1.

Land Use Application

Zone Change

Watford City Park District

LAND USE

ZONE CHANGE

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$300.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV, ARTICLE XXVI: AMENDMENTS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
Watford City Park District	**701-842-2533**	
MAILING ADDRESS: **PO BOX 494**		

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
City of Watford City	**701-842-2533**	
MAILING ADDRESS: **PO BOX 494**		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
NA	**NA**	**NA**
MAILING ADDRESS: **NA**		

PROPERTY INFORMATION

PROPERTY ADDRESS:	CURRENT ZONING DISTRICT:	PROPOSED ZONING DISTRICT:
NA	**C1- General Commercial District**	**CF- Community Facility**
PARCEL NUMBER(s): **82-15-15050; 82-15-24150**	LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)* **Section 19, Township 150, Range 98W**	
CURRENT USE OF PROPERTY: **Kent Pelton Nature Park**	PROPOSED USE OF PROPERTY: **Kent Pelton Nature Park**	

DESCRIPTION

Please give a brief description of the proposed Zone Change.

It was discovered for this property to be zoned C1- Commercial District and to bring into compliance for the proper use, the city is proposing to change it to CF- Community Facility.

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
BO City Assistant Planner	10 / 4 / 18
APPLICANT PRINT NAME:	APPLICANT TITLE:

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
[signature]	10 / 10 / 18
PROPERTY OWNER SIGNATURE:	DATE:
	/ /

PROPERTY OWNER NOTARY

On this 10 day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Robin N known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

LaRissa J Bertram
Notary Public

(NOTARIAL SEAL)

LARISSA J. BERTRAM
Notary Public
State of North Dakota
My Commission Expires April 11, 2022

Notary Public for the state of ND
Residing at Watford City
My Commission Expires 4-11-22

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

10 / 17 / 18

10 / 24 / 18

- ☒ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION: 10 / 29 / 18

CITY COUNCIL: 11 / 5 / 18

INVOICE:

INVOICE NUMBER: NA

DATE CREATED: NA BY: _____

PAYMENT: $300.00

DATE RECEIVED: NA AMOUNT: $ _____

☐ CARD ☐ CASH ☐ CHECK # _____

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
cityofwatfordcity.com

October 16, 2018

STAFF REPORT

Land Use Application – Zone Change

APPLICANT:

City of Watford City
213 2nd St. NE
Watford City, ND 58854

PROPERTY OWNERS:

Watford City Park District

PROPERTY LOCATION:

Kent Pelton Nature Park; PID: 82-15-24150, 82-15-15050

REQUEST:

A Land Use Application has been submitted for a Zone Change to CF- Community Facility.

ZONING:

C1- General Commercial District

CURRENT USE:

Ken Pelton Nature Park

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

Chapter XV Zoning Ordinance, Article XVIII(B) CF-Community Facilities, Section 2 Permitted Uses, Subsection 10: Parks and Open Space.

SITE DEVELOPMENT:

Access: The property is currently accessed off 6th Ave. SE

Sewer: City Sanitary Sewer Services are available within this area.

Water: City Water Services are available within this area.

SURROUNDING LAND USE:

North: Zoning – CG- Campground
Use - Campground

East: Zoning – R2M- Mobile Home Two Family Residential
Use - Single Family Home Mobile Homes

South: Zoning – C-1 General Commercial District
Use - Ken Pelton Nature Park

West: Zoning – C-1- General Commercial District
Use - Ken Pelton Nature Park

DISCUSSION:

This property is owned by the City and is currently used as a park. However, the property is currently zoned C1- General Commercial District. In order to bring this property into compliance with City Zoning Ordinances, the City is proposing a zone change to CF- Community Facility. Re-zoning the property to CF will be a better fit based on the property's current use.

The City of Watford City mailed the adjacent property owners as well as the property owners whom hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

RECOMMENDATION:

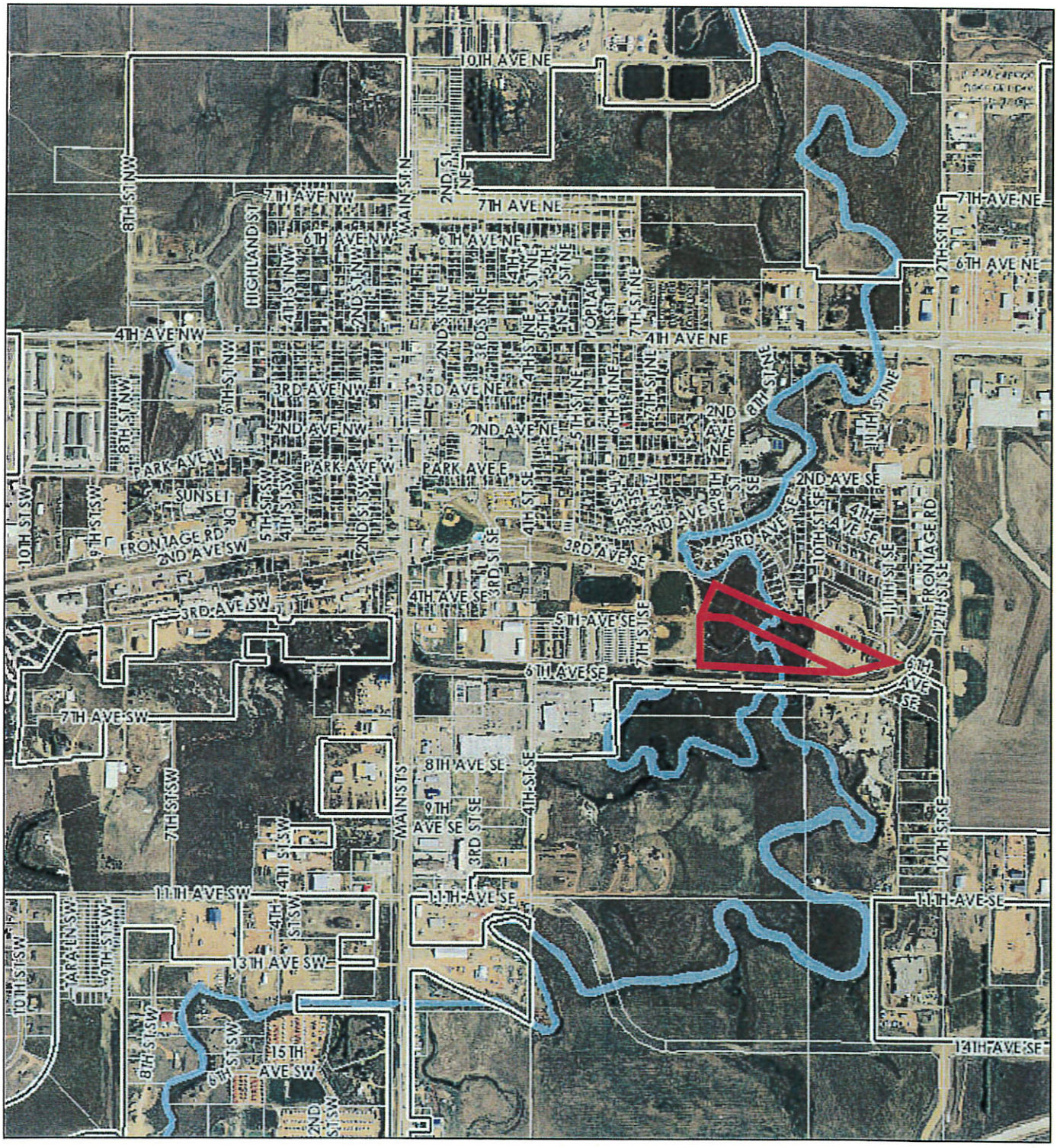
It is the recommendation of City Planning Department Staff to *Approve* the Land Use Application for Zone Change of Ken Pelton Nature Park to be Zoned CF- Community Facility.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

Watford City Park Board Property



October 24, 2018

1:23,874

0 0.2 0.4 0.8 mi

0 0.325 0.65 1.3 km

StreetCenterlines

Watford City Limits

Extra-Territorial Area (ETA)

Cherry Creek

Parcels from McKenzie County

GIS, Watford City, AE2S

City of Watford City

2.

Land Use Application

Zone Change

City of Watford City

LAND USE

ZONE CHANGE

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$300.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV, ARTICLE XXVI: AMENDMENTS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
City of Watford City	**701-842-2533**	
MAILING ADDRESS: **PO BOX 494**		

APPLICANT INFORMATION

☑ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
City of Watford City	**701-842-2533**	
MAILING ADDRESS: **PO BOX 494**		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
NA	**NA**	**NA**
MAILING ADDRESS: **NA**		

PROPERTY INFORMATION

PROPERTY ADDRESS:	CURRENT ZONING DISTRICT:	PROPOSED ZONING DISTRICT:
NA	**C1- General Commercial District**	**CF- Community Facility**
PARCEL NUMBER(s): **82-15-12050; 82-13-08000; 82-19-02450**	LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)* **Section 19, Township 150, Range 98W**	
CURRENT USE OF PROPERTY: **Kent Pelton Nature Park**	PROPOSED USE OF PROPERTY: **Kent Pelton Nature Park**	

DESCRIPTION Please give a brief description of the proposed Zone Change.

It was discovered for this property to be zoned C1- Commercial District and to bring into compliance for the proper use, the city is proposing to change it to CF- Community Facility.

