

36-1-4410-20
148-83
Snow

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ZONING CHANGE SUBDIVISION PLAT TEMP. USE

Name of applicant: Michael Houser

Mailing address: 3008 18th st nw
Coleharbor ND 58531

Telephone Number (701) 313-0200 (ofc) _____ (res)

Property is located in the nw (Quarter), Section 1, Township 148,

Range 83, or more specifically identified as:

~~3090 18th st nw coleharbor nd 53531~~

O.L.C

Purpose of requested change:
From agricultural land to residential

Describe proposed construction:
move home ^{from} for totten trail to 6 acre lot over a basement

Present land use: agricultural

Proposed land use: residential

Additional items required to be attached:

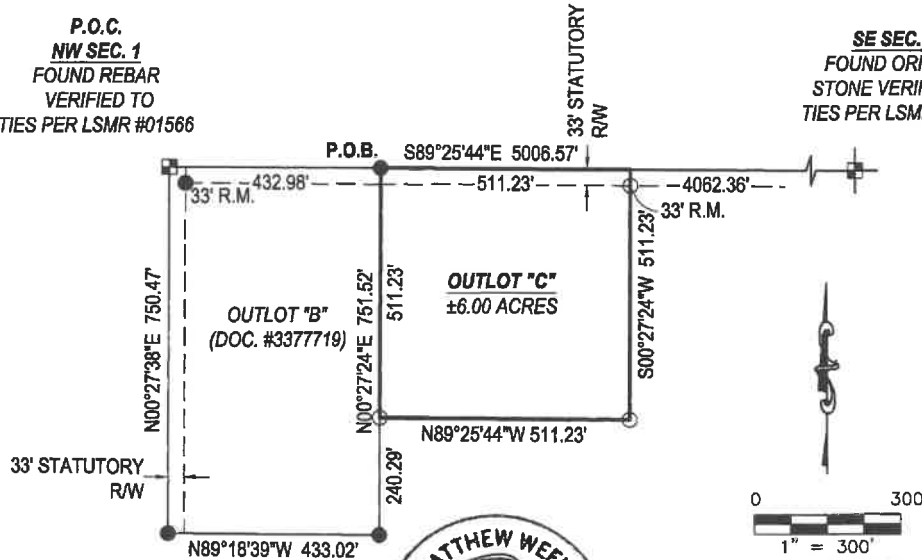
- Map of area
- Boundary line survey of site
- Preliminary map showing location of structures.
- Timing schedule indicting the starting and completion dates.
- Written approval of highway authority for new access roads.
- Permit application fee in the amount of \$ _____

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)

PLAT OF OUTLOT "C"
 LOCATED WITHIN THE NW1/4 OF
 SECTION 1, T148N, R83W, 5th P.M.,
 McLEAN COUNTY, NORTH DAKOTA
 OWNER: MERLIN SCHUMAIER

P.O.C.
NW SEC. 1
 FOUND REBAR
 VERIFIED TO
 TIES PER LSMR #01566

SE SEC. 32
 FOUND ORIGINAL
 STONE VERIFIED TO
 TIES PER LSMR #02119



0 300
 1" = 300'
 DATE OF FIELD SURVEY
 SEPTEMBER 22, 2021

LEGEND:

■	- PLSS CORNER (AS NOTED)
●	- FOUND REBAR W/ OPC LS-4730
○	- SET REBAR W/ YPC, LS-3626

SURVEYOR'S NOTES

- 1) A title opinion or a commitment for title insurance was not provided by the party requesting the survey. This document may not include complete information regarding ownership, easements, reservations, restrictions, and encumbrances.
- 2) The basis of bearing is based on the North Dakota State Plane Coordinate System, North Zone - NAD 83. The distances reported hereon are in reference to the international foot definition and are at ground per the NDDOT combination factor for McLean County (1/cf=1.0001075116). The measurements shown hereon have been determined by RTK methods using the "Trimble NOW VRS" network.

LEGAL DESCRIPTION OF OUTLOT "C"

A tract of land located within the Northwest Quarter (NW1/4) of Section 1, Township 148 North, Range 83 West of the Fifth Principal Meridian, McLean County, North Dakota, and is more particularly described as follows:

COMMENCING at the northwest corner of said Section 1; thence on the north line of said Section 1, S89°25'44"E a distance of 432.98 feet to the northeast corner of Outlot "B", Document #3377719 on file at the McLean County Recorders office, and the POINT OF BEGINNING.

From said POINT OF BEGINNING; thence continuing on said north line of Section 1 S89°25'44"E a distance of 511.23 feet; thence S00°27'24"W a distance of 511.23 feet; thence N89°25'44"W a distance of 511.23 feet to the west line of said Outlot "B"; thence on said west line of Outlot "B", N00°27'24"E a distance of 511.23 feet to the POINT OF BEGINNING.

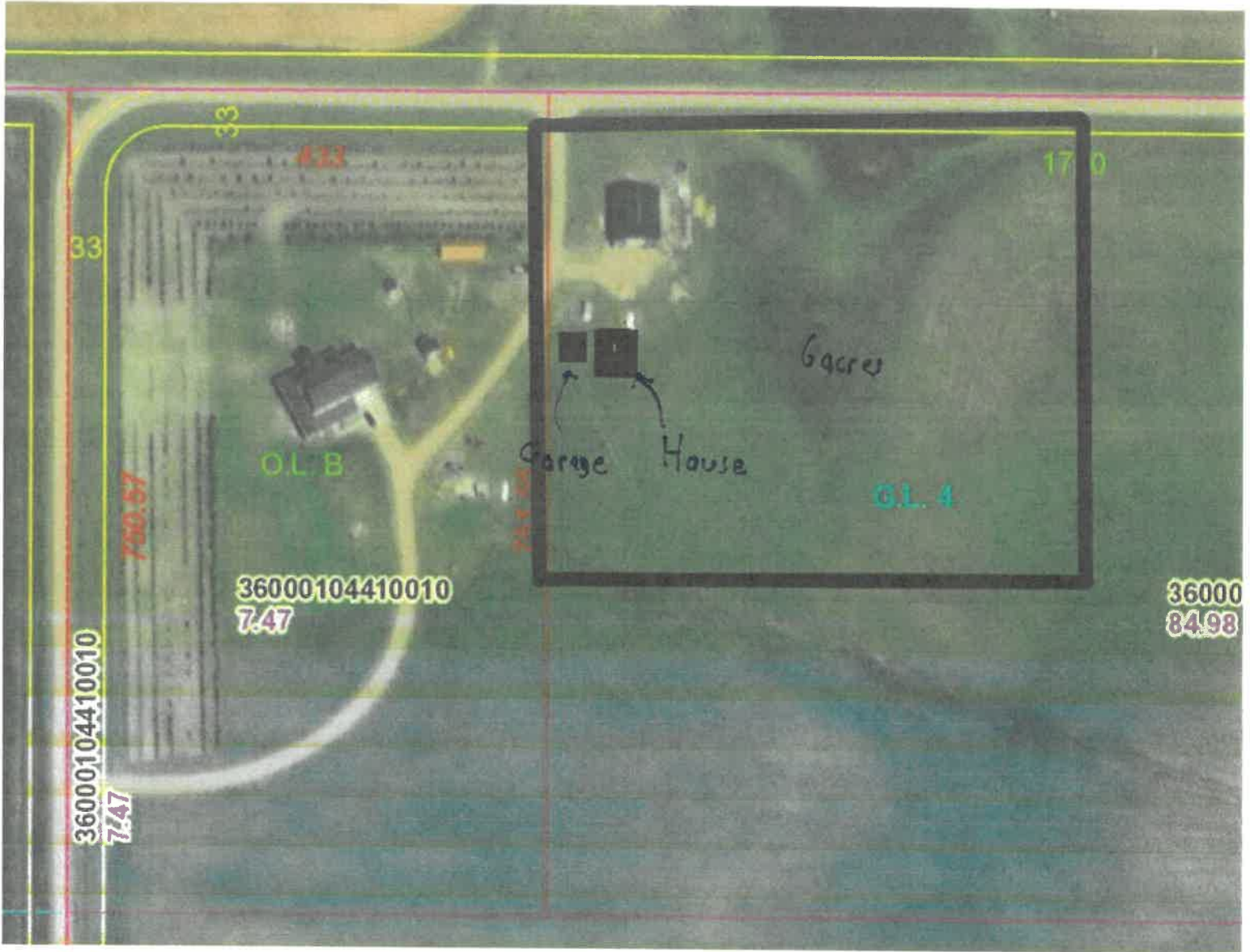
Said tract of land contains 6.00 acres more or less and is subject to any previous easements, agreements, conveyances, and surveys.

