have a negative visual impact on the surrounding neighborhoods.

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



## LAND USE APPLICATION pg. 2

Watford City Planning Department

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

Paul F Dries  
Property Owner Signature

PAUL F DRIES  
Print of Type Owner Name

### NOTARY

State of Ky

County of Jefferson

This instrument was acknowledged before me on 3/16/15 Date

by Paul Dries  
Name of Person

Glenda Henckies  
Signature of Notarial Officer

### Documents Required for Submitting Land Use Applications

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

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

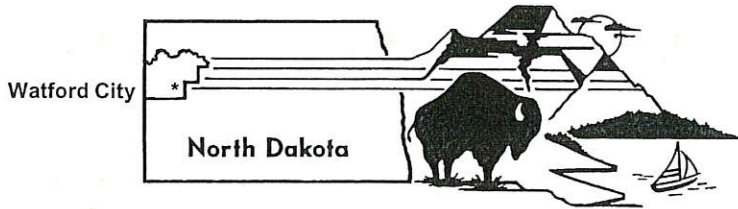
\*Plus all sign costs

#### Procedures for Filing Land Use Applications:

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

Watford City Planning Department  
213 2<sup>nd</sup> 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 2<sup>nd</sup> St., NE  
PO Box 494  
Watford City, ND 58854  
Ph. 701- 444- 2533  
Fax 701- 444- 3004  
[www.mckenziecounty.net](http://www.mckenziecounty.net)

March 27, 2015

## STAFF REPORT

V-02-2015

Variance

Applicant  
BLH, LLC  
1871 NW South River Dr  
Miami, FL 33125

Property Owner(s)  
BLH, LLC

Property Address:  
104 Prospect St

Variance Requested: A request for height variance.

Zone: CB (central business)

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

Discussion: The applicant is requesting this variance in order to carry out the design intent and functional requirements of the owners program.

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.

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. The building height requirements shall also meet the state building code requirements.
2. The type of material used for building construction must be adequate for variance requested height according to state code requirements.

Contact:  
Seth Sampson  
Assistant City Planner

# PLAT of LOTS 5-10 in BLOCK 1, BLOCKS 2 & 3, and LOTS 1-2 & 4-6 in BLOCK 4 of THE CROSSINGS AT WATFORD CITY



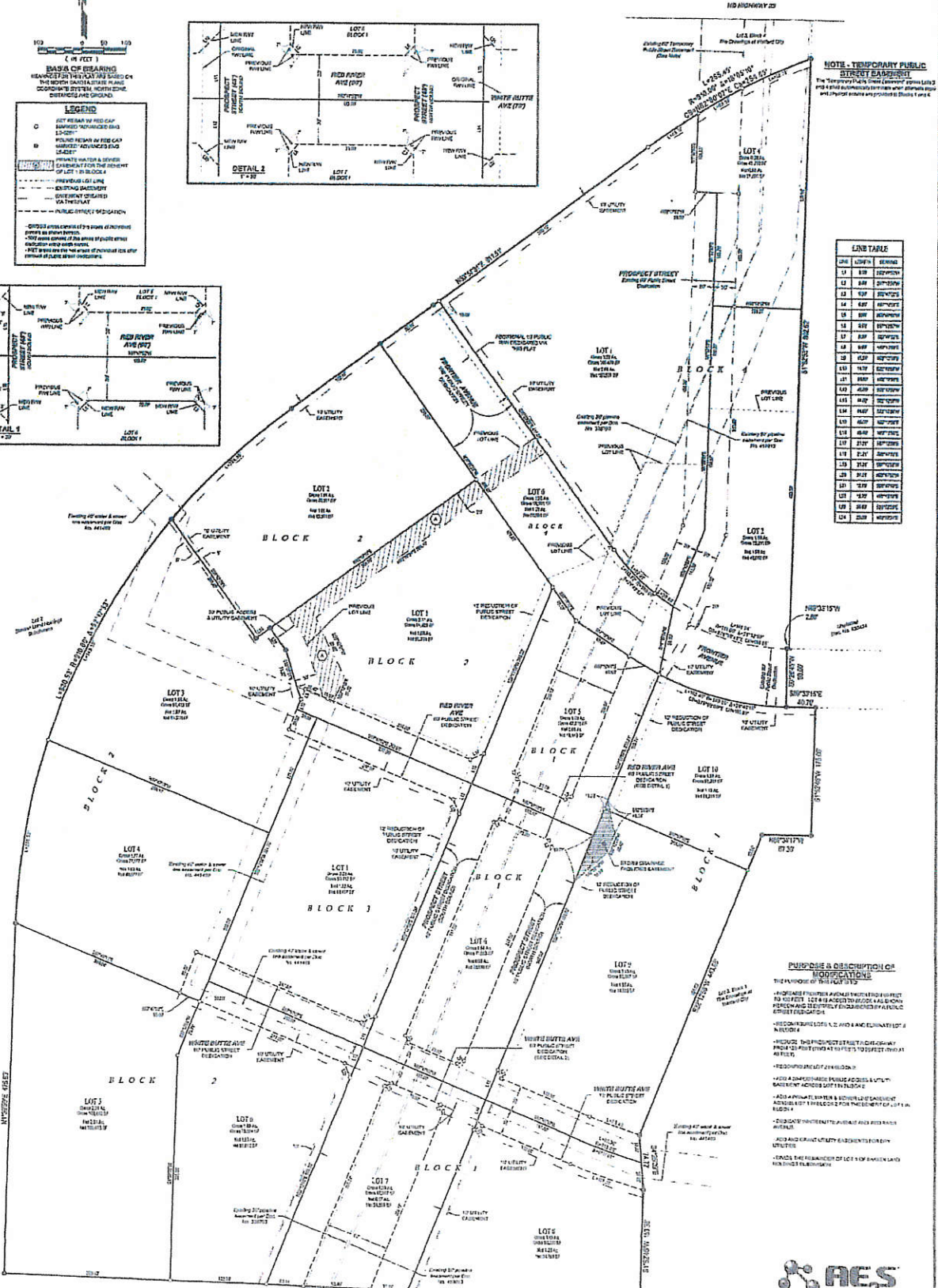
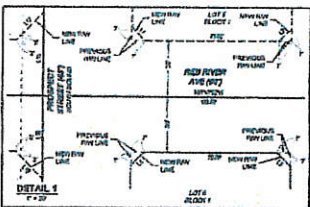
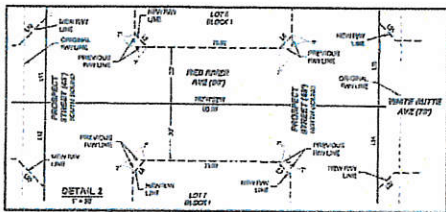
**BASE OF BEARING**  
REAR SIGHT OF THE LOTS AND SCOTS ON  
THE SOUTH SHORE STATE PLANS AND  
COUNTY SYSTEMS, NORTH SIGHT  
DISTANCE AND BEARING.