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
MB City Assistant Planner	10 / 4 / 18
APPLICANT PRINT NAME:	APPLICANT TITLE:

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
_____	10 / 4 / 18
PROPERTY OWNER SIGNATURE:	DATE:
_____	____/____/____

PROPERTY OWNER NOTARY

On this _____ day of _____, 20____ before me, the undersigned, a notary public for the state of_____, personally appeared, _____ known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

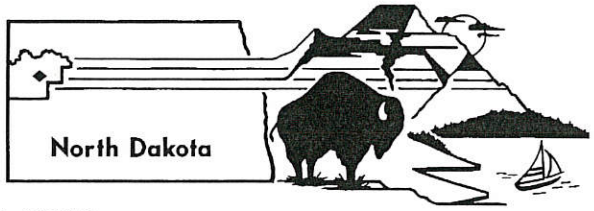
_____ *(NOTARIAL SEAL)*
Notary Public

Notary Public for the state of _____
Residing at _____
My Commission Expires_____

▼OFFICE USE ONLY▼

☐ COPY OF PROPERTY DEED ☐ COPY OF TITLE REPORT ☐ COPY OF TITLE MEMORANDUM ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN ☐ VICINITY MAP ☐ LEGAL DESCRIPTION ☐ JUSTIFICATION LETTER ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN	**LEGAL NOTICE DATES:** ____/____/_____ ____/____/_____ ☐ ADJACENT PROPERTY OWNER NOTICES MAILED	**MEETING DATES:** PLANNING COMMISSION: ____/____/_____ CITY COUNCIL: ____/____/_____
INVOICE: INVOICE NUMBER: _____ DATE CREATED: ____/____/_____ BY: _____	**PAYMENT: $300.00** DATE RECEIVED: ____/____/_____ AMOUNT: $ _____ ☐ CARD ☐ CASH ☐ CHECK #_____	

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

October 16, 2018

STAFF REPORT

Land Use Application – Zone Change

APPLICANT:

City of Watford City
213 2nd St. NE
Watford City, ND 58854

PROPERTY OWNERS:

City of Watford City

PROPERTY LOCATION:

PID: 82-19-08000, 82-15-12050, 82-19-02450
Fishing Pond, Kent Pelton Nature Park, Baseball Field

REQUEST:

A Land Use Application has been submitted for a Zone Change to CF- Community Facility.

ZONING:

C1- General Commercial District

CURRENT USE:

Ken Pelton Nature Park, Fishing Pond, Baseball Field

REFERENCES:

Chapter XV Zoning Ordinance, Article XXVI, Section 1

Chapter XV Zoning Ordinance, Article XVIII(B) CF-Community Facilities, Section 2 Permitted Uses, Subsection 10: Parks and Open Space.

SITE DEVELOPMENT:

Access: The property is currently accessed off 6th Ave. SE

Sewer: City Sanitary Sewer Services are available within this area.

Water: City Water Services are available within this area.

SURROUNDING LAND USE:

North: Zoning – CG- Campground
Use - Campground

East: Zoning – R2M- Mobile Home Two Family Residential
Use - Single Family Home Mobile Homes

South: Zoning – C-1 General Commercial District
Use - Ken Pelton Nature Park

West: Zoning – C-1- General Commercial District
Use - Ken Pelton Nature Park

DISCUSSION:

This property is owned by the City and is currently used as a park. However, the property is currently zoned C1- General Commercial District. In order to bring this property into compliance with City Zoning Ordinances, the City is proposing a zone change to CF- Community Facility. Re-zoning the property to CF will be a better fit based on the property's current use.

The City of Watford City mailed the adjacent property owners as well as the property owners whom hold an interest in the property, a notice regarding the Land Use Application which was received for Zone Change. At the time of this report, none of the above mentioned noticed property owners have contacted The City regarding this Application.

RECOMMENDATION:

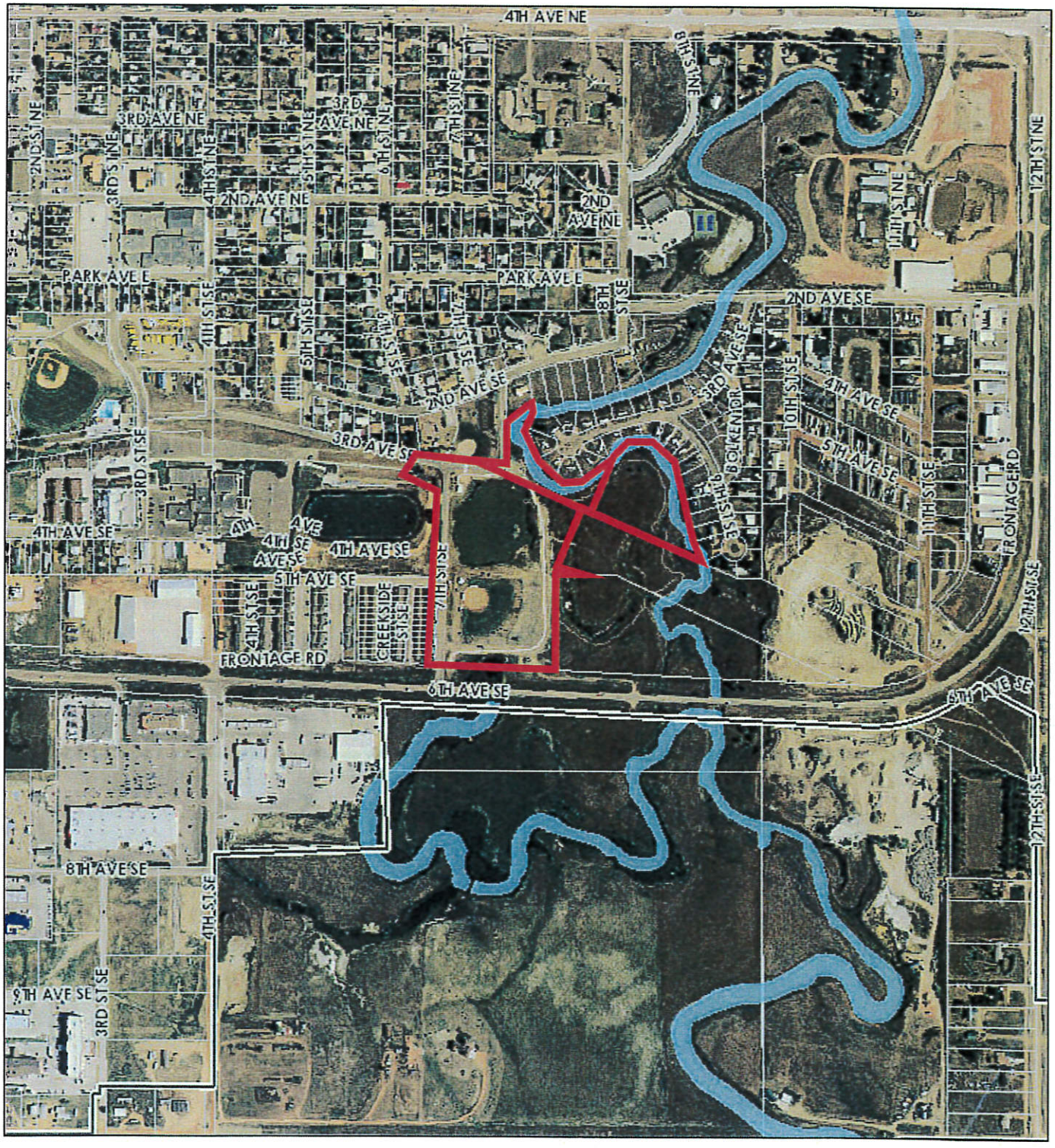
It is the recommendation of City Planning Department Staff to *Approve* the Land Use Application for Zone Change of Ken Pelton Nature Park to be Zoned CF- Community Facility.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

City of Watford City Park



October 24, 2018

1:11,937

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

StreetCenterlines

Watford City Limits

Extra-Territorial Area (ETA)

Cherry Creek

Parcels from McKenzie County

GIS, Watford City, AE2S

City of Watford City

3.

Land Use Applications

Zone Change

Elk Industries, LLC.

LAND USE

ZONE CHANGE

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$300.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Zone Change Application* may be submitted in order to consider a changing the zoning district of property. Zoning Districts are set as specific areas within the City and/or ETA in order to govern the use of the property as well as such regulations pertaining to the height, area, size, and intensity of buildings, land, and open spaces. Along with this application, please submit the following: N.D. Professional survey of the property in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Zone Change* and a copy of current property deed(s) and/or title report. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV, ARTICLE XXVI: AMENDMENTS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
ELK Industries, LLC	**701-391-1984**	**elk@bektel.com**

MAILING ADDRESS: **6749 Sterling Drive, Bismarck, ND 58504**

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
HCJ Investments, LLC	**731-989-0545**	**amber.l@jonescontractors.com**

MAILING ADDRESS: **2785 Old Jackson Rd, Henderson, TN 38340**

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
HCJ Investments, LLC	**731-989-0545**	**amber.l@jonescontractors.com**

MAILING ADDRESS: **2785 Old Jackson Rd, Henderson, TN 38340**

PROPERTY INFORMATION

PROPERTY ADDRESS:	CURRENT ZONING DISTRICT:	PROPOSED ZONING DISTRICT:
2610 Main Street South	**AG**	IP- Industrial Park District

PARCEL NUMBER(s):	LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*
200021910	**Irregular Tract #2068**

CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:
Oilfield Services	**Oilfield Services**

DESCRIPTION Please give a brief description of the proposed Zone Change.

Applicant is purchasing the property from the current property owner.

Applicant plans to build a 2nd building on the property @ 100 ft x 100 ft in size.

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
Heath C Jones	9/28/18

APPLICANT PRINT NAME:	APPLICANT TITLE:
Heath C Jones	Owner, HCJ Investments LLC

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
Lorraine Richard	10 / 1 / 2018
PROPERTY OWNER SIGNATURE:	DATE:
	/ /

PROPERTY OWNER NOTARY

On this 1st day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Lorraine Richard known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Sarah Lang-Bakke
Notary Public

(NOTARIAL SEAL)

SARAH LANG-BAKKE
Notary Public
State of North Dakota
My Commission Expires Aug. 22, 2023

Notary Public for the state of ND
Residing at Bismarck
My Commission Expires Aug. 22 2023

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF SITE PLAN
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON PLAN

LEGAL NOTICE DATES:

10 / 17 / 18

10 / 24 / 18

☑ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION: 10 / 29 / 18

CITY COUNCIL: 11 / 5 / 18

INVOICE:

INVOICE NUMBER: 3635

DATE CREATED: 10 / 9 / 18 BY: LB

PAYMENT: $300.00

DATE RECEIVED: 10 / 9 / 18 AMOUNT: $ 300.00

☒ CARD ☐ CASH ☐ CHECK #

October 1, 2018

City of Watford City
Planning and Zoning Office
213 2nd St NE
Watford City, ND 58854

To Whom It May Concern,

HCJ Investments, LLC respectfully requests a zone change for the property located at 2610 Main Street South from AG-1 to CB.

