

PLANNING COMMISSION MINUTES

WATFORD CITY, ND

August 27, 2012

The regular monthly meeting of the Watford City Planning Commission was held on Monday, August 27, 2012 at 6:00 p.m. at City Hall. In attendance: Doug Bolken, Board members: Jesse Lawrence, Shane Homiston, Cory Johnson, Rick Holm, and Sonja Johnson. Absent: Glen Beard, Chairman (excused). Also present was City Planner Curt Moen, City Attorney Wyatt Voll, Administrative Assistant Peni Peterson and Planning Assistant Mili Williams

With the above mentioned present the Public Hearing was called to order at 6:00 PM by Doug Bolken.

Under consideration were the following:

Public Hearing to hear comment on a Zone Change Application submitted by Gregory Simonson for property located at W1/2 of NW1/4, Sec 18, T150N, R98W, McKenzie County, 16.56 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on amending Chapter XV, Article XVIII (B) of the Watford City Zoning Ordinance amending Permitted Uses in the Community Facilities Zone.

Public Hearing to hear comment on a Zoning Variance application submitted by Gary and Artis Stevens on property located at 201 7th St NE to allow for a variance of 6 ½ feet from the required 30 foot front-yard setback.

Public Hearing to hear comment on a Zone Change Application submitted by Cory Ravnaas/Circle H for property located at SW1/4 Section 24, T150N, R99W, McKenzie County, 1.67 acres. The applicant is requesting this property be rezoned to R-4 from A-2.

Public Hearing to hear comment on a Zone Change Application submitted by City of Watford City for property located at 200,204,208,212,216 4th Ave SE. The applicant is requesting this property be rezoned C-F from C-1.

After a discussion Doug Bolken closed the Public Hearing.

The minutes for the meetings held July 30, 2012 were reviewed. Moved by Homiston, seconded by Holm to approve the minutes as presented. All ayes. Motion carried.

following roll call vote: ayes: R. Holm, C. Johnson, S. Homiston, J. Lawrence, and S. Johnson.
Motion Carried

NEW BUSINESS:

1. Amended Preliminary Plat - Bakken Development - The Crossings

Moved by S. Homiston to approve the amended Subdivision Preliminary Plat submitted by Jarvis and Kadie Sorenson/Bakken Development Solutions for property located NW1/4 Sec. 22, T150N, R98W at the south east quadrant of Hwy 23 and County Rd 37. Seconded by R. Holm and carried by the following roll call vote: ayes: S. Homiston, R. Holm, S. Johnson, J. Lawrence and C. Johnson. Motion Carried

2. Conditional Use Permit Update - Watford City

Board made aware of permit update. No action required.

BUILDING PERMITS:

Building Permits for August were reviewed

ADJOURNMENT:

C. Johnson moved, R. Holm seconded motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned 6:45pm.

Doug Bolken
Pro-tem Chairman



Mili Williams
Secretary

**PLANNING COMMISSION MINUTES
WATFORD CITY, ND
SPECIAL MEETING
September 10, 2012**

The special meeting of the Watford City Planning Commission was held on Monday, September 10, 2012 at 5:15 p.m. at City Hall. Present: Chairman Glen Beard. Board members: Sonja Johnson, Rick Holm, Cory Johnson, Jesse Lawrence and Shane Homiston. Also present was City Planner Curt Moen, City Attorney Wyatt Voll and Secretary Mili Williams.

With the above mentioned present the Public Hearing was called to order at 5:15 PM by Chairman Glen Beard. Under consideration were the following:

Public Hearing to hear comment on a Final Plat Approval submitted by Bakken Development Solutions-The Crossings at Watford City, located at NW1/4 Section 22, T150N, R98W, McKenzie County, 26.78 acres

After a discussion Chairman Beard closed the Public Hearing.

UNFINISHED BUSINESS:

1. **Final Plat Approval- The Crossings:** Move to approve by S. Homiston to recommend to City Council to approve Final Plat submitted by Bakken Solutions-The Crossings at Watford City, located at NW1/4 Section 22, T150N, R98W, McKenzie County, 26.78 acres McKenzie County, Seconded by R. Holm and carried by the following roll call vote: ayes: S. Johnson, R. Holm, C. Johnson, S. Homiston, and J. Lawrence. Motion carried.

G. Beard moved to adjourn meeting, S. Homiston seconded a motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned.

Glen Beard
Chairman

Mili Williams
Secretary

CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

Special Meeting

AGENDA

Monday, September 10, 2012

PLANNING COMMISSION

City Hall

5:15 P.M.

5:15 P.M. Call to Order Public Hearing

Public Hearing to hear comment on a Final Plat submitted by Bakken Development Solutions-The Crossings at Watford City for property located at NW1/4 Section 22, T150N, R98W, McKenzie County, 26.78 acres

Close Public Hearing

Unfinished Business:

1. **Final Plat** - The Crossings at Watford City

Adjournment

Mili Williams
Secretary

**PLANNING COMMISSION MINUTES
WATFORD CITY, ND
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G. Beard moved to adjourn meeting, S. Homiston seconded a motion to adjourn the meeting. All ayes. Motion carried. There being no further business, the meeting was adjourned.

Glen Beard
Chairman

Mili Williams
Secretary

PLAT of THE CROSSINGS at WATFORD CITY - PHASE 1 IN THE NW1/4 SECTION 22, T150N, R98W, 5th P.M., WATFORD CITY, McKENZIE COUNTY, NORTH DAKOTA



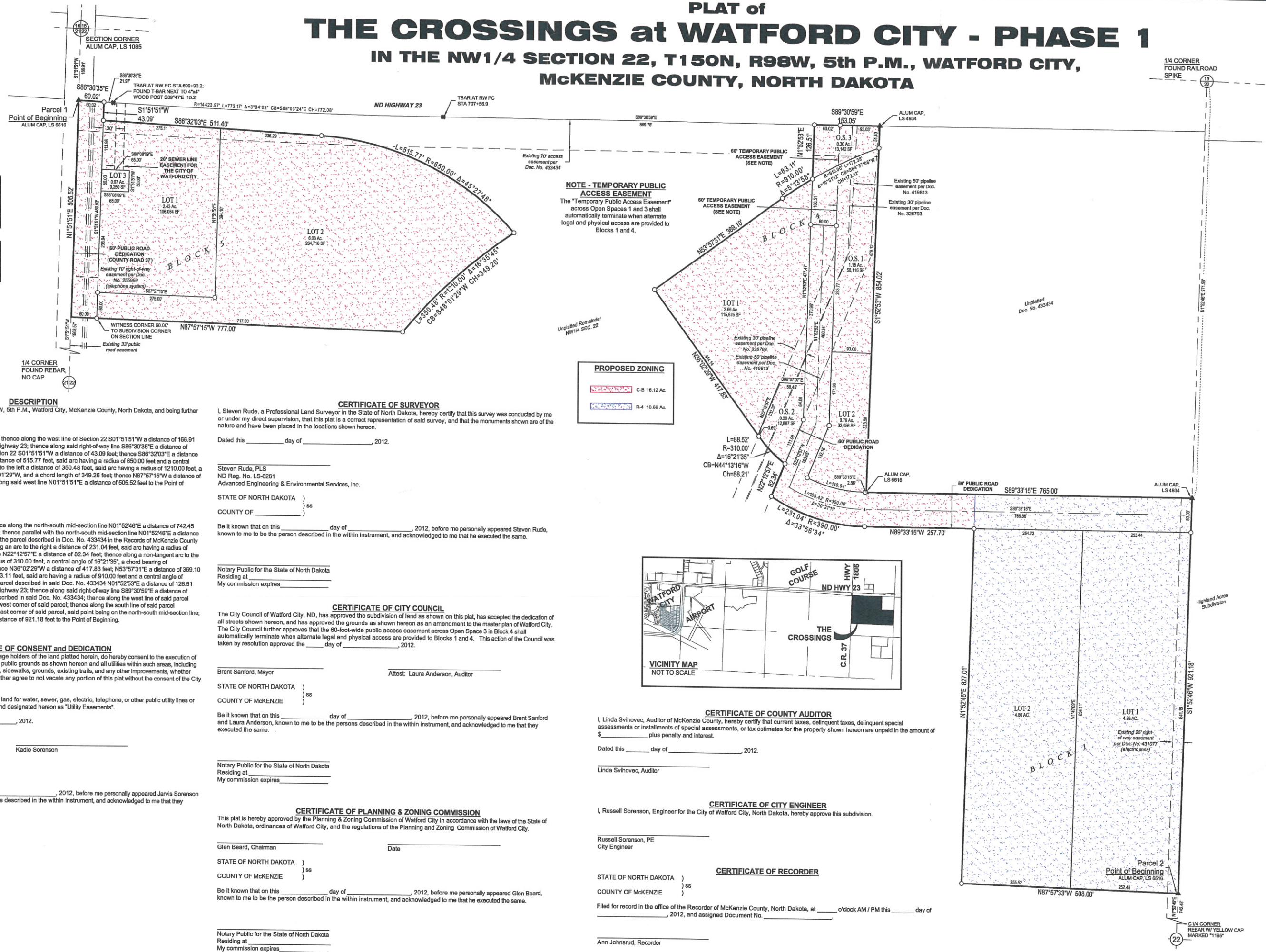
BASIS OF BEARING
BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE. DISTANCES ARE GROUND.

