CITY OF WATFORD CITY

P.O. BOX 494 WATFORD CITY, NORTH DAKOTA 58854

AGENDA May 27, 2014

PLANNING COMMISSION Civic Center @ 6:00 P.M.

Call to Order Public Hearing

1. Public Hearing to hear comment on a Zone Change Application submitted by Fox Hills Village II/Mark Bragg & Jake Walters. The application requests to re-zone property located at Fox Hills Village II, NE1/4 Sec. 20, T150, and R98. For the purpose of re-zoning:

Lot 2 Block 2 = 7.81 acres to C1 Lot 1 Block 4 = 9.18 acres to C1 Lot 2 Block 3 = 7.46 acres to R4

Lot 4 Block 2 = 1.79 acres to R4

- 2. Public hearing to hear comment on a Simple Lot Split submitted by Watford Venture One Borrower, LLC / Glen Smith for property located in Lot 130 of the Hunter's Run Subdivision10.94 acres, McKenzie County, North Dakota. Application will create two lots from one.
- Public hearing to hear comment on Zone Change Application submitted by Jane Holzer / Steve Iverson for Arista Development. The application requests to re-zone property located at Fox Hills Village II, NE1/4 Sec. 20, T150, and R98. For the purpose of re-zoning: Lot 2 Block 1 = 34.04 acres to R4

Call to Order Regular Meeting

Minutes of April 28, 2014 Meeting

Unfinished Business:

- 1. Zone Change- Fox Hills/Mark Bragg & Jake Walters
- 2. Simple Lot Split- Watford Venture One Borrower / Glen Smith (Hunter's Run Subdivision)
- 3. Zone Change- Jane Holzer / Arista Development (Fox Hills Subdivision)
- 4. Amended Final Plat Veeder Estates.

New Business:

Review Building Permits: attached

Adjournment

Mildred Williams Assistant City Planner

April 28, 2014 Meeting Minutes

PLANNING COMMISSION MINUTES WATFORD CITY, ND April 28, 2014

The regular monthly meeting of the Watford City Planning Commission was held on Monday April 28, 2014 at 6:00 p.m. at City Hall Civic Center. In attendance: Chairman Glen Beard, Board members: Jesse Lawrence, Phil Riley, Sonja Johnson, Rick Holm, also present City Planner Curt Moen, City Attorney Wyatt Voll, Building Inspector Steven Williams and Assistant City Planners Seth Sampson and Mildred Williams

With the above mentioned present the Public Hearing was called to order at 6:01 PM by Glen Beard. Under consideration were the following:

Public Hearing to hear comment on a Zone Change Application submitted by Mark Miller/ McKenzie County Healthcare Systems, Inc. on property located in Pheasant Ridge Subdivision, the NW1/4 of Section 18, T150N, R98W, 2.42 acres, McKenzie County, North Dakota. The application will rezone R-2 property to R4.

Public hearing to hear comment on a Simple Lot Split submitted by Watford City Hotel Partners, LLC for property located in Lot 1, Block 2 of the Fox Hills Subdivision, Section 20, T150N, R98W, 5.0 Acres, McKenzie County, North Dakota. Application will create three lots out of one.

Public hearing to hear comment on a Zone Change Application submitted by White Ram Enterprises/Cary and Darlene Garmann on property located at portion of IT# 1710 in SW1/4 Section 24, T150N, R99W, 1.07 acres, McKenzie County, North Dakota. The application will rezone A-1 property to C-1.

Public hearing to hear comment on a Simple Lot Split submitted by White Ram Enterprises / Cary and Darlene Garmann on for property located in portion of IT# 1710 in SW1/4 Section 24, T150N, R99W, 1.07Acres, McKenzie County, North Dakota. For the purpose of making one lot into two. Lot 1 will contain 1.07 acres.

Public hearing to hear comment on a Zone Change Application submitted by Kyle Caulk on property located at 2662 123rd Ave NW, in Section 22, T150N, R98W, 5.0 acres, McKenzie County, North Dakota. The application will rezone A1 property to C1.

After a discussion Chairman Glen Beard closed the Public Hearing.

The minutes for the meetings held March 31 & April 15, 2014 were reviewed. P. Riley moved to approve minutes as presented, seconded by R. Holm. All ayes; Motion carried.

UNFINISHED BUSINESS:

- 1. <u>Tabled Zone Change from December 2013 P&Z Meeting-</u> Moved by J. Lawrence to recommended approval to City Council on Zone Change Application submitted by Monday One/Bayfront Builders for property located on Lots 74, 75, 76, 77 of Pheasant Ridge Subdivision. Application request R-T (Residential Townhome Overlay District to existing R-3 (medium Density dwelling district), 2.085 acres. Second by P. Riely and carried by following roll call vote: ayes; R. Holm, S. Johnson, J. Lawrence and P. Riely.
- 2. Zone Change Application Mark Miller/McKenzie County Healthcare System Moved by P. Riley to recommend to City Council approval of Zone Change Application submitted by Mark Miller/McKenzie County Healthcare Systems, Inc. for property located in Pheasant Ridge Subdivision, the NW1/4 of Section 18, T150N, R98W, 2.42 acres, McKenzie County, North Dakota. The application will rezone R-2 property to R4. Seconded by R. Holm and carried by the following roll call vote: Ayes; R. Holm, S. Johnson, J. Lawrence, and P. Riley. Motion Carried

- 3. Simple Lot Split- Watford City Hotel Partners, LLC Moved by P. Riley to recommend to City Council to approve the Simple Lot Split submitted by Watford City Hotel Partners, LLC property located in Lot 1, Block 2 of the Fox Hills Subdivision, Section 20, T150N, R98W, 5.0 Acres, McKenzie County, North Dakota. Application will create three lots out of one. Approval is contingent upon cross access & shared parking agreements in place prior to recording of map. Seconded by J. Lawrence and carried by the following roll call vote: ayes; R. Holm, S. Johnson, J. Lawrence and P. Riley. Motion Carried
- 4. Zone Change-White Ram Enterprises / Cary Darlene Garmann Moved by R. Holm to recommend to City Council to approve the Zone Change Application submitted by White Ram Enterprises (Jeff Kovac) / Cary and Darlene Garmann on property located in portion of IT#1710 Section 24, T150N, R98W, 1.07Acres, McKenzie County, North Dakota. The application will rezone A-1 property to C-1. Seconded by S. Johnson and carried by the following roll call vote: ayes; R. Holm, S. Johnson, J. Lawrence and P. Riely. Motion Carried.

<u>Simple Lot Split – White Ram Enterprises / Cary & Darlene Garmann</u> TABLED Moved by P. Riely to table application as application is inadequate; map submitted does not meet required standards. Application for the purpose of creating two (2) lots from one (1)on property located in portion of IT# 1710 in SW1/4 Section 24, T150N, R98W, 1.07Acres, McKenzie County, North Dakota. Seconded by R. Holm motion carried by all aye vote

- 5. Zone Change Kyle Caulk Moved by R. Holm to recommend to City Council to approve Zone Change application by Kyle Caulk on property located at 2662 123rd Ave NW, in Section 22, T150N, R98W, 5.0 acres, McKenzie County, North Dakota. The application will rezone A1 property to C1. Seconded by S. Johnson and carried by the following roll call vote: ayes; R. Holm, S. Johnson, J. Lawrence and P. Riely. Motion Carried.
- 6.. <u>Subdivision Final Plat The Highlands @ WC</u> Moved by R. Holm to recommend approval to City Council on Subdivision Final Plat submitted by The Highlands @ Watford City/Adam Berger. Approval is contingent upon staff recommendations with in staff report, all recommendations must be completed prior to recording of plat. Seconded by S. Johnson and carried by the following roll call vote: ayes; R. Holm, S. Johnson, J. Lawrence and P. Riely. Motion Carried.