SHEET 1 of 2

Drawing prepared by Interstate Engineering, Inc.
 P.O. Box 1254 or 2610 Old Red Trail, Suite B
 Mandan, North Dakota 58554
 Phone (701) 663-5455 Fax (701) 663-6577
 www.interstateeng.com
 Other offices in Minnesota, Montana, and South Dakota

PLAT OF OUTLOT "C"	
SECTION 11, T148N, R83W, 5TH P.M. McLEAN COUNTY, NORTH DAKOTA	
Drawn By: R.H.	Project No.: B21-08-035
Checked By: M.W.	Date: SEP. 2021

DATE	BY	REVISION



33

33

433

170

O.L.B

Garage

House

6 acres

6L 4

750.57

36000104410010
7.47

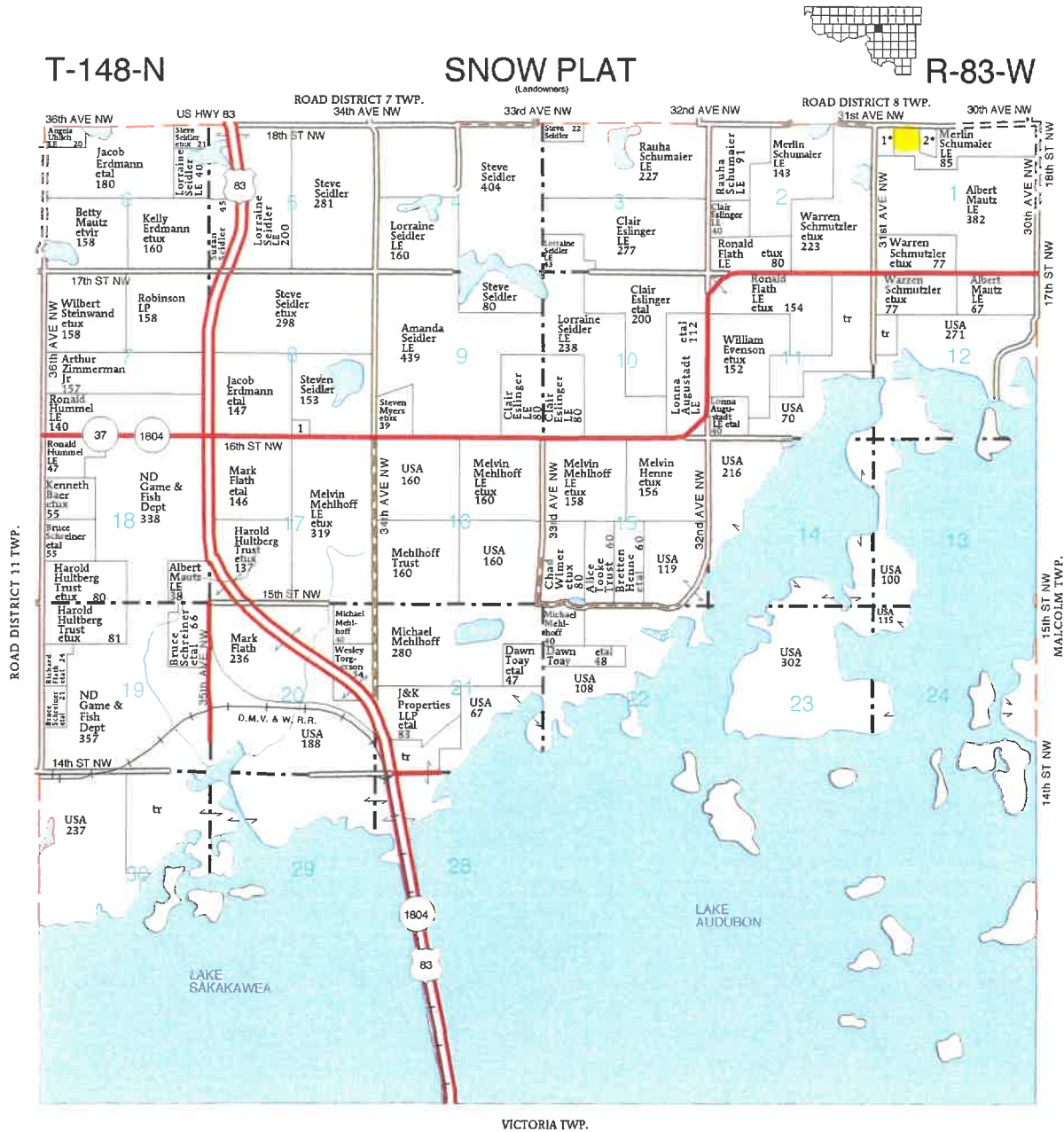
36000
84.98

36000104410010

7.47

POACHING FOODS

Similar to simmering, poaching is cooking food gently in liquid just below the boiling point. During poaching, the liquid's flavor is picked-up by the ingredient being poached.