LEGEND	
	SET REBAR W/ RED CAP MARKED "ADVANCED ENG LS 6261"
	O.S. OPEN SPACE OR PARK PARCEL

AREA SUMMARY	
GROSS AREA	26.78 Ac
RIGHT-OF-WAY	-3.31 Ac
OPEN SPACE	-1.75 Ac
NET LOT AREA	22.22 Ac

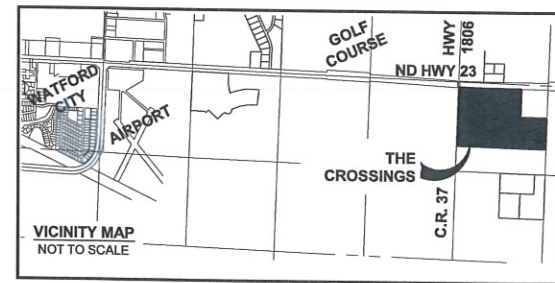
OWNER
JARVIS & KADIE SORENSON
WATFORD CITY, ND 58854

DEVELOPER
BAKKEN DEVELOPMENT SOLUTIONS, LLC
1914 STANLEY GAULT PARKWAY
LOUISVILLE, KY 40023



NOTE - TEMPORARY PUBLIC ACCESS EASEMENT
The "Temporary Public Access Easement" across Open Spaces 1 and 3 shall automatically terminate when alternate legal and physical access are provided to Blocks 1 and 4.

PROPOSED ZONING	
	C-B 16.12 Ac.
	R-4 10.66 Ac.



DESCRIPTION
Two parcels in the NW1/4 Section 22, T150N, R99W, 6th P.M., Watford City, McKenzie County, North Dakota, and being further described as follows:

PARCEL 1
Commencing at the northwest corner of Section 22; thence along the west line of Section 22 S01°51'51"W a distance of 166.91 feet to the south right-of-way line of North Dakota Highway 23; thence along said right-of-way line S86°30'35"E a distance of 60.02 feet; thence parallel with the west line of Section 22 S01°51'51"W a distance of 43.09 feet; thence S86°32'03"E a distance of 511.40 feet; thence along an arc to the right a distance of 515.77 feet, said arc having a radius of 650.00 feet and a central angle of 45°27'48"; thence along a non-tangent arc to the left a distance of 350.48 feet, said arc having a radius of 1210.00 feet, a central angle of 16°35'45", a chord bearing of S48°01'29"W, and a chord length of 349.26 feet; thence N87°57'15"W a distance of 777.00 feet to the west line of Section 22; thence along said west line N01°51'51"E a distance of 505.52 feet to the Point of Beginning.

Parcel 1 contains 9.28 acres.

PARCEL 2
Commencing at the C114 corner of Section 22; thence along the north-south mid-section line N01°52'46"E a distance of 742.45 feet; thence N87°57'33"W a distance of 508.00 feet; thence parallel with the north-south mid-section line N01°52'46"E a distance of 827.01 feet; thence parallel with the south line of the parcel described in Doc. No. 433434 in the Records of McKenzie County N89°33'15"W a distance of 257.70 feet; thence along an arc to the right a distance of 231.04 feet, said arc having a radius of 390.00 feet and a central angle of 33°56'34"; thence N22°12'57"E a distance of 82.34 feet; thence along a non-tangent arc to the right a distance of 88.52 feet, said arc having a radius of 310.00 feet, a central angle of 16°21'35", a chord bearing of N44°13'16"W, and a chord length of 88.21 feet; thence N36°02'29"W a distance of 417.83 feet; N53°57'31"E a distance of 369.10 feet; thence along an arc to the right a distance of 83.11 feet, said arc having a radius of 910.00 feet and a central angle of 05°13'58"; thence parallel with the west line of the parcel described in said Doc. No. 433434 N01°52'53"E a distance of 126.51 feet to the south right-of-way line of North Dakota Highway 23; thence along said right-of-way line S89°30'59"E a distance of 153.05 feet to the northwest corner of the parcel described in said Doc. No. 433434; thence along the west line of said parcel S01°52'53"W a distance of 854.02 feet to the southwest corner of said parcel; thence along the south line of said parcel S89°33'15"E a distance of 765.00 feet to the southeast corner of said parcel, said point being on the north-south mid-section line; thence along the mid-section line S10°52'46"W a distance of 921.18 feet to the Point of Beginning.

Parcel 2 contains 17.50 acres.

CERTIFICATE OF CONSENT and DEDICATION
We, the undersigned, being sole owners and mortgage holders of the land platted herein, do hereby consent to the execution of this plat and dedicate the streets, alleys, parks, and public grounds as shown hereon and all utilities within such areas, including all sewers, culverts, bridges, water distribution lines, sidewalks, grounds, existing trails, and any other improvements, whether such are shown or not, to the public forever. We further agree to not vacate any portion of this plat without the consent of the City of Watford City.

We also hereby dedicate easements to run with the land for water, sewer, gas, electric, telephone, or other public utility lines or services under, on, or over those certain strips of land designated hereon as "Utility Easements".

Dated this _____ day of _____, 2012.

Jarvis Sorenson _____ Kadie Sorenson _____

STATE OF _____)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2012, before me personally appeared Jarvis Sorenson and Kadie Sorenson, 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 SURVEYOR
I, Steven Rude, a Professional Land Surveyor in the State of North Dakota, hereby certify that this survey was conducted by me or under my direct supervision, that this plat is a correct representation of said survey, and that the monuments shown are of the nature and have been placed in the locations shown hereon.

Dated this _____ day of _____, 2012.

Steven Rude, PLS
ND Reg. No. LS-6261
Advanced Engineering & Environmental Services, Inc.

STATE OF NORTH DAKOTA)
COUNTY OF _____) ss

Be it known that on this _____ day of _____, 2012, before me personally appeared Steven Rude, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF CITY COUNCIL
The City Council of Watford City, ND, has approved the subdivision of land as shown on this plat, has accepted the dedication of all streets shown hereon, and has approved the grounds as shown hereon as an amendment to the master plan of Watford City. The City Council further approves that the 60-foot-wide public access easement across Open Space 3 in Block 4 shall automatically terminate when alternate legal and physical access are provided to Blocks 1 and 4. This action of the Council was taken by resolution approved the _____ day of _____, 2012.

Brent Sanford, Mayor _____ Attest: Laura Anderson, Auditor _____

STATE OF NORTH DAKOTA)
COUNTY OF McKENZIE) ss

Be it known that on this _____ day of _____, 2012, before me personally appeared Brent Sanford and Laura Anderson, 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 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, ordinances of Watford City, and the regulations of the Planning and Zoning Commission of Watford City.

Glen Beard, Chairman _____ Date _____

STATE OF NORTH DAKOTA)
COUNTY OF McKENZIE) ss

Be it known that on this _____ day of _____, 2012, before me personally appeared Glen Beard, known to me to be the person described in the within instrument, and acknowledged to me that he executed the same.

Notary Public for the State of North Dakota
Residing at _____
My commission expires _____

CERTIFICATE OF COUNTY AUDITOR
I, Linda Svihovec, Auditor of McKenzie County, hereby certify that current taxes, delinquent taxes, delinquent special assessments or installments of special assessments, or tax estimates for the property shown hereon are unpaid in the amount of \$ _____ plus penalty and interest.

Dated this _____ day of _____, 2012.

Linda Svihovec, Auditor _____

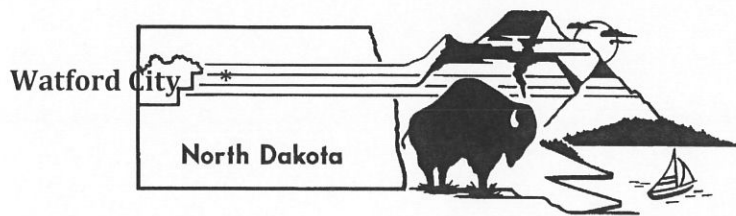
CERTIFICATE OF CITY ENGINEER
I, Russell Sorenson, Engineer for the City of Watford City, North Dakota, hereby approve this subdivision.

