LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY								
APPLICATION TYPE:	DATE FILED: 6 8 13	APPLICATION NUMBER:						
X ZONE CHANGE- \$200.00 fee	PROCESSES BY: MS	MEETING DATES: P&Z: 16 Z8 CC: 11 4						
CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: 200	ADVERTISE DATE: 16 14 4 10 23						
♯ VARIANCE - \$200.00 fee	RECEIPT #: 467172	PROPERTY OWNERS NOTIFIED:						
# STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: 22 ISON 98W							
☐ VACATION and ABANDONMENT	RELATED CASE NOS:	RELATED CASE NOS:						
♯ SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORAN ISSUED:	DUM DOES THIS USE CONFORM TO THE MASTER PLAN?						
(CLEA	ARLY PRINT ALL INFORM	ATION USING INK OR TYPE)						
PROPERTY OWNER: BAKKEN LAND HOLDINGS, LLC APPLICANT: BAKKEN DEVELOPMENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299 ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO NAME: BOWMAN CONSULTING GROUP, INC. ATTN: JOE WHITEBREAD ADDRESS: 2121 EISENHOWER AVENUE, SUITE 302 CITY: ALEXANDRIA STATE: VIRGINIA ZIP CODE: 22314 TELEPHONE: 703-548-2188 EMAIL: JWHITEBREAD@BOWMANCG.COM ASSESSOR'S PARCEL NUMBER(S): 20-02-01000								
LEGAL DESCRIPTION: PORTICE PROPERTY ADDRESS AND NE								
PROPERTY ADDRESS AND NEAREST CROSS STREETS: SOUTH OF HIGHWAY 23, EAST OF COUNTY ROAD 37 GROSS/NET ACREAGE: 16.35 PRESENT ZONE CLASSIFICATION: C-1 GENERAL COMMERCIAL DESIRED ZONE CLASSIFICATION: CB CENTRAL BUSINESS DISTRICT CURRENT LAST USE: AGRICULTURE DESCRIBE YOUR REQUEST IN DETAIL. YOU MUST CITE ANY RELEVANT CODE SECTIONS, WAIVERS, OR CONDITIONAL USE PERMITS								
(USE ADDITIONAL PAGES IF NEEDED)								
Owner intends to rezone Block 1 Lots 5-10, Block 2 Lots 1 and 6, Block 3 Lot 1, and Block 4 Lot 2 to CB Central Business district, which was a former zoning classification of this property. The rezone is required to accommodate proposed live/work concepts that								
		ents on the upper stories. The office space and the rental						
apartments will all be owned by the		shi are appearance in or						

DESCRIBE THE SOURCE OF WATER/SEWER: <u>WATFORD CITY UTILITIES</u> Do you have a will serve letter \underline{X} YES \square NO

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

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

Property Owner Signature

Print of Type Owner Name

NOTARY

State of NOTTH ALLOTA

County of Property Owner Signature

Print of Type Owner Name

NOTARY

State of NotTh Dokota

My Commission Expires April 19, 2018

		Document	s Req	uired	for Submitt	ing Land l	Use Applica	tions		
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight- line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	19		111	412	113	114	\$350.00
Zone Change	1	1	4	19	18	111	412		114	\$200.00
Variance	1	1	4			111				\$200.00
Vacation and Abandonment	1		4	19	18	111				Refer to Fee Schedule
Street Name Change*	1					111				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

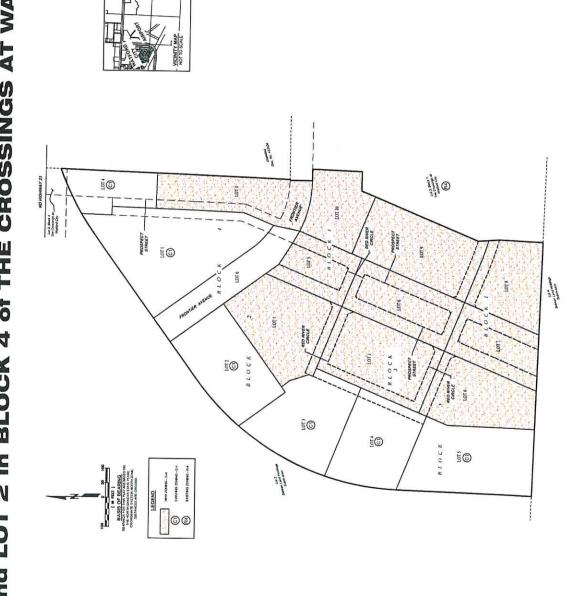
Procedures for Filing Land Use Applications:

- A. After assembling the required materials as outlined above, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). Only completed applications shall be accepted for filing.
- B. Review the Summary of Required Reviews or Hearings for your application type. ATTENDANCE AT ALL SCHEDULED MEETINGS IS MANDATORY, you may assign an agent to speak on your behalf. Failure to appear at any meeting may result in delays.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- D. A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- E. Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- F. The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- G. Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department
213 2nd St NE
Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eves.net

LOTS 5-10 in BLOCK 1, LOTS 1 & 6 in BLOCK 2, LOT 1 in BLOCK 3, and LOT 2 in BLOCK 4 of THE CROSSINGS AT WATFORD CITY **ZONE MAP AMENDMENT**





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

October 15, 2013

STAFF REPORT

ZC-35-2013 ZONE CHANGE

Applicant
Bakken Development Solutions

11012 Decimal Dr. Louisville, KY 40299 Property Owners
Bakken Land Holdings, LLC

Bowman Consulting Group, INC Attn: Joe Whitebread

Property Address: Parcel #20-02-01000, Portion of the NW 1/4 Sec 22, T150N, R98W,

16.35 acres

(Block 1 lots 5-10, Block 2 lots 1 & 6, Block 3 lot 1 and Block 4 lot 2)

Zone Change Requested: A request to change the zoning of the above-referenced lots from

C1 General Commercial to CB Central Business District.

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 in a portion of the NW 1/4 Section 22, T150N, R98W, 16.35 acres.

-The existing property is currently zoned as C1. The site will have access to city water and sewer service and is accessed from Hwy 23 and County Road 37. 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 intent of the zone change application is to accommodate proposed live/work concepts that consist of ground floor commercial space and several rental apartments on the upper stories; the office space and the rental apartments will all be owned by the same entity.

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, McKenzie County

Use -

Commercial

South: Zoning -

Ag, McKenzie County

Use -

Commercial

North: Zoning -

C1, McKenzie County

Uses -

Commercial

East: Zoning -

R4, McKenzie County

Uses -

Multifamily/Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. 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 "CB" Central Business District is intended for the purpose of grouping retail merchandising activities into a concentrated area serving the general shopping needs of the trade area. It is also important to keep people living and visiting this district. Though residential users are permitted to co-habitat in the Central Business District, principal permitted uses include department stores, apparel stores, general retail sales and services and similar uses appropriate for comparison shopping. The grouping is intended to strengthen the business level of the Central Business District.

Site Development

Access:

The property is accessible from Hwy 23 and County Road 37.

Sewer:

There are currently city sanitary sewer mains on the property that will be available.

Water:

There are city water mains accessible to the property.

Analysis:

The proposed zoning will allow the developer development of proposed live/work space jointly with in centralized business area. The desired zone change is appropriate use with

current and future development.

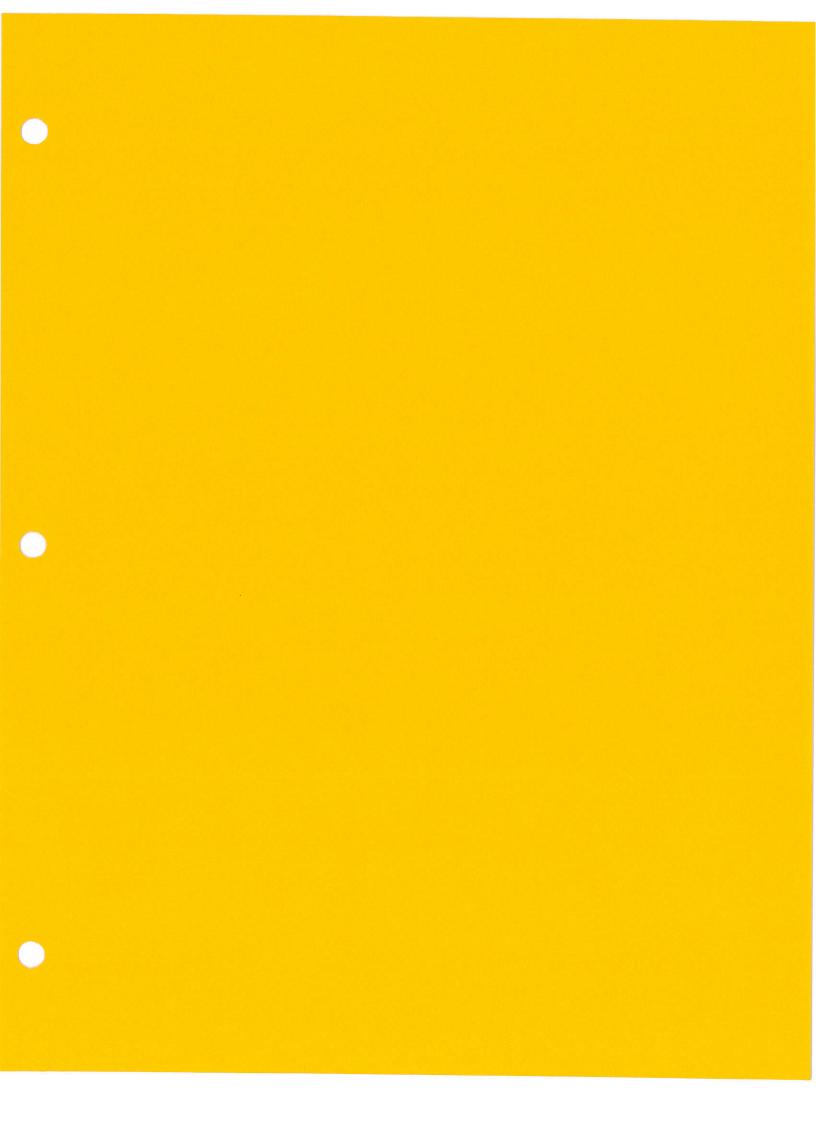
Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from C1 to CB for the property subject to the following conditions for any future development within the site:

- 1. The developer must finalize all civil improvement plans and annexation must be completed.
- 2. The development plan is subject to final approval by the city council.
- 3. All changes to the approved development plan are subject to further review and approval by the P&Z commission and the city council.

Contact:

Mildred Williams Assistant City Planner 701-444-2533 miwilliams@nd.gov



DIVISION OF LAND / PLANNING APPLICATION

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

APPLICATION TYPE	DATE FILED: 10 8 13	APPLICATION NUMBER:			
SUBDIVISION PRELIMINARY MAP	PROCESSED BY: NS	PLANNING AND ZONING: 0 28 13			
SUBDIVISION FINAL MAP	FEE: 17000	CITY COUNCIL:			
PARCEL MAP SUBSEQUENT	RECEIPT #: 467112	SECTION TOWNSHIP Y RANGE:			
PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	FINAL ACTION LETTER ISSUED DATE:			
ROAD/STREET ABANDONMENT	PROPERTY OWNER: BAKKEN LAN	ND HOLDINGS, LLC AND THE CROSSINGS AT WATFORD CITY			
LARGE PARCELS MAP PRELIMINARY	APPLICANT: BAKKEN DEVELOPN	MENT SOLUTIONS 11012 DECIMAL DR., LOUISVILLE, KY 40299			
LARGE PARCELS MAP FINAL		ICE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:			
MAP OF	NAME: <u>BOWMAN CONSULTING</u>	GROUP, LTD. ATTN: JOE WHITEBREAD			
REVERSION BOUNDARY LINE	PHONE: <u>703-548-2188</u>				
ADJUSTMENT MAP	ADDRESS: 2121 EISENHOWER AV	VENUE, SUITE 302			
AGRICULTURAL EXEMPTION	CITY: <u>ALEXANDRIA</u> STATE: <u>VA</u>	ZIP CODE: <u>22314</u>			
FAMILY CEMETERY DESIGNATION	EMAIL: jwhitebread@bowmancg.co	<u>m</u>			
ASSESSOR'S PARC	EL NUMBER(S): 20-02-01000, AND 20-06-003	300,			
LEGAL DESCRIPTI	ON: PORTION OF THE NW 1/4 SECTION 22,	T150N, R98W			
PROPERTY ADDRE	ESS AND NEAREST CROSS STREETS: <u>SOUT</u> I	H OF HIGHWAY 23, EAST OF COUNTY ROAD 37			
l	29.82. AGE: <u>14.58 (GROSS)</u> NUMBER OF LOTS: 2	1			
DESCRIBE THE ME	ETHOD OF PROVIDING WATER & SEWER: <u>V</u>	VATFORD CITY UTILITIES			
ARE ANY WAIVER (IF YES, ATTA	S OR VARIANCES REQUIRED TO SUPPORT CH A JUSTIFICATION LETTER DESCRIBING				
(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 ENGINEERS 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): Bakies Number Howards & Brikes Deciator Saute					
Property Owner (Signatu	.re):				
Property Owner (Print): ####################################					
	SURVEYOR / ENG	INEER INFORMATION			
NAME: STE	EVE RUDE, PLS LICENSE NO: LS-6261				
	446 3RD AVENUE WEST				
CITY: <u>DIC</u>	KINSON STATE: NORTH DAKO	<u>TA</u> ZIP: <u>58601</u>			
PHONE: 70	1-225-9636 FAX/Email: steve.rude@	ae2s.com			
(



October 8, 2013

City of Watford City 213 2nd Street NE Watford City, ND 58854 Attn: Curt Moen

Re: Land Planning Application – Final Subdivision Map, Boundary Line Adjustment and

Mr. Moen.