NEW BUSINESS:

Chairman Glen Beard brought to Planning & Zoning attention the need for careful eye on development within Pheasant Ridge, the contractors/developers responsibility to keep building sites clean. Ross Group has been in contact with Steve Williams (building inspector) regarding the status of their lots, the situation will be addressed and monitored by Watford City Building Inspector. City Hall. Chairman Beard also requested update on David Veeder's expired non-renewed CUP. All RV's and man camp tenants with in old B&Z building were to vacating premises within 60 days of action from City Council

Rick Holm requested completed date of City Hall, R. Holm mentioned access to City Hall by handicap accessibility is limited if accessible at this time. City Planner and Building Inspector updated P& Z Commission handicap railing installation and completion of City Hall Renovation.

• 1. P. Riely moved to advertise for a Public Hearing regarding Ordinance #330, amending intent of R-C Condominium Residential District. Ordinance should contain language limiting RC overlay district to CB (commercial business district) only. J. Lawrence seconded motion, motion carried by all aye vote.

BUILDING PERMITS:

Building Permits for April were reviewed.

ADJOURNMENT:

R. Holm moved to adjourn at 6:28 p.m., seconded by J. Lawre	rence	Lawre	ov I.	seconded by	8 p.m.	at 6	ourn	to adi	moved	Holm	R.
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Glenn Beard Chairman

Mildred Williams Assistant City Planner

1.

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

ADD A DETAILED TO STATE OF THE								
AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY								
APPLICATION TYPE DATE FILED: 5.7.14 APPLICATION NUMBER: 2C · 08-2014								
ZONE CHANGE PROCESSES BY: MW MEETING DATIES: P&Z: 5.27.14 6.2./4								
CONDITIONAL USE PERMIT #300.00 ADVERTISE DATE:								
VARIANCE RECEIPT #: PROPERTY OWNERS NOTHFHED:								
VACATION & ABANDONMENT SECTION/TOWNSHIP/RANGE:								
STREET NAME RELATED CASE #:								
FINAL ACTION MEMORANDUM DOES THIS USE CONFORM TO THE MAILED: MASTER PLAN?								
(CLEARLY	PRINT ALL INFORMATIO	N USING	GINK OR TYPE)					
PROPERTY OWNER: Fox Hills Village II APPLICANT: Mark Bragg / Jake Walters ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO								
NAME: Mark Bragg or Jake Walters ADDRESS: PO Box 2286 CHTY: Watford City STATE: ND ZIP CODE: 58854 TELEPHONE: 701484 1975 EMAIL: Usinvest a gol. com ASSESSOR'S PARCEL NUMBER(S): N/A								
LEGAL DESCRIPTION: Fox Hills VI	illage 3rd Addition	; Lot 2,	Block 2: Lot Block 4; Lot 2 Block	3				
LEGAL DESCRIPTION: Fox Hills Village 3rd Addition; Lot 2, Block 2: Lot 1 Block 4; Lot 2 Block 3 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Fox Hills Village / Hwy 23 + Prairie Hills &d. GROSS/NET ACREAGE: See Below PRESENT ZONE CLASSIFICATION: CI/R4/R1/R3 DESCRIBE YOUR REQUEST IN DETAIL YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS								
	(USE ADDITIONAL PAGES	DF NEEDEL	D)					
Lot 2 Block2 = 7.81 Ac;		Pnpo	sed = Cl					
Lot 1 Block 4 = 9.18 Ac;			osed = CI					
10+ 2 Block 3 = 7.46 Ac;	Existing = R2/R3		sed = R4					
Lot 4 Block 2 = 1.79 Ac;	Existing= R2/P3;	Propo	05101 = R4					
Paguaget Co. Cl.	2							
			date future development					
4 mar compunitions and	a supports thru	re su	errounding development.					
DESCRIBE THE SOURCE OF WATER SEV	NER: City		Do you have a will serve letter 🗆 YES 🗆 NO					

LAND USE APPLICATION pg. 2

Watford City Planning Department

	Documents Required for Submitting Land Use Applications										
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plaus	Deed	Legal Description	Instification Letter	Traffic Impact Analysis	PDF	Supplemental Info	Application Fees	
Conditional Use Permit	lG	1	1	l°	13	IIs	N13.	1.	114	\$525 + publishing costs	
Zone Change	1	X	1	19	18	N ₁₂	1112	1	N.A.	\$300	
Variance	1	l	1		Ie	131		1		\$300	
Vacation and Abandonment	1		1	19	Ло	Kır		1		Refer to Fee Schedule	
Street Name Change	1	1	1			J:I		1		Refer to Fee Schedule	

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

*Plus all sign costs

Procedures for Filing Land Use Applications:

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



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. Printed: 05/16/14



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

May 16, 2014

STAFF REPORT ZC-08-2014 ZONE CHANGE

Applicant Mark Bragg PO Box 2286 Watford City, ND 58854 <u>Property Owners</u> Fox Hills Village II LLC

<u>Property Address:</u> Fox Hills Village 3rd Addition off HWY 23 & Lot 2 Block 1 Fox Hills Village Parcel # 82-31-00200

Zone Change Requested: Present Zoning is C1, R2, R3, R4. Previously, the property was zoned as AG (agricultural). They are proposing the zone be changed to C1 and R4. The exact description of the lots being rezoned is found below.

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

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

-The property is **located off HWY 23**, just to the SW of the Golf Course and to the NE of the airport. There are currently two apartment buildings on this Fox Hills location. The property requesting zone change are directly East of these apartments and just South adjacent to Long Drive Road.

-The existing property is **currently zoned as C1(Commercial)**, **as well as a mix of R2,R3,R4(Medium/High Density Residential)** The applicant is **asking for Lot 2 Block 2 and Lot1 Block 4 currently zoned for C1 and R2, be zoned as strictly C1 only**. Combined these 2 lots are a total of 16.99 Acres.

-The second request is that Lot 2 Block 3 and Lot 4 Block 2, currently zoned R2 and R3, be rezoned to strictly R4. These two lots combined total 9.25 Acres.

- -In total the applicant is requesting 16.99 acres be zoned C1 and 9.25 acres be zoned R4
- -The request for the zone change is to accommodate future development that compliments and supports future surrounding development.
- -The site is within City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

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

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties.

The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -

C1, Watford City

Use -

Commercial/Airport

South: Zoning -

R2,R4, Watford City

Use -

Medium and High Density Residential

North: Zoning -

RR/CF, Watford City

Uses -

Rural Residential/Golf Course

East: Zoning -

C1 & R2/3, Watford City

Uses -

Commercial & Medium Residential

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant C-1 Commercial is intended for the purpose of allowing basic retail, service and office uses. R-4 High Density Residential 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.

Site Development

Access:

The property is accessible from Highway 23, an access road is planned to be

constructed directly in the center of this property.

Sewer:

There are no existing city sanitary sewer mains within the property. Access is available

to the west.

Water:

There are no existing city water mains within the property, access is available to the

west.

Analysis:

The proposed zoning will allow the applicant to accommodate future development that compliments and supports surrounding development in the neighboring properties in the future. The requested zoning is appropriate for what the city envisions future use of the surrounding properties at this location.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by Mark Bragg/Jake Walters with the following conditions:

- 1. The developer must submit generalized building plans for the types of buildings proposed within the development for review and approval.
- 2. The Developer must submit a site plan to the Planning Department for approval of any development on this property.
- 3. All changes to the approved development plan are subject to further review.
- 4. ROW access will be granted for the future access of Highway 23

Contact:

Seth Sampson

Assistant City Planner

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on May 27, 2014 at 6:00 P.M. at Watford City Civic Center to hear comment on a Zone Change Application submitted by Fox Hills Village II/Mark Bragg & Jake Walters. The application requests to re-zone property located at Fox Hills Village II, NE1/4 Sec. 20, T150, R98.