**LEGEND**

- C** LOT BEAR BY RED CAP MARKED SURVEYED LOTS 13-17
- D** POLICE BEARING AND DISTANCE SURVEYED ADVANCED AND SCOTT
- E** PRIVATE WATER AND SEWER LATERALS FOR THE FRONT OF LOT 1 IN BLOCK 4
- PREVIOUS LOT LINE
- EXTENDING SANITARY
- GUY WIRE LOCATED ON TOWELAY
- PUBLIC STREET MEDIAN

**NOTES:**

- SHOULDER DIMENSIONS BY SURVEY AT INTERSECTION POINTS AS SHOWN HEREON.
- 100' AND 500' CORNER OF THE AERIAL SURVEY WITHIN EXTENSION AND WITHIN RANGE.
- SET BEARING BY THE SURVEY OF THE STATE OF WISCONSIN AT THE POINTS OF THE SURVEY.



**NOTE: TEMPORARY PUBLIC STREET EASEMENT**

The Temporary Public Street Easement shown on Lots 1 and 2 is for the purpose of providing utility easement and utility lines as shown on Block 4 and 5.

LINE	DOWN	BEARING
11	S 89° 25' 00" W	305.20'
12	S 89° 25' 00" W	305.20'
13	S 89° 25' 00" W	305.20'
14	S 89° 25' 00" W	305.20'
15	S 89° 25' 00" W	305.20'
16	S 89° 25' 00" W	305.20'
17	S 89° 25' 00" W	305.20'
18	S 89° 25' 00" W	305.20'
19	S 89° 25' 00" W	305.20'
20	S 89° 25' 00" W	305.20'
21	S 89° 25' 00" W	305.20'
22	S 89° 25' 00" W	305.20'
23	S 89° 25' 00" W	305.20'
24	S 89° 25' 00" W	305.20'
25	S 89° 25' 00" W	305.20'
26	S 89° 25' 00" W	305.20'
27	S 89° 25' 00" W	305.20'
28	S 89° 25' 00" W	305.20'
29	S 89° 25' 00" W	305.20'
30	S 89° 25' 00" W	305.20'
31	S 89° 25' 00" W	305.20'
32	S 89° 25' 00" W	305.20'
33	S 89° 25' 00" W	305.20'
34	S 89° 25' 00" W	305.20'

**PURPOSE & DESCRIPTION OF MODIFICATIONS**

- MODIFY THE BEARING AND DISTANCE OF THE LOTS TO BE IN ACCORDANCE WITH THE RECORDS OF THE SURVEY.
- MODIFY THE BEARING AND DISTANCE OF THE LOTS TO BE IN ACCORDANCE WITH THE RECORDS OF THE SURVEY.
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- MODIFY THE BEARING AND DISTANCE OF THE LOTS TO BE IN ACCORDANCE WITH THE RECORDS OF THE SURVEY.



Advanced Engineering and Environmental Services, Inc.  
440 2nd Ave. West, Dickinson, ND  
701-235-8888 Fax: 701-235-8888 www.aes.com  
183,112,894,900,910,920,930,940,950,960,970,980,990,000



## Bakken Village





**NORTH ELEVATION (FRONT)**

SCALE: 1/16" = 1'-0"

**WEST ELEVATION (SIDE)**

SCALE: 1/16" = 1'-0"



**GENERAL NOTES**

- |   |  |  |
|---|--|--|
| <ul style="list-style-type: none"> <li>1 SPLIT FACE BLOCK.</li> <li>2 1 1/2" SYNTHETIC STUCCO SYSTEM.</li> <li>3 1 1/2" x 3/4" V REVEALS IN SYNTHETIC STUCCO.</li> <li>4 SYNTHETIC STUCCO BANDING. COORDINATE WITH WALL SECTIONS.</li> <li>5 HARD-PLANK SIDING WITH 6" REVEAL.</li> <li>6 ALUMINUM AND GLASS STOREFRONT. SEE SPECIFICATIONS.</li> <li>7 4" HIGH ALUMINUM BALCONY RAILING. SEE SPECIFICATIONS.</li> <li>8 BAHAMA SHUTTER.</li> </ul> | <ul style="list-style-type: none"> <li>10 CAST STONE DECORATIVE LOGO.</li> <li>11 ALUMINUM WINDOW UNIT. SEE SPECIFICATIONS.</li> <li>12 ALUMINUM SLIDING GLASS DOOR UNIT. SEE SPECIFICATIONS.</li> <li>13 FIRE-RETARDANT TREATED WOOD TRELLIS.</li> <li>14 STANDING SEAM METAL AWNING OVER METAL FRAME SUPPORT SYSTEM.</li> <li>15 FIRE-RETARDANT FABRIC AWNING OVER METAL FRAME SUPPORT SYSTEM.</li> <li>16 CONC. ROOF TILES. INSTALL PER MFR'S SPECS.</li> </ul> | <ul style="list-style-type: none"> <li>17 12" HIGH ALUMINUM RAILING. SEE SPECIFICATIONS.</li> <li>18 FIRE-RETARDANT TREATED WOOD OUTTRIGGER.</li> <li>19 LEDGESTONE FINISH.</li> </ul> |
|---|--|--|



**SOUTH ELEVATION (BACK)**

SCALE: 1/16" = 1'-0"

**EAST ELEVATION (SIDE)**

SCALE: 1/16" = 1'-0"

**OVERALL ELEVATIONS**



3-11-15

A4.00

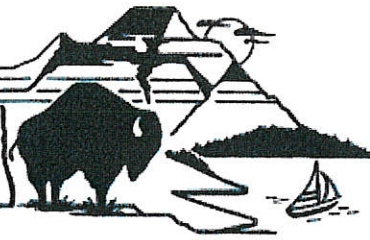
6.

