

# CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

**AGENDA**  
**October 27, 2014**

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

- **Call to Order Public Hearing**

1. Public Hearing to hear comment regarding Conditional Use Permit Application Annual REVIEW for Christopher Buchholz on property located at 100 6<sup>th</sup> Street SE, Watford City, McKenzie County, ND. Under consideration: Annual Review of Conditional Use Permit for in home licensed daycare on R3 zoned property.
2. Public hearing to hear comment regarding Conditional Use Permit Application Annual REVIEW of Heggen Equipment on property located at 805 Main Street South 11.38 acres, Watford City, McKenzie County, ND. Under consideration: Annual Review of Conditional Use Permit for employee housing on C-1 zoned property.
3. Public hearing to hear comment regarding Conditional Use Permit Application Annual REVIEW for McKenzie Building Center Inc., on property located at 1504 4th Ave NE, 5.44 acres, McKenzie County, ND. Under consideration: Annual Review of Conditional Use Permit for employee housing on C-1 zoned property
4. ~~Public Hearing to hear comment to consider Variance Application submitted by Lyle E Bruins on the following described property: 109 Park Avenue W. Sax Addition 1 N 100 ft. of Lot 16 Blk 1, Parcel # 82-57-01800 Watford City, McKenzie County, North Dakota. For the purpose of building a garage (14x30).~~ *Application Pulled.*
5. Public hearing to hear comment to consider Variance Application submitted by Watford Third St. Housing, LLC-Milton Bakogiannis on property located: 300 3rd Avenue NE, West 90 Ft. of Lots 8 & 9, Block 1 Second Addition to Watford, Watford City, McKenzie County, North Dakota. For the consideration to build a garage and expand existing house.
6. Public hearing to hear comment on Simple Lot Split Application submitted by Nyla J. Dahl & Nathan S. Dahl/PVJ, LLC. Lenny Badger for IT# 1818 & 1819 and the E1/2SE1/4SW1/4 Section 17, T150N, R98W, 22.97 acres, Watford City, McKenzie County, ND. For the consideration of creating two lots from 3 parcels of land. Lot 1 8.0 acres, Lot 2 14.97 acres.

7. Public Hearing to hear comment on Preliminary Subdivision Plat Application submitted by Jason Simpson & LJA Engineering "Long X Commercial Town Centre" for a replat of Long X Industrial Park and IT# 2533 within the NE1/4 of Section 36, T150N, R99W, 60.02 acres (32 lots), Watford City, McKenzie County, ND.

- **Close Public Hearing**
- **Call to Order Regular Meeting**
- **Minutes of September 29<sup>th</sup> and October 6<sup>th</sup>, 2014 Special Meeting**
- **New Business:**
- **Review Building Permits:**  
Attached
- **Adjournment**

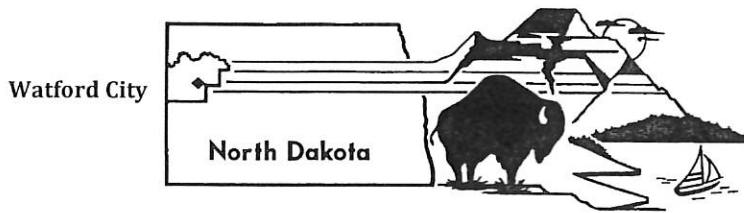
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Mildred Williams, Assistant City Planner

1.

# CUP Annual Review

## Christopher Buchholz



**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  
[www.mckenziecounty.net](http://www.mckenziecounty.net)

October 20, 2014

## **STAFF REPORT**

### **CU-28-2014                      Conditional Use Renewal**

<u>Applicant</u> Keni Schreiner Po Box 701 Watford City, ND 58854	<u>Property Owner</u> Christopher Buchholz
----------------------------------------------------------------------------	-----------------------------------------------

**Property Address:** 100 6<sup>th</sup> St SE, Watford City

**Conditional Use Requested:** A conditional use to permit a home occupation; Home-based Day Care.

**Zone:** R-3, Medium Density Residential District

**Reference:** Watford City City Code Sec. XV – Article XII, Conditional Uses, R-3, Medium Density Dwelling District

**Discussion:** The applicant filed an application to permit a home occupation at the above-referenced address. The applicant intends to run a home-based day care for not more than nine (9) children; two (2) of the nine (9) being applicants own children. Home-based day care facilities with more than five children are regulated by Social Services; applicants State Licenses in processing.

The home where the home-based day care is proposed to be is in an area mostly comprised of single family residential with in R3 Medium Density Dwelling District. This use should not generate a significant amount of traffic and its impact to the existing area is negligible.

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

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

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;



4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental affects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

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

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

**Recommendation:** The proposed use has not changed since original CUP application was filed. Planning Department sees no reason for termination of CUP at this time. **The conditional use permit should be reviewed annually.**

Staff recommends **approval** of the conditional use RENAVAL subject to the following conditions:

1. No freestanding signs should be permitted as part of this Conditional Use.
2. Conditional Use Permit shall be for a term of one year and reviewed annually thereafter.

Contact:

Seth Sampson  
Assistant City Planner  
[ssampson@nd.gov](mailto:ssampson@nd.gov)

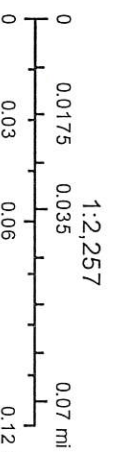


# Buchholz CUP Annual Review



October 9, 2014

- World Transportation
- StreetCenterlines
- St ights
- Place Names
- Block Number
- Lot Number
- Watford City Limits
- Extra-Territorial Area (ETA)
- Subdivision
- Lot Lines



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, IGN, IGP



## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that the Watford City Planning Commission will hold a Public Hearing on October 27<sup>th</sup>, 2014 at 6 p.m. at City Hall in the Heritage Room regarding Conditional Use Permit Application Annual REVIEW of Christopher Buchholz, on property located at 100 6<sup>th</sup> Street SE, Watford City, McKenzie County, ND.

Under consideration: Annual Review of Conditional Use Permit for in home licensed daycare on R3 zoned property.

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 9<sup>th</sup> day of October 2014



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Mildred Williams

Watford City Assistant Planner

Run: 2times 10/15 & 10/22 of 2014

Published: McKenzie County Farmer

Faxed: 10/9/14

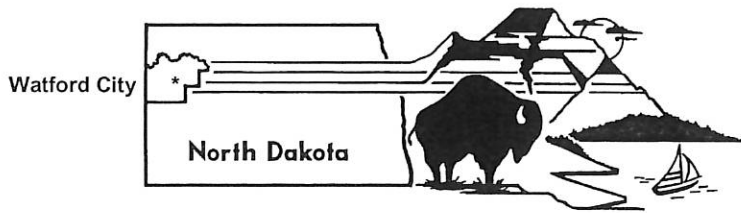
Mailed to:

## 100 6<sup>th</sup> St. SE

- Maria A. Luchi  
P.O. Box 1228  
Watford City, ND 58854
- Berton & Roxie Bates  
P.O. Box 1492  
Watford City, ND 58854
- Henry & Beverly Hillstad  
P.O. Box 884  
Watford City, ND 58854
- Sonja Johnson  
P.O. Box 720  
Watford City, ND 58854
- Bill & Sheri Carlson  
P.O. Box 792  
Watford City, ND 58854
- Gloria Travger  
P.O. Box 625  
Watford City, ND 58854
- David Thompson  
P.O. Box 267  
Watford City, ND 58854
- John & Coralie Bruegger  
P.O. Box 261  
Watford City, ND 58854
- Lucille Broderson  
P.O. Box 716  
Watford City, ND 58854
- Raymond D. Fowler  
P.O. Box 173859  
Denver, CO 80217
- Larry & Valerie Nygaard  
P.O. Box 786  
Watford City, ND 58854

2.

# CUP Annual Review Heggen Equipment



**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)

October 20, 2014

## **STAFF REPORT**

CU-30-2014

Conditional Use RENWAL

Applicant

Heggen Equipment Inc.  
Po Box 1408; 805 South Main St.  
Watford City ND, 58854

Property Owners

Sarah Heggen-Lewis  
E. Ingrid McKay Heggen

Property Address: 805 South Main St., 11.38 Acres

Conditional Use Requested: Temporary employee housing

Reference: Watford City City Code Sec. XV – Article XXV, Conditional Uses

Discussion: This application was filed for the purpose of temporary employee housing within C-1 Commercial Zoning District.

The property is located at 805 South Main St., 11.38 acres.

The existing property is currently developed as a commercial site. The site has access to city water and sewer service and is accessed from Hwy. 85 S. The site is in the newly created Extra Territorial Area (ETA) and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission. The intent of the ETA is to regulate growth and development within one mile of the City but to not be restrictive in nature.

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.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. Chapter XV, Article XX of the City of Watford City ordinances require that "All required off-street parking areas, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." At the CU permit's annual review, if it is determined that there is a long-term need, the P&Z commission can recommend to the city council that the permittee pave the parking areas. However, the P&Z Commission cannot waive the requirement to provide paved parking and driving surfaces. They can only make a recommendation to the City Council to do so. Should the use become long-term the requirement to pave will be implemented.