Russell Sorenson, PE
City Engineer _____

STATE OF NORTH DAKOTA)
COUNTY OF McKENZIE) ss

Filed for record in the office of the Recorder of McKenzie County, North Dakota, at _____ o'clock AM / PM this _____ day of _____, 2012, and assigned Document No. _____

Ann Johnsrud, Recorder _____



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

September 17, 2012

STAFF REPORT

ZC-29-2012

Zone Change

Applicant

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

Property Owners

605 Main St S
Watford City, ND 58854

Property Address: Sect. 24, T150, R99- It's 906, 1805,727

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agriculture) to C-1 (Commercial)

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

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

The property is located on Sect. 24, T150, R99- It's 906, 1805, 727/ (605 Main St S). The subject property contains 3.37 acres.

The existing property is currently developed as commercial. The site has access to city water and sewer service and is accessed from Hwy. 85 S. The site is within the City limits and therefore falls within the jurisdiction of the Watford City Planning and Zoning Commission.

The intent of the zone change application is to bring the property into compliance with the existing zoning ordinance.

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 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.

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

COPY

APPLICATION TYPE:	DATE FILED: 9-6-12	APPLICATION NUMBER: 26, 29-2012
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY:	MEETING DATES: P&Z: Sept 24 CC: Oct 1
<input type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: Sept 12: 19
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: T150 . R99 . Sec 24	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Anna M K Marguardt
APPLICANT:

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Anna M K Marguardt
 ADDRESS: 1108 11th St SW
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-842-2771 EMAIL: marguardtinc@gmail.com
 ASSESSOR'S PARCEL NUMBER(S): 11-00-09700
 LEGAL DESCRIPTION: Sect 24, T150 R99 - It's 906, 1805, 727
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 605 Main St S
 GROSS/NET ACREAGE: 3.37 acres PRESENT ZONE CLASSIFICATION: A-2
 DESIRED ZONE CLASSIFICATION: C-1 CURRENT LAST USE: Restaurant

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

Make property compliant with zoning ordinance. C-1 zone permitted use.

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



Google earth

feet
meters



1000

400

Google earth



COPY

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <u>9.14.12</u>	APPLICATION NUMBER: <u>ZC-28-2012</u>
<input checked="" type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>9.24</u> CC:
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE: <u>700.00</u>	ADVERTISE DATE: <u>8.12 / 9.19</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>5056</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input checked="" type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> SIMPLE LOT SPLIT - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Fraternal Order Eagles Corp
APPLICANT: Dan Brew Trustee

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Dan Brew
 ADDRESS: S. Hwy 85
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-570-9538 EMAIL: dan@ndteamworks.com
 ASSESSOR'S PARCEL NUMBER(S): _____
 LEGAL DESCRIPTION: TWP:150N Rng: 98W Sect-Qtr: 30W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: Hwy 85
 GROSS/NET ACREAGE: 3.82 Acres PRESENT ZONE CLASSIFICATION: County
 DESIRED ZONE CLASSIFICATION: C1 CURRENT LAST USE: Bar & restaurant A2

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

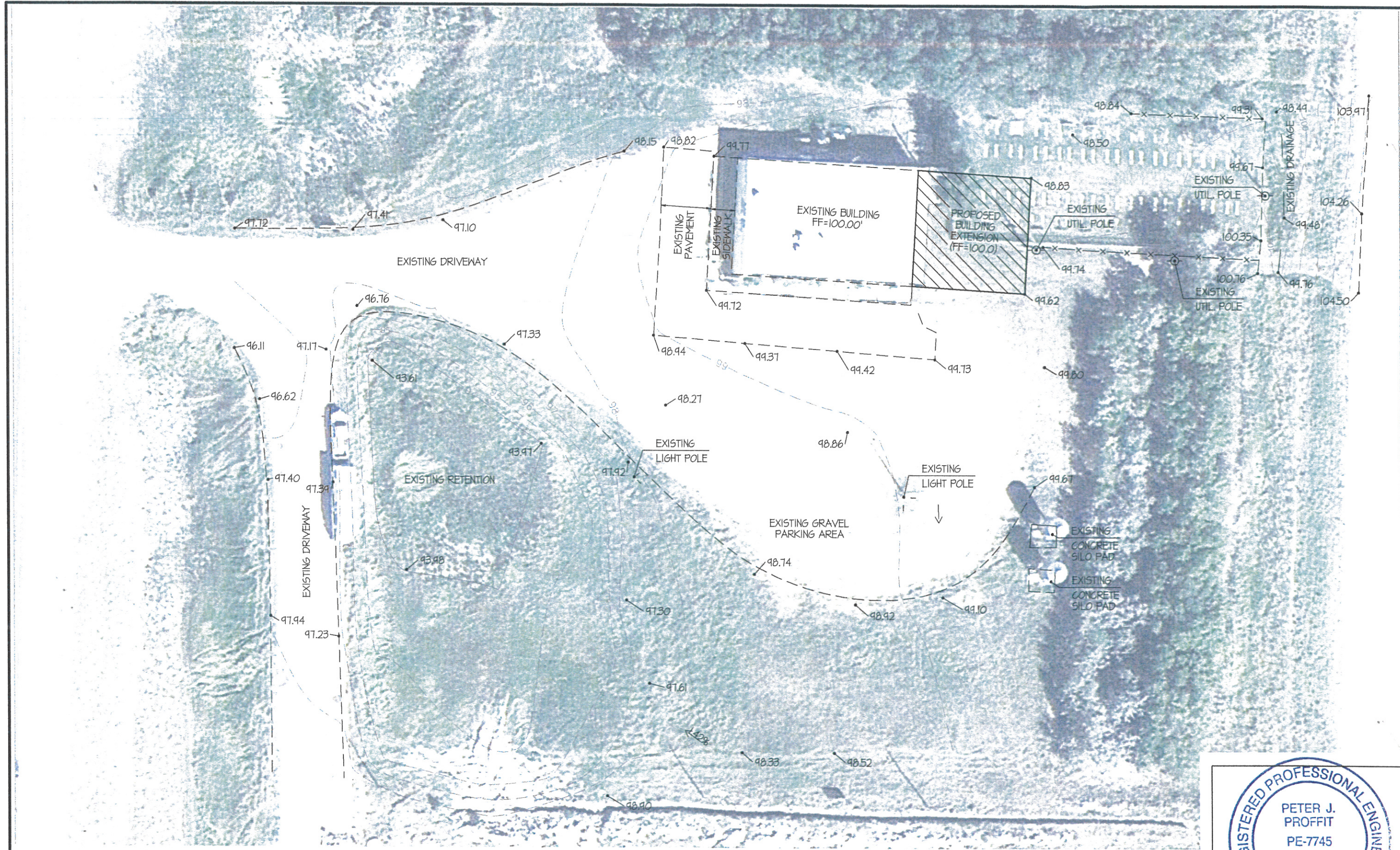
We understand that the Eagles Club is currently considered in the ETA but not annexed to Watford City. The current project shall be designed to meet C1 zoning requirements to insure conformance when the property is annexed to Watford City. We intend to keep the same use.

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



Google earth





48.32 EXISTING GRADE SPOT ELEVATION
 95 EXISTING GRADE CONTOUR

N
 1"=40'

PREPARED FOR:
 DAKOTA CONSTRUCTION PARTNERSHIP, LLC
 JIM COATS (701) 640-4234
 387 15th STREET WEST, SUITE 107
 DICKINSON, ND 58601



**MOHAVE
 ENGINEERING
 ASSOCIATES, INC.**

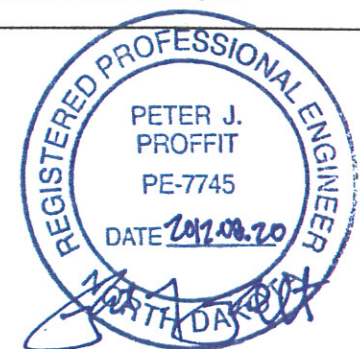
PHYSICAL: 610 S. ELLERY
 MAIL: P.O. BOX 352 ~ FAIRVIEW, MT. 59221
 P: 928.763.2627 F: 928.763.9118
 mohave-engineering.com

SHEET TITLE:

SITE PLAN

PROJECT:

**FRATERNAL ORDER OF EAGLES
 HIGHWAY 85 SOUTH, MCKENZIE COUNTY, ND**



COPY

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 8-31-12	APPLICATION NUMBER: SLS-04-2012
<input type="checkbox"/> ZONE CHANGE- \$200.00 fee	PROCESSES BY:	MEETING DATES: P&Z: CC:
<input type="checkbox"/> CONDITIONAL USE PERMIT- \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: Sept 5 / 12
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE:	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input checked="" type="checkbox"/> Simple Lot Split - \$450.00	FINAL ACTION MEMORANDUM ISSUED:	DOES THIS USE CONFORM TO THE MASTER PLAN?

(CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)

PROPERTY OWNER: Tompkins Development, INC

APPLICANT: Tompkins Development, INC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Tompkins Development INC

ADDRESS: 1320 EAST 7TH ST

CITY: WAYNE

STATE: NE

ZIP CODE: 68787

TELEPHONE: 402 375 4770 EMAIL: Rod @ heritageind.com

ASSESSOR'S PARCEL NUMBER(S):

LEGAL DESCRIPTION: Lot 74 & 76, Pheasant Ridge, Watford City ND

PROPERTY ADDRESS AND NEAREST CROSS STREETS: So. Pheasant Ridge St

GROSS/NET ACREAGE: 1.123 ACRES PRESENT ZONE CLASSIFICATION: R-3

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)

To move property line between lots 74 & 76 15 feet to the south making lot 74 15 feet bigger & lot 76 15 feet smaller

DESCRIBE THE SOURCE OF WATER/SEWER: CITY

Do you have a will serve letter YES NO

COPY

DIVISION OF LAND / PLANNING APPLICATION
CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

APPLICATION TYPE	DATE FILED: <u>Aug 30, 17</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: _____	PLANNING AND ZONING: _____
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: _____	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #: _____	SECTION, TOWNSHIP, RANGE: _____ CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES: _____	FINAL ACTION LETTER ISSUED DATE: _____
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</p> <p>PROPERTY OWNER: <u>Prairie Housing Services, LLC</u></p> <p>APPLICANT: <u>Prairie Housig Services LLC</u></p> <p>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>Mike Lenzmeier</u></p> <p>ADDRESS: <u>235 East Lake Street</u></p> <p>CITY: <u>Wayzata</u> STATE: <u>MN</u> ZIP CODE: <u>55391</u></p> <p>TELEPHONE: <u>952-345-8911</u> CELL: <u>642-747-4873</u></p>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE		
<input type="checkbox"/> LARGE PARCELS MAP FINAL		
<input type="checkbox"/> MAP OF REVERSION		
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP		
<input type="checkbox"/> AGRICULTURAL EXEMPTION		
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION		

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: See Attached Final Plat

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2008 17 th Ave NE

GROSS/NET ACREAGE: 48.626/45.647 NUMBER OF LOTS: 12

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Individual Septic and wells

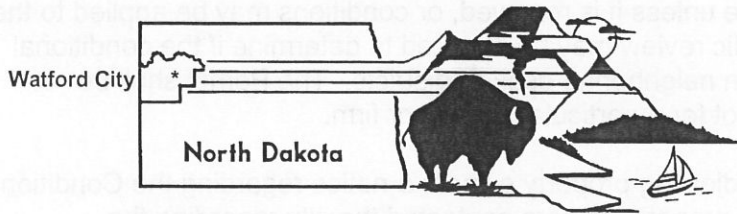
ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION?: no (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO

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

- Two copies of each map page sized suitable for reproduction (8.5"x 11" or 11"x 17") are required. Full size copies of maps (24"x 36") must be submitted with each application as required on the reverse. PLEASE NOTE THAT **ALL MAPS** (except Mylar) **MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.**
- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

1. To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.



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

Sept.17, 2012

STAFF REPORT
Review of Conditions of Approval of CU-23-2011

CU-23-2011 Conditional Use

Applicant

Jim Nelson
Verizon Wireless
122 E. Golden Lake Land
Circle Pines, MN 55014

Property Owner

McKenzie Electric Company
908 4th Ave. NE
Watford City, ND 58854

Property Address: No address has been issued for this site. I.T. 722, 4th Ave. NW
(across from City water tanks)

Conditional Use Requested: A conditional use to permit a transmission facility.

Zone: R-4, High Density Residential District

Reference: Watford City City Code Sec. XV – Article XII, Conditional Uses, A-2, Agriculture-2 District

Discussion: The applicant filed an application to permit the replacement of an existing transmission tower in the R-4 district.

The existing transmission tower is to be removed and a new tower is to be constructed on the same site. A transmission facility is a conditional use in the R-4 district.

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

COPY

CONDITIONAL USE PERMIT

1. Name and Address of Applicant:

Jim Nelson, 122 E. Golden Lake Land Circle Pines, MN 55014. Agent for Verizon

Wireless and representing McKenzie Electric, Watford City, ND. in this request.

605 4th Ave NW

2. Description of Site for Conditional Use Permit:
(Legal Description and Street Address)

SEE LEGAL DESCRIPTION BELOW

3. Present Zoning District of Site:

Present zoning on this property is R-4

4. Names and Addresses of Adjacent Property Owners:

City staff will complete this information

5. Conditional Use Applied for: Wireless Communication Site

Lease (100' x 100') of land for the construction and operation of a wireless site

Existing tower and building will be removed and shorter tower constructed.

Attached hereto is a preliminary map showing the boundary lines and the contemplated location of structures which would be developed on this site. Also shown on the preliminary map is the location of the existing structures on adjacent property.

Also attached hereto is a diagram or statement describing the parking plan for the proposed structure showing off street parking areas and/or loading areas.

Verizon Wireless

APPLICANT:

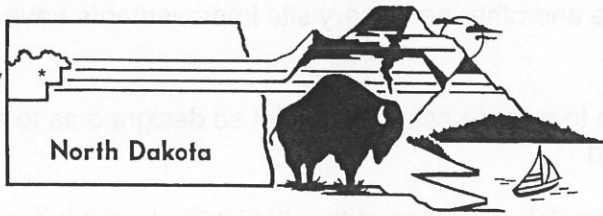
By:

Jim Nelson - Agent

DATE:

9/7/11

Watford City



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

Sept. 20, 2011

STAFF REPORT

CU-23-2011

Conditional Use

Applicant

Jim Nelson
Verizon Wireless
122 E. Golden Lake Land
Circle Pines, MN 55014

Property Owner

McKenzie Electric Company
908 4th Ave. NE
Watford City, ND 58854

Property Address:
from City water tanks)

No address has been issued for this site. I.T. 722, 4th Ave. NW (across

Conditional Use Requested:

A conditional use to permit a transmission facility.

Zone: R-4, High Density Residential District

Reference: Watford City City Code Sec. XV – Article XII, Conditional Uses, A-2, Agriculture-2 District

Discussion: The applicant filed an application to permit the replacement of an existing transmission tower in the R-4 district.

The existing transmission tower is to be removed and a new tower is to be constructed on the same site. A transmission facility is a conditional use in the R-4 district.

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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;

COPY

VERIZON WIRELESS

VICINITY MAP



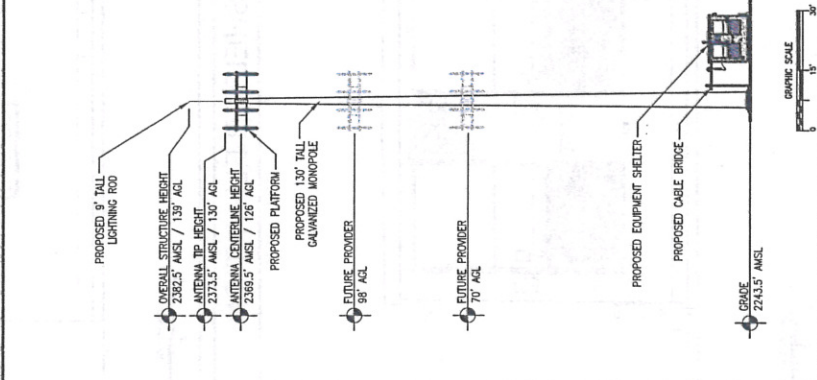
PROJECT INFORMATION

SITE NAME: ND04 WATFORD CITY
SITE ADDRESS: XXXX 4TH AVENUE NORTHWEST
 WATFORD CITY, ND 58854
GROUND ELEVATION: 2243.5' AMSL (NAVD 88)
ANTENNA TIP HEIGHT: 2373.5' AMSL - 130' AGL
ANTENNA CENTERLINE HEIGHT: 2369.5' AMSL - 128' AGL
OVERALL HEIGHT: 2382.5' AMSL - 139' AGL
OCCUPANCY: B
BUILDING TYPE: V-8