# Variance Application

Submitted by Roers Investments, Kent Roers  
(Frontier Ave of the Crossings)



North Dakota



# LAND USE APPLICATION

City of Watford City Planning Department

GRAY AREA FOR STAFF USE ONLY

<b>ZONE CHANGE</b>	STAFF: <i>mw</i>	P&Z: <i>3/30/15</i> CC: <i>4/6/15</i>
<b>CONDITIONAL USE</b>	FEE: <i>\$300</i>	ADVERTISE DATE:
<b>VARIANCE</b>	RECEIPT#: <i>\$300 chk# 1325</i> <i>Roers Investment</i>	PROPERTY OWNERS NOTIFIED:
<b>STREET NAME</b>	SECTION/TOWNSHIP/RANGE: <i>The Crossings, Lot 2 &amp; 3 in Block 1</i>	

FINAL ACTION MEMORANDUM MAILED: *\$2500.00 per ft. over allowed height to be collected w/building permit on / at building permit stage IF approved by P&Z / CC*

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: *W No 2, LLC*

APPLICANT: *same as owner*

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: *Kent Roers. Roers Investments*

ADDRESS: *13774 Reimer Dr. North*

CITY: *Maple Grove* STATE: *MN* ZIP CODE: *55311*

TELEPHONE: *763-999-7051* EMAIL: *kent@roersinvestments.com*

ASSESSOR'S PARCEL NUMBER(S): *82-23-03000 82-23-00200*

LEGAL DESCRIPTION: *Lots 2 & 3 of Block 1 of the Crossings @ Watford City*

PROPERTY ADDRESS AND NEAREST CROSS STREETS: *Frontier Avenue*

GROSS/NET ACREAGE: *17.81 acres* PRESENT ZONE CLASSIFICATION: *R4 High Density*

DESIRED ZONE CLASSIFICATION: *NA* CURRENT LAST USE: *NA*

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

*we are requesting a variance for the height. Please see attached letter for further details.*

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



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

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

*John R. Smith, Manager*  
Property Owner Signature

*Olen R. Smith*  
Print of Type Owner Name

**NOTARY**

State of Minnesota  
County of Hennepin

This instrument was acknowledged before me on



1/22/15  
Date

by Brook Behn  
Name of Person

*Brook Behn*  
Signature of Notarial Officer

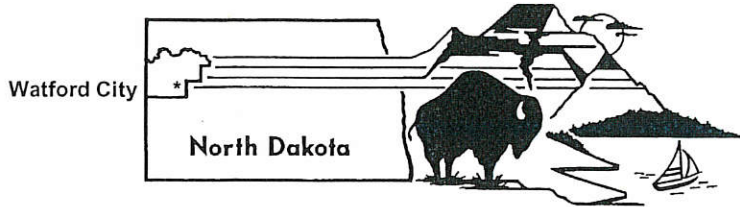
**Documents Required for Submitting Land Use Applications**

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

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

**Procedures for Filing Land Use Applications:**

- 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 30<sup>th</sup> 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.



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

March 27, 2015

## STAFF REPORT

V-03-2015

Variance

Applicant

W No 2, LLC  
13774 Reimer Dr North  
Maple Grove, MN 55311

Property Owner(s)

W No 2, LLC

Property Address:

Frontier Avenue

Variance Requested: A request for height variance.

Zone: R4 (high density residential)

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

Discussion: The applicant is requesting this variance because the height of their structure will exceed the 45ft height limitation due to its pitched roof design.

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.

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. Due to the nature of this developments surrounding property owners, the height variance requested will not hinder or harm the neighbor's development.

Contact:

Seth Sampson  
Assistant City Planner

Watford City  
Planning & Zoning Department  
213 2<sup>nd</sup> Street NE  
Watford City, ND 58854

January 23, 2015

**RE: Variance Request for The Crossings Apartment Development Height**

Watford City Planning & Zoning Officials,

The Crossings Apartment Development is proposed as an upscale, phased development which includes 3-story apartments, as well as 4-story buildings with pitched roofs, a community building and attached tuck under garages. With the pitched roof design, The Crossings' 4-story apartments have a height of approximately 50 feet.

We are requesting a variance for the height of the above project which is proposed to be located in an R4 high density residential district per Article XIV of the Watford City Zoning Ordinance. Article XIV, Section 5 states: *no building shall exceed 45 feet in height, except as provided in the additional height, area and use regulation of this ordinance.*

The variance requested for this proposed development would be a benefit/positive impact the community of Watford City in the following ways:

- 1) 4-story Building with a pitched roof would maximize green space and enable the creation of outdoor amenities. The current height ordinance allows for a 4-story building; if a flat roof design is used.
- 2) Provide tuck-under garages; this design has been constructed in other communities with great success as residents value attached garages during the harsh winters.

Please note that this variance request would not increase the density currently allowed by the Zoning Ordinance (2000 SF/ unit) and in addition, building setbacks would be modified as required below in Article XXVII, Section 2.

Per Article XXVII, Section 2, item b: *Ten (10) feet in height may be allowed for each one (1) foot of building setback in addition to the setback required by the district regulation in which the property is located.*

Thank you for consideration of our request for a height variance for some of the buildings within this proposed development. We look forward to working with you.

Sincerely;



Kent Roers  
Roers Investments



LOT 12 - 314,185 SF

LOT 14 - 401,216 SF

3485/12 UNITS = 290 SF PER UNIT

4026/14 UNITS = 287 SF PER UNIT

FRONTIER AVE.