For the purpose of re-zoning: Lot 2 Block 2 = 7.81 acres to C1

Lot 1 Block 4 = 9.18 acres to C1 Lot 2 Block 3 = 7.46 acres to R4

Lot 4 Block 2 = 1.79 acres to R4

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

Dated this 8th day of May, 2014

Mildred Williams

Watford City Assistant Planner

Run: 1 time

Published: McKenzie County Farmer May 14, 2014 & May 21, 2014

Faxed: May 8, 2014

Black Hills Box 757

Williston, ND 58802-0757

Power Fuels

3711 4th Ave NE

Watford City, ND 58854-7027

Watford City Airport Authority

C/o Tim Taylor

Box 563

Watford City, ND 58854-0563

Larry Kummer PO Box 220

Watford City, ND 58854-0220

Stephen L Stenehjem

Po Box 607

Watford City, ND 58854

Jaret Wirtz

2504 11th Ave SE

Watford City, ND 58854

Ed Schilke

PO Box 637

Watford City, ND 58854-0637

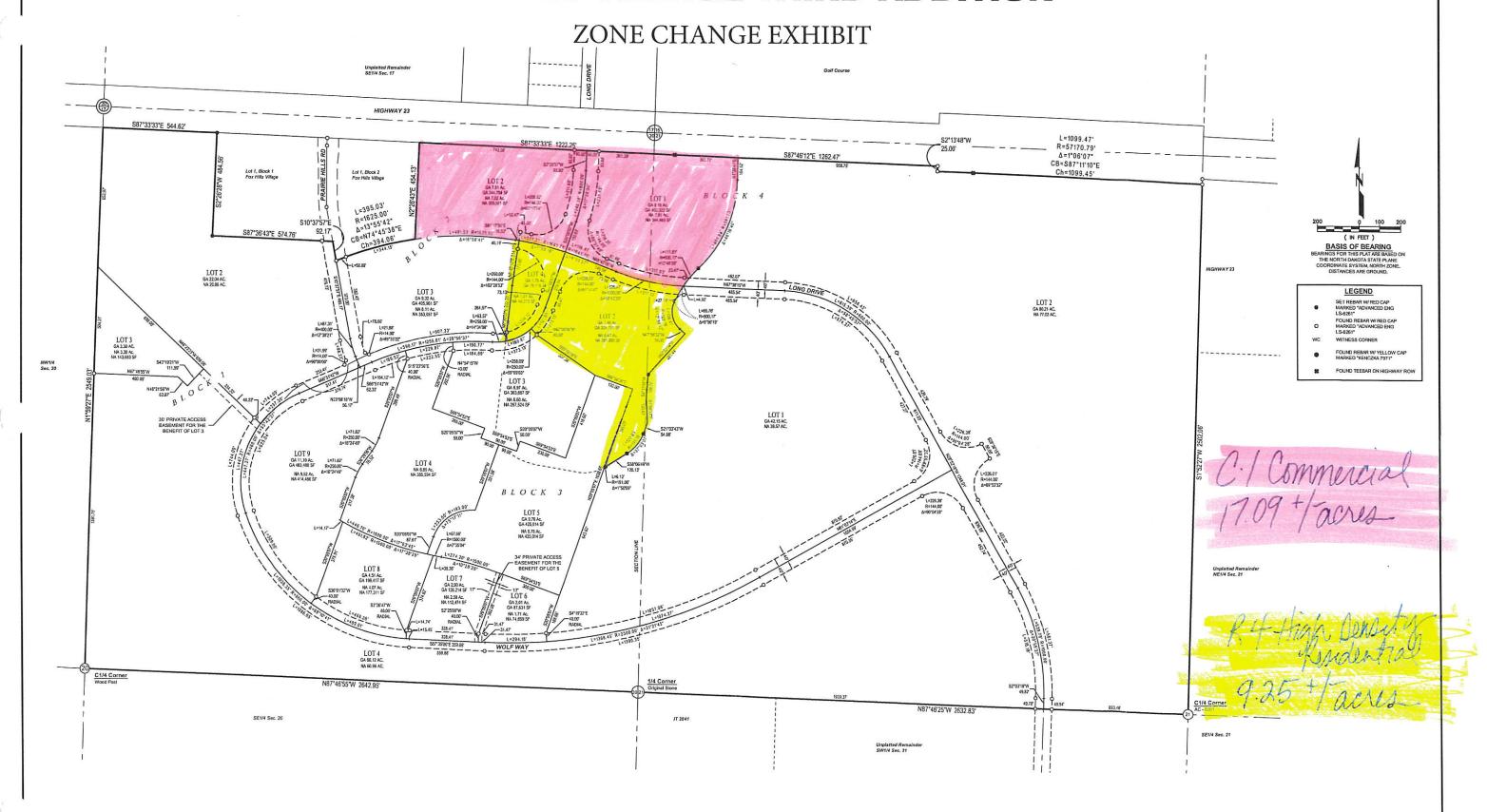
Fox Hills Village, LLC

C/o Mark Bragg

100 Main St N

Watford City, ND 58854

FOXHILLS VILLAGE THIRD ADDITION





DIVISION OF LAND / PLANNING APPLICATION CITY OF WATFORD CITY PO Box 494 / 213 2nd St NE Watford City, ND 58854

		4 4 4		N 3
APPLICATION TYPE	DATE FILED: 47h	14	APPLICATION NUM	BER: 525,04-2014
SUBDIVISION PRELIMINARY MAP	PROCESSED BY:		PLANNING AND ZO	MING: 6 21 14
SUBDIVISION FINAL MAP	FEE: \$ 175.50		CITY COUNCIL:	6/2/14
SIMPLE LOT SPLIT	RECEIPT#154651	MS BODI	SECTION / TOWN	SHIP / RANGE:
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:			TER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWN	R. Watford	Venture	One Borrower LLC
PARCEL MAP SUBSPOUENT	APPLICANT:	1 Block, Age	ent for own	
PARCEL MAP NON-SUBSEQUENT		CORRESPONDENCE FOR THIS	APPLICATION SHOULD BE A	DORESSED TO:
FAMILY CEMETERY DESIGNATION	NAME: (>/e1	1 Smith Plane	ager, Wat-	Ford Venture One Bowower
AGRICULTUAL EXEMPTION	ADDRESS: 98	00 Pyramic	Court,	#340
	CITY: Engl	ewood STATE	_	ODE: 80112
	EMAIL: glen:	smith @ fei	nprop - C	om
	5	22-12 1200	1 1	20 20 1200
	sors parcel number(s): 0 . description: 4 of 13	0. Hunters	Pur Sul	V 20-20-1300
	RTY ADDRESS AND NEAREST		3404 = 34	406-5th Ave NE at Husters
	The second secon	Ac. NUMBER OF LOTS:		110.00
No.	RIBE THE METHOD OF PROVID		tyof ho	Hord City FS. Are
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(ARTMENTS STAFF PRIOR TO		
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otherwise qualified to	initiate this application under W	ATFORD CITY CODE; that	the information on the	plans and drawings attached hereto, and all of the d belief, and the undersigned understands that this
application must be con	riplete and accurate before a hear	ring can be conducted. (I, We)	also authorize the	g information for the purpose of advising the public
	2 1999	of the proposed app	lication.	
11	Owner (Signature): Owner (Print): Wat-fe	ord Venture	One Bo	rrower LLC
	7	ora Venture	UNE BU	TOWER ALC
Property	Owner (Signature):		. 1	
parameter in a constitution of	SURVEYOR/E	NGINEER INFORMATION (Place Sureyor Stamp in	Open Area)
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ADDRESS: 100	Main Ave	STATE: N	zr: 58103	PHITHAN G. ANDERSON
PHONE: 701-	293-1350		0	ES - 8064
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Hunters Bunha

