

From: Jotform
To: Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Sylvia Miller; Natalie Birchak
Subject: Re: Unified Development Application
Date: Wednesday, July 2, 2025 4:05:35 PM
Attachments: [Bauer Pre-Application Letter.pdf](#)
[Authorization Letter.pdf](#)
[SILVERGATE ADDITION TRANSMITTAL.pdf](#)
[3006108.pdf](#)
[SILVERGATE UTILITIES.pdf](#)
[SILVERGATE PRELIM IMAGE.pdf](#)
[SILVERGATE PRELIM.pdf](#)
[SILVERGATE ZONING.pdf](#)
[6273030811815263801_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: [Bauer Pre-Application Letter.pdf](#)

Type of Development

Is this a Replat

Subdivision Being Re-
platted Messersmith & Simpson's 2nd Addition

Name Dave Bauer

Company The Real Estate Company

Applicant Email dave@bauerproperty.com

Applicant Phone # (701) 260-2261

Applicant Representative
(if applicable) Nick Jensen

Applicant Representative
Company Western Edge Surveying, PLLC

Applicant Representative
Email nick.jensen@westernedgesurveying.com

Applicant Representative
Phone # (701) 505-8209

Owner Name Carlos Royal

Owner Address 1156 21st W, Dickinson, ND, 58601

Owner Email cwroyal@icloud.com

Owner Phone # (760) 798-2129

Is the owner present to
Sign

Owner Signature Upload [Authorization Letter.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 A PORTION OF BLOCK C,
MESSERSMITH & SIMPSON'S SECOND ADDITION TO THE
CITY OF
DICKINSON LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF
THE 5TH
PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK
COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY
DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID
BLOCK C; THENCE ALONG THE EAST LINE OF SAID
BLOCK C S1°50'47"W
A DISTANCE OF 85.00' TO THE POINT OF BEGINNING,
THENCE N88°20'37"W A DISTANCE OF 124.93', THENCE
S1°51'05"W A
DISTANCE OF 199.99', THENCE S88°19'37"E A DISTANCE
OF 74.96', THENCE N1°50'47"E A DISTANCE OF 15.02',
THENCE
S88°19'37"E A DISTANCE OF 49.98' TO A POINT BEING ON
THE EAST LINE OF SAID BLOCK C, THENCE ALONG THE
EAST LINE OF
SAID BLOCK C N1°50'47"E A DISTANCE OF 185.01' TO THE
POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.556 ACRES (24238 SQUARE
FEET), MORE OR LESS, AND IS SUBJECT TO ANY
PREVIOUS EASEMENTS,
AGREEMENTS, CONVEYANCES, AND SURVEYS.

	1/4 Section	Township	Range
Description	SE 1/4 Sec. 3	T139N	R96W

Property Address /
General Project Location 343/359 9th Ave East

Total Square Footage or
Acreage of Subject Property 0.556 ACRES (24238 SQUARE FEET)

Transmittal Letter
(Explanation of Request & Proposed Operations) [SILVERGATE ADDITION TRANSMITTAL.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 1

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Name of Plat Silvergate Addition

Number Lots 1 to 10 Lots

Number of Block(s) 1

2

Application Calc 500

Required Documentation Upload [SILVERGATE_FEMA_CLIP.jpg](#)
[SILVERGATE_UTILITIES.pdf](#)
[SILVERGATE_PRELIM_IMAGE.pdf](#)
[SILVERGATE_PRELIM.pdf](#)
[SILVERGATE_ZONING.pdf](#)

Deed for Property [3006108.pdf](#)

Application Fees

Applicable Fees	500.00 USD
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Total: \$500.00

Transaction ID: ahcr8vb4

Payment Information

First Name: Nicholas
Last Name: Jensen
E-Mail: dave@bauerproperty.com

Applicant Signature

A handwritten signature in black ink, appearing to be 'Zed' or 'Zed' with a stylized flourish.

Date

07-02-2025

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