The 20-acre property located at 2610 Main Street South is currently owned by Elk Industries, LLC and is zoned as AG-1 Agricultural District. HCJ Investments, LLC is in the process of purchasing this property from Elk Industries and plans to add a commercial building on the property to rent out to Jones Contractors, Inc. Pipeline Services. As such, HCJ Investments, LLC respectfully requests a zone change to CB Commercial Business to be able to add to the property for commercial use.

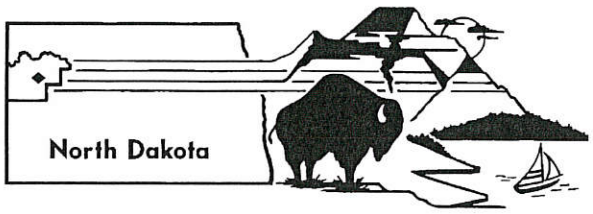
Please feel free to reach out to me at (731) 608-0682 if any additional information is needed and I will be happy to provide. Thank you for your consideration.

Sincerely,

Heath C Jones

Heath Jones
Owner

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

October 22, 2018

STAFF REPORT

Land Use Application – Zone Change

APPLICANT:

HCJ Investments LLC
2785 Old Jackson Rd.
Henderson TN, 38340

PROPERTY OWNERS:

Elk Industries LLC
6749 Sterling Drive
Bismarck ND, 58504

PROPERTY LOCATION:

PID: 20-00-21910; in Section 31, Township 150 Range 98W of Watford City, McKenzie County, North Dakota.

REQUEST:

A Land Use Application has been submitted for a Zone Change in consideration of changing, from AG- Agricultural District to IP- Industrial Park District.

ZONING:

AG- Agricultural District

CURRENT USE:

Oilfield Services

REFERENCES:

The City of Watford City Municipal code of ordinances Chapter XV, Zoning Ordnance 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 by the owner of the property to be affected.*"

SITE DEVELOPMENT:

Access: The property is currently accessed off Main St S.

Sewer: City Sanitary Sewer Services are available within this area but, are not being used.

Water: City Water Services are available within this area but, are not being used.

SURROUNDING LAND USE:

North: Zoning – AG: Agricultural District
Use - Single Family Home, & Farm Land

East: Zoning – C1 General Commercial District
Use - No Development at this time

South: Zoning – C1 General Commercial District
Use - No Development at this time

West: Zoning – AG- Agricultural District
Use - Commercial & Industrial Uses

DISCUSSION:

This property is located within our City ETA (Extraterritorial Area) and is currently zoned AG- Agricultural District. Applicant, HCJ investments LLC, are proposing to change the zone to IP- Industrial park in order to bring the property into compliance for future use. They will be acquiring a full 19.94 acres from Property Owner Elk Industries LLC. HCJ Investments are currently in the process of Submitting their Site Development plan along with a building plans. HCJ Investments are fully aware of the infrastructure improvements needed for subject property and are in full understanding with improving the property to city standards.

According to the City of Watford City future land use map, the area in which this prospered is located is reserved for C1- General Commercial District or IP- Industrial Park District. The request to change this property's zoning to IP (Industrial Park) would follow the city's Future land Use and therefore the planning department is recommending approval of the zone change application.

- ***ARTICLE XIX - I-P INDUSTRIAL PARK DISTRICT***

- ***SECTION 1. - INTENT AND PURPOSE OF DISTRICT:***

It is 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.

- ***SECTION 2. - PERMITTED USES:***

1. Animal Hospitals or Clinics, provided that all pens are enclosed within a building and that no odors are perceived at the lot line.

2. Blacksmith Shops.

3. Bottling Works.

4. Building Materials, Storage and Sales.

5. Carpenter, Cabinet, plumbing and Sheet Metal Shops.

6. Compounding of Cosmetics, Toiletries, Drugs and Pharmaceutical Products.

7. Contractor's Office and Equipment Storage Yard, providing the storage yard is completely enclosed with a six-foot solid fence or wall.

8. Dry Cleaning and Laundry Plants.

9. Feed and Seed Stores.

10. Frozen Food Lockers.

11. Grain Elevators.

12. Greenhouses and Nurseries, Retail and Wholesale.

13. Lumber Yards.

14. Laboratories, Research, Experimental, or Testing.

15. Machinery Sales and Storage Lots (including farm machinery).

16. Manufacturing or Fabricating Establishments, which are not noxious or offensive by reason of vibration, noise, dust, fumes, gas, odor or smoke.

17. Motor Vehicle and Farm Implement Sales and Storage.

18. Poultry Storage or Slaughtering.

19. Printing and Publishing.

20. Public Utility and Public Service Uses

21. Radiator Repair Shops.

22. Truck and Rail Terminals.

23. Upholstery Shops.

24. Warehouses and Storage Houses.

25. Wholesale Houses.

26. Engineered Post-Framed Buildings.

27. Truck washes.

RECOMMENDATION:

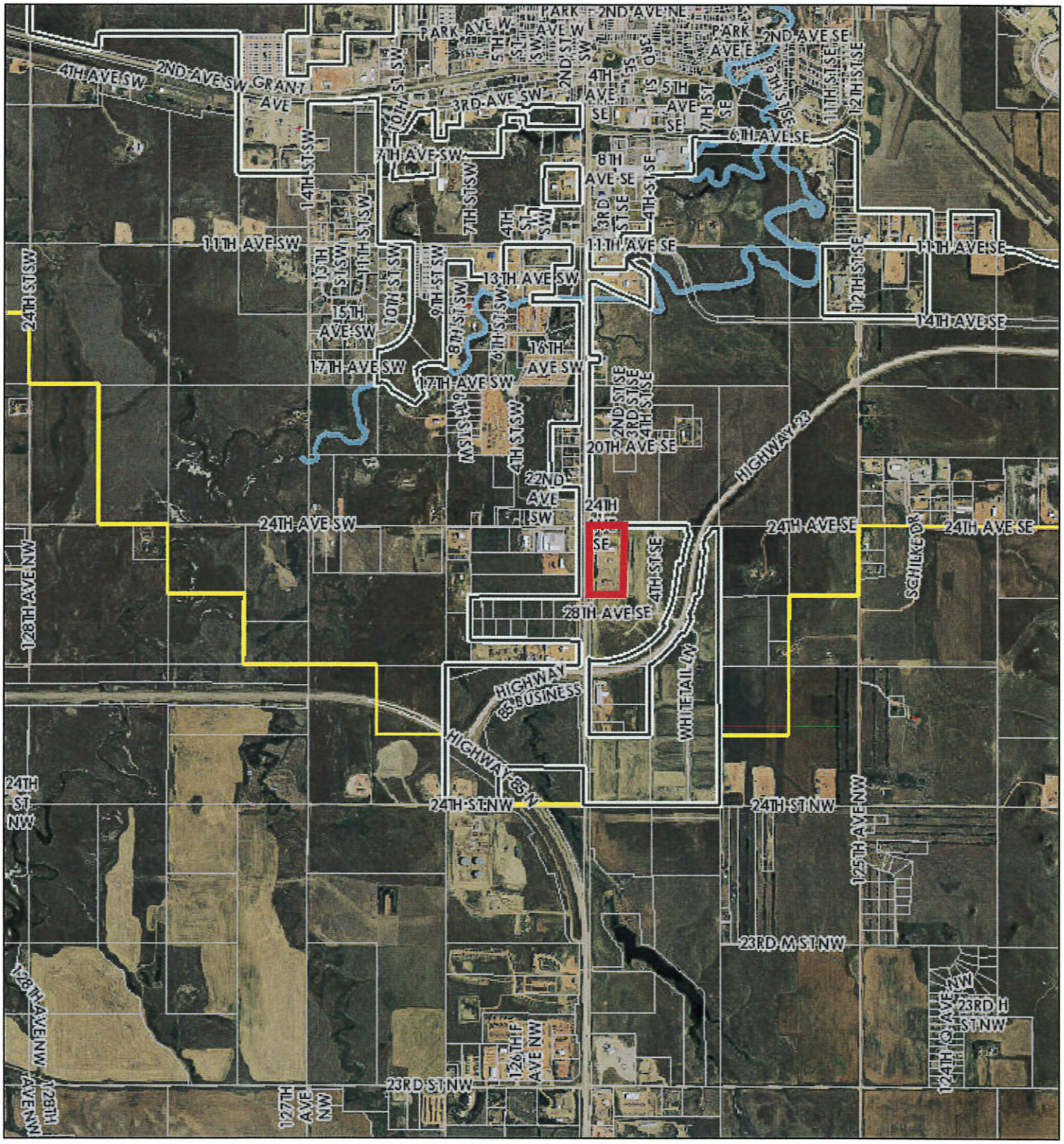
It is the recommendation of City Planning Department Staff to ***Approval*** the Land Use Application for Zone Change to IP- Industrial Park District. If no action is taken indicating Industrial use within one (1) year, the zone change is nullified, and the land reverts back to original zoning.

PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

Elk Properties



October 24, 2018

1:47,748

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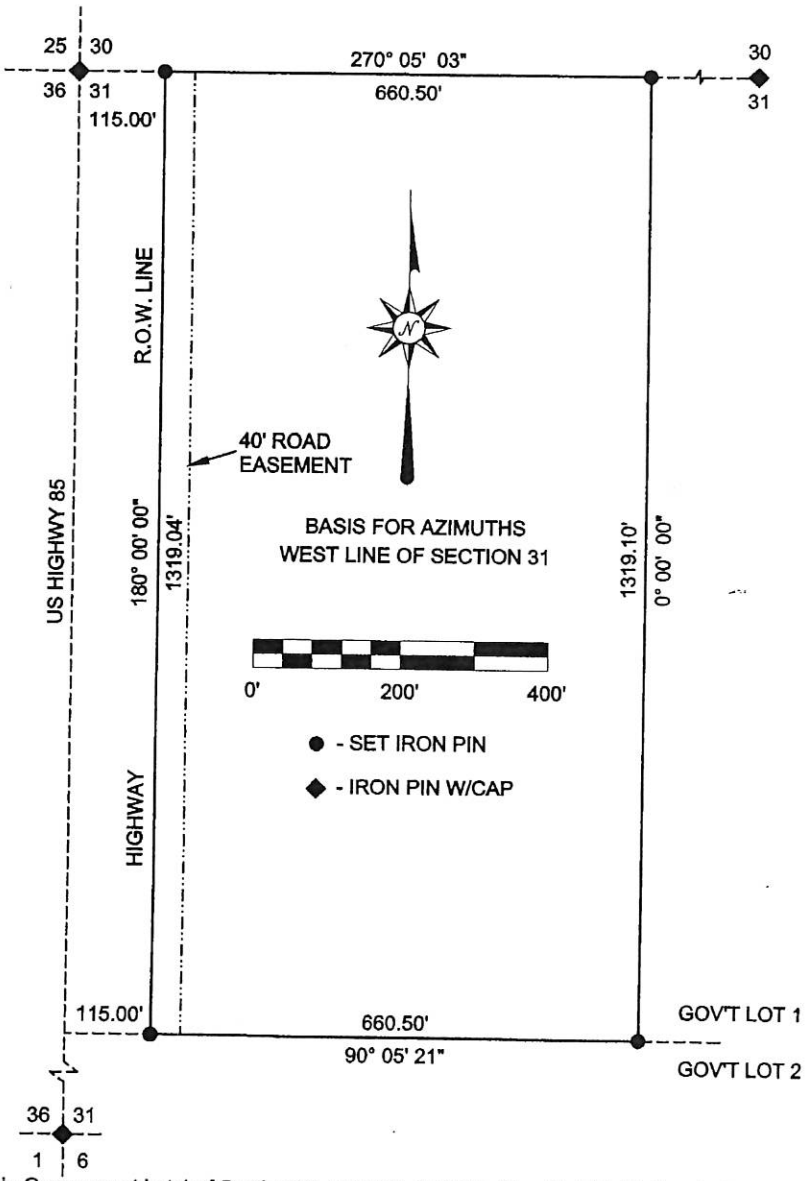
GIS, Watford City, AE2S

City of Watford City



A parcel of land lying in Government Lot 1 of Section 31, T 150 N, R 98 W of the 5th PM, McKenzie County, North Dakota, more particularly described as follows:

Commencing at the NW corner of said Section 31, thence on an assumed azimuth of 90°05'03", 115.00 feet along the North line of said Section 31,to a set iron pin on the East right-of-way line of US Highway 85, the TRUE POINT OF BEGINNING; thence 180°00'00", 1319.04 feet along said East right-of-way line to a set iron pin on the East-West line between said Government Lot 1 & Lot 2; thence along said lot line 90°05'21", 660.50 feet to a set iron pin; thence 0°00'00", 1319.10 feet to a set iron pin on the North line of said Section 31; thence 270°05'03", 660.50 feet along said North Section line to the point of beginning, said parcel contains 20.00 acres, more or less, and is subject to a 40 foot wide easement along and adjacent to the west line for road purposes and all other easements recorded and unrecorded.

I, Kelly D. Olson, a registered North Dakota land surveyor, do hereby certify that I have surveyed the above platted and described parcel of land, and that this plat and description accurately represents said survey, to the best of my knowledge and belief.

KELLY D. OLSON
REGISTERED
LAND
SURVEYOR
L.S. 3287
NORTH DAKOTA

SEPT 10, 2010
DATE

Looking South from the frontage road of Elk Properties LLC.

Paved portion of the south end of frontage roadway for Elk Properties LLC.

North Entrance to Elk Properties LLC

Building on North end of Elk Properties LLC

~~4.~~

~~Land Use Application~~

~~*Zone Change*~~

~~Mann Energy Services~~

~~12257 26 F St NW~~

5.

Division of Land Application

Simple Lot Split

Mammoth Properties, LLC.

DIVISION OF LAND

SIMPLE LOT SPLIT

APPLICATION

THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$675.00

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *simple lot split* (parcel map) shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a *simple lot split* may be recorded. Notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met. Along with this application, please submit the following: N.D. Professionally Engineered/Surveyed map of parcels in both .PDF format and 11"x17" size paper, a brief justification letter explaining the request/reasoning for simple lot split and a copy of property deed(s) and/or title report. Once approved, a 24" x 36" size mylar plat will need to be submitted for signatures and recordation. For specific details regarding Simple Lot Splits, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV ARTICLE XXX SECTION 13.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
Mammoth Properties, LLC	**206-510-3665**	**haukenberryp@gmail.com**
MAILING ADDRESS: **PO Box 1172; Kent, WA 98035**		

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
Mammoth Properties, LLC	**206-510-3665**	**haukenberryp@gmail.com**
MAILING ADDRESS: **PO Box 1172; Kent, WA 98035**		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
Mammoth Properties, LLC	**206-510-3665**	**haukenberryp@gmail.com**
MAILING ADDRESS: **PO Box 1172; Kent, WA 98035**		

PROPERTY INFORMATION

PROPERTY ADDRESS:	ZONING DISTRICT:
3904 23rd Avenue NE	**I-P**

PARCEL NUMBER:	SUBDIVISION:	LOT #	BLOCK #
20-00-07730	**S2NW4 Except 1.27 Acres ROW (78.73 Acres)**	**N/A**	**N/A**

LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*	NEW LEGAL DESCRIPTION:
Section 10, T-150N, R-98W	**Mammoth Subdivision**
EXISTING ACREAGE/SQ.FT.: **78.73**	NEW ACREAGE/SQ.FT.: **76.78**
CURRENT USE OF PROPERTY: **Agricultural**	PROPOSED USE OF PROPERTY: **Industrial**

DESCRIPTION

Please give a brief description of the request for simple lot split.

Request is to split out 10.664 acres for Titan Oilfield Services new shop and yard north across the street from McKenzie Electric and 13.183 acres adjacent to ND State Highway 1806 for future development.

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
Patty Haukenberry	10 / 4 / 2018
APPLICANT PRINT NAME:	APPLICANT TITLE:
Patty Haukenberry	**Managing Member**

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
Patty Haukenberry	10 / 4 / 2018
PROPERTY OWNER SIGNATURE:	DATE:
Michal Haukenberry	10 / 4 / 2018

PROPERTY OWNER NOTARY

On this 5 day of Oct, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Patty & Michal Haukenberry known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Larissa J. Bertram
Notary Public

(NOTARIAL SEAL)

LARISSA J. BERTRAM
Notary Public
State of North Dakota
My Commission Expires April 11, 2022

Notary Public for the state of ND
Residing at Watford City
My Commission Expires April 11, 2022

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE
- ☐ JUSTIFICATION LETTER

LEGAL NOTICE DATES:

10/17/18

10/24/18

☒ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:

PLANNING COMMISSION: 10/29/18

CITY COUNCIL: 11/5/18

INVOICE:

INVOICE NUMBER: 31631

DATE CREATED: 10/5/2018 BY: YB

PAYMENT: $675.00

DATE RECEIVED: 10/5/18 BY: YB

☐ CARD ☐ CASH ☒ CHECK # 1026

City of Watford City
213 2nd St. NE | P.O. Box 494
Watford City, ND 58854
Ph. 701-444-2533
Fax 701-444-3004
www.cityofwatfordcity.com

October 22, 2018

STAFF REPORT
SLS 08-2018
SIMPLE LOT SPLIT

APPLICANT

Mammoth Properties LLC
PO. Box 1172
Kent WA 98035

PROPERTY OWNER

Mammoth Properties LLC
PO. Box 1172
Kent WA 98035

PROPERTY LOCATION

Parcel # 20-00-07730, Section 10, Township 150 North, Range 98 West, Lot 2, Block 1, Nelson 2nd Addition, 3904 23rd Ave NE, Watford City, McKenzie County, North Dakota.

REQUEST

A Division of Land Application for Simple Lot Split has been submitted in consideration of creating 3 lots; Lot 1= 52.930 acres, Lot 2= 10.664 acres, Lot 3= 13.183acres.

ZONING

IP- Industrial Park District

CURRENT USE

Proposed Lots 1 & 3 are currently undeveloped. Mammoth Properties has pulled a building permit on Lot 2 for the construction of a new shop building for their own business.

SITE DEVELOPMENT

Access: The current property owner has an access off of 23rd Ave. NE.

Sewer: City Sanitary Sewer Services are not located within this area.

Water: City Water Services are not located within this area.

SURROUNDING LAND USE

North: Zoning – AG- Agriculture
Use - Farm land

East: Zoning – AG- Agriculture
Use - Single Family Farmstead

South: Zoning – AG- Agriculture
Use - McKenzie Electric Cooperative

West: Zoning – AG- Agriculture
Use - Farm land

REFERENCES

City of Watford City Municipal Code of Ordinances Chapter XV Zoning Ordinance, Article XXX Subdivision Regulations, Section 13 Simple Lot Split

"A simple lot split shall be allowed when street improvements, water or sewer line improvements or other public improvements are not required, and no more than four (4) lots are created. Upon approval by the City Council, a simple lot split may be recorded notwithstanding the foregoing, all lot design standards and zoning requirements are required to be met."

The City of Watford City Ordinance Number 443 amending Section 14 of Article XXX of Chapter XV of The City of Watford City Ordinances Relating to Exception to Subdivision Requirements.

DISCUSSION

Mammoth Properties, LLC. purchased the land with the intent to build a shop/office for their industrial crane company. In June 2017 a Division of Land Application for Simple Lot Split was submitted to the City with the request to divide the large parcel of land into two separate lots in order to facilitate the construction of their new shop. The Simple Lot Split Application was approved by City Council on July 10th 2017. The following contingencies were given for the 2017 Simple Lot Split Approval.

1. Site Development Plan Application and generalized building plans must be submitted, reviewed, and approved before any development is started on this property.