Please find the enclosed documents for your review of an application for a boundary line adjustment request and a rezone request for a portion of the Bakken Land Holdings, LLC property in the NW ¼ Section 22, T150N, R98W and associated rezone request.

- -Two signed Land Planning Applications (the affidavit is already on file with The City)
- -A signed Land Use Application
- -A review fee check in the amount of \$580.00
- -Three 24"x36" and two 11"x17" copies of the proposed plat
- -Five copies of a proposed zone map amendment
- -Five copies of the revised master plan

The purpose of this plat is to

- Dedicate an additional 10 feet to the width of Frontier Avenue, thereby increasing it from 90 feet to 100 feet in order to accommodate anticipated traffic volumes beyond what was anticipated when The Crossings at Watford City was originally planned and platted. The result will be Lot 6 in Block 1 which is entirely encumbered by a public street dedication.
- Reconfigure Lots 1, 2, 4, and 5 in Block 4 to make better use of land.
- Reduce the Prospect Street rights-of-way from a total width of 120 feet (two at 60 feet each) to 96 feet (two at 48 feet each) due to elimination of diagonal on-street parking from the master plan.
- Reconfigure Lot 2 in Block 2 to accommodate purchaser's requirements.
- Add a 30-foot-wide public access and utility easement across Lot 1 in Block 2. An access drive is currently being constructed in that area.
- Add a private water and sewer line easement across Lot 1 in Block 2 for the benefit of Lot 1 in Block 4.
- Dedicate White Butte Avenue and the remainder of Red River Circle.
- Divide the remainder of Lot 1 of Bakken Land Holdings Subdivision.

These adjustments will provide more effective use of the land and facilitate sale and development by third-party developers.

Additionally, Lots 5-10 in Block 1, Lots 1 and 6 in Block 2, Lot 1 in Block 3, and Lot 2 in Block 4 are proposed to be rezoned to from the current zoning of C-1 to CB-Central Business. This area was previously zoned CB prior to being rezoned to C-1 in February of 2013. The rezone is necessary to accommodate live/work concepts that were not previously anticipated. The intent on the rezoned lots is to allow buildings with ground floor commercial space and rental apartments above. All commercial space and all rental units will be owned by the same entity; no vertical division of property is proposed.

There are no further utility improvements proposed at this time. A will-serve letter has already been provided to Bakken Development Solutions by The City.

If you have any questions or comments please call me at 703-548-2188 or e-mail me at jwhitebread@bowmancg.com

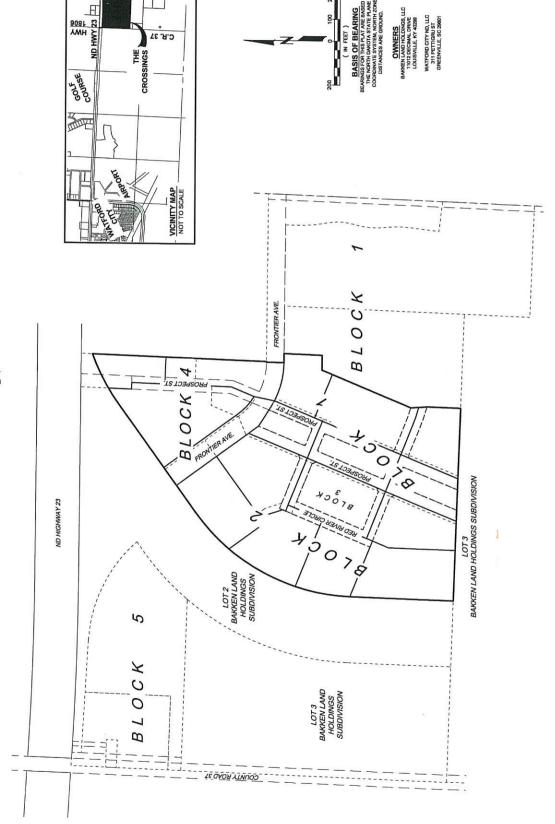
Thank You,

Bowman Consulting Group, Ltd.

Joe Whitebread Project Manager

CROSSINGS and OF THE BLOCKS CITY 4 AT WATFORD BLOCK PLAT of BLOCK 4-0 0 SHOJ SHO

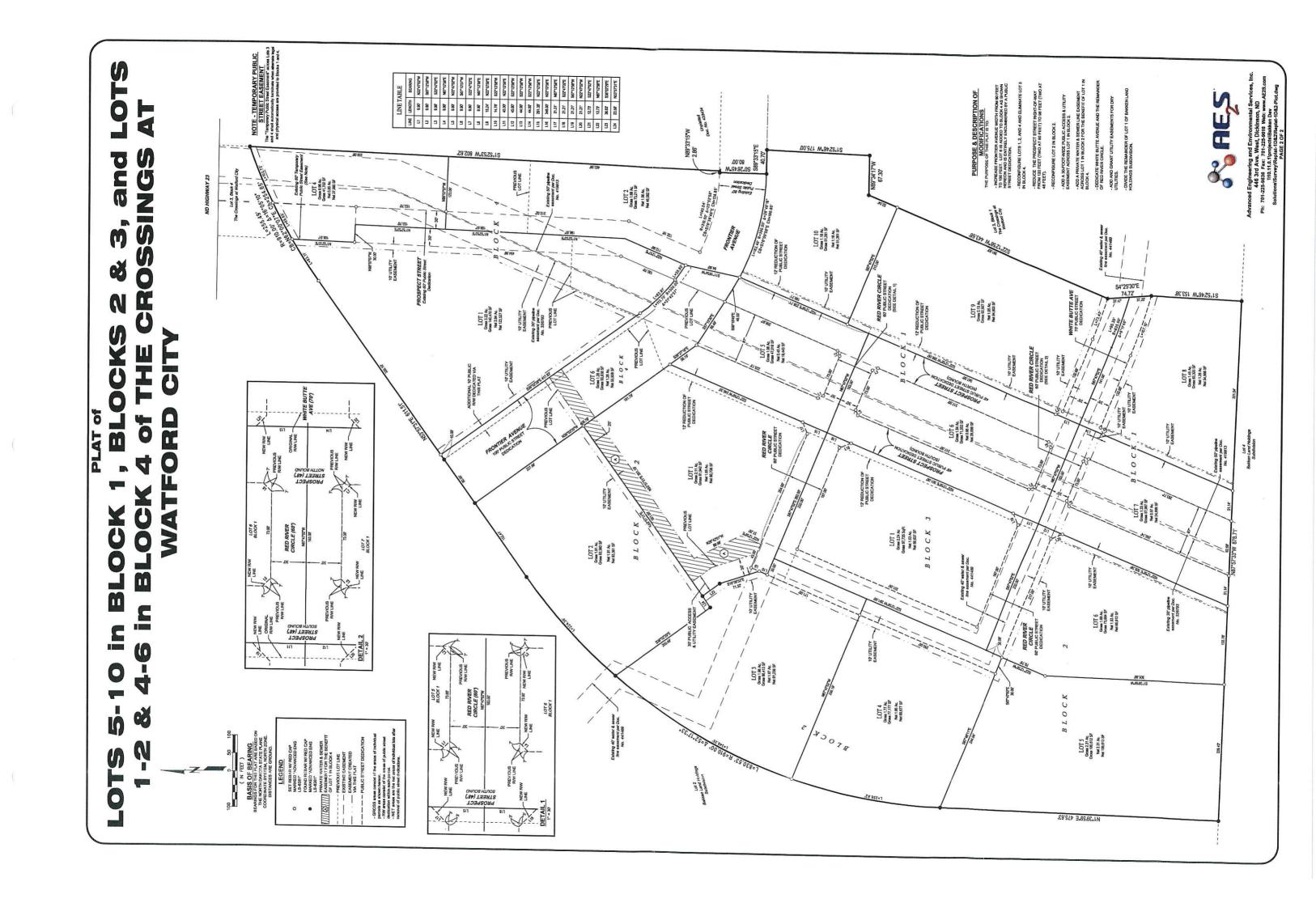
of Lots 4-7 in Block 1, Lots 1-2 in Block 2, and Lots 1-2 & Lots 4-5 in Block 4 of the Crossings at Watford City and the Remainder of Lot 1 of Bakken Land Holdings Subdivision in the NW1/4 Section 22, T150N, R98W, 5th PM, Watford City, McKenzie County, North Dakota A Replat