SNOW TOWNSHIP

SECTION 1

- 1. Houser, Michael etal 7
- 2. Houser, Michael etal 14

SECTION 8

- 1. Erdmann, Jake 5

MCLEAN COUNTY VARIANCE APPLICATION

35-4196-40
148-82
Malcolm

Name of Applicant: Jason & Amy Naas

Name of Owner (if different): _____

Mailing Address: 7605 Moonlite RD, Bismarck, ND 58503

Daytime phone number: 701-740-4745

Location of property:

Lot(s) 44 Block _____ Subdivision Snake Creek Cottage Site

OR Parcel# 35-4196-00040-000 in _____ (Quarter)

Section _____ Township 148 Range 82

The above-named applicants seek a variance for the following purpose:

We are requesting a variance of the setback requirements of the McLean County Zoning Ordinance. We seek a variance to allow the construction of 26x64x10 detached garage closer than the required 15 feet from the side lot line, as proclaimed in Subsection 6 of Section 5.2.4 of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 26, 2020.

Describe proposed construction of buildings constructed on site:

The construction of a 24X64X10 detached garage would have a concrete wall, foundation and footing. The foundation system would step down with the existing grade with the least amount of disturbance. Walls would be 2X6 construction, 16" on center. The exterior would be sheeted, house wrapped, and metal for pole barn metal finish. Roof would be engineerd trusses, sheeted, roofing felt, and pole barn metal. A concrete foundation will help the existing grade on the south side. The 26x64x10 detached garage would be no closer than 5 ft from the property line at its closest point on the south side of the structure. The grade will be finished with a mowable slope in such a manner that water erosion will be prevented.

The applicant is required to:

- > submit a site plan showing the lot and the requested distances to the lot lines;
- > attend the Planning and Zoning Meeting for the variance request and County Commission Meeting, if requested (see schedule for dates);
- > pay all costs associated with the newspaper publication(s); and,
- > obtain authorizing signatures from all affected property owners (see back of application).

October 14, 2022

McLean County Planning and Zoning
PO Box 1108
Washburn North Dakota 58577

Dear McLean County Planning and Zoning Commission;

This letter is in reference to the McLean County Variance Application submitted by Jason and Amy Naas of Bismarck, ND. They are seeking a variance to allow the construction of a detached garage 24X64x10 in the south east corner of Lot 44 of the Snake Creek Cottage Site, Parcel# 35-4196-00040-000, closer than the required 15 feet minimum from between structure and side lot line as proclaimed in Sub-section 6, of Section 5.2.4 Setback Requirements, of the revised McLean County Zoning Ordinance as adopted on September 1, 1982 and as amended on March 26, 2020.

We, Greg and Allison Krieger along with Darryl and Lynn Revier, the owners of Lot 24 of the Snake Creek Cottage Site, Parcel# 36-4200-00001-000, located to the south of Lot 44 of the Snake Creek Cottage Site, Parcel# 35-4196-00040-000 approve their request with the stipulation that Jason and Amy Naas will hereby grant the same approval for any future construction projects on Lot 24, Parcel# 36-4200-00001-000, regarding side lot line setback requirements.

As discussed with Jason and Amy Naas, the construction of their 24X64X10 detached garage would be no closer than 5 ft from the property line at its closest point on the south side of the structure. The south side will be finished with a mowable slope and water erosion will be prevented. Submission of this letter is acceptance of the above-mentioned stipulation.

Regards,

Allison Krieger 10/14/22

Allison Krieger

Date

Galesburg, ND

Lynn Revier

Lynn Revier

Date 10-26-22

Coleharbor, ND

Greg Krieger 10-14-22

Greg Krieger

Date

Galesburg, ND

Darryl Revier

Darryl Revier

Date 10-26-22

Coleharbor, ND

North



88'

100'

200'

5 ft



150'



36420000008000

36420000007000

36420000006000

36420000005000

36420000001000

35419600038000

35419600039000

35419600040000

UNKNOWN

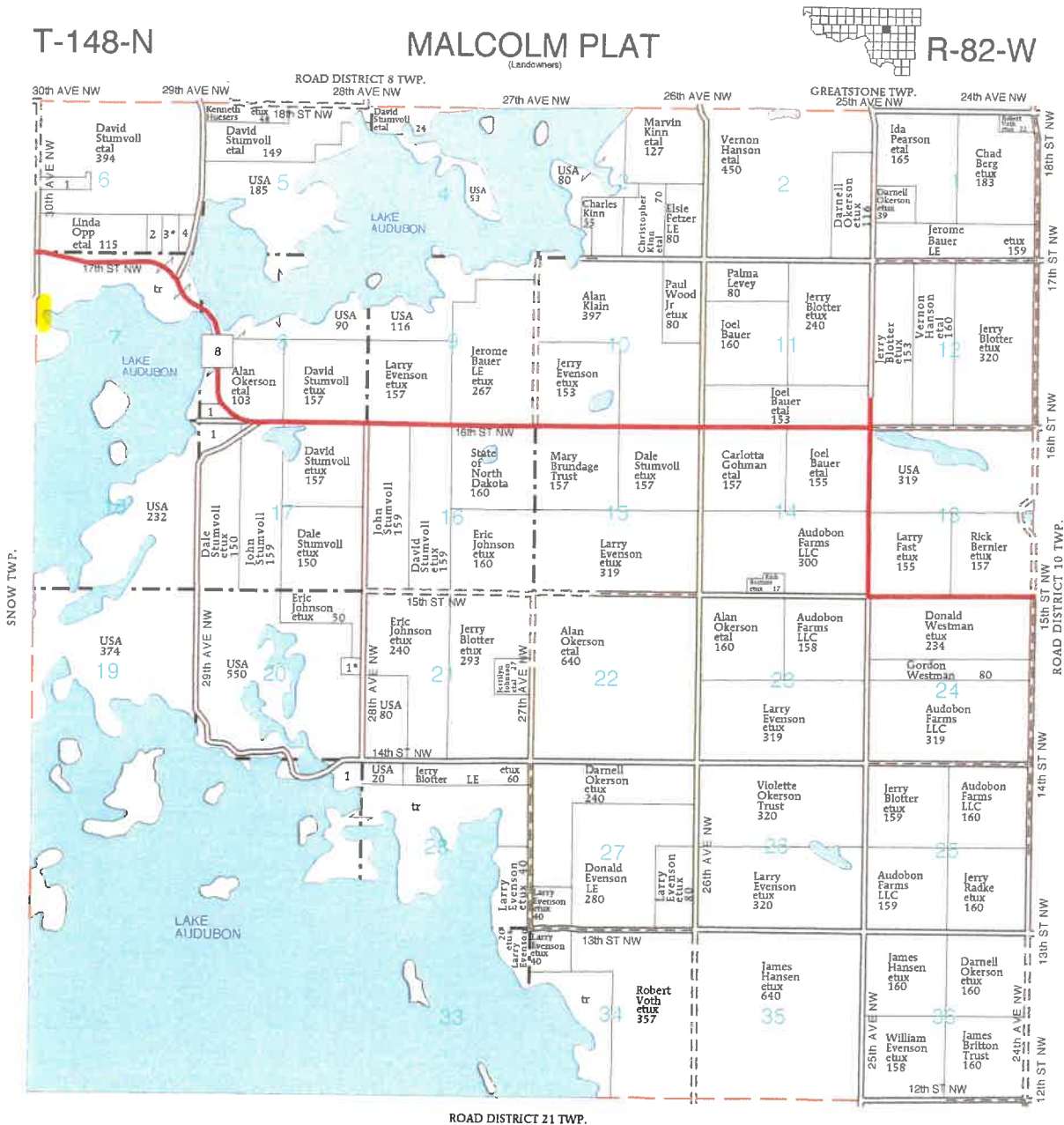


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T-148-N

MALCOLM PLAT
(Landowners)