2. *Mammoth Properties will provide 47' ROW on the north side of access road centerline to facilitate a total 80' ROW for required City Standard of "Urban Industrial". Construction of applicant's share of road will be required across the frontage of Lot 2 from 1806 to east edge of Lot 2 property line.*

3. *All future division of land on this parcel will be subject to Subdivision platting requirements according to Watford City Code of Ordinances, Chapter XV-Zoning Ordinance, Article XXX and Subdivision Regulations.*

Since the approval of the 2017 Simple Lot Split, the parcel map was never recorded. The contingencies, however, have been fulfilled. A Site Development Plan was submitted for review and approval along with building plans for the new shop building. A building permit has been issued for the shop building and construction is currently underway. Mammoth has also submitted an Infrastructure Improvement Agreement which includes engineers estimates and bonding for the construction of their share of the road. The road construction is also underway and should be completed by the end of this month.

Since the originally approved parcel map from 2017 was never recorded, Mammoth Properties, LLC. has decided to submit a new Division of Land for Simple Lot for the consideration of splitting their property into three separate parcels rather than two. The reason for creating the third lot is that Mammoth has intentions of selling the frontage lot consisting of 13.183 acres in order to help make up for some of the unintended site development costs and infrastructure improvements which were incurred during the planning for Lot 2 where their business, Titan Oilfield Services, will operate. The largest of the three lots, Lot 1, will be kept under Mammoth ownership for the time being for possible expansion of the Titan Oilfield business.

At this time, the Application fulfils the requirements for a Simple Lot Split and the property owners are aware that any future divisions of land of the parcels may trigger following Subdivision regulations for development and will need to follow the steps according to Watford City ordinances, policies and procedures.

The City Planning Department staff mailed the property owners who hold an interest in this property as well as the adjacent property owners a notice regarding this Land Use Application for Simple Lot Split. At the time of this report, none of the above mentioned noticed property owners had contacted the City regarding the application.

RECOMMENDATION

It is the recommendation of City Planning Department Staff to *Approve* the Division of Land Application for Simple Lot Split.

Approval shall be contingent upon the following conditions:

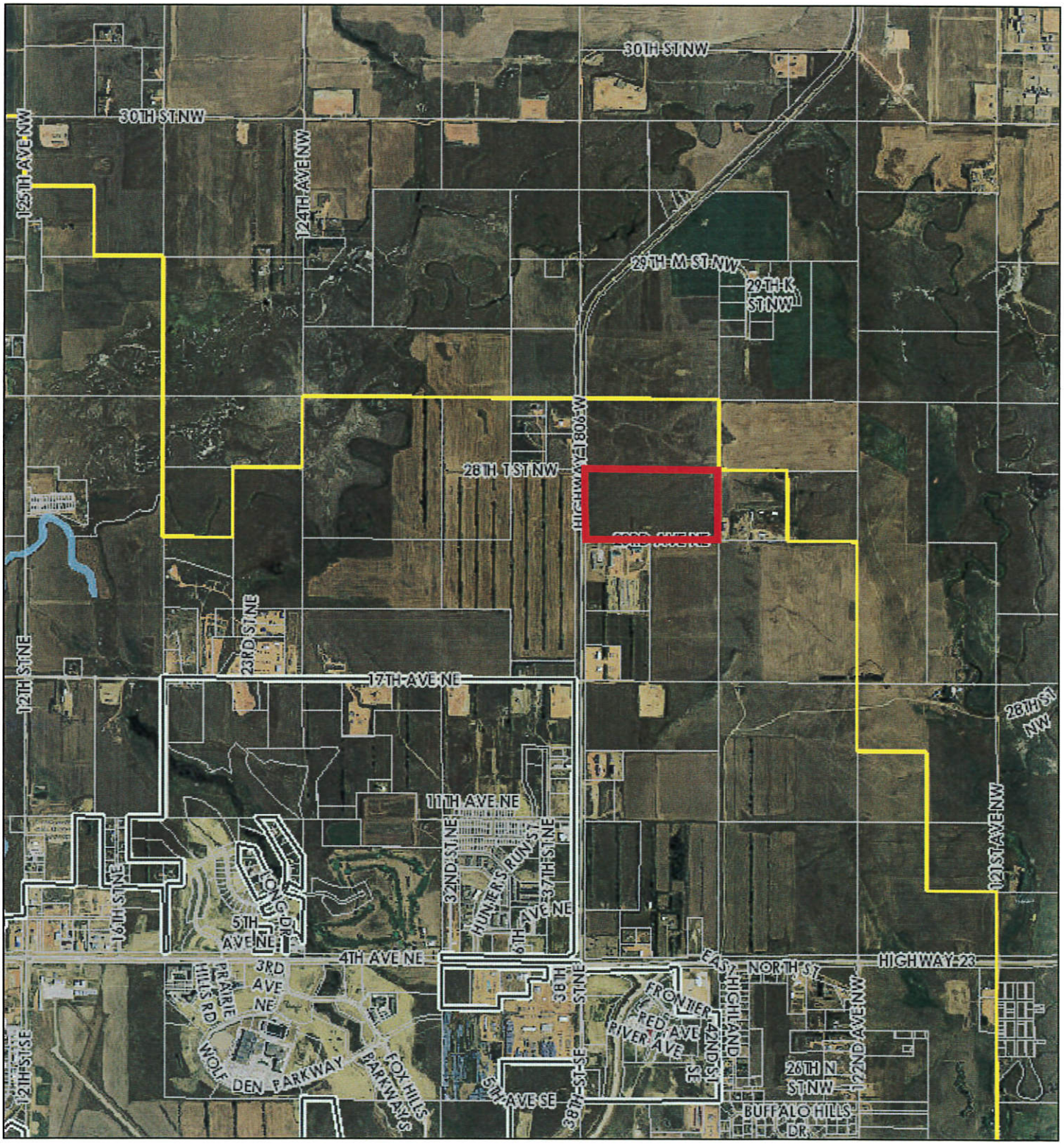
1. Any future development and/or improvements to these parcels will require a Site Development Plan, generalized building plans, and any necessary permit applications to be submitted to The City for review and approval prior to construction.

PLANNING DEPARTMENT STAFF CONTACT

Becky Smith
basmith@nd.gov
(701)444-8402

LaRissa Bertram
lbertram@nd.gov
(701)444-8406

Mammoth Properties LLC



October 24, 2018

1:47,748

0 0.4 0.8 1.6 mi

0 0.5 1 2 km

StreetCenterlines

Watford City Limits

Extra-Territorial Area (ETA)

Cherry Creek

Parcels from McKenzie County

GIS, Watford City, AE2S

City of Watford City

A PLAT OF THE

MAMMOTH SUBDIVISION

A TRACT OF LAND BEING THE S1/2NW1/4 OF SECTION 10, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: MAMMOTH PROPERTIES LLC

AREA OF LOTS = 76.777 ACRES
AREA OF DEDICATED PUBLIC R/W = 1.268 ACRES
TOTAL AREA = 78.045 ACRES

NW CORNER SECTION 10
FND MAG NAIL

FND 2" ALUM CAP PLS7512
ON N1/16TH LINE SECTION 10

N1/2NW1/4 SECTION 10
(LANDOWNER: RONALD & CLARICE JUDKINS)

N1/4 CORNER SECTION 10
FND 3/4" REBAR

C-N 1/16TH CORNER SECTION 10
FND 2" ALUM CAP PLS7512

N1/2NE1/4 SECTION 10
(LANDOWNER: DAVID A. & JAN A. ROLFSON)

N01°42'21"E
1320.49'

449.91'

S87°44'12"E 2569.69'

2119.78'

0 100' 200' 300'
SCALE

N01°52'38"E 2647.23'(F) 2640.00'(GLO)

635.33'

STATE HIGHWAY 1806

FND NDDOT CONC
R/W MONUMENT

N01°52'38"E 1323.59'

1276.59'

LOT 3
13.183 ACRES

N01°52'26"E 1276.03'

S87°48'37"E 725.01'

LOT 1
52.930 ACRES

LOT 2
10.664 ACRES

640.70'

640.73'

S01°52'26"W 687.73'

75' 75'

W1/4 CORNER SECTION 10
FND MAG NAIL

S87°48'29"E
75.00'

NEW 47' WIDE DEDICATED
PUBLIC RIGHT-OF-WAY
(1.268 ACRES)

EXISTING 33' WIDE PRIVATE ACCESS EASE TO THE S1/2NE1/4 OF SECTION 10 DOC. 256073

EXISTING 50' WIDE MCKENZIE ELECTRIC COOP ELECTRIC LINE EASEMENT CENTERED ON ELECTRIC LINE DOCUMENT 256620

EXISTING 66' WIDE PRIVATE ACCESS EASE TO THE S1/2NE1/4 OF SECTION 10 DOC. 256073

449.98'

47'

S87°48'29"E 1174.99'

1174.99'

725.01'

47'

N87°48'29"W 2573.61'

1398.62'

47' WITNESS CORNER

E1/4 CORNER SECTION 10
FND 2" ALUM CAP PLS7512

S87°48'14"E
2631.86'

C1/4 CORNER SECTION 10
FND 3/4" REBAR

S01°42'15"W
2641.15'

S1/4 CORNER SECTION 10
FND STONE

SE1/4 SECTION 10
(LANDOWNER: HERBERT P. LUNDIN)

1273.41'

S01°42'22"W 1320.41'

S1/2NE1/4 SECTION 10
(LANDOWNER: LARRY & CARLA SORENSON)

T.P.O.B.