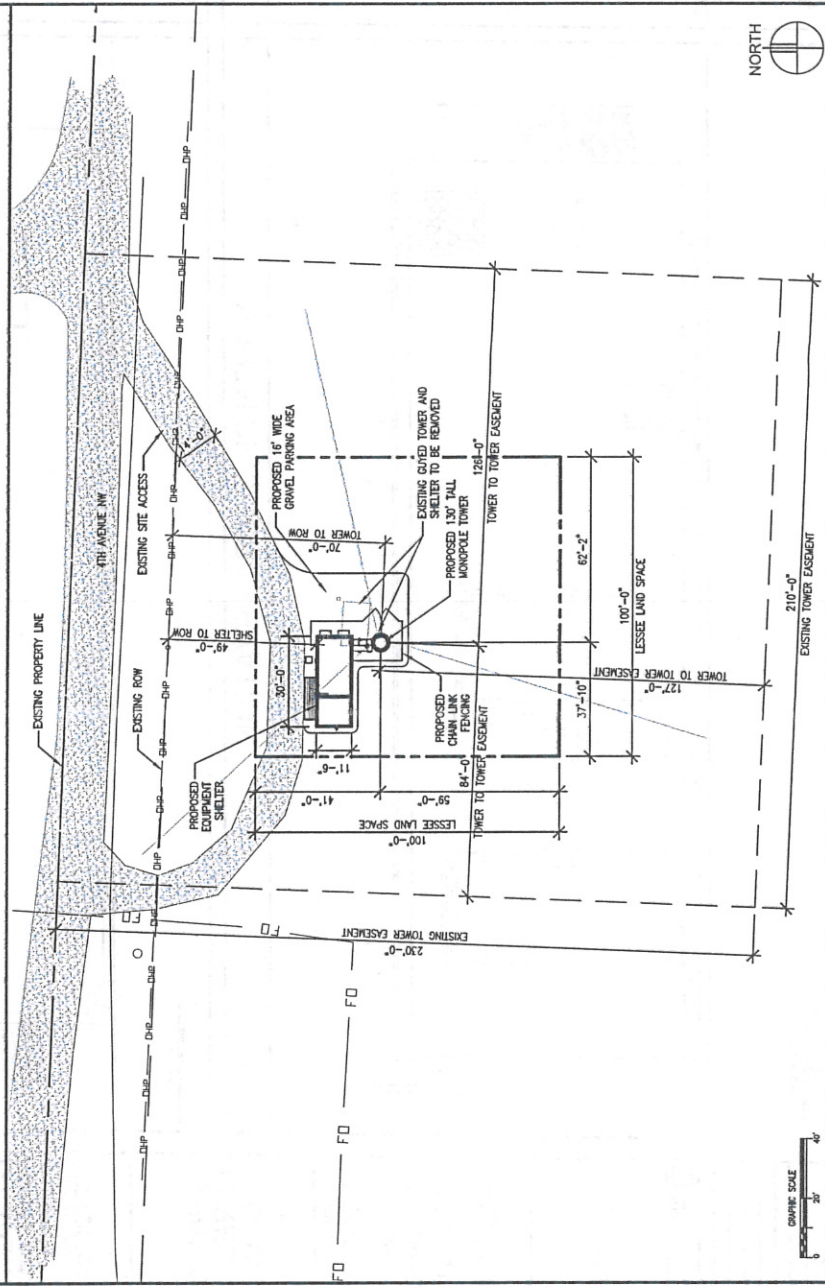
PROJECT DESCRIPTION:
 REMOVE THE EXISTING GUVED TOWER AND SHELTER AND REPLACE WITH NEW GUVED TOWER AND SHELTER. INSTALL CHAIN LINK FENCING AROUND THE EQUIPMENT SHELTER. INSTALL CHAIN LINK FENCING AROUND THE TOWER AND HVAC EQUIPMENT ON THE SHELTER. EXISTING SITE ACCESS DRIVEWAY TO UTILIZED FOR ACCESS TO THE REPLACEMENT SHELTER.

NOT FOR
CONSTRUCTION

ELEVATION



SITE PLAN



DESIGN 1
 ROBERT J. DAVIS, AIA
 ARCHITECT
 8073 VALLEY VIEW RD.
 EDEN PRAIRIE, MN 55344
 (952) 903-9289 FAX 952-9292

VERIZON WIRELESS
 1500 N. GARDEN AVENUE
 BLOOMINGTON, MN 55426
 (952) 944-4123

PROJECT
 2010656635
 ND04
 WATFORD CITY
 NEW BUILD
 XXXX 4TH AVENUE NW
 WATFORD CITY, ND 58854

SHEET CONTENTS:
 VICINITY MAP
 PROJECT INFORMATION
 SITE PLAN
 TOWER ELEVATION

DRAWN BY: BMAS
DATE: 08-24-11
CHECKED BY: TTB
REV. A: 08-11-11

Z-1

VERIZON WIRELESS

COPY

NOT FOR
CONSTRUCTION

DESIGN 1

ROBERT J DAVIS, AIA
ARCHITECT
4910 VALLEY VIEW RD.
EDEN PRARIE, MN 55444
(952) 902-9299 FAX 903-0292

**VERIZON
WIRELESS**

1500 BROADVIEW ROAD
BLOOMINGTON, MN 55425
(952) 846-4732

PROJECT

2010666635

ND04

WATFORD CITY

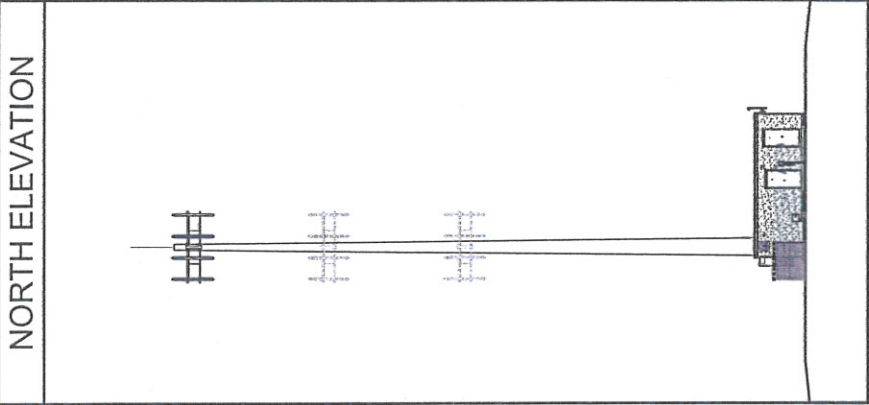
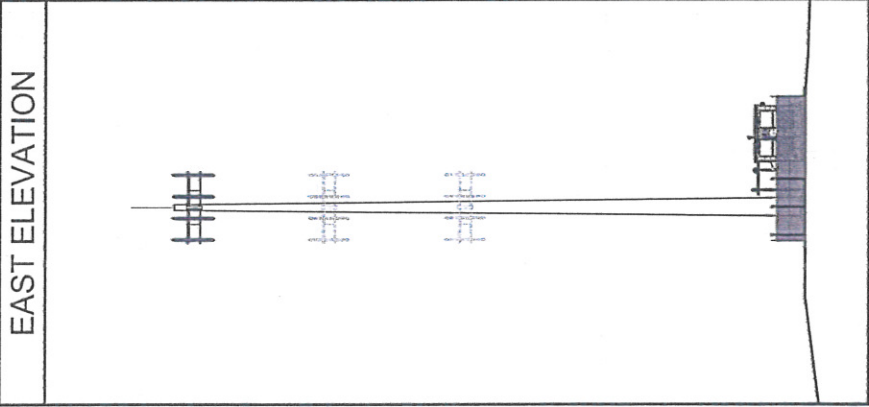
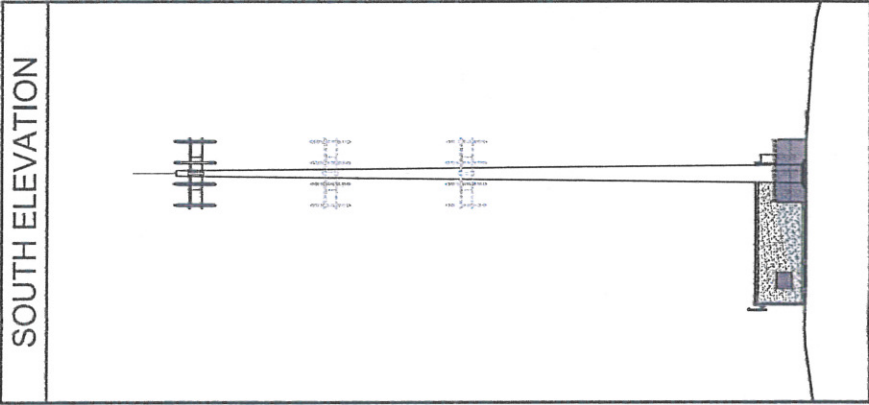
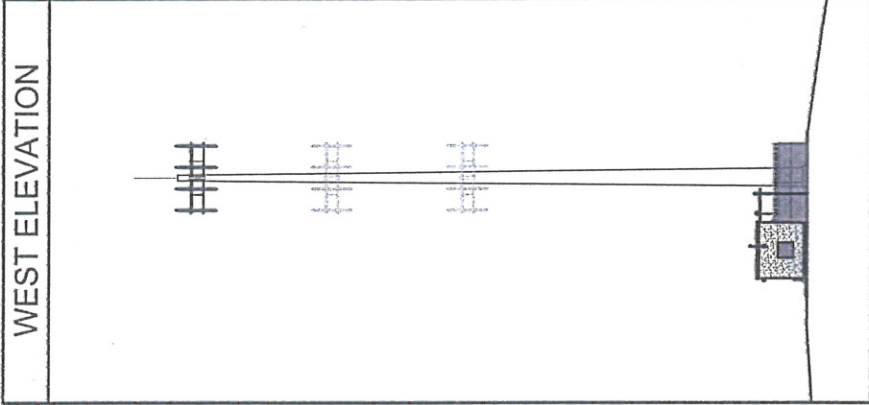
NEW BUILD