R-82-W



MALCOLM TOWNSHIP

SECTION 6

- 1. Stumvoll, John 10
- 2. Stumvoll, Lisa 10
- 3. Stumvoll, David etux 13
- 4. USA 7

SECTION 8

- 1. Conlin, Thomas 10

SECTION 17

- 1. USA 8

SECTION 20

- 1. Kinn, Orlien etux 10

SECTION 29

- 1. USA 10

1-24-101
143-80

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ZONING CHANGE SUBDIVISION PLAT TEMP. USE

Name of applicant: Discovery Wind, LLC

Mailing address: 120 Garrett Street, Suite 700, Charlottesville, VA 22902

Telephone Number (434) 220-7595 (ofc) _____ (res)

Property is located in the NE portion of the NW (Quarter), Section 24, Township 143,

Range 80, or more specifically identified as:

Property of Wes Doepke, ^{#3} leased by Discovery Wind, LLC.
Tax parcel residence: : 01002400101000 (160 acres)

Purpose of requested change:

Discovery Wind would like to install a meteorological tower on the property to measure the wind resource in the area to refine its design. Discovery has currently installed four meteorological towers and will be installing as many as five additional towers throughout the county in the next few months.

Describe proposed construction:

The tower construction will be a 60m (197 feet) guy wire installation. No permanent foundation is required.

Present land use: Agricultural

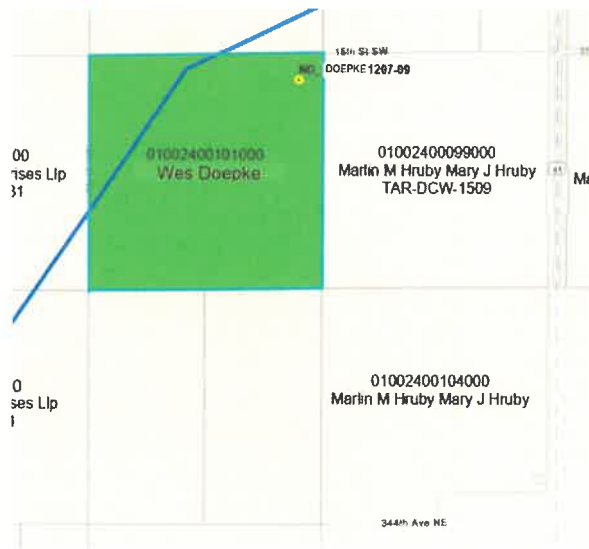
Proposed land use: Agricultural

Additional items required to be attached:

- Map of area
- Boundary line survey of site
- Preliminary map showing location of structures.
- Timing schedule indicating the starting and completion dates.
- Written approval of highway authority for new access roads.
- Permit application fee in the amount of \$ 350

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)

Met Tower - Wesley Doepke #3



01001400061000

13th Ave SW

01001300055000

15th St SW

357th Ave NE

01001300056000

01001300057000



01002300095000

12th St SE

01002400101000

01002400099000



01002300098000




01002400102000

01002400103000

01002400104000



Location of parcel boundaries and features shown on map are approximate and subject to final survey.

-  Met Tower
-  Road Right of Way
-  Parcels





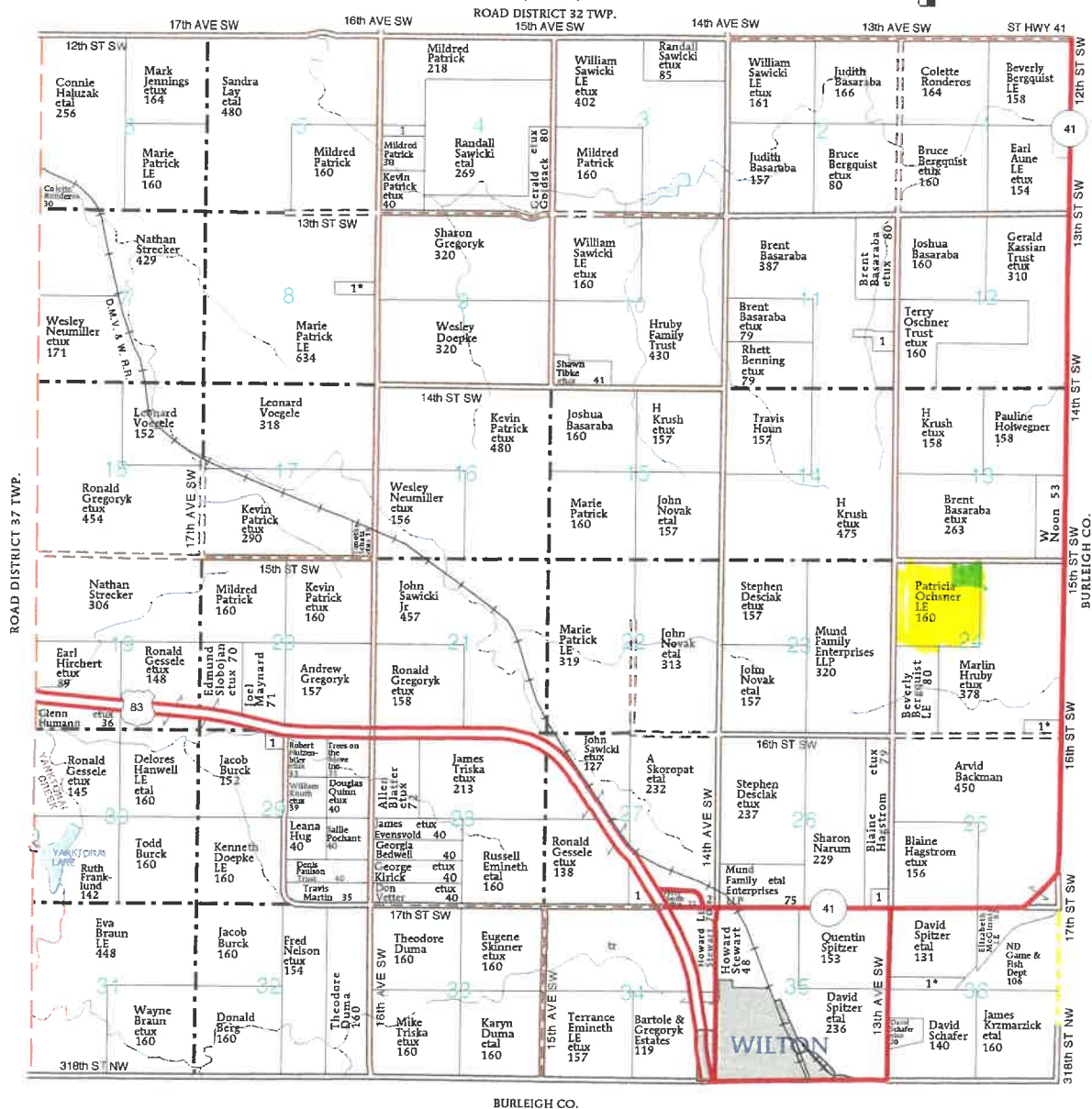
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T-143-N

