

From: Jotform
To: [Natalie Birchak](#); [Kylee Zastoupil](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [building.applications@dickinsongov.com](#); [Natalie Birchak](#); [Kylee Zastoupil](#)
Subject: Re: Unified Development Application
Date: Thursday, August 13, 2026 7:29:11 AM
Attachments: [Tormaschy Pre-Application Letter.pdf](#)
[3157672.pdf](#)
[328562.pdf](#)
[City Parcel Map.pdf](#)
[City Utility Information Map.pdf](#)
[City Zoning Map.pdf](#)
[FEMA Mapping.pdf](#)
[26-008 Tormaschy Prelim Submittal.pdf](#)
[26-008 Tormaschy Prelim Submittal Image.pdf](#)
[6624368877223906851_signature_67.png](#)
[6624368877223906851_signature_70.png](#)
[6624368877223906851_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: [Tormaschy Pre-Application Letter.pdf](#)

Type of Development **Annexation**

Name **Jason Tormaschy**

Applicant Email **[REDACTED]**

Applicant Phone # **[REDACTED]**

Applicant Representative
(if applicable) **Nick Jensen**

Applicant Representative
Company **Western Edge Surveying, PLLC**

Applicant Representative
Email **[REDACTED]**

Applicant Representative
Phone # **[REDACTED]**

Name of Plat (if
applicable) **Zowie Heights Subdivision**

Brief Description of annexation proposal including reasons for the request

Upon direction of the Dickinson Planning and Zoning Commission at their August 12, 2026 meeting, the applicant is submitting concurrent applications for annexation, rezoning, and FLUM amendment for Lot 1, Block 1 (30.000 acres) of the Zowie Heights Subdivision.

At the August 12, 2026 meeting, the Planning and Zoning Commission tabled the preliminary plat and directed the applicant to pursue annexation, rezoning, and FLUM amendment for Lot 1, Block 1. City planning staff has advised that General Commercial zoning and Commercial FLUM designation are appropriate for this parcel given its intended future use and proximity to existing Commercial-designated properties to the west and northwest.

The applicant is requesting annexation of Lot 1, Block 1 (30.000 acres) from the City of Dickinson's Extra-Territorial Zone (ETZ) into the City of Dickinson. The parcel is contiguous to existing city boundaries. City water and sewer infrastructure is available in 4th Avenue East on the west side of the property, and an existing sanitary sewer line runs across the subject property as well as in 4th Avenue East.

Existing Zoning

AG - Agriculture

Included in Existing Comprehensive Plan

Yes

Proposed Zoning

GC - General Commercial

Proposed Comprehensive Plan

Yes

How many owners exist for this property?

2

Owner 1 Name

Jason Tormaschy

Owner 1 Mailing Address

[REDACTED]

Owner 1 Phone #

[REDACTED]

Owner 1 Email

[REDACTED]

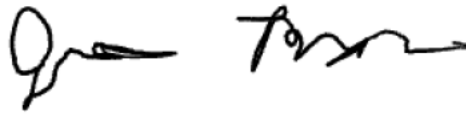
Owner 1 Percentage of Ownership

50

Is Owner 1 Present to Sign

Yes

Owner 1 Signature



Owner 2 Name Lisa Tormaschy

Owner 2 Mailing Address

[REDACTED]

Owner 2 Phone # N/a

Owner 2 Email N/a

Owner 2 Percentage of
Ownership 50

Is Owner 2 Present to
Sign

Yes

Owner 2 Signature



Survey and Vicinity Map [26-008 Tormaschy_Prelim_Submittal.pdf](#)
[26-008 Tormaschy_Prelim_Submittal_Image.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 5000

Required Documentation Upload [City Parcel Map.pdf](#)
[City Utility Information Map.pdf](#)
[City Zoning Map.pdf](#)
[FEMA Mapping.pdf](#)

Deed for Property [3157672.pdf](#)
[328562.pdf](#)

Application Fees

Applicable Fees

5,000.00 USD

Total:

\$5,000.00

Transaction ID: p56nfra6

Payment Information

First Name: Nicholas

Last Name: Jensen

E-Mail



Applicant Signature

A handwritten signature in black ink that reads "Nicholas Jensen".

Date

08-13-2026

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