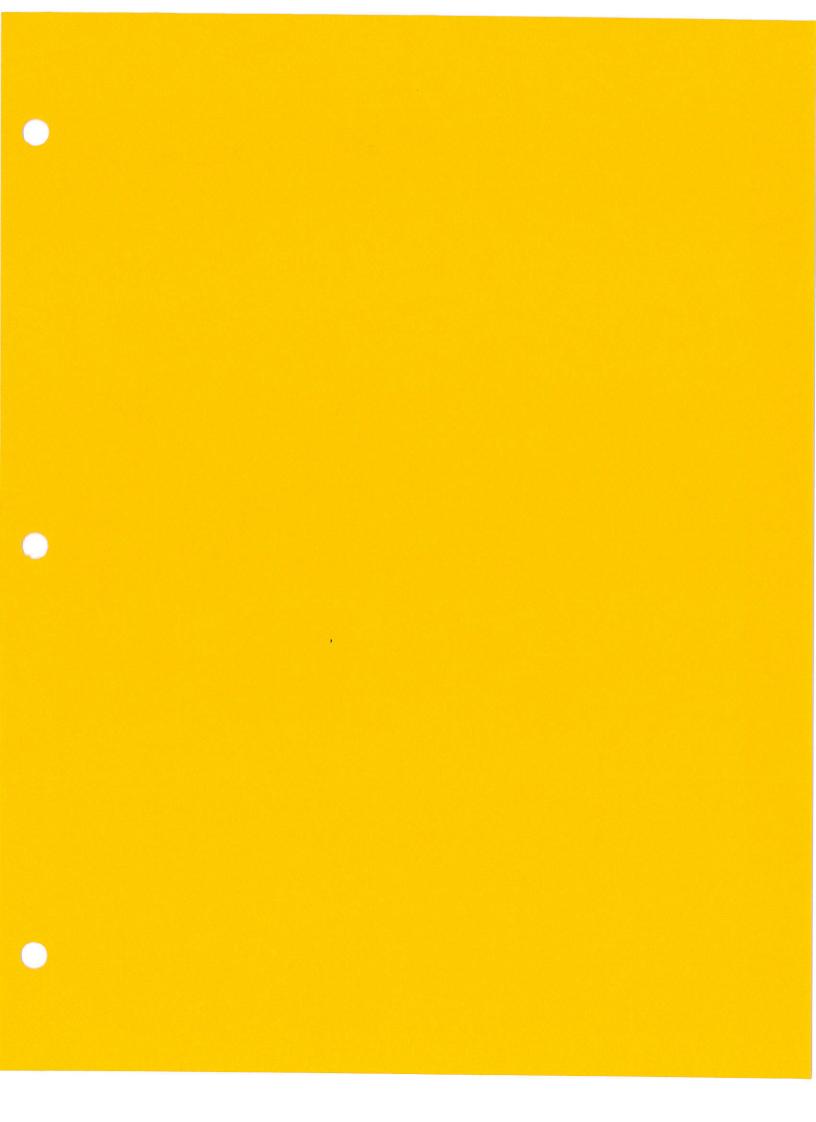


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as shown hereon as an amendment to the master plan shalfay yeaver systems, water disturbution systems, culving first shall remain open in perpetality, and the and utility assements until such time as the offer of dedic resolution approved the day of	as shown hereon as an amendment to the measter plan of Wetford City. The offer of dedication of all steeds, storm default systems, such and the control with the control of all steeds, storm default systems, satisfary every systems, water distribution systems, cultures, and other public multiply lines and spotureances is declined at this time, but the offer shall email open in perpetuity, and the areas shown hereon to be dedicated as shears shall be public access and utility assements until such time as the offer of dedication is accepted by the City. This action of the Council was taken by resolution approved the
Brent Sanford, Mayor	Attest Peri Peterson, Auditor
STATE OF NORTH DAKOTA)) ss COUNTY OF MCKENZIE)	
Be it known that on this day of and Peni Petarson, known to me to be the persons descreased the same.	Be it known that on this day of 2013, before me personally appeared Brent Sanford and Pani Peterson, known to me to be the persons described in the within instrument, and acknowledged to me that they executed the same.
Notary Public for the State of North Dakota Residing at	
My commission expires	
CERTIFICATE OF PL. This plat is hereby approved by the Planning & Zoning CC North Dakota, ordinances of Watford City, and the regula	CERTIFICATE OF PLANNING & ZONING COMMISSION This plat is hereby approved by the Planning & Zoning Commission of Watford City in accordance with the laws of the State of North Dakota, ardinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.
Glen Beard, Chairman	Date
STATE OF NORTH DAKOTA) ss colinty of Makenzie)	
Be It known that on this day of known to me to be the person described in the within instr	day of the second of the secon
Notary Public for the State of North Dakola Residing at My commission expires	
CERTIFICATE I, Linda Svihovec, Auditor of McKenzie County, hereby cea assessments or installments of special assessments, or ta plus penalty and interest.	CERTIFICATE OF COUNTY AUDITOR. LInda Svihovec, Auditor of McKerizle County, hereby cetify that current bases, delinquent special assessments or installment of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of plus penalty and interest.







DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

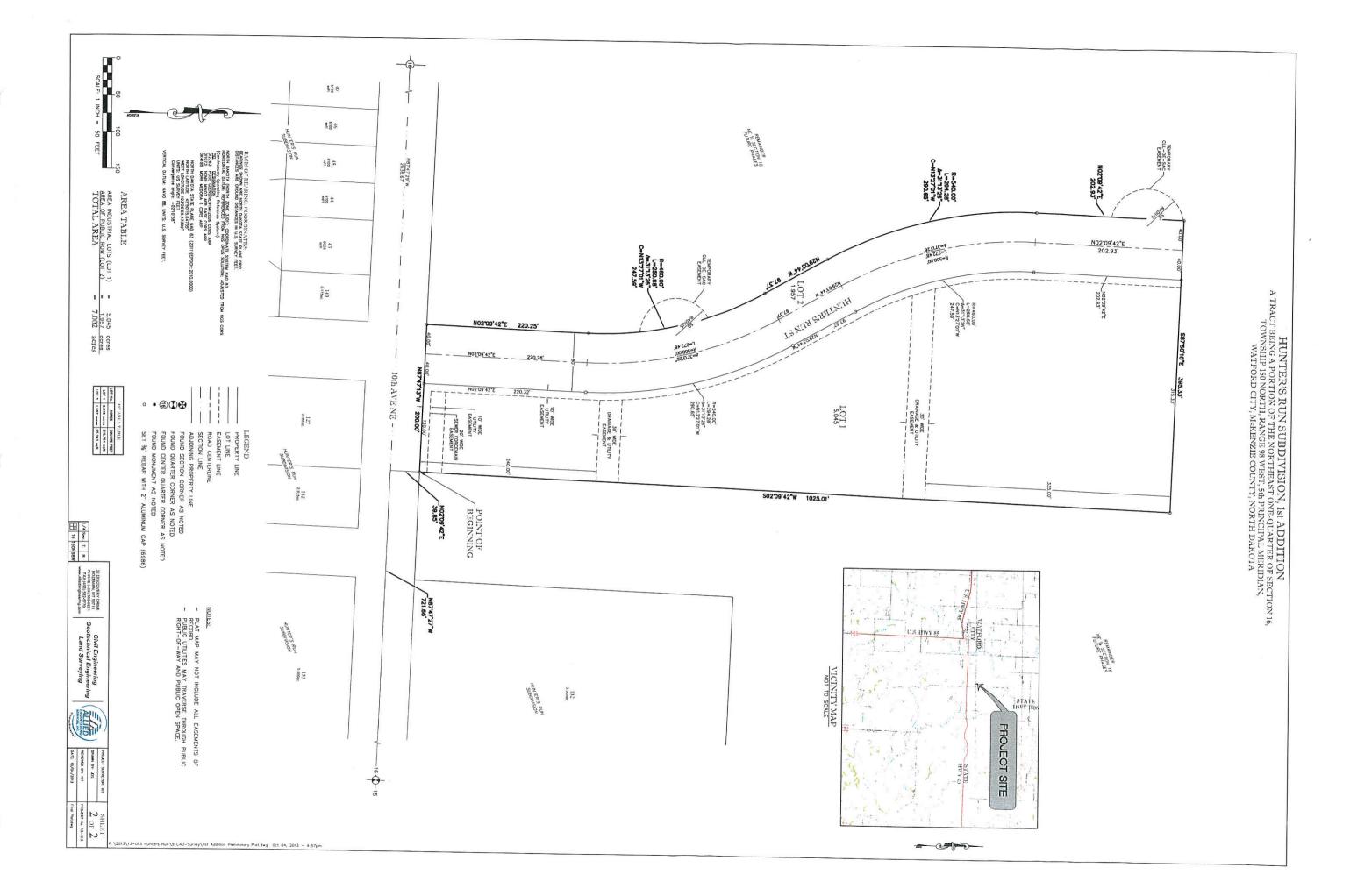
A	PPLICATION TYPE	DATE FILED:	9	13	APPLICATION NUMBER:						
	SUBDIVISION PRELIMINARY	PROCESSED BY:			PLANNING AND ZONING:						
	MAP	\cup . \cup	15	,	10-28-13						
\boxtimes	SUBDIVISION FINAL MAP	FEE:			CITY COUNCIL: 11 - 4						
П	PARCEL MAP	RECEIPT#:			SECTION / TOWNSHIP // R	ANGE:					
	SUBSEQUENT	46	117:	3	16 150 N	96W					
	PARCEL MAP NON-	RELATED CASE FILE	ES:		FINAL ACTION LETTER ISSUED DATE:						
	SUBSEQUENT										
	ROAD/STREET										
	ABANDONMENT LARGE PARCELS	PROPERTY C	WNE	R: <u>Hunter's Run,</u>	LLC						
	MAP	APPLICANT:_	Hunt	ter's Run IIC							
П	LARGE PARCELS	_									
	MAP FINAL				E FOR THIS APPLICATION SHOULD BE	ADDRESSED TO:					
	MAP OF	NAME: Ma	rco No	rdio							
	REVERSION BOUNDARY LINE	PHONE: (70)1-339	-2390							
	ADJUSTMENT	ADDRESS: F	O Bo	x 2802							
	MAP										
П	AGRICULTURAL	CITY: Watfor	rd City		STATE: <u>ND</u> ZIF	CODE: _5 <u>8854</u>					
	EXEMPTION	EMAIL: mar	co@ste	evemartel.com							
	FAMILY CEMETERY										
	DESIGNATION										
Prop	LEGAL DESCRIPTION: a portion of the E 1/2, Section 16, T150N, R98W, 5th PM, McKenzie County, ND PROPERTY ADDRESS AND NEAREST CROSS STREETS: 17th Ave NE & HWY 1806, McKenzie County, ND GROSS/NET ACREAGE: 7.002/5.045 NUMBER OF LOTS: 11ot (11 lot + 1 Road R/W) ZONING: Industrial (1) DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water & City Sewer ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: None Requested (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD (I, We), the undersigned swear and say that (1 am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Watford City and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of divising the public of the proposed application. Property Owner (Signature): "" Property Owner (Print): **MARCO** ABST** NORWAND **MARGO** NORWAND **MARGO** **MARGO** NORMAND **MARG										
17											
Prop	erty Owner (Print):		1000								
	NAME: <u>Kyle</u> ADDRESS: 3	I. Thompson 2 Discovery Drive	SUI	RVEYOR / ENGIN	EER INFORMATIONLICENSE NO:_LS-6986						
	CITY: Bozen				CTATE. ME	50710					
	PHONE: (406		Б	AV/Email Lul	STATE: MT ZIP:	29/18					
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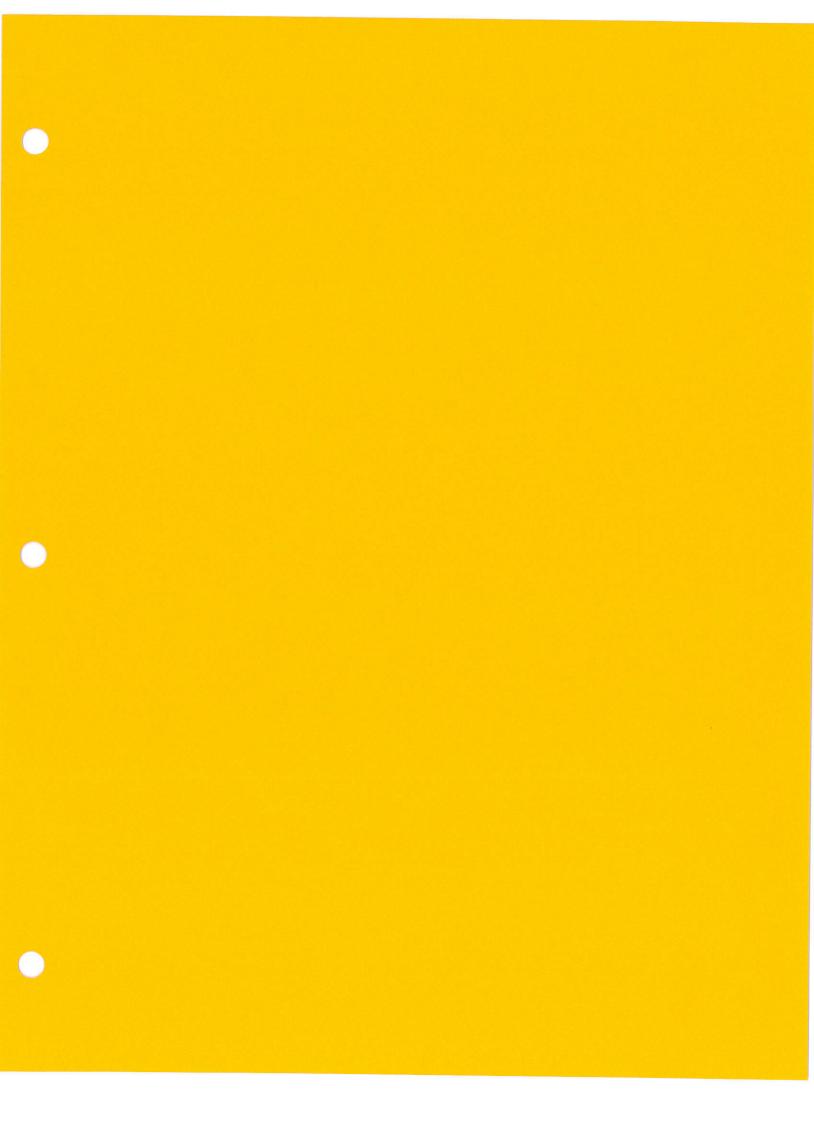
AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