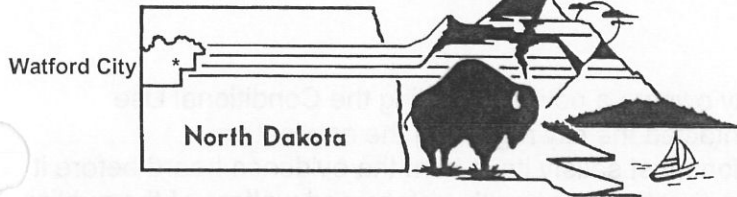
XXXX 4TH AVENUE NW
WATFORD CITY, ND 58854

SHEET CONTENTS:
NORTH TOWER ELEVATION
EAST TOWER ELEVATION
SOUTH TOWER ELEVATION
WEST TOWER ELEVATION

DRAWN BY: BMS
DATE: 08-24-11
CHECKED BY: TEB
REV A 08-11-11

Z-3





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

Sept. 18, 2012

STAFF REPORT

Review of Conditions of Approval of CU-21-2011, Conditional Use

CU-21-2011 Conditional Use

<u>Applicant</u>	<u>Property Owner</u>
Dana Amon	Same as applicant
404 11 th Ave SE	
PO Box 262	
Watford City, ND 58854	

Property Address: 404 11th Ave SE

Conditional Use Requested:

A conditional use to permit a home occupation; Home-based Day Care.

Zone: A-2, Agriculture-2 District

Reference: Watford City City Code Sec. XV – Article XII, Conditional Uses, A-2, Agriculture-2 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. Home-based day care facilities with more than five children are regulated by Social Services. The home where the home-based day care is proposed to be located is currently having exterior remodeling. The area where this facility is proposed to be located is composed of a mix of commercial and residential uses. There is more traffic in this area than in a traditional neighborhood and there is also a temporary housing facility sharing the access to Highway 85. This use should not generate a significant amount of traffic and its impact to the existing are 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 existing permitted uses in the neighborhood will not in any manner be substantially impaired or diminished by the establishment of the conditional use;
2. The conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district;
3. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided;
4. Adequate measures have or will be taken to provide access and exit so designed as to minimize traffic congestion in the public streets; and
5. 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.

S. J. ENERGY PROPERTIES, LLC

FRITEL/ DONALD F. & RUBY R. JT

ONDRO/ NORMAN E. & MARLENE J. JT

WOLD/ CARMEN TERROY

MOE/ ORRIN L. & JOYCE I. JT

NOFTS/ ERIRVIN & EVELYN JT NOFTS/ ERIRVIN & EVELYN JT

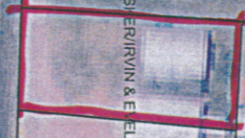
WOLD/ TIMOTHY H.

MOE/ ORRIN L. & JOYCE I. JT

MCKENZIE COUNTY

WOLD/ KIRK R. & CLINT E. &

WOLD/ KIRK R. & CLINT E. &



Application to be forwarded to the City Building Inspector.

COPY

\$10.00 Fee: Paid X Check _____ Cash X

City Auditor

9-26-11
Planning Commission Recommendation: Approved Contingent on installation
of a 6ft Security fence around the outside play area equipped with
Child proof locks. Criteria must be met prior to operation.
City Council Action: _____

The home where the home-based day care is proposed to be located is currently having exterior remodeling. The area where this facility is proposed to be located is composed of a mix of commercial and residential uses. There is more traffic in this area than in a traditional neighborhood and there is also a temporary housing facility sharing the access to Highway 85. This use should not generate a significant amount of traffic and its impact to the existing are is negligible.

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3. A circular drive with a designated drop-off area will be installed. No parking will require the driver to back out of the site onto 11th Ave.
4. No freestanding signs should be permitted as part of this Conditional Use.
5. Conditional Use Permit shall be for a term of one year and reviewed annually thereafter.
6. If approval is recommended by the planning commission and approved by the city council, Conditional Use Permit will expire 6 months after said date of approval by the city council if the conditional use is not implemented by the applicant.

Contact:

Curtis Moen
Zoning Administrator/City Planner
City of Watford City
(701) 444-2533

Recommendation:

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

1. The conditional use permit will allow only factory manufactured campers and DOT approved recreational vehicles or Housing and Urban Development (HUD) approved manufactured housing or commercial coaches (skid units) are permitted. No non-factory housing shall be permitted.
2. The conditional use permit is based on the acreage shown on the submitted site plan and shall not be expanded nor the intensity increased unless by conditional use permit.
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.
6. Conditional Use Permit will expire after 6 months if no action is taken.
7. Conditional Use Permit shall be reevaluated after 1 year.

The site was inspected on September 13, 2012 for compliance with the conditions of approval and no issues were found to be of concern.

Contact:

Steven Williams
City Building Inspector/ Code Enforcement Officer
City of Watford City
(701) 444-2533

ETA

Lot 1

Pd

CONDITIONAL USE PERMIT

COPY

1. Name and Address of Applicant:

Sand Draw LLC
P.O. Box 1466
Stanley ND 58784

2. Description of Site for Conditional Use Permit:
(Legal Description and Street Address)

Lot 1

3. Present Zoning District of Site:

Ag - going to Industrial C-1

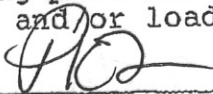
4. Names and Addresses of Adjacent Property Owners:

5. Conditional Use Applied for:

2 Mobile Home Spaces, 3 Travel Trailer
Spaces for employee housing

Attached hereto is a preliminary map showing the boundary lines and the contemplated location of structures which would be developed on this site. Also shown on the preliminary map is the location of the existing structures on adjacent property.

Also attached hereto is a diagram or statement describing the parking plan for the proposed structure showing off street parking areas and/or loading areas.



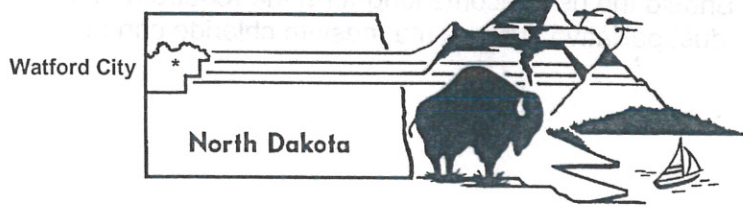
DATE: 9/5/11

APPLICANT:

BY:

Managers Member of Sand Draw LLC

Approved 9-26-11



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

Sept. 21, 2011

STAFF REPORT

CU-24-2011

Conditional Use

Applicant

Sand Draw LLC.
PO Box 1466
Stanley ND 58784

Property Owners

Sand Draw LLC.

Property Address: Property is not addressed at this time. T.150 R.98 a portion of the SW1/4, SW1/4 Sec. 29 Lot 1 & 2

Conditional Use Requested:

For Employee Housing in the C-1 District in the ETA

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

Discussion: This application was filed in conjunction with a Zone Change application for the development of a commercial “shop” and for Employee Housing in the C-1 district. The ETA does allow for up to 5,000 square feet of employee housing per 1 acre of site.

