



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: [241437_Preapplication Meeting.pdf](#)

Type of Development **Major Subdivision Final Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **REPLAT OF LOTS 13-15, BLOCK 6 OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK 1, LOTS 1 & 17-21**

Date of Final Plat Approval at Planning & Zoning Commission **10-09-2024**

Name **Aaron Grinsteiner**

Company **Venture Homes, LLC**

Applicant Email **venturehomesnd.aaron@gmail.com**

Applicant Phone # **(701) 290-1298**

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 Venture Homes, LLC

Owner Address PO Box 1316, Dickinson, ND, 58602

Owner Email venturehomesnd.aaron@gmail.com

Owner Phone # (701) 290-1298

Is the owner present to Sign

Owner Signature Upload [241437_Owner Signature_Signed_2024-08-02.pdf](#)

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

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS) A PARCEL OF LAND LOCATED IN LOTS THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), BLOCK SIX (6) OF THE REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21 LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-ONE, TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT THIRTEEN (13) BEING A FOUND REBAR AND CAP LS-1225; THENCE S 69°12'10" E ALONG THE NORTH LINE OF SAID LOT THIRTEEN (13), A DISTANCE OF 139.93 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTH EAST CORNER OF SAID LOT THIRTEEN (13); THENCE S 74°34'45" E ALONG THE NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 133.19 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF TRACT ONE (1) OF SAID REPLAT OF WEST RIDGE 1ST ADDITION, BLOCK ONE (1), LOTS 1 AND 17-21; THENCE S 74°35'36" E ALONG SAID NORTH LINE OF SAID LOT FOURTEEN (14), A DISTANCE OF 70.63 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FOURTEEN (14); THENCE S 46°59'22" E ALONG THE NORTH LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 40.39 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 00°10'48" W ALONG THE EAST LINE OF SAID LOT FIFTEEN (15), A DISTANCE OF 137.48 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHEAST CORNER OF SAID LOT FIFTEEN (15); THENCE S 73°36'32" W ALONG THE SOUTH LINE OF SAID LOT FIFTEEN (15), A

DISTANCE OF 178.61 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°37'48" AN ARC LENGTH OF 67.32 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE NORTHWEST CORNER OF SAID LOT FIFTEEN (15) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°24'30" AN ARC LENGTH OF 105.74 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT FOURTEEN (14) BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'46" AN ARC LENGTH OF 132.27 FEET TO A FOUND REBAR AND CAP LS-1225 AT THE SOUTHWEST CORNER OF SAID LOT THIRTEEN (13); THENCE N 12°24'32"E ALONG THE WEST LINE OF SAID SECTION THIRTEEN (13), A DISTANCE OF 122.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.51 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SW1/4 Section 31	T140N	R96W

Property Address / General Project Location Property is generally located on the north side of 12th Street W approximately 0.12 miles north of West Ridge Drive.

Total Square Footage or Acreage of Subject Property 1.51 acres

Transmittal Letter (Explanation of Request & Proposed Operations) [241437_Transmittal-FINAL PLAT.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 1

Name of Final Plat West Ridge 4th Addition

Final Platted Lots 1 to 10 Lots

Final Platted Block(s) 1
Name of Preliminary Plat West Ridge 4th Addition

Preliminary Number Lots **1 to 10 Lots**

Preliminary Number of Block(s) 1
0 existing - 9 proposed

Application Calc 350

Required Documentation Upload [241437_Closure Report.pdf](#)
[241437_West Ridge 4th Addition Plat_2024-08-01.pdf](#)

Deed for Property [241437_Deed.pdf](#)

Application Fees **Applicable Fees** 350.00 USD
Total: \$350.00
Transaction ID: p8s7gbhv

Payment Information

First Name: Andrew
Last Name: Schrank
E-Mail: venturehomesnd.aaron@gmail.com

Applicant Signature



Date 09-16-2024

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