
CITY OF WATFORD CITY

P.O. BOX 494

WATFORD CITY, NORTH DAKOTA 58854

AGENDA

March Monday 25, 2013

PLANNING COMMISSION

City Hall @ 6:00 P.M.

Call to Order Public Hearing

Public hearing to hear comment on Simple Lot Split submitted by Watford City Enterprises, LLC / AE2s Steve Rude to create two parcels from one property located Lot 7 in Watford City Courtyard Addition, NE1/4 Section 23, T150N, R99W, 2.37 acres, McKenzie County, ND

Public hearing to hear comment on Conditional Use Permit Application submitted by QEP to place mobile homes on C-1 zoned property located 3112 4th Ave NE, SW1/4 SE1/4 Section 16, T150N, R98W, 10 acres.

Public hearing to hear comment on considering a Subdivision Preliminary Plat submitted by Robin Greenhagen for land located Being Tract I of Warranty Deed #436252 and Tract II of Warranty Deed #436251 in the NW1/4 Section 7, T150N, R98W, Dakota Ridge, contains 75.79 acres, McKenzie County, ND.

Public hearing to hear comment on considering a Subdivision Preliminary Plat submitted by Robin Greenhagen for land located E1/2NW1/4, Lots 1-2 Ex PT IT 885, 771, 1014, 1594, 772, 743, 2310, 2372, Section 7, T150N, R98W, Bison Run, 60 acres, McKenzie County, ND.

Public hearing to hear comment on an Amendment to the Zoning Change Application submitted by DEPO-2012, LLC / ST Development, LLC. The Amendment will re-zone property located at NE1/4NW1/4 Ex IT 1002 Terrace Subdivision, NE1/4SW1/4S1/2NW Ex IT 1056 Old West Subdivision from R-1 to R-1 & R-2.

Public hearing to hear comment on a Zoning Change Application submitted by Robin Greenhagen. The application will re-zone property located in NE1/4 Section 7, T150N, R98W, Dakota Ridge, 75.79 acres from AG2 to R-1.

Public hearing to hear comment on a Zoning Change Application submitted by Elsie Gilbertson / Axton Land, LLC - Randy Warner. The application will re-zone A-G to R-1, R-2, R-3, R-4, C2 and I, 294.28 gross acres on property located NE1/4SW1/4 of Section 16, T150N, R98W, and McKenzie County

Public hearing to hear comment on a Zoning Change Application submitted by Craig Nelson for property located 1504 12th St NE, Section 17, T150, R98, McKenzie County, ND.

Public hearing to hear comment on a Zoning Change Application submitted by Robin Greenhagen. The application will re-zone property located in Lot 2, SE1/4NW1/4 Section 7, T150N, R98W, Bison Run, 60.86 acres from AG2 to R-2.

Public hearing to hear comment on Final Plat Dakota Subdivision submitted by Robin Greenhagen, 8.67 acres, 28 lots, located NW1/4 Section 7, T150N, R98W, IT#2310, McKenzie County, ND.

Public hearing to hear comment on Final Plat Dakota Ridge First Addition submitted by Robin Greenhagen, 11.87 acres, 44 lots within Dakota Ridge Subdivision, located NW1/4 Section 7, T150N, R98W, and McKenzie County, ND.

Public hearing to hear comment on Final Plat submitted by DEPO-2012, LLC / Mike Malais (Pleasant Hills), 14.84 acres, 32 single-family, 56 multi-families on 28 lots, located NE1/4NW1/4 Section 25, T150, R99W, McKenzie County, ND

Public hearing to hear comment on Final Plat submitted by Wolf Run Village / Bakken Housing Partners, 3.07 acres, 2 lots, 301 2nd St SE, McKenzie County, ND.

Public Hearing to hear comment on Final Plat submitted by Valley View Estates / Adam Berger, 42.66 acres, 85 lots, 4th Avenue NW and 6th Street NW, Irregular Tract No. 2204 in the SE1/4 Section 13, T 150N, R99W, McKenzie County, ND.

Call to Order Regular Meeting

Minutes of February 25, 2013 Meeting

Minutes of March 13th Specail Meeting

Unfinished Business:

1. Simple Lot Split – Watford City Enterprises, LLC-Greg’s Welding / AE2s
2. Conditional Use Permit - QEP
3. Subdivision Preliminary Plat – Dakota Ridge / Robin Greenhagen
4. Subdivision Preliminary Plat – Bison Run / Robin Greenhagen
5. Zone Change – DEPO-2012, LLC (Pleasant Hills)
6. Zone Change – Dakota Ridge / Robin Greenhagen
7. Zone Change – Elsie Gilbertson / Axton Land Co.-Randy Warner
8. Zone Change – Craig Nelson
9. Zone Change – Bison Run / Robin Greenhagen
10. Final Plat – Dakota Ridge (8.67 Acres, 28 Lots) / Robin Greenhagen
11. Final Plat – Dakota Ridge (11.87 Acres, 44 Lots) / Robin Greenhagen
12. Final Plat – DEPO-2012, LLC (Pleasant Hills 14.84 acres)
13. Final Plat – Wolf Run Village (3.07 Acres)
14. Final Plat – Valley View Estates (42.66 acres) / Adam Berger

New Business:

- Robin Arndt, Parks and Recreation
- May Planning Commission Meeting Date – Holiday

Review Building Permit

2508	Feb	Watford City Investments	228 N Main St	82-01-11700	Inside walls and carpet	\$5,000.00	2/22/13	\$107.00	#1004
2509	Feb	John Hall	309 3rd Ave NW		basement remodel	\$10,000.00	2/25/13	\$177.00	#10077
2510	Feb	Mike Vannett	317 5th St NE		new roof	\$3,000.00	2/28/13	\$79.00	pd
2511	March	Dale Garmann	1111 11th Ave SW		steel structure SHELL ONLY	\$27,000.00	3/13/13	\$410.00	#5272
2512	March	First Baptist Church/McCarthy Design and Construction	400 7th Ave NW	82-54-00100	new siding	\$19,500.00	3/14/13	\$310.00	#1002
2513	March	Kevin Buntin			GRADING PERMIT ONLY	\$0.00	3/15/13	\$0.00	
2514	March	Auto Property Solutions	206 17th Ave NE	20-00-05300	new siding, carpet, flooring (clean up)	\$5,000.00	3/18/13	\$107.00	#
2515	March	Rice Building Systems-ALCO	South Park		27,288 sq ft interior retail bldg.	\$500,000.00			PENDING ISSUEance
2516	March	Rice Building Systems-CASHWISE	South Park		52,651 sq ft interior retail bldg.	\$1,500,000.00			PENDING ISSUEance

Adjournment

Mildred Williams
Secretary/Planning Assistant

*****If you are not able to attend a Planning Commission meeting, please notify Mili prior to the meeting*****

PLANNING COMMISSION MINUTES
WATFORD CITY, ND
March 25, 2013

The regular monthly meeting of the Watford City Planning Commission was held on March 25, 2013 at 6:00 p.m. at City Hall. In attendance: Chairman Glen Beard, Board members: Doug Bolken, Shane Homiston, Jesse Lawrence, Sonja Johnson, Rick Holm and Jesse Lawrence. Also present City Planner Curt Moen, City Attorney Wyatt Voll, and Mildred Williams. Excused absence: Cory Johnson

Public Hearing called to order at 6:01 pm:

Public hearing to hear comment on Simple Lot Split submitted by Watford City Enterprises, LLC / AE2s Steve Rude to create two parcels from one property located Lot 7 in Watford City Courtyard Addition, NE1/4 Section 23, T150N, R99W, 2.37 acres, McKenzie County, ND

Public hearing to hear comment on Conditional Use Permit Application submitted by QEP to place mobile homes on C-1 zoned property located 3112 4th Ave NE, SW1/4 SE1/4 Section 16, T150N, R98W, 10 acres.

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Public hearing to hear comment on a Zoning Change Application submitted by DEPO-2012, LLC / ST Development, LLC. The application will re-zone property located at NE1/4NW1/4 Ex IT 1002 Terrace Subdivision, NE1/4SW1/4S1/2NW Ex IT 1056 Old West Subdivision from R-1 to R-1 & R-2.

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Public hearing to hear comment on a Zoning Change Application submitted by Elsie Gilbertson / Axton Land, LLC - Randy Warner. The application will re-zone A-G to R-1, R-2, R-3, R-4, C2 and I, 294.28 gross acres on property located NE1/4SW1/4 of Section 16, T150N, R98W, and McKenzie County

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Public hearing to hear comment on a Zoning Change Application submitted by Robin Greenhagen. The application will re-zone property located in Lot 2, SE1/4NW1/4 Section 7, T150N, R98W, Bison Run, 60.86 acres from AG2 to R-2.

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Public hearing to hear comment on Final Plat Dakota Ridge First Addition submitted by Robin Greenhagen, 11.87 acres, 44 lots within Dakota Ridge Subdivision, located NW1/4 Section 7, T150N, R98W, and McKenzie County, ND.

Public hearing to hear comment on Final Plat submitted by Wolf Run Village / Bakken Housing Partners, 3.07 acres, 2 lots, 301 2nd St SE, McKenzie County, ND.

Public Hearing to hear comment on Final Plat submitted by The Highlands at Watford City / Adam Berger, 42.66 acres, 85 lots, 4th Avenue NW and 6th Street NW, Irregular Tract No. 2204 in the SE1/4 Section 13, T 150N, R99W, McKenzie County, ND.

After discussion Chairman Glen Beard closed the Public Hearing at 6:25 p.m.

The minutes for meeting held on February 25, 2013 and March 13th Special Meeting were reviewed, S. Homiston moved to approve minutes as presented, seconded by R. Holm. All ayes; motion carried

UNFINISHED BUSINESS:

1. **Simple Lot Split – Watford City Enterprises “Greg’s Welding”** – Moved by S. Homiston to recommend approval to City Council Simple Lot Split submitted by Watford City Enterprises, LLC / AE2s Steve Rude to create two parcels from one property located Lot 7 in Watford City Courtyard Addition, NE1/4 Section 23, T150N, R99W, 2.37 acres, McKenzie County, ND. Seconded by D. Bolken and carried by the following roll call vote: ayes; S. Johnson, R. Holm, D. Bolken, S. Homiston, J. Lawrence. Nays; None. Motion carried, stipulation of approval applicant will construct to City standards a street section with pavement, curb & gutter on all streets relating to property; Area 1 Lift Station to County Rd 35 known as Grant Avenue, Lincoln Street and Kennedy Street up to and including Washington Avenue and approaches to Highway 85.
2. **Conditional Use Permit – QEP Resources** – Moved by D. Bolken to recommend approval to City Council of Conditional Permit Use submitted by QEP to place mobile homes on C-1 zoned property located 3112 4th Ave NE, SW1/4 SE1/4 Section 16, T150N, R98W, 10 acres. Seconded by R. Holm and carried by the following roll call vote: ayes; S. Johnson, R. Holm, D. Bolken, S. Homiston, J. Lawrence. Nays: None. Motion carried pending upon Zone Change Application and Site Development Plan being submitted and approved by City Council. Zone Change Application received 03/21/13 on April 2013 Agenda for Planning and Zoning followed by May 6th City Council Meeting. Site Development Plan must be received prior to next Planning Commission Meeting.
3. **Subdivision Prelim Plat – Dakota Ridge** – Moved by S. Homiston to recommend approval to City Council Subdivision Preliminary Plat submitted by Robin Greenhagen for land located Being Tract I of Warranty Deed #436252 and Tract II of Warranty Deed #436251 in the NW1/4 Section 7, T150N, R98W, Dakota Ridge 75.79 acres, McKenzie County, ND. Seconded by S. Johnson and carried by the following roll call vote: J. Lawrence, S. Johnson, S. Homiston, R. Holm, and D. Bolken. Nays: none. Motion carried.
4. **Subdivision Prelim Plat – Bison Run** – Moved by R. Holm to recommend approval to City Council Subdivision Preliminary Plat submitted by Robin Greenhagen for land located E1/2NW1/4, Lots 1-2 Ex PT IT 885, 771, 1014, 1594, 772, 743, 2310, 2372, Section 7, T150N, R98W, Bison Run 60 acres, McKenzie County, ND. Seconded by S. Johnson and carried by the following roll call vote: J. Lawrence, R. Holm, D. Bolken, S. Johnson and S. Homiston. Nays; None. Motion Carried.
5. **Zone Change – DEPO-2012, LLC** – Moved by D. Bolken to recommend approval to City Council Zoning Change Application submitted by DEPO-2012, LLC / ST Development, LLC. The application will re-zone property located at NE1/4NW1/4 Ex IT 1002 Terrace Subdivision, NE1/4SW1/4S1/2NW Ex IT 1056 Old West Subdivision from R-1 to R-1 & R-2. Seconded by J. Lawrence and carried by the following roll call vote: S. Johnson, R. Holm, D. Bolken, S. Homiston and J. Lawrence. Nays; None. Motion Carried

6. **Zone Change – Dakota Ridge-** Moved by S. Homiston to recommend approval to City Council Zoning Change Application submitted by Robin Greenhagen. The application will re-zone property located in NE1/4 Section 7, T150N, R98W, Dakota Ridge, 75.79 acres from AG2 to R-1. Seconded by J. Lawrence and carried by the following roll call vote: S. Johnson, R. Holm, D. Bolken, S. Homiston and J. Lawrence. Nays: None. Motion Carried.
7. **Zone Change – Hunters Run-** Moved by R. Holm to recommend approval to City Council Zone Change Application submitted by Elsie Gilbertson / Axton Land, LLC - Randy Warner. The application will re-zone A-G to R-1, R-2, R-3, R-4, C2 and I, 294.28 gross acres on property located NE1/4SW1/4 of Section 16, T150N, R98W, and McKenzie County. Seconded by S. Johnson and carried by the following roll call vote: S. Homiston, J. Lawrence, R. Holm, D. Bolken and S. Johnson. Nays: None. Motion Carried. Mark Fasting of Allied Engineering will make Comprehensive Drainage Plan available to Mr. Dale Karpyak along with any discussion necessary to alleviate Mr. Karpyak's concerns with project.
8. **Zone Change – Craig Nelson** –Moved by R. Holm to recommend approval to City Council Zoning Change Application submitted by Craig Nelson for property located 1504 12th St NE, Section 17, T150, R98, McKenzie County, ND. Seconded by S. Homiston and carried by the following roll call vote: S. Johnson, R. Holm, D. Bolken, S. Homiston and J. Lawrence. Mr. Craig Nelson is required to provide the City of Watford City Planner with survey stamped map within 12 months (March 2014) with delineation of industrial and residence acreage. Nays: None. Motion Carried.
9. **Zone Change – Bison Run--** Moved by D. Bolken to recommend approval to City Council Zone Change Application Robin Greenhagen. The application will re-zone property located in Lot 2, SE1/4NW1/4 Section 7, T150N, R98W, Bison Run, 60.86 acres from AG2 to R-2. Seconded by R. Holm and carried by the following roll call vote: J. Lawrence, S. Homiston, D. Bolken, R. Holm and S. Johnson. Nays: None. Motion Carried.
10. **Final Plat – Dakota Ridge (8.67 acres)**—Moved by D. Bolken to recommend approval to re-record Final Plat previously recorded by McKenzie County to City Council of Dakota Subdivision submitted by Robin Greenhagen, 8.67 acres, 28 lots, located NW1/4 Section 7, T150N, R98W, IT#2310, McKenzie County, ND. Second by R. Holm and carried by the following roll call vote: S. Johnson, D. Bolken, R. Holm, S. Homiston, and J. Lawrence. Nays: None. Motion Carried. This Final Plat previously recorded with McKenzie County, on December 19, 2012 Document # 444418.
11. **Final Plat – Dakota Ridge (11.87 acres)** Moved by D. Bolken to recommend approval to City Council Final Plat Dakota Ridge First Addition submitted by Robin Greenhagen, 11.87 acres, 44 lots within Dakota Ridge Subdivision, located NW1/4 Section 7, T150N, R98W, and McKenzie County, ND. Seconded by S. Homiston and carried by the following roll call vote: S. Johnson, R. Holm, D. Bolken, S. Homiston, and J. Lawrence. Nays: None. Motion Carried with Contingency of approved Development Agreement, Subdivision Improvement, Warranty & Maintenance Agreement, and secured bonding submitted to City of Watford City prior to recording of Final Plat
12. **Final Plat – Wolf Run Village (3.07 acres)**—Moved by S. Homiston to recommend to approval to City Council Final Plat submitted by Wolf Run Village / Bakken Housing Partners, 3.07 acres, 2 lots, 301 2nd St SE, McKenzie County, ND. Seconded by D. Bolken and carried by the following roll call vote: S. Johnson, R. Holm, D. Bolken, S. Homiston and J. Lawrence. Nays: None. Motion Carried.

13. **Final Plat- The Highlands at Watford City** – Moved by D. Bolken to recommend approval to City Council Final Plat submitted by The Highlands at Watford City / Adam Berger, 42.66 acres, 85 lots, 4th Avenue NW and 6th Street NW, Irregular Tract No. 2204 in the SE1/4 Section 13, T 150N, R99W, McKenzie County, ND. Seconded by R. Holm and carried by the following roll call vote: J. Lawrence, S. Homiston, D. Bolken, R. Holm and S. Johnson. Nays: None. Motion Carried. Minute notes to reflect change on final plat of subdivision name; previously Valley View Estates changed to The Highlands at Watford City.

NEW BUSINESS

1. Robin Arndt – not present at meeting
2. May Planning Commission Meeting moved to May 28th at 6 p.m. The regularly scheduled last Monday of the month meeting date for Planning Commission falls on Memorial Day this year.

BUILDING PERMITS:

Late February and March building permits

ADJOURNMENT:

R. Holm moved to adjourn, S. Johnson seconded motion. All ayes, Motion carried. No further business, the meeting was adjourned at 7:15 pm

Glen Beard
Chairman

Mildred Williams
Planning Assistant

LAND USE APPLICATION

Watford City Planning Department
See Reverse for Submittal Requirements
AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: <i>2/5/13</i>	APPLICATION NUMBER: <i>SLS-01-2013</i>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <i>MW</i>	MEETING DATES: P&Z: <i>2/25</i> CC: <i>2/4/13</i>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: <i>2/13 + 2/20</i>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <i>S23 T150N R99W</i>	
<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: Watford City Enterprises, LLC, PO Box 3104 Gillette, WY 82717
APPLICANT: Same as owner

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: AE2S, Attn: Steve Rude, PLS
ADDRESS: PO Box 2023
CITY: Dickinson STATE: ND ZIP CODE: 58602
TELEPHONE: 701-225-9636 EMAIL: steve.rude@ae2s.com
ASSESSOR'S PARCEL NUMBER(S): ~~82-76-111~~ *82-76-17700*

LEGAL DESCRIPTION: Lot 7 in Watford City Court Yard Addition
PROPERTY ADDRESS AND NEAREST CROSS STREETS: Grant Ave between Lincoln & Kennedy Streets
GROSS/NET ACREAGE: 2.37 Acres PRESENT ZONE CLASSIFICATION: C-1
DESIRED ZONE CLASSIFICATION: No change CURRENT LAST USE: Commercial/Industrial

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 create two parcels for financing purposes.

DESCRIBE THE SOURCE OF WATER/SEWER: Watford City utilities

Do you have a will serve letter NO

"Greg's Welding"

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.

Greg Daugherty
Property Owner Signature

Greg Daugherty
Print of Type Owner Name

NOTARY

State of Wyoming
County of Campbell

This instrument was acknowledged before me on Feb 4 2013 by Greg Daugherty
Date Name of Person



Lisa Stevens
Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ^a		1 ⁱⁱ	4 ⁱⁱ	1 ⁱⁱⁱ	1 ^{iv}	\$350.00
Zone Change	1	1	4	1 ^a	1 ^b	1 ⁱⁱ	4 ⁱⁱ		1 ^{iv}	\$200.00
Variance	1	1	4			1 ⁱⁱ				\$200.00
Vacation and Abandonment	1		4	1 ^a	1 ^b	1 ⁱⁱ				Refer to Fee Schedule
Street Name Change*	1					1 ⁱⁱ				Refer to Fee Schedule

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

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, 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.
- 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 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



www.ae2s.com

January 28, 2013

Curt Moen
City of Watford City
213 2nd St NE
Watford City, ND 58854

**RE: Land Use Application – Simple Lot Split
Replat of Block 7, Watford City Court Yard Add'n**

Dear Curt:

Please find enclosed the following items for your review of an application for a simple lot split request in Block 7 of the Watford City Court Yard Addition.

- A signed Land Use Application.
- A review fee check in the amount of \$450.
- One 24"x36" and five 11"x17" copies of the proposed subdivision plat.
- A copy of the deed which shows current ownership. The deed refers to Schell Industrial Park; Watford City Court Yard Addition was a replat of portions thereof.

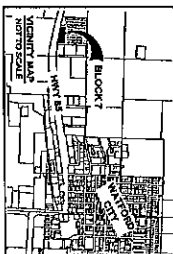
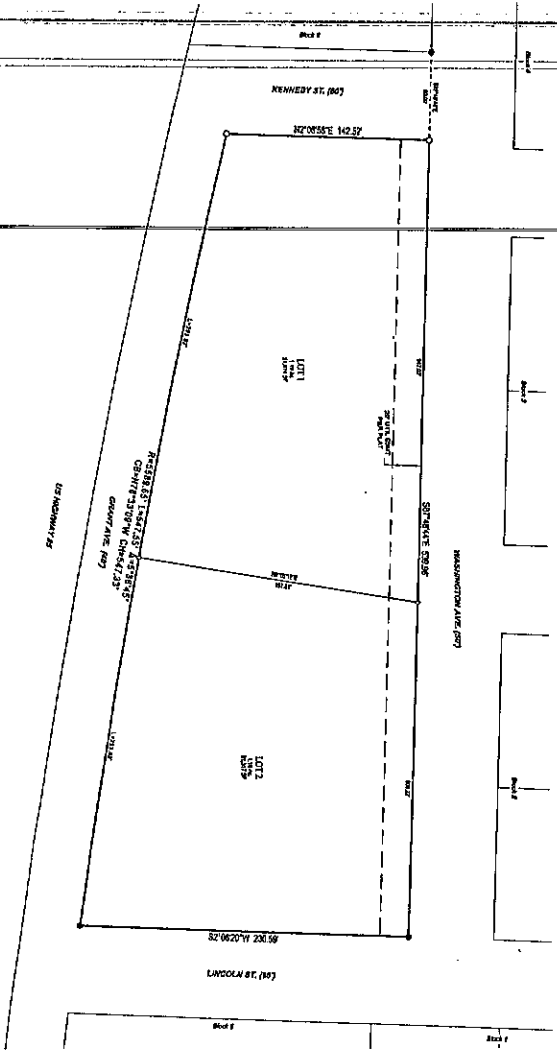
Project Description. Due to certain financial arrangements, the applicant desires to create two parcels in Block 7, each of which will encompass one of the buildings on site. The line between Lots 1 and 2 is midway between the buildings. No zone change is requested.