ROAD DISTRICT 38 PLAT



R-80-W



**ROAD DISTRICT 38
TOWNSHIP**

- SECTION 4**
1. Patrick, Brett 10
- SECTION 8**
1. Patrick Jr, Paul etux 6
- SECTION 11**
1. Basaraba, Joshua 7
- SECTION 24**
1. Hruby, Jeremiah etal 9
- SECTION 26**
1. Reinhart, Terry 6

SECTION 27

1. Holden, Linda 5
2. Heinle, Tom 8

SECTION 29

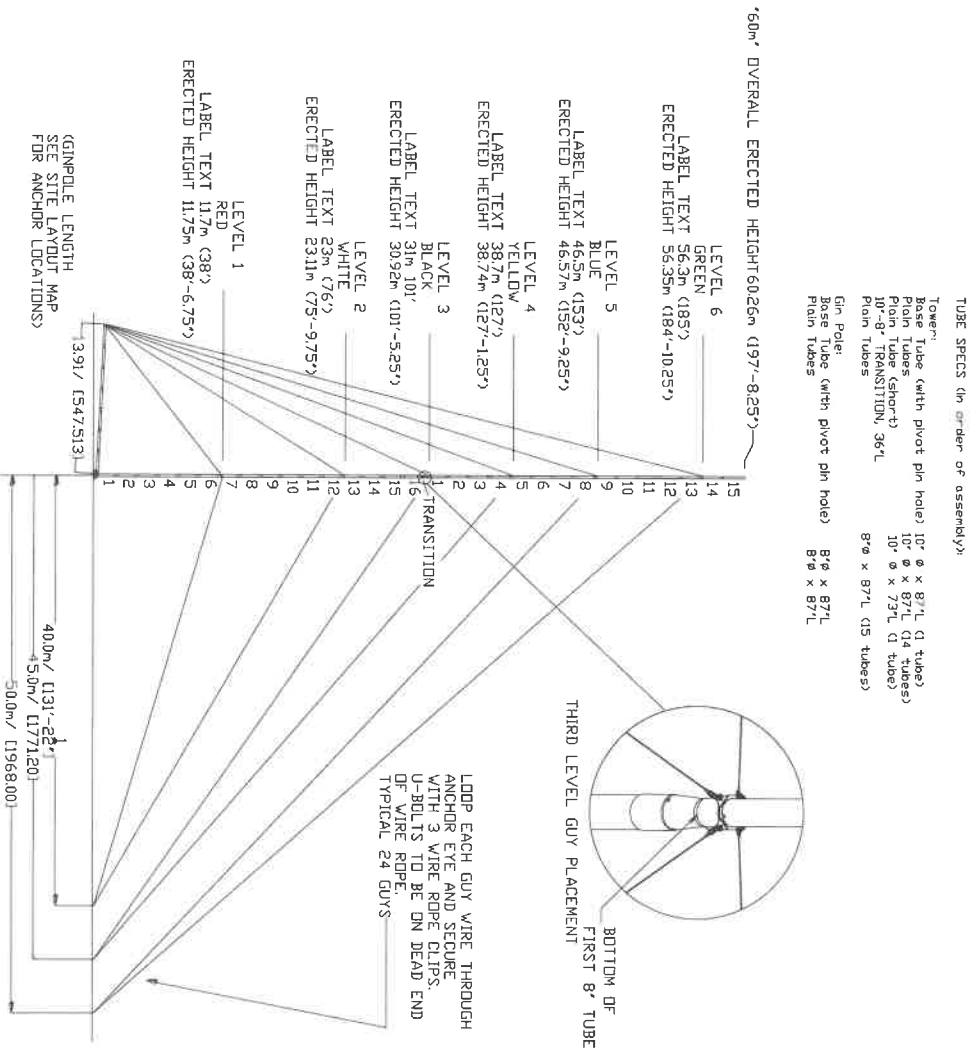
1. SRT Communications
Inc 5

SECTION 36

1. Redington, Olga etal
15

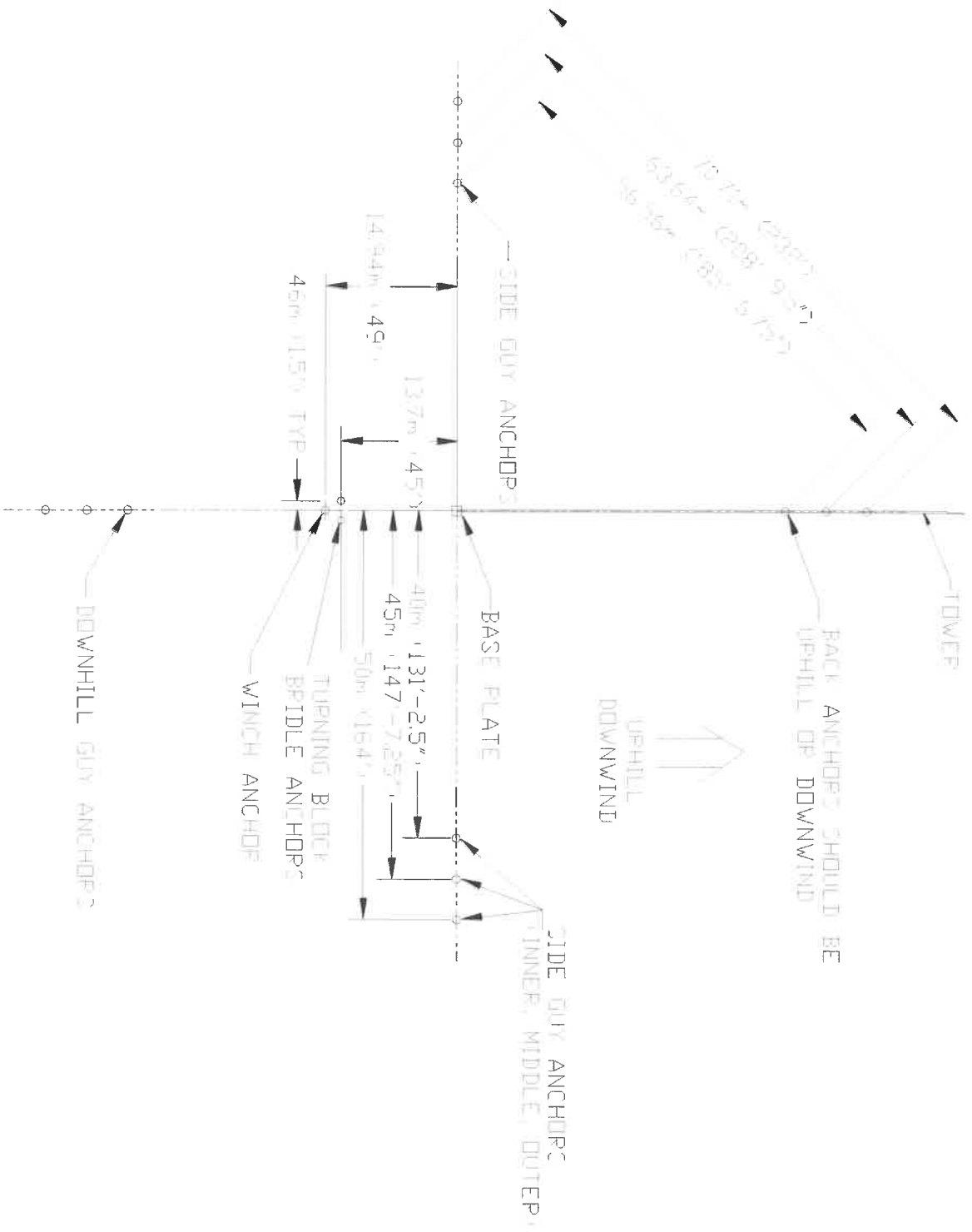
Appendix B: 60m XHD with Standard Footprint

Tower Layout



60m XHD with
Standard Footprint

Site Layout



2-35-320

143-81

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ZONING CHANGE SUBDIVISION PLAT TEMP. USE

Name of applicant: Discovery Wind, LLC

Mailing address: 120 Garrett Street, Suite 700, Charlottesville, VA 22902

Telephone Number (434) 220-7595 (ofc) _____ (res)

Property is located in the NE portion of the (Quarter), Section 35, Township 143,

Range 81, or more specifically identified as:

Property of Wesley Doepke, leased by Discovery Wind, LLC.

Tax parcel residence: 02003500320000 (160 acres)

Purpose of requested change:

Discovery Wind would like to install a meteorological tower on the property to measure the wind resource in the area to refine its design. Discovery will be installing as many as six of these throughout the county in the next few months.

Describe proposed construction:

The tower construction will be a 60m (197 feet) guy wire installation. No permanent foundation is required.

Present land use: Agricultural

Proposed land use: Agricultural

Additional items required to be attached:

- Map of area
- Boundary line survey of site
- Preliminary map showing location of structures.
- Timing schedule indicating the starting and completion dates.
- Written approval of highway authority for new access roads.
- Permit application fee in the amount of \$ 350

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)

Met Tower - Wesley Doepke #2



02002600292000

02002600291000

02002500286000

County Road

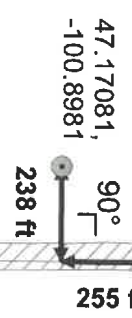


02003500318000

02003500320000

02003600322010

County Road



02003500319000

02003500321000

02003600322020



Location of parcel boundaries and features shown on map are approximate and subject to final survey.