	AP#: 20-00-10700	
	Application/Owner: HUNTERS RID CLE	_
	In the State of NO , County of Nelson FLE	
	I/We MAREO-AGEL NORDIO MAR	VAGNG NEMBER
	I/We will make provisions to ensure for compliance with t requirements of McKenzie County/Watford City related to as follows:	he disclosure and recording the applicable map application type
	(check appropriate map type)	
12	Subdivision of Land Tentative Map	
e.	Parcel Map Subdivision of Land Final Map	
امر ر	(Signature)	(G')
		(Signature)
	(Printed name & title) MANAGING MEKBER	(Printed name & title)
] ((I, Milded Williams, J., A. Notary Public of the	County and State aforesaid, hereby nown to me to be the affiant in the and having been by me duly sworn
((SEAL) MILDRED WILLIAMS Notary Public State of North Dakota My Commission Expires Feb. 25, 2019	y Public

HUNTER'S RUN SUBDIVISION, 1st ADDITION A TRACT BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN, WATFORD CITY, McKENZIE COUNTY, NORTH DAKOTA

PLANNING ZONING COMMISSION APPP This plat in the city of Watford City is hereby the Planning and Zoning Commission of the C	approved this day of	LEGAL DESCRIPTION					
Glen Beard, Chairman State of North Dakota) : ss County of McKenzie)		A fract of land being a portion of the Northeast One—Quarter of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more porticularly described as follows: thence North 8747/27 West a distance of 711.66 feet along the Mid-Section line of said Section 16; thence North 8747/27 West a distance of 39.65 feet to a point on the north Right—of-Way of 10th Ave NE and the True Point of Beginning; thence North 8747/13 West, along said north Right—of-Way, and istance of 200.00 feet to a point on the west Right—of-Way of Hunter's Run St.; thence North 2709/42 East, along said wast Right—of-Way, a distance of 200.05 feet; thence along a 480.00 lost radius tangent curve to the left through a central capie of 3113/28° for an arc length of 250.68 feet, with a chord bearing of North 13/27(0)* West a distance of 247.59 feet, along said wast Right—of-Way, and stance of 200.00 feet of the said of the North 250.68 feet, with a chord bearing of North 13/27(0)* West a distance of 247.59 feet, along said wast Right—of-Way of the North 250.68 feet, with a chord bearing of North 13/27(0)* West a distance of 247.59 feet, along said wast Right—of-Way of the North 250.68 feet, with a chord bearing of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—of-Way of North 13/27(0)* West a distance of 247.59 feet along said wast Right—o					
On this day of person described in and who executed the for		thence along 3-50.00 foot radius langersh curve to the "right through a central angle of \$113'26" for an arc length of 294.28 feet, with a chard bearing of North 13'27'01" West a distance of 290.65 feet, along said west Right—of—Way, thence South 8780'18" Eost, a distance of 395.13 feet; thence South 8780'18" Eost, a distance of 395.13 feet; thence South 9780'18" Eost, a distance of 395.13 feet; thence South 9780'18" Eost, a distance of 1,025.01 feet to the True Point of Beginning					
	Notary Public, McKenzie County, North Dokota My Commission Expires:	Said tract of land being 7,002 acres, along with and subject to any existing easements.					
WATFORD CITY APPROVAL The city of Watford City, North Dakota, has an amendment to the comprehensive stree	pproved 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 than the comprehensive plan of the city of Watford City, North Dakota.	OWNERS CERTIFICATE We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of said plat, and do dedicate the streets, access easements, aleys, 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.					
Brent Sanford, Mayor	DATE:	culverts, bridges, water distribution lines, sidewalks, grounds, whether such improvements are shown or not, to the public use forever, We agree not to vacote any portion of this plat without the consent of the Watford City Commission. We also hereby dedicate easements to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines of services under, on or over those certain strips of land designated hereon as "Utility Easement," "Access Easements", "Orainage Easements", "Sight Distance Easements", or other easements depicted on the plot map:					
Peni Peterson, City Auditor	DATE:	DATED this day of					
State of North Dakota)):ss County of McKenzie)		Hunter's Run, LLC					
On this day of who executed the foregoing instrument and ac	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 changing Commission.	(Printed Name)					
	Notary Public, McKenzie County, North Dakata	lts:					
	My Commission Expires:	Be it known on this day of, 20, before me personally appeared known to me to be the					
MONTANA DAKOTA UTILITY APPROVA We the undersigned utility does hereby approve	il. of the utility easements as shown on the plat as presented. Dated this day of, A.D., 20	Be it known on this day of 20 before me personally appeared known to me to be the of the Corporation executed the within instrument, and coknowledged to me that such Corporation executed the same. My Commission Expires					
4	Montana Dakota Utility	Notary Public					
	(Printed Name)	(Printed Name)					
State of North Dakota)): ss		SURVEYOR'S CERTIFICATE					
County of McKenzie)		I Kyle I. Thompson, Registered Land Surveyor, do hereby certify that the survey plat shown hereon was completed by me or under my direct supervision and that this plat is the correct representation of the survey shown hereon, and that the monuments are placed as shown, and that I am a duly registered land surveyor under the lows of the state of North Dokata.					
On this day of witness whereof, I have hereunto set my hand	20 before me, the undersigned, a notary public for the State of North Dakata, personally appeared, known to me to be the persons who executed the certificate. In	Survey Date:					
	Notary Public, for the State of North Dakota	Registered Land Surveyor No. 6986 KYLE I. 189					
	Residing at:	State of North Dakota S					
RESERVATION TELEPHONE APPROVAL	My Commission Expires:						
We the undersigned utility does hereby approve	of the utility easements as shown on the plot as presented. Dated this day of, A.D., 20	State of					
	Reservation Telephone Cooperative	Be it known on thisday of					
	(Printed Name)	Be it known on this day of 20, before me personally appeared Kyle I. Thompson, North Dakota Registered Land Surveyor, and acknowledged the execution and signing of the above. My Commission					
State of North Dakota)): ss County of McKenzie)		ExpiresNotory Public					
On this day of witness whereof, I have hereunto set my hand	20 before me, the undersigned, a notory public for the State of North Dakota, personally appeared known to me to be the persons who executed the certificate. In and offixed my official seal the day and year in the certificate first above written.	(Printed Name)					
		CONSENT OF MORTGAGEE					
	Notary Public, for the State of North Dakota Residing at:	i, the undersigned mortgagee, do hereby join in and consent to the described plat, releasing our respective liens, claims or encumbrances as to any portion of said lands now being platted into roads, ovenues, parks or other public uses and dedicated to the use of the public forever.					
	My Commission Expires:	DATED this day of 20					
McKENZIE FLECTRIC COOPERATIVE 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	Corporation					
	70, 20	ву					
	McKenzie Electric Company	Title:					
	(Printed Name)	State of)					
State of North Dakota)): ss County of McKenzie)): ss County of)					
On this day of	20before me, the undersigned, a notary public for the State of North Dakota, personally appearedknown to me to be the persons who executed the certificate. In	Be it known on this					
and the second in the second s	and united my united sed the day and year in the certificate lifst above written.	My Commission					
	Notary Public, for the State of North Dakota	ExpiresNotary Public					
	Residing at:	(Printed Name)					
	My Commission Expires:	transming)					
AUDITOR'S CERTIFICATE ON TAXES Taxes, delinquent taxes, delinquent special asses	saments or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ plus penalty and interest.						
Certified this day of							
Linda Svihavec, McKenzie County Auditor							
CERTIFICATE OF MCKENZIE COUNTY BY	ECORDER Filed in the office of the McKenzie County Recorder in the State of North Dakota ato'clock AM/PM on the day of A.D. 20 and was recorded						
or security by	A.U. ZU and was recorded						
Ann M. Johnsrud, McKenzie County Recorder		32 DISCOVERY DRIVE BOZEMAN MT 59718 PHONE 1409 552-0271 PHONE 1409 552-0271 Geotechnical Engineering Geotechnical Engineering					





DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

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

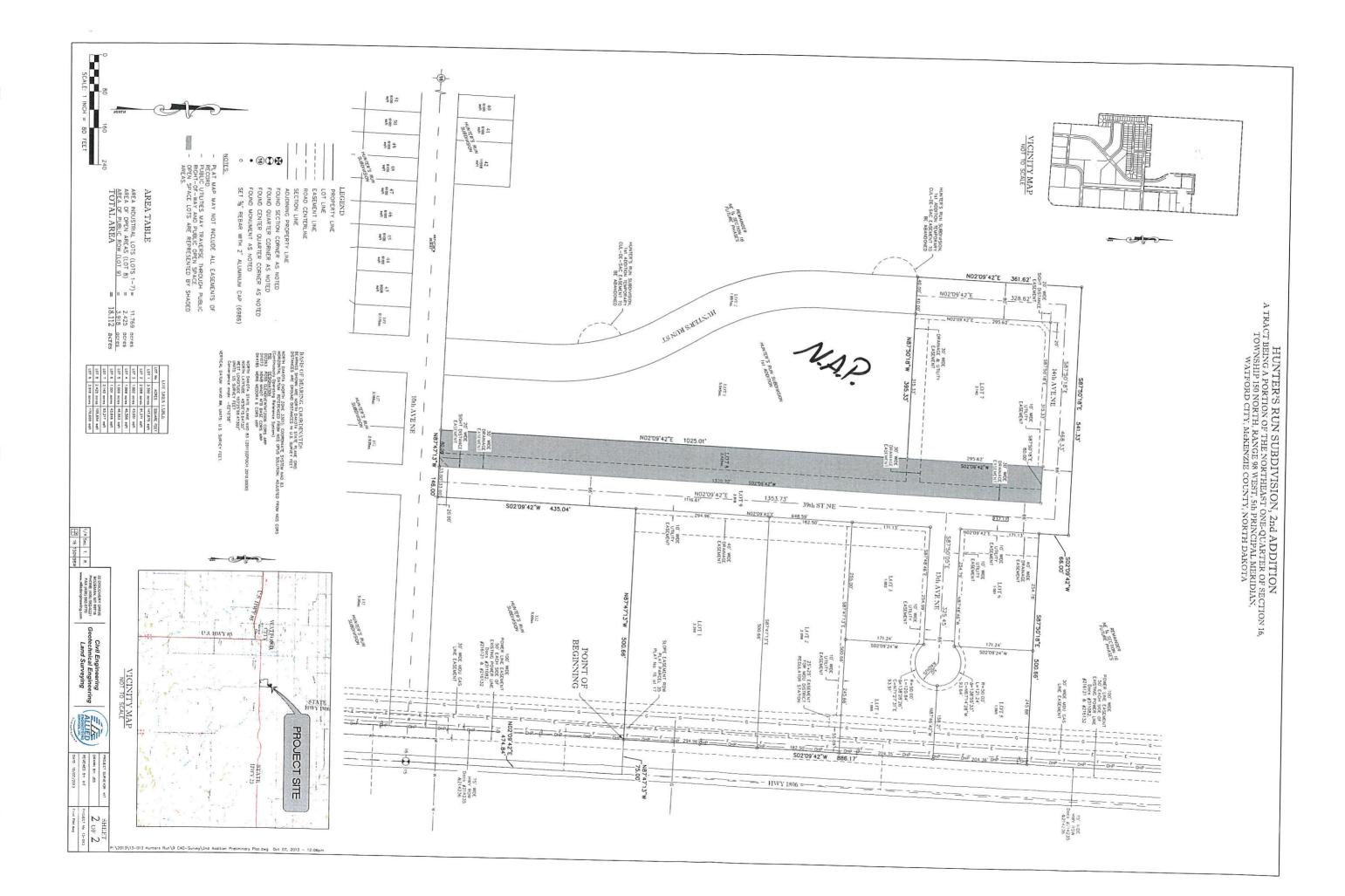
Al	PPLICATION TYPE	DATE FILED	9	13		APPLICATION NUM	MBER:		
SUBDIVISION		PROCESSED BY:	-	,		PLANNING AND Z	ONING:		
	PRELIMINARY		S			LAMINO AND Z	The second second second	. 115	
	MAP						10/5	8 13	
X	SUBDIVISION	FEE:	-			CITY COUNCIL:	*1 1.1		
Commit	FINAL MAP	1	U				11 4	13	
	PARCEL MAP	RECEIPT #:	1-	. 1.		SECTION / TOWN	NSHIP / RANGE:		
	SUBSEQUENT PARCEL MAP	70	11	4		16 150	2 14	, W	
	NON-	RELATED CASE FI	LES:			FINAL ACTION LET	TTER ISSUED DAT	E:	
	SUBSEQUENT								
П	ROAD/STREET								
	ABANDONMENT	PROPERTY	OWN	ER: <u>Hur</u>	nter's Run, I	LLC			
П	LARGE PARCELS					8			9
	MAP LARGE PARCELS	APPLICANT	<u>Hu</u>	inter's Rui	n, LLC				
	MAP FINAL			CORR	RESPONDENCE	FOR THIS APPLICATION	N SHOULD BE ADDRESS	CED TO:	
	MAP OF	NAME: M	arco N			· · · · · · · · · · · · · · · · ·	SHOOLD BE ADDRES.	SLD TO.	
ш	REVERSION	ACADAM ACADAMA CONTRACTOR AND ACADAMA	WALKER BOOK						
	BOUNDARY LINE	PHONE:(/01-33	39-2390					
ш	ADJUSTMENT	ADDRESS:	P.O. 1	Box 2802	90				
	MAP								
П	AGRICULTURAL	CITY:_Watf	ord Ci	ty		STATE: <u>ND</u>	ZIP CODE	E: _5 <u>8854</u>	
	EXEMPTION	EMAIL: m	irco@	stevemart	el com				
П	FAMILY	5	ii co (to	Ste verriar b	CI.COIII				
	CEMETERY								
	DESIGNATION								
	ASSESSOR'S PARCE	EL NUMBER(S): 20-0	0-107	00					
	LEGAL DESCRIPTION							-	
	PROPERTY ADDRES	SS AND NEAREST C	ROSS	STREETS	S:_ <u>17th Ave</u>	NE & HWY 1806, M	cKenzie County, NI	<u> </u>	
	GROSS/NET ACREA	GE: <u>18.112 / 11.769</u>	_ NU	MBER O	F LOTS: 7lc	ots (7 lots + OS + 1 R	oad R/W) ZONING	: Industrial (I)	
	DESCRIBE THE ME								
	ARE ANY WAIVERS	OR VARIANCES RI	EOUIR	RED TO SI	LIPPORT TE	HIS APPLICATIONS:	None Paguastad		
							N N N N N N N N N N N N N N N N N N N		
	(IF YES, ATTACH A	JUSTIFICATION LE	ITER	DESCRIE	BING SUCH	WAIVERS OR VAR	IANCES). WAIVE	RS AND VARIANCES SHOUL	D
(I, V	Ve), the undersigned s	wear and say that (I	am, W	e are) the	e owner(s)	of record on the tax	rolls of the propert	y involved in this application	. or
(aiii,	are) otherwise dualiti	ed to initiate this apr	nicario	on under	WATEORI	TITY CODE: that	the information -	- Al - 1 1 1 1 1	S S
Here	io, and an of the state	ments and answers c	ontain	ea nerein	are in all re	espects true and corr	rect to the best of r	ny knovylodao and baliac 1	- 1 mm
1	Watford City and i	ts designee to enter	the pr	emises of	piete and ac	curate before a hear	ring can be conduc	ted. (I, We) also authorize the rposes of gathering information	•
_		for the	ourpos	se of advi	sing the nul	blic of the proposed	application for the pu	rposes of gathering information	on
		//		101	1 r	and of the proposed	притеанон.		
Prop	erty Owner (Signatur	re):	4	N					
Prop	erty Owner (Print):	MARLO.	AR	57	word	N - 91	ANAGNG.	1754.850	
гтор	erry Owner (Print):_	serjowo-	TU		N. Y.C.	is in	ava Girle	C MINER	
Prop	erty Owner (Signatur	re):							
Prop	Property Owner (Print):								
			S	URVEYO	R / ENGINI	EER INFORMATION	1		
	NAME. V.	I Thamas							
		I. Thompson				_LICENSE NO:_LS-	-6986		
	ADDRESS:_3	32 Discovery Drive	-5/						
	CITY: Bozen	nan				STATE: MT	ZIP: <u>59718</u>		
	PHONE: (40	6-582-0221		FAX/Em	ail: kthomps	son@alliedengineering			
						gmeeting			- 1