DIVISION OF LAND / PLANNING APPLI

CITY OF WATFORD CITY

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

Documents Required for Submittal

APPLICATION TYPE & FEE	Application & Number of Map Affidavit S Copies	Intent to Serve Title Mylar Will Serve Letter, Report
Subdivision Preliminary Map \$1,125 plus \$15/lot	1 PDF & 1 paper copy	1^2 1
Subdivision Map Final \$15 per lot	1 PDF & 1 paper copy	23 12 -1
Simple Lot Split \$675	114 PDF & I paper copy	23 12 1
Large Parcels Map Preliminary	2DF & 1 paper copy	1^2 1
Large Parcels Map Final	11 PDF & 1 paper copy	23 1
Parcel Map Non-subsequent	1 PDF & 1 paper copy	23 12 1
Parcel Map Subsequent	1 PDF & 1 paper copy	23 12 1
Family Cemetery Designation	11.	
Agricultual Expention	11 PDF & 1 paper copy	
additional fees available on request		

SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction.

PDF & One paper copy of each map page sized 11x17. Mylar's must to be 24x36.

- All maps must be drawn and stamped by a Professional Engineer of Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS:

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- Coorespondence is mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
- If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.
 If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at
- technical review / final submittal stage.
- Mylar maps are submitted for recording after all reviews and approvals are completed. Two copies required 1 for County Recorder, 1 for City Records.
- 4. Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

Constructed in Phase 1, on the Southern part of the site, they have separate construction and Dermanent importants. Therefore, it is desireable to have this Phase have it's own legal description that is distinct from Phase 2.	Additional Information: Because the first 3 buildings are being	
they have separate construction and permanent mortgages.	CONSTRUCTED IN Phase I on the Southern nont of the eda	
	they have separate construction and Dermanent mortaget	5.
Inexperore, it is desireable to have this Phase have it's own	Therefore, it is desireable to have this Phase have it's ou	141
legal description that is disfinct from Phase 2.	legal description that is disfinct from Phase 2.	•



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

May 21, 2014

STAFF REPORT SLP-04-2014 Simple Lot Split

Applicant Al Block (agent for owner) 9800 Pyramid Court #340 Englewood, CO 80112

Property Owners Watford Venture One Borrower LLC

Property Address:

3402, 3404 & 3406 5th Ave NE. At Hunters Run St and 5^{th} Ave NE

Parcel #82-42-1300

Lot 130, Hunters Run Subdivision

Simple Lot Split Requested: The applicant is requesting that Lot 130, located in Hunters Run Subdivision (containing 10.94 acres) be split into 2 Lots. They are currently under R4

zoning.

Reference:

Watford City Code Sec. XV - Article XXX, Section 13 Simple Lot Split

Article XXX, Section 13 of the Watford City Code of Ordinance states that "A simple lot Discussion: 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 division is to divide this one lot containing 10.94 acres, into 2(two) separate lots. The newly created lot 1 will contain 5.53 acres. To the north of lot 1, newly created Lot 2 will contain 5.41 acres.

-The existing property is currently bare lots, zoned R4 High Density Residential. 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 -

C2, Watford City,

Use -

Commercial District

North: Zoning -

R4, Watford City,

Uses -

High Density Residential

East: Zoning -

C2 & R4, Watford City,

Uses -

Commercial and High Density Residential

Site Development

Access:

Hunters Run St. and 5Th Ave NE.

Sewer& Water: Water and sewer are in progress of being brought to the site. This property will have

access. (per Justin Smith)

Recommendation:

It is recommended by staff <u>approval</u> of this Simple Lot Split submitted by Al Block with Watford Venture One Borrower LLC. The proposed SLS is to divide Lot 130 in Hunters Run Subdivision into two smaller lots. The divided lots will be under R4(High Density Residential)Zoning, any and all improvements must be in accordance with City Zoning Ordinances and Development Standards. The proposed SLS Plat clearly defines the ROW dedication; no new dedications or public improvements are proposed with this application for Simple Lot Split of Lot 130 of Hunters Run Subdivision.

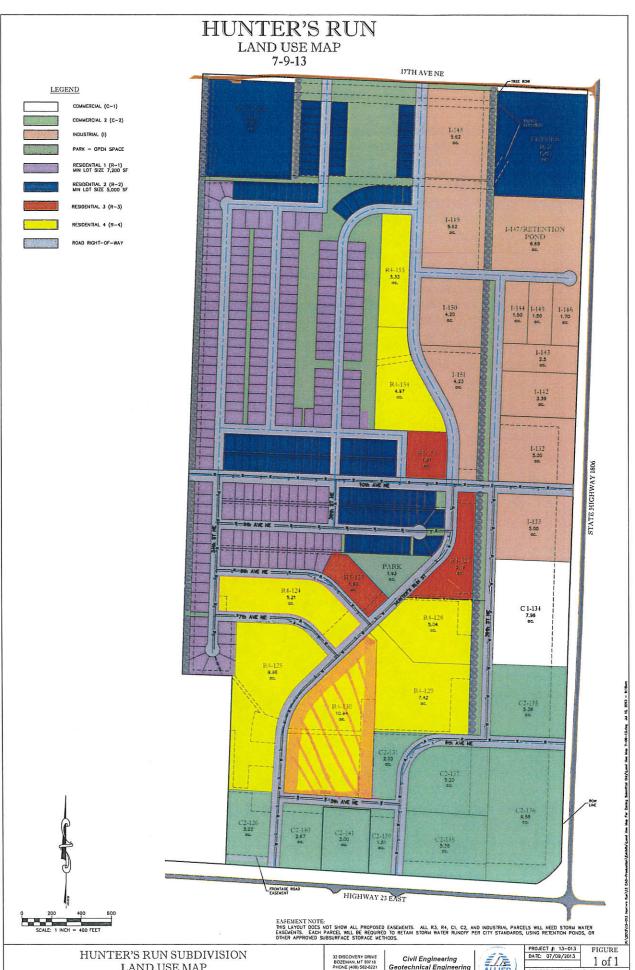
Any further development of this site will not be permitted unless site plans are submitted and approved by the Watford City Planning Dept.

Contact:

Seth Sampson Assistant City Planner City of Watford City, North Dakota



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. Printed: 05/21/14



LAND USE MAP E 1/2, SECTION 16, T150N, R98W, 5th PM, McKENZIE COUNTY, ND

Civil Engineering Geotechnical Engineering Land Surveying



PROJECT ENGINEER: MAF, CRM DRAWN BY: ET, JDS REVIEWED BY: ET, CRM

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on May 27, 2014 at 6 o'clock PM at the Watford City Civic Center to hear comment on a Simple Lot Split submitted by Watford Venture One Borrower, LLC / Glen Smith for property located Lot 130 of Hunter's Run Subdivision, Section 15, T150N, R98W, 10.94 acres, McKenzie County, North Dakota.

In consideration of: creating 2 lots from a 10.942 acre parcel.

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

Dated this 8th day of May, 2014

Mildred Williams

Watford City Assistant Planner

Run: 2

Published: McKenzie County Farmer 5/14 &5/21, 2014

Emailed: 5/8/14

Mailed to:

Watford Venture One Borrow 9800 Pyramid Court #340 Englewood, CO 80112

Power Fuels 3711 4th Ave NE Watford City, ND 58854-7027

Ed Schilke PO Box 637 Watford City, ND 58854-0637

Bakken Select Fund I, LLC. 1300 W 57th St Sioux Falls, SD. 57108

Hunter's Run 15043 North 55th St. Scottsdale, AZ 85254

FINAL PLAT

REPLAT OF LOT 130, HUNTER'S RUN SUBDIVISION

TO THE CITY OF WATFORD CITY, COUNTY OF McKENZIE STATE OF NORTH DAKOTA

LEGAL DESCRIPTION:

The said Lot contains 10.942 acres, more or less, and is subject to rights of way and assements of sight and record.