*Surrounding Land Use Inventory:*

West: Zoning - A-2, McKenzie County  
Use - Agricultural  
South: Zoning - C-1, McKenzie County  
Use - Commercial  
North: Zoning - C-1, Watford City  
Uses - Commercial  
East: Zoning - C-1, Watford City  
Uses - Commercial

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

1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided.
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

*Site Development*

*Access:* The property is accessible from Hwy 85/Main Street South.

*Sewer:* There is access to city sanitary sewer mains from the property.

*Water:* There is access to city water mains from the property.

*Analysis:* The property is currently being used as an office/shop and the application for employee housing is an allowed use with a Conditional Use Permit in the C-1 District. The site consists of 11.38 acres and per the ordinance will be allowed one (1) mobile unit (HUD) or two (2) RV units (DMV) per acre. This use has not changed since last CUP request.

Recommendation:

Staff recommends **approval** of the conditional use RENEWAL subject to the following conditions:

1. The conditional use permit will allow only factory manufactured campers and DOT approved recreational vehicles. No non-factory housing shall be permitted.
2. The conditional use permit is based on the number of spaces allowed per the lot size and shall not be expanded nor the intensity increased.
3. The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per site shall be provided.
4. A dust palliative should be required to be applied to parking areas from May through October.
5. Parking areas shall be surfaced with a minimum of 6" of crushed aggregate, not scoria. Scoria may be used as a base course.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year.

Contact:

Seth Sampson  
Assistant City Planner  
ssampson@nd.gov



[illegible]

World Transportation

10

Subdivision



## City Limits

© 2000 Blackwell Science Ltd

## Lot Lines

Extra-Territorial Area (ETA)



Cherry Creek

### Parcels Data from McKenzie County

Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEI, Getmapping, Aer

1:9,028

City of Watford City



## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that the Watford City Planning Commission will hold a Public Hearing on October 27<sup>th</sup>, 2014 at 6 p.m. at City Hall in the Heritage Room regarding Conditional Use Permit Application Annual REVIEW of Heggen Equipment, on property located at 805 Main Street South 11.38 acres, Watford City, McKenzie County, ND.

Under consideration: Annual Review of Conditional Use Permit for employee housing on C-1 zoned property.

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 9<sup>th</sup> day of October 2014



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Mildred Williams

Watford City Assistant Planner

Run: 2times 10/15 & 10/22 of 2014

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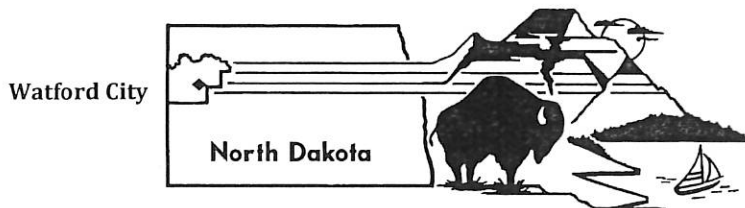
## 805 Main St. South

- Robinson Property & Holdings LLC  
P.O. Box 552  
Orem, UT 84059
- Watford Center LLC  
13774 Reimer Dr.  
Maple Grover, MN 55311
- Dale & Irene Hanson  
P.O. Box 148  
Watford City, ND 58854
- A & E Estate Holdins LLC  
P.O. Box 2647  
Watford City, ND 58854
- Dan & Ginger Fladeland  
10511 HWY 525  
Minot, ND 58701  
(2 properties/lots)
- Anna Marquardt  
1108 11<sup>th</sup> St. SW  
Watford City, ND 58854
- CKW Properties LLP  
P.O. Box 1109  
Watford City, ND 58854  
(4 properties/lots)

3.

# CUP Annual Review McKenzie Building Ctr.





**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  
[www.mckenziecounty.net](http://www.mckenziecounty.net)

October 20, 2014

## **STAFF REPORT**

### **CU-29-2014 Conditional Use RENEWAL**

Applicant

McKenzie Building Center  
Greg Bangert  
1504 4<sup>th</sup> Ave NE  
Watford City, ND 58854

Property Owners

McKenzie Building Center

Property Address: 1504 4<sup>th</sup> Ave NE, 5.44 acres

Conditional Use Requested: Use of two manufactured homes and one park model that are currently set up on property to house employees temporarily until company employee housing site is completed

Reference: Watford City City Code Sec. XV – Article XXV, Conditional Uses

Discussion: This application was filed for the purpose of employee housing with in C-1 Commercial Zoning.

The property is located at 1504 4<sup>th</sup> Ave NE

The existing property is currently developed as a commercial site. The site has access to city water and sewer service and is accessed from 4<sup>th</sup> Ave NE/Hwy23, secondary access 16<sup>th</sup> Ave NE. The site is in the 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 applicant zone change request.

The commission should carefully consider all of the possible implications associated with approving this Conditional Use. Chapter XV, Article XX of the City of Watford City ordinances require that "All required off-street parking areas, building aprons, including access drives, shall be improved with asphalt, concrete or similar dust-free surface and all parking spaces shall be clearly marked." At the CU permit's annual review, if it is determined that there is a long-term need, the P&Z commission can recommend to the city council that the permittee pave the parking areas. However, the P&Z Commission cannot waive the requirement to provide paved parking and driving surfaces. They can only make a recommendation to the City Council to do so. Should the use become long-term the requirement to pave should be implemented. In the interim, a dust palliative such as magnesium chloride can be applied.

### *Surrounding Land Use Inventory:*

West: Zoning -	C-1, McKenzie County
Use -	General Commercial
South: Zoning -	C-1, McKenzie County
Use -	General Commercial
North: Zoning -	C-1, McKenzie County
Uses -	General Commercial
East: Zoning -	AG, McKenzie County
Uses -	Agriculture

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1. The conditional use will not be detrimental to or endanger the public health, safety or general welfare;
2. The existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
3. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
4. Adequate utilities, access roads, drainage, and other necessary site improvements have been or are being provided;
5. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
6. The conditional use shall conform to all special provisions of the district in which it is located. The Conditional Use Permit may be issued for a specified period of time, with automatic cancellation at the end of that time unless it is renewed, or conditions may be applied to the issuance of the Permit and periodic review may be required to determine if the conditional use has any detrimental effects on neighboring uses or districts. The Permit shall be granted for a particular use and not for a particular person or firm.

### Site Development

*Access: The property is accessible from 4<sup>th</sup> Ave NE and or 16<sup>th</sup> Ave NE.*

*Sewer: There is access to city sanitary sewer mains from the property.*

*Water: There is access to city water mains from the property.*

*Analysis: The property is currently being used as a retail Building Supply and the application for temporary employee housing is an allowed use with a Conditional Use Permit in the C-1 District. The site consists of 5.44 acres and per the ordinance will be allowed one (1) mobile unit (HUD) or two (2) RV units (DMV) per acre.*

Recommendation:

Staff recommends **approval** of the conditional use RENEWAL subject to the following conditions:

1. The conditional use permit will allow only factory manufactured housing-HUD approved  
No non-factory housing shall be permitted; permitted for this application 2 HUD approved mobile units and 1 Park Model.
2. The conditional use permit is based on the number of spaces allowed per the lot size and shall not be expanded nor the intensity increased.
3. The conditional use permit shall be specific as to number of parking spaces to be provided. A minimum of 2 off-street parking spaces per unit shall be provided.
4. A dust palliative is required to be applied to parking areas from May through October.
5. Parking areas, drive isles and aprons within commercial area of site shall be surfaced with asphalt, concrete or similar dust free surface with clearly marked spaces in accordance with ordinance; handicap and regular.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year.

Contact:

Seth Sampson  
Assistant City Planner  
ssampson@nd.gov



# McKenzie Building CUP Annual Review



October 9, 2014

- World Transportation ☐
- Street Lights ☒
- P Names ☐
- Watford City Limits ☐
- Extra-Territorial Area (ETA) ☐
- Subdivision ☐
- Lot Lines ☐
- Cherry Creek ☐
- Parc ☐ data from McKenzie County

1:4,514

0 0.0375 0.075 0.1 0.15 mi

0 0.05 0.1 0.2 km

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



## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that the Watford City Planning Commission will hold a Public Hearing on October 27<sup>th</sup>, 2014 at 6 p.m. at City Hall in the Heritage Room regarding Conditional Use Permit Application Annual REVIEW of McKenzie Building Center Inc., on property located at 1504 4<sup>th</sup> Ave NE, 5.44 acres, McKenzie County, ND.

Under consideration: Annual Review of Conditional Use Permit for employee housing on C-1 zoned property.

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 9<sup>th</sup> day of October 2014



Mildred Williams

Watford City Assistant Planner

Run: 2times 10/15 & 10/22 of 2014

Published: McKenzie County Farmer

Faxed: 10/9/14

Mailed to:

1504 4<sup>th</sup> Ave NE

- Nathan & Nyla Dahl  
120 Evergreen LN  
Watford City, ND 58854
- FoxHouse LLC  
41 East 65<sup>th</sup> St.  
New York, NY 10065
- W.C. Municipal Airport Authority  
P.O. Box 562  
Watford City, ND 58854
- Frontier Wellhead & Supply, INC  
P.O. Box 758  
Watford City, ND 58854
- Auto Property Solutions LLC  
P.O. Box 2603  
Watford City, ND 58854
- Craig & Julie Nelson  
1504 12<sup>th</sup> St. NE  
Watford City, ND 58854



4.