FND OPC PLS8231 BERGHERR

IT 2814 PART OF W1/2SW1/4
(LANDOWNER: MCKENZIE ELECTRIC COOP INC)

FND OPC PLS8231 BERGHERR

E1/2SW1/4 SECTION 10
(LANDOWNER: CRAIG NELSON & JUSTIN HOFF)

S01°52'12"W
2647.21'(F)
2640.00'(GLO)

SW CORNER SECTION 10
FND MAG NAIL

LEGEND

———	SUBDIVISION BOUNDARY
———	LOT LINE
— - — - —	SECTION LINE
- - - - -	EASEMENT LINE
●	FOUND PROPERTY PIN –AS NOTED
o	SET PROPERTY PIN –5/8" REBAR/LS 7971 YPC
✚	SECTION CORNER – FOUND
✚	QUARTER CORNER – FOUND
TPOB	TRUE POINT OF BEGINNING
(F)	FIELD MEASUREMENT
(GLO)	GLO PLAT DISTANCE

BASIS OF BEARING: GRID NORTH OF THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301, DISTANCES ARE GROUND

SHEET 1 OF 2

TD&H Engineering — tdhengineering.com

DRAWN BY:	DRK	DATE:	9-10-18	QUALITY CHECK:	MAB
SURVEYED BY:	MAB	JOB NO.	W17-014	FIELDBOOK	X

GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
SPOKANE
LEWISTON
WATFORD CITY

MONTANA
WASHINGTON
IDAHO
NORTH DAKOTA

A PLAT OF THE
MAMMOTH SUBDIVISION
A TRACT OF LAND BEING THE S1/2NW1/4 OF SECTION 10, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: MAMMOTH PROPERTIES LLC

SUBDIVISION BOUNDARY LEGAL DESCRIPTION

A tract of land being the S1/2NW1/4 of Section 10, Township 150 North, Range 98 West, Fifth Principal Meridian, McKenzie County, North Dakota, and being more particularly described as follows:

Beginning at the West Quarter corner of said Section 10; thence South 87°48'29" East along the East–West Quarter line of said Section 10, a distance of 75.00 feet to the Easterly right–of–way line of State Highway 1806 and being the True Point of Beginning; thence North 01°52'38" East along said Easterly right–of–way line, a distance of 1323.59 feet to the North Sixteenth line of said Section 10; thence South 87°44'12" East along said North Sixteenth line, a distance of 2569.69 feet to the Center–North Sixteenth corner of said Section 10; thence South 01°42'22" West along the North–South Quarter line, a distance of 1320.41 feet to the Center Quarter corner of said Section 10; thence North 87°48'29" West along the East–West Quarter line of said Section 10, a distance of 2573.61 feet to the True Point of Beginning and containing 78.045 acres.

OWNER(S) CERTIFICATE

I, (WE) THE UNDERSIGNED, BEING SOLE OWNER(S) AND MORTGAGE HOLDER(S) OF THE LAND PLATTED HEREIN, DO HEREBY CONSENT TO THE EXECUTION OF THIS PLAT AND AGREE TO NOT VACATE ANY PORTION OF THIS PLAT WITHOUT THE CONSENT OF THE CITY OF WATFORD CITY. I, (WE) 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 THE LAND DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN OR EXISTING.

DATED THIS _____ DAY OF _____ 20____.

_____
MAMMOTH PROPERTIES LLC

PRINTED NAME _____

STATE OF NORTH DAKOTA)
) SS
COUNTY OF MCKENZIE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST WRITTEN ABOVE.

_____ (NOTARIAL SEAL)
NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
RESIDING AT _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF MCKENZIE COUNTY RECORDER

I HEREBY CERTIFY THAT THE ABOVE INSTRUMENT WAS FILED IN THE OFFICE OF THE MCKENZIE COUNTY RECORDER IN THE STATE OF NORTH DAKOTA AT _____ O'CLOCK __M ON THE _____ DAY OF _____, A.D. 20____ AND WAS RECORDED AS DOCUMENT NUMBER _____.

_____
KATIE PAULSON, McKENZIE COUNTY RECORDER

UTILITY EASEMENTS APPROVAL

WE HEREBY APPROVE OF THE UTILITY EASEMENTS WHICH MAY RUN UNDER, OR OVER THE LAND AS DEDICATED HEREON AS "UTILITY EASEMENTS" WHETHER SHOWN ON THE PLAT AS PRESENTED OR EXISTING.

DATED THIS _____ DAY OF _____, A.D., 20____

_____
RESERVATION TELEPHONE COOPERATIVE, AUTHORIZED
AGENT PRINTED NAME _____

STATE OF NORTH DAKOTA)
) SS
COUNTY OF MCKENZIE)

ON THIS _____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

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

DATED THIS _____ DAY OF _____, A.D., 20____

_____
MCKENZIE ELECTRIC COOPERATIVE, AUTHORIZED
AGENT PRINTED NAME _____

STATE OF NORTH DAKOTA)
) SS
COUNTY OF MCKENZIE)

ON THIS _____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

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

SURVEYOR'S CERTIFICATE

I, DANIEL R. KENCZKA, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY PLAT SHOWN HEREON WAS COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS THE CORRECT REPRESENTATION OF THE SURVEY SHOWN HEREON, AND THAT THE MONUMENTS ARE PLACED AS SHOWN, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NORTH DAKOTA.

_____
SURVEYOR SIGNATURE
REGISTERED LAND SURVEYOR #LS7971 SURVEY DATE & STAMP :

REGISTERED PROFESSIONAL LAND SURVEYOR
DANIEL R. KENCZKA
LS–7971
DATE
NORTH DAKOTA

STATE OF MONTANA)
) SS
COUNTY OF CASCADE)

ON THIS _____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED, DANIEL R. KENCZKA, KNOWN TO ME TO BE THE PERSON (S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)_____
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT _____
MY COMMISSION EXPIRES _____

WATFORD CITY APPROVAL

THE CITY OF WATFORD CITY, NORTH DAKOTA, HAS APPROVED THE ATTACHED PLAT AS SHOWN HEREIN, AND LYING WITHIN THE JURISDICTION OF THE CITY OF WATFORD CITY, HAS APPROVED THE STREETS, ALLEYS, AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT, SHOWN HERE AS AN AMENDMENT TO THE COMPREHENSIVE STREET AND HIGHWAY PLAN AND OTHER APPROPRIATE PORTIONS OF THE COMPREHENSIVE PLAN OF THE CITY OF WATFORD CITY, NORTH DAKOTA. All STREETS, ALLEYS AND OTHER PUBLIC WAYS AND GROUNDS OF THE ATTACHED PLAT ARE DEDICATED, BUT NOT ACCEPTED AT THIS TIME WITH THE OFFER TO REMAIN OPEN.

_____ DATE: _____ _____ DATE: _____
PHILIP K. RIELY, MAYOR PENI PETERSON, CITY AUDITOR

STATE OF NORTH DAKOTA)
) SS
COUNTY OF MCKENZIE)

ON THIS _____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA, PERSONALLY APPEARED, PHILIP K. RIELEY, MAYOR AND PENI PETERSON, CITY AUDITOR, KNOWN TO ME TO BE THE PERSON(S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

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

PLANNING AND ZONING COMMISSION APPROVAL

THIS PLAT IN THE CITY OF WATFORD CITY IS HEREBY APPROVED THIS _____ DAY OF _____, 20____ IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF WATFORD CITY, NORTH DAKOTA, AND REGULATIONS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WATFORD CITY, NORTH DAKOTA.

_____ DATE: _____
GLEN BEARD, CHAIRMAN

STATE OF NORTH DAKOTA)
) SS
COUNTY OF MCKENZIE)

ON THIS _____DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, 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(S) WHO EXECUTED THE CERTIFICATE. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THE CERTIFICATE FIRST ABOVE WRITTEN.

(NOTARIAL SEAL)

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

AUDITOR'S CERTIFICATE OF TAXES

TAXES, DELINQUENT TAXES, DELINQUENT SPECIAL ASSESSMENT OR INSTALLMENT OF SPECIAL ASSESSMENT OR TAX ESTIMATES FOR THE PROPERTY DESCRIBED ON THE ATTACHED INSTRUMENT ARE UNPAID IN THE AMOUNT OF $_____ PLUS PENALTY AND INTEREST. CERTIFIED THIS _____DAY OF _____, 20____.

_____
ERICA JOHNSRUD, MCKENZIE COUNTY AUDITOR

TD&H Engineering tdhengineering.com
DRAWN BY: DRK | DATE: 9-10-18 | QUALITY CHECK: MAB
SURVEYED BY: MAB | JOB NO. W17-014 | FIELDBOOK X
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY, SPOKANE, LEWISTON, WATFORD CITY
MONTANA, WASHINGTON, IDAHO, NORTH DAKOTA

Paved with curb frontage road
for Mammoth Properties LLC

Shop Building for Mammoth Properties LLC

ORIGINAL
SLS: 7-10-17

A PLAT OF THE
MAMMOTH SUBDIVISION
A TRACT OF LAND BEING THE S1/2NW1/4 OF SECTION 10, T150N, R98W, 5TH P.M., MCKENZIE COUNTY, NORTH DAKOTA

LAND OWNERS: MAMMOTH PROPERTIES LLC

AREA OF LOTS = 78.045 ACRES
AREA OF DEDICATED R/W = 0.000 ACRES
TOTAL AREA = 78.045 ACRES

NW CORNER SECTION 10
FND MAG NAIL

FND 2" ALUM CAP PLS7512
ON N1/16TH LINE SECTION 10

N1/2NW1/4 SECTION 10
(LANDOWNER: RONALD & CLARICE JUDKINS)

S87°44'12"E 2569.69'

N1/4 CORNER SECTION 10
FND 3/4" REBAR

C-N 1/16TH CORNER SECTION 10
FND 2" ALUM CAP PLS7512

N01°42'21"E
1320.49'

N1/2NE1/4 SECTION 10
(LANDOWNER: DAVID A. & JAN A. ROLFSON)

N

0 100' 200' 300'
SCALE

LOT 1
66.599 ACRES

N01°52'38"E 2647.23'(F) 2640.00'(GLO)

STATE HIGHWAY 1806

FND NDDOT CONC
R/W MONUMENT

N01°52'38"E 1323.59'

75' 75'

S87°48'37"E 725.01'

LOT 2
11.446 ACRES

N01°52'26"E 687.70'

S01°52'26"W 687.73'

S01°42'22"W 1320.41'

S1/2NE1/4 SECTION 10
(LANDOWNER: LARRY & CARLA SORENSON)

W1/4 CORNER SECTION 10
FND MAG NAIL

S87°48'29"E
75.00'

33' WC

NEW 33' WIDE PUBLIC ACCESS EASEMENT

NEW 33' WIDE PUBLIC ACCESS EASEMENT

EXISTING 33' WIDE PRIVATE ACCESS EASE TO THE S1/2NE1/4 OF SECTION 10 DOC. 256073

EXISTING 50' WIDE MCKENZIE ELECTRIC COOP ELECTRIC LINE EASEMENT CENTERED OVER LINE DOCUMENT 256020

NEW 33' WIDE PUBLIC ACCESS EASEMENT

NEW 33' WIDE PUBLIC ACCESS EASEMENT

EXISTING 66' WIDE PRIVATE ACCESS EASE TO THE S1/2NE1/4 OF SECTION 10 DOC. 256073

449.98'

725.01'

T.P.O.B.