If you have any questions or require any additional information, please call us at 701-225-9636 or email me at steve.rude@ae2s.com.

Sincerely,

Steve Rude, PLS
Land Surveyor

REPLAT of BLOCK 7 of WATFORD CITY COURT YARD ADDIN IN THE NE 1/4 SECTION 23, T150N, R99W, 5th PM, WATFORD CITY, NORTH DAKOTA



OWNER
WATFORD CITY, NORTH DAKOTA
COUNTY OF WARD

LEGEND

- SET BACKS WITHIN THE BLOCK
- PROPERTY BOUNDARIES
- PROPERTY BOUNDARIES WITHIN THE BLOCK
- PROPERTY BOUNDARIES WITHIN THE BLOCK
- PROPERTY BOUNDARIES WITHIN THE BLOCK

Block 7 of Watford City Court Yard Addition located in the NE 1/4 Section 23, T150N, R99W, 5th PM, Watford City, North Dakota, 5th and 6th corners 23rd Ave.

CERTIFICATE OF CONSENT

We, the undersigned, hereby do hereby consent to the replat of the above described Block 7 of Watford City Court Yard Addition, and we do hereby agree to the replat of the same as shown on the attached plat.

Dated this _____ day of _____, 2013.

Watford City Enterprise, LLC
Owner

STATE OF _____ }
COUNTY OF _____ }
By _____

CERTIFICATE OF SURVEYORS

I, Steven Burke, a Professional Land Surveyor in the State of North Dakota, hereby certify that the survey was conducted by me and my assistants in accordance with the laws and regulations of the State of North Dakota, and that the same are true and correct, and that the same are in accordance with the laws and regulations of the State of North Dakota.

Dated this _____ day of _____, 2013.

Steven Burke
Professional Land Surveyor
No. 12345
Advanced Engineering & Environmental Services, Inc.
STATE OF NORTH DAKOTA
COUNTY OF _____

This is to certify that on the _____ day of _____, 2013, before me personally appeared Steven Burke, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

CITY COUNCIL

This City of Watford City, North Dakota, has approved the replat of the above described Block 7 of Watford City Court Yard Addition, and has by its action authorized the City Engineer to execute the replat of the same as shown on the attached plat.

Dated this _____ day of _____, 2013.

City Engineer

CERTIFICATE OF PLANNING AND ZONING COMMISSION

This is to certify that on the _____ day of _____, 2013, before me personally appeared _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Dated this _____ day of _____, 2013.

City Engineer

CERTIFICATE OF COUNTY AUDITOR

I, _____, Auditor of Anderson County, North Dakota, hereby certify that I have examined the accounts of _____, and find the same to be correct and true, and that the same are in accordance with the laws and regulations of the State of North Dakota.

Dated this _____ day of _____, 2013.

Anderson County Auditor

CERTIFICATE OF RECORDS

This is to certify that on the _____ day of _____, 2013, before me personally appeared _____, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Dated this _____ day of _____, 2013.

Notary Public for the State of North Dakota

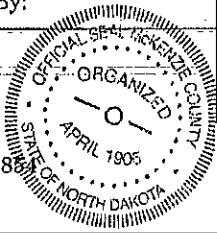


Document Prepared By:

Return to:

399359

Johnson & Sundeen
P.O. Box 1260
Watford City, ND 58854
701-444-2211



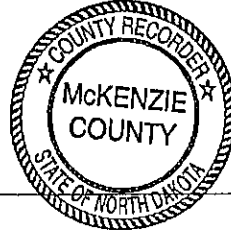
JOHNSON & SUNDEEN County Recorder
PO BOX 1260 McKenzie County
Watford City ND 58854
Page 1 of 2
WATFORD CITY ND 58854
COUNTY RECORDER, MCKENZIE COUNTY, ND

I certify that this instrument was filed and recorded, 399359
Ann M Johnson, County Recorder Fee \$13.00
By Ann M Johnson Mar 16, 2010 03:55 PM

Delinquent Taxes and Special Assessments, or Installments
of Special Assessments, paid and transferred this

16 day of March, 2010.

by Frances M Olson County Auditor
Alma Hoffmann Deputy



QUIT CLAIM DEED

THIS INDENTURE, Made this 12th day of March, 2010, between
Greg Dougherty dba Greg's Welding, whose mailing address is 1011 E Energy - PO Box
3104 - Gillette WY 82717, hereinafter grantor, whether one or more, and Watford City
Enterprises, LLC, grantee, whether one or more, whose mailing address 1011 E Energy -
PO Box 3104 - Gillette WY 82717.

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable
consideration, grantor does hereby convey, grant and QUIT CLAIM to the grantee all of the
following real property lying and being in the County of McKenzie, State of North
Dakota, and described as follows, to-wit:

LOTS 1, 2, 3, IN BLOCK 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND
16 IN BLOCK 2; AND LOTS 1, 2, 3, 4, 5, 6, AND 7 IN BLOCK 3, IN THE SCHELL
INDUSTRIAL PARK ACCORDING TO THE MAP OR PLAT THEREOF ON FILE
AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, MCKENZIE
COUNTY, NORTH DAKOTA AND LOCATED IN THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER (SE1/4NE1/4) OF SECTION TWENTY-THREE
(23), TOWNSHIP ONE HUNDRED FIFTY (150) NORTH, RANGE NINETY-NINE
(99) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, MCKENZIE COUNTY,
NORTH DAKOTA.

Subject to easements and reservations including mineral reservations of record,
matter of fact or use

WITNESS, The hand of the grantor:

1

Greg Dougherty
Greg Dougherty

STATE OF NORTH DAKOTA)
) ss.
COUNTY OF MCKENZIE)

On this 12th day of March, 2010, before me personally appeared Greg Dougherty, and is known to me, or proved to me under oath, to be the person who is described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same.

ROSS L. SUNDEEN
Notary Public
State of North Dakota
My Commission Expires Nov. 24, 2011

[Signature]
Notary Public
My Commission Expires: _____

I certify that the requirement for a report or statement of full consideration paid does not apply because this deed is for one of the transactions exempted by subdivision i. of subsection 7 of Section 11-18-02.2, N.D.C.C.

Signed: *[Signature]* Date: 3/12/2010
Grantor or Agent

County Recorder
McKenzie County
Watford City ND 58854

399359

Page 2 of 2

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>3/6/13</u>	APPLICATION NUMBER: <u>CU-1-2013</u>
<input type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>7/25</u> CC: <u>4/1</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$750-</u>	ADVERTISE DATE: <u>3/13 + 3/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CRSA receipt # 183487</u>	PROPERTY OWNERS NOTIFIED:
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>sect. 16, T150N, R98W</u>	
<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: QEP Resources
 APPLICANT: Gabe Holt

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Connie Ridl
 ADDRESS: 3780 72nd Ave, P.O. Box 130
 CITY: Parshall STATE: ND ZIP CODE: 58770
 TELEPHONE: 701.421.8467 EMAIL: Connie.Ridl@qepres.com
 ASSESSOR'S PARCEL NUMBER(S):
 LEGAL DESCRIPTION: SW 1/4 SE 1/4 Section 16 Township 150N Range 98W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 3112 4th Ave NE Watford City, ND
 GROSS/NET ACREAGE: 10 acres PRESENT ZONE CLASSIFICATION: A1
 DESIRED ZONE CLASSIFICATION: C1 CURRENT LAST USE: Ag

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

QEP is requesting permission to place ~~skid~~ mobile homes housing at its property. The ~~homes~~ will house QEP personnel during oil and gas drilling and development

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

LAND USE APPLICATION pg. 2

Watford City Planning Department

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

Connie Ridd / DEP
Property Owner Signature

Connie Ridd / DEP
Print of Type Owner Name

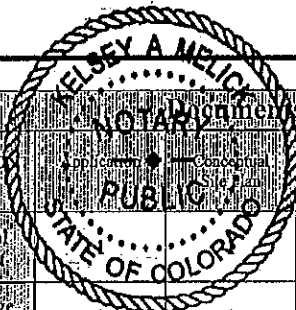
NOTARY

State of Colorado

County of Denver

This instrument was acknowledged before me on 3/21/2013 Date by Connie Ridd Name of Person

[Signature]
Signature of Notarial Officer



Requirements Required for Submitting Land Use Applications										
APPLICATION TYPE	Application Fee	Commissioner Fee	Site Plan	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Sign-off Drawing	Supplemental Info	Application Fees
Conditional Use Permit			2	1 ^p		1 ^{ll}	1 ^{ll}	1 ^{ll}	1 ^{ll}	\$350.00
Zone Change	1	1	2	1 ^p	1 ^g	1 ^{ll}	1 ^{ll}		1 ^{ll}	\$200.00
Variance	1	1	2			1 ^{ll}				\$200.00
Vacation and Abandonment	1		2	1 ^p	1 ^g	1 ^{ll}				Refer to Fee Schedule
Street Name Change	1					1 ^{ll}				Refer to Fee Schedule

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

Procedures for Filing Land Use Applications:

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

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

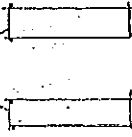
Phone: (701)444-2533 Fax: (701)444-3004 Website: www.mckenziecounty.net

Highway 10

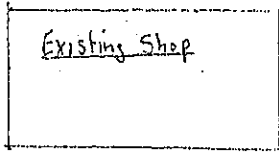
REP Resources

E S
N W

Existing Trailers

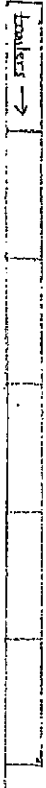


Existing Shop

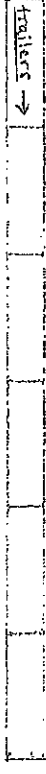


Existing Fenced Yard

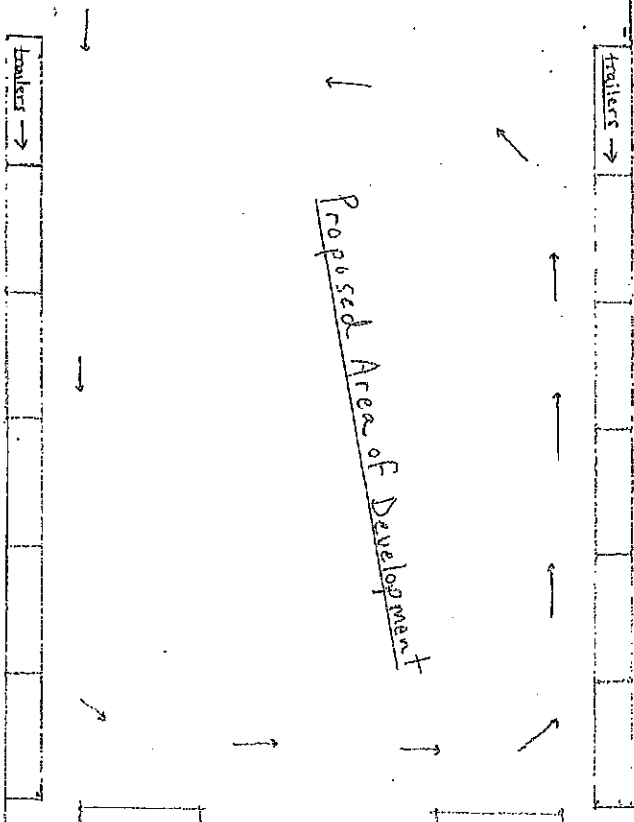
Trailers →



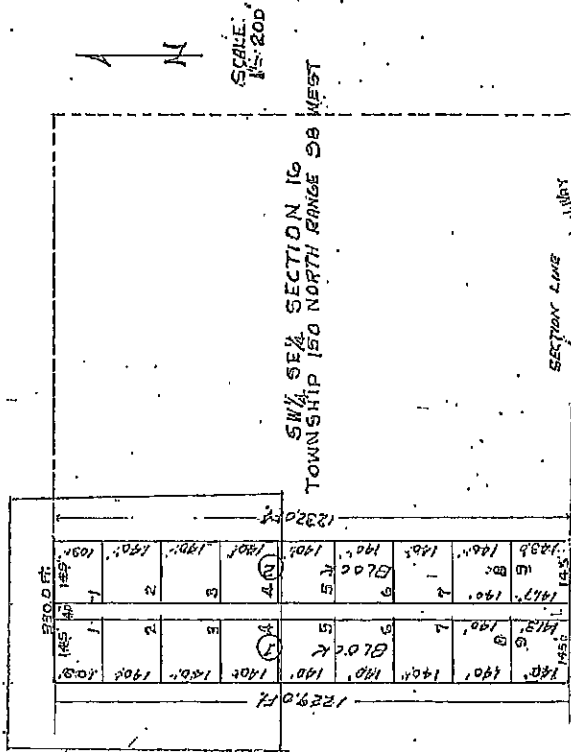
Trailers →



Proposed Area of Development



COUNTRY CLUB ACRES
MCKENZIE COUNTY, NORTH DAKOTA
SCALE 1" = 200'



DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS that O. Carroll Tolleson and Shirley Mae Tolleson hereby certify that being the owners and proprietors of that portion of land located in the SW 1/4 of Section 16, Township 150 North, Range 98 West of the fifth principal township, McKenzie County, North Dakota and lying within the following described boundaries: Beginning at a point 210 feet due north of the SW corner of Section 16, Township 150 North, Range 98 West to the true point of beginning and described as follows: Thence due north, on the 1/4 sec. line, a distance of 122.90 feet; thence due south, parallel to the 1/4 sec. line, a distance of 300 feet to the north boundary of the 1/4 sec. line of N. 23. Thence west on the north boundary of the 1/4 sec. line, a distance of 330 feet to the point of beginning. Same to be surveyed and placed and hereafter known as COUNTRY CLUB ACRES, McKenzie County, North Dakota and hereafter by streets, avenues and alleys as shown on the plat.

I, O. Carroll Tolleson, signed
I, Shirley Mae Tolleson, signed

IN WITNESS WHEREOF the said O. Carroll Tolleson and Shirley Mae Tolleson have hereunto set their hands and seals this 1st day of June 1904

O. Carroll Tolleson
Shirley Mae Tolleson

My Commission Expires July 25, 1904

AS SURVEYORS CERTIFICATION
I, Alfred A. Nelson, certify that I have surveyed and platted the parcel of land described on the within plat as COUNTRY CLUB ACRES, McKenzie County, North Dakota and have checked all original corners of the parcel and also corners of lots and have found same to be correct as shown on within plat. All distances are given in feet and decimal parts of a foot.

Alfred A. Nelson
Shirley Mae Tolleson

My Commission Expires July 25, 1904

IN WITNESS WHEREOF the said O. Carroll Tolleson and Shirley Mae Tolleson have hereunto set their hands and seals this 1st day of June 1904

O. Carroll Tolleson
Shirley Mae Tolleson

My Commission Expires July 25, 1904

OFFICE OF REGISTER OF DEEDS
I hereby certify that the foregoing Certificate of Survey is a true and correct copy of the original Certificate of Survey filed in my office on this 1st day of June 1904.

Register of Deeds
McKenzie County, North Dakota



Proposed Development Area
Shown in black on Map 2.

Watford City



North Dakota

City of Watford City

213 2nd St., NE

PO Box 494

Watford City, ND 58854

Ph. 701- 444 - 2533

Fax 701- 444 - 3004

www.mckenziecounty.net

March 19, 2013

STAFF REPORT

CU-1-2013

Conditional Use

Applicant

QEP

PO Box 130

3780 72nd Ave

Parshall, ND 58770

Property Owners

SAME

Property Address: 3112 4th Ave NE, 10 Acres

Conditional Use Requested: Mobile homes for employee housing

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

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

The property is located at 3112 4th Ave NE

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

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

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

Surrounding Land Use Inventory:

West: Zoning - C-F, Watford City
Use - Golf Course
South: Zoning - A-2, McKenzie County
Use - Agricultural/Commercial
North: Zoning - A-2, McKenzie County
Uses - Agricultural
East: Zoning - A-2, McKenzie County
Uses - Agricultural/Residential

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

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

Site Development

Access: The property is accessible from Hwy 23 E/4th Ave NE.

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

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

Analysis: The property is currently being used as an office/shop and the application for temporary employee housing is an allowed use with a Conditional Use Permit in the C-1 District. The site consists of 10 acres and per the ordinance will be allowed one (1) mobile unit (HUD) or two (2) RV units (DMV) per acre.

Recommendation:

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

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

Contact:

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

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

AREA BETWEEN DOUBLE LINES FOR STAFF'S SIGNATURE
FOR SUBMITTAL REQUIREMENTS, PLEASE SEE BELOW AND REVERSE

<input type="checkbox"/> APPLICATION TYPE	DATE FILED: <u>3/7/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>7/25</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/1</u> BOCC (IF APPLICABLE):
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: <u>7 1150N 198W</u> 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><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>Auto Property Solutions, LLC</u></p> <p>APPLICANT: <u>Robin Greenhagen</u></p> <p style="text-align: center;">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>Auto Property Solutions, LLC</u> PHONE</p> <p>: <u>701-580-5501</u></p> <p>ADDRESS: <u>Po Box 2603</u></p> <p style="text-align: center;"><u>WATFORD CITY, ND 58857</u></p>	
<input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY		
<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): 20-00-05430

LEGAL DESCRIPTION: See Final Subdivision Map

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 30th Ave NE & 2nd St. NE

GROSS/NET ACREAGE: ±35 NUMBER OF LOTS: 104

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water + Sewer In Process

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

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.**
- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
 - 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.
 - All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	^{1&4} 1	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	^{1&4} 1	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	^{1&4} 1	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcel Map Tentative	^{1&4} 1	7		1 ²	1	
Large Parcel Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

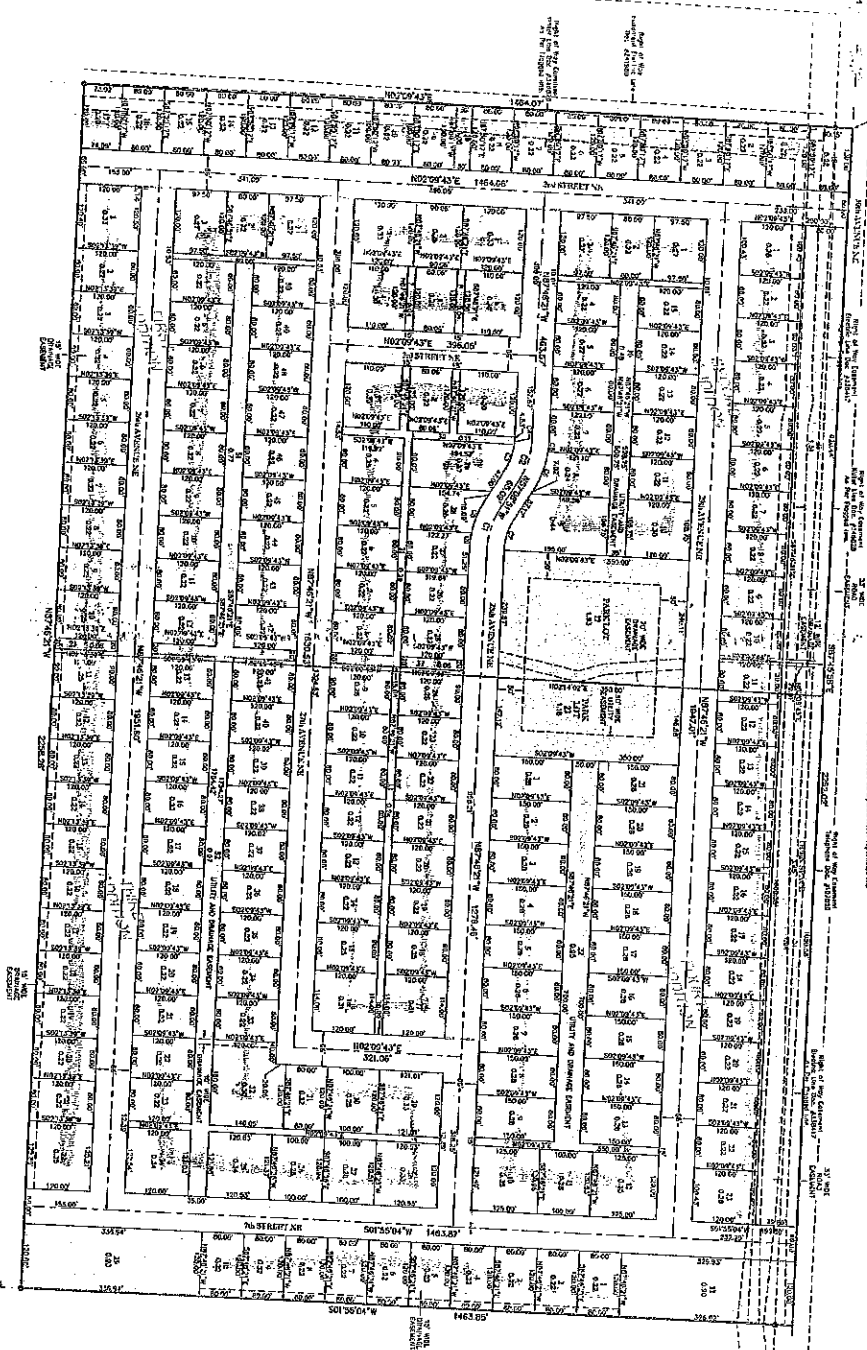
² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p align="center">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Kyle Thompson</u> LICENSE NO: <u>6986</u></p> <p>ADDRESS: <u>32 Discovery Drive</u></p> <p>CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59718</u></p> <p>TELEPHONE: <u>406-582-0221</u> FAX/CELL: <u>406-582-5770</u></p>		<p align="center">SEND ALL CORRESPONDENCE TO:</p> <p align="center">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.</p>		
Property Owner (Signature): <u>Robin Greenhagen</u>		Property Owner (Print): <u>Robin Greenhagen</u>
Property Owner (Signature): _____		Property Owner (Print): _____

DAKOTA RIDGE SUBDIVISION PLAT
 BEING TRACT 108 WARRANTY DEED 66323 AND TRACT 107 WARRANTY DEED 64851
 LOCATED IN THE NORTHWEST ONE QUARTER OF SECTION 7,
 TOWNSHIP 105 NORTH, RANGE 103 WEST,
 WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA
 OWNER: TRACT 1, 14th Street, Watford City, ND
 OWNER: TRACT 2, 14th Street, Watford City, ND



ADMINISTRATIVE NOTE:
 A 5' ROAD W/VALE, GAS AND SEWER SET AT ALL LOT
 CORNERS AND SET AT ROAD PER AND WITH
 THE ADJACENT PROPERTY. THE PLACEMENT OF
 THE ROAD CENTERLINE SHALL BE THE SUBJECT OF
 A SEPARATE SURVEY.
PLATMENT NOTE:
 THERE IS A 10' WIDE DRIVE PASSAGE AT THE REAR OF ALL LOTS
 FRONTING ON 14TH STREET.
 THE DRIVE PASSAGE SHALL BE 10' WIDE AND SHALL
 BE 10' FROM THE REAR PROPERTY LINE. THE DRIVE
 PASSAGE SHALL BE 10' FROM THE REAR PROPERTY LINE
 AND 10' FROM THE DRIVE PASSAGE LINE. THE DRIVE
 PASSAGE SHALL BE 10' FROM THE DRIVE PASSAGE LINE
 AND 10' FROM THE DRIVE PASSAGE LINE.