Variance Application

Lyle Bruins

*\*\*Application Pulled\*\**

5.

Variance

Watford Third St. Housing

Milton Bakogiannis

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

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE	DATE FILED: 9-26-14	APPLICATION NUMBER:
ZONE CHANGE	PROCESSES BY: MW	MEETING DATES: P&Z: 10-27-14 CC: 11-3-14
CONDITIONAL USE PERMIT	FEE: 300.00	ADVERTISE DATE: 10-15 + 10-22
VARIANCE \$300	RECEIPT #: CH# 1003	PROPERTY OWNERS NOTIFIED:
VACATION & ABANDONMENT	SECTION/TOWNSHIP/RANGE: NW 1/4 NW 1/4 Sect. 19, T150N, R98W	
STREET NAME	RELATED CASE #:	
	FINAL ACTION MEMORANDUM MAILED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: WATFORD 3rd Street House  
 APPLICANT: WATFORD 3rd Street House

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: WATFORD 4th Street House  
 ADDRESS: PO Box 623  
 CITY: WATFORD STATE: ND ZIP CODE: 58854  
 TELEPHONE: 7-15522740 EMAIL:  
 ASSESSOR'S PARCEL NUMBER(S): 82-03-00800  
 LEGAL DESCRIPTION:  
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 300 3rd Avenue NE  
 GROSS/NET ACREAGE: PRESENT ZONE CLASSIFICATION:  
 DESIRED ZONE CLASSIFICATION: CURRENT LAST USE:

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

Build A GARAGE  
 Expand the existing House

See Survey with existing and proposed Expansion

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

701-552-2740  
 Milton

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

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



# LAND USE APPLICATION pg. 2

Watford City Planning Department

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

Property Owner Signature

Print of Type Owner Name

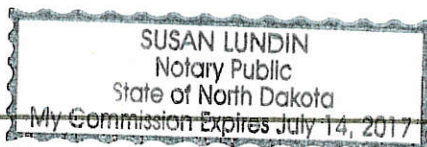
## NOTARY

State of NORTH Dakota

County of McKENZIE

This instrument was acknowledged before me on Sept 24, 2014 Date

by Milton Bakogiannis Name of Person



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 <sup>**</sup>	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:

- 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.

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](http://www.mckenziecounty.net)



# Watford Third St. Housing, LLC



October 9, 2014

- World Transportation
- StreetCenterlines
- Place Names
- Block Number
- Lot Number
- Watford City Limits
- Extra-Territorial Area (ETA)
- Subdivision
- Lot Lines

1:2,257

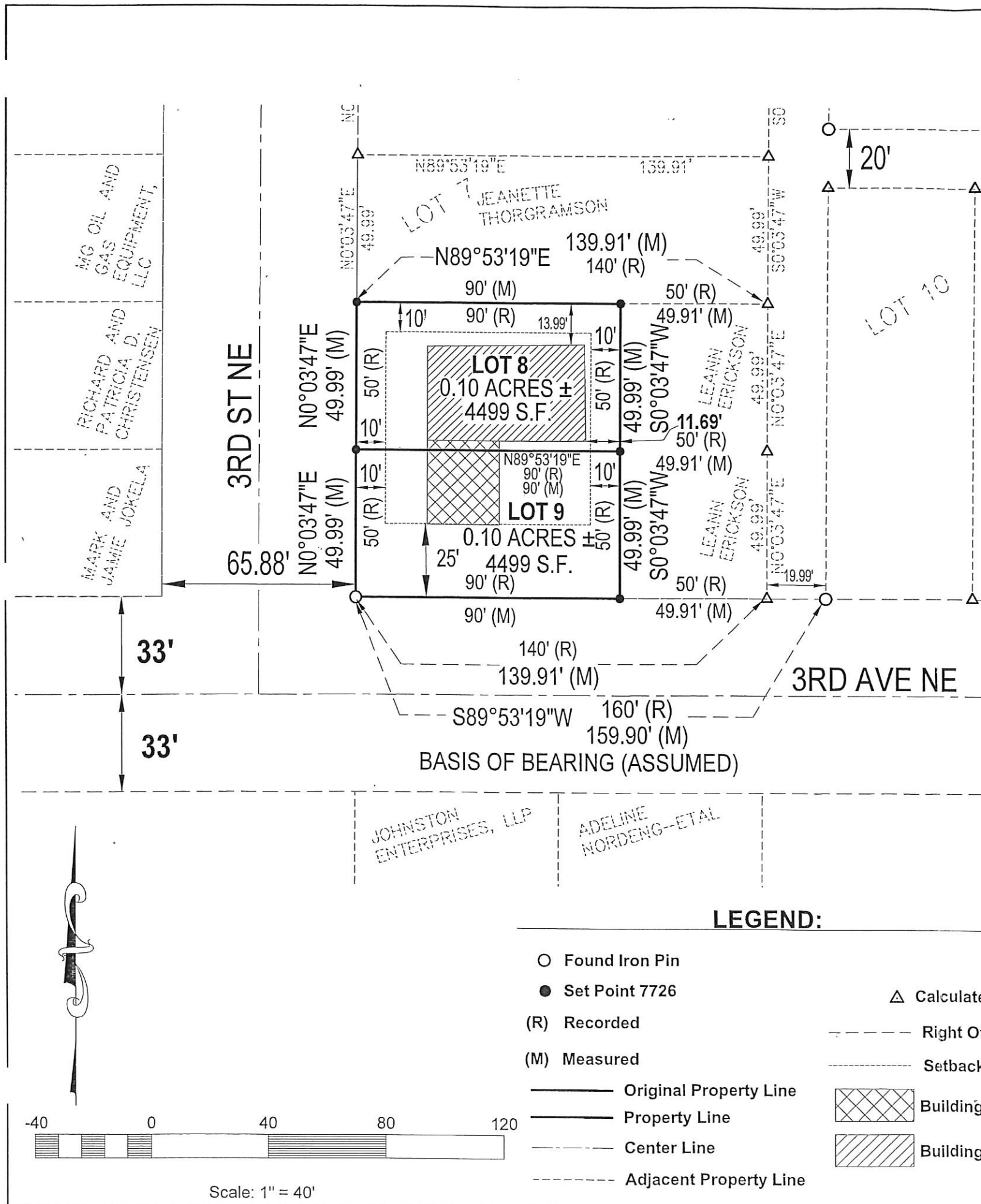
0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, Aer

City of Watford City





Record of Survey  
Lot 8 and 9, Block 1, Second Addition to Watford  
in the  
NW1/4NW1/4, Section 19, T.150N.R98W. 5th P.M.  
McKenzie County, North Dakota

Requested By:

Watford Third Street Housing, LLC-Milton Bakogiannis - Owner

Description

West 90 feet of Lots 8 and 9, Block 1, Second Addition to Watford, now Watford City, McKenzie County, North Dakota.  
Document: 469875

Note

McKenzie County, North Dakota-Zoning Ordinance  
Residential District: 3.6; Residential, Low Density District (R-1) 3.6.2; Yards 3.6.2.4 Page27: Yards: 1. Each front yard must have a setback from the property line of minimum depth of: A. In subdivisions-25 feet from the property line. B. Otherwise-75 feet from the center of the county road. 2. Each side yard must have minimum width of 10 feet.

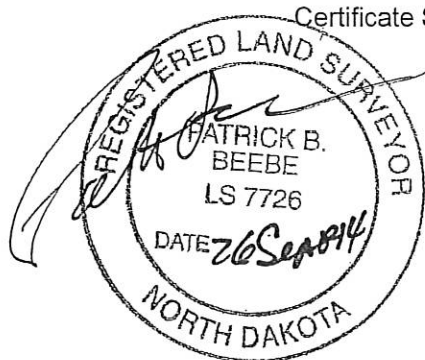
Surveyor's Certificate

I, Patrick B. Beebe, a Registered Land Surveyor, Williston, North Dakota, hereby certify that the attached survey 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.

Patrick B. Beebe, RLS 7726

Preliminary Field Survey Date: 9-23-2014

Certificate Signing Date: 26 Sept 14



Record of Survey  
Lot 8 and 9, Block 1, Second Addition to Watford  
in the  
NW1/4NW1/4, Section 19, T.150N.R98W. 5th P.M.  
McKenzie County, North Dakota

WLS Westrum's Land Surveying, Inc.  
Williston, North Dakota  
(701) 774-8605

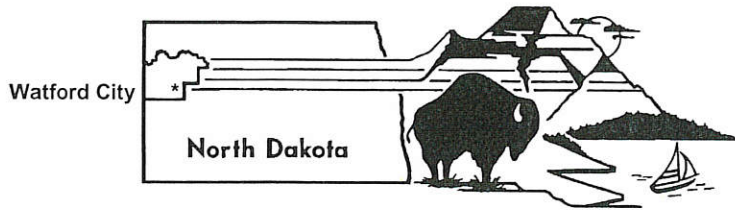
MAP DATE: 9-26-2014  
DRAWN BY: LRJ  
PAGE: ONE OF ONE  
DRAWING NO: 14-121

MILTON BAKOGIANNIS

SHEET 1 OF 1

701-577-4521





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)

October 22, 2014

## STAFF REPORT

V-07-2014

## Variance

Applicant

Milton Bakogiannis

Property Owner(s)

same

Property Address: 300 3<sup>rd</sup> Ave NE

Variance Requested: A variance of twelve feet (12) into the required rear yard setback of twenty-five feet. This will reduce the rear setback to 13 feet which is allowable under the one half rule of 12.5 feet.