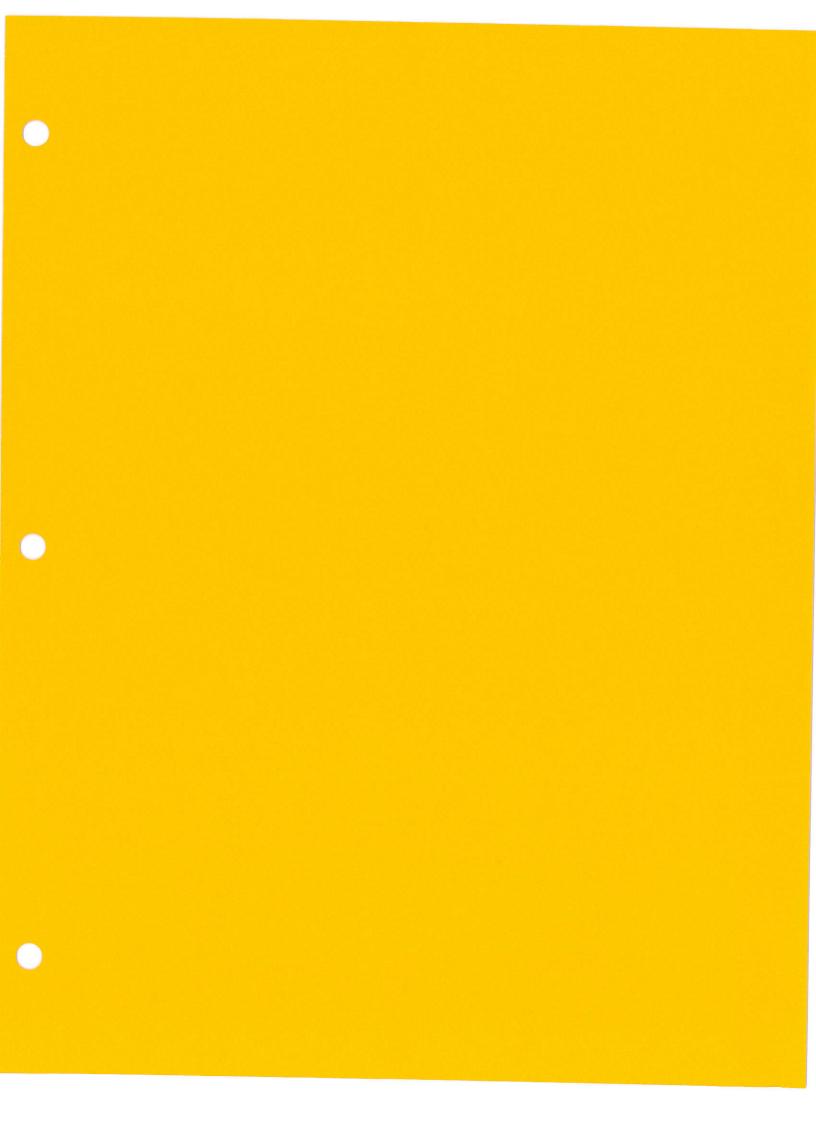
AFFIDAVIT TO ACCOMPANY CITY OF WATFORD CITY DIVISION OF LAND APPLICATION

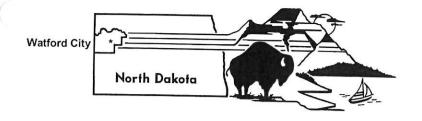
	0-10700				
Application/Owner: HUNTE	25 Run	lle	-1		
In the State of ND, Cou	inty of Mele	たいれて			
I/We HAREO - AS	a Noldi	0 M	IAGN	of kiniers	Ran Lee
I/We will make provisions to ens requirements of McKenzie Count as follows:	ure for compli ty/Watford Cit	ance with the grant of the gran	he disclos the appli	sure and recording cable map applica	tion type
(check appropriate map type)					
Subdivision of Land Ter	ntative Map				
Parcel Map Subdivision of Land Fine	al Map				
(Signature)			(Signatu	re)	
Printed name & title) I, MURED WILLIAMS certify that MARCOABEL Not foregoing affidavit, personally ap deposes and says that the facts set	, a Notary Pu OROD pe peared before	blic of the or ersonally kr me this day	County ar nown to m	ng been by me du	hereby in the ly sworn
Witness my hand and official seal		day of	1 Ast	(A 2013	
ILDRED WILLIAMS Notary Public ate of North Dakota ilssion Expires Feb. 25, 2019	Wy Comm	Mole	y Public	lam	
My Commission expires:		ute of:	tWBM NGBer	Isu	

HUNTER'S RUN SUBDIVISION, 2nd ADDITION A TRACT BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN, WATFORD CITY, McKENZIE COUNTY, NORTH DAKOTA

PLANNING ZONING COMMISSION AP This plot in the city of Watford City is here		LEGAL DESCRIPTION					
the Planning and Zoning Commission of the	aby 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 e City of Watford City, North Dakota.						
Glen Beard, Chairman	DATE:	A tract of land being a partion of the Northeast One-Quarter of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, Walford City, McKenzie County, North Dakota, and being more particularly described as follows: thence North 2029 42. East a distance of 474.86 feet long the East Section line;					
State of North Dakota)		thence North 374*13. Wast a distance of 75.00 feet to a point on the west Right-of-Way of Highway 1806 and the True Point of Beginning:					
):ss County of McKenzie)		thence North 874711 West along said anorth Right - of Way a distance of 435.04 feet to a point on the north Right-of-Way of 10th Ave NE					
On thisday of		thence North 02/2042* East, a distance of 1,025.01 feet; thence North 97/2014* West, a distance of 195.30 feet to a point on the west Right-of-Way of Hunter's Run St; thence North 02/2042* East, along said west Right-of-Way a distance of 361.62 feet; thence North 92/2042* East, along said west Right-of-Way a distance of 361.62 feet;					
		thence South 02709 22 West, along sold east Right-of-way of 39th 5t ME: thence South 02709 22 West, along sold east Right-of-way, a distance of 50.00 feet. thence South 02709 12 Cest, a distance of 50.00 feet to a point on the west Right-of-Way of Highway 1806; thence South 02709 12 West, along sold west Right-of-Way, a distance of 886.17 feet to the					
	Natary Public, McKenzie Caunty, North Dakota My Commission Expires:	to the frue Point of Beginning					
WATFORD CITY APPROVAL		Sold tract of land being 18.112 acres, along with and subject to any existing eosements.					
The city of Walford City, North Dakota, has as an amendment to the comprehensive str	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 reet and highery plan and other appropriate portion of the comprehensive plan of the city of Watford City, North Dokota.	OWNERS CERTIFICATE					
Brent Sanford, Mayor	DATE:	We, the undersigned, being the owners of the lands platted herein, do hereby voluntarily consent to the execution of solid plat, and do dedicate the streets, access easements, 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.					
Peni Peterson, City Auditor	DATE	We agree not to vacate any portion of this plot without the consent of the Walford City Commission. We also hereby desicate easements to run with the land, for water, sewer, gas, electric, telephone, or other public utility lines of services under, on or over those certain strips of land designated hereon as "Utility Easement", "Access Easements", "Drainage Easements", "Sight Distance Easements", or other easements depicted on the plot map:					
State of North Dakota)		DATED this day of					
County of McKenzie)		Hunter's Run, LLC					
On this day of	20, before me, a notary public in and for said county and state, personally appeared Rept. States Advers and Reci. Balance City, and						
who executed the foregoing instrument and	20 before me, a notary public in and for said county and state, personally appeared Brent Sanfard, Mayor, and Peni Peterson, City Auditor, known to me to be the person described in and acknowledged to me that they executed the same in the name of the Watford City Planning and Zaning Commission.						
	Notary Public, McKenzie County, North Ookoto	(Printed Name)					
AMAYTAN'A DARANTA OPER PEN ARREGA	My Commission Expires:	II. S. A. C.					
MONTANA DAKOTA UTILITY APPROV We the undersigned utility does hereby appro-	VAL. ove of the utility easements as shown on the plot as presented. Dated this day of A.D., 20	Be it known on this day of of the Corporation executed the within instrument, and acknowledged to me that such Corporation executed the within instrument, and					
		My Commission					
	Montana Dakata Utinity	ExpiresNotary Public					
	(Printed Name)						
State of North Dakota)):ss		(Printed Nama)					
County of McKenzie)		SURVEYOR'S CERTIFICATE					
On this day of witness whereof, I have hereunto set my ha	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 and affixed my official seal the day and year in the certificate first above written.	I Kyle I. Thompson, Registered Land Surveyor, do hereby certify that the survey plot shown hereon was completed by me or under my direct supervision and that this plot 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.					
	Notary Public, for the State of North Dokota	Kyle I. Thompson Quos ESSI ONAL Land					
	Residing at:	Registered Land Surveyor No. 6986 / 9 KVIE I 18 -					
	My Commission Expires:	State of North Dakota (THOMPSON LS - 6986)					
RESERVATION TELEPHONE APPROV. We the undersigned utility does hereby approximately app	AL ove of the utility easements as shown on the plat as presented. Dated this day of A.D., 20						
		Stote of)):95					
	Reservation Telephane Cooperative	County of					
	(Printer Name)	Be it known on this day of					
State of North Dakota): ss		Be it known on this day of					
County of McKenzie)		ExpiresNotary Public					
On this day of witness whereof, I have hereunto set my har		(Printed Name)					
	Notary Public, for the State of North Dakota	CONSENT OF MORTGAGEE					
	Residing at:						
	My Commission Expires:	I, the undersigned martgages, do hereby join in and consent to the described plot, releasing our respective liens, claims or encumbrances as to any portion of said lands now being plotted into roads, avenues, parks or other public uses and dedicated to the use of the public forever.					
McKENZIE ELECTRIC COOPERATIVE We the undersigned utility does hereby appro	ove of the utility easements as shown on the plot as presented. Dated this day of, AD, 20	DATED this day of 20 20					
	, , , , , , , , , , , , , , , , , , , ,	Corporation					
	McKanzle Electric Company	Ву					
	(Printed Name)	Title:					
State of North Dakota)	trinited rating.	State of)					
County of McKenzie)):ss County of)					
On this day of witness whereof, I have hereunto set my han		Be it known on this day of 20 before me personally appeared known to me to be the of the corporation executed the within instrument and acknowledged to me that said corporation executed the within instrument and					
	Notary Public, for the State of North Dakota	My Commission					
		Notory Public Expires					
	Residing al: My Commission Expires:	2					
AUDITOR'S CERTIFICATE ON TAXES		(Printed Name)					
Taxes, delinquent taxes, delinquent special as	ssessments or installment of special assessments or tax estimates for the property described on the attached instrument are unpaid in the amount of \$ plus penalty and interest.						
Certified this day of		Very second seco					
Linda Svihovec, McKenzie County Auditor		Henri					
CERTIFICATE OF MCKENZIE COUNTY	RECORDER	5 O T					
I hereby certify that the above instrument wa	us filed in the office of the McKenzie County Recorder in the State of North Dakota at a'clack AM/PM on the day of A D 20 and was recorded						
	The state of the s						
Ann M Johnsrud, McKenzie County Recorder		12 DISCOVERY DRIVE BOZEMAN, LIT 59718 PHONE, LEGIS SEARCH SEARCH Geotechnical Engineering Geotechnical Engineering Geotechnical Engineering Top 2					
		1/4 Sec T R FAX (406) 582-5770 ALLIED					
		WWW.alliedengineering.com Land Surveying PROJECT No. 13-013					