PROPOSED LEGAL DESCRIPTION:

Commencing at the southeasterly corner of soid Lot 130; thence an an assumed bearing of North 01 degree 57 minutes 55 seconds East along the easterly line of soid Lot 130 of attance of 423.55 feet to the POINT OF EDENNING of the line herein described; thence North 88 degrees 03 minutes 20 seconds West 571.58 feet, more or less, to the westerly line of soid Lot 130 here terminately.

Said Tract contains 5.53 occes, more or less, and is subject to rights of way one easements of sight and record.

Commencing at the southeasterly corner of sold Lot 130; thence on an assume bearing of North 01 degree 37 minutes 55 seconds East along the easterly line soid Lot 130 of distances of 423.53 feet to the POINT OF BEDINNING of the line herein described; thence North 88 degrees 03 minutes 20 seconds 1641 371.38 feet, more or less, to the sectorly line 3 soid Lot 130 there terminating.

Said Tract contains 5.41 acres, more or less, and is subject to rights of way and easements of sight and record.

PLANNING AND ZONING COMMISSION APPROVAL

This plot in the City of Wotford City is hereby approved this _____ day of _______ 20__ in accordance with the laws of the State of North Dakata, ordinances of the City of Wotford City, North Dakata, and regulations of the Planning and Zaning Cammission of the City at Wotford City, North Dakata.

Clen Beard, Chairman

Notary Public, McKenzie County, North Dakota My commission expires:

WATFORD CITY APPROVAL

Peni Peterson, City Auditor

Notory Public, McKenzie County, North Dakota My commission expires:

AUDITOR'S CERTIFICATE OF TAXES

Toves, delinquent toxes, 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____

Lindo Svinovec, McKenzie County Auditor

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I hereby certify that the above instrument was filled in the affice of the McKenz County Recorder in the State of North Dakota at ________o'clock __m on _____ doy of ______ A.D. 20___ and was recorded as document number

Ann M. Johnsrud, McKenzie County Recorder

SURVEYOR'S CERTIFICATE:

Dated this 15TH day of MAY 2014. Neth S. ad



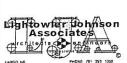
My commission expires: 9-9-2010 Colle He O Cercy and String Andrew Species County, North Doubto



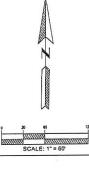
THE SISIN S

SURVEYOR'S NOTES:

1,819 square feet of existing absorbert to be vacated as part of the "AMENDED PLAT of HUNTER'S RUN SUBDIVISION". 1,468 square feet of new absorbert to be decleated as part of the "AMENDED PLAT of HUNTER'S RUN SUBDIVISION".



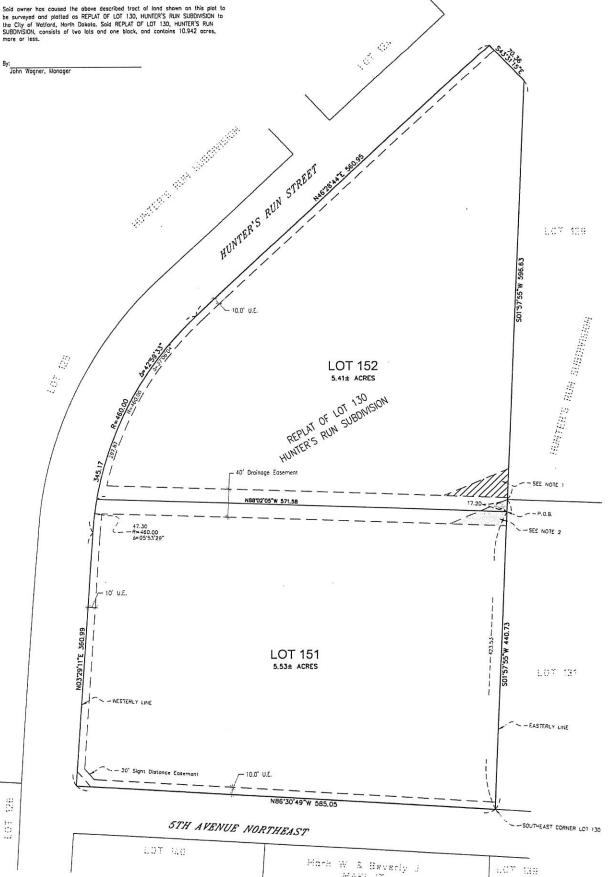




OWNER'S CERTIFICATE

Know all men by these presents, that Walford Venture One Borrower LLC, a beloware limited liability company, is the owner of Lot 130, HUNTER'S RUN SUBDIVISION to the City of Walford, County of McKenzie, State of North Dokoto

Said owner has caused the above described tract of land shown on this plot to be surveyed and platted as REPLAT OF LOT 130, HUNTER'S RUN SUBDINSION to the City of Watford, North Dakota. Said REPLAT OF LOT 130, HUNTER'S RUN SUBDINSION, consists of two lats and one block, and contains 10.942 acres,



UTILITY APPROVAL

3

0

Montana - Dakata Utilities State of North Dokata)
County of McKenzie)

On this ______day of _______ 20______before me, the undersigned, a natory public for the State of North Dokata, personally appeared, who seculed the certificate. In witness whereof, I have hereunto set my hand and affired my official sed the day and year in the certificate (first above written).

Notory Public for the State of North Dokata (Notorial seal) residing of _____ My commission expires _____

UTILITY APPROVAL

We the undersigned utility does hereby approve of the utility eosements as shown on the pict as presented, doted this _____ day of _____ AD., 20____

MAKE

(Not part of Subdivision)

McKenzie Electric Cooperative Printed Name ___ State of North Dakota)
) ss
County of McKenzle)

Notory Public for the State of North Dokoto (Notorial seal)

UTILITY APPROVAL

Reservation Telephone Cooperative Printed Name ____ State of North Dakota) so

On this and of the undersigned, a notory public for the State of North Doucto, personally oppored, who were the state of North Doucto, personally oppored, who executed the certificate, in wilness whereof, I have nersunt

Notary Public for the State of North Dakota residing at __ My commission expires ____

LAND USE APPLICATION pg. 1 of 2

Watford City Planning Department

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY APPLICATION TYPE DATE FILED: 5 APPLICATION NUMBER: PROCESSES BY: MEETING DATES: P&Z: ZONE CHANGE ADVERTISE DATE: CONDITIONAL USE PERMIT PROPERTY OWNERS NOTIFIED: RECEIPT #: VARIANCE SECTION/TOWNSHIP/RANGE: DM VACATION & ABANDONMENT RELATED CASE #: STREET NAME FINAL ACTION MEMORANDUM DOES THIS USE CONFORM TO THE MAILED: MASTER PLAN? (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE) PROPERTY OWNER: __ APPLICANT: STELL ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO NAME: STATE: NO ZIP CODE: 58078 TELEPHONE: (701) 893-4401 EMAIL: STELE (a) 2-HDEVELOPMENT COM ASSESSOR'S PARCÉL NUMBER(S): LEGAL DESCRIPTION: LOT 1 BLOCK FOX HILLS PROPERTY ADDRESS AND NEAREST CROSS STREETS: + CHICAY GROSS/NET ACREAGE: PRESENT ZONE CLASSIFICATION: C1: PZ + P/3 DESIRED ZONE CLASSIFICATION: 124 CURRENT LAST USE: VACALET DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS (USE ADDITIONAL PAGES IF NEEDED) COLOR Do you have a will serve letter OYES ONO DESCRIBE THE SOURCE OF WATERSEWER:

NOTARY PUBLIC-STATE OF NEW YORK DANIEL LEE WAGOWSKI 02WA6264125

augilfied-in-New-York-County

20

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 Warford 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 designes, 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. Commission Expires June 25. Property Owner Signature Pant of Type Owner Name NOTARY

This instrument was acknowledged before me on Date Name of Person Signature of Notarial Officer

	Documents Required for Submitting Land Use Applications											
APPLICATION JAYE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	PDF	Supplemental Info	Application Fees		
Condinonal Use Permit	1G	1	l	19	y E	112	7.32	1	114	\$525 + publishing costs		
Zone Change	1	1	1	19) II	l _n	Ju.	1	114	\$300		
Variance	1	1	1		18	In		1		\$300		
Vacation and Abandonment	1		1	19	Ja	l _n		1		Refer to Fee Schedule		
Street Name Change*	.1	1	ì			111		- 1		Refer to Fee		

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

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

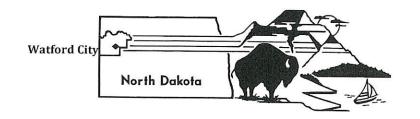
Phone: (701)444-2533 Fax: (701)444-3004 Website: www mckenziecounty.net

ZONE MAP AMENDMENT Lot 2 in Block 1 of Fox Hills Village Subdivision HIGHWAY 23 PRAIRIE HILLS RD 200 Lot 1, Block 1 Lat 1, Block 2 Let 2, Block 2 Fox Hills Villago (IN FEET) Fox Hills Village Fax Hills Village (01) (C1) (01) BASIS OF BEARING BEARINGS FOR THIS FLAT ARE BASED ON THE MORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83. DISTANCES ARE GROUND, INTERNATIONAL FEET ZONING DISTRICT BOUNDARY DESCRIPTION

Lot 2 in Block 1 of Fox Hills Village Subdivision HWIM Soc. 20 LEGEND NEW ZONING - R-4 (01) EXISTING ZONING - C-1 (R2/3 EXISTING ZONING - R-24R-3 (R2/3) (R2/3) (R2/3) ND HWY 23 Unplatted Remainder NE1/4 Sec. 20 LOT 2, Environmental Services, Inc. VICINITY MAP BLOCK 1 183 1st Ave West, Sto 200, Dickinson, NO Ph: 701-225-9616 Fax: 701-225-9616 NOT TO SCALE Web: www.AE25.com



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. Printed: 05/20/14



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

May 20, 2014

STAFF REPORT ZC-07-2014 ZONE CHANGE

Applicant Steve Iverson 702 13th Ave E West Fargo, ND 58078

Property Owners Jane Holzer

Property Address: Highway 23, South of Prairie Hills Dr. / Lot 2, Block 1 of Fox Hills Village

Zone Change Requested: Present Zoning is C1, R2 & R3. Previously, the property was zoned as AG

(agricultural). They are proposing the zone be changed from C1 (Commercial) and R2/R3(Medium Density Residential), to R4(High

Density Residential).

Reference:

Watford City City Code Sec. XV - Article XXVI, Amendments

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

-A portion of the property is located off HWY 23, just to the SW of the Golf Course and to the NE of the airport. There are currently two apartment buildings on the Fox Hills Lot 1 Block 1 $\,$ that this property surrounds. The property requesting zone change borders the West and Southern boundaries of these apartments, Prairie Hills Rd. runs directly South into the property.

-The existing property is currently zoned as C1(Commercial), as well as a mix of R2,R3, (Medium Density Residential) The applicant is asking for Lot 2 Block 1 currently zoned for C1 and R2/R3, be zoned as R4 only.

-The request for the zone change is to accommodate future development that compliments and supports future surrounding development.

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

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

In granting a zone change, the Planning Commission must satisfy itself, from the evidence heard before it that the granting of the zone change is in the best long-term interests of the City of Watford City and the other affected properties.

The Planning Commission shall also find that the zone change, if granted, is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted.

Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning - CF, Watford City

Use - Community/Airport

South: Zoning - R2,R3, Watford City

Use - Medium Density Residential

North: Zoning - C1, Watford City

Uses - Commercial

East: Zoning - R2/3, Watford City

Uses - Medium Residential

Comprehensive Zoning Plan and Zoning Comparison:

The commission must exercise prudence when evaluating this request. All of the possible uses that could occur on this property and the possible effect on surrounding properties must be considered when evaluating whether this zone change should be approved. The zone requested by the applicant of R4 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.

Site Development

Access: The property is accessible from Prairie Hills Rd which runs directly into the center of

the property. Prairie Hills Rd is accessible from HWY 23.

Sewer: There are no existing city sanitary sewer mains within the property. Access is available

to the north. (via Justin Smith)

Water: There are no existing city water mains within the property, access is available to the

north. (via Justin Smith)

Analysis: The proposed zoning will allow the applicant to accommodate future development of

High Density Residential units. This specific area and the surrounding properties are starting to become a hub for high density residential complexes, so this requested

zoning concept fits in nicely with the surrounding properties.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** a Zone Change Application submitted by Steve Iverson with the following conditions:

- 1. The developer must submit generalized building plans for the types of buildings proposed within the development for review and approval.
- 2. The Developer must submit a site plan to the Planning Department for approval of any development on this property.
- 3. All changes to the approved development plan are subject to further review.

Contact:

Seth Sampson

Assistant City Planner

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Watford City Planning Commission will hold a Public Hearing on May 27, 2014 at 6:00 P.M. at Watford City Civic Center to hear comment on a Zone Change Application submitted by Jane Holzer / Steve Iverson for Arista Development. The application requests to re-zone property located at Fox Hills Village II, NE1/4 Sec. 20, T150, R98.

For the purpose of re-zoning: Lot 2 Block 1 = 34.04 acres to R4

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

Dated this 8th day of May, 2014

Mildred Williams

Watford City Assistant Planner

Run: 1 time

Published: McKenzie County Farmer May 14, 2014 & May 21, 2014

Faxed: May 8, 2014

Black Hills Box 757

Williston, ND 58802-0757

Power Fuels
3711 4th Ave NE

Watford City, ND 58854-7027

Watford City Airport Authority

C/o Tim Taylor

Box 563

Watford City, ND 58854-0563

Larry Kummer PO Box 220 Watford City, ND 58854-0220

Stephen L Stenehjem Po Box 607 Watford City, ND 58854 Jaret Wirtz 2504 11th Ave SE Watford City, ND 58854

Ed Schilke PO Box 637 Watford City, ND 58854-0637

Fox Hills Village, LLC C/o Mark Bragg 100 Main St N Watford City, ND 58854

4.



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

May 22, 2014

STAFF REPORT Subdivision Final Map-Amendment

Applicant

Veeder Estates LLC, David Veeder 2795 Enterprise Ave Suite 6

Billings, MT 59102

Property Address: 213 2nd St NE

Subdivision Final Map: Amendment Veeder Estates

35.42 Acres

Veeder Estates LLC (formally Watford Hospitality)

Property Owners

Located: 29 Lots just North of 6th Ave NE. They will be connected to 2nd St NE.

Discussion:

The Veeder Estates Subdivision contains 29 Lots spread across 35.42 acres of R1 zoning. This final map amendment was submitted for the purpose of rearranging Lots 1-7 of Block 1, Lots 1-25 of Block 1, and Lots 1-7 of Block 6, from the previously submitted Veeder Estates Subdivision Map. Street right of way has also changed from the previously submitted map in order for the alignment of 7th Ave NE to align better with 7th Ave NW and 2nd St NE.