Zone: R-1 zoning district

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

Discussion: The applicant has demolished an existing garage and would like to expand the existing house and build a new attached garage.

-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 setback 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. A hardship exists as the lot is only 100 feet deep and is a corner lot.
2. Variance was advertised and no complaints or concerns were received.

\*\*\* NOTE; CONDITION OF APPROVAL—Owner must file for a Simple Lot Split (combining lots) as the building sits on two city lots. The lot line must be removed and the plat re filed as one lot for the variance to be approved.

Contact: Steven Williams / Watford City Building Inspector

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** the Watford City Planning Commission will hold a Public Hearing on October 27<sup>th</sup>, 2014 at 6 p.m. at City Hall-Heritage Room to hear comment on a Variance Application submitted by Watford Third St. Housing, LLC-Milton Bakogiannis on property located:

300 3<sup>rd</sup> Avenue NE

West 90 Ft. of Lots 8 & 9, Block 1 Second Addition to Watford

Watford City, McKenzie County, North Dakota

For the consideration to build a garage and expand existing house.

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 9<sup>th</sup> day of October, 2014



---

Mildred Williams

Watford City Assistant City Planner

Run: 10-15 & 10-22

Published: McKenzie County Farmer

Faxed/Emailed: 10/9/14

Mailed to:

300 3<sup>rd</sup> Ave NE

- Jeanette Thorgramson  
P.O. Box 80  
Watford City, ND 58854
- Edith Wold  
P.O. Box 228  
Watford City, ND 58854
- Robert Paul & Christine Nelson  
18124 Sunshine LN SW  
Rochester, WA 98579
- Max & Ellen Borseth  
P.O. Box 1076  
Watford City, ND 58854
- Mark & Jamie Jokela  
P.O. Box 280  
Watford City, ND 58854
- Richard & Patricia Christensen  
P.O. Box 584  
Watford City, ND 58854
- MG Oil & Gas Equipment LLC  
P.O. Box 829  
Stanley, ND 58784
- Arne & Beverly Leom  
P.O. Box 100  
Watford City, ND 58854

6.

Simple Lot Split

Nathan Dahl

&

Lenny Badger



# 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>10.6.14</u>	APPLICATION NUMBER:
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>10.27.14</u>
SUBDIVISION FINAL MAP	FEES: <u>\$675.00</u>	CITY COUNCIL: <u>12.3.14</u>
<b>SIMPLE LOT SPLIT</b>	RECEIPT #: <u>CHK # 28 Watford Holdings LLC</u>	SECTION / TOWNSHIP / RANGE: <u>17 / 150N / 98W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES: <u>Rec'd 10.7.14 MW</u>	FINAL ACTION LETTER ISSUED DATE:

LARGE PARCEL MAP FINAL	PROPERTY OWNER <u>Nyla J. Dahl and Nathan S. Dahl</u>
PARCEL MAP SUBSEQUENT	APPLICANT <u>PVJ, LLC</u>
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:
FAMILY CEMETERY DESIGNATION	NAME <u>Lenny Badger</u>
AGRICULTURAL EXEMPTION	PHONE <u>(702) 524-1001</u>
	ADDRESS <u>3455 Cliff Shadows Pkwy., Ste. 220</u>
	CITY <u>Las Vegas</u> STATE <u>NV</u> ZIP CODE <u>89129</u>
	EMAIL <u>lbadger@fcglv.com</u>

ASSESSOR'S PARCEL NUMBER(S) 82-73-00950

LEGAL DESCRIPTION E1/2 SE1/4 SW1/4, IT 1818 & 1819, Section 17, T150N, R98W, except ND Hwy 23 right-of-way

PROPERTY ADDRESS AND NEAREST CROSS STREETS Northeast corner of Hwy 23 & 16th St. NE

GROSS/NET ACREAGE 22.97/22.97 NUMBER OF LOTS 1 ZONING C1

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER Existing City of Watford City water and sewer systems

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 City of Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.

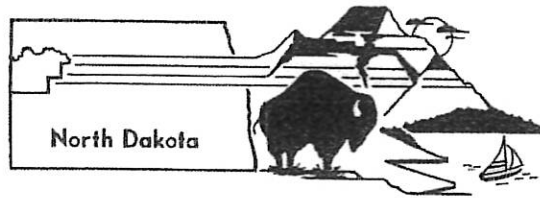
Property Owner (Signature) [Signature] Nathan S. Dahl

Property Owner (Print) Nyla J. Dahl

Property Owner (Signature) [Signature] Nyla J. Dahl

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

NAME Steve Rude LICENSE NO L5 6261  
 ADDRESS 103 1st Ave. W., Unit 300  
 CITY Dickinson STATE ND ZIP 58601  
 PHONE (701) 225-9636  
 FAX/Email (701) 225-9616



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

AP#: \_\_\_\_\_

Application/Owner: Nyla J. Dahl and Nathan S. Dahl

In the State of ND, County of McKenzie

I/We Nyla J. Dahl and Nathan S. Dahl

I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County/Watford City related to the applicable map application type as follows:

(Check Appropriate Map Type)

\_\_\_\_\_ Subdivision of Land Preliminary Map

☒ ~~Subdivision of Land Preliminary Map~~ Subdivision of Land Final Map Simple Lot Split

\_\_\_\_\_ Parcel Map

Nyla J. Dahl  
(Signature)

Nathan S. Dahl  
(Signature)

Nyla J. Dahl  
(Printed name & title)

Nathan S. Dahl  
(Printed name & title)

I, Sonja Johnson, a Notary Public of the County and State aforesaid, hereby certify that Nyla J. Dahl & Nathan S. Dahl personally known to me to be the affiant in the foregoing affidavit, personally appeared before me this day and having been by me duly sworn deposes and says that the facts set forth in the above affidavit are true and correct.

Witness my hand and official seal this the 4<sup>th</sup> day of Oct, 2014.

(SEAL)   
SONJA JOHNSON  
Notary Public  
State of North Dakota  
My Commission Expires Nov. 20, 2019

Sonja Johnson  
Notary Public

My Commission expires:  
11 / 20 / 2019

State of: North Dakota  
County of: McKenzie



October 6, 2014

Curt Moen, City Planner  
City of Watford City  
112 2nd Ave NE  
Watford City, ND 58854

Re: Legacy Commons Subdivision - Application for Simple Lot Split

Dear Mr. Moen,

On behalf of Applicant, PVJ, LLC, and the property owners, Nyla and Nathan Dahl, please find enclosed the following items for your review of a request for simple lot split.

- A signed Division of Land/Planning Application.
- A signed and notarized Affidavit to Accompany City of Watford City Division of Land Application.
- A copy of a review fee check in the amount of \$675. The original is scheduled to arrive at your office on or before October 8<sup>th</sup>.
- One 11x17 copy of the proposed plat.

**Project Description**

This purpose of this proposed simple lot split is to rearrange existing parcels in order to create new parcels suitable for acquisition by the Applicant.

Access/Streets. Physical and legal access to the property will be via 16<sup>th</sup> Street NE along the west side of the subject property. No public street dedications are proposed.

Grading/Drainage. Given the purpose of this proposed plat, no grading/drainage plans are provided.

Utilities. No new water, sanitary sewer, or dry utilities are proposed.

Floodplains and Wetlands. The FEMA-designated 100-year floodplain is shown on the subject property.

Zoning. According to the June 2014 Watford City Zoning Map, the subject property is zoned C-1. No zone change is being requested.

Development Agreement. Since no public or private improvements are proposed at this time, a Developer Agreement is not provided.

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

Sincerely,

Steve Rude, PLS  
Land Surveyor

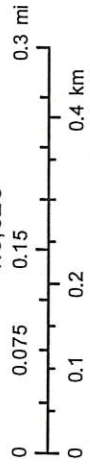


# Dahl Simplot Lot Split



October 9, 2014

1:9,028



Parcels Data from McKenzie County

Extra-Territorial Area (ETA)

World Transportation

Place Names

Watford City Limits

Lot Lines

Cherry Creek

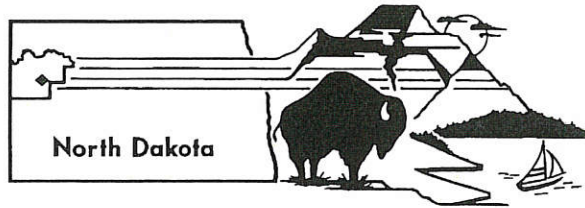
Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP,







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)

October 20, 2014

### STAFF REPORT

#### SLS-17-2014 Simple Lot Split

##### Applicant

PVJ LLC  
Lenny Badger  
3455 Cliff Shadows Pkwy, Ste 220  
Las Vegas, NV 89129

##### Property Owners

Nyla and Nathan Dahl

Property Address: NE corner of Hwy 23 & 16<sup>th</sup> St NE

Simple Lot Split Requested: Owner intends to split Lot into 2 separate lots. New lots would contain 14.97 acres and 8.00 acres.

