



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: [241279_Pre-Application.pdf](#)

Type of Development **Major Subdivision Preliminary Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **A Portion of Lot 1, Block 1, Energy Center 3rd Addition**

Name **Tracy Tooz**

Company **Dickinson Energy Park, LLC**

Applicant Email **tracyt@toozconstruction.com**

Applicant Phone # **(701) 260-4431**

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 **Dickinson Energy Park LLC**

Owner Address 555 Highway 1804 NE, Bismarck, ND, 58503

Owner Email tracyt@toozconstruction.com

Owner Phone # (701) 260-4431

Is the owner present to Sign

Owner Signature Upload [241279_Owner Signature_2024-02-28.pdf](#)

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

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A TRACT OF LAND IN LOT ONE (1), BLOCK ONE (1), ENERGY CENTER 3RD ADDITION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), 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:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1), THENCE S 89°34'27" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION ONE (1), A DISTANCE OF 216.91 FEET; THENCE N 0°08'27" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°08'27" W, A DISTANCE OF 100.02 FEET; THENCE N 89°35'04" W, A DISTANCE OF 99.94 FEET; THENCE N 0°07'24" W, A DISTANCE OF 526.79 FEET; THENCE S 89°34'23" E, A DISTANCE OF 489.95 FEET; THENCE N 0°07'23" W, A DISTANCE OF 122.37 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 366.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°34'37" AND AN ARC DISTANCE OF 578.60 FEET; THENCE S 89°34'37" E, A DISTANCE OF 1097.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF ENERGY CENTER DRIVE; THENCE S 0°06'55" E ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE, A DISTANCE OF 562.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 803.93 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE THROUGH A CENTRAL ANGLE OF 40°54'06" AND AN ARC DISTANCE OF 573.90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST VILLARD STREET; THENCE S 81°42'06" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET, A DISTANCE OF 210.32 FEET; THENCE CONTINUE N 89°34'27" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET A DISTANCE OF 1845.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 44.64 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

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

Property Address / General Project Location: Property is generally located west of Energy Drive and north of E Villard Street.

Total Square Footage or Acreage of Subject Property: 44.64 acres

Rezone Calc Multiplier: 0

Minor Platting Multiplier: 0

Prelim Platting Multiplier: 1

Major Platting Multiplier: 0

Name of Preliminary Plat: Energy Center 6th Addition

Preliminary Number Lots: 1 to 10 Lots

Preliminary Number of Block(s): 2

0

Application Calc: 500

Required Documentation Upload: [241279_Closure Report_02-29-24.pdf](#)
[241279_Development Agreement_2024-03-01.docx](#)
[241279_Energy Center 6th Addition-Final_03-01-24.pdf](#)
[241279_Energy Center 6th Addition-Prelim_03-01-24.pdf](#)
[241279_FEMA Map_02-29-24.pdf](#)
[241279_Parcel Map_02-29-24.pdf](#)
[241279_Transmittal-Prelim Plat_2024-03-01.pdf](#)
[241279_Utility Map_02-29-24.pdf](#)
[241279_X-Site_2024-03-01.pdf](#)
[241279_Zoning Map_02-29-24.pdf](#)

Deed for Property: [3109483_Deed.pdf](#)

Application Fees: Applicable Fees 500.00 USD

Total: \$500.00

Transaction ID: 8zj10f8k

Payer Information

First Name: Andrew
Last Name: Schrank
E-Mail: tracyt@toozconstruction.com

Applicant Signature

Date

03-01-2024

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.