PARKING FORMULA:  
1 BD + 2 BD = ( ) X 2 = TOTAL (1)  
3BD X 25 = TOTAL (2)  
TOTAL (1) + (2) = TOTAL PARKING REQ'D

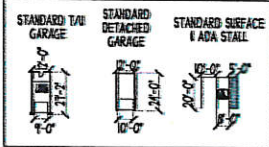
LOT 10  
BLOCK 1

BAKKEN VILLAGE

LINE TYPE KEY

---	PHASE LINE
---	20' PHASE LINE SETBACK
---	BUILDING SETBACK
---	EASEMENT LINE

LOT 9  
BLOCK 1



BLOW UP OF ENTRY BOULEVARD

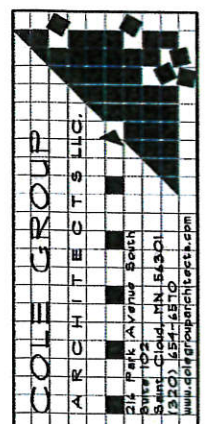
EXTENSIVE LANDSCAPING

SITE PLAN  
SCALE: 1" = 40'-0"

LOT B - 60,391 SF  
6031/30 UNITS = 201 SF PER UNIT

LOT A (160 UNITS) + LOT B (30 UNITS) + LOT C (191 UNITS)

381 TOTAL UNITS - 798 REQ'D SPACES  
 343 NEW SURFACE STALLS (18 GUEST)=361 STALLS  
 56 EXIST. SURFACE STALLS  
 223 T/U GARAGES  
 169 DETACHED GARAGES (24 DOUBLE) 193 STALLS  
 815 PROVIDED SPACES (18 GUEST) 833 TOTAL STALLS



These documents are not valid for building permit unless signed in ink and cover sealed. Copies are not valid.  
 I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of NORTH DAKOTA.  
 Date: 12/06/10  
 Name: NORTAN E. COLE  
 Signature: [Signature]

ROERS INVESTMENTS  
 11416 68TH AVE NORTH  
 MAPLE GROVE, MN 55869  
 ROERSINVESTMENTS.COM

THE CROSSINGS  
 AT  
 WATFORD CITY  
 WATFORD CITY, NORTH DAKOTA

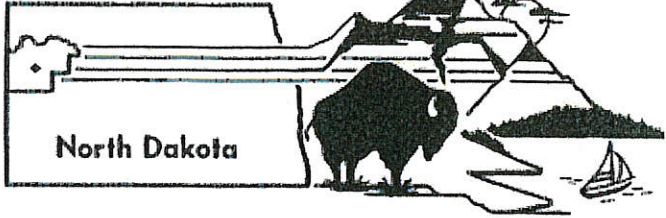
Project No: 14073  
 Issue Date:  
 Revision:

140733 CDW-3

7.

# Preliminary Plat Application

Submitted by Stepping Stone



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

GRAY AREA FOR STAFF USE ONLY

<b>Subdivision Preliminary Plat</b>		P&Z: 3.30.15 CC: 4.6.15
<b>Subdivision Final Plat</b>	FEE: 1125.00 + 15@lot MW	ADVERTISE DATE: 3.18.15 + 3.25.15
<b>Simple Lot Split</b>	RECEIPT #: 154552 CHK# 1002	PROPERTY OWNERS NOTIFIED:
<b>Other:</b>	SECTION / TOWNSHIP / RANGE:	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: David & Jan Rolfsen JT  
 APPLICANT: Stepping Stone Inc.

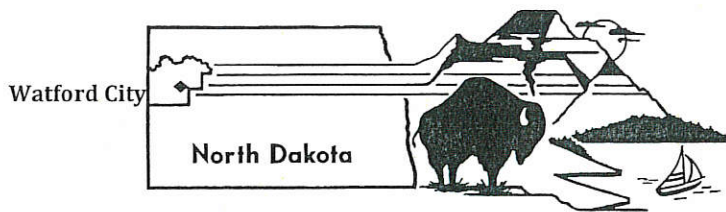
ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Stepping Stone Inc  
 ADDRESS: 1209 15th Ave SW  
 CITY: Watford City STATE: ND ZIP CODE: 58854  
 TELEPHONE: 760-401-1389 EMAIL: Paul@blackgoldder.com  
 ASSESSOR'S PARCEL NUMBER(S): 20-24-00100  
 LEGAL DESCRIPTION: A Tract of land being a part of Lot 30 of Rolfsen Subdivision, located in the NW 1/4 of Section 16, Township 150 North, Range 98 West of the 5th Principal Meridian, Watford City, McKenzie County, North Dakota.  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & Hwy 1806  
 GROSS/NET ACREAGE: 9.47 Acres. PRESENT ZONE CLASSIFICATION: Agriculture  
 SOURCE OF Water / Sewer: City of Watford City

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? \_\_\_\_\_

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





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

March 26, 2015

## **STAFF REPORT**

### **Prelim Map-9-2015 (Stepping Stone)**

#### Applicant

Stepping Stone Inc  
1209 15<sup>th</sup> Ave NW  
Watford City, ND 58854

#### Property Owners

David and Jan Rolfson

Property Address: 17<sup>th</sup> Ave NE

Subdivision Prelim Map: Stepping Stone

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

Discussion: The Stepping Stone subdivision is currently zoned as AG. 17<sup>th</sup> Ave runs along its northern property line. The plat consists of two parcels spanning across 9.47 acres. The two new lots are a replat of Rolfson Subdivisions Lot 3.

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

#### Surrounding Land Use Inventory:

West: Zoning -	AG, Watford City
Use -	Agriculture
South: Zoning -	AG, Watford City
Use -	Agricultural
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	R2, Watford City
Uses -	Medium Density Residential