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

October 22, 2013

CU-14-2013

Conditional Use RENEWAL

Applicant
BBR RV Park (Ray Morken)
1004 4th Ave SE
Watford City, ND 58854
(701) 770-2201

Property Owners

Property Addresses:

1004 4th Ave SE Lot 1-2 Blk 3

2nd addition- Cherry Creek to Watford City

Conditional Use Requested:

Conditional Use Permit to operate a Home Occupation to operate a home based office at the above described property.

Zone:

R-2M

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

Request: The applicant filed an application to permit the subject property to be used as a home based office.

Conditions of Approval:

 Approval of the Conditional Use Permit application will fulfill a need for an onsite office to provide a needed office for the existing RV Park.

2. The applicant must provide evidence of a valid RV Park license issued through the North Dakota Dept. of Health Division of Food and Lodging.

3. Conditional Use Permit will expire after 6 months if no action is taken.

4. If approved, the applicant should be given 90 days after approval to bring the properties into compliance.

5. Conditional Use Permit shall be reevaluated after 90 days and every 90 days thereafter.

The conditional use permit has been reviewed and the site was inspected for compliance with the conditions of approval. No major issues were found.

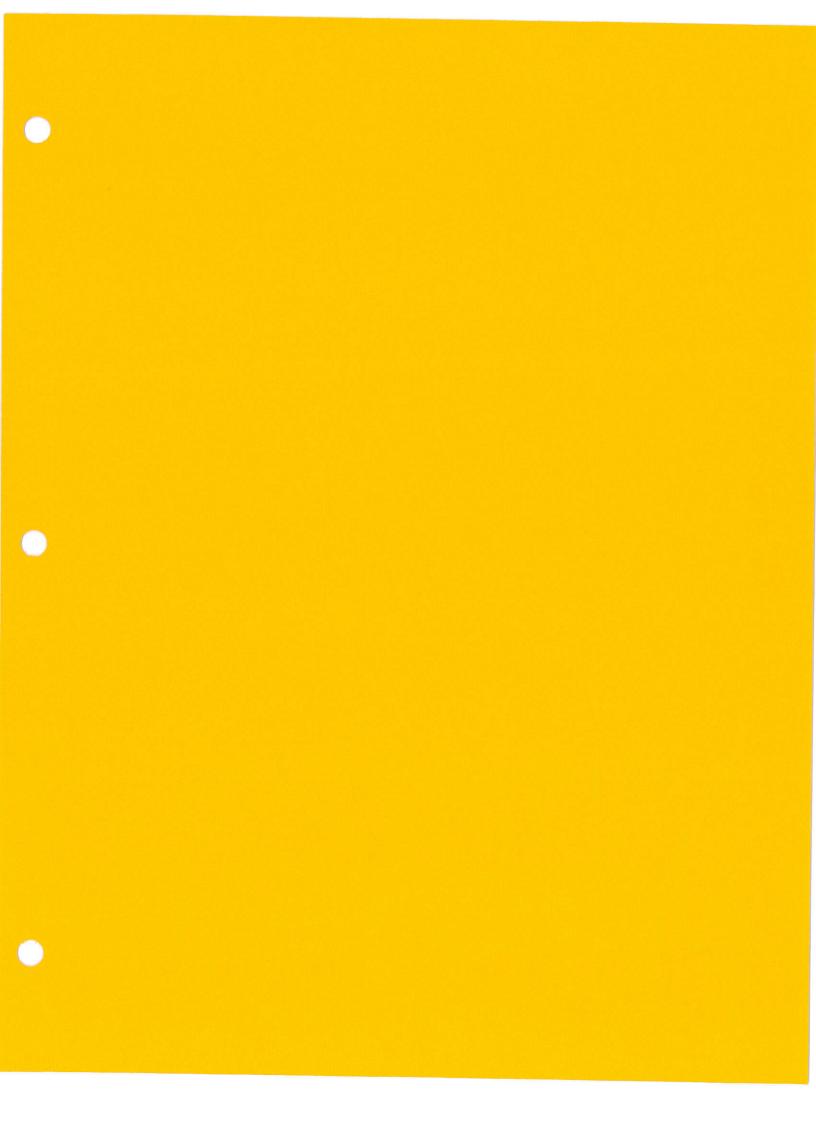
Contact:
Seth Sampson, Assistant City Planner ssampson@nd.gov

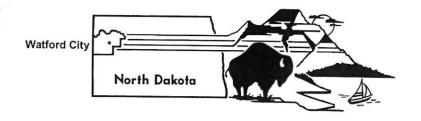


Google earth

feet 1000 meters 300







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

October 22, 2013

CU-15-2013

Conditional Use RENEWAL

Applicant Ray Morken Jr. 1004 4th Ave SE Watford City, ND 58854 (701) 770-2201

Property Owners

 $905~3^{rd}$ Ave SE, $305~10^{th}$ St SE, $313~10^{th}$ St SE, $308~10^{th}$ St Property Addresses: SE, 312 10th St SE, 400 10th St SE, 1005 4th Ave SE, 305 11th St SE, 316 9th St SE, 312 Bolken Dr. Cherry Creek Addition and Cherry Creek 2nd Addition.

Conditional Use Requested:

Conditional Use Permit to allow Temporary Workforce Housing at the above described properties.

Zone:

R-2M

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

The applicant filed an application to permit the subject properties to be used for temporary workforce housing.

Conditions of Approval:

- 1. Approved renewal of the Conditional Use Permit application will fulfill a need for temporary workforce housing to provide housing for oil field related workforce.
- 2. The applicant must provide evidence of a valid RV Park license issued through the North Dakota Dept. of Health Division of Food and Lodging.
- 3. Conditional Use Permit will expire after 6 months if no action is taken.
- 4. If approved, the applicant should be given 90 days after approval to bring the properties into compliance.
- 5. Conditional Use Permit shall be reevaluated after 90 days and every 90 days thereafter.

The conditional use permit has been reviewed and the site was inspected for compliance with the conditions of approval. No major issues were found.

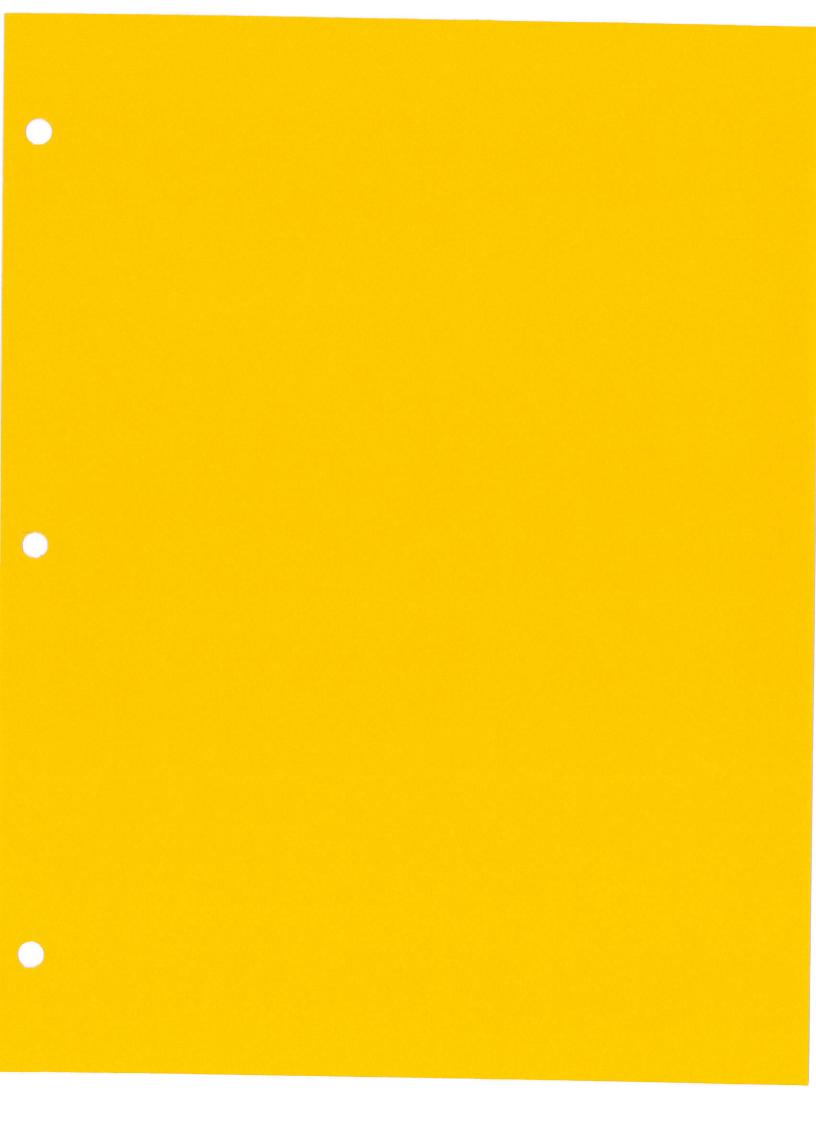
<u>Contact:</u>
Seth Sampson, Assistant City Planner <u>ssampson@nd.gov</u>

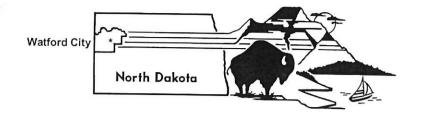


Google earth

feet 1000 meters 300







City of Watford City 213 2nd St., NE PO Box 494 Watford City, ND 58854 Ph. 701- 444- 2533 Fax 701- 444- 3004 www.4eyes.net

October 22nd, 2013

CU-16-2013

Applicant

Marty & Chrystal Mulder

PO Box 1003 Watford City Same

Property Address:

608 2nd Ave., SW

Property Owner

Lots 33 & 34, Block 1, Schell & Jarland Addition to Watford City

Conditional Use Requested:

A conditional use to permit Temporary Workforce Housing.