The property is located one mile east of Highway 85 on 24th Ave. SE. The approximate dimensions of the property are: 2,300’ in the north-south direction and 480’ in the east-west direction. The subject property contains 25± acres.

The portion of the property to be developed (Lot 1) is currently undeveloped. There are no roads or utilities within the subject property. 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. None of the noticed property owners contacted the city regarding the application.

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

Recommendation:

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

1. The conditional use permit will allow only factory manufactured campers and DOT approved recreational vehicles or Housing and Urban Development (HUD) approved manufactured housing or commercial coaches (skid units) are permitted. No non-factory housing shall be permitted.
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5. Parking areas shall be surfaced with a minimum of 6" of crushed aggregate.
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:

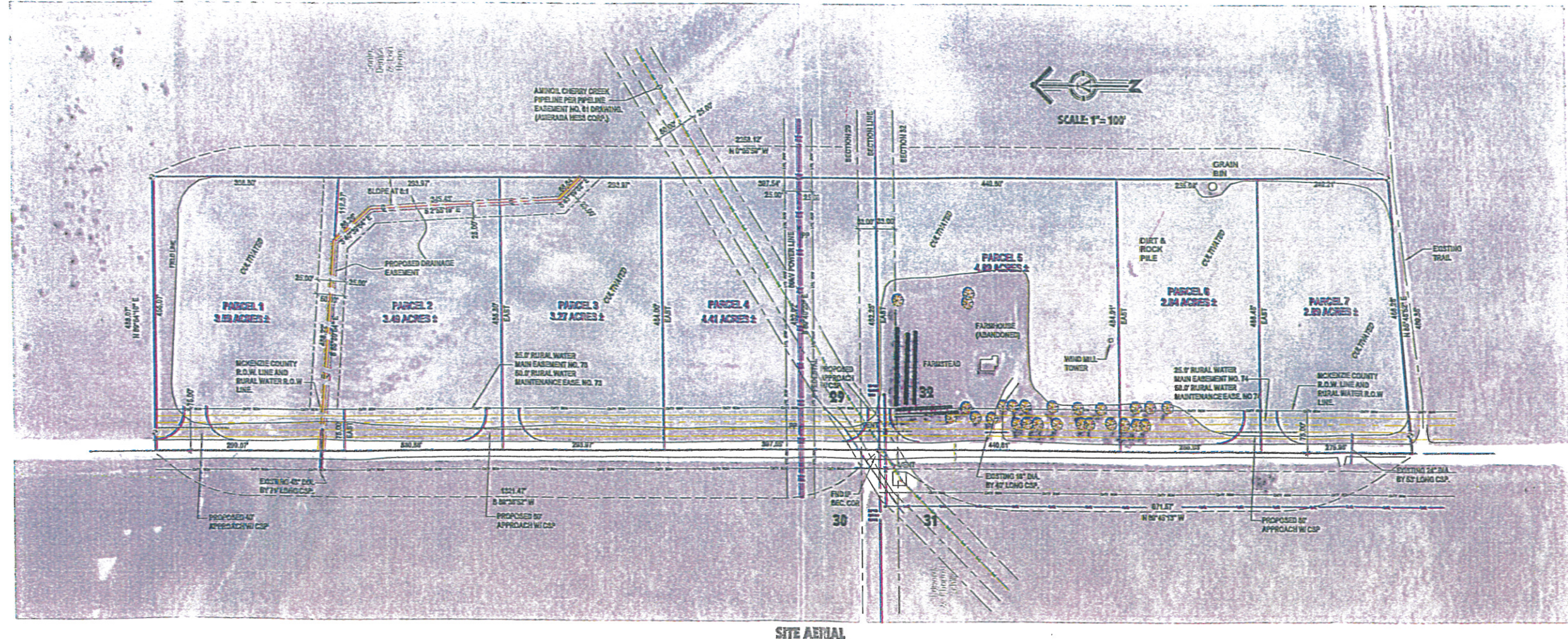
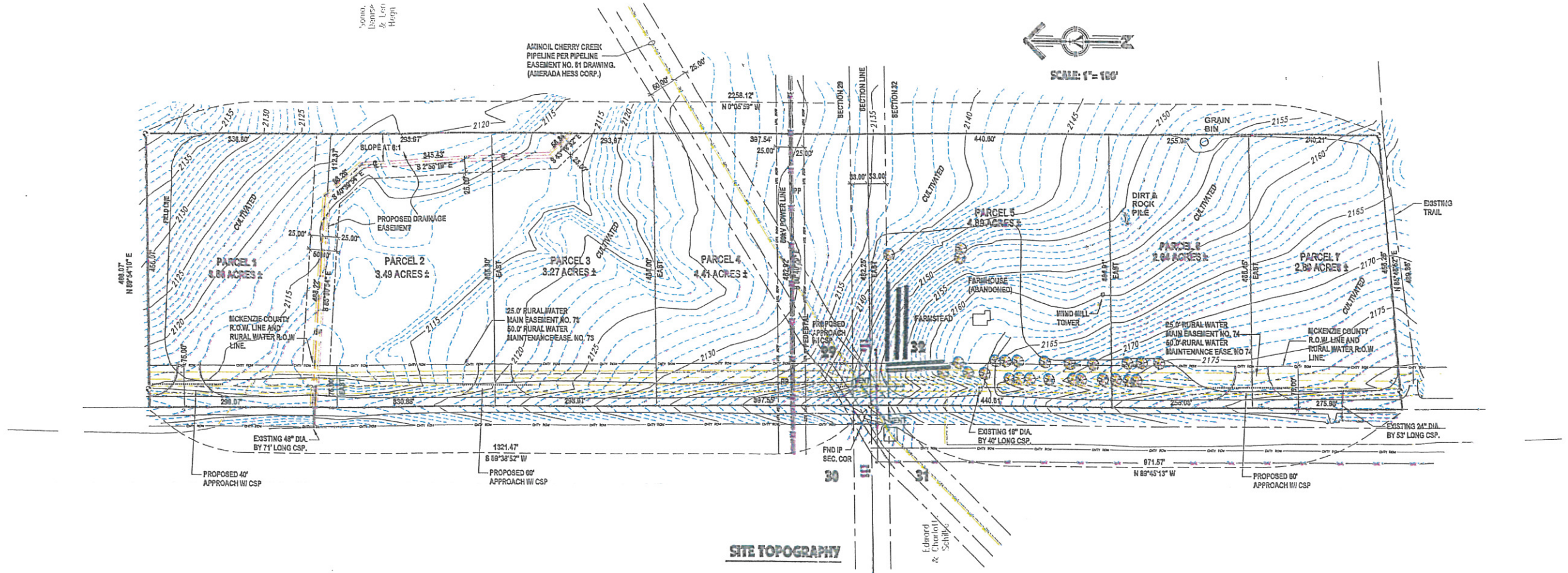
Curtis Moen
City Building Official/Zoning Administrator
City of Watford City
(701) 444-2533

REVISION	DESCRIPTION	BY

SAND DRAW LLC.
SECTIONS 29 AND 32, T150N-R90W
MCKENZIE COUNTY, NORTH DAKOTA

PRELIMINARY LAYOUT
 AmeriTech Engineering Corporation
 Williston, North Dakota

DATE: 4/07/10
 DRAWN BY: D.A.N.
 CHD BY: D.L.
 PROJECT NO: 10-018
 SHEET: 1
 OF: 1



SITE AERIAL

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

COPY

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

APPLICATION TYPE	DATE FILED:	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY:	PLANNING AND ZONING: _____
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: _____ BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	19150M98W FINAL ACTION LETTER ISSUED DATE:
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP TENTATIVE	PROPERTY OWNER: <u>CKW PROPERTIES LLC</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>KIRK WOOD</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>DAVID N. TUAN, AEGS</u>	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	ADDRESS: <u>2321 2ND AVE W, SUITE 5</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	CITY: <u>WILLISTON</u> STATE: <u>ND</u> ZIP CODE: <u>58801</u>	
	TELEPHONE: <u>701-774-3080</u> EMAIL: <u>DAVID.TUAN@AEGS.COM</u>	

ASSESSOR'S PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: PART OF GOVT LOT 3 + 4, SEC 19 TWP 150N R 98W

PROPERTY ADDRESS AND NEAREST CROSS STREETS: INTERSECTION (SE) OF US Hwy 85 + ND Hwy 23

GROSS/NET ACREAGE: 48.35 NUMBER OF LOTS: 9

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: LOCAL DISTRIBUTION + COLLECTION SYSTEM TIED INTO EXISTING CITY INFRASTRUCTURE

