



Western Edge Surveying, PLLC
1175 Lincoln Street
Dickinson, ND 58601

Phone: (701) 505-8209
Email: nick.jensen@westernedgesurveying.com
Website: www.westernedgesurveying.com

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND

Date: May 13th, 2025

Subject: Reddish Corner Addition – Minor Subdivision Plat

Attached to the application form you will find the following Minor Subdivision Plat documents for the area of the Reddish Corner Addition being submitted for consideration:

- Pre-submittal Meeting Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Minor Plat Drawing
- Minor Plat Drawing – With image, showing current land usage.
- City Zoning Map
- City Utility Map
- FEMA Floodplain Map

Minor Subdivision Plat Request:

The applicants respectfully request approval to consolidate two previously deeded parcels within the City of Dickinson. Historically, this area of the city permitted larger lots, which were later subdivided into smaller parcels. One of the parcels in this proposal currently contains a garage without a residence. To ensure compliance with city regulations, this parcel must be merged with the adjacent deeded parcel, which includes a residence. No other actions are being requested as part of this process.

Project Description:

Aaron and Jenna Reddish, the applicants, recently acquired the property immediately north of their existing residence. As part of their plan, they demolished the house previously located on the acquired property, with the intent of combining the two deeded parcels into a single lot. This consolidation is necessary to align with City Codes and Bylaws. Looking ahead, the applicants plan to construct a new shed within the bounds of the joined parcels. They have indicated that they have been in communication with the city regarding previous actions taken and future plans.

Thank you for your consideration of this application and we appreciate any feedback or questions you may have.

Thanks,
Nick Jensen