Zone:

C-1, General Commercial District

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

Request: The applicant filed an application to permit the installation of up to 20 Temporary Workforce Housing units located at the above-referenced address.

Conditions of Approval:

 Approval of the Conditional Use Permit application will fulfill an immediate need to provide temporary housing for the recent influx of oil-related field and office personnel.

2. The applicant is proposing to install "Park Model" units which are more visually appealing than "skid shacks". The conditional use permit should specifically state that only "Park Model" units as submitted with the application are permitted.

3. The conditional use should be specific as to the total number of units permitted to be installed (20 as indicated on the site plan).

4. The conditional use permit should be specific as to number of parking spaces to be provided. The applicant has indicated that 78 spaces will be provided.

5. Grading and drainage shall be provided so as to preclude the ponding of water or the creation of an erosion problem related to uncontrolled runoff.

 A dust palliative should be required to be applied to parking and drive aisles from May through October.

7. Conditional Use Permit shall be for a term of one year and reviewed annually thereafter.

8. Roads, parking areas and travel ways shall be surfaced with a minimum of 6" of crushed aggregate, not scoria.

9. Extension of roadways and utilities shall be at the developer's expense.

10. Conditional Use Permit will expire after 6 months if no action is taken.

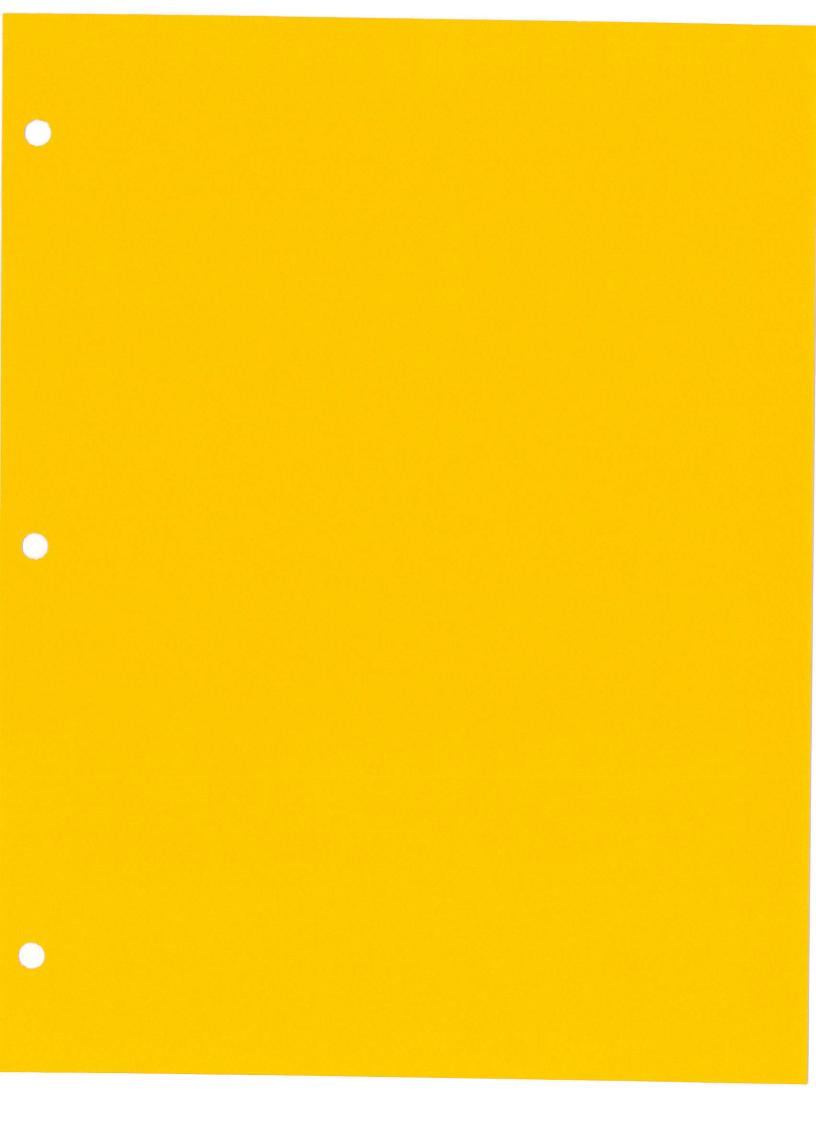
The site was inspected for compliance with the conditions of approval and no issues were found to be of concern.

Contact: Seth Sampson, Assistant City Planner ssampson@nd.gov (701) 444-2533



Google earth

A



LAND USE APPLICATION
Watford City Planning Department
See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY									
APPLICATION TYPE:	DATE FILED: 9 9 13	APPI	ICATION NUMBER: 20 29 2013						
# ZONE CHANGE- \$200.00 fee	PROCESSES BY: MS	PROCESSES BY: MEETING DATE							
CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: \$260.00	ADVERTISE DATE: 9 18 9 9 25							
□ VARIANCE - \$200.00 fee	RECEIPT #: # 467144	PROI	PERTY OWNERS NOTIFIED: 465						
# STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	SECTION/TOWNSHIP/RANGE: S 24, 156N, 98W							
□ VACATION and ABANDONMENT	RELATED CASE NOS:								
SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM DOES THIS USE CONFORM TO THE MASTER PLAN?								
(CLEARL	Y PRINT ALL INFORMATION	USINC	INK OR TYPE)						
PROPERTY OWNER: GRAY	BUILDING PARTN	F 05	nio						
	REALTY ADVISORS		1/10						
ALL MAIL	FOR THIS APPLICATION SHOU	ומ חיזו	E ADDREGGED TO						
,	11 21	•							
NAME: Womas M. ADDRESS: POBOX #52	DILLOW YO MICHUES		EALTY ADVISORS						
CITY:	WAY2ALA MN STATE:	5	5391						
	32 EMAIL: TomDillo	- James	SPM ClomCast, NCt						
ASSESSOR'S PARCEL NUMBER(S):	SEE ATTACHEN	<i>M</i> .	SEMI COMICAST, NCC						
LEGAL DESCRIPTION: 588	EATHACHEN								
PROPERTY ADDRESS AND NEARE	ST CROSS STREETS: <u>501-50</u>	3-51	3 PARK AVENIDE WEST						
GRUSS/NET ACREAGE: PHILPOX	PRESENT ZONI	E CLA	SSIFICATION: C-1 AND R-1						
DESIRED ZONE CLASSIFICATION:	CURI	RENT	LAST LIST. VACALLY LALLO						
DESCRIBE TOOK REQUEST IN DETAIL Y	OU MUST CITE ANY RELEVANT CODE (USE ADDITIONAL PAGES IF N	SECTIO EEDED)	NS, WAIVERS, OR CONDITIONAL USE PERMITS						
SEE AttachEn									
	· ·								
DESCRIBE THE SOURCE OF WATER/SI	EWER: MUNICIPAL]	Do you have a will serve letter YES NO						

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

-	(1, We), the undersigned swear and say that (1 am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise contained berein 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 subject to this application for the purposes of gathering information for the purpose of gather										
	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 Print of Type Owner Name										
ı	State of North Dakota County of McKenzie										
١	This instrument was acknowledged before me on 10/16/13 by Douglas Nordby Name of Person										
	DENNIS EDWARD JOHNSON Notary Public State of North Dakota My Commission Expires Nov. 13, 2016										

Documents Required for Submitting Land Use Applications											
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight- line Drawing	Supplemental Info.	Application Fees	
Conditional Use Permit	ı	1	4	19		111	412	l ₁₃	I ^H	\$350.00	
Zone Change	ı	1	4	19	l ^x	1"	412		114	\$200.00	
Variance	ı	ı	4			1"					
Vacation and Abandonment	1		4	ı°	l _z	1"				S200.00 Refer to Fee	
Street Name Change*	1					1"				Schedule 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, schedule an appointment by calling the Watford City Planning Department at (701) 444-2533. Filing an application without an appointment may delay your application processing and/or scheduled hearing(s). 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.
- C. Staff Report: To discuss a report or recommendation, contact the Planning Department to resolve concerns prior to the hearing.
- A letter indicating the Commission's decision and all conditions of approval is sent to the correspondent address on the application. All conditions must be met before an occupancy permit or a business license will be issued. In many cases, the Planning Commission is considered to be final action unless appealed, refer to the Summary or Required Reviews or Hearings.
- Any person may appeal, in writing, to the board within 30 calendar days from the date the Notice of Final Action was sent. The Office of the Zoning Administrator must physically receive the appeal by 4:00 pm. on the 30th calendar day.
- The Planning Commission has the authority to impose conditions, restrictions, safeguards and date of expiration on any land use application that is granted to ensure the health, safety and welfare of the neighborhood. Failure to comply with such conditions shall be deemed as a violation. Any such person who knowingly continues the violation after receiving written notification of the violation is guilty of misdemeanor.
- Site Development Plan Application is required on all Conditional Use Applications.

Watford City Planning Department 213 2nd St NE Watford City, ND 58854

Phone: (701)444-2533 Fax: (701)444-3004 Website: www.4eyes.net

Park Avenue West Development - Land Use Application

Project Description:

The Park Avenue West development is generally described to include five separate real estate parcels located on the Gray Building Partnership land currently owned by Ross Sundeen and Dennis Johnson. The planned development will have one building with two stories of commercial/retail/office space and containing approximately 15,000 square feet of gross space. The commercial space will be designed to accommodate either general office/service/clinic or retail space.

The development will require a rezoning of the current zoning which is combination of both C-1 and R-1 zoning. The proposed development includes five land parcels – lots 1,2,3,4 and 5 of Block 2 in the Schell Jarland Addition. Lots 1, 2, 3 and 4 are currently zoned C-1. Lot 5 is currently zoned R-1 and requires to rezoned to C-1.

PARK AVENUE WEST DEVELOPMENT WATFORD CITY, N.D. SEPTEMBER 2013

PROJECT LOCATION-







PROJECT LOCATION MAP

Wenck

MIDWEST REALTY ADVISORS, INC THOMASA M. DILLON P.O. BOX #5.2 WAYZATA, MN #55.991 (EIX) 389-94.2 Tombilon-Swidgenesstaet