FND OPC PLS8231 BERGHERR

IT 2814 PART OF W1/2SW1/4
(LANDOWNER: MCKENZIE ELECTRIC COOP INC)

N87°48'29"W 2573.61'

FND OPC PLS8231 BERGHERR

1398.62'

E1/2SW1/4 SECTION 10
(LANDOWNER: CRAIG NELSON & JUSTIN HOFF)

C1/4 CORNER SECTION 10
FND 3/4" REBAR

E1/4 CORNER SECTION 10
FND 2" ALUM CAP PLS7512

S87°48'14"E
2631.86'

S01°52'12"W
2647.21'(F)
2640.00'(GLO)

SW CORNER SECTION 10
FND MAG NAIL

S01°42'15"W
2641.15'

S1/4 CORNER SECTION 10
FND STONE

SE1/4 SECTION 10
(LANDOWNER: HERBERT P. LUNDIN)

LEGEND

———	SUBDIVISION BOUNDARY
———	LOT LINE
—·—·—	SECTION LINE
- - - -	EASEMENT LINE
●	FOUND PROPERTY PIN –AS NOTED
○	SET PROPERTY PIN –5/8" REBAR/LS 7971 YPC
✚	SECTION CORNER – FOUND
✚	QUARTER CORNER – FOUND
WC	WITNESS CORNER
TPOB	TRUE POINT OF BEGINNING
(F)	FIELD MEASUREMENT
(GLO)	GLO PLAT DISTANCE

BASIS OF BEARING: GRID NORTH OF THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3301, DISTANCES ARE GROUND

SHEET 1 OF 2

TD&H Engineering tdhengineering.com

DRAWN BY:	DRK	DATE:	6-1-17	QUALITY CHECK:	MAB
SURVEYED BY:	MAB	JOB NO.	W17-014	FIELDBOOK	X

GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
SPOKANE
LEWISTON
WATFORD CITY

MONTANA
WASHINGTON
IDAHO
NORTH DAKOTA

6.

Division of Land Application

Preliminary Plat

"Fox Hills Village Replat"
Stenehjem Development, LLP.

DIVISION OF LAND

SUBDIVISION PRELIMINARY PLAT

APPLICATION
THE CITY OF WATFORD CITY
213 2ND ST NE / PO BOX 494
WATFORD CITY, NORTH DAKOTA

APPLICATION FEE:
$1,125.00 + $15.00 PER LOT

REQUIREMENTS: All applications must be legible, printed in ink or typed, and suitable for reproduction. *Original application with original signature is required.* A *Subdivision Preliminary Plat Application* may be submitted in order to begin the Subdivision process to plat parcels within the Corporate City limits and the designated Extra Territorial Area (ETA). All *Preliminary Subdivision Plats* shall be subject to conform to the regulations as set within the City of Watford City Municipal Code of Ordinances and Chapter 40-48 of the North Dakota Century Code. Along with this application, please submit the following: N.D. Professionally Engineered/ Surveyed map of subdivision parcels in both .PDF format and 11"x17" size paper for review, a brief justification letter explaining the request for *Preliminary Subdivision Plat* and a copy of current property deed(s) and/or title report. Once approved by City Council, a Final Subdivision Plat must be submitted for additional review and approval before Subdivision Plat recordation. For specific details regarding this process, please refer to the *City of Watford City Municipal Code of Ordinances:* ***CHAPTER XV ARTICLE XXX: SUBDIVISION REGULATIONS.***

PROPERTY OWNER INFORMATION

OWNER NAME(S):	PHONE NUMBER:	EMAIL:
Stenehjem Development LLP	**701-842-7320**	**theck@firstintlbank.com**
MAILING ADDRESS: **PO Box 607 Watford City, ND 58854**		

APPLICANT INFORMATION

☐ *Same as Owner*

APPLICANT NAME:	PHONE NUMBER:	EMAIL:
Jake Walters	**760-851-8833**	**jake.walters@planningnd.com**
MAILING ADDRESS: **PO Box 2800 Watford City, ND 58854**		

DEVELOPER INFORMATION

DEVELOPER NAME:	PHONE NUMBER:	EMAIL:
Stenehjem Development, LLP	**701-842-7320**	**theck@firstintlbank.com**
MAILING ADDRESS: **PO Box 607 Watford City, ND 58854**		

PROPERTY INFORMATION

PROPERTY ADDRESS/LOCATION:	ZONING DISTRICT:
3rd Ave NE	**C-1**

PARCEL NUMBER(s):	PROPOSED SUBDIVISION NAME:
823-300-100,823-101-000,823-106-000&-100	**Fox Hills Village (Replat)**

LEGAL DESCRIPTION: *(SECTION, TOWNSHIP, RANGE)*
S20, T150, R98W

EXISTING ACREAGE/SQ.FT.:	NEW ACREAGE/SQ.FT.:	PROPOSED # OF LOTS:
1.46ac/63,716sf	**1.46ac/63,716sf**	**Dedication of Public R/W**

CURRENT USE OF PROPERTY:	PROPOSED USE OF PROPERTY:
Commercial	**Roadway Right of Way**

DESCRIPTION

Please give a brief description of the Preliminary Subdivision Plat.

Platting of City roadway (3rd Ave NE extension)

APPLICANT SIGNATURE: *(IF DIFFERENT THAN OWNER)*

As the applicant, I certify that all City Ordinances will be complied with and that the information given within this application as well as the plans submitted are in all respects true and correct to the best of my knowledge and belief.

APPLICANT SIGNATURE:	DATE:
	10 / 09 / 2018
APPLICANT PRINT NAME: **Jake Walters**	APPLICANT TITLE: **Owner's Representative**

PROPERTY OWNER(S) AFFIDAVIT

I/We, the undersigned, swear that I am / we are, the owner(s) and/or Mortgage holders of the property described within this application. I/We will make provisions to ensure compliance with the disclosure and recording requirements of McKenzie County and the City of Watford City. I/We certify that all information contained within this application are in all respects true and correct to the best of my/our knowledge and belief. I/We also hereby authorize City of Watford City Staff and/or its designee to access my property or premise for the purpose of gathering and verifying information in relation to this application and submitted plans.

PROPERTY OWNER SIGNATURE:	DATE:
Kira Noll	10 / 10 / 2018
PROPERTY OWNER SIGNATURE:	DATE:
	/ /

PROPERTY OWNER NOTARY

On this 10th day of October, 2018 before me, the undersigned, a notary public for the state of North Dakota, personally appeared, Kira Noll known to me to be the person(s) who executed the certificate in witness whereof, I have hereunto set my hand and affixed my official seal the day and year in the certificate first written above.

Teresa Heck
Notary Public

(NOTARIAL SEAL)
TERESA HECK
Notary Public
State of North Dakota
My Commission Expires Aug. 7, 2019

Notary Public for the state of North Dakota
Residing at Watford City
My Commission Expires /

▼OFFICE USE ONLY▼

- ☐ COPY OF PROPERTY DEED
- ☐ COPY OF TITLE REPORT
- ☐ COPY OF TITLE MEMORANDUM
- ☐ .PDF & LEDGER SIZE REVIEW COPY OF PLAT
- ☐ VICINITY MAP
- ☐ LEGAL DESCRIPTION
- ☐ JUSTIFICATION LETTER
- ☐ ORIGINAL SURVEYOR STAMP & SIGNATURE ON 24"X36" PLAT

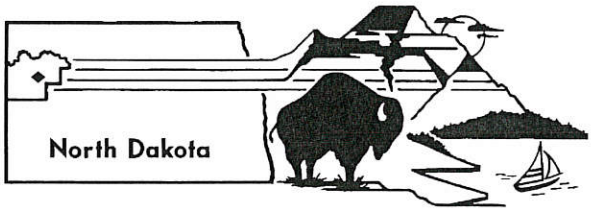
LEGAL NOTICE DATES:
10 / 17 / 18
10 / 24 / 18
☐ ADJACENT PROPERTY OWNER NOTICES MAILED

MEETING DATES:
PLANNING COMMISSION: 10 / 29 / 18
CITY COUNCIL: 11 / 5 / 18

INVOICE:
INVOICE NUMBER: 3638
DATE CREATED: 10 / 10 / 18 BY: LB

PAYMENT: $1,125.00 + $15.00 PER LOT
DATE RECEIVED: 10 / 10 / 18 AMOUNT: $
☐ CARD ☐ CASH ☒ CHECK #

Watford City



City of Watford City
213 2nd St., NE / PO Box 494
Watford City, ND 58854
Ph. 701- 444- 2533
Fax 701- 444- 3004
cityofwatfordcity.com

October 22, 2018

STAFF REPORT
Subdivision Preliminary Re-plat

APPLICANT:

Jake Walters
PO Box 2800
Watford City ND, 58854

PROPERTY OWNERS:

Stenehjem Development
PO Box 607
Watford City ND 58854

PROPERTY LOCATION:

Section 20, Township, 150 Range 98W, PID: 82-33-00100, 82-31-01000, 82-31-06000, 82-31-106100; Lots 3 &7-9 of Block 2 of the Fox Hills Village now Known as Lots 10-13 of Block 2 of the Fox Hills Village, Watford City, McKenzie County, North Dakota.

REQUEST:

Preliminary Re-plat review of the subdivision plat for Fox Hills Village.