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

Surrounding Land Use Inventory:

West: Zoning -

R1 & CF, Watford City

Use -

Single Family Residential and Hospital

South: Zoning -

R1, Watford City

Use -

Single Family Residential

North: Zoning -

AG, Watford City ETA

Uses -

Agricultural

Zoning -East:

AG, Watford City

Uses -

Agricultural

Site Development

Access:

The property is accessible from 6th St NE and 2nd St NE

Sewer:

There will be city sanitary sewer mains within the property.

Water:

There will be city water mains within the property.

Recommendation:

It is recommended that the Watford City Planning Commission approve the Veeder Estates LLC final subdivision map amendment contingent upon:

- 1. Veeder Estates LLC begins coordination with the City of Watford City for their SIA.
- 2. Veeder Estates LLC begins coordination with the City of Watford City for their Development Agreement and comes to an agreement regarding terms of the DA.

<u>Contact:</u> Seth Sampson Assistant City Planner

DIVISION OF LAND / PLANNING APPLICATION CITY OF WATFORD CITY PO Box 494 / 213 2nd St NE Watford City, ND 58854 DATE FILED: APPLICATION NUMBER: APPLICATION TYPE SUBDIVISION PROCESSED BY: PLANNING AND ZONE PRELIMINARY MAP SUBDIVISION CITY COUNCIL: FINAL MAP SIMPLE LOT SPLIT LARGE PARCEL MAP RELATED CASE FILES: FINAL ACTION LETTER ISSUED PRELIMINARY LARGE PARCEL MAP FINAL PROPERTY OWNER: Veeder Estates, LLC, formally know as Watford Hospitality Associates, LLC PARCEL MAP APPLICANT: Veeder Estates, LLC and David A. Veeder SUBSECUENT PARCEL MAP CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO: NON-SUBSEQUENT NAME: David A. Veeder FAMILY CEMETERY DESIGNATION PHONE: 406-248-9157 Office or 406-670-9220 Cell AGRICULTUAL ADDRESS: 2795 Enterprise Avenue, Suite 6 EXEMPTION CITY: Billings ___ STATE: MT ZIP CODE: 59102 EMAIL: dveeder@180com.net ASSESSOR'S PARCEL NUMBER(S): LEGAL DESCRIPTION: See Preliminary Title Opinion Attached PROPERTY ADDRESS AND NEAREST CROSS STREETS: GROSS/NET ACREAGE: 35.42 NUMBER OF LOTS: ZONING: DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City of Watford City ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: NO (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES) WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY REQUIRED APPLICATION (I, We), the undersigned swear and say that (I am. We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I. We) also authorize the and its designee, to enter the prequises 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 (Print): cand Property Owner (Signature):

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

NAME:______LICENSE NO:____
ADDRESS:_____
CITY:______STATE:___ZIP:__
PHONE:_____
FAX/Email:_____

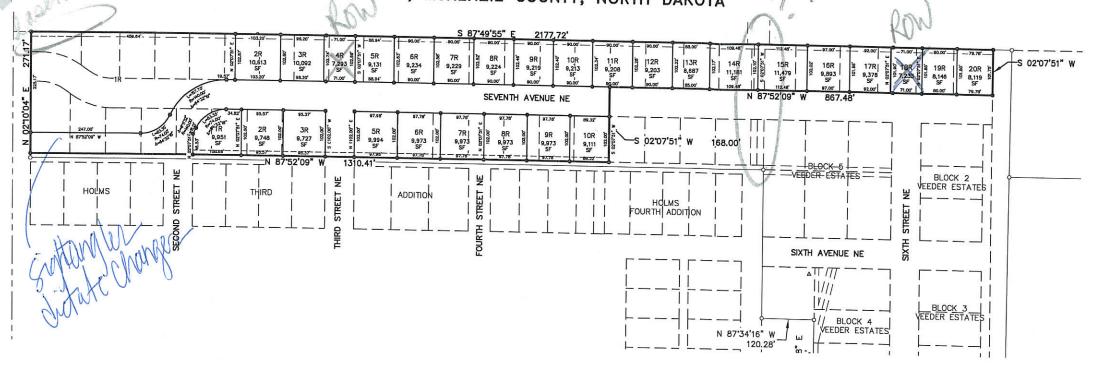


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VEEDER ESTATES SUBDIVISION

A REARRANGEMENT OF
LOTS 1-25 OF BLOCK 1, LOTS 1-7 OF BLOCK 5, AND LOTS 1-8 OF BLOCK 6,
VEEDER ESTATES SUBDIVISION

SITUATED IN SW1/4, SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH P.M.,
IN THE CITY OF WATFORD CITY, McKENZIE COUNTY, NORTH DAKOTA



CERTIFICATE OF REGISTERED SURVEYOR

I, DOUGLAS W. PEZOLDT BEING A REGISTERED NORTH DAKOTA LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE PROPERTY SHOWN HEREIN AND THE WITHIN MAP OS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE NORTH DAKOTA CENTURY CODE AND THE CITY OF WATFORD CITY SUBDIVISION ORDINANCES TO THE BEST OF MY KNOWLEDGE AND BELIEF

DOUGLAS W. PEZOLDT REGISTERED LAND SURVEYOR NO. 6825 STATE OF NORTH DAKOTA SANDERSON STEWART



STATE OF NORTH DAKOTA)
:SS
COUNTY OF McKENZIE)

SCALE: 1"=100"

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2014, BEFORE ME, PERSONALLY APPEARED, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF HE ABOVE CERTIFICATE OF REGISTERED LAND SURVEYOR TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC STATE OF NORTH DAKOTA

<u>LEGEND</u>

Ø	SECTION CORNER		BOUNDARY
3	SECTION 1/4 CORNER	-	NEW LOT LINE
0	FOUND SURVEY MONUMENT, 5/8" REBAR, WITH CAP MARKED LS 1195		ADJACENT LOT LINE, RIG OF-WAY, OR AS NOTED
	97900000000000000000000000000000000000		NEW UTILITY EASEMENT
•	SET 5/8" X 24" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED		EXISTING EASEMENT LINE
	LAND SURVEYOR AND "SANDERSON STEWART"		EXISTING CENTER LINE

S 89'45'30" W 660.00' MEASURED BEARING & DISTANCE

5 89'45'30" W 660.00' (R) RECORDED BEARING & DISTANCE
R: recorded_plat/document

OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND MORTGAGE HOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DO BEDICATE THE STREETS, ALLEYS, PARKS, 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 PLANNING COMMISSION AND THE CITY OF WATFORD CITY. WE ALSO HEREBY DEDICATE EASEMENTS TO RUN WITH THE LAND FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

[OWNER1] [OWNER2]

NOTARY PUBLIC STATE OF NORTH DAKOTA

CERTIFICATE OF McKENZIE COUNTY RECORDER

STATE OF NORTH DAKOTA)

COUNTY OF McKENZIE)

COUNTY OF MCKENZIE)

RECORDER DEPUTY

AUDITOR'S CERTIFICATE OF TAXES

PROPERTY DESCRIBED ON THE	OR DELINQUENT SPECIAL ASSESSMENTS OF ASSESSMENTS OR TAX ESTIMATES FOR ATTACHED INSTRUMENT ARE UNPAID IN THE PLUS PENALTY AND INTEREST.

CERTIFY THIS ______ DAY OF ______, 201

McKENZIE COUNTY AUDITOR

OLD DESCRIPTION

LOTS 1-25 OF BLOCK 1, LOTS 1-7 OF BLOCK 5, AND LOTS 1-8 OF BLOCK 6, VEEDER ESTATES SUBDIVISION, IN THE CITY OF WATFORD CITY, A PART OF THE SWI, SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH P.M., McKENZIE COUNTY, NORTH DAKOTA.

