

From: Jotform
To: Development Admin; Development Admin; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Development Admin; Natalie Birchak
Subject: Re: Unified Development Application
Date: Thursday, August 20, 2026 8:21:15 AM



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 Final Plat**

Is this a Replat **Yes**

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

Date of Final Plat Approval
at Planning & Zoning
Commission **10-14-2026**

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?

No

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 DESCRIBED INCLUDES NAVIGABLE WATER BODY SOVEREIGN LANDS OWNED BY THE STATE OF NORTH DAKOTA WITHIN THE ORDINARY HIGH WATER MARK OF THE HEART RIVER 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-FINAL PLAT_2026-08-20.pdf
Rezone Calc Multiplier	0
Minor Platting Multiplier	0
Prelim Platting Multiplier	0
Major Platting Multiplier	1
Name of Final Plat	Taplands Addition
Final Platted Lots	1 to 10 Lots
Final Platted Block(s)	1
Name of Preliminary Plat	Taplands Addition
Preliminary Number Lots	1 to 10 Lots
Preliminary Number of Block(s)	1
	0
Application Calc	350
Required Documentation	261980_Zoning Map_2026-06-24.pdf

Upload

[261980_Utility Map_2026-06-24.pdf](#)
[261980_Parcel Map_2026-06-24.pdf](#)
[261980_PLAT-FINAL_2026-08-20.pdf](#)
[261980_PLAT-PRELIM_2026-06-24.pdf](#)
[261980_FIRMETTE_2026-03-06.pdf](#)
[261980_X-Site-2_2026-04-08.pdf](#)
[261980_Vacation Petition-COMB_2026-06-24.pdf](#)

Deed for Property

[3183201_Contract for Deed.pdf](#)

Application Fees

Applicable Fees 350.00 USD

Total: \$350.00

Transaction ID: cq7c1eb3

Payment Information

First Name: Andrew

Last Name: Schrank

E-Mail

Applicant Signature



Date

08-20-2026

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.