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

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

**-The purpose of this proposed SLS is to split original lot containing 22.97 acres into two separate lots, one containing 14.97 acres and the second containing 8.00 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 District
South:	Zoning -	AG, Watford City
	Use -	Agricultural District
North:	Zoning -	AG, McKenzie County
	Uses -	Agricultural
East:	Zoning -	AG, McKenzie County
	Uses -	Agricultural

##### Site Development

Access: Hwy 23

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

##### 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.

##### Contact:

Seth Sampson, Assistant Planner [ssampson@nd.gov](mailto:ssampson@nd.gov)

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** the Watford City Planning Commission will hold a Public Hearing on October 27, 2014 at 6 p.m. at City Hall, Heritage Room to hear comment on Simple Lot Split Application submitted by Nyla J. Dahl & Nathan S. Dahl/PVJ, LLC. Lenny Badger for IT# 1818 & 1819 and the E1/2SE1/4SW1/4 Section 17, T150N, R98W, 22.97 acres, Watford City, McKenzie County, ND.

For the consideration of creating two lots from 3 parcels of land. Lot 1 8.0 acres, Lot 2 14.97 acres.

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

Dated this 9<sup>th</sup> day of October 9, 2014



---

Mildred Williams  
Watford City Assistant City Planner

Run: 2 time

Published: McKenzie County Farmer – October 15 & 22

Faxed: October 9, 2014

Mailed to:

## IT # 1818 & 1819

- McKenzie Building Center INC.  
HWY 23 East 1504 4<sup>th</sup> AVE NE  
Watford City, ND 58854
- Nathan Dahl  
120 Evergreen LN  
Watford City, ND 58854
- Taylor AG Services  
P.O. Box 1229  
Watford City, ND 58854
- Steve & Laura Sanford  
P.O. Box 474  
Watford City, ND 58854
- Craig & Julie Nelson  
1504 12<sup>th</sup> St. NE  
Watford City, ND 58854



7.

Preliminary  
Subdivision Plat  
“Long X Commercial  
Town Centre”

## DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

Long x Commercial

APPLICATION TYPE	DATE FILED: <u>OCTOBER 2, 2014</u>	APPLICATION NUMBER: <u>TOWN CENTRE</u>
<u>SUBDIVISION PRELIMINARY MAP</u>	PROCESSED BY: <u>1122 + 32 lots</u>	PLANNING AND ZONING: <u>10.27.14</u>
SUBDIVISION FINAL MAP	FEE: <u>(checked out last month)</u>	CITY COUNCIL: <u>11.3.14</u>
SIMPLE LOT SPLIT	RECEIPT #:	SECTION / TOWNSHIP / RANGE: <u>36 150N 99W</u>
LARGE PARCEL MAP PRELIMINARY	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:
LARGE PARCEL MAP FINAL	PROPERTY OWNER: <u>JASON SIMPSON</u>	
PARCEL MAP SUBSEQUENT	APPLICANT: <u>LJA, Architects, Engineers, Planners, Surveyors</u>	
PARCEL MAP NON-SUBSEQUENT	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
FAMILY CEMETERY DESIGNATION	NAME: <u>Tray Tooz or Michael Demitroviak</u>	
AGRICULTURAL EXEMPTION	PHONE: <u>701.293.1350</u>	
	ADDRESS: <u>700 Main Ave.</u>	
	CITY: <u>Fargo</u> STATE: <u>N.D.</u> ZIP CODE: <u>58103</u>	
	EMAIL: <u>tt002@lja-1.com and michael.d@lja-1.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 11-00-14740, 11-00-14735, 11-00-14730LEGAL DESCRIPTION: A replat of

PROPERTY ADDRESS AND NEAREST CROSS STREETS:

GROSS/NET ACREAGE: 60.02 NUMBER OF LOTS: 32 ZONING: Commercial/Agrie.DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: CityARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: No

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

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

Property Owner (Signature):

Property Owner (Print): JASON SIMPSON

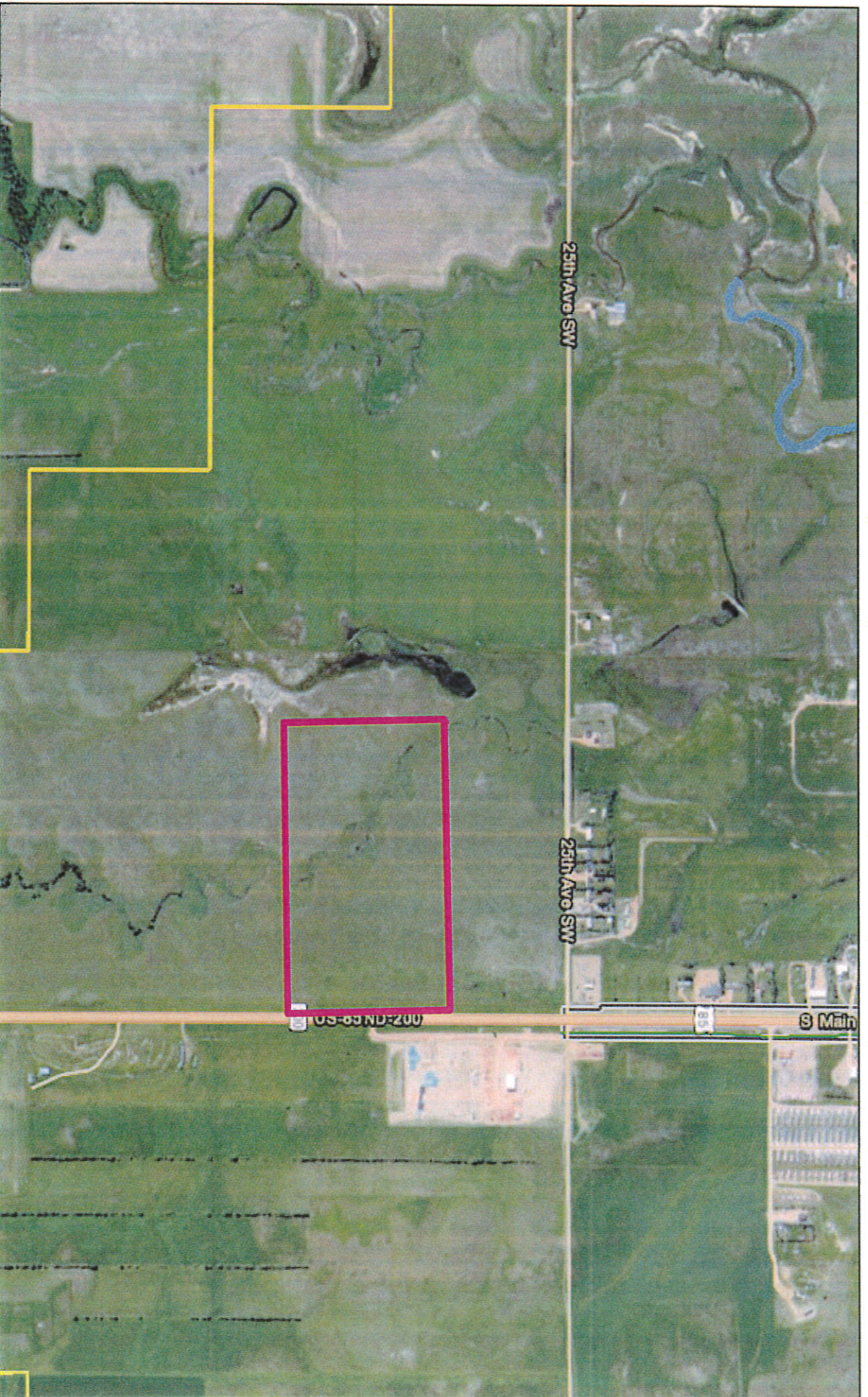
Property Owner (Signature):

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

NAME: Nathan Anderson LICENSE NO: 8064  
ADDRESS: 700 Main Ave.  
CITY: Fargo STATE: ND ZIP: 58103  
PHONE: 701.293-1350  
FAX/Email: 701.293-1353 / nanderson@lja-1.com

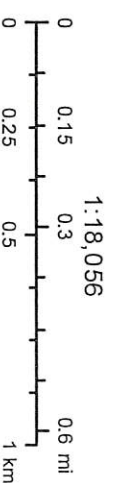


# Long X Commercial Park



October 9, 2014

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



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar, GeoGraphics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aer



## Williams, Mili

---

**From:** Ashley Kaisershot <akaisershot@lja-1.com>  
**Sent:** Wednesday, October 08, 2014 2:52 PM  
**To:** Williams, Mili  
**Cc:** Michael Domitrovich; Troy Tooz; John Biggs  
**Subject:** Long X Commercial Town Centre - Preliminary Plat  
**Attachments:** 14215 - Preliminary Plat-Layout1.pdf

Mili,

I was asked to forward on the preliminary plat for Long X Commercial Centre for Michael Domitrovich. He will follow up with you tomorrow regarding our submission. Attached is the preliminary plat PDF to go along with our fee submittal that was previously submitted.

If you need to discuss further please contact Michael.