#### Site Development

Access: *The property is accessible from 17<sup>th</sup> Ave NE*

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

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

#### Recommendation:

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

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

#### Contact:

Seth Sampson, Assistant City Planner

# Rolfson



March 30, 2015

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

1:18,056

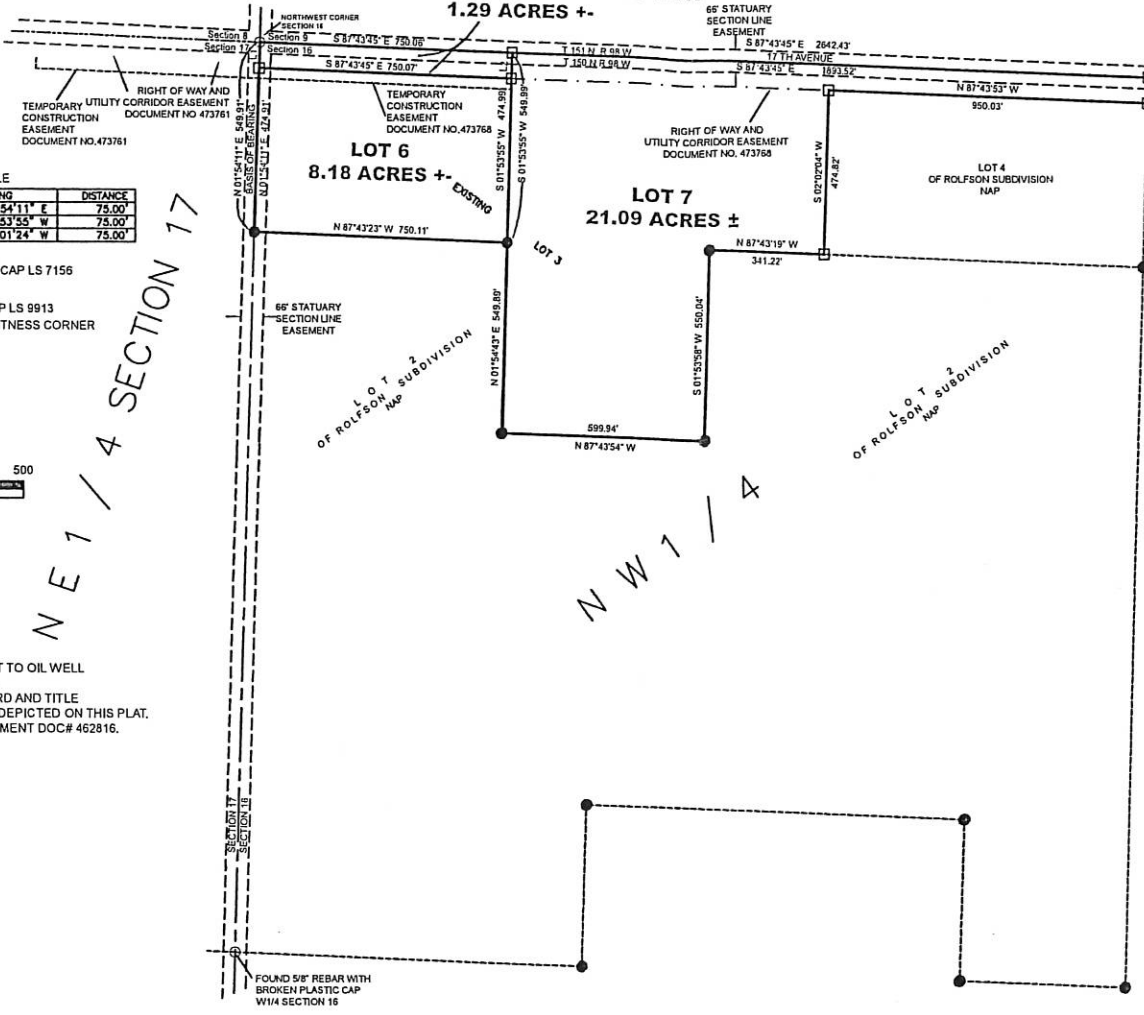


GIS, Waford City, AE2S  
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors

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

**DRAFT 3-16-15**

**DEDICATED PUBLIC RIGHT-OF-WAY  
1.29 ACRES +-**



**LEGAL DESCRIPTION OF EXTERIOR BOUNDARY (Metes and Bounds):**

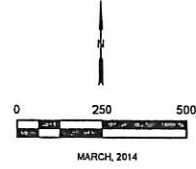
A Parcel of Land Including Lot 3 of Rolfsen Subdivision, Located in the NW1/4 of Section 16, Township 150 North, Range 98 West of the 5th Principal Meridian, City of Watford City, McKenzie County, North Dakota.

More Particularly Described as:

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

LINE	BEARING	DISTANCE
L1	N 01°54'11" E	75.00
L2	S 01°53'55" W	75.00
L3	S 02°01'24" W	75.00

- LEGEND**
- FOUND 5/8" REBAR WITH CAP LS 7156
  - FOUND 5/8" REBAR
  - SET 5/8" REBAR WITH CAP LS 9913
  - △ FOUND 5/8" REBAR 33" WITNESS CORNER



- SURVEYORS NOTES:**
1. ALL PARCELS ARE SUBJECT TO OIL WELL SETBACK REQUIREMENTS.
  2. ALL EASEMENTS OF RECORD AND TITLE EXCEPTIONS MAY NOT BE DEPICTED ON THIS PLAT.
  3. LOT 7 IS SUBJECT TO EASEMENT DOC# 462816.

**AUDITOR'S CERTIFICATE OF TAXES**

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

LINDA SVOHOVEC, MCKENZIE COUNTY AUDITOR

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**

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

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**

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

DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR  
N.D. REGISTRATION NO. 9913  
STATE OF \_\_\_\_\_ DAKOTA )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON (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.

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

**WATFORD CITY APPROVAL**

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

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

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

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

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

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

STATE OF NORTH DAKOTA )  
) SS  
COUNTY OF MCKENZIE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, 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, MCKENZIE COUNTY, SOUTH DAKOTA  
MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER (S) CERTIFICATE**

I, WE, THE UNDERSIGNED, BEING THE SOLE OWNER(S), AND/OR MORTGAGE HOLDER(S) OF THE LAND PLATTED HERON, DO HEREBY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

Signature \_\_\_\_\_

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

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

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

**RESERVATION TELEPHONE COOPERATIVE**  
WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Reservation Telephone Cooperative, Authorized Agent  
PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
) SS  
COUNTY OF MCKENZIE )

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

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

**MONTANA-DAKOTA UTILITIES COMPANY**  
WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Montana-Dakota Utilities Company, Authorized Agent  
PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
) SS  
COUNTY OF MCKENZIE )

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

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

**MCKENZIE ELECTRIC COOPERATIVE, INC.**  
WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

McKenzie Electric Cooperative, Inc. Authorized Agent  
PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
) SS  
COUNTY OF MCKENZIE )

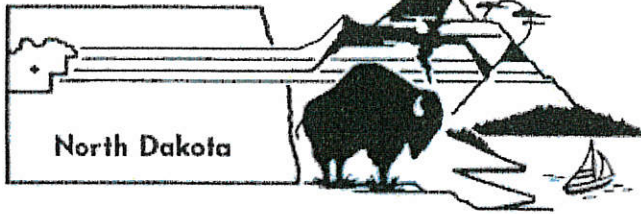
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE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

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

8.