- LEGEND**
- PROPERTY LINE
 - SECTION LINE
 - ROAD CENTERLINE
 - ROAD LINE
 - PROPERTY LINE
 - ROAD 5' FROM 1/2" ALI (ALIUM)

STATE OF NORTH DAKOTA
 COUNTY OF MCKENZIE
 I, _____, County Clerk, do hereby certify that the
 foregoing is a true and correct copy of the original
 plat as the same appears in my office.
 WITNESSED my hand and the seal of my office this _____ day of _____, 20____.

SCALE: 1" = 200 FT.

Professional Engineer
 License No. _____
 State of North Dakota

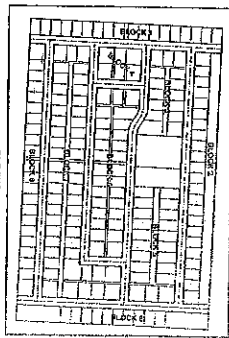
Professional Surveyor
 License No. _____
 State of North Dakota

Professional Land Surveyor
 License No. _____
 State of North Dakota

Professional Engineer
 License No. _____
 State of North Dakota

Professional Surveyor
 License No. _____
 State of North Dakota

Professional Land Surveyor
 License No. _____
 State of North Dakota



LINE	LENGTH	BEARING	AREA	PERCENTAGE
1	100.00	N 00° 00' 00" W	100.00	100.00%
2	100.00	S 00° 00' 00" E	100.00	100.00%
3	100.00	N 00° 00' 00" E	100.00	100.00%
4	100.00	S 00° 00' 00" W	100.00	100.00%
5	100.00	N 00° 00' 00" W	100.00	100.00%
6	100.00	S 00° 00' 00" E	100.00	100.00%
7	100.00	N 00° 00' 00" E	100.00	100.00%
8	100.00	S 00° 00' 00" W	100.00	100.00%
9	100.00	N 00° 00' 00" W	100.00	100.00%
10	100.00	S 00° 00' 00" E	100.00	100.00%
11	100.00	N 00° 00' 00" E	100.00	100.00%
12	100.00	S 00° 00' 00" W	100.00	100.00%
13	100.00	N 00° 00' 00" W	100.00	100.00%
14	100.00	S 00° 00' 00" E	100.00	100.00%
15	100.00	N 00° 00' 00" E	100.00	100.00%
16	100.00	S 00° 00' 00" W	100.00	100.00%
17	100.00	N 00° 00' 00" W	100.00	100.00%
18	100.00	S 00° 00' 00" E	100.00	100.00%
19	100.00	N 00° 00' 00" E	100.00	100.00%
20	100.00	S 00° 00' 00" W	100.00	100.00%

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>3/7/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3/25</u>
<input type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/1</u> BOCC (IF APPLICABLE):
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: <u>7 150N 98W</u> 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	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY	PROPERTY OWNER: <u>ROBERT D. NELSON</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>ROBIN GREENHAGEN 701-580-5521</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>JACKOA ENGINEERING + ARCHITECTURE</u> PHONE	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	PHONE: <u>(406) 755 3208</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	ADDRESS: <u>P.O. Box 2268</u>	
	<u>WATFORD CITY, ND, 58854</u>	

ASSESSOR'S PARCEL NUMBER(S): 20-00-05400

LEGAL DESCRIPTION: SECTION 7, T150N, R98W E 1/2 NW 1/4, LOTS 1-2 EX PT IT 885, 771, 1014, 1594,

PROPERTY ADDRESS AND NEAREST CROSS STREETS: EAST OF N. MAIN ST. + 1/4 MI SOUTH OF 30TH AVE.

GROSS/NET ACREAGE: +/- 60 AC NUMBER OF LOTS: 228

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: CITY SERVED

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

772, 743
2310, 2372

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.

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- 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.
- All conditions of approval must be met before a map will be recorded.

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	^{1&4} 1	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	^{1&4} 1	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	^{1&4} 1	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcel Map Tentative	^{1&4} 1	7		1 ²	1	
Large Parcel Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

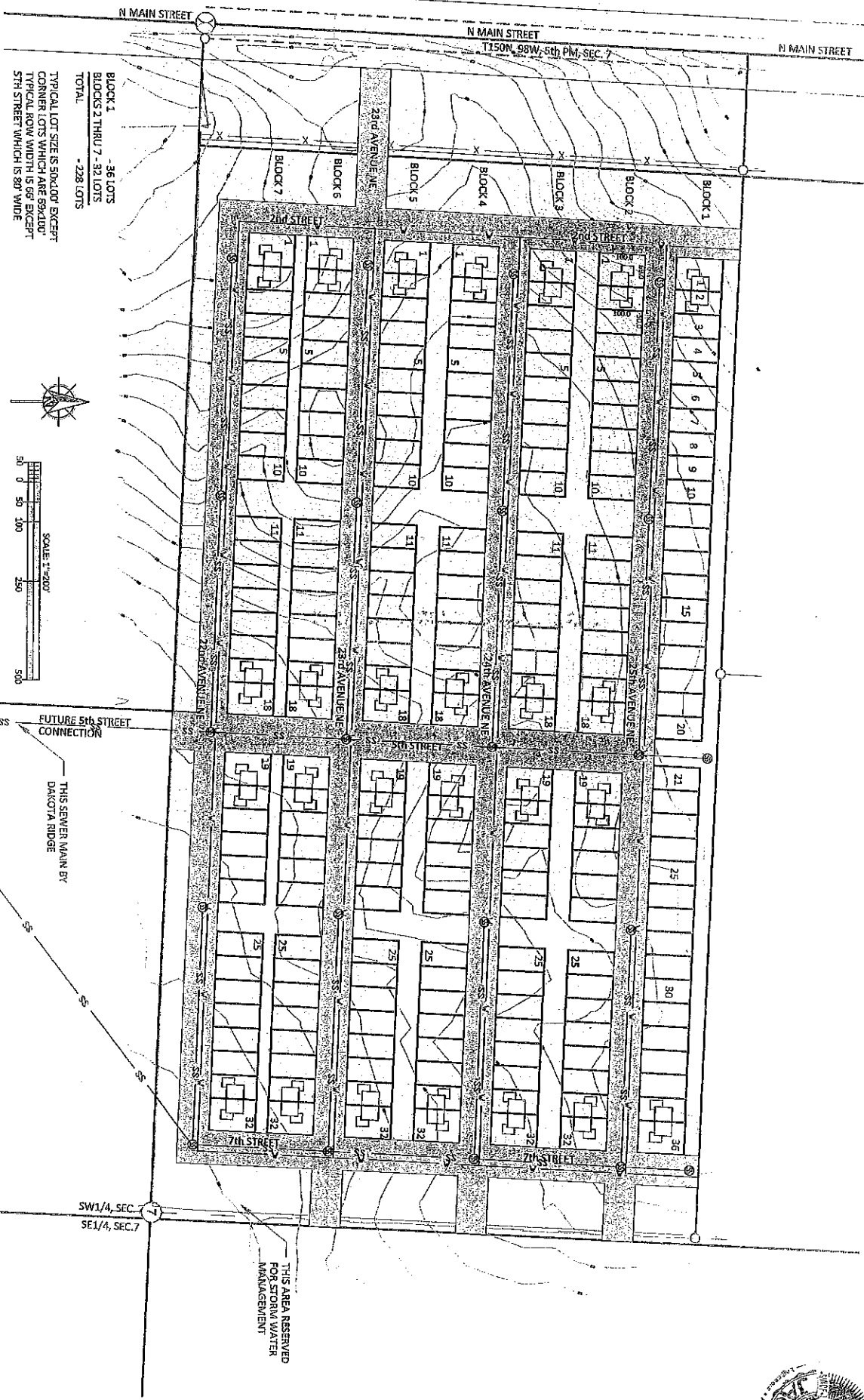
¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

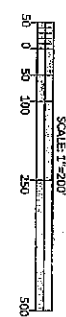
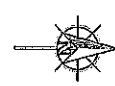
⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p align="center">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Ray YOUNG</u> LICENSE NO: <u>PE - 8109</u></p> <p>ADDRESS: <u>P.O. Box 2268</u></p> <p>CITY: <u>Watford City</u> STATE: <u>ND</u> ZIP: <u>58854</u></p> <p>TELEPHONE: <u>(406) 755 3208</u> FAX/CELL: <u>(406) 755 3218</u></p>		<p align="center">SEND ALL CORRESPONDENCE TO:</p> <p align="center">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.</p>		
Property Owner (Signature): <u>Robin Greenhagen</u>		Property Owner (Print): <u>Robin Greenhagen</u>
Property Owner (Signature): _____		Property Owner (Print): _____



BLOCK 1 - 36 LOTS
 BLOCKS 2 THRU 7 - 32 LOTS
 TOTAL - 228 LOTS

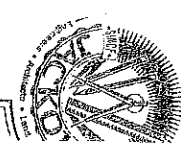
TYPICAL LOT SIZE IS 50x100' EXCEPT
 CORNER LOTS WHICH ARE 69x100'
 TYPICAL ROW WIDTH IS 69' EXCEPT
 5TH STREET WHICH IS 80' WIDE



CONCEPTUAL LAYOUT
 1" = 200'

BISON RUN SUBDIVISION

3250 HWY 63 SW
 KALISPELL, MT 596
 PHONE: 406-755-5
 FAX: 406-755-32
 3 PAGE: www.lark



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>3/7/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3/25</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/1</u> BOCC (IF APPLICABLE): _____
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<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	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 PRELIMINARY	PROPERTY OWNER: <u>Upland Real Properties, LLC</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Robin Greenhagen 701-580-5501</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Upland Real Properties, LLC</u> PHONE _____	
<input type="checkbox"/> AGRICULTURAL EXEMPTION	: <u>214-334-2065</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	ADDRESS: <u>PO BOX 2159</u>	
	<u>WATFORD CITY, ND 58054</u>	

ASSESSOR'S PARCEL NUMBER(S): 20-00-05420

LEGAL DESCRIPTION: See Final ~~Map~~ ^{Subdivision} Map

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 30th Avenue + 7th St. NE

GROSS/NET ACREAGE: 40 NUMBER OF LOTS: 105

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water (Sewer In Process)

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

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.

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Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

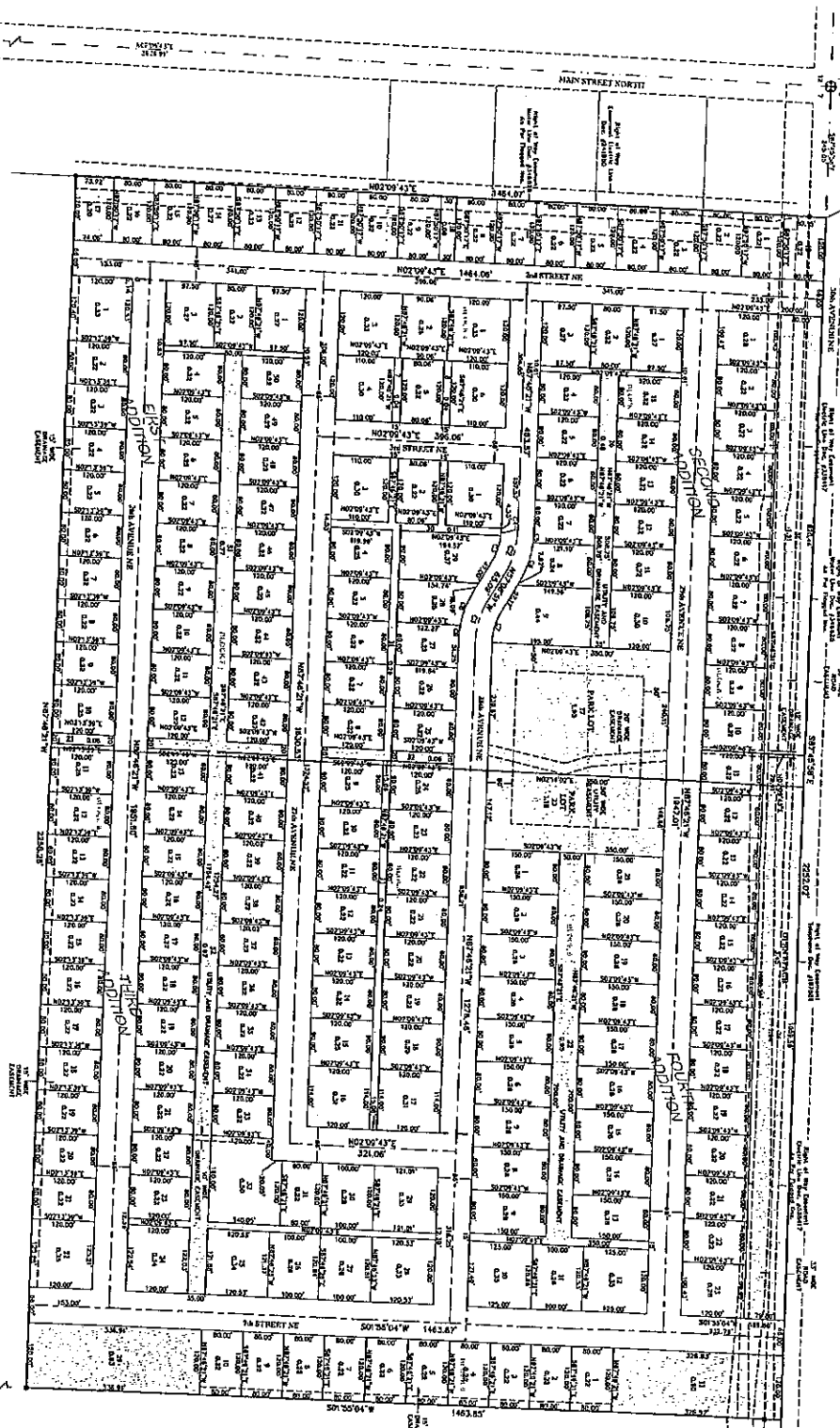
² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

SURVEYOR / ENGINEER INFORMATION	SEND ALL CORRESPONDENCE TO:
NAME: <u>Kyle Thompson</u> LICENSE NO: <u>6986</u> ADDRESS: <u>32 Discovery Drive</u> CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59718</u> TELEPHONE: <u>406-582-0221</u> FAX/CELL: <u>406-582-5770</u>	City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.	
Property Owner (Signature): <u>[Signature]</u>	Property Owner (Print): <u>[Print Name]</u>
Property Owner (Signature): _____	Property Owner (Print): _____

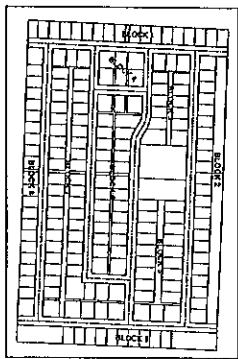
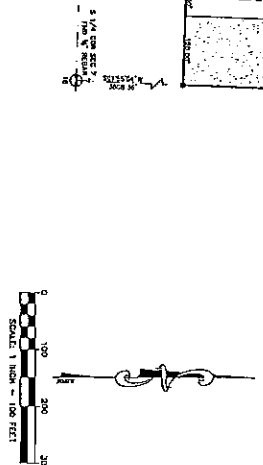
DAKOTA RIDGE SUBDIVISION PLAT
 BEING TRACT 1 OF WARRANTY DEED #4822 AND TRACT 1 OF WARRANTY DEED #4821
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 105 NORTH, RANGE 102 WEST,
 COUNTY OF MCKENZIE, NORTH DAKOTA
 GRANTOR TRACT 1: Adam Thomas, Catherine, LLC
 GRANTOR TRACT 1B: Adam Thomas, Catherine, LLC



ADDITIONAL NOTES:
 1. ALL LOTS SHALL BE SET AT ALL LOTS
 2. CHANGES AND ADJUSTMENTS TO THIS PLAT SHALL BE MADE BY THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR AT THE TIME OF RECORDING THIS PLAT.
 3. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 4. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 5. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 6. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 7. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 8. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 9. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
 10. THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LEGEND
 --- PROPERTY LINE
 --- SECTION LINE
 --- ROAD CENTERLINE
 --- FENCE LINE
 --- ADJACENT PROPERTY LINE
 --- FENCE W/ REBAR W/ AL CAP (AUGER)

CLASSIFICATION
 THIS PLAT IS CLASSIFIED AS A SUBDIVISION PLAT.
 THE REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
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LOT	OWNER	AREA (SQ FT)	AREA (AC)
1	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
2	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
3	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
4	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
5	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
6	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
7	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
8	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
9	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
10	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
11	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
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24	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
25	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
26	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
27	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
28	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
29	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
30	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
31	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
32	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
33	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
34	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
35	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
36	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
37	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
38	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
39	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
40	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
41	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
42	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
43	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
44	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
45	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
46	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
47	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
48	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
49	ADAM THOMAS, CATHERINE, LLC	10,000	0.23
50	ADAM THOMAS, CATHERINE, LLC	10,000	0.23

Professional Engineer
 Adam Thomas, Catherine, LLC
 License No. 12345
 State of North Dakota

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>5/6/13</u>	APPLICATION NUMBER: <u>20-1172013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>NW</u>	MEETING DATES: P&Z: <u>7/25</u> CC: <u>11</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$2000</u>	ADVERTISE DATE: <u>3/13 + 7/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>West 7/20</u>	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>sect 25/1150/99W</u>	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input 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: DEPO-2012, LLC

APPLICANT: ST Development, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: ST DEVELOPMENT, LLC % MIKE WALAIS
 ADDRESS: 301 W DEER VALLEY RD # 9
 CITY: PHOENIX STATE: AZ ZIP CODE: 85027
 TELEPHONE: 602 909 7321 EMAIL: mike@globaltriad.com
 ASSESSOR'S PARCEL NUMBER(S): 110010500
 LEGAL DESCRIPTION: The NE1/4NW1/4 EX IT 1002 TERR SUB, NE1/4SW1/4S1/2NW EX IT 1056 OLD WEST SUB
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Avenue Southwest
 GROSS/NET ACREAGE: 14.84 PRESENT ZONE CLASSIFICATION: R1
 DESIRED ZONE CLASSIFICATION: R1 & R2 CURRENT LAST USE: AG

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

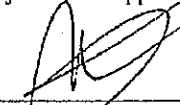
The original layout approved which received preliminary plat approval was zoned R1 with 198 lots, but the lots were non-conforming (less than 7,000SF). To offset the loss of lots, we are proposing to rezone a portion of the lots to R2 and to construct duplexes on these lots. The total number of lots for the development will be 144 R1 lots and 44*2 R2 lots.

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

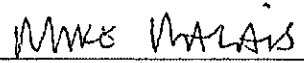
Pleasant Hills

LAND USE APPLICATION

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

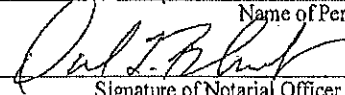
NOTARY

State of ARIZONA
 County of MARICOPA

This instrument was acknowledged before me on MARCH 5, 2011 by MICHAEL V. MALAIS
 Date Name of Person



DANIEL L. BARNHART
 Notary Public - Arizona
 Maricopa County
 My Comm. Expires Apr 23, 2015



 Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

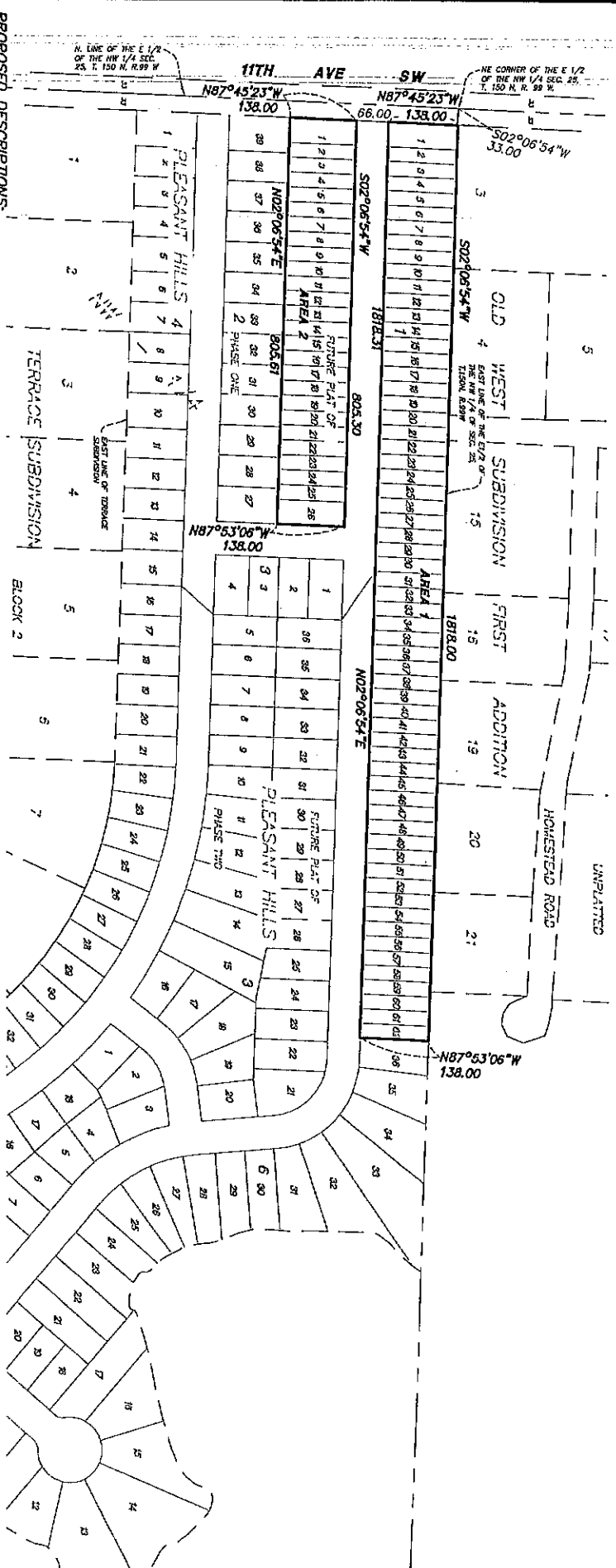
APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1 ¹⁶					1 ¹¹				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.mckenziecounty.net



PROPOSED DESCRIPTIONS:

AREA 1:
That part of the East Half of the Northwest Quarter of Section 25, Township 150 North, Range 99 West, 5th P.M., McKenzie County, North Dakota, described as follows:
Commencing at the northeast corner of said East Half of the Northwest Quarter, thence South 02 degrees 06 minutes 54 seconds West, assumed bearing along the east line of said East Half of the Northwest Quarter, a distance of 33.00 feet to the point of beginning; thence continuing along said east line South 02 degrees 06 minutes 54 seconds West, a distance of 1818.00 feet; thence North 87 degrees 45 minutes 23 seconds East, a distance of 138.00 feet; thence North 02 degrees 06 minutes 54 seconds East, 0 distance of 1818.31 feet; thence South 87 degrees 45 minutes 23 seconds East, a distance of 138.00 feet, to the point of beginning.
Containing 5.76 acres, more or less

AREA 2:
That part of the East Half of the Northwest Quarter of Section 25, Township 150 North, Range 99 West, 5th P.M., McKenzie County, North Dakota, described as follows:
Commencing at the northeast corner of said East Half of the Northwest Quarter, thence South 02 degrees 06 minutes 54 seconds West, assumed bearing along the east line of said East Half of the Northwest Quarter, a distance of 33.00 feet; thence North 87 degrees 45 minutes 23 seconds East, a distance of 204.00 feet to the point of beginning; thence continuing along said east line North 02 degrees 06 minutes 54 seconds East, a distance of 605.81 feet; thence South 87 degrees 45 minutes 23 seconds East, a distance of 138.00 feet, to the point of beginning.
Containing 2.55 acres, more or less



Date: 3/5/13 Sheet: 1 OF 1
640SKR10.dwg

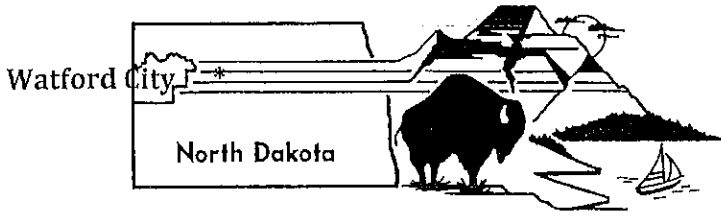
Part of the E 1/2 of the
NW 1/4 of Sec 25, Twp.
150 N., Rng. 99 W.
McKenzie County, ND

Zoning Exhibit

Designed:	NSC
Checked:	NSC
Drafted:	NSC
Record Drawing By/Date:	NSC

Prepared for:
Northway Enterprises, LLC
Phoenix, AZ 85027

Westwood
Westwood Professional Services, Inc.
3301 12th Street North, Suite 208
St. Cloud, MN 56303
PHONE: 320.453.9165
FAX: 320.453.8187
TOLL FREE: 1.800.270.9495
www.westwoodps.com



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

March 19, 2013

STAFF REPORT

ZC-11-2013

ZONE CHANGE

Applicant
DEPO-2012, LLC
(pleasant hills)

Property Owners
SAME

Property Address: NE1/4 NW1/4 Ex IT# 1002 Terrace Subdivision, NE1/4 SW1/4 S1/2 NW Ex IT # 1056 Old West Subdivision, 14.84 acres

Zone Change Requested:

A request to change the zoning of the above-referenced lot from R-1 (Single Family Residential) to R-1 & R-2 (Two-Family Residential)

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 11th Avenue Southwest, 14.84 acres

The existing property is currently undeveloped. The site is accessible from 11th Ave SW which is a full-width paved roadway. 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.

