

Natalie Birchak

From: Jotform <noreply@jotform.com>
Sent: Wednesday, July 1, 2026 3:28 PM
To: Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Sylvia Miller; Natalie Birchak; Kylee Zastoupil
Subject: Re: Unified Development Application



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: [Taplands Pre-Application Letter.pdf](#)

Type of Development **Major Subdivision Preliminary Plat**

Is this a Replat **Yes**

Subdivision Being Re-
platted **A portion of Lot 1, Block 1, Green Acres Addition**

Name **Beau Sneed**

Company **701 Taplands, LLC**

Applicant Email **[REDACTED]**

Applicant Phone # **[REDACTED]**

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

Applicant Representative
Company

Highlands Engineering

Applicant Representative
Email

[REDACTED]

Applicant Representative
Phone #

[REDACTED]

Owner Name

701 Taplands, LLC

Owner Address

[REDACTED]

Owner Email

[REDACTED]

Owner Phone #

[REDACTED]

Is the owner present to
Sign

No

Owner Signature Upload

[261980_Owner Signature_2026-06-30.pdf](#)

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

Yes

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

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 OF GREEN ACRES ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, ND, BEING LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4NW1/4) OF SECTION NINE (9), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION NINE (9) BEING A FOUND BLM BRASS CAP; THENCE N 00°07'14" W ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW1/4), A DISTANCE OF 118.38 FEET TO THE POINT OF BEGINNING AT THE CENTER OF THE HEART RIVER; THENCE CONTINUING N 00°07'14" W ALONG SAID WEST LINE, A DISTANCE OF 613.94 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°52'46" E A DISTANCE OF 33.00 FEET TO A SET REBAR AND CAP LS-5466 ON THE WEST RIGHT-OF-WAY LINE OF STATE AVENUE ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 994.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 24°06'59", A DISTANCE OF 418.72 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 43°44'48" W CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A SET REBAR AND CAP LS-5466 AT THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1014.80 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°43'31", A DISTANCE OF 101.40 FEET TO A POINT ON THE CENTERLINE OF THE HEART RIVER; THENCE ALONG SAID RIVER CENTERLINE S 59°59'59" W, A DISTANCE OF 378.86 FEET TO THE POINT OF BEGINNING.

SAID PARCEL DESCRIBED CONTAINS 2.28 ACRES, MORE OR LESS, IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, SURVEYS. SAID PARCEL INCLUDES NAVIGABLE WATER BODY SOVEREIGN LANDS OWNED BY THE STATE OF NORTH DAKOTA WITHIN THE ORDINARY HIGH WATER MARK IN ACCORDANCE WITH NORTH DAKOTA CENTURY CODE §61-33.

	1/4 Section	Township	Range
Description	SW1/4NW1/4 Section 9	T139N	R96W

Property Address /
General Project Location

418 S State Avenue

Total Square Footage or
Acreage of Subject
Property

2.28 acres

Transmittal Letter
(Explanation of Request &
Proposed Operations)

[261980 Transmittal-PRELIM PLAT 2026-07-01.pdf](#)

Rezone Calc Multiplier

0

Minor Platting Multiplier

0

Prelim Platting Multiplier

1

Major Platting Multiplier

0

Name of Preliminary Plat

Taplands Addition

Preliminary Number Lots

1 to 10 Lots

Preliminary Number of
Block(s)

1

0

Application Calc

500

Required Documentation
Upload

[261980 Zoning Map 2026-06-24.pdf](#)

[261980 Utility Map 2026-06-24.pdf](#)

[261980 Parcel Map 2026-06-24.pdf](#)

[261980 X-Site-2 2026-04-08.pdf](#)

[261980 FIRMETTE 2026-03-06.pdf](#)

[261980 PLAT-PRELIM 2026-06-24.pdf](#)

[261980 PLAT-FINAL 2026-06-24.pdf](#)

Deed for Property

[3183201 Contract for Deed.pdf](#)

Application Fees

Applicable Fees

500.00 USD

Total:

\$500.00

Transaction ID: mk5zq0wk

Payment Information

First Name: Andrew

Last Name: Schrank

E-Mail



Applicant Signature



Date

07-01-2026

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.