# Simple Lot Split Application

Submitted by McKenzie County Healthcare Systems



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

GRAY AREA FOR STAFF USE ONLY

Subdivision Preliminary Plat		P&Z: 3-30-15 CC: 4-6-15
Subdivision Final Plat	FEE: \$675 — MN	ADVERTISE DATE: 3-18-15 + 3-25-15
<b>Simple Lot Split</b>	RECEIPT #: 154547 Chk # 31911	PROPERTY OWNERS NOTIFIED:
Other:	SECTION / TOWNSHIP / RANGE: NW 1/4 18 150N 98W	

FINAL ACTION MEMORANDUM MAILED:

DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: McKenzie County Healthcare Systems

APPLICANT: Mohave Engineering Associates

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Mohave Engineering Associates, Inc

ADDRESS: PO Box 2813

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

TELEPHONE: 701-204-0691 EMAIL: dcrouse@gmail.com

ASSESSOR'S PARCEL NUMBER(S): 20-00-12525

LEGAL DESCRIPTION: 18-150-98 IT#2361 PT NW1/4 2.42 ACRES

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 318 10th AVE, 10th & Main

GROSS/NET ACREAGE: 2.42 PRESENT ZONE CLASSIFICATION: R-4

SOURCE OF Water / Sewer: municipal

WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? none

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

**PROPERTY OWNER**

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

Daniel Kelly, CEO  
Property Owner Signature

DANIEL Kelly  
Print Owner Name

Property Owner Signature

Print Owner Name

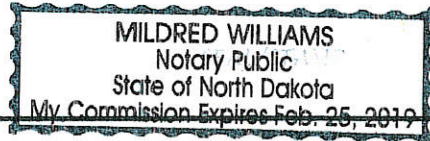
**NOTARY**

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on 3/11/15 by DANIEL KELLY  
Date Name of Person(s)

Mildred Williams  
Signature of Notary



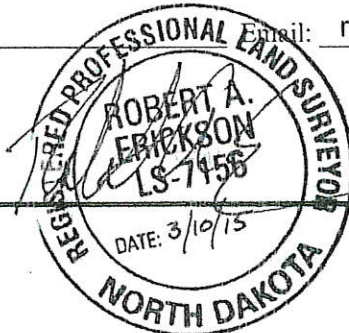
**SURVEYOR / ENGINEER**

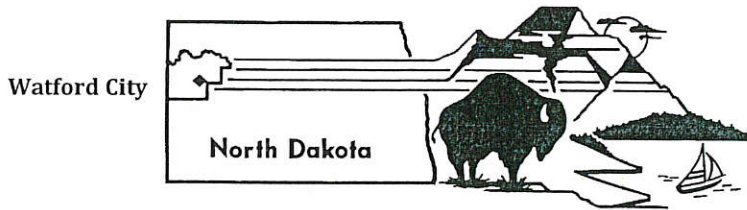
Name: Robert A. Erickson License: LS-7156

Address: PO Box 1134

City: Kalispell State: MT Zip: 59903

Phone: (406) 755-3208 Email: rerickson@jackola.com





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

March 26, 2015

**STAFF REPORT**  
**SLS-11-2015 Simple Lot Split**

Applicant

Mohave Engineering  
PO Box 2813  
Watford City, ND 58854

Property Owners

McKenzie County Healthcare Systems

Property Address: 318 10<sup>th</sup> Ave, 10<sup>th</sup> and Main

Simple Lot Split Requested: Owner intends to split original lot into two.

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

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

**-The purpose of this proposed SLS is to split Lot 5 from original Lot 3. Lot 5 shall contain 2.42 acres and is home to McKenzie County Healthcare apartments. Lot 3 now contains 23.29 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 -	R4, Watford City
Use -	High Density Residential
South: Zoning -	AG, McKenzie County
Use -	Agriculture
North: Zoning -	AG, McKenzie County
Uses -	Agriculture
East: Zoning -	AG, Watford City
Uses -	Agriculture

Site Development

Access: 10<sup>th</sup> Ave

Sewer & Water: There is Sewer and Water available on the properties southern border.

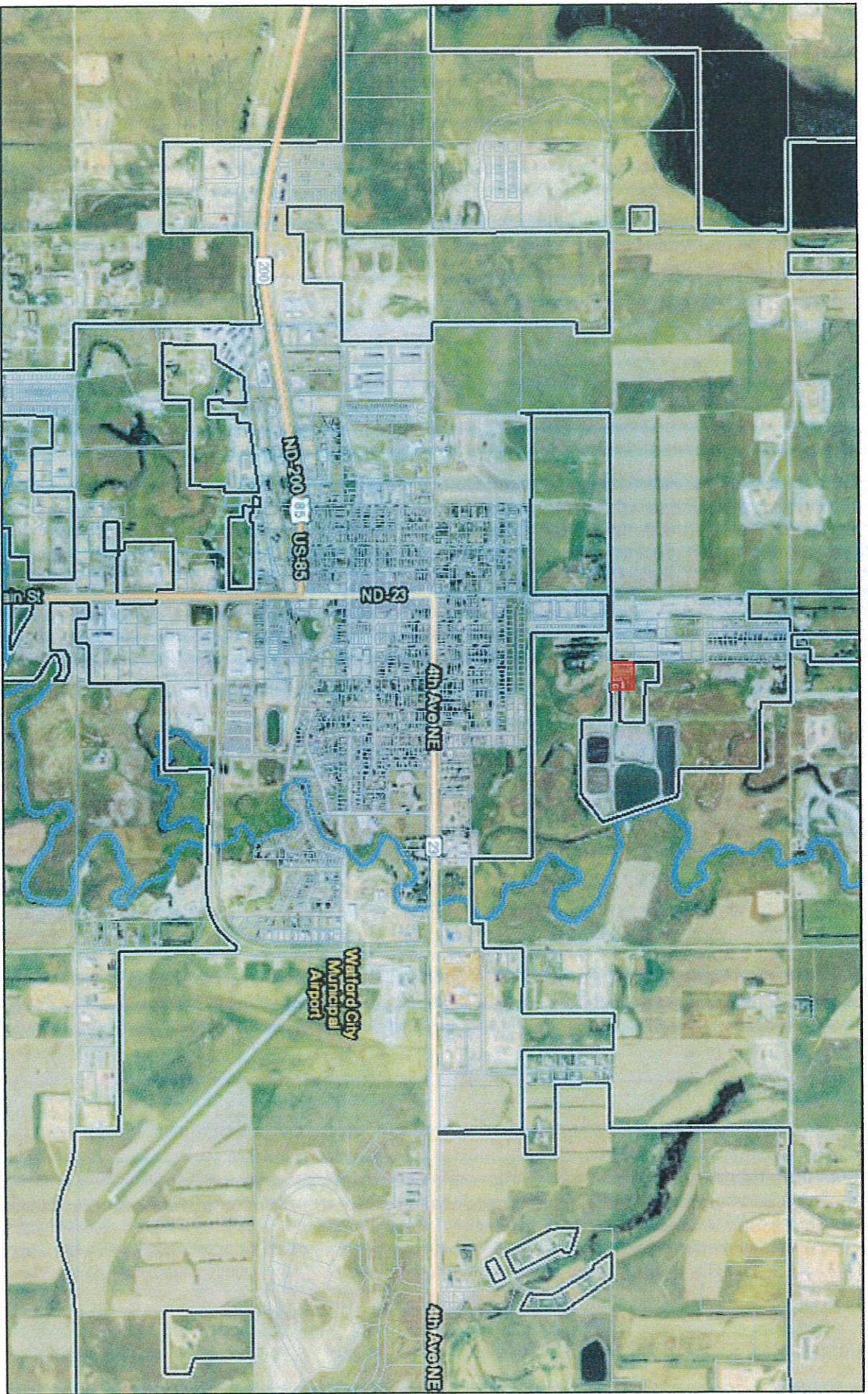
Recommendation:

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

1. Any further development must first have building and site plan submitted to the Planning Dept. for further approval.
2. DA and SIA is in place before development of this lot can begin.

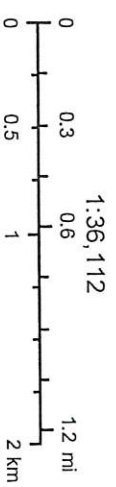
Contact: Seth Sampson, Assistant Planner

# McKenzie County Healthcare



March 26, 2015

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



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





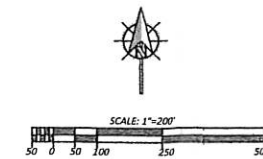
PREPARED BY:  
**JACKOLA ENGINEERING & ARCHITECTURE, P.C.**  
 MAIN OFFICE  
 2250 HWY 53 SOUTH  
 P.O. BOX 1134  
 KALISPELL, MT 59903  
 406-755-3208

SURVEYOR:  
**ROBERT A. ERICKSON**  
 LICENSE NO. LS-7156  
 DATE:  
 MARCH 2015

OWNERS:  
**AUTO PROPERTY SOLUTIONS, LLC.**  
**MCKENZIE COUNTY HEALTHCARE SYSTEMS**

# RE-PLAT OF ALVAMAR SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 18, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