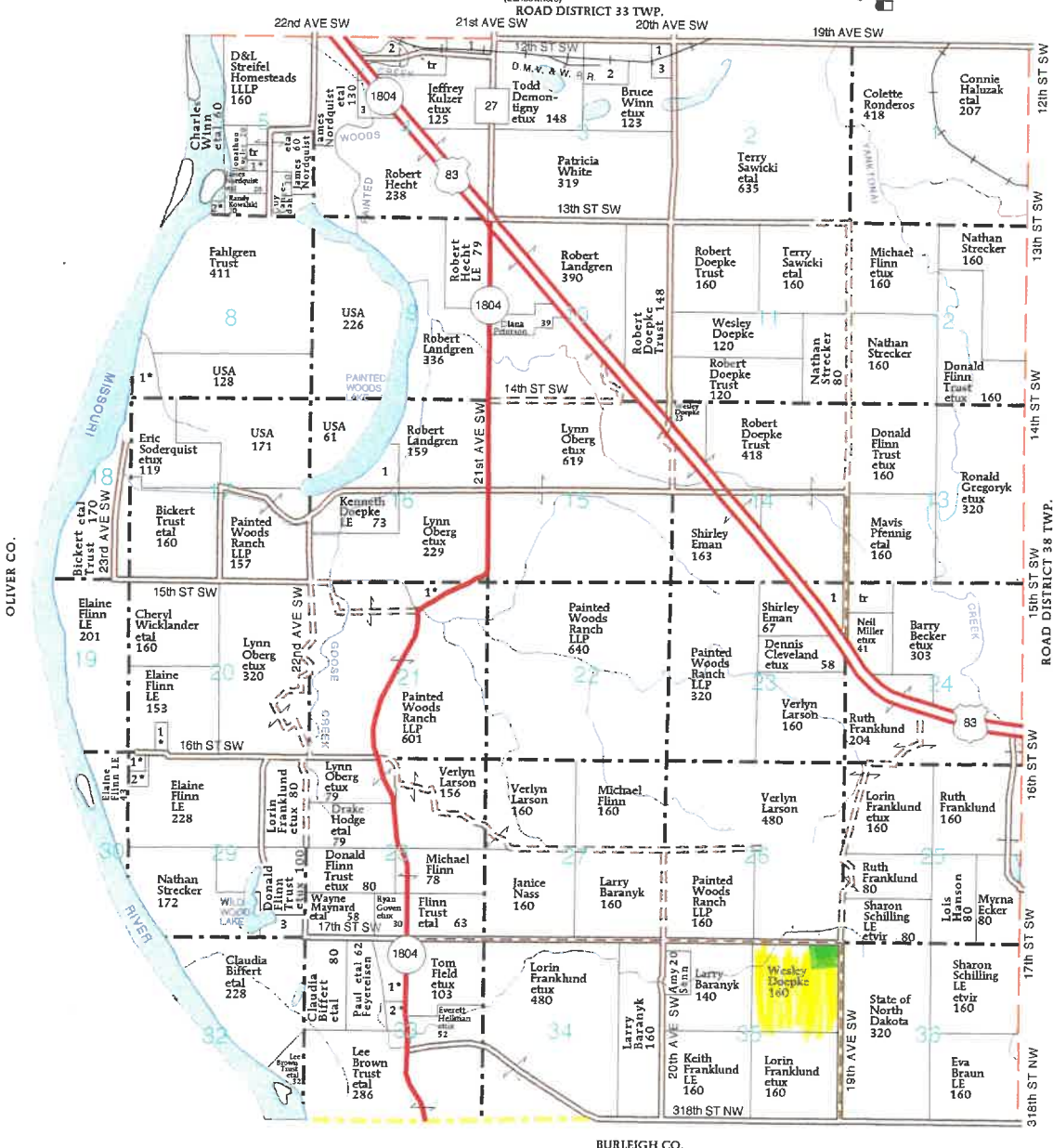


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T-143-N

ROAD DISTRICT 37 PLAT

R-81-W



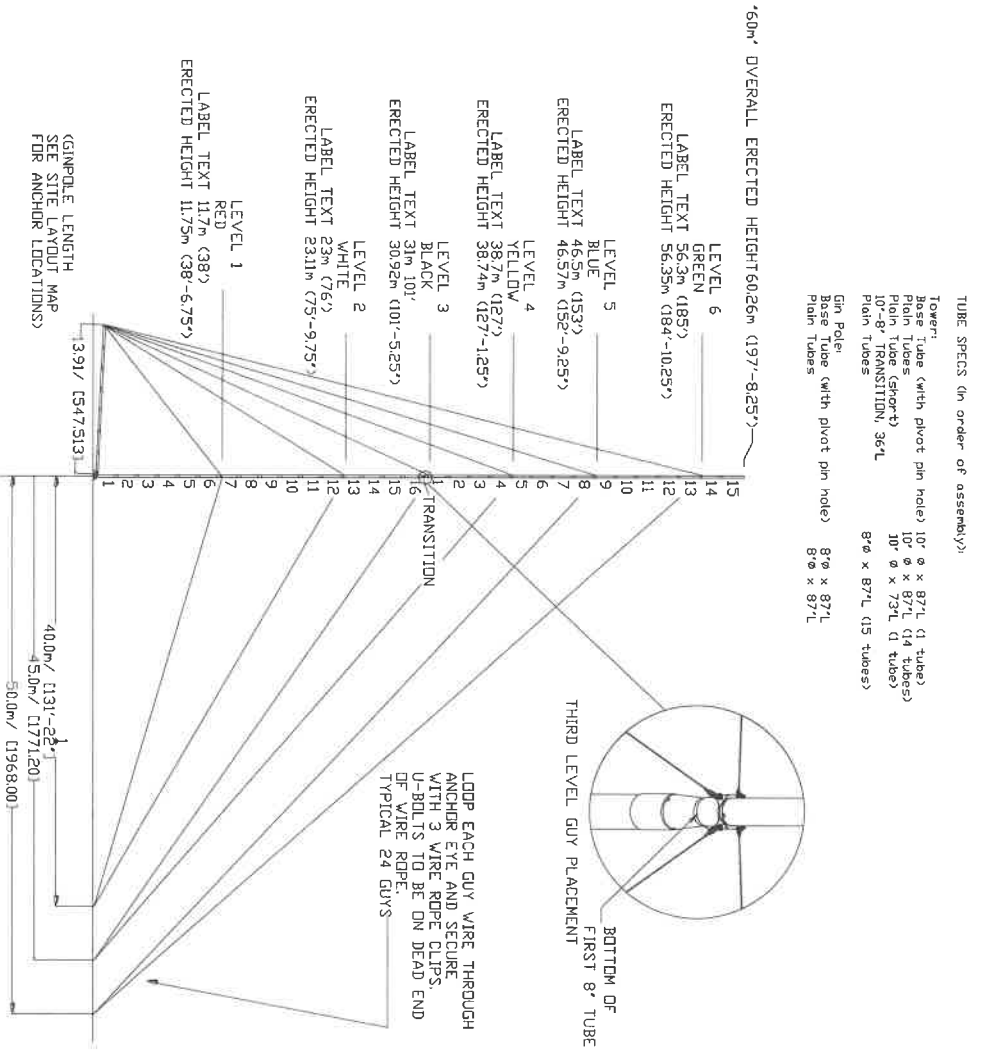
- ROAD DISTRICT 37 TOWNSHIP SECTION 3**
1. Winn, Charles 5
 2. Soo Line Railroad Co 18
 3. Martin, Charles M 10
- SECTION 4**
1. Carvell Trust, Janet 8
 2. Chrest, Michael 19
 3. State of North Dakota 5
- SECTION 5**
1. Kennedy, Lois et al 5

2. Steinwand LE, Delton et ux 5
- SECTION 8**
1. Keilar, Timothy et al 10
- SECTION 16**
1. McCullough Family LP 34
 2. Kuntz, Arnold et ux 5
- SECTION 20**
1. Flinn, Rodney et ux 7
- SECTION 21**
1. Heringer Jr, Neil et ux 16

- SECTION 23**
1. Doepke Trust, Robert 17
- SECTION 29**
1. Flinn, Rodney et ux 6
 2. Flinn Trust, Donald et ux 6
 3. Simburger, Donald 20
- SECTION 33**
1. Heringer Jr, Neil et ux 25
 2. Elsner, Wade et ux 10