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 -	A-2, McKenzie County
Use -	Residential
South: Zoning -	A-2, McKenzie County
Use -	Residential/Commercial
North: Zoning -	A-2, McKenzie County
Uses -	Residential/Agricultural
East: Zoning -	A-2, McKenzie County
Uses -	Residential/Commercial

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 "R-1" Single-Family Dwelling District is established for the purpose of low density single-family dwelling control and to allow certain public facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes. The "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-1," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

Site Development

Access: The property is accessible from 11th Ave S which is a full-width paved street section.

Sewer: There are no city sanitary sewer mains on the property but access to city sewer service is available.

Water: There are no city water mains on the property but access to city water service is available.

Analysis: The proposed zoning will bring the use of the property into compliance for the intended use of both single family and duplex residential development. The intent of the increase in zoning density to the R-2 district is to create a "buffer zone" between the commercial/industrial uses to the east of the site and the single family dwelling lots within the development.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from R-1 to R-1 & R-2 for the property subject to the following conditions for any future development within the site:

1. The developer must submit generalized building plans for the types of units proposed within the development for review and approval.
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:

Curtis Moen
City Planner/Zoning Administrator

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>3/8/13</u>	APPLICATION NUMBER: <u>5C-12-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>2/25</u> CC: <u>4/1/13</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$200</u>	ADVERTISE DATE: <u>3/13 + 3/20</u>
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>Section 7, Township 150N, 98W</u>	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input 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: Auto Property Solutions, LLC / Upland Real Properties, LLC
 APPLICANT: ROBIN GREENHAGEN

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: ROBIN GREENHAGEN Dakota Ridge
 ADDRESS: PO BOX 2603
 CITY: WATFORD CITY STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-580-5501 EMAIL: ROBIN@BLUEBISONNA.COM
 ASSESSOR'S PARCEL NUMBER(S): - Various -
 LEGAL DESCRIPTION: - see attached exhibits
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2nd Street NE, 30th Ave NE
 GROSS/NET ACREAGE: 75.79 PRESENT ZONE CLASSIFICATION: Unzoned / Ag
 DESIRED ZONE CLASSIFICATION: R-1 CURRENT LAST USE: Single Fam Homes

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

Obtain R-1 Zoning to Support Single Family Homes in Newly Annexed McKenzie County Subdivision, Dakota Ridge.

DESCRIBE THE SOURCE OF WATER/SEWER: City - Pending 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

(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.

Robin Greenhagen

 Property Owner Signature

Robin Greenhagen

 Print of Type Owner Name

NOTARY

State of North Dakota

County of McKenzie

This instrument was acknowledged before me on March 8, 2013 by Robin Greenhagen

Date

Name of Person

PENI PETERSON
 Notary Public
 State of North Dakota
 My Commission Expires June 1, 2017

Peni Peterson

 Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				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

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- 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.4eyes.net

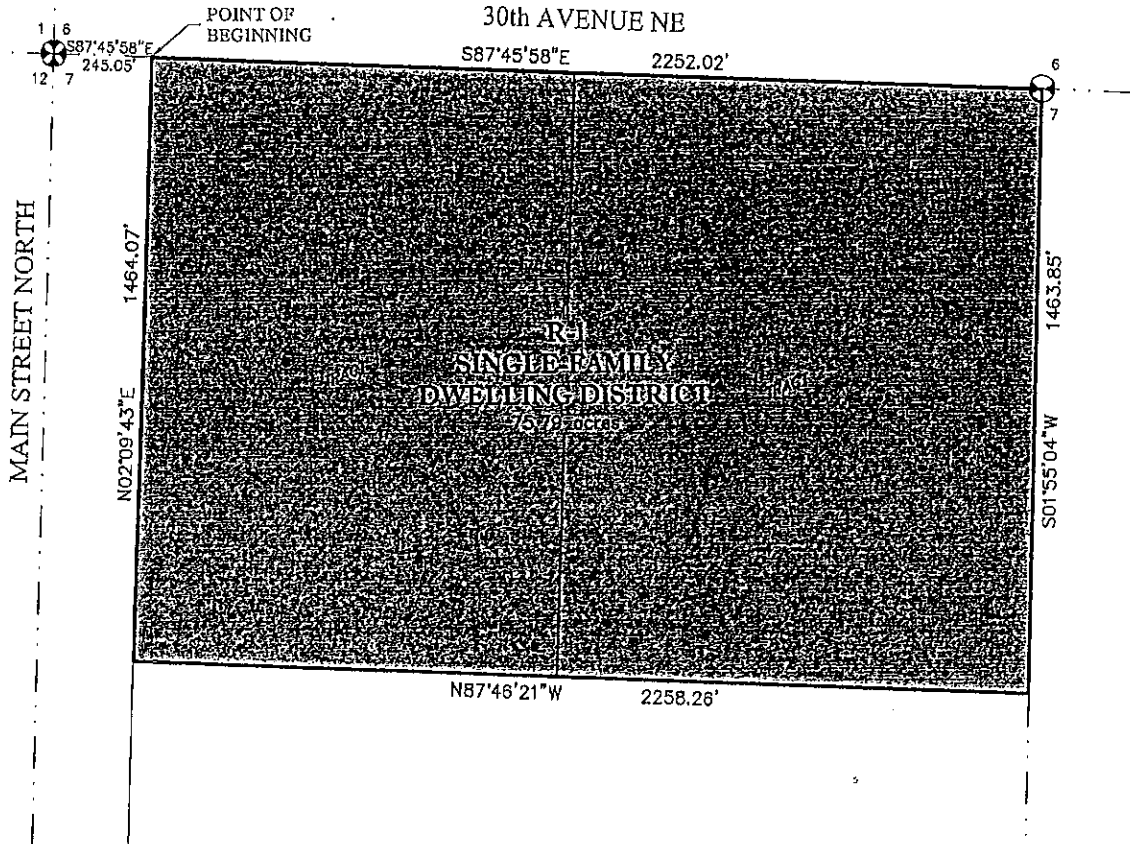
ZONING EXHIBIT

R-1

SINGLE-FAMILY DWELLING DISTRICT

BEING TRACT 1 OF WARRANTY DEED #436252 (IT #2310) AND TRACT 2 OF WARRANTY DEED #436251 (IT #2372),

LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7,
TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA



LEGAL DESCRIPTION

Tract R-1 Single-Family Dwelling District, being Tract 1 of Warranty Deed #436252 (IT #2310) and Tract 2 of Warranty Deed #436251 (IT #2372), located in the Northwest One-Quarter of Section 7, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at a point which bears South 87°45'58" East, a distance of 245.05 feet from the Northwest Corner of said Section 7;
thence South 87°45'58" East along the north line of said Section 7, a distance of 2252.02 feet to the North One-Quarter Corner of said Section 7;
thence South 01°55'04" West along the North-South mid-section line of said Section 7, a distance of 1463.85 feet;
thence North 87°46'21" West, a distance of 2258.26 feet;
thence North 02°09'43" East, a distance of 1464.07 feet to the point of beginning.

Said tract of land being 75.79 acres, along with and subject to any existing easements.



BASIS OF BEARING:
BEARINGS ARE GEODETIC, DERIVED FROM GPS
OBSERVATIONS WITH SURVEY GRADE RECEIVERS
AND REFERENCED TO THE MERIDIAN AT NGS 84.
NORTH LATITUDE 47°50'00.58722"
WEST LONGITUDE 103°16'55.29280"

1/4	Sec.	T.	R.
08	7	150N	98W

32 DISCOVERY DRIVE
BOSWELL, MT 59112
PHONE (406) 233-9224
FAX (406) 243-9772
www.alliedsurveying.com

Civil Engineering
Geotechnical Engineering
Land Surveying



PROJECT SURVEYOR: MT	SHEET
DRAWN BY: KMO	1 OF 3
REVIEWED BY: MT	PROJECT No. 12-007
DATE: 02/06/13	SurveyZone Map.dwg

L:\2012\12-007 Dakota Ridge Subdivision\Survey\Zone Map.dwg Mar 05, 2013 - 3:51pm

Watford City



North Dakota

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

March 19, 2013

STAFF REPORT

ZC-12-2013

ZONE CHANGE

Applicant

Robin Greenhagen
Dakota Ridge

Property Owners

Auto Property Solutions

Property Address:

Zone Change Requested:

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

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 the southeast corner of the intersection of North Main Street and 30th Ave. The site consists of 75.79 acres.

The existing property is currently undeveloped. An application for annexation of the site is pending and will bring the property into the City and under the jurisdiction of the Watford City Planning and Zoning Commission.

The intent of the zone change application is to facilitate the development of an R-1 (Single Family Home District) residential development.

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.

Surrounding Land Use Inventory:

West: Zoning - A-2, McKenzie County
Use - Residential/Agricultural
South: Zoning - A-2, McKenzie County
Use - Agricultural
North: Zoning - A-2, McKenzie County
Uses - Residential/Agricultural
East: Zoning - A-2, McKenzie County
Uses - Agricultural

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 "R-1" Single-Family Dwelling District is established for the purpose of low density single-family dwelling control and to allow certain public facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing in the district. Regulations are intended to control density of population and to provide adequate open space around buildings and structures in the district to accomplish these purposes.

Site Development

Access: The property is accessible from North Main Street and 30th Ave.

Sewer: There are no city sanitary sewer mains on the property but access to sewer service is available.

Water: There are no city water mains on the property but access to water service is available.

Analysis: The proposed zoning will allow for the property to be developed as an R-1 residential development.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to R-1 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:

Curtis Moen
City Planner/Zoning Administrator

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>12/20/12</u>	APPLICATION NUMBER: <u>50-13-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>1/28</u> CC: <u>2/4/13</u>
<input checked="" type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: <u>\$700</u>	ADVERTISE DATE: <u>1/16 + 1/23/13</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: <u>CW# 10216</u>	PROPERTY OWNERS NOTIFIED: <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>Sec. 16 T150N R98W</u>	
<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: Elsie Gilbertson
 APPLICANT: Axton Land, LLC

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Randy Warner
 ADDRESS: P.O. BOX 2159
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: (214) 334-2065 EMAIL: rwarner@axtonland.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-11000, 20-00-10700
 LEGAL DESCRIPTION: E1/2, Section 16, T150N, R98W
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: NW Corner of Hwy 23 & Hwy 1806
 GROSS/NET ACREAGE: 294.28 Gross Acres, 274.28 Net Acres. PRESENT ZONE CLASSIFICATION: AG
 DESIRED ZONE CLASSIFICATION: R2, R3, R4, C1, C2, I R-L CURRENT LAST USE: AG

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

"Hunters Run"

SEE ATTACHED JUSTIFICATION LETTER

Buffering from IP zone to R1 zoning district

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

* letter from Dale Karpyak

HUNTER'S RUN LAND USE MAP

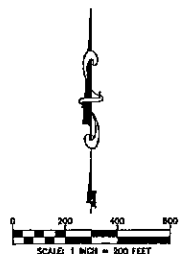
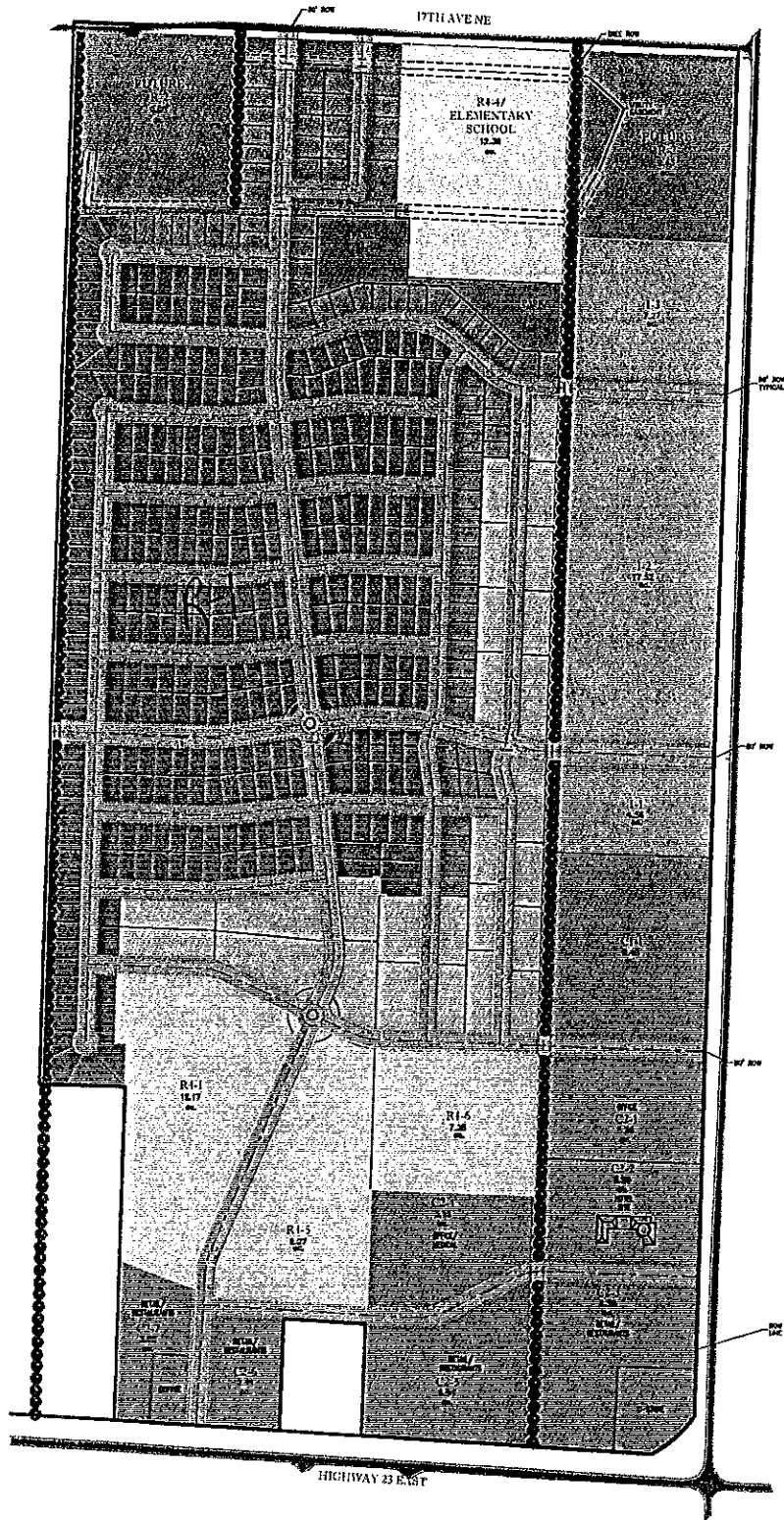
LEGEND



-  COMMERCIAL (C-1)
-  COMMERCIAL (C-2)
-  INDUSTRIAL (I)
-  PARK - OPEN SPACE
-  RESIDENTIAL 1 (R-1)
MIN LOT SIZE 65' X 111' (7215 SF)
-  RESIDENTIAL 2 (R-2)
MIN LOT SIZE 67' X 100' (6000SF)
-  RESIDENTIAL 3 (R-3)
-  RESIDENTIAL 4 (R-4)

SUMMARY TABLE

LAND USE	ACRES	LOTS	DENSITY (DENSITY)
COMMERCIAL (C-1)	16.37	1	
COMMERCIAL (C-2)	17.97	1	
INDUSTRIAL (I)	12.58	1	
RESIDENTIAL 1 (R-1)	22.10	311	3.4
RESIDENTIAL 2 (R-2)	22.96	32	2.9
RESIDENTIAL 3 (R-3)	28.71	26	1.1
RESIDENTIAL 4 (R-4)	22.88	4	1.0
PARKS & OPEN SPACE	15.41	NA	NA
TOTAL	182.11	2023	

*EXCLUDES ROADS AND OPEN SPACE



	WORKED ON THIS PROJECT AS A PROFESSIONAL ENGINEER No. 10052-000 www.mtse.com	Civil Engineering Geotechnical Engineering Land Surveying		PROJECT LOCATION: ST SHEET NO. OF ALL TS SHEET NO. OF THIS SHEET DATE: 06/14/20	SHEET 1 PROJECT NO. 17-001
	PROJECT LOCATION: ST SHEET NO. OF ALL TS SHEET NO. OF THIS SHEET DATE: 06/14/20		SHEET 1 PROJECT NO. 17-001		

SURVEY MAP
 A TRACT BEING A PORTION OF THE EAST ONE-HALF OF SECTION 16,
 TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,
 MCKENZIE COUNTY, NORTH DAKOTA

LEGAL DESCRIPTION

A tract of land being a portion of the East One-Half of Section 16, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at a point being the North One-Quarter Corner of said Section 16;

thence South 87°43'52" East along the north line of said Section 16, a distance of 2097.57 feet to a point on the west Right-of-Way of Highway 1826;

thence South 02°09'42" West along the west Right-of-Way of said Highway 1826, a distance of 2837.08 feet;

thence South 01°27'54" West along the east Right-of-Way of said Highway 1826, a distance of 2450.09 feet to a point on the northerly Right-of-Way of Highway 23;

thence along the northerly Right-of-Way of said Highway 23 along a 450.57 foot non-constant curve to the right through a central angle of 27°58'45" for an arc length of 220.16 feet, with a chord bearing of South 85°30'48" West a distance of 272.97 feet;

thence North 85°30'48" West along the northerly Right-of-Way of said Highway 23, a distance of 1121.31 feet;

thence North 02°12'42" East, a distance of 416.24 feet;

thence North 83°31'12" West, a distance of 314.00 feet;

thence South 87°43'52" West, a distance of 416.20 feet to a point on the northerly Right-of-Way of said Highway 23;

thence North 25°30'49" West along the northerly Right-of-Way of said Highway 23, a distance of 626.31 feet;

thence North 02°04'18" East, a distance of 1236.80 feet;

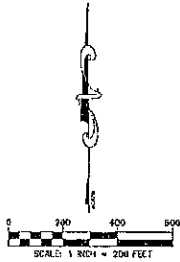
thence North 88°08'31" West, a distance of 332.07 feet, to a point on the north-south mid-section line of said Section 16;

thence North 01°27'25" East along the north-south mid-section line of said section 16, a distance of 1315.00 feet to the Center One-Quarter Corner of said Section 16;

thence North 01°27'25" East along the north-south mid-section line of said Section 16, a distance of 7639.89 feet to the point of beginning.

Said tract of land being 294.10 acres, along with and subject to any existing easements.