Regards,

**Ashley C. Kaisershot, APA, Assoc. ASLA**  
Associate Planner



**ARCHITECTS | ENGINEERS | PLANNERS | SURVEYORS**  
700 Main Ave • PO Box 2464 • Fargo, ND 58108

**direct:** 701.551.2114  
**office:** 701.293.1350

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**PERSONAL AND CONFIDENTIAL:**

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PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.

#### LEGAL DESCRIPTION:

A replat of Long X Industrial Park and Irregular Tract #2533 within the Northeast Quarter of Section 36, Township 150 North, Range 99 West of the Fifth Principal Meridian McKenzie County, North Dakota.

#### OWNERS CERTIFICATE

Know all men by these presents, that \_\_\_\_\_, is the owner of LONG X INDUSTRIAL PARK & IRREGULAR TRACT #2288, County of McKenzie, State of North Dakota.

Said owner has caused the above described tract of land shown on this plat to be surveyed and platted as REPLAT OF LONG X INDUSTRIAL PARK County of Watford, North Dakota. Said REPLAT OF LONG X INDUSTRIAL PARK, consists of twenty-three lots and two blocks, and contains 59.99 acres, more or less.

By: \_\_\_\_\_

#### 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: \_\_\_\_\_  
Gen Beard, Chairman

State of North Dakota }  
County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said County and State, personally appeared 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: \_\_\_\_\_

#### WATFORD CITY APPROVAL

The City of Watford City, North Dakota, has approved the attached plat as shown hereon, and lying within the jurisdiction of the City of Watford City, has approved the streets, alleys, and other public ways and grounds of the attached plat, shown here as an amendment to the comprehensive street and highway plan and other appropriate portion of the comprehensive plan of the City of Watford City, North Dakota, all streets, alleys and other public ways and grounds of the attached plat are not accepted at this time with the offer to remain open.

Date: \_\_\_\_\_  
Brent Sanford, Mayor

Date: \_\_\_\_\_  
Peni Peterson, City Auditor

State of North Dakota }  
County of McKenzie } ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a notary public in and for said County and State, personally appeared Brent Sanford, Mayor, and Peni Peterson, City Auditor, known to me to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same in the name of the Watford City Planning and Zoning Commission.

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

#### 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 Svihoves, 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. 20\_\_\_\_ and was recorded as document number \_\_\_\_\_.

Ann M. Johnson, McKenzie County Recorder

#### SURVEYORS CERTIFICATE

I, Nathan G. Anderson, a Registered Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that I have supervised the survey and preparation of this certificate and that said certificate is a true and correct representation of the survey thereon; that all distances are correctly shown on said certificate; that monuments for the guidance of future surveys are, installed correctly in the ground as shown; and that the outside boundary lines are correctly designated on said certificate.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Nathan G. Anderson, Registered Professional Land Surveyor  
North Dakota License No. 15,804

State of North Dakota }  
County of Cass } ss

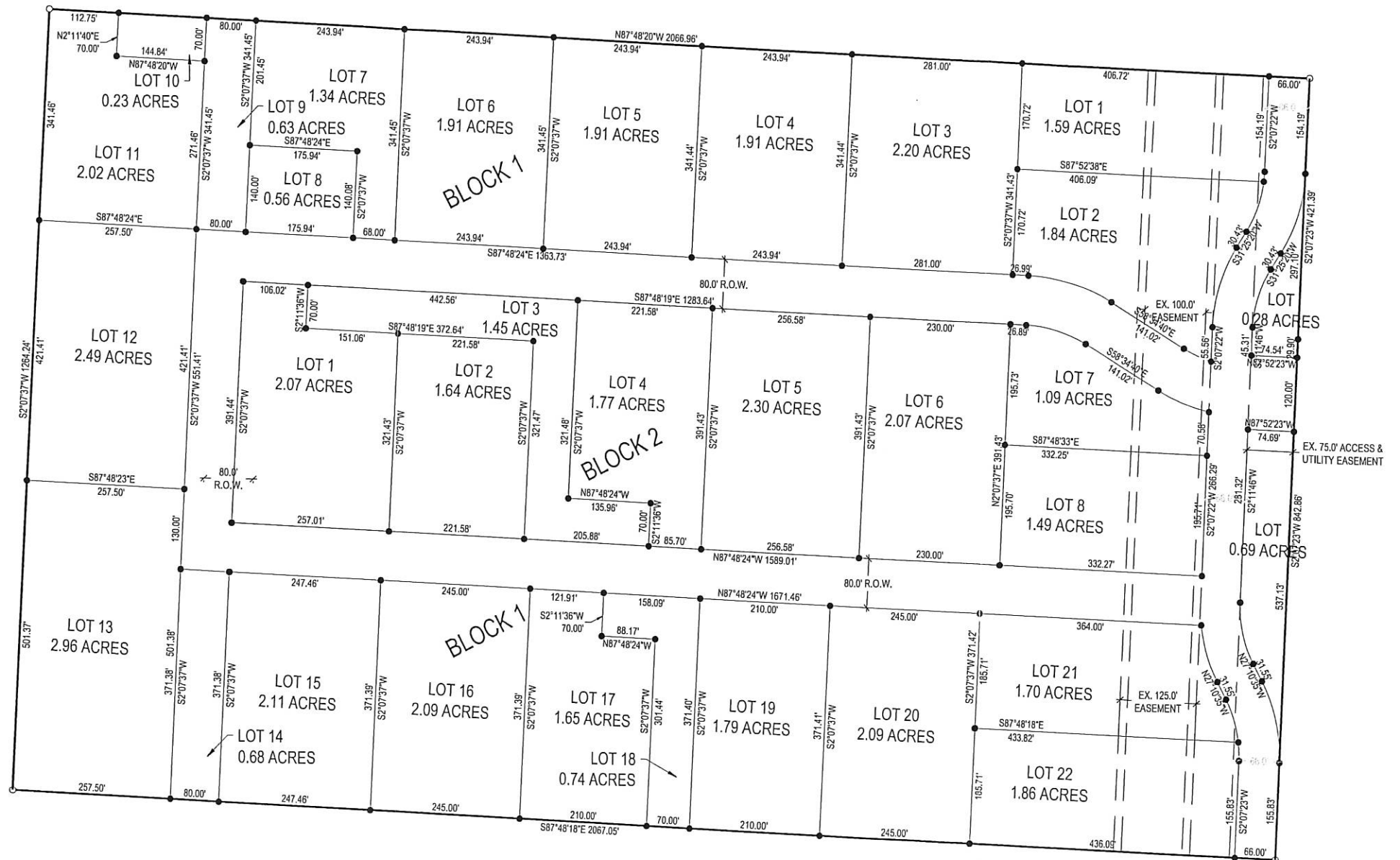
On this \_\_\_\_\_ day of \_\_\_\_\_, 2014 before me personally appeared Nathan G. Anderson, Registered Professional Land Surveyor known to me to be the person whose name is subscribed in the instrument and acknowledged to me that they executed the same.

My commission expires: \_\_\_\_\_

Notary Public,  
Cass County, North Dakota

## PRELIMINARY PLAT LONG X COMMERCIAL TOWN CENTRE

TO THE CITY OF WATFORD CITY, COUNTY OF MCKENZIE  
STATE OF NORTH 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., 20\_\_\_\_.

Montana - Dakota Utilities

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

State of North Dakota }  
County of McKenzie } ss

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

Notary Public for the State of North Dakota

(Notarial seal)

residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

#### 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., 20\_\_\_\_.

McKenzie Electric Cooperative

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

State of North Dakota }  
County of McKenzie } ss

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

Notary Public for the State of North Dakota

(Notarial seal)

residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

#### 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., 20\_\_\_\_.

Reservation Telephone Cooperative

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

State of North Dakota }  
County of McKenzie } ss

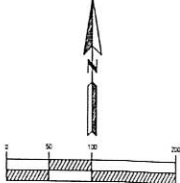
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public for the State of North Dakota, personally appeared, \_\_\_\_\_, known to me to be the persons who executed the certificate. In witness whereof, I have hereunto set my hand and affixed my official seal the day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

Notary Public for the State of North Dakota

(Notarial seal)

residing at \_\_\_\_\_

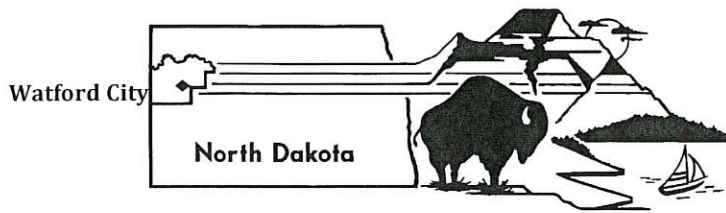
My commission expires \_\_\_\_\_



#### LEGEND:

- MONUMENT PLACED
- MONUMENT FOUND
- PROPERTY BOUNDARY
- - - PROPERTY LINE
- - - EX. UTILITY EASEMENT

**LJA** ARCHITECTURE ENGINEERING  
PLANNING LAND SURVEYING  
FARGO, ND 781.293.1359  
WILLISTON, ND 781.577.0033  
www.LJA-1.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  
[www.mckenziecounty.net](http://www.mckenziecounty.net)

October 22, 2014

**STAFF REPORT**  
**Subdivision Prelim Map-15-2014**

Applicant  
LJA Architects  
Troy Tooz  
700 Main Ave  
Fargo, ND 58103

Property Owners  
Jason Simpson

Property Address: Property not addressed yet.  
Subdivision Prelim Map: Long X Commercial Town Centre  
Located: Parcel #- 11-00-14740, 11-00-14735, 11-00-14730  
Discussion:

- Long X Commercial Town Centre contains 60.02 acres divided into 32 lots. Currently it is zoned commercial and agricultural.
- The site is in the City of Watford City, City Limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

Surrounding Land Use Inventory:

West:	Zoning -	AG, McKenzie County
	Use -	Agricultural
South:	Zoning -	C1, McKenzie County
	Use -	Commercial
North:	Zoning -	AG, McKenzie County
	Uses -	Agricultural
East:	Zoning -	AG, C1 McKenzie County
	Uses -	Agricultural/Commercial

Site Development

Access: The property is accessible from HGWAY 85.  
Sewer: There is no city sanitary sewer mains within the property.  
Water: There is no city water mains within the property.