WARNING:
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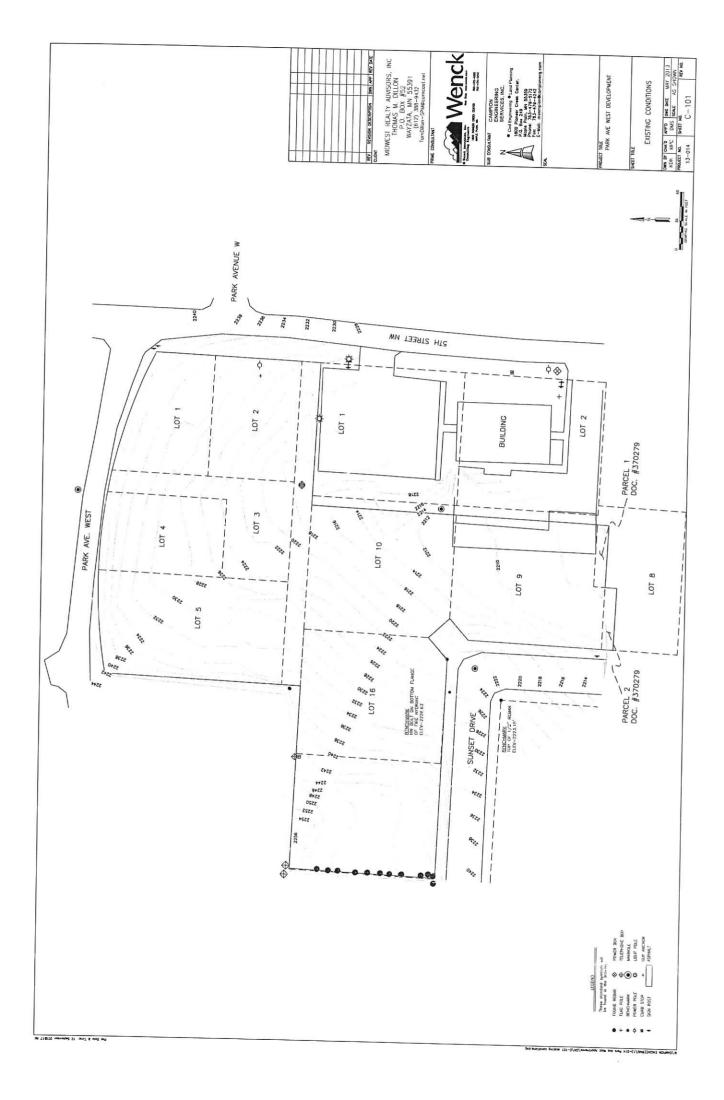
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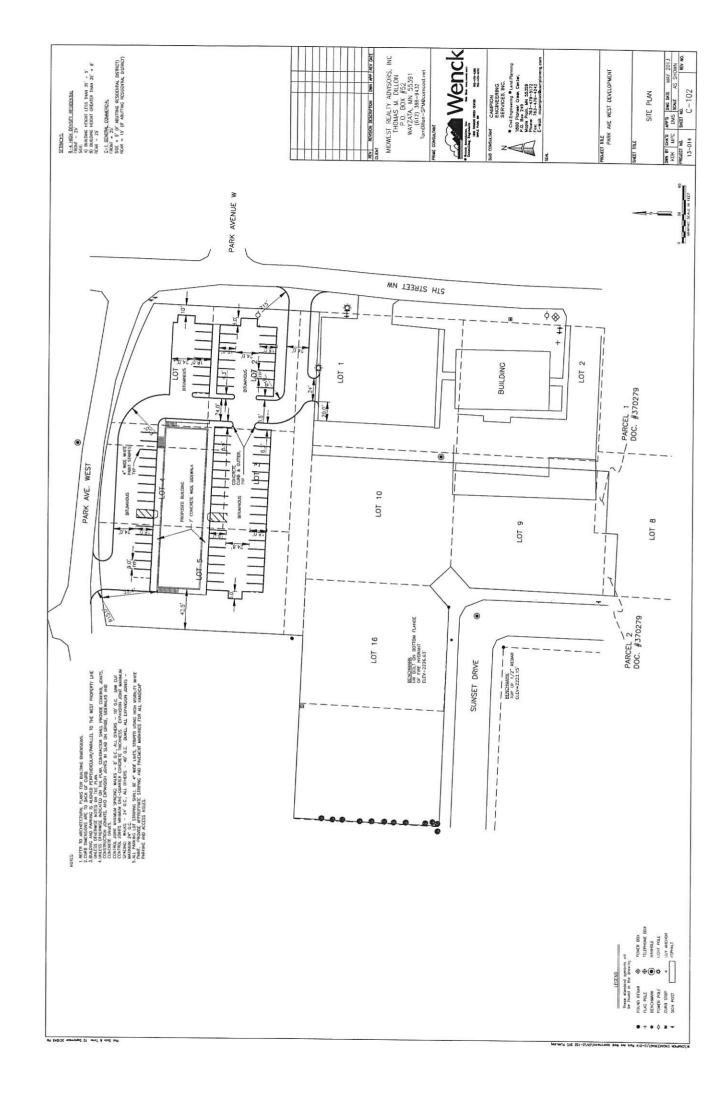
CALL BEFORE YOU DIG NORTH DAKOTA ONE CALL TOLL FREE 1-800-795-0555

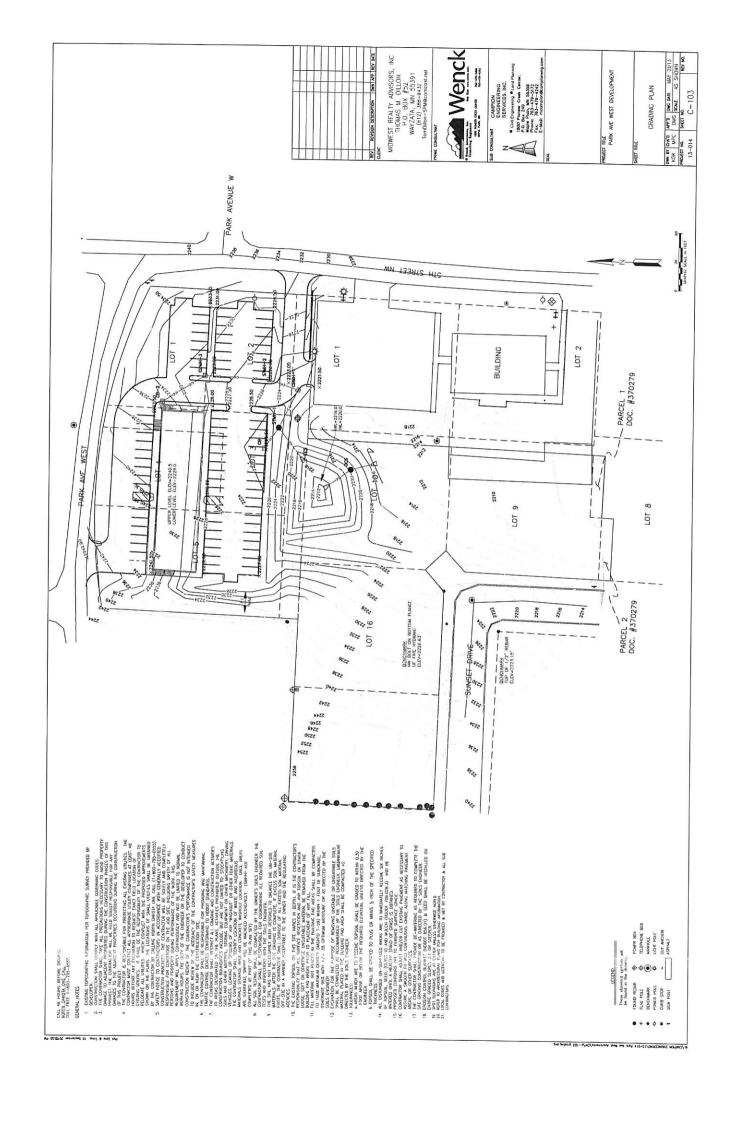
INDEX SHEET NO. G-101 C-102 C-103

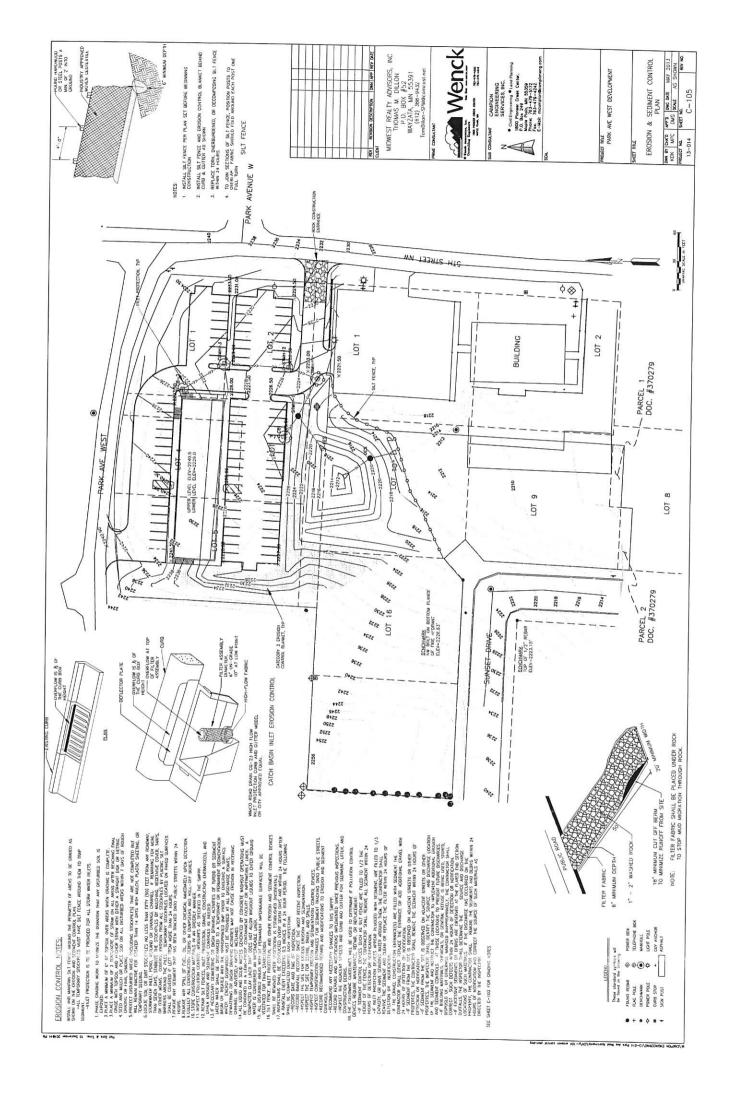
COVER & INDEX SHEET
EXSTING CONDITIONS
PRELIMINARY SITE PLAN
PRELIMINARY CRADING & DEANINGE PLAN
PRELIMINARY EROSION & SEDIMENT CONTROL

| Comman | C PARK AVE WEST DEVELOPMENT COVER & INDEX SHEET











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

Sept 18, 2013

STAFF REPORT

ZC-29-2013

ZONE CHANGE

Applicant
Midwest Realty Advisors
PO Box #52
Wayzata, MN 55391

<u>Property Owners</u> Gray Building Partnership

Property Address: 501-509-513 Park Ave West

<u>Zone Change Requested:</u> A request to change the zoning of the above-referenced lot from R-1(residential) to C1(commercial).

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 on 501-509-513 Park Ave West

The existing property is currently zoned Commercial and Residential. The site is accessible from Park Ave W and 5th St SW. The site is in the city limits 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 intent of the zone change application is to allow for development of the property into a two story commercial building providing office and retail space.

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. None of the noticed property owners contacted the city regarding the application.

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 (established & proposed master plan) and does not constitute "spot zoning" so as to allow a use that would otherwise not be permitted. Under no circumstances shall the Planning Commission recommend a zone change not permissible under the terms of this ordinance.

Surrounding Land Use Inventory:

West: Zoning -

R1, Watford City

Use -

Residential

South: Zoning -

C1, Watford City

Use -

Commercial

North: Zoning -

R4, Watford City

Uses -

High Residential

East: Z

Zoning - R1, Watford City

Uses - Residential

Comprehensive Zoning Plan and Zoning Comparison:

At this time, the city does not have a detailed Comprehensive Zoning Plan that can be used as a basis for this decision. Therefore, each request for a zoning amendment must be based solely on the judgment of the commission. 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 intent of the "C-1" Commercial District is to allow basic retail, service and office uses. This district is also intended to provide locations for commercial activity that do not require a central location downtown. Also included are business uses needing large floor areas, particularly those of a service nature and certain industrial uses that do not create obnoxious sounds, glare, dust, or odor. The District is not intended for heavy commercial uses, uses that would be considered industrial in nature, or those businesses that may not be considered compatible with adjacent traditional General Commercial uses.

Site Development

Access:

The property is accessible from Park Ave W and 5^{th} St SW

Sewer:

There are city sanitary sewer mains on the property.

Water:

There are city water mains on the property.

Analysis:

The proposed zoning will bring much needed office/retail space into an area that is appropriate

for such development.

Recommendation:

Upon approval of the preliminary development plan by the Planning Commission, the applicant shall prepare and submit a final development plan, which shall incorporate any changes or alterations requested. The final development plan and the Planning Commission recommendation shall be forwarded to the City Council for review and final action.

It is recommended that the Watford City Planning Commission approve a zone change from R1 to C1 (Commercial) for the property subject to the following conditions:

- The developer must submit a detailed site plan for review. The site plan must address drainage, access, utilities, lighting, drive aisles, parking and the development standards for a commercial development.
- 2. Such applicant also shall prepare and submit a preliminary development plan for review and approval by the Planning Commission, which shall include:

A topographic map showing contours at intervals of two (2) feet.

A plot plan showing:

- 1) Building locations on the tract.
- 2) Access from streets.
- 3) Parking arrangement and number of spaces.
- 4) Interior drives and service areas.
- Location map showing the development and zoning of the adjacent property within two hundred (200) feet, including the location and the type of buildings and structures thereon.
- 4. The full legal description of the boundaries of the property to be included in C1 district.
- 5. A map showing location of proposed sewer, water and other utility lines.
- 6. A description of general character of the proposed buildings

Contact:

Seth Sampson Assistant City Planner 701-444-2533 ssampson@nd.gov