- LEGEND**
- PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SECTION LINE
 - - - - - ADJOINING PROPERTY LINE
 - ◆ FOUND MONUMENT AS NOTED
 - SET 3" REBAR W/2" AL. CAP (ALLIED)
 - YR YELLOW PLASTIC CAP
 - WC WETNESS CORNER
 - RM REFERENCE MONUMENT



BASES OF BEARING COMPUTATIONS:

BEARINGS FROM THE NORTH QUARTER CORNER OF SAID SECTION 16 TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16 ARE AS FOLLOWS:

NORTH 01°27'25" EAST, A DISTANCE OF 1315.00 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 02°04'18" EAST, A DISTANCE OF 1236.80 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 88°08'31" WEST, A DISTANCE OF 332.07 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 87°43'52" WEST, A DISTANCE OF 416.20 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 85°30'48" WEST, A DISTANCE OF 1121.31 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

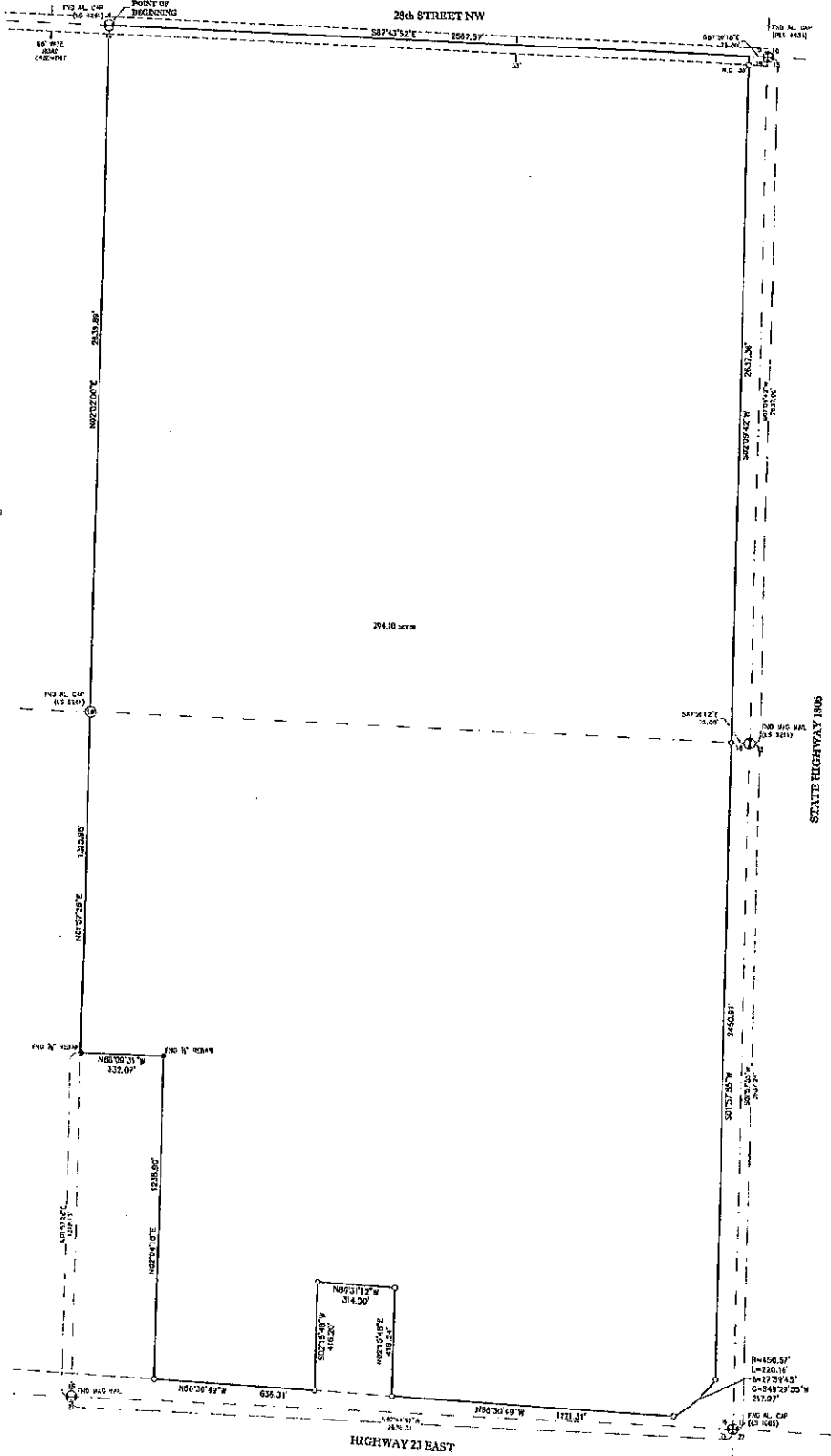
WEST 83°31'12" WEST, A DISTANCE OF 314.00 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 82°12'42" WEST, A DISTANCE OF 416.24 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 81°27'54" WEST, A DISTANCE OF 2450.09 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 80°09'42" WEST, A DISTANCE OF 2837.08 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.

WEST 76°39'89" WEST, A DISTANCE OF 7639.89 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 16.



SURVEYOR'S CERTIFICATE

I, Gregory L. Parks, Registered Land Surveyor, do hereby certify that the survey map herein was completed by me or under my direct supervision and that the same is a true and correct representation of the survey shown hereon, and that the monuments are shown and that I am a duly registered land surveyor under the laws of the State of North Dakota.

Gregory L. Parks
 Gregory L. Parks
 Registered Land Surveyor No. 7051
 State of North Dakota



Axton Land, LLC
5700 W. Plano Parkway, Suite 1200
Plano, TX 75093

Justification Letter

For

Axton Land Mixed Use

March 4, 2013

Applicant

Axton Land, LLC
5700 W. Plano Parkway

Suite 1200
Plano, TX 75093
Contact: Randy Warner

Purpose

The purpose of this Justification Letter is to provide information necessary to justify the rezoning of our tract from its current AG zoning to R1, R2, R3, R4, C2 & I.

General

Axton Land, LLC is proposing to rezone a 294.10 +/- acre tract (gross acreage) consisting of 273.09 +/- usable net acres, located at the NW corner of the intersection between ND Highway 23 and ND Highway 1806 which is in the Watford City ETA. The property is the remnant of the E $\frac{1}{2}$ of Section 16, T150N, R98, less two tracts of record, highway right-of-way, road easement, and two oil pad site leases. The adjacent properties are residential, golf course (municipal), industrial and commercial. There are active drill sites on the northern edge of the property, as well as two gas pipelines running east west between the drill sites. The current use of the property is agricultural. The majority of the parcel is relatively flat and gently slopes from the NW to the SE. The property has just under $\frac{1}{2}$ mile of frontage on ND Highway 23 and just under 1 mile of frontage on ND Highway 1806.

Property History

The property is currently under purchase contract by Axton Land, LLC. The owner, Elsie Gilbertson, has owned this property for many years. The property has been in agricultural use. Once quiet rural highways, ND Highway 23 and ND Highway 1806 have seen incredible growth over the last five years. With the vast amount of potential drilling sites east and north of this intersection, this is a prime location for residential, commercial and industrial development.

Proposed Land Use

Axton Land is proposing to develop the 294.10 acres tract (gross acreage) into a mixed-use project comprised of the following uses:

R1	Single Family Dwelling District	82.10 69.86 acres
R2	Two-Family Dwelling District	30.86 63.63 acres
R3	Medium Density Residential District	29.23 10.94 acres
R4	High Density Residential District	45.85 34.38 acres
C2	Commercial/Service District	52.95 42.69 acres
I	Industrial	32.68 43.59 acres
Total Usable Net Acreage		<i>future R-2 18.48</i> 273.09 acres <i>292.15</i>

At this time, Axton Land is seeking these zoning changes that are consistent with the intent of the Watford City Long Range Plan. *mw 3/21/13*

Water and Sanitation

Watford City is in the process of extending city water and sanitary sewer eastward to the intersection of ND Highway 23 and ND Highway 1806.

Access

Access to the site will be entrances on ND Highway 23 and ND Highway 1806. The developer will work with NDDOT regarding the number and location of these entrances.

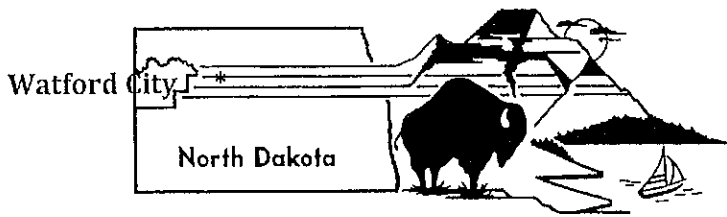
Drainage

The property generally drains from NW to SE, and ultimately to the NE. There are no known drainage problems on the site, and due to its relatively flat and gently sloping topography, none are expected.

Phasing Plan

The project will be developed in phases as market demand dictates. The site will be developed from south to north. Each phase will be engineered and submitted for approval prior to development.

Randy Warner
Axton Land, LLC



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

March 19, 2013

STAFF REPORT

ZC-13-2013 ZONE CHANGE

Applicant

Randy Warner / Axton Land LLC
PO BOX 2159
Watford City, ND 58854
"Hunters Run"

Property Owners

Elsie Gilbertson

Property Address: NW corner of Highway 23 and Hwy 1806

Zone Change Requested:

A request to change the zoning of the above-referenced lot from AG to R1, R2, R3, R4, C2, C1 and IP

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 NW corner of Hwy 23 and Hwy 1806, E1/2 Section 16, T150N, R98W and contains 294.28 Acres

-The existing property is currently zoned as AG. The site will have access to city water and sewer service and is accessed from Hwy 23 and Hwy 1806. 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 facilitate the development of a residential, commercial, and industrial development. They have proposed 82.10 acres of R1 development, 30.86 acres of R2 development, 29.23 acres of R3 development, 45.85 acres of R4 development, 10.32 acres of C1 development, 42.63 acres of C2 development, and 32.68 acres of Industrial development.

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. A letter of concern was sent to the City regarding this development.

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

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

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

Surrounding Land Use Inventory:

West: Zoning -	CF, McKenzie County
Use -	Residential/golf course
South: Zoning -	A2, McKenzie County
Use -	Industrial
North: Zoning -	A2, McKenzie County
Uses -	Residential/Agricultural
East: Zoning -	A2, McKenzie County
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 "R-1,R-2,R-3,R-4." Residential Districts are intended for the purpose of allowing high and low density multi-family dwellings along with compatible two-family and single-family dwelling units and some community facilities. The "C-1,C-2" (commercial/services) Districts are intended for the purpose of grouping retail merchandising, service businesses, and appurtenant activities into a concentrated area serving the general shopping and service needs of the trade area. It is also important to keep people living within and in close proximity to this district as well as encouraging persons to visit this area. Though residential users are permitted to cohabitate in the District, principal permitted uses include department stores, apparel stores, general retail sales, and similar uses appropriate for comparison-shopping. The area also encourages service-oriented business. The District is not intended for heavy commercial uses or those uses, those that consume large areas for storage or display of merchandise (indoors or out of doors), or those businesses that may not be considered compatible with adjacent traditional residential uses. The intent of the "I"(Industrial) District is to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading. It is also intended that this zone be compatible with adjoining dwelling and commercial land uses.

Site Development

Access: The property is accessible from Hwy 23 and Hwy 1806.

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 to mix low, medium and high density residential with various commercial services as well as take advantage of the properties location for Industrial use.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from AG to R-1, R-2, R-3, R-4,C-2 and I 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:

Curtis Moen
City Planner/Zoning Administrator

LAND USE APPLICATION

Watford City Planning Department

See Reverse for Submittal Requirements

AREA BETWEEN DOUBLE LINES FOR STAFF USE ONLY

APPLICATION TYPE:	DATE FILED: 2/22/13	APPLICATION NUMBER: 50-14-2013
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: MW	MEETING DATES: P&Z: 2/25 CC: 4/1/13
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE: 2000.00	ADVERTISE DATE: 3/13 + 3/20/13
<input type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #: 2/22/13	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: 37/150/98	
<input type="checkbox"/> VACATION and ABANDONMENT	RELATED CASE NOS:	
<input 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: CRAIG NELSON
APPLICANT: CRAIG NELSON

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: CRAIG NELSON
 ADDRESS: 1504 12th St NE
 CITY: Watford City STATE: ND ZIP CODE: 58854
 TELEPHONE: 842-2926 EMAIL: nelsoncontractingnd@gmail.com
 ASSESSOR'S PARCEL NUMBER(S): 20-00-11600
 LEGAL DESCRIPTION: Sect 17 Twp-150 Range-098
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 1504 12th St NE, 17th Ave
 GROSS/NET ACREAGE: 80 PRESENT ZONE CLASSIFICATION: A3
 DESIRED ZONE CLASSIFICATION: Industrial CURRENT LAST USE: A3

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

Change zone from A3 to Industrial
House to stay AG or RR, rest of 80 acres to become Industrial zoning.

DESCRIBE THE SOURCE OF WATER/SEWER: Ground 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

(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.

Craig Nelson
Property Owner Signature

CRAIG NELSON
Print of Type Owner Name

NOTARY

State of North Dakota
County of McKenzie

This instrument was acknowledged before me on 22nd of February by Craig Nelson
Date Name of Person

SARA CEYNAR
Notary Public
State of North Dakota
My Commission Expires Feb. 12, 2016

Sara Ceynar
Signature of Notary/Officer

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	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
Zone Change	1	1	4	1 ⁹	1 ⁸	1 ¹¹	4 ¹²		1 ¹⁴	\$200.00
Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				Refer to Fee Schedule

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

*Plus all sign costs

Procedures for Filing Land Use Applications:

- After assembling the required materials as outlined above, 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.
- 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

PARCELS 20-00-11600

359 334

RESIDENTIAL 5.16 ACRES

N41°03'15.57" E 6"

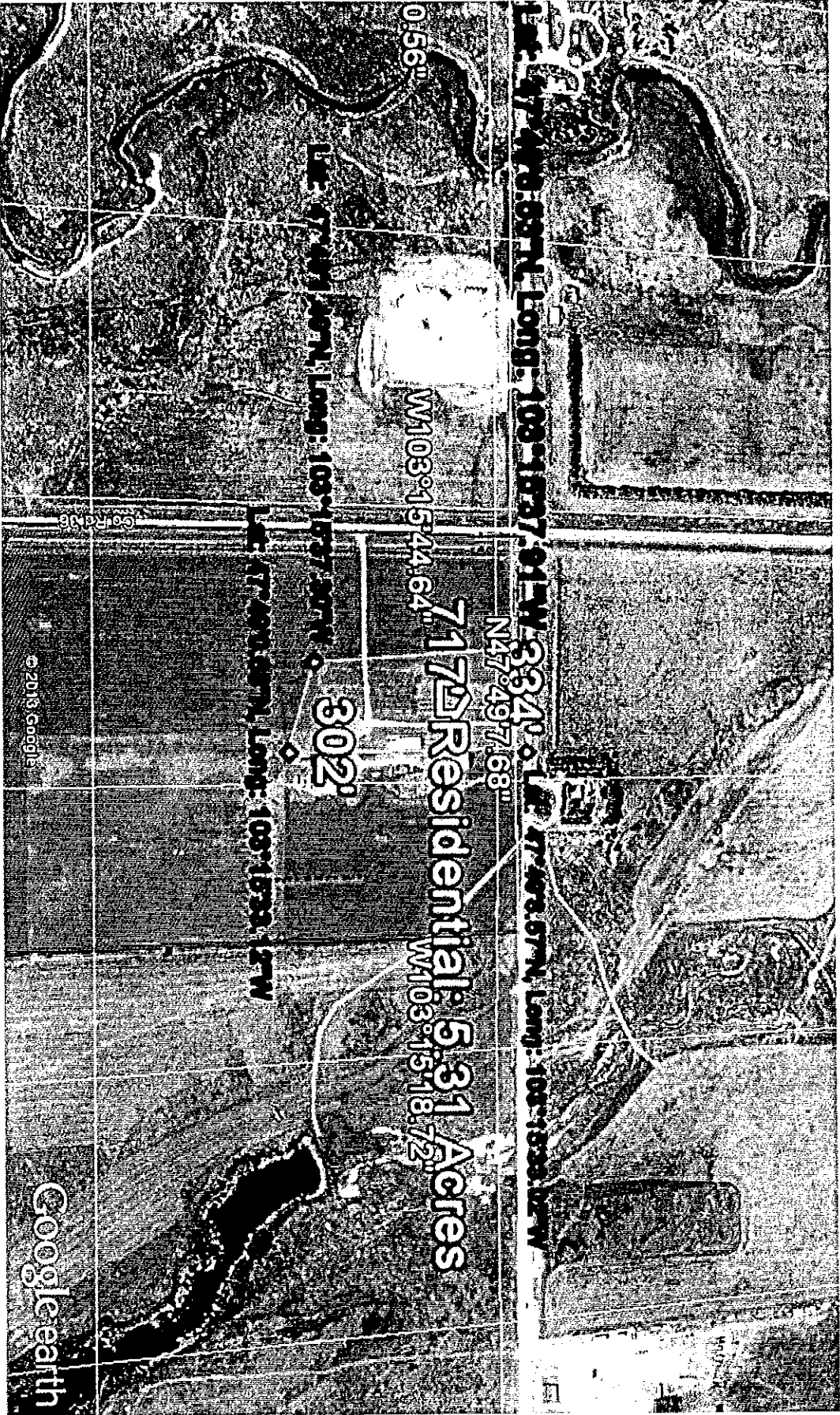
N47°48'54.72" E 102'
W103°15'31.68" E 36"

W103°15'5.76" E 6"

INDUSTRIAL 75.63

Google earth

Visit us at www.google.com
©2005 Google, Inc. All rights reserved.



Lat: 47.498687N, Long: 103.153791W - 334' - Lat: 47.498687N, Long: 103.153791W

N47°49'7.68"

7172 Residential: 5.31 Acres

M103°15'44.64"

W103°15'18.72"

302'

Lat: 47.491487N, Long: 103.153791W

Lat: 47.491487N, Long: 103.153791W

Google earth

© 2013 Google

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 - A-2, McKenzie County
Use - Agricultural
South: Zoning - A-2, McKenzie County
Use - Agricultural/Commercial
North: Zoning - A-2, McKenzie County
Uses - Agricultural
East: Zoning - A-2, McKenzie County
Uses - Agricultural

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 "I-P" Industrial Park District to allow certain industrial land uses in a park-like atmosphere and to control the type of use, setback, parking, loading and unloading. It is also intended that this zone be compatible with adjoining dwelling and commercial land uses

Site Development

Access: The property is accessible from Hwy 85.

Sewer: There are no city sanitary sewer mains on the property.

Water: There are no city water mains on the property.

Analysis: The proposed zoning will bring the use of the property into compliance for the intended use.

Recommendation:

Applicant shall prepare and submit a preliminary development plan for review and approval by the Planning Commission.

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.

Contact:

Curtis Moen
City Planner/Zoning Administrator

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE the Watford City Planning Commission will hold a Public Hearing on March 25, 2013 at 6 p.m. at City Hall to hear comment on a Zoning Change Application submitted by Craig Nelson for property located 1504 12th St NE, Section 17, T150, R98, McKenzie County, ND.

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

Dated this 7th day of March 2013



Mildred Williams

Watford City Planning Assistant

Run: 2 time March 13th & 20th

Published: McKenzie County Farmer

Faxed:

Mailed to:

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>3/7/13</u>	APPLICATION NUMBER: <u>70-15-2013</u>
<input checked="" type="checkbox"/> ZONE CHANGE - \$200.00 fee	PROCESSES BY: <u>MW</u>	MEETING DATES: P&Z: <u>3/25</u> CC: <u>4/1/13</u>
<input type="checkbox"/> CONDITIONAL USE PERMIT - \$350.00 fee plus publishing cost	FEE:	ADVERTISE DATE: <u>3/17 + 3/20/13</u>
<input checked="" type="checkbox"/> VARIANCE - \$200.00 fee	RECEIPT #:	PROPERTY OWNERS NOTIFIED:
<input type="checkbox"/> STREET NAME CHANGE	SECTION/TOWNSHIP/RANGE: <u>7-150-98</u>	
<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: R.D. & Marlene S. Nelson JT
 APPLICANT: Robin Greenhagen

ALL MAIL FOR THIS APPLICATION SHOULD BE ADDRESSED TO

NAME: Robin Greenhagen Bison Run
 ADDRESS: PO BOX 2603
 CITY: WATFORD CITY STATE: ND ZIP CODE: 58854
 TELEPHONE: 701-580-5507 x10 EMAIL: ROBIN@BLUEBISONND.COM
 ASSESSOR'S PARCEL NUMBER(S): 20-00-05400
 LEGAL DESCRIPTION: -see attached exhibit-
 PROPERTY ADDRESS AND NEAREST CROSS STREETS: 26th Ave NE + 2nd St NE
 GROSS/NET ACREAGE: 60-86 PRESENT ZONE CLASSIFICATION: Ag
 DESIRED ZONE CLASSIFICATION: R-2 CURRENT LAST USE: Ag

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

Development of property from Ag to R-2 (duplex)

Under Construction

DESCRIBE THE SOURCE OF WATER/SEWER: City Water/Sewer 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

(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.

Robin Greenhagen

 Property Owner Signature

Robin Greenhagen

 Print of Type Owner Name

NOTARY

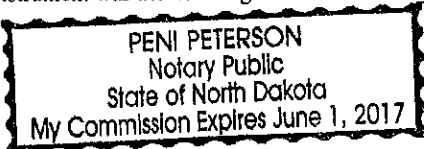
State of North Dakota

County of McKenzie

This instrument was acknowledged before me on March 8, 2013 by Robin Greenhagen

Date

Name of Person



Peni Peterson

 Signature of Notarial Officer

Documents Required for Submitting Land Use Applications

APPLICATION TYPE	Application	Conceptual Site Plan	Site Plans	Deed	Legal Description	Justification Letter	Traffic Impact Analysis	Straight-line Drawing	Supplemental Info.	Application Fees
Conditional Use Permit	1	1	4	1 ⁹		1 ¹¹	4 ¹²	1 ¹³	1 ¹⁴	\$350.00
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Variance	1	1	4			1 ¹¹				\$200.00
Vacation and Abandonment	1		4	1 ⁹	1 ⁸	1 ¹¹				Refer to Fee Schedule
Street Name Change*	1					1 ¹¹				Refer to Fee Schedule

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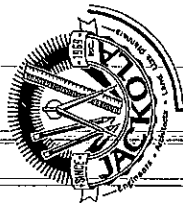
*Plus all sign costs

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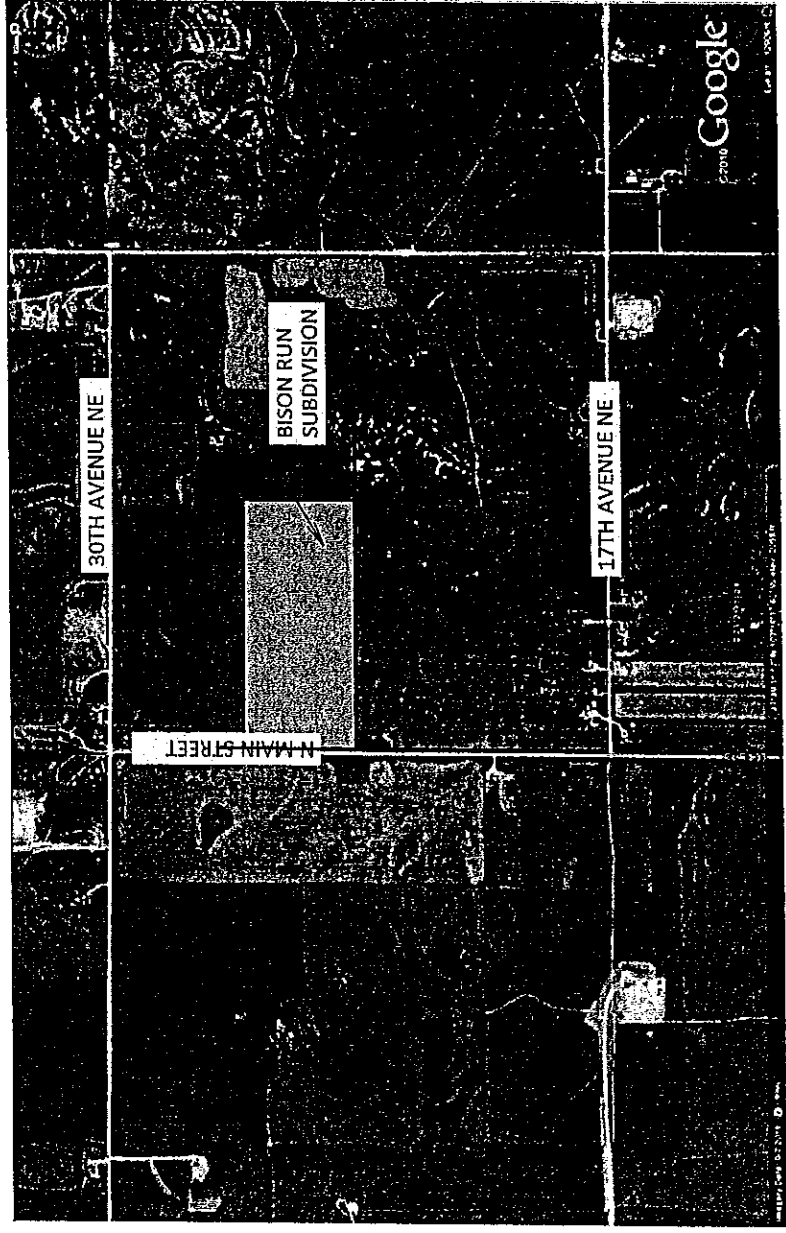
Watford City Planning Department
 213 2nd St NE
 Watford City, ND 58854

