

From: Jotform
To: [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); loretta.marshik@dickinsongov.com; [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Nicole Snyder](#); [Nicole Snyder](#)
Subject: Re: Unified Development Application
Date: Wednesday, March 27, 2024 3:09:55 PM
Attachments: [5873829630019710488_signature_23.png](#)
[Pre-Application Letter 202311SFA.pdf](#)
[220614_Corrective Deed.pdf](#)
[220614_Warranty Deed.pdf](#)
[241269_Transmittal-REZONE_2024-03-27.pdf](#)
[241269_Flood Map_2024-03-26.pdf](#)
[241269_PLAT-FINAL_2024-03-26.pdf](#)
[241269_PLAT-PRELIM_2024-03-26.pdf](#)
[241269_Parcel Map_2024-03-26.pdf](#)
[241269_Zoning Map_2024-03-26.pdf](#)
[241269_Owner Signature.pdf](#)
[5873829630019710488_signature_23.png](#)



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 202311SFA.pdf](#)

Type of Development **Rezoning - Zoning Map Amendment**

Name **Carl Kirschenheiter**

Company **I-94 Development, LLC**

Applicant Email **cdkirsch@ndsupernet.com**

Applicant Phone # **(701) 290-1019**

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 I-94 Development, LLC
Owner Address 48 20th Street SW, Dickinson, ND, 58601
Owner Email cdkirsch@ndsupernet.com
Owner Phone # (701) 290-1019

Is the owner present to Sign

Owner Signature Upload [241269_Owner Signature.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 BEING LOT 1B AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 3178771, BLOCK TWO (2) OF SOUTH FORK ACRES SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B) BEING A FOUND REBAR AND CAP; THENCE N 89°55'24" E ALONG THE NORTH LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1276.22 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT ONE B (1B); THENCE S 00°14'12" E ALONG THE EAST LINE OF SAID LOT ONE B (1B), A DISTANCE OF 1466.59 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE NORTH RIGHT-OF-WAY OF DVORAK DRIVE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES TO FOUND REBAR AND CAPS LS-5466: S 87°50'18" W, 648.45 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°38'30" AN ARC LENGTH OF 248.07 FEET; THENCE S 35°11'48" W, 180.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'14" AN ARC LENGTH OF 262.77 FEET; THENCE S 03°24'26" E, 591.56 FEET TO SAID REBAR AND CAP LS-5466 ON INTERSECTION OF SAID DVORAK DRIVE RIGHT-OF-WAY AND THE NORTH RIGHT-OF-WAY OF 20TH STREET SOUTHWEST; THENCE S 89°53'37" W ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 280.35 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 00°02'16" W LEAVING SAID RIGHT-OF-WAY ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 1470.24 FEET TO A FOUND REBAR; THENCE N 00°09'42" W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1119.58 FEET TO THE POINT

OF BEGINNING.

SAID PARCEL CONTAINS 51.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	SE1/4 Section 16	T139N	R96W

Legal - Lot/Block/Addition	Lot	Block	Addition
Description	1B	2	Southfork Acres Subdivision

Property Address / General Project Location The property is generally located south of City of Dickinson's corporate limits, approximately 350ft west of Highway 22.

Total Square Footage or Acreage of Subject Property 5.11 acres

Transmittal Letter (Explanation of Request & Proposed Operations) [241269_Transmittal-REZONE_2024-03-27.pdf](#)

Existing Zoning AG - Agriculture

Proposed Zoning RR - Rural Residential

Rezone Calc Multiplier 1

Overlay District Description N/A

Map of Area to be Rezoned [241269_Flood Map_2024-03-26.pdf](#)
[241269_PLAT-FINAL_2024-03-26.pdf](#)
[241269_PLAT-PRELIM_2024-03-26.pdf](#)
[241269_Parcel Map_2024-03-26.pdf](#)
[241269_Zoning Map_2024-03-26.pdf](#)

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 350

Deed for Property

[220614_Corrective Deed.pdf](#)
[220614_Warranty Deed.pdf](#)

Application Fees

Applicable Fees

350.00 USD

Total:

\$350.00

Transaction ID:

6tz275da

Payer Information

First Name: Andrew

Last Name: Schrank

E-Mail: cdkirsch@ndsupernet.com

Applicant Signature



Date

03-27-2024

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