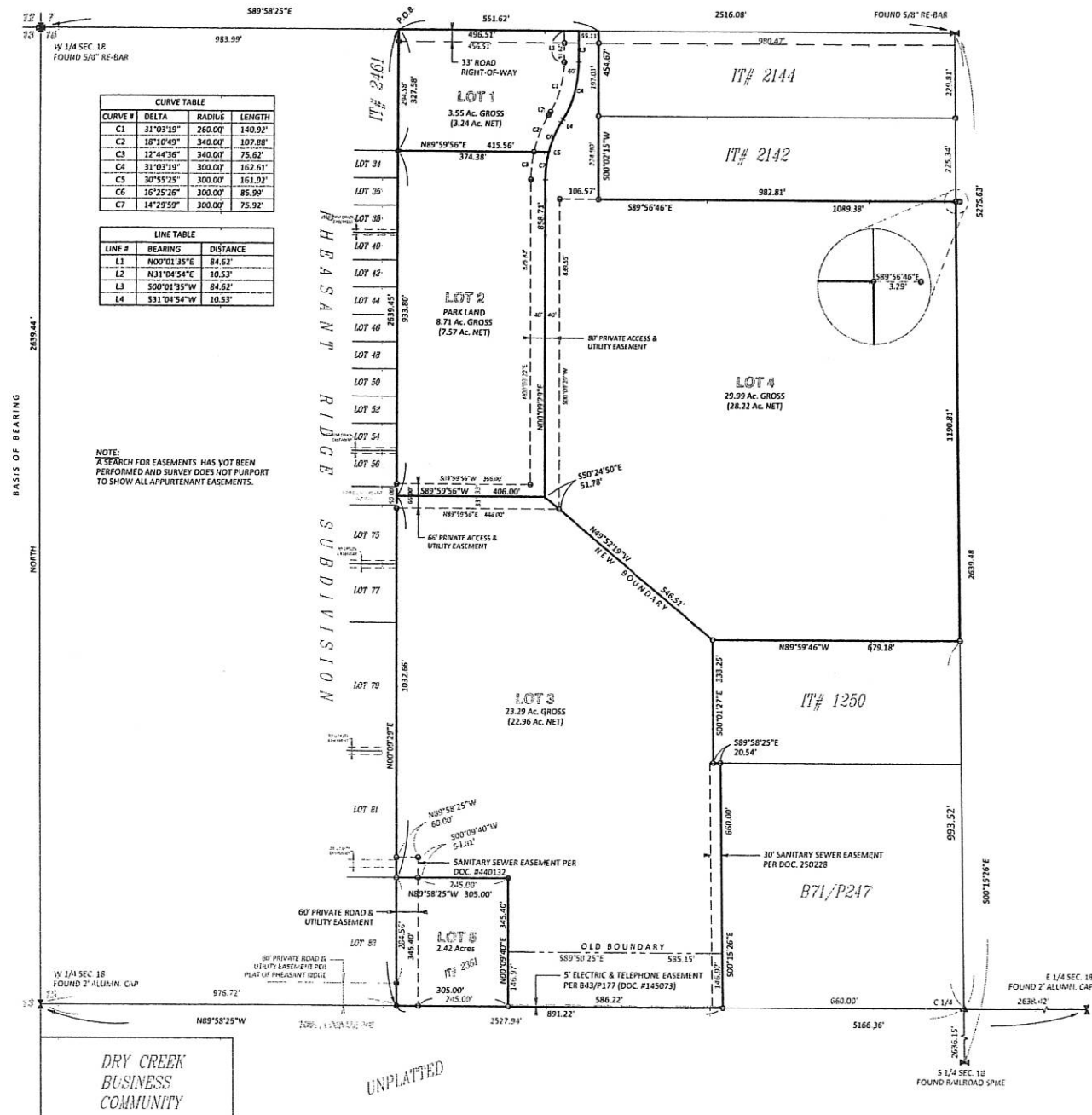


- LEGEND:
- SET 5/8" X 24" RE-BAR W/ CAP STAMPED "ERICKSON LS-7156"
  - FOUND 5/8" RE-BAR W/ CAP STAMPED "ERICKSON LS-7156"
  - FOUND 1/2" RE-BAR, NO CAP
  - FOUND 5/8" RE-BAR, NO CAP
  - ▲ CALCULATED POINT (NOTHING FOUND OR SET)
  - ✕ FOUND QUARTER CORNER AS NOTED
  - FOUND SECTION CORNER AS NOTED

CURVE #	DELTA	RADIUS	LENGTH
C1	31°03'19"	260.00'	140.92'
C2	18°19'49"	340.00'	107.88'
C3	12°44'36"	340.00'	75.52'
C4	31°03'19"	300.00'	162.61'
C5	30°55'25"	300.00'	161.02'
C6	16°25'26"	300.00'	85.99'
C7	14°29'59"	300.00'	75.92'

LINE #	BEARING	DISTANCE
L1	N00°01'35"E	84.62'
L2	N31°04'54"E	10.53'
L3	S00°01'35"W	84.62'
L4	S31°04'54"W	10.53'

NOTE:  
 A SEARCH FOR EASEMENTS HAS NOT BEEN PERFORMED AND SURVEY DOES NOT PURPORT TO SHOW ALL APPURTENANT EASEMENTS.



DRY CREEK  
 BUSINESS  
 COMMUNITY

UNPLATTED

**DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 18; THENCE ON AND ALONG THE NORTH LINE OF SAID SECTION 18 S89°58'25"E, A DISTANCE OF 383.39 FEET TO THE TRUE POINT OF BEGINNING; THENCE S89°58'25"E CONTINUING ON SAID NORTH LINE OF SECTION 18, A DISTANCE OF 551.62 FEET TO THE NORTHWEST CORNER OF IRREGULAR TRACT # 2142; THENCE S00°02'15"W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 454.67 FEET; THENCE S89°56'46"E ALONG THE SOUTH LINE, A DISTANCE OF 582.81 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE S00°15'26"E ALONG SAID EAST LINE, A DISTANCE OF 1190.81 FEET TO THE NORTHEAST CORNER OF IRREGULAR TRACT # 2120; THENCE ALONG THE BOUNDARIES OF SAID TRACT THE FOLLOWING THREE COURSES: N89°59'44"W, A DISTANCE OF 579.18 FEET; S00°01'27"E, A DISTANCE OF 333.25 FEET; S89°58'25"E, A DISTANCE OF 20.54 FEET TO THE NORTHWEST CORNER OF THE CITY LAGOON; THENCE S00°15'26"E ALONG THE WEST BOUNDARY OF THE CITY LAGOON, A DISTANCE OF 660.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE N89°58'25"W ALONG SAID LINE, A DISTANCE OF 891.22 FEET TO THE EAST BOUNDARY OF PHEASANT RIDGE SUBDIVISION; THENCE N00°09'29"E ALONG SAID EAST BOUNDARY, A DISTANCE OF 2638.45 FEET TO THE TRUE POINT OF BEGINNING.

THIS TRACT CONTAINS 67.96 ACRES, MORE OR LESS, AND SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS, RECORDED AND UNRECORDED.

**OWNERS CONSENT AND DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND MORTGAGE HOLDERS OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO DEDICATE THE STREETS, ALLEYS, PARKS, AND PUBLIC GROUNDS AS SHOWN THEREON, INCLUDING ALL SEWERS, CURBS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, GROUNDS, WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER.

WE AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT CONSENT OF THE PLANNING COMMISSION AND THE CITY OF WATFORD CITY. WE ALSO HEREBY DEDICATE EASEMENT, TO RUN WITH THE LAND, FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THESE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS"

AUTO PROPERTY SOLUTIONS, LLC. MCKENZIE COUNTY HEALTHCARE SYSTEMS, INC.  
 BY: \_\_\_\_\_ BY: \_\_\_\_\_

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

BE IT KNOWN THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CONSENT AND DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

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

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

BE IT KNOWN THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CONSENT AND DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

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

**PLANNING AND ZONING COMMISSION APPROVAL**

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

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

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, 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, NORTH DAKOTA.

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

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED BRENT SANFORD, MAYOR, AND PERI 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: \_\_\_\_\_

**MONTANA DAKOTA UTILITY APPROVAL**

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

MONTANA DAKOTA UTILITY  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE 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.

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

**RESERVATION TELEPHONE COOPERATIVE APPROVAL**

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

RESERVATION TELEPHONE COOPERATIVE  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE 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.

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

**MCKENZIE ELECTRIC COMPANY APPROVAL**

WE THE UNDERSIGNED UTILITY DOES HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015

MCKENZIE ELECTRIC COMPANY  
 PRINTED NAME \_\_\_\_\_

STATE OF NORTH DAKOTA )  
 COUNTY OF MCKENZIE ) SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, \_\_\_\_\_ KNOWN TO ME TO BE THE 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.

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

**AUDITOR'S CERTIFICATE OF TAXES**

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ \_\_\_\_\_ PLUS PENALTY AND INTEREST. CERTIFIED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

LINDA SVHOCIC, MCKENZIE COUNTY AUDITOR

**CERTIFICATE OF MCKENZIE COUNTY RECORDER**

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015 AND WAS RECORDED AS DOCUMENT NUMBER \_\_\_\_\_.

ANN M. JOHNSRUD, MCKENZIE COUNTY RECORDER

9.

# ~~Variance Application~~

APPLICATION PULLED

Submitted by Peter Proffit  
(MondayOne Townhomes)