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

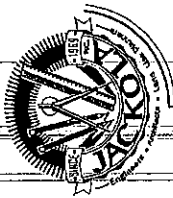


BISON RUN SUBDIVISION
ROBIN GREENHAGEN
WATFORD CITY, ND

2250 HWY 93 SOUTH
KALISPELL, MT. 59901
PHONE: 406-755-3208
FAX: 406-755-3218
WEB PAGE: www.pastel.com



VICINITY MAP
1" = 2000'

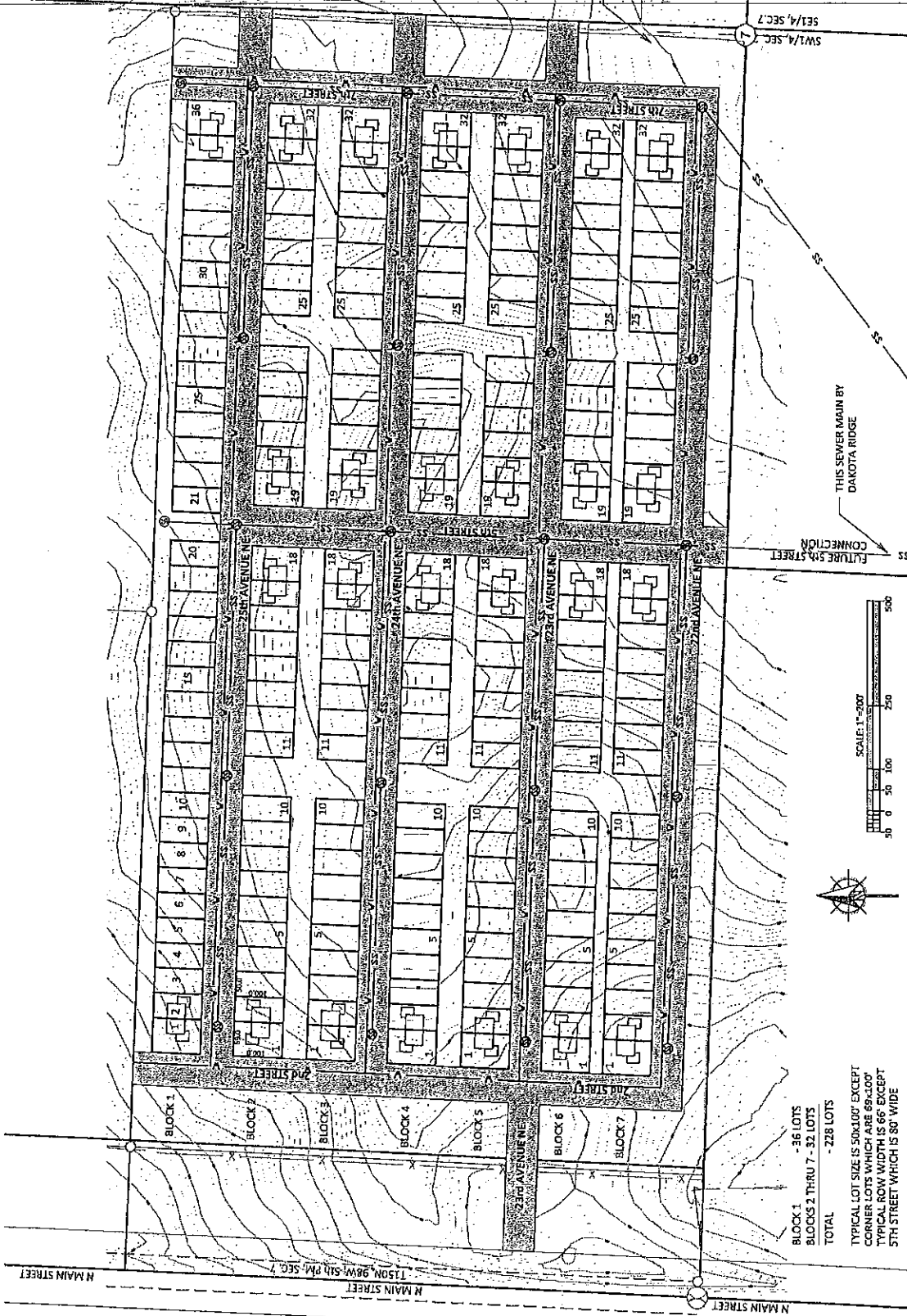


BISON RUN SUBDIVISION
ROBIN GREENHAGEN
WATFORD CITY, ND

09/07/2013

2250 HWY 98 SOUTH
KALISPELL, MT. 59901
PHONE: 406-756-3208
FAX: 406-756-3218
WEB PAGE: www.jccad.com

CONCEPTUAL LAYOUT
1" = 200'



BLOCK 1 - 36 LOTS
BLOCKS 2 THRU 7 - 32 LOTS
TOTAL - 228 LOTS

TYPICAL LOT SIZE IS 50x100' EXCEPT
CORNER LOTS WHICH ARE 69x100'
TYPICAL ROW WIDTH IS 66' EXCEPT
5TH STREET WHICH IS 80' WIDE



THIS SEWER MAIN BY
DAKOTA RIDGE

FUTURE 5th STREET
CONNECTION

SW1/4, SEC. 7
SE1/4, SEC. 7

N MAIN STREET

N MAIN STREET

N MAIN STREET

T150N, 98W, 5th PM, SEC. 7

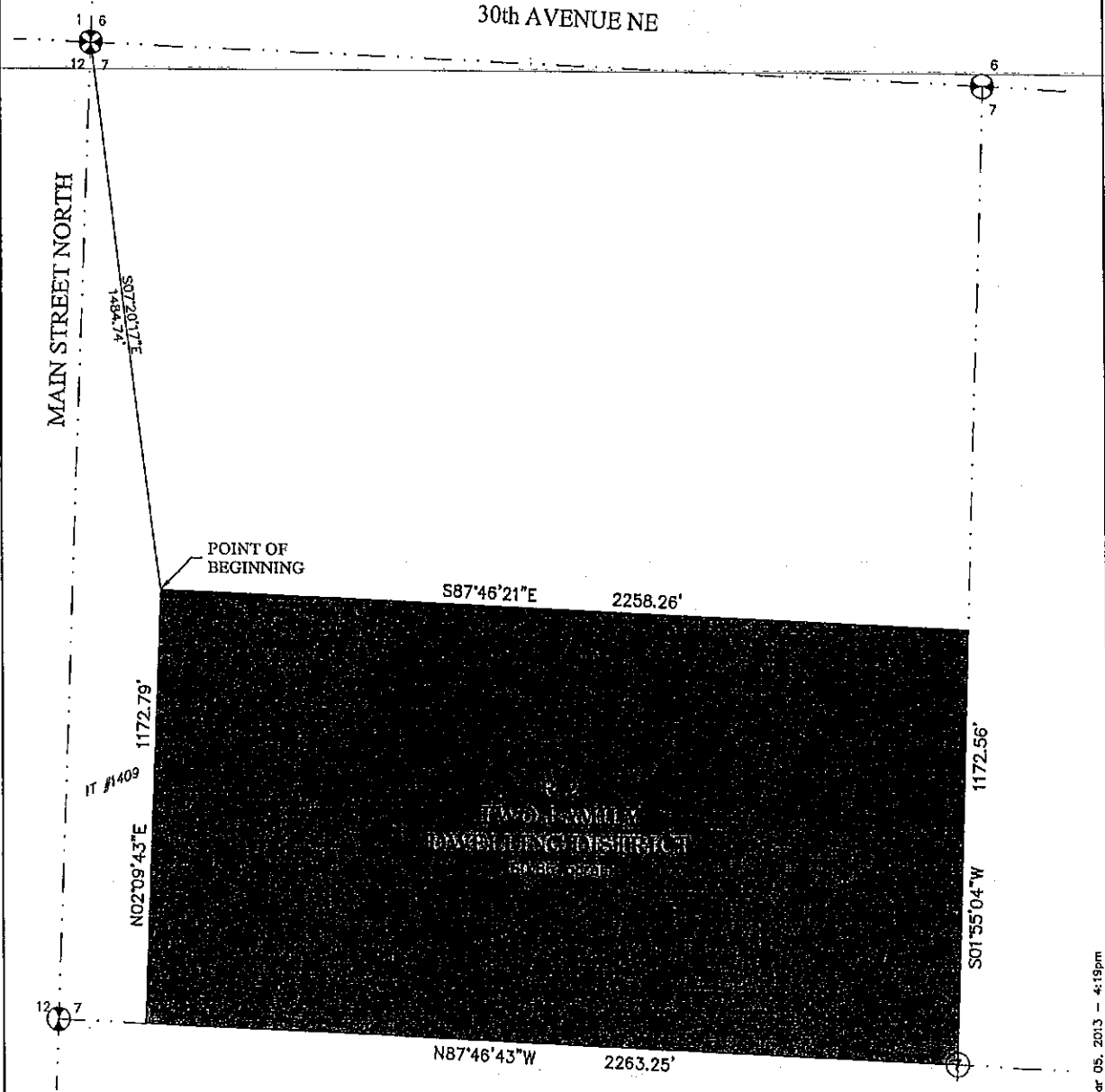
ZONING EXHIBIT

R-2

TWO-FAMILY DWELLING DISTRICT

A PARCEL OF LAND IN LOT 2 AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, EXCEPTING IT #1409,
TOWNSHIP 150 NORTH, RANGE 98 WEST, 5th PRINCIPAL MERIDIAN,
WATFORD CITY, MCKENZIE COUNTY, NORTH DAKOTA

30th AVENUE NE



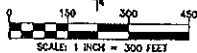
LEGAL DESCRIPTION

Tract R-2 Two-Family Dwelling District, a parcel of land in Lot 2 and the Southeast One-quarter of the Northwest One-quarter of Section 7, excepting IT #1409, Township 150 North, Range 98 West, 5th Principal Meridian, Watford City, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at a point which bears South 07°20'17" East, a distance of 1484.74 feet from the Northwest Corner of said Section 7;
thence South 87°46'21" East a distance of 2258.26 feet, to a point on the north-south mid-section line of said Section 7;
thence South 01°55'04" West along the north-south mid-section line of said Section 7, a distance of 1172.56 feet;
thence North 87°46'43" West, a distance of 2263.25 feet;
thence North 02°09'43" East, a distance of 1172.79 feet to the point of beginning.

Said tract of land being 60.88 acres, along with and subject to any existing easements.

BASIS OF BEARING:
BEARINGS ARE GEODETIC, DERIVED FROM GPS
OBSERVATIONS WITH SURVEY GRADE RECEIVERS
AND REFERENCED TO THE MERIDIAN AT WGS 84,
NORTH LATITUDE 47°56'00.68722"
WEST LONGITUDE 103°16'55.29280"

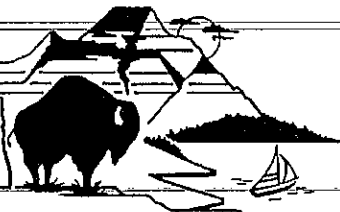


22 BRISQVILLE DRIVE BISMARCK, ND 58104 PHONE (701) 338-9221 FAX (701) 338-9220 www.alliedsurveying.com		Civil Engineering Geotechnical Engineering Land Surveying		PROJECT NUMBER: 101 DRAWN BY: BAW REVIEWED BY: KJI DATE: 03/05/13	SHEET 2 of 3 PROJECT No. 12-067 SurveyZone Map.dwg
I/A 7 150M GSW					

L:\2012\12-067 Dakota Ridge Subdivision\Survey\Zone Map.dwg Mar 05, 2013 - 4:19pm

Watford City

North Dakota



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

March 19, 2013

STAFF REPORT

ZC-15-2013

ZONE CHANGE

Applicant

Robin Greenhagen
(Bison Run Subdivision)

Property Owners

R.D. & Marlene Nelson

Property Address: 26th Ave. NE & 2nd St. NE; Parcel #20-00-05400

Zone Change Requested:

A request to change the zoning of the above-referenced lot from A-2 (Agriculture) to R-2 (Two Family Dwelling District)

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 Main Street North approximately 1,500' south of the Main Street and 30th Ave. intersection. The site consists of 60.86 acres

The existing property is currently undeveloped. The site is accessible from North Main Street which is a full-width paved roadway. The site is currently outside the boundary of the Extra Territorial Area (ETA) and in the process of annexing into the City limits and into the jurisdiction of the Watford City Planning and Zoning Commission.

The intent of the zone change application is to facilitate the development of an R-2 (Two Family Dwelling District) residential development.

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.

Surrounding Land Use Inventory:

West: Zoning -	A-2, McKenzie County
Use -	Agricultural/Residential
South: Zoning -	A-2, McKenzie County
Use -	Agricultural/Residential
North: Zoning -	A-2, McKenzie County
Uses -	Agricultural/Residential
East: Zoning -	A-2, McKenzie County
Uses -	Agricultural

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 "R-2" Two-Family Dwelling District is intended for the purpose of allowing a slightly higher density than in District "R-1," yet retaining the residential qualities. This district allows duplex uses, single-family homes, certain community facilities and certain special uses.

Site Development

Access: The property is accessible from Main Street North.

Sewer: There are no city sanitary sewer mains on the property but access to sewer service is available.

Water: There are no city water mains on the property but access to water service is available.

Analysis: The proposed zoning will allow for the property to be developed as an R-2 residential development.

Recommendation:

It is recommended that the Watford City Planning Commission approve a zone change from A-2 to R-2 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:

Curtis Moen
City Planner/Zoning Administrator

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>3/7/13</u>	APPLICATION NUMBER:	
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>7/25/13</u>	
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/11/13</u> BOCC (IF APPLICABLE):	
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: <u>7 150N 98W</u>	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 align="center"><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: <u>Auto Property Solutions, LLC</u></p> <p>APPLICANT: <u>ROBIN GREENHAGEN</u></p> <p align="center">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>ROBIN GREENHAGEN</u> PHONE: _____</p> <p>: <u>701-580-5501 XT 10</u></p> <p>ADDRESS: <u>PO BOX 2603</u></p> <p><u>WATFORD CITY, ND 58854</u></p>		
<input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY			
<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): → Various -

LEGAL DESCRIPTION: - see attached exhibit -

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 2nd Street NE + 30th Ave NE

GROSS/NET ACREAGE: 8.67 NUMBER OF LOTS: 28

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Sewer & Water under construction

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

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.

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- 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.
- All conditions of approval must be met before a map will be recorded.

DR FINAL (D)

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Kyle Thompson</u> LICENSE NO: <u>6986</u></p> <p>ADDRESS: <u>32 Discovery Drive</u></p> <p>CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59718</u></p> <p>TELEPHONE: <u>406-502-0221</u> FAX/CELL: <u>406-502-5770</u></p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.</p>	
<p>Property Owner (Signature): <u>Robin Greenhagen</u> Property Owner (Print): <u>Robin Greenhagen</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

Dakota Ridge -- Final Plat Legal Description

LEGAL DESCRIPTION

A tract of land being Tract 1 of Warranty Deed #436252, located in the Northwest One-Quarter of Section 7, Township 150 North, Range 98 West, 5th Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at a point which bears South 87°45'58" East, a distance of 245.05 feet from the Northwest Corner of said Section 7;

thence South 87°45'58" East along the north line of said Section 7, a distance of 186.00 feet;

thence South 02°09'43" West, a distance of 266.00 feet;

thence South 87°46'21" East, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 275.00 feet;

thence North 87°46'21" West, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 66.00 feet;

thence South 87°46'21" East, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 330.06 feet;

thence North 87°46'21" West, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 66.00 feet;

thence South 87°46'21" East, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 275.00 feet;

thence North 87°46'21" West, a distance of 120.00 feet;

thence South 02°09'43" West, a distance of 186.00 feet;

thence North 87°46'21" West, a distance of 186.00 feet;

thence North 02°09'43" East, a distance of 1464.07 feet to the point of beginning.

Said tract of land being 8.67 acres, along with and subject to any existing easements.

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>3/7/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MM</u>	PLANNING AND ZONING: <u>3/25/13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/1/13</u> BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	SECTION, TOWNSHIP, RANGE: <u>7 150N 98W</u> 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	<i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i>	
<input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY	PROPERTY OWNER: <u>Auto Property Solutions, LLC</u>	
<input type="checkbox"/> LARGE PARCELS MAP FINAL	APPLICANT: <u>Robin Greenhagen</u>	
<input type="checkbox"/> MAP OF REVERSION	CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:	
<input type="checkbox"/> BOUNDARY LINE ADJUSTMENT MAP	NAME: <u>Robin Greenhagen</u>	PHONE: _____
<input type="checkbox"/> AGRICULTURAL EXEMPTION	: <u>701-580-5501 xt 10</u>	
<input type="checkbox"/> FAMILY CEMETERY DESIGNATION	ADDRESS: <u>PO BOX 2603</u>	
	<u>WATFORD CITY, ND 58854</u>	

ASSESSOR'S PARCEL NUMBER(S): 20-00-05430

LEGAL DESCRIPTION: - see attached exhibits -

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 26th Ave NE + 2nd Street NE

GROSS/NET ACREAGE: 11.87 NUMBER OF LOTS: 44

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City Water / Sewer Pending

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

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- All conditions of approval must be met before a map will be recorded.

DK Ph 2 Final

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

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Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

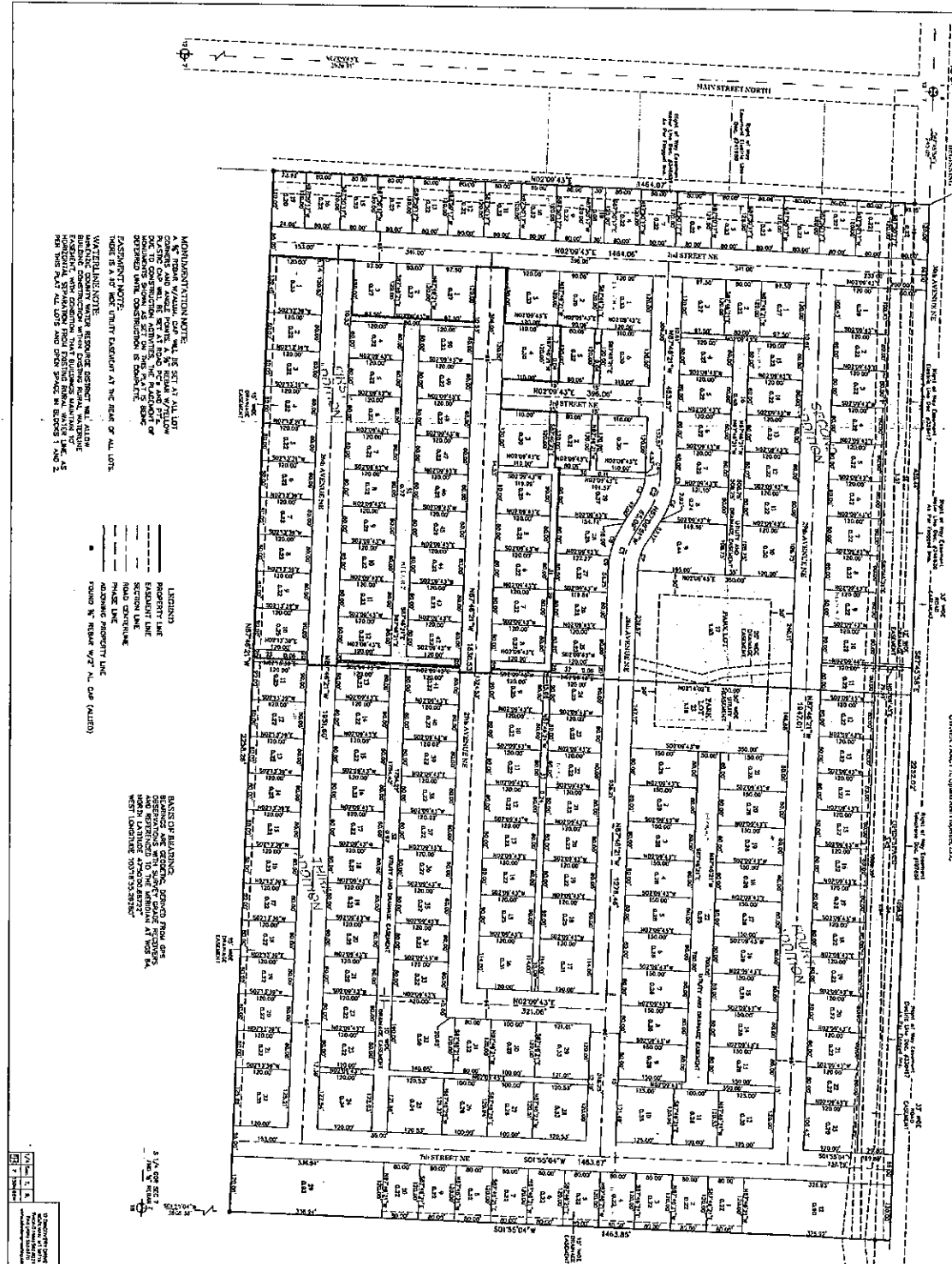
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⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p style="text-align: center;">SURVEYOR / ENGINEER INFORMATION</p> <p>NAME: <u>Kyle Thompson</u> LICENSE NO: <u>6986</u></p> <p>ADDRESS: <u>32 Discovery Drive</u></p> <p>CITY: <u>Bozeman</u> STATE: <u>MT</u> ZIP: <u>59718</u></p> <p>TELEPHONE: <u>406 582 0221</u> FAX/CELL: <u>406-582-5770</u></p>	<p style="text-align: center;">SEND ALL CORRESPONDENCE TO:</p> <p style="text-align: center;">City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004</p>
<p>(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.</p> <p>Property Owner (Signature): <u>Robin Greenhagen</u> Property Owner (Print): <u>Robin Greenhagen</u></p> <p>Property Owner (Signature): _____ Property Owner (Print): _____</p>	

DAKOTA RIDGE SUBDIVISION PLAT
 BEING TRACT OF LAND DEED 448221 AND TRACT OF WARRANTY DEED 448231
 LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 7,
 TOWNSHIP 190 NORTH, RANGE 98 WEST, 24E PRINCIPAL MERIDIAN,
 WATFORD COUNTY, SOUTHERN PLAINS DISTRICT, STATE OF NORTH DAKOTA



ADJACENT PROPERTY NOTE:
 A CORNER AND BOUNDARY LINE OF ALL LOTS
 ADJACENT TO THIS PLAT ARE SHOWN BY YELLOW
 DASHED LINES. THE PLAT IS TO BE CONSIDERED
 AS A WHOLE AND NOT AS SEVERAL PARTS.
 THE PLAT IS TO BE CONSIDERED AS A WHOLE
 AND NOT AS SEVERAL PARTS.