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

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

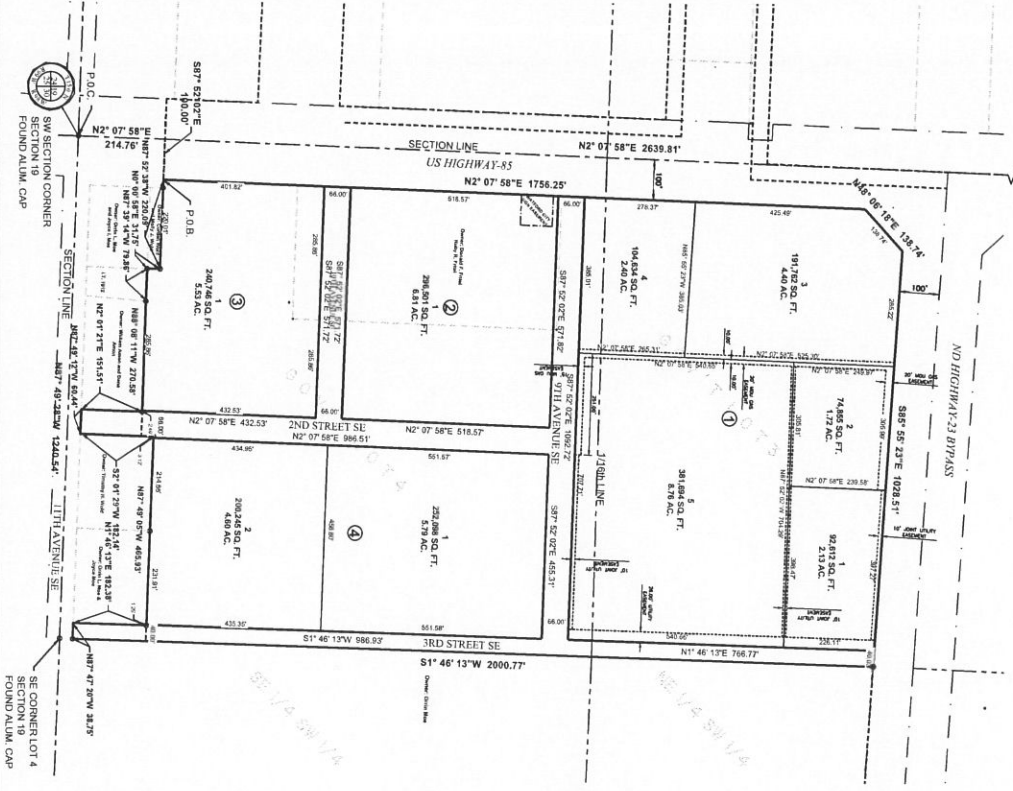
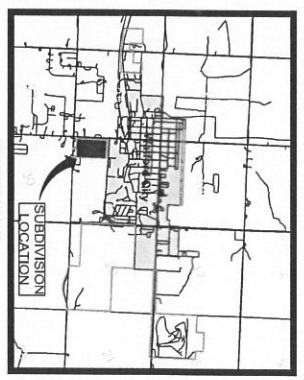
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- All maps must be drawn by a Professional Engineer or Land Surveyor.

PROCEDURES FOR FILING DIVISION OF LAND APPLICATIONS.

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2. Refer to "DOCUMENT REQUIRED" for your application type. Staff reports and recommendations are mailed to the applicant and surveyor/engineer addresses listed on the application. To discuss a report or recommendation please contact the Planning Department.
3. All conditions of approval must be met before a map will be recorded.

FINAL PLAT OF SOUTH PARK ADDITION TO THE CITY OF WATFORD CITY

A TRACT OF LAND LYING IN LOT 3 & LOT 4, SECTION 19, TOWNSHIP 150
NORTH, RANGE 98 WEST OF THE 5th PRINCIPAL MERIDIAN
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



DESCRIPTION OF PLAT BOUNDARY:

The part of Lot 3 and Lot 4, Section 19, Township 150 North, Range 98 West of the 5th Principal Meridian, McKenzie County, North Dakota more particularly described as follows:
Commencing at the southwest corner of said section 19; thence North 02° 07' 38" East a distance of 214.76; thence South 87° 32' 02" East a distance of 100.00 feet to the easterly right-of-way line of US Hwy-85 and a distance of 1756.25 feet; thence North 48° 08' 18" East, on and along the easterly right-of-way line of US Hwy-85 a distance of 138.74 feet to a point on the southerly line of N0 Hwy-23 right-of-way; thence South 85° 50' 13" East a distance of 100.00 feet to the easterly right-of-way line of US Hwy-85; thence South 01° 46' 13" West, on and along east line of said Lot 3 and Lot 4, a distance of 2000.77 feet to the north right-of-way line of 11th Avenue Southwest; thence North 87° 47' 20" West, East a distance of 182.38 feet; thence North 87° 49' 02" West a distance of 455.51 feet; thence South 02° 01' 21" East a distance of 151.51 feet; thence North 88° 08' 58" West a distance of 270.28 feet; thence North 87° 39' 14" West a distance of 79.86 feet; thence North 02° 00' 38" East a distance of 31.75 feet; thence North 87° 52' 38" West a distance of 220.09 feet to the easterly right-of-way line of US Hwy-85 and Point of Sale. Said Parcel contains 48.25 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Todd W. Norton, registered land surveyor, do hereby certify that this plat was made from an actual survey done by me on September 25, 2010, and that to the best of my knowledge, said survey is true and correct.

Todd W. Norton
N.D. Registration No. 4624

OWNERS CERTIFICATE & DEDICATION

Know all men by these presents that CW Properties, LP being the owner and proprietor of the property shown on the enclosed plat here consent that portion described hereon to be surveyed and platted as "South Park Addition" to the City of Watford City, North Dakota and do so dedicate streets to shown hereon including all sewer, water, and gas easements to run with the land, for gas, electric, telephone and other public utilities or services under those certain strips of land designated hereon as "Utility Easements".

CW Properties, LP
Kirk Wood, Owner

McKenzie County, North Dakota
County of McKenzie
I, _____ day of _____, 2012, before me
personally appeared _____ and acknowledged the execution and signing
of the foregoing instrument to be the voluntary act and deed
of _____

AUDITORS CERTIFICATE OF TAXES

I, Linda Schone, Auditor of McKenzie County, do hereby certify that current taxes or delinquent taxes or delinquent special assessments or adjustments of special assessments or tax estimates for property described on the attached instruments are unpaid in the amount of \$ _____ paid penalty and interest.
Certified this _____ day of _____, 2012.

Linda Schone, Auditor
McKenzie Co., Auditor

CERTIFICATE OF MCKENZIE COUNTY RECORDER

This plat was filed for record in the office of the McKenzie County Recorder in the State of North Dakota at _____ O'clock _____ M., on the _____ day of _____, A.D., 2012, and was duly recorded as Document No. _____.

Deputy McKenzie County Recorder
McKenzie County Recorder

PLANNING & ZONING APPROVAL

The attached plat, as shown hereon, is hereby approved by the Planning & Zoning Commission of the City of Watford City on this _____ day of _____, 2012, in accordance with the provisions of the City of Watford City, North Dakota, and regulations of said Planning and Zoning Commission of the City of Watford City, North Dakota.

Den Brandt, Chairman
Date: _____

State of North Dakota
County of McKenzie
I, _____ day of _____, 2012,
before me personally appeared Den Brandt, Chairman and
acknowledged the execution and signing of the above.

Notary Public
McKenzie County, North Dakota

WATFORD CITY APPROVAL

The City Council of the City of Watford City, North Dakota, has approved the grounds as shown on the enclosed plat on an _____ day of _____, 2012, in accordance with the provisions of the City of Watford City, North Dakota, and regulations of said City Council of the City of Watford City, North Dakota, and by resolution approved the _____ day of _____, 2012.

Attest: Laura Anderson
Watford City Auditor

State of North Dakota
County of McKenzie
I, _____ day of _____, 2012,
before me personally appeared Brent Santford, Mayor of Watford City
and acknowledged the execution and signing of the above.

Notary Public
McKenzie County, North Dakota

BOSS OF READING IS NORTH DAKOTA STATE
HONORABLE ADJUSTMENT WAB 83 (C0598)

Advanced Engineering and Environmental Services, Inc.
1815 S. Highway 51, Suite 301, Minnetonka, MN
Ph: 763-271-0259 Fax: 763-271-0251 WWW: www.aees.com