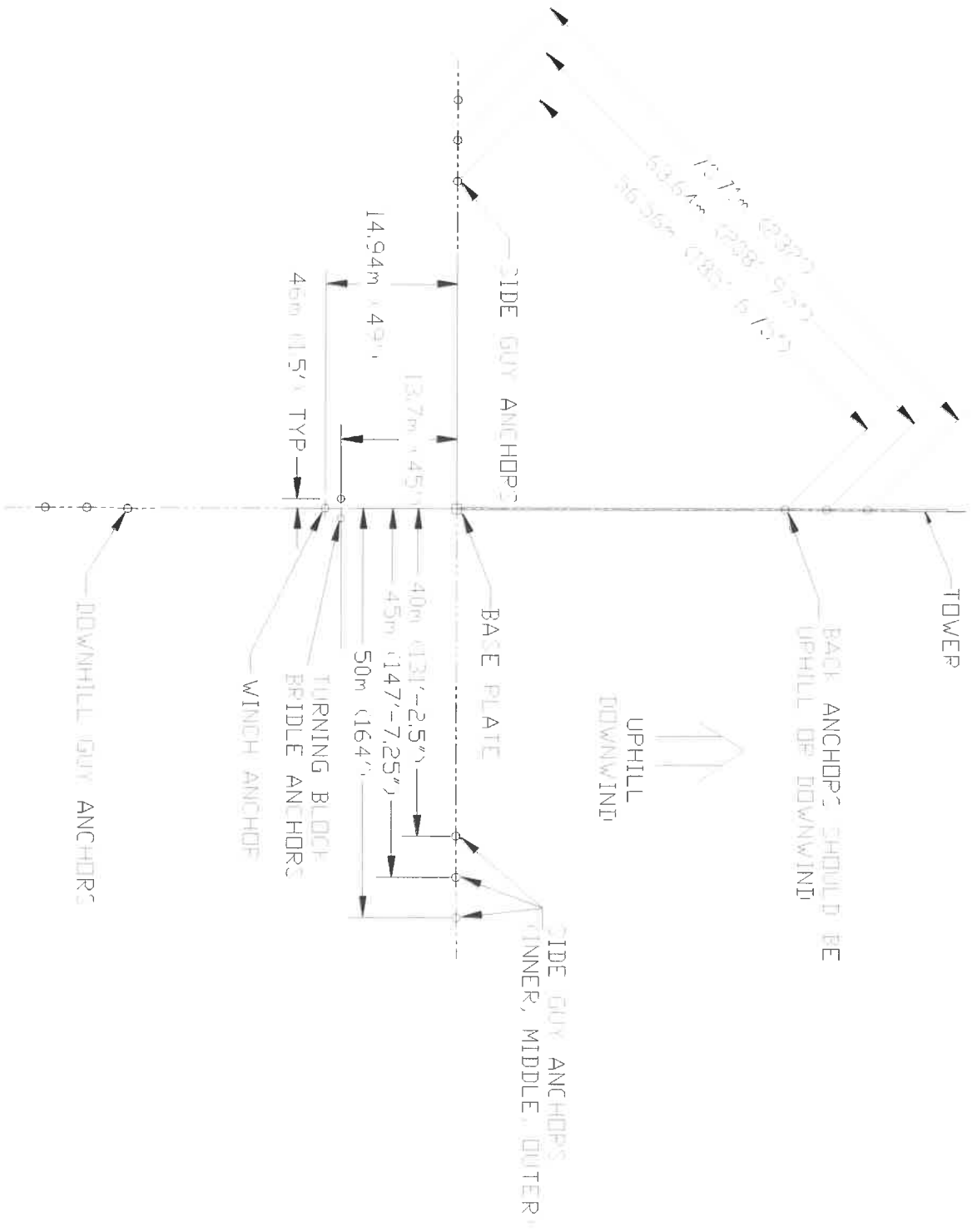
Appendix B: 60m XHD with Standard Footprint

Tower Layout



60m XHD with
Standard Footprint

Site Layout



4-14-525

144-81

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ZONING CHANGE SUBDIVISION PLAT TEMP. USE

Name of applicant: Discovery Wind, LLC

Mailing address: 120 Garrett Street, Suite 700, Charlottesville, VA 22902

Telephone Number (434) 220-7595 (ofc) _____ (res)

Property is located in the ^{SW portion of} SW (Quarter), Section 14, Township 144,

Range 81, or more specifically identified as:

Property of Arden Wagner, leased by Discovery Wind, LLC.

Tax parcel residence: : 04001400525000 (157.45)

Purpose of requested change:

Discovery Wind would like to install a meteorological tower on the property to measure the wind resource in the area to refine its design. Discovery has currently installed four meteorological towers and will be installing as many as five additional towers throughout the county in the next few months.

Describe proposed construction:

The tower construction will be a 60m (197 feet) guy wire installation. No permanent foundation is required.

Present land use: Agricultural

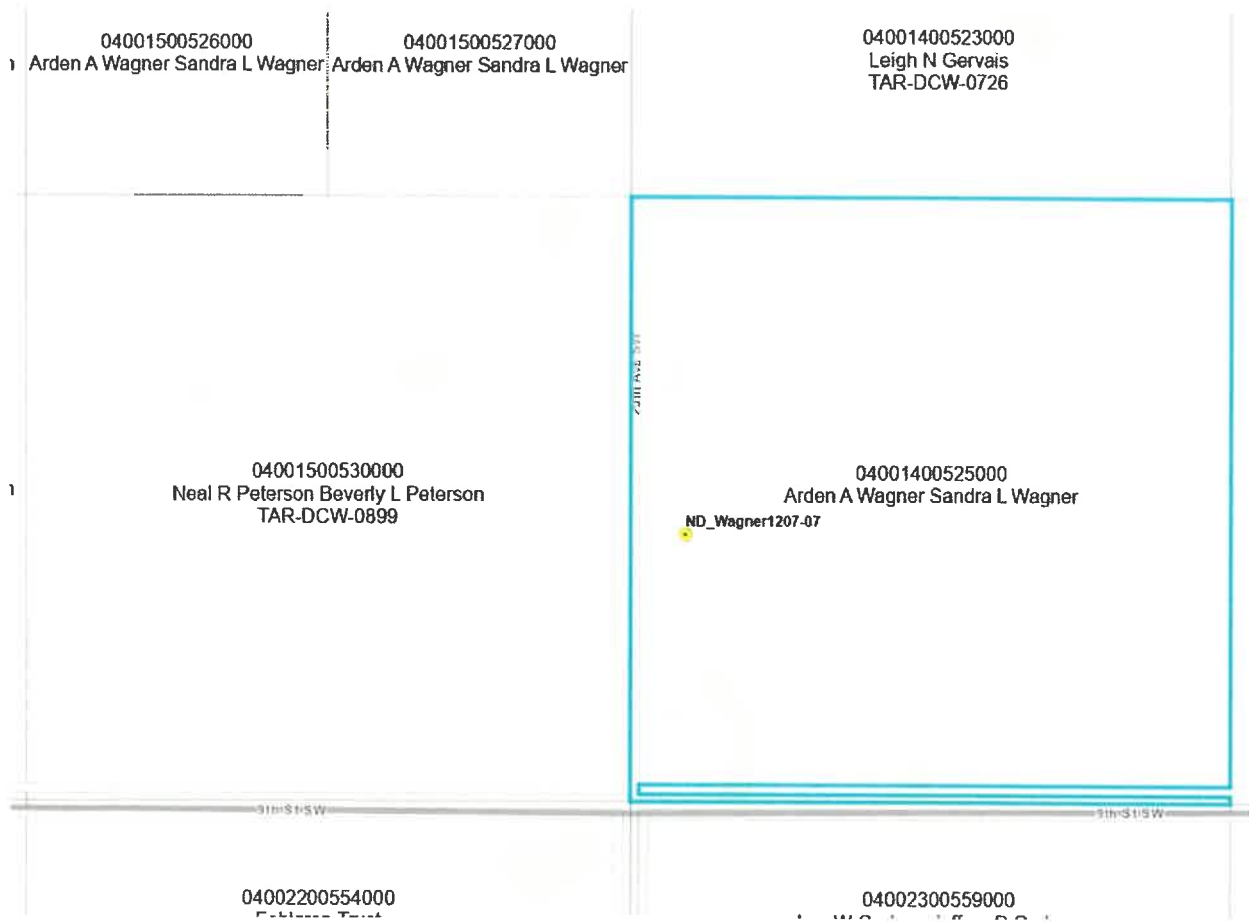