WATERLINE NOTE:
 THE PLAT IS TO BE CONSIDERED AS A WHOLE
 AND NOT AS SEVERAL PARTS.

REMARKS:
 THIS IS A 1/4 SECTION PLAT AT THE CORNER OF ALL LOTS.
 THE PLAT IS TO BE CONSIDERED AS A WHOLE
 AND NOT AS SEVERAL PARTS.

- LEGEND:**
- EXHIBIT LINE
 - SECTION LINE
 - ROAD CENTERLINE
 - PHASE LINE
 - ADJACENT PROPERTY LINE (SEE 448231)

BOUNDARY NOTES:
 BOUNDARY LINES SHOWN BY RED DASHED LINES
 ARE TO BE CONSIDERED AS A WHOLE AND NOT AS
 SEVERAL PARTS. THE PLAT IS TO BE CONSIDERED
 AS A WHOLE AND NOT AS SEVERAL PARTS.

3/16" = 1" SCALE

DATE: 11/11/2011

PROJECT: DAKOTA RIDGE SUBDIVISION PLAT

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

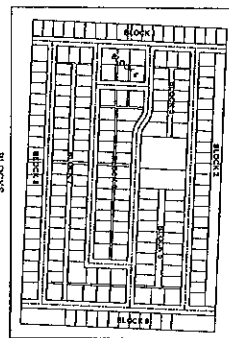
DATE: 11/11/2011

SCALE: 1" = 100 FEET

PROJECT: DAKOTA RIDGE SUBDIVISION PLAT

DATE: 11/11/2011

SCALE: 1" = 100 FEET



LOT	AREA	AREA	AREA	AREA	AREA
1	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00	100.00
37	100.00	100.00	100.00	100.00	100.00
38	100.00	100.00	100.00	100.00	100.00
39	100.00	100.00	100.00	100.00	100.00
40	100.00	100.00	100.00	100.00	100.00
41	100.00	100.00	100.00	100.00	100.00
42	100.00	100.00	100.00	100.00	100.00
43	100.00	100.00	100.00	100.00	100.00
44	100.00	100.00	100.00	100.00	100.00
45	100.00	100.00	100.00	100.00	100.00
46	100.00	100.00	100.00	100.00	100.00
47	100.00	100.00	100.00	100.00	100.00
48	100.00	100.00	100.00	100.00	100.00
49	100.00	100.00	100.00	100.00	100.00
50	100.00	100.00	100.00	100.00	100.00
51	100.00	100.00	100.00	100.00	100.00
52	100.00	100.00	100.00	100.00	100.00
53	100.00	100.00	100.00	100.00	100.00
54	100.00	100.00	100.00	100.00	100.00
55	100.00	100.00	100.00	100.00	100.00
56	100.00	100.00	100.00	100.00	100.00
57	100.00	100.00	100.00	100.00	100.00
58	100.00	100.00	100.00	100.00	100.00
59	100.00	100.00	100.00	100.00	100.00
60	100.00	100.00	100.00	100.00	100.00
61	100.00	100.00	100.00	100.00	100.00
62	100.00	100.00	100.00	100.00	100.00
63	100.00	100.00	100.00	100.00	100.00
64	100.00	100.00	100.00	100.00	100.00
65	100.00	100.00	100.00	100.00	100.00
66	100.00	100.00	100.00	100.00	100.00
67	100.00	100.00	100.00	100.00	100.00
68	100.00	100.00	100.00	100.00	100.00
69	100.00	100.00	100.00	100.00	100.00
70	100.00	100.00	100.00	100.00	100.00
71	100.00	100.00	100.00	100.00	100.00
72	100.00	100.00	100.00	100.00	100.00
73	100.00	100.00	100.00	100.00	100.00
74	100.00	100.00	100.00	100.00	100.00
75	100.00	100.00	100.00	100.00	100.00
76	100.00	100.00	100.00	100.00	100.00
77	100.00	100.00	100.00	100.00	100.00
78	100.00	100.00	100.00	100.00	100.00
79	100.00	100.00	100.00	100.00	100.00
80	100.00	100.00	100.00	100.00	100.00
81	100.00	100.00	100.00	100.00	100.00
82	100.00	100.00	100.00	100.00	100.00
83	100.00	100.00	100.00	100.00	100.00
84	100.00	100.00	100.00	100.00	100.00
85	100.00	100.00	100.00	100.00	100.00
86	100.00	100.00	100.00	100.00	100.00
87	100.00	100.00	100.00	100.00	100.00
88	100.00	100.00	100.00	100.00	100.00
89	100.00	100.00	100.00	100.00	100.00
90	100.00	100.00	100.00	100.00	100.00
91	100.00	100.00	100.00	100.00	100.00
92	100.00	100.00	100.00	100.00	100.00
93	100.00	100.00	100.00	100.00	100.00
94	100.00	100.00	100.00	100.00	100.00
95	100.00	100.00	100.00	100.00	100.00
96	100.00	100.00	100.00	100.00	100.00
97	100.00	100.00	100.00	100.00	100.00
98	100.00	100.00	100.00	100.00	100.00
99	100.00	100.00	100.00	100.00	100.00
100	100.00	100.00	100.00	100.00	100.00

DIVISION OF LAND / PLANNING APPLICATION

CITY OF WATFORD CITY

AREA BETWEEN DOUBLED LINES FOR STAMP USE ONLY

FOR SUBMITTAL REQUIREMENTS PLEASE SEE BELOW AND REVERSE

<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	DATE FILED: <u>3/6/13</u>	APPLICATION NUMBER:
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3/25/13</u>
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT #:	CITY COUNCIL: <u>4/1/13</u> BOCC (IF APPLICABLE): _____
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES:	SECTION, TOWNSHIP, RANGE: <u>19 150N 98W</u> CONFORMANCE TO WATFORD CITY USE COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>
<input type="checkbox"/> ROAD/STREET ABANDONMENT	<p><small>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</small></p> <p>PROPERTY OWNER: <u>Wolf Run Village, Inc</u></p> <p>APPLICANT: <u>Bakken Housing Partners, LLC</u></p> <p align="center">CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: <u>Bakken Housing Partners, LLC</u> PHONE: _____</p> <p><u>(701) 484-1976</u> <u>jwalters@bakkenhousingpartners.com</u></p> <p>ADDRESS: <u>PO Box 2286</u></p> <p align="center"><u>Watford City, ND 58854</u></p>	
<input type="checkbox"/> LARGE PARCELS MAP PRELIMINARY		
<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): Lots 6-11, Block 3, Dahl addition; lots 1-10+ Vacated Alley Block 2;

LEGAL DESCRIPTION: See attached surveyor's ALTA boundary description

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 301 2nd St SE ; 3rd St SE + 4th Ave SE

GROSS/NET ACREAGE: 3.07 NUMBER OF LOTS: 2 proposed

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City

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

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.

- To file a Map Application, assemble the required documents and submit packet. Only completed applications shall be accepted for filing.
- 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.
- All conditions of approval must be met before a map will be recorded.

vacated 2nd Street RD; Vacated 3rd Ave SE RDW

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1 ^{1&4}	12		1	1	
Subdivision Map Final	1 ¹	4	1 ³	1 ²	1	
Parcel Map Subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording

SURVEYOR / ENGINEER INFORMATION	SEND ALL CORRESPONDENCE TO:
NAME: _____ LICENSE NO: _____	City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004
ADDRESS: _____	
CITY: _____ STATE: _____ ZIP: _____	
TELEPHONE: _____ FAX/CELL: _____	
(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under WATFORD CITY CODE; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the _____ and its designee, to enter the premises of the property subject to this application for the purposes of gathering information for the purpose of advising the public of the proposed application.	
Property Owner (Signature): _____	Property Owner (Print): <u>Curtis R. Moore</u>
Property Owner (Signature): _____	Property Owner (Print): _____

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>3/20/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION TENTATIVE MAP	PROCESSED BY: <u>MLW</u>	PLANNING AND ZONING: <u>3/25/13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE:	CITY COUNCIL: <u>4/1/13</u> 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><i>IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING INK OR TYPE)</i></p> <p>PROPERTY OWNER: Valley View RE LLC</p> <p>APPLICANT: Valley View RE LLC</p> <p>CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:</p> <p>NAME: Adam L. Berger Consolidated Investment Group 18 Inverness Place East Englewood, CO 80112</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): 11-00-04830

LEGAL DESCRIPTION: See Attached

PROPERTY ADDRESS AND NEAREST CROSS STREETS: 4th Avenue NW at 6th Street NW

GROSS/NET ACREAGE: 42.66 Gross Acreage NUMBER OF LOTS: 85

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: City of Watford City

ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? YES IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING SUCH WAIVERS OR VARIANCES). WAIVERS AND VARIANCES SHOULD BE DISCUSSED WITH PLANNING DEPARTMENTS STAFF PRIOR TO FILING ANY

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.**
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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.
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DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

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Parcel Map Non-subsequent	1 ^{1&4}	7	1 ³	1 ²	1	
Road/Street Abandonment	1 ¹		1 ³			
Large Parcels Map Tentative	1 ^{1&4}	7		1 ²	1	
Large Parcels Map Final	1 ¹	4	1 ³	1 ²	1	
Map of Reversion	1 ¹	7	1 ³	1 ²	1	
Boundary Line Adjustment	1 ¹	7	1 ³	1 ²	1	
Family Cemetery Designation	1 ¹	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.


² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

SURVEYOR / ENGINEER INFORMATION		SEND ALL CORRESPONDENCE TO: City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2533 Fax: (701) 444-3004
NAME: _____	LICENSE NO: _____	
ADDRESS: _____		
CITY: _____	STATE: _____ ZIP: _____	
TELEPHONE: _____	FAX/CELL: _____	

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

Property Owner (Signature):  _____

Property Owner (Print): Tim Bertoch
 Consolidated Investment Group LLC, Manager
 Tim Bertoch
 Vice President

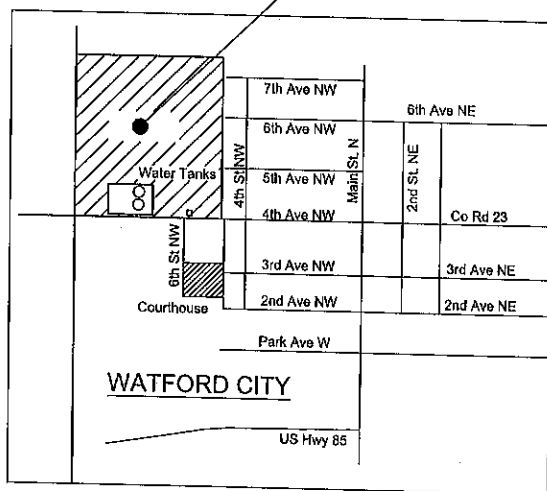
Valley View Subdivision
 Watford City, ND.
 Design Review Budget

Task	Classification	Rate	Hours	Total
1 Initial review of Water and Sanitary Sewer Plans	Proj. Manager	\$156.00	5	\$ 780.00
2 Prepare Technical Memorandum - Water and Sewer	Proj. Manager	\$156.00	2	\$ 312.00
3 Initial review of Grading and Storm Water Plans	Eng. IV	\$165.00	3	\$ 495.00
4 Initial review of Storm Water Master Plan	Eng. IV	\$165.00	3	\$ 495.00
5 Prepare Technical Memorandum -Storm	Eng. IV	\$165.00	2	\$ 330.00
6 Review of Construction Cost Estimates	Proj. Manager	\$156.00	2	\$ 312.00
7 Review of Revised Storm Water Plan	Eng. IV	\$165.00	3	\$ 495.00
8 Communications w/ City and Developer's Engineer	Eng. IV	\$165.00	2	\$ 330.00
9 Communications w/ City and Developer's Engineer	Proj. Manager	\$156.00	4	\$ 624.00
10 Administration	Admin. III	\$72.00	2	\$ 144.00
Total				\$ 4,317.00

THE HIGHLANDS AT WATFORD

A SUBDIVISION IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY NORTH DAKOTA

THE HIGHLANDS AT WATFORD



VICINITY MAP
(NOT TO SCALE)

BOUNDARY DESCRIPTION
ASSUMING THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 13 AS MONUMENTED BY AN IRON MONUMENT WITH 2" ALUMINUM CAP FOUND 11.54 FEET WITH THE CONCRETE SURFACE AT THE SOUTHEAST CORNER OF SAID SECTION 13 AND A REBAR WITH 2" ALUMINUM CAP, LS-2884 FOUND ONE FOOT MORE OR LESS BELOW THE SURFACE AT THE SOUTH QUARTER CORNER OF SAID SECTION 13 TO BEAR N89°52'13"W FOR 2038.83 FEET, WITH ALL BEARINGS AND DISTANCES RELATIVE THERETO.

A PART OF THE SE 1/4 OF SAID SECTION 13 DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 13, N89°52'13"W FOR 1318.82 FEET TO A #5 REBAR WITH YELLOW PLASTIC CAP, LS-1195 WHICH IS THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED THENCE; ALONG SAID SOUTH LINE N89°52'13"W FOR 1318.86 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N09°01'09"W FOR 1473.82 FEET TO A #6 REBAR, WITH YELLOW PLASTIC CAP, LS-1195 ON THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 13; THENCE S89°52'13"W FOR 1323.97 FEET TO A #5 REBAR WITH YELLOW PLASTIC CAP, LS-1195 THENCE; ALONG THE WEST LINE OF THE CITY OF WATFORD CITY, NORTH DAKOTA AS PLATTED S00°07'19"W FOR 1473.76 FEET TO THE POINT OF BEGINNING, EXCEPTING THE FOLLOWING THREE PARCELS ALL RECORDED IN MCKENZIE COUNTY, NORTH DAKOTA:

- BOOK 38 PG 298 RECORDED AS DOCUMENT 169053
- BOOK 105 PG 171 RECORDED AS DOCUMENT 169053
- BOOK 135 PG 617 DOCUMENT NO. 21254.

THIS PARCEL CONTAINS 42.86 ACRES MORE OR LESS OVER ALL AND IS SUBJECT TO A STATUTORY EASEMENT FOR ROAD PURPOSES ACROSS THE SOUTH 33 FEET FOR A NET ACREAGE OF 41.66 ACRES MORE OR LESS

NEW DESCRIPTION
LOTS 1 THROUGH 78 THE HIGHLANDS AT WATFORD LOCATED IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 150 NORTH, RANGE 99 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MCKENZIE COUNTY, NORTH DAKOTA, THIS PARCEL CONTAINS 44.72 ACRES OVERALL AND DEDICATES 11.16 ACRES HEREIN FOR PUBLIC RIGHT OF WAY FOR NET AREA OF 33.56 ACRES MORE OR LESS,

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

JAMES S. ESTES, LS-7540
FOR AND ON BEHALF OF BASELINE CORPORATION

STATE OF NORTH DAKOTA }
COUNTY OF WILLIAMS } SS:

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED JAMES S. ESTES AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CERTIFICATE OF REGISTERED LAND SURVEYOR TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: _____

OWNERS CONSENT AND DEDICATION
WE, THE UNDERSIGNED, BEING THE OWNER AND MORTGAGE HOLDER OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THIS PLAT, AND DO DEDICATE THE STREETS, ALLEYS, PARKS AND PUBLIC GROUNDS AS SHOWN HEREON, INCLUDING ALL SEWERS, CULVERTS, BRIDGES, WATER DISTRIBUTION LINES, SIDEWALKS, GROUNDS, AND EXISTING TRAILS WHETHER SUCH IMPROVEMENTS ARE SHOWN OR NOT, TO THE PUBLIC USE FOREVER.
I AGREE NOT TO VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE WATFORD CITY PLANNING COMMISSION AND THE CITY OF WATFORD CITY. I 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 HEREIN AS UTILITY EASEMENTS.

CONSOLIDATED INVESTMENT GROUP, LLC

PRINTED NAME: _____ DATE: _____
POSITION: _____

STATE OF NORTH DAKOTA }
COUNTY OF WILLIAMS } SS:

BE IT KNOWN THAT ON THIS _____ DAY OF _____, 2013, BEFORE ME PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE CERTIFICATE OF OWNERS CONSENT AND DEDICATION TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION APPROVAL
THIS PLAT BY THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 2013 IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

GLEN BEARD, CHAIRMAN DATE _____
STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED GLEN BEARD, CHAIRMAN OF THE WATFORD CITY PLANNING AND ZONING COMMISSION, KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO APPROVED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE APPROVED THE SAME IN THE NAME OF THE WATFORD CITY PLANNING AND ZONING COMMISSION.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

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

BRETT SANFORD, MAYOR DATE _____ FRED PETERSON, CITY AUDITOR DATE _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED BRETT SANFORD, MAYOR, AND FRED PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSONS DESCRIBED HEREIN AND WHO APPROVED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HAVE APPROVED THE SAME IN THE NAME OF THE CITY OF WATFORD CITY.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

WE, THE UNDERSIGNED UTILITY DO HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS _____ DAY OF _____, A.D., 2013

RESERVATION TELEPHONE COOPERATIVE

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE UTILITY EASEMENT APPROVAL.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

WE, THE UNDERSIGNED UTILITY DO HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS _____ DAY OF _____, A.D., 2013

MCKENZIE ELECTRIC COMPANY

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE UTILITY EASEMENT APPROVAL.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

WE, THE UNDERSIGNED UTILITY DO HEREBY APPROVE OF THE UTILITY EASEMENTS AS SHOWN ON THE PLAT AS PRESENTED, DATED THIS _____ DAY OF _____, A.D., 2013

MONTANA-DAKOTA UTILITIES COMPANY

PRINTED NAME _____

STATE OF NORTH DAKOTA }
COUNTY OF MCKENZIE } SS:

ON THIS _____ DAY OF _____, 2013, BEFORE ME, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO ACKNOWLEDGED THE EXECUTION AND SIGNING OF THE ABOVE UTILITY EASEMENT APPROVAL.

NOTARY PUBLIC, MCKENZIE COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE OF TAXES
TAXES, QUANTITY TAXES, EXCESSIVE SPECIAL ASSESSMENT OR INSTALLMENTS OF SPECIAL ASSESSMENTS OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF \$ _____ PLUS PENALTY AND INTEREST, CERTIFIED THIS _____ DAY OF _____, 2013.

LINDA SVHROVEC, MCKENZIE COUNTY AUDITOR

CERTIFICATE OF MCKENZIE COUNTY RECORDER
I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____, A.D. 2013 AND WAS RECORDED AS DOCUMENT NUMBER _____

ANU JOHNSAID, MCKENZIE COUNTY RECORDER DEPUTY, MCKENZIE COUNTY RECORDER

JEHN
REGISTERED PROFESSIONAL ENGINEER
MCKENZIE COUNTY, NORTH DAKOTA
No. 230004, J.S. Jahn
P.O. BOX 100000, WATFORD, ND 58202

IN ASSOCIATION WITH
BASELINE ENGINEERING
WATFORD, NORTH DAKOTA

REVISION DESCRIPTION

CONSOLIDATED INVESTMENT GROUP, LLC

THE HIGHLANDS AT WATFORD
IN THE CITY OF WATFORD CITY, NORTH DAKOTA,
BEING A PART OF THE SOUTHEAST QUARTER
SECTION 13, T.150N., R.99W., MCKENZIE
COUNTY, NORTH DAKOTA

DRAWING PROGRESS DATES
11/21/12 Issue of Survey
3/25/13 Final Draft

DRAWING SIZE 11" x 17"
DRAWING NAME
nd-230004_The_Highlands
SHEET 1 OF 2

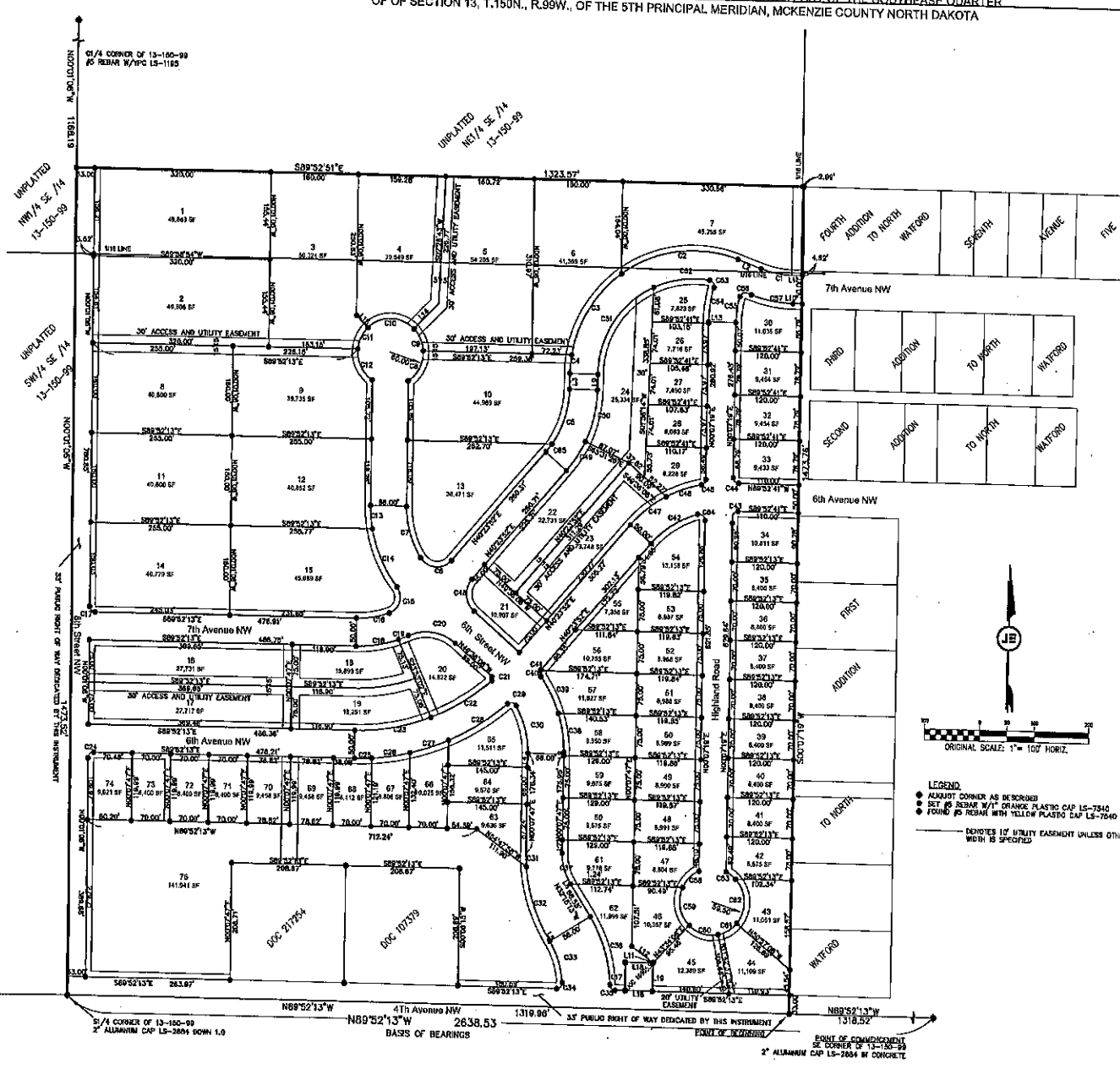
S1

THE HIGHLANDS AT WATFORD


A SUBDIVISION IN THE CITY OF WATFORD CITY, NORTH DAKOTA AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13, T.150N., R.99W., OF THE 5TH PRINCIPAL MERIDIAN, MCKENZIE COUNTY NORTH DAKOTA

