



## Unified Development Application

Have you met with Planning Staff regarding your application? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting: [241279\\_Pre-Application\\_03-22-24.pdf](#)

Type of Development **Major Subdivision Final Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **A portion of Lot 1, Block 1, Energy Center 3rd Addition**

Date of Final Plat Approval at Planning & Zoning Commission **05-08-2024**

Name **Tracy Tooz**

Company **Dickinson Energy Park, LLC**

Applicant Email **tracyt@toozconstruction.com**

Applicant Phone # **(701) 260-4431**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name Dickinson Energy Park, LLC  
Owner Address 555 Highway 1804 NE, Bismarck, ND, 58503  
Owner Email tracyt@toozconstruction.com  
Owner Phone # (701) 260-4431

Is the owner present to Sign

Owner Signature Upload [241279\\_Owner Signature\\_2024-02-28.pdf](#)

Will this application require any other action to complete the development?

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A TRACT OF LAND IN LOT ONE (1), BLOCK ONE (1), ENERGY CENTER 3RD ADDITION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH.P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1), THENCE S 89°34'27" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1), A DISTANCE OF 216.91 FEET; THENCE N 0°08'27" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°08'27" W, A DISTANCE OF 100.02 FEET; THENCE N 89°35'04" W, A DISTANCE OF 99.94 FEET; THENCE N 0°07'24" W, A DISTANCE OF 526.79 FEET; THENCE S 89°34'23" E, A DISTANCE OF 489.95 FEET; THENCE N 0°07'23" W, A DISTANCE OF 122.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 366.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°34'37" AND AN ARC DISTANCE OF 578.60 FEET; THENCE S 89°34'37" E, A DISTANCE OF 1097.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF ENERGY CENTER DRIVE; THENCE S 0°06'55" E ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE, A DISTANCE OF 562.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 803.93 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE THROUGH A CENTRAL ANGLE OF 40°54'06" AND AN ARC DISTANCE OF 573.90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST VILLARD STREET; THENCE S 81°42'06" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET, A DISTANCE OF 210.32 FEET; THENCE CONTINUE N

89°34'27" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET A DISTANCE OF 1845.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 44.64 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SE1/4 Section 1	T139N	R96W

Property Address / General Project Location      The property is located north of East Villard Street and west of Energy Drive.

Total Square Footage or Acreage of Subject Property      44.64 acres

Transmittal Letter (Explanation of Request & Proposed Operations)      [241279\\_Transmittal-Final Plat\\_2024-04-19.pdf](#)

Rezone Calc Multiplier      0

Minor Platting Multiplier      0

Prelim Platting Multiplier      0

Major Platting Multiplier      1

Name of Final Plat      Energy Center 6th Addition

Final Platted Lots      1 to 10 Lots

Final Platted Block(s)      2

Name of Preliminary Plat      Energy Center 6th Addition

Preliminary Number Lots      1 to 10 Lots

Preliminary Number of Block(s)      1

0

Application Calc      350

Required Documentation Upload      [241279\\_Closure Report\\_02-29-24.pdf](#)  
[241279\\_Development Agreement\\_2024-03-01.docx](#)

[241279\\_ENERGY CENTER 6TH-CITY-PRELIM\\_2024-04-19.pdf](#)  
[241279\\_ENERGY CENTER 6TH-PRIVATE-PRELIM\\_2024-04-19.pdf](#)  
[241279\\_Energy Center 6th Addition-Final\\_03-01-24.pdf](#)  
[241279\\_Energy Center 6th Addition-Prelim\\_03-01-24.pdf](#)  
[241279\\_FEMA Map\\_02-29-24.pdf](#)  
[241279\\_Parcel Map\\_02-29-24.pdf](#)  
[241279\\_Utility Map\\_02-29-24.pdf](#)  
[241279\\_Zoning Map\\_02-29-24.pdf](#)

Deed for Property [3109483\\_Deed.pdf](#)

Application Fees **Applicable Fees** 350.00 USD

Total: \$350.00

Transaction ID: 5wb3z6vm

**Payer Information**

First Name: Andrew

Last Name: Schrank

E-Mail [tracyt@toozconstruction.com](mailto:tracyt@toozconstruction.com)

Applicant Signature

Date 04-19-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

**Attachments:** Because the total size is more than 5MB the uploads are not attached.