NEW DESCRIPTION

A TRACT OF LAND SITUATED IN THE ?1/4 OF SECTION ?, T. ? N., R. ? W., 5TH P.M., WILLIAMS COUNTY, NORTH DAKOTA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHICH IS THE CORNER OF SECTION ?, T. ? N., R. ? W., 5TH P.M.; THENCE, FROM SAID POINT OF BEGINNING, ?

DISTANCE OF FEET; THENCE ALONG A CURVE TO THE HENCE ALONG A CURVE TO THE FEET, CHORD BEARING ? 7, CHORD DISTANCE FEET); THENCE ? 7 A DISTANCE OF FEET (CHORD BEARING ? 7, CHORD DISTANCE FEET); THENCE ? 7 A DISTANCE OF FEET TO SAID POINT OF BEGINNING; SAID DESCRIBED TRACT HAVING AN AREA OF ACRES.



VICINITY MAP

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREON, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS S SHOWN HEREON AS AN AMENDMENT OF THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

XXXXXXXXXXXXXXX,
PRESIDENT, CITY COMMISSION CITY AUDITOR

STATE OF NORTH DAKOTA)
:SS
COUNTY OF McKENZIE)

BE IT KNOWN THAT ON THIS DAY OF 2014, BEFORE ME, PERSONALLY APPEARED XXXXXXXXXXXXX, PRESIDENT OF THE CITY COMMISSION AND XXXXXXXXXXXX, CITY AUDITOR, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

NOTARY PUBLIC STATE OF NORTH DAKOTA

PLANNING COMMISSION APPROVAL

XXXXXXXXXXX, PLANNING COMMISSION

STATE OF NORTH DAKOTA)
:SS
COUNTY OF WILLIAMS)

BE IT KNOWN THAT ON THIS DAY OF 2014, BEFORE ME, PERSONALLY APPEARED XXXXXXXXXXXXXXXX OF THE PLANNING COMMISSION OF THE CITY OF CITY OF WAIFORD CITY, AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE.

NOTARY PUBLIC STATE OF NORTH DAKOTA

TLE:

VEEDER ESTATES SUBDIVISION

LOTS 1-28 OF BLOCK 1, DIS 1-2 OF BLOCK 3, AND LOTS 1-8 OF BLOCK 8, VEEDER ESTATES SUBDIVISION SITUATED IN SWI/4, SECTION 18, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5TH P.M., IN THE CITY OF WATFORD CITY, MAKEVIZE COUNTY, NORTH DAKOTA

DAVID A. VEEDER, VEEDER ESTATES L.L.C. 2795 ENTERPRISE AVENUE, SUITE 6 BILLINGS, MT 59102

PREPARED BY:



P.O. Box 6359 Williston, North Dakota 58802 Phone: 701.580.6966 www.sandersonstewart.com

PROJECT No.: DATE: BY: SHEET: 05/05/14 CWK 1 OF

Building Permits

Building Permits 2014

No.	Month	Applicant	Address	Parcel #	Description	Value	Date	Fee	PD
2855	April	Tara Estates Phase I, LLC	1134 9th St SW	Lot 9	Unit of Duplex	\$100,000.00	4/21/14	\$1,015.00	#1034
2856	April	Tara Estates Phase I, LLC	1130 9th St SW	Lot 8	Unit of Duplex	\$100,000.00	4/21/14	\$1,015.00	#1034
2857	April	Tara Estates Phase I, LLC	1122 9th St SW	Lot 6	Unit of Duplex	\$100,000.00	4/21/14	\$1,015.00	#1034
2858	april	Tara Estates Phase I, LLC	1114 9th St SW	Lot 4	Unit of Duplex	\$100,000.00	4/21/14	\$1,015.00	#1034
2859	April	Tara Estates Phase I, LLC	1110 9th St SW	Lot 3	Unit of Duplex	\$100,000.00	4/21/14	\$1,015.00	#1034
2860	April	Badlands Development	1806 3rd St SE	Lot 53	Moving a MH	\$0.00	4/23/14	\$25.00	Card
2861	April	Joe Erickson	709 Long Dr	Lot 10	9616 SqFt Home	\$1,400,000.00	4/21/14	\$7,965.00	#2151
2862	April	Kevin Lipka	300 5th St NE		ReRoof Home	\$3,000.00	4/21/14	\$79.00	Card
2863	April	Badlands Development	1902 3rd St SE	Lot 54	Moving a MH	\$0.00	4/23/14	\$25.00	Card
2864	April	Badlands Development	1904 3rd St SE	Lot 55	Moving a MH	\$0.00	4/23/14	\$25.00	Card
2865	April	Badlands Development	1906 3rd St SE	Lot 56	Moving a MH	\$0.00	4/23/14	\$25.00	Card
2866	April	Paradise Const.	1161 17th Ave NE		2300 sq ft Home	\$150,000.00	4/23/2014	\$3,840.00	#1156
2867	April	Heggen Nelson Engineering	805 S. Main St.	11-00-08700	Sign Permit	\$0.00	4/23/14	\$100.00	#1268
2868	April	WC ND Apartments	1112 South Pheasant Ridge	82-55-07800	48 Unit Apartment building	\$ 5.5 million	4/24/14	\$24,365.00	1008
2869	April	Mark Campbell	302 22nd Ave NW		Duplex with Garage	\$168,000.00	4/24/14	\$1,457.00	1125
2870	April	Mark Campbell	21107 South Main St		Assembly of God Addition/Renovation	\$2,178,968.00	8/10/13	\$9,036.91	5364
2871	April	Mitch Griffin	308 4th St NE		re-roof existing home	\$1,600.00	4/30/14	\$58.00	1248
2872	May	Phillip England	420 4th St NW		screened porch 8x16	\$2,000.00	5/2/14	\$70.00	1300
2873	May	Lyle Bruins	329 4th St NW		basement addition & west side addition	\$30,000.00	5/5/14	\$263.00	2796
2874	May	Derrick Wilson	317 3rd Ave NE		new roof on existing home	\$4,200.00	5/6/14	\$95.80	101503
2875	May	Earthwork Builders	105 9th Ave SE #3		sign permit Chiropractor Office		5/7/2014	\$100.00	# 6841
2876	May	OK Impement/David Knutson	1205 15th Ave SW		40x60 Garage w cement floor	\$150,000.00	5/8/14	\$1,340.00	#127848
2877	May	Gordon Hendrickson	108 6th St NE		24x20 Garage	\$23,000.00	5/9/14	\$359.00	card
2878	May	Brady Lund	212 8th St NW		fence		5/9/14	\$25.00	#1342
2879	May	Roland Heiser	905 16th St NE		pole bldg engineered 30x56x16	\$24,000.00	5/9/14	\$373.84	#
2880	May	Lorin & Tammy Good	1024 5th Ave SE		new roof on existing home	\$6,030.00	5/12/2014	\$121.42	#3030
2881	May	Duane & Amanda Hayes	2717 2nd St NE		fence	\$750.00	5/13/14	\$25.00	cash
2882	May	Paul & Sandi Wisness	205 3rd St NE		SFH 6,000 sq. ft	\$1,500,000.00	5/16/14	\$8,365.00	
2883	May	Rick Holm	1002 N. Main St		525 sq. ft addition	\$30,000.00	5/19/14	\$440.00	# 2861
2884	May	Shane Homiston	216 7th St NE		deck & egress window	\$6,500.00	5/20/14	\$128.00	card
2885	May	Dakota West Credit Union	340 N Main Street	82-01-02100	Sign Permit/Wall, directional & wall		5/21/14	\$100.00	#132134