ZONING:

C1- General Commercial District

CURRENT USE:

Undeveloped

REFERENCES:

City of Watford City Municipal Code of Ordinances: *CHAPTER XV- ZONING ORDINANCE, ARTICLE XXX- SUBDIVISION REGULATIONS, SECTION 5- APPROVAL OF PLATS AND SECTION 6- PROCEDURE FOR APPROVAL OF PLATS: "*Plat *approval as required herein and in conformity with statutory authority within the Planning Commission's territorial jurisdiction, shall be by the Planning Commission, with confirmation approval by the City Council. In all cases where land is offered for dedication for streets, utilities, or other public purposes, the governing body affected shall act to accept or reject the offer of dedication and the deed for the fee to such lands. The approval of other jurisdictional Planning Commissions shall be required on all* plats *of land situated within the unincorporated jurisdiction of the City of Watford City, North Dakota."*

DISCUSSION:

This re-plat is to create the extension of 3rd Ave Ne. The previous plat did not show any easements of right of ways for a possibility of a road being developed. With the approval of the proposed replant this will include the depicted road extension for 3rd Ave. NE.

This property currently as it stands would have no access to lots 10 and 13. The construction and completion of 3rd Ave NE will give an option for these lots to be accessed from this roadway.

This property is currently zone C1- General Commercial District and is located off of 4th Ave. NE. Fox Hills Village block 2 will have 4 Lots with 3rd Ave. NE separating Lot 13 from lots 10, 11, and 12.

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.

SITE DEVELOPMENT:

Access: *The property is accessible from 4th Ave NE.*

Sewer: *The property does have access to City sanitary sewer.*

Water: *The property not have access to City water.*

SURROUNDING LAND USE:

North: Zoning – AG- Agricultural District / R3, RT- Medium Density Residential with Townhome overlay
Use - Single Family Homes

East: Zoning – C1- General Commercial District
Use - Stone Home Brewery

South: Zoning – CF- Community Facility
Use - Rough Rider Center/ Watford City High School

West: Zoning – R4: High Density Residential
Use - Apartment Buildings

RECOMMENDATION:

It is the recommendation of the Planning Department Staff to *Approve* Fox Hills Village Replat for Subdivision Preliminary Plat. Contingent upon the following items.

1. According to the City of Watford City Municipal Code of Ordinances: *Chapter XV, Article XXX, Section 6-5*: Approval of the Preliminary Subdivision Plat shall be effective for a maximum period of twelve (12) months. A Final Subdivision Plat must be submitted for approval by City Council within the time limit.

2. The Subdivision Plat must follow all regulations as set forth within the City of Watford City Municipal Code of Ordinances pertaining to Subdivision Regulations and the Approval of Plats: *Chapter XV, Article XXX, Sections 5 & 6.*

3. All bonding for infrastructure must be received before the Final Subdivision Plat is recorded.

4. A Development Agreement (DA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

5. A Subdivision Improvement and Warranty Agreement (SIA) must be finalized and agreed upon between the City of Watford City and Developer before Final Subdivision Plat recordation.

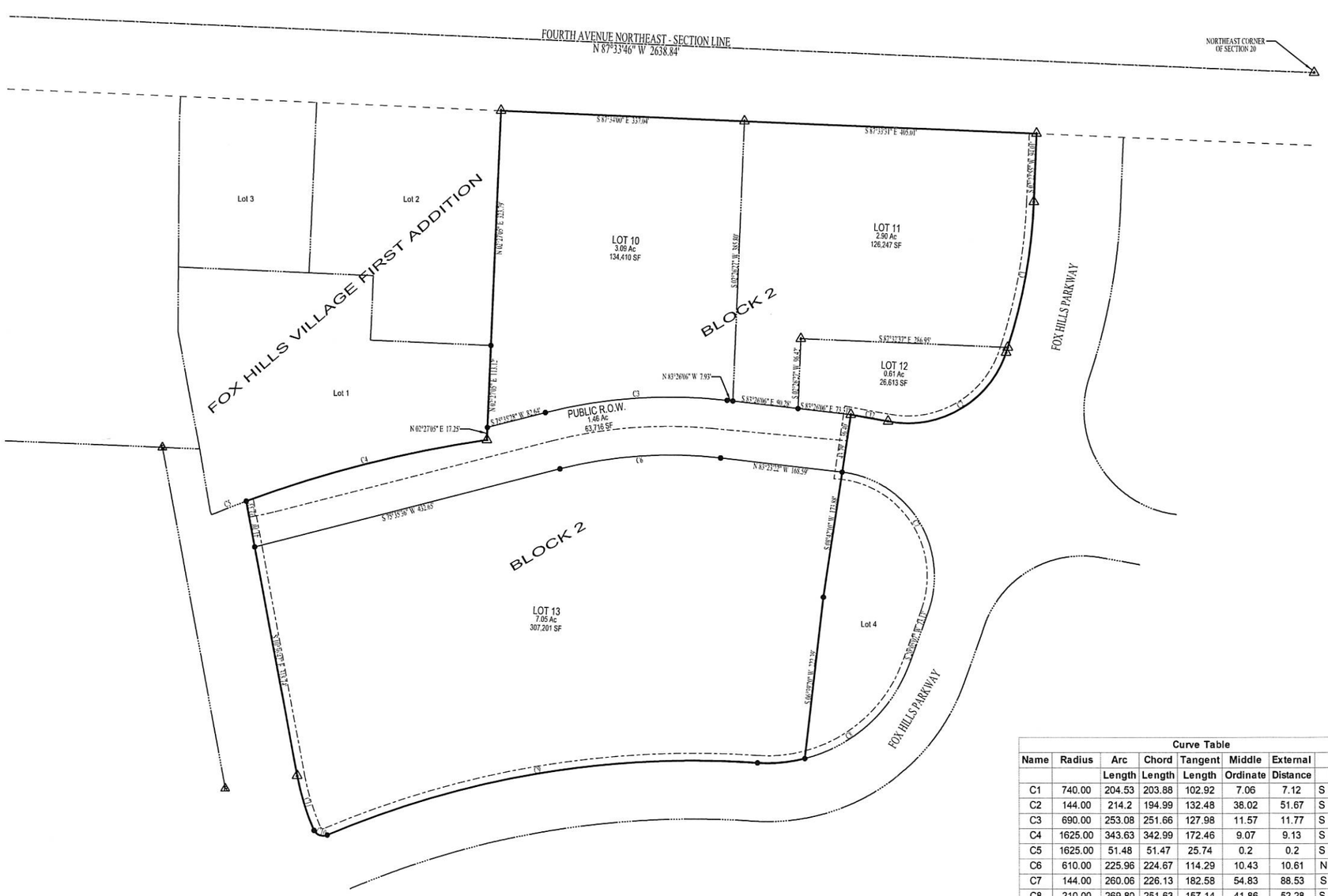
PLANNING DEPARTMENT STAFF CONTACT:

Becky Smith
basmith@nd.gov
(701)444-8402

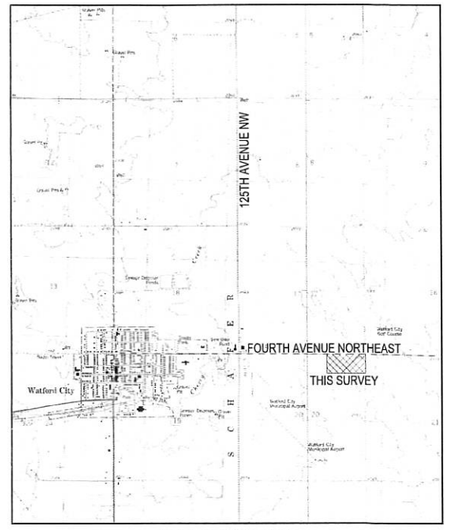
LaRissa Bertram
lbertram@nd.gov
(701)444-8406

PRELIMINARY REPLAT OF
LOTS 3 & 7 - 9 OF BLOCK 2 OF THE FOX HILLS VILLAGE
NOW KNOWN AS
LOTS 10 - 13 OF BLOCK 2 OF THE FOX HILLS VILLAGE

AS LOCATED IN THE N1/2NE1/4 OF SECTION 20 - TOWNSHIP 150 NORTH - RANGE 98 WEST - 5TH P.M.
MCKENZIE COUNTY, NORTH DAKOTA



Note: The centerline of the street is not located in the center of the Right-of-Way being dedicated.



VICINITY MAP
Not to Scale

N
W E
S

SCALE 1" = 80'
0' 80' 160'

- = REBAR & CAP SET
- = PIN FOUND
- = STONE FOUND
- = R.O.W. MARKER
- × = COMPUTED

BASIS OF BEARING: N.D. STATE PLANE - NORTH ZONE
GROUND DISTANCES SHOWN - C/F: 0.9998485

- = BOUNDARY LINE
- = SECTION LINE
- = QUARTER LINE
- = SIXTEENTH LINE
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = ORIGINAL BLOCK LINE
- = EXISTING 10' UTILITY EASEMENT LINE
- = ROAD CENTERLINE

Curve Table

Name	Radius	Arc Length	Chord Length	Tangent Length	Middle Ordinate	External Distance	Chord Direction
C1	740.00	204.53	203.88	102.92	7.06	7.12	S 10°21'58" W
C2	144.00	214.2	194.99	132.48	38.02	51.67	S 58°32'41" W
C3	690.00	253.08	251.66	127.98	11.57	11.77	S 86°06'11" W
C4	1625.00	343.63	342.99	172.46	9.07	9.13	S 75°39'32" W
C5	1625.00	51.48	51.47	25.74	0.2	0.2	S 68°41'41" W
C6	610.00	225.96	224.67	114.29	10.43	10.61	N 86°00'00" E
C7	144.00	260.06	226.13	182.58	54.83	88.53	S 31°39'07" E
C8	210.00	269.80	251.63	157.14	41.86	52.28	S 56°50'46" W
C9	1295.01	607.33	601.78	309.36	35.44	36.44	S 80°27'26" W
C10	14.00	21.24	19.26	13.27	3.84	5.29	N 70°40'21" W
C11	350.00	78.66	78.49	39.5	2.21	2.22	N 17°11'26" W
C12	1683.76	52.46	52.46	26.23	0.20	0.20	N 79°45'13" W

Brosz ENGINEERING, INC.
ARCHITECTURE ENGINEERING SURVEYING

PROJECT NO. N17-W1049