CURVE	DELTA	CHORD	LENGTH
C1	183.24	175.00	80.79
C2	90.00	225.00	233.19
C3	44.78	232.00	173.39
C4	8.92	232.00	33.00
C5	3.96	175.00	117.79
C6	102.24	35.00	42.00
C7	33.33	187.00	98.80
C8	60.00	90.00	63.24
C9	41.50	90.00	43.83
C10	82.47	90.00	43.30
C11	41.50	90.00	43.83
C12	60.00	90.00	63.24
C13	33.33	187.00	98.80
C14	102.24	35.00	42.00
C15	3.96	175.00	117.79
C16	8.92	232.00	33.00
C17	44.78	232.00	173.39
C18	90.00	225.00	233.19
C19	183.24	175.00	80.79
C20	180.00	180.00	180.00
C21	176.67	180.00	176.67
C22	173.33	180.00	173.33
C23	170.00	180.00	170.00
C24	166.67	180.00	166.67
C25	163.33	180.00	163.33
C26	160.00	180.00	160.00
C27	156.67	180.00	156.67
C28	153.33	180.00	153.33
C29	150.00	180.00	150.00
C30	146.67	180.00	146.67
C31	143.33	180.00	143.33
C32	140.00	180.00	140.00
C33	136.67	180.00	136.67
C34	133.33	180.00	133.33
C35	130.00	180.00	130.00
C36	126.67	180.00	126.67
C37	123.33	180.00	123.33
C38	120.00	180.00	120.00
C39	116.67	180.00	116.67
C40	113.33	180.00	113.33
C41	110.00	180.00	110.00
C42	106.67	180.00	106.67
C43	103.33	180.00	103.33
C44	100.00	180.00	100.00
C45	96.67	180.00	96.67
C46	93.33	180.00	93.33
C47	90.00	180.00	90.00
C48	86.67	180.00	86.67
C49	83.33	180.00	83.33
C50	80.00	180.00	80.00
C51	76.67	180.00	76.67
C52	73.33	180.00	73.33
C53	70.00	180.00	70.00
C54	66.67	180.00	66.67
C55	63.33	180.00	63.33
C56	60.00	180.00	60.00
C57	56.67	180.00	56.67
C58	53.33	180.00	53.33
C59	50.00	180.00	50.00
C60	46.67	180.00	46.67
C61	43.33	180.00	43.33
C62	40.00	180.00	40.00
C63	36.67	180.00	36.67
C64	33.33	180.00	33.33
C65	30.00	180.00	30.00
C66	26.67	180.00	26.67
C67	23.33	180.00	23.33
C68	20.00	180.00	20.00
C69	16.67	180.00	16.67
C70	13.33	180.00	13.33
C71	10.00	180.00	10.00
C72	6.67	180.00	6.67
C73	3.33	180.00	3.33
C74	0.00	180.00	0.00

LINE	BEARING	LENGTH
L1	S89°52'41"E	18.28
L2	S89°52'41"E	45.33
L3	N00°07'16"E	28.04
L4	N00°07'47"E	24.09
L5	S89°51'15"E	7.19
L6	N89°52'13"W	1.24
L7	N89°52'13"W	23.32
L8	N00°07'47"E	2.83
L9	S89°52'41"E	28.04
L10	N89°52'13"W	18.28
L11	N89°52'13"W	1.90
L12	S89°52'41"E	46.36
L13	S89°52'41"E	2.51
L14	S89°52'41"E	83.40
L15	S89°52'41"E	30.04
L16	N89°52'13"W	80.00
L17	N00°07'16"E	50.00
L18	S89°52'13"E	80.00
L19	S89°52'13"E	50.00



- SURVEYOR NOTES:**
1. TITLE COMMITMENT NOTE: This survey does not constitute a title search by Baseline Engineering Corporation or Jehn Engineering to determine ownership or easements of record.
 2. This Land Survey Plat was prepared by James S. Estes, LS-7540, for and on behalf of Baseline Corporation, 2304 11th Avenue West, Williston, ND 58801.
 3. Distances on this plat are expressed in International Survey Feet and decimals thereof. An International Survey Foot is defined as exactly .3048 meters.
 4. Basis of Bearings: Assuming the south line of the SE 1/4 of said Section 18 as monumented by an Iron monument with 2" aluminum cap found flush with the concrete surface at the southeast corner of said Section 13 and a rebar with 2" aluminum cap, LS 2884 found one foot more or less below the surface at the S1/4 quarter of said Section 13 to bear N89°52'13"W for 2638.53 feet, with all bearings and distances relative thereto.



JehN
SURVEYING & ENGINEERING
1000 11th Street NW
Williston, ND 58801

IN ASSOCIATION WITH
BASELINE ENGINEERING
WILLISTON, NORTH DAKOTA

REVISION DESCRIPTION

CONSOLIDATED INVESTMENT GROUP, LLC

Drawing Date:

THE HIGHLANDS AT WATFORD
IN THE CITY OF WATFORD CITY, NORTH DAKOTA
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 13-150-99, MCKENZIE COUNTY, NORTH DAKOTA

DRAWING PROJECT DATES
1/29/18

DRAWING SIZE: 24" X 36"
DRAWING NAME: 18-2300A_Highlands
SHEET 2 OF 2

S2

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
WATFORD CITY, ND
March 13, 2013**

The special meeting of the Watford City Planning Commission was held on Wednesday, March 13, 2013 at 4:00 p.m. at City Hall. Present: Board members: Sonja Johnson, Doug Bolken, Rick Holm and Shane Homiston. Also present was City Planner Curt Moen, City Attorney Wyatt Voll and Mili Williams

With the above mentioned present the Public Hearing was called to order at 4:02 PM by Board Member Doug Bolken. Under consideration were the following:

Public hearing to hear comment on Subdivision Final Plat filed by Wolf Creek Business Community / John J. Tennant on the following described property:

SW/14 Section 18, T150N, R98W
Main St North (Co Rd. 33) and 7th Ave
14.88 acres McKenzie County, Watford City

After discussion Board Member Doug Bolken closed the Public Hearing at 4:10 p.m.

UNFINISHED BUSINESS:

1. **Subdivision Final Plat - Wolf Creek Business Center/John J Tennant** - Moved by S. Tennant for Wolf Creek Business Community of Subdivision Final Plat filed by John J R98W, 14.88 acres, McKenzie County, ND. Seconded by S. Johnson and carried by the following roll call vote: ayes; D. Bolken, S. Homiston, S. Johnson and R. Holm. Nays; none. Motion carried with contingency of 10th Ave SW being a dedicated street with ROW, and the labeled 10th Ave SW being a private street, addition of MDU, MEC and RTC signature blocks, remove "tract" as description for lots replace with Lot/Block only description, Baseline Engineers/Noah Nemmers will submit corrected final plat map prior to next City Council Meeting.

ADJOURNMENT:

D. Bolken moved to adjourn, S. Homiston seconded motion. All ayes, Motion carried. No further business, the meeting was adjourned at 4:14 p,

Doug Bolken
Board Member Pro Tem Chair

Mildred Williams
Planning Assistant

**PLANNING COMMISSION
SPECIAL MEETING MINUTES
WATFORD CITY, ND
March 27, 2013**

The special meeting of the Watford City Planning Commission was held on Wednesday, March 27, 2013 at 4:15 p.m. at City Hall. Present: Glen Beard, Sonja Johnson, Doug Bolken, Rick Holm and Shane Homiston. Also present City Attorney Wyatt Voll and Mili Williams

With the above mentioned present the Public Hearing was called to order at 4:17 PM by Chairman Glen Beard. Under consideration were the following:

Public hearing to hear comment on Final Plat submitted by DEPO-2012, LLC / Mike Malais (Pleasant Hills), 14.84 acres, as presented. Property located NE1/4NW1/4 Section 25, T150, R99W, and McKenzie County, ND

After discussion Chairman Glen Beard closed the Public Hearing at 4:32 p.m.

UNFINISHED BUSINESS:

1. **Subdivision Final Plat - DEPO-2012, LLC.** - Subdivision Final Plat - DEPO-2012, LLC (pleasant hills)- Moved by S. Homiston to recommend approval to City Council of Subdivision Final Plat filed by DEPO-2012, LLC. / Mike Malais (Pleasant Hills), 14.84 acres, as presented. Seconded by R. Holm and carried by the following roll call vote: ayes; D. Bolken, R. Holm, S. Johnson and S. Homiston. Nays: None. Motion Carried.

ADJOURNMENT:

D. Bolken moved to adjourn, R. Holm seconded motion. All ayes, Motion carried. No further business, the meeting was adjourned at 4:35 p.m.

Glen Beard
Chairman

Mildred Williams
Planning Assistant

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>3/6/13</u>	APPLICATION NUMBER:
<input type="checkbox"/> SUBDIVISION PRELIMINARY MAP	PROCESSED BY: <u>MW</u>	PLANNING AND ZONING: <u>3/25/13</u>
<input checked="" type="checkbox"/> SUBDIVISION FINAL MAP	FEE: <u>500 + 100 BT</u>	CITY COUNCIL: <u>4/1/13</u> BOCC (IF APPLICABLE)
<input type="checkbox"/> PARCEL MAP SUBSEQUENT	RECEIPT # <u>CHK# 2804</u>	SECTION, TOWNSHIP, RANGE: <u>25 160 199</u>
<input type="checkbox"/> PARCEL MAP NON-SUBSEQUENT	RELATED CASE FILES: <u>20-11-2013</u>	CONFORMANCE TO WATFORD CITY CO COMP PLAN? YES <input type="checkbox"/> NO <input type="checkbox"/>

FINAL ACTION LETTER ISSUED DATE: _____
IMPORTANT INFORMATION AND SIGNATURE REQUIRED ON REVERSE (CLEARLY PRINT ALL INFORMATION USING BAK OR TYPE)

PROPERTY OWNER: DEPO-2012, LLC
APPLICANT: SI Development, LLC

CORRESPONDENCE FOR THIS APPLICATION SHOULD BE ADDRESSED TO:
NAME: MIKE MALAIS
E: 602 909 7321 PHON _____
ADDRESS: 301 W DEERVALEY RD # 9
PHOENIX AZ 85027

ASSESSOR'S PARCEL NUMBER(S): 110010500

LEGAL DESCRIPTION: The NE1/4NW1/4 EX IT 1002 TERR SUB, NE1/4SW1/4S1/2NW EX IT 1055 OLD WEST SUB EX IT 1279
PROPERTY ADDRESS AND NEAREST CROSS STREETS: 11th Avenue SW
GROSS/NET ACREAGE: 14.84

DESCRIBE THE METHOD OF PROVIDING WATER & SEWER: Install sewer and water along 11th Avenue SW
ARE ANY WAIVERS OR VARIANCES REQUIRED TO SUPPORT THIS APPLICATION? No (IF YES, ATTACH A JUSTIFICATION LETTER DESCRIBING _____)

NUMBER OF LOTS: 325 (Handwritten: 325 + 2816)
SUBMITTAL REQUIREMENTS: All submittals shall be legible, printed in ink or typed and suitable for reproduction. maps (24"x36") must be submitted with each application as required on the reverse. Full size copies of (except Mylar) MUST BE FOLDED SO THEY CAN BE PLACED IN A LEGAL SIZE FILE.

- 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.

Pleasant Hills
131 lots {New #s}
MF 88 lots
44 duplexes
3-27-13

DOCUMENTS REQUIRED FOR SUBMITTING PLANNING APPLICATIONS

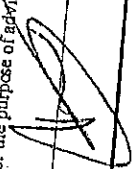
MAP TYPE	Application & Affidavit	Number of Map Copies	Mylar	Intent to Serve Will Serve Letter	Title Report	Application Fees
Subdivision Map Tentative	1&4 1	12		1	1	
Subdivision Map Final	11	4	13	12	1	
Parcel Map Subsequent	1&4 1	7	13	12	1	
Parcel Map Non-subsequent	1&4 1	7	13	12	1	
Road/Street Abandonment	11		13			
Large Parcels Map Tentative	1&4 1	7		12	1	
Large Parcels Map Final	11	4	13	12	1	
Map of Reversion	11	7	13	12	1	
Boundary Line Adjustment	11	7	13	12	1	
Family Cemetery Designation	11	1				no charge

¹ If needed signing authority must be provided, corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation or provides signature in a representative capacity.

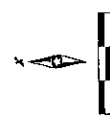
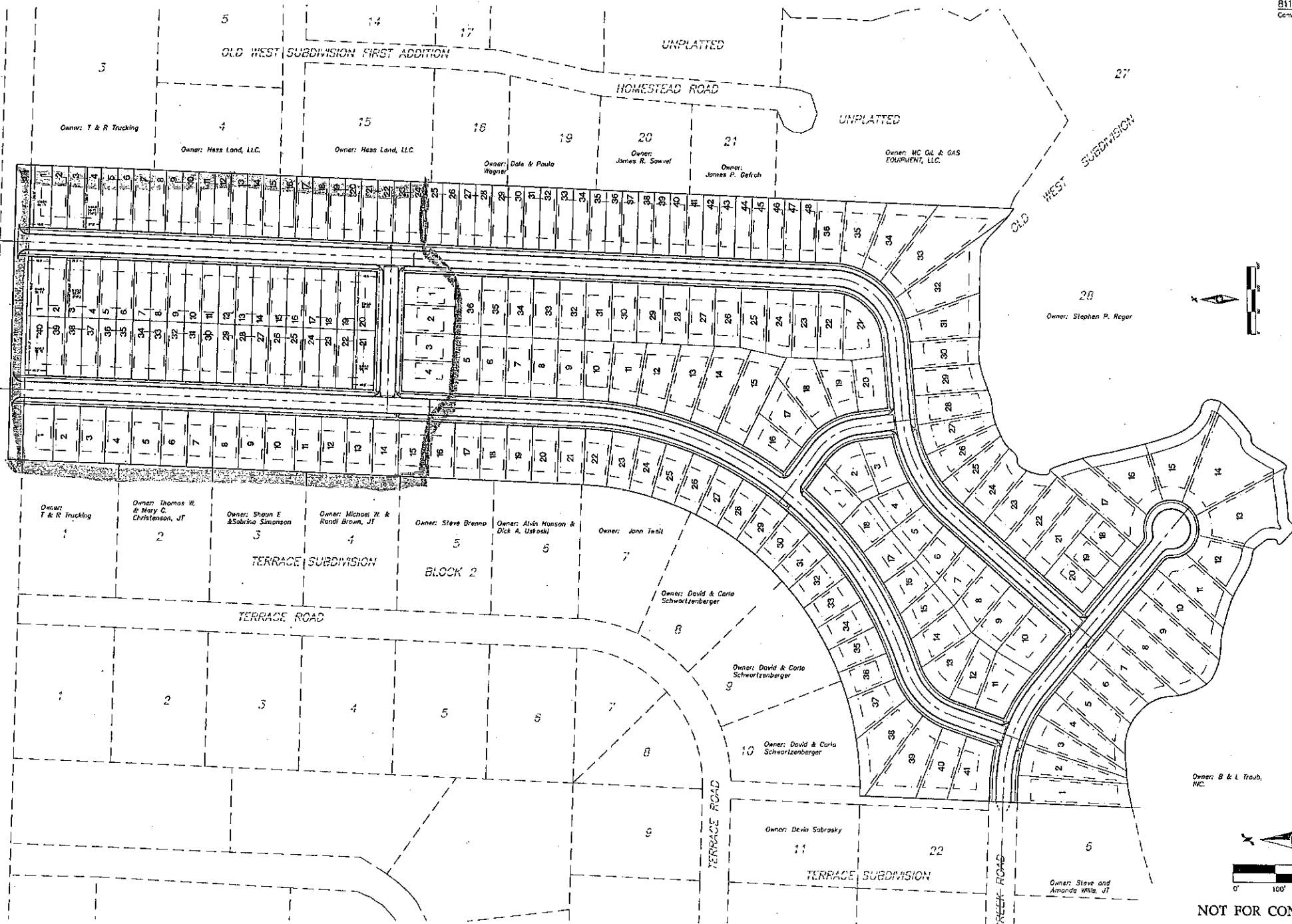
² If located within a water/sewer utility's service area, "Intent to Serve" required at tentative / first submittal stage, "Will Serve" required at technical review / final submittal stage.

³ Mylar maps are submitted for recording after all reviews and approvals are completed.

⁴ Affidavit to ensure the payment of taxes for compliance with the disclosure and recording requirements.

<p>SURVEYOR / ENGINEER INFORMATION NAME: <u>William R. Huston</u> LICENSE NO: <u>PE-8310</u> ADDRESS: <u>3701 12th Street North, Suite 206</u> CITY: <u>St. Cloud</u> STATE: <u>MN</u> ZIP: <u>56303</u> TELEPHONE: <u>320.253.9495</u> FAX/CELL: <u>320.253.8737</u></p>		<p>SEND ALL CORRESPONDENCE TO: City of Watford City PO Box 494 Watford City, ND 58854 Phone: (701) 444-2558 Fax: (701) 444-3004</p>
<p>(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 WAYFORD 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 <u>City of Watford City</u> to use the information contained herein for the purposes of gathering information for the purpose of advising the public of the proposed application.</p>		
<p>Property Owner (Signature): </p>	<p>Property Owner (Print): <u>Mike Malais</u></p>	

APPROX. R/W



NOT FOR CONSTRUCTION

Date: 3/22/2013 Sheet: 1 OF 1
6405013.dwg



Westwood Professional Services, Inc.
3703 117th Street North, Suite 204
St. Cloud, MN 56302
PHONE: 320-353-9435
FAX: 320-353-8237
TOLL FREE: 1-800-226-3466
www.westwoodps.com

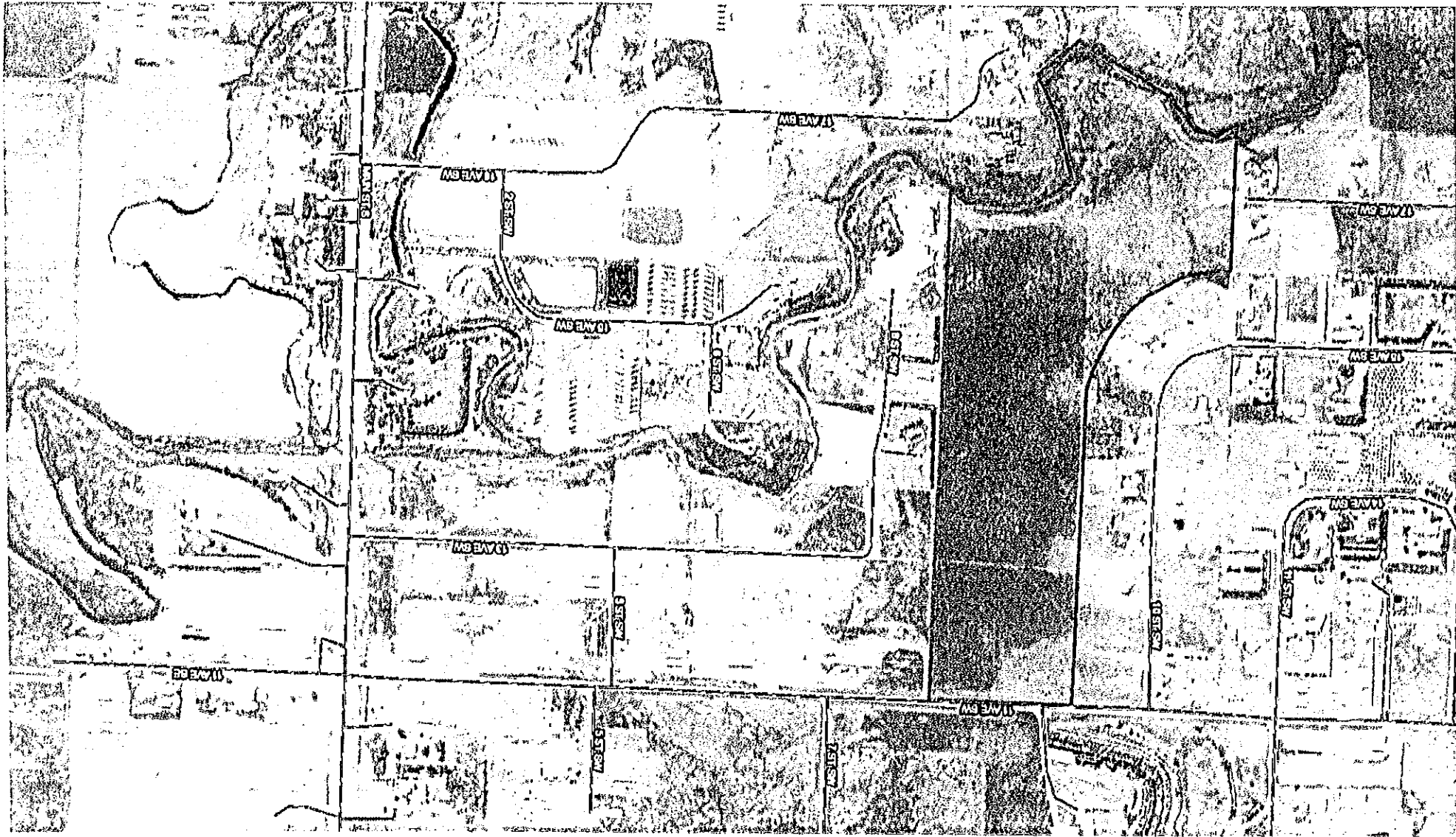
Revisions	Date	By	Check

Designed	WPS
Checked	WPS
Drawn	RL
Printed/Drawn by/Date	

Prepared for:
Northway Enterprises, LLC
301 West Deer Valley Road, Suite 9
Phoenix, AZ 85027

Pleasant Hills Subdivision
Watford City, ND

Site Plan Sketch



↓ north