Recommendation:

It is recommended that the Watford City Planning Commission **approve** the Long X Commercial Town Centre Preliminary Subdivision contingent upon:

1. Preliminary Plat approval will expire after 12 months if no work towards submittal of a final plat or commencement of construction is undertaken by the applicant.
2. Any development within subdivision must turn in site plan for approval by planning department.
3. Prior to plat recordation, the plat must show where the Corp of Engineers maintain jurisdiction and also delineate any FEMA boundaries and regulations.

Contact: Seth Sampson, Assistant City Planner



## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** the Watford City Planning Commission will hold a Public Hearing on October 27, 2014 at 6 p.m. at City Hall, Heritage Room to hear comment on Preliminary Subdivision Plat Application submitted by Jason Simpson & LJA Engineering "Long X Commercial Town Centre" for a replat of Long X Industrial Park and IT# 2533 within the NE1/4 of Section 36, T150N, R99W, 60.02 acres (32 lots), Watford City, McKenzie County, ND.

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

Dated this 9<sup>th</sup> day of October 9, 2014



Mildred Williams

Watford City Assistant City Planner

Run: 2 time

Published: McKenzie County Farmer – October 15 & 22

Faxed: October 9, 2014

Mailed to:

## Long X Commercial Park

- Elk Industries LLC  
6749 Sterling Dr.  
Bismarck, ND 58504
- Stephen Stenehjelm  
P.O. Box 607  
Watford City, ND 58854
- Rick Holm  
1002 Main St. N  
Watford City, ND 58854

# Building Permits

## October 2014



DEVELOPMENT		UNITS	\$\$ VALUE
HUNTER'S RUN			
duplex		66	
apartments		459	
			\$32,891,856.00
EMERALD RIDGE			
duplex	x	3	
4-plex	x	10	
6-plex	x	2	
			\$7,150,000.00
MADISON HEIGHTS			
apartments		107	
			\$9,308,821.00
TARA ESTATES			
duplex		20	
			\$2,000,000.00
BISON RUN			
duplex		10	
			\$3,520,000.00
LITTLE BISON			
duplex		28	
			\$3,360,000.00
DAKOTA RIDGE			
Single Family Home		33	
			\$4,420,000.00
PHEASANT RIDGE			
apartment		48	
			\$10,711,117.00
FOX HILLS			
apartment		358	
			\$33,880,000.00
STALLION MEADOWS			
4-plex		8	
			\$3,200,000.00
total units / total value \$'\$s		1152	\$110,441,794.00

No.	Month	Applicant	Address	Parcel #	Description	Value	Date	Fee	PD
3097	Sept	Kevin & Shelly Buntin	1710 12th St NW		Single Family Home	\$ 225,000.00	9/23/14	\$ 1,827.50	Check # 2383
3098	Sept	Kevin & Shelly Buntin	1706 12th St NW		Single Family Home	\$ 225,000.00	9/23/14	\$ 1,827.50	Check # 2384
3099 A	Sept	G. C. Buildings	401 14th St. SW #1	AT RISK	60x90 Warehouse		9/23/14		
3100	Sept	PROffutt Limited Partnership	1905 4th Ave NE	Fox Hills Village	62 Unit Apartment w/Garages	\$ 6,820,000.00	9/24/14	\$ 29,645.00	Check # 005372
3101	Sept	PROffutt Limited Partnership	1909 4th Ave NE	Fox Hills Village	61 Unit Apartment w/Garages	\$ 6,710,000.00	9/24/14	\$ 29,205.00	Check # 005372
3102	Sept	PROffutt Limited Partnership	209 Prairie Hills Dr	Fox Hills Village	49 Unit Apartment w/Garages	\$ 5,390,000.00	9/24/14	\$ 23,925.00	Check # 005372
3103	Sept	Charles Holzer/Fox House	205 Prairie Hills Dr	Fox Hills Village	50 Unit Apartment w/Garages	\$ 5,500,000.00	9/24/14	\$ 24,365.00	Check # 2186
3104	Sept	Charles Holzer/Fox House	109 Prairie Hills Dr	Fox Hills Village	44 Unit Apartment w/Garages	\$ 4,840,000.00	9/24/14	\$ 21,725.00	Check # 2186
3105	Sept	Charles Holzer/Fox House	105 Prairie Hills Dr	Fox Hills Village	43 Unit Apartment w/Garages	\$ 4,730,000.00	9/24/14	\$ 21,285.00	Check # 2186
3106	Sept	Charles Holzer/Fox House	101 Prairie Hills Dr	Fox Hills Village	49 Unit Apartment w/Garages	\$ 5,390,000.00	9/24/14	\$ 23,925.00	Check # 2186
3107	Sept	First Presbyterian Church	316 4th St NW		Replacing 5 windows & trim	\$ 1,500.00	9/23/14	\$ 55.00	Check # 12349
3108	Sept	Shawn & Karl Staal	?	11-00-07900	Single Family Home	\$ 4,000,000.00	9/23/14	\$ 18,365.00	Check # 13832
3097 *	Sept	James Johnson	112 3rd St SW		Replace Damaged Shingles	\$ 5,000.00	9/24/14	\$ 107.00	Check # 7131
3109	Oct	David Veeder	604 4th St NE		Repair Siding & Roof	\$ 15,000.00	10/1/14	\$ 247.00	Check # 1206
3110	Oct	M Space Holdings	202 24th Ave NE Lot 19 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3111	Oct	M Space Holdings	206 24th Ave NE Lot 20 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3112	Oct	M Space Holdings	210 24th Ave NE Lot 21 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3113	Oct	M Space Holdings	214 24th Ave NE Lot 22 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3114	Oct	M Space Holdings	218 24th Ave NE Lot 23 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3115	Oct	M Space Holdings	222 24th Ave NE Lot 23 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3116	Oct	M Space Holdings	302 24th Ave NE Lot 25 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3117	Oct	M Space Holdings	306 24th Ave NE Lot 26 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3118	Oct	M Space Holdings	310 24th Ave NE Lot 27 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3119	Oct	M Space Holdings	314 24th Ave NE Lot 28 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/1/14	\$ 1,145.00	Check # 52418
3120	Oct	JW Enterprises	1001 4th St SW		Excavation & New Water & Sewer Access		10/1/14	\$ 7,016.19	Check # 1545
3121	Oct	LCG Pence Construction, LLC	318 10th Ave NE		Footings & Foundation for 24 Unit Apt. Bldg	\$ 145,000.00	10/6/14	\$ 1,307.50	Card
3122	Oct	Omild Brothers, LLP	234 2nd St NE		Replace Shingles	\$ 7,800.00	10/6/14	\$ 146.20	Check # 1299
3123	Oct	Chelsey Schatz	301 Park Ave E		Replace Roofing	\$ 3,000.00	10/7/14	\$ 79.00	Card
3123 *	Oct	Gerald Nelson	612 12th St NE		Fence		10/7/14	\$ 25.00	Check # 1439
3124	Oct	Titanium Builders, LLC	3502 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building		10/7/14		Check # 419025
3125	Oct	Titanium Builders, LLC	3506 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building		10/7/14		Check # 419025
3126	Oct	Titanium Builders, LLC	3514 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building	\$ 1,300,000.00	10/7/14	\$ 7,565.00	Check # 419025
3127	Oct	Titanium Builders, LLC	3522 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building		10/7/14		Check # 419025
3128	Oct	Titanium Builders, LLC	3510 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building		10/7/14		Check # 419025
3129	Oct	Titanium Builders, LLC	3518 8th Ave NE Lot 123	Hunters Run	5 Unit Apartment Building		10/7/14		Check # 419025
3130	Oct	M Space Holdings	318 24th Ave NE Lot 29 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3131	Oct	M Space Holdings	322 24th Ave NE Lot 30 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3132	Oct	M Space Holdings	326 24th Ave NE Lot 31 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3133	Oct	M Space Holdings	402 24th Ave NE Lot 32 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3134	Oct	M Space Holdings	406 24th Ave NE Lot 33 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3135	Oct	M Space Holdings	410 24th Ave NE Lot 34 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3136	Oct	M Space Holdings	414 24th Ave NE Lot 35 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3137	Oct	M Space Holdings	418 24th Ave NE Lot 36 Bldg 3	Little Bison	2 Story Duplex Unit	\$ 120,000.00	10/8/14	\$ 1,145.00	Check # 52432
3138	Oct	Morris Malone	210 26th Ave NE Lot 4 Bldg 7	Dakota Ridge	Single Family Home with Garage	\$ 140,000.00	10/8/14	\$ 1,275.00	Check # 26028
3139	Oct	Frontier Capital	302 26th Ave NE Lot 6 Bldg 7	Dakota Ridge	Single Family Home with Garage	\$ 140,000.00	10/8/14	\$ 1,275.00	Check # 2005 & C.C.
3140	Oct	Miller Architects & Builders	1001 Main St S		20,160 SF Light Industrial Building	\$ 1,400,000.00	10/8/14	\$ 7,965.00	Check # 88002
3141 A	Oct	Shangcheng Development	7th Ave NW & 15th St NW	Emerald Ridge	AT RISK Footings & Foundations for 3 Apt Bldgs	\$ 344,960.25	10/8/14	\$ 2,607.50	Check # 1286
3142	Oct	Bakken Communities, LLC	3210 7th Ave NE Bldg 1 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3143	Oct	Bakken Communities, LLC	3206 7th Ave NE Bldg 2 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3144	Oct	Bakken Communities, LLC	3414 7th Ave NE Bldg 3 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3145	Oct	Bakken Communities, LLC	3310 7th Ave NE Bldg 4 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3146	Oct	Bakken Communities, LLC	3418 7th Ave NE Bldg 9 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3147	Oct	Bakken Communities, LLC	3406 7th Ave NE Bldg 10 Lot 124	Hunters Run	5 Unit Apartment Building	\$ 389,000.00	10/10/14	\$ 2,893.00	Check # 2051
3148 A	Oct	Consolidated Construction Co.	222 Prairie Hills Rd	Fox Hills	AT RISK Hotel Footings & Foundation	\$ 125,000.00	10/13/14	\$ 1,177.50	Check # 1206
3149 A	Oct	Knife River	401 14th St SW	AT RISK	Footings & Foundation for Concrete Plant Enclosure	\$ 28,500.00	10/13/14	\$ 425.00	Card
3150	Oct	NWS, Inc	2602 2nd St NE Lot 7 Bldg 3	Dakota Ridge	Single family home with garage	\$ 140,000.00	10/13/14	\$ 1,275.00	Check # 1783
3151 A	Oct	Consolidated Construction Co.	Main St	Madison Heights	AT RISK Footings & Foundation for 2 Apt Bldgs	\$ 1,100,000.00	10/14/14	\$ 6,765.00	Check # 146084



