



## 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: [Pre-Application Letter 202311SFS.docx.pdf](#)

Type of Development **Major Subdivision Final Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **Lots 4-6, Block 1, State 8th Addition**

Date of Final Plat Approval at Planning & Zoning Commission **01-17-2024**

Name **Aaron Grinsteinner**

Company **Venture Commercial, 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](mailto:schrank@highlandseng.com)

Applicant Representative Phone # (701) 483-2444

Owner Name Venture Commercial, LLC

Owner Address PO 1316, Dickinson, ND, 58602

Owner Email [venturehomesnd.aaron@gmail.com](mailto:venturehomesnd.aaron@gmail.com)

Owner Phone # (701) 290-1298

Is the owner present to Sign

Owner Signature Upload [231222\\_Owner Signature\\_2023-11-29.pdf](#)

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

Metes and Bounds Description

A PARCEL OF LAND BEING LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK ONE (1), STATE EIGHTH ADDITION IN SECTION SEVEN (5), 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:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT FOUR (4), SAID POINT BEING A FOUND REBAR AND CAP LS-3595; THENCE N 89°55'39" E ALONG THE NORTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 170.03 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT FIVE (5); THENCE S 89°59'58" E ALONG THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 169.95 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT SIX (6); THENCE N 89°58'06" E ALONG THE NORTH LINE OF SAID LOT SIX (6), A DISTANCE OF 170.00 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID LOT SIX (6); THENCE S 00°08'54" E ALONG THE EAST LINE OF SAID SECTION SIX (6), A DISTANCE OF 263.25 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT SIX (6); THENCE S 89°52'32" W ALONG THE SOUTH LINE OF SAID LOT SIX (6), A DISTANCE OF 169.97 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE S 89°51'32" W ALONG THE SOUTHERN LINES OF SAID LOT FIVE (5) AND SAID LOT FOUR (4), A DISTANCE OF 254.72 FEET TO A SET REBAR AND CAP LS-5466 AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 783.00 FEET; THENCE WESTERLY

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°14'56" AN ARC LENGTH OF 85.40 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHWEST CORNER OF SAID LOT FOUR (4); THENCE N 00°09'43" W ALONG THE WEST LINE OF SAID LOT FOUR (4), A DISTANCE OF 268.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.09 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	5	139	96

Property Address / General Project Location: Generally located east of Sanford Clinic between Fairway St and 8th Street W.

Total Square Footage or Acreage of Subject Property: 3.09 acres

Rezone Calc Multiplier: 0

Minor Platting Multiplier: 0

Prelim Platting Multiplier: 0

Major Platting Multiplier: 1

Name of Final Plat: State 9th Addition

Final Platted Lots: 1 to 10 Lots

Final Platted Block(s): 1

Name of Preliminary Plat: State 9th Addition

Preliminary Number Lots: 1 to 10 Lots

Preliminary Number of Block(s): 1

±10

Application Calc: 350

Required Documentation Upload: [231222\\_Closure Report\\_2024-01-24.pdf](#)  
[231222\\_Plat-FINAL\\_2024-01-24.pdf](#)  
[231222\\_Plat-PRELIM\\_2024-01-24.pdf](#)  
[231222\\_Transmittal-FINAL PLAT\\_2024-01-24.pdf](#)

[231222\\_X-SITE\\_2024-01-24.pdf](#)

Deed for Property

[3179451\\_Warranty Deed.pdf](#)

Application Fees

Applicable Fees

350.00 USD

Total:

\$350.00

Transaction ID:

g13bha1a

==Payer Info==

First Name

Andrew

Last Name

Schrank

E-Mail

venturehomesnd.aaron@gmail.com

Applicant Signature



Date

01-24-2024

---

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