No.	Month	Applicant	Address	Parcel #	Description	Value	Date	Fee	PD
3152 A	Oct	Accelerated Production Services	900 2nd Ave SW	AT RISK	Footings & Foundation for addition		10/14/14		
3153	Oct	Kenneth Rogness	1504 S Main St		Repair/Replace damaged sheet rock & doors	\$	10/14/14	\$ 2,531.59	Check #16481
3154	Oct	Big Country Construction	1108 11th Ave SW		Install 109' antenna & 12x30 equip. shelter	\$	10/14/14	\$ 93.00	Check #1084
3155	Oct	Vertical Limit Construction	1208 11th Ave SW		4-Plex Apartment Building #10	\$	10/14/14	\$ 185,000.00	Check #23310
3156	Oct	Watford City Legacy, LLC	213 19th Ave NW Lot 6 Bldg 2	Stallion Meadows	4-Plex Apartment Building #11	\$	10/15/14	\$ 2,965.00	Check #34-37
3157	Oct	Watford City Legacy, LLC	301 19th Ave NW Lot 5 Bldg 2	Stallion Meadows	4-Plex Apartment Building #12	\$	10/15/14	\$ 2,965.00	Check #34-37
3158	Oct	Watford City Legacy, LLC	305 19th Ave NW Lot 4 Bldg 2	Stallion Meadows	4-Plex Apartment Building #13	\$	10/15/14	\$ 2,965.00	Check #34-37
3159	Oct	Watford City Legacy, LLC	401 19th Ave NW Lot 3 Bldg 2	Stallion Meadows	4-Plex Apartment Building #14	\$	10/15/14	\$ 2,965.00	Check #34-37
3160	Oct	Watford City Legacy, LLC	405 19th Ave NW Lot 2 Bldg 2	Stallion Meadows	4-Plex Apartment Building #15	\$	10/15/14	\$ 2,965.00	Check #34-37
3161	Oct	Watford City Legacy, LLC	406 19th Ave NW Lot 1 Bldg 1	Stallion Meadows	4-Plex Apartment Building #16	\$	10/15/14	\$ 2,965.00	Check #34-37
3162	Oct	Watford City Legacy, LLC	402 19th Ave NW Lot 2 Bldg 1	Stallion Meadows	4-Plex Apartment Building #17	\$	10/15/14	\$ 2,965.00	Check #34-37
3163	Oct	Watford City Legacy, LLC	306 19th Ave NW Lot 3 Bldg 1	Stallion Meadows	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3164	Oct	M Space Holdings	309 24th Ave NE Lot 9 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3165	Oct	M Space Holdings	313 24th Ave NE Lot 10 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3166	Oct	M Space Holdings	317 24th Ave NE Lot 11 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3167	Oct	M Space Holdings	321 24th Ave NE Lot 12 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3168	Oct	M Space Holdings	325 24th Ave NE Lot 13 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3169	Oct	M Space Holdings	401 24th Ave NE Lot 14 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3170	Oct	M Space Holdings	405 24th Ave NE Lot 15 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3171	Oct	M Space Holdings	409 24th Ave NE Lot 16 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3172	Oct	M Space Holdings	413 24th Ave NE Lot 17 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3173	Oct	M Space Holdings	417 24th Ave NE Lot 18 Bldg 4	Little Bison	Two Story Duplex Unit	\$	10/15/14	\$ 1,145.00	Check #52467
3174	Oct	Robert Ness	605 3rd St NW		New Basement Bathroom	\$	10/15/14	\$ 163.00	Check #12259
3175	Oct	Titanium Builders, LLC	702 Hunters Run St Bldg A	Hunters Run Lot 129	46 Unit Apartment Building with Garages		10/16/14		Check # 797624
3176	Oct	Titanium Builders, LLC	706 Hunters Run St Bldg B1	Hunters Run Lot 129	36 Unit Apartment Building with Garages	\$	10/16/14	\$ 36,765.00	Check # 797624
3177	Oct	Titanium Builders, LLC	710 Hunters Run St Bldg B2	Hunters Run Lot 129	36 Unit Apartment Building with Garages		10/16/14		Check # 797624
3178	Oct	Titanium Builders, LLC	714 Hunters Run St Bldg B3	Hunters Run Lot 129	36 Unit Apartment Building with Garages		10/16/14		Check # 797624
3099	Oct	GC Buildings	401 14th St SW #1		60x90 Warehouse Building	\$	10/17/14	\$ 1,437.50	Check #520
3179	Oct	Beard Construction	513 2ND St NW		Alter Curb to Widen Existing Approach		10/17/14	\$ 10.00	
2695	Oct	Gary Schwartzberger	1001 15th Ave SW	Re-issued Permit	Remodel/Deck		10/20/14		Originally issued 10/4/13
3180	Oct	Bakken Communities, LLC	3422 7th Ave NE Bldg 11 Lot 124	Hunters Run	5 Unit Apartment Building	\$	10/21/14	\$ 2,893.50	Check # 2053
3181	Oct	Bakken Communities, LLC	3426 7th Ave NE Bldg 12 Lot 124	Hunters Run	5 Unit Apartment Building	\$	10/21/14	\$ 2,893.50	Check # 2053
3182	Oct	Bakken Communities, LLC	3514 7th Ave NE Bldg 13 Lot 124	Hunters Run	5 Unit Apartment Building	\$	10/21/14	\$ 2,893.50	Check # 2053
3183	Oct	Bakken Communities, LLC	3510 7th Ave NE Bldg 14 Lot 124	Hunters Run	5 Unit Apartment Building	\$	10/21/14	\$ 2,893.50	Check # 2053
3184	Oct	Bakken Communities, LLC	3506 7th Ave NE Bldg 15 Lot 124	Hunters Run	5 Unit Apartment Building	\$	10/21/14	\$ 2,893.50	Check # 2053
3185	Oct	Eric Hansen	2610 2nd St NE		Chain Link Fence	\$	10/21/14	\$ 25.00	Check # 178
3186	Oct	St. Joseph Building, LLC	2414 Shiike Dr Lot 1 Bldg 129	CTI	90x180 Maintenance Garage	\$	10/21/14	\$ 6,090.00	Check #026045
3187 A	Oct	Monday One, LLC	Bldg #3	Pheasant Ridge	AT RISK Footings & Foundations	\$	10/22/14	\$ 289.00	Card
3188 A	Oct	Monday One, LLC	Bldg #4	Pheasant Ridge	AT RISK Footings & Foundations	\$	10/22/14	\$ 289.00	Card
3189 A	Oct	Monday One, LLC	Bldg #5	Pheasant Ridge	AT RISK Footings & Foundations	\$	10/22/14	\$ 289.00	Card
3190 A	Oct	Monday One, LLC	Bldg #6	Pheasant Ridge	AT RISK Footings & Foundations	\$	10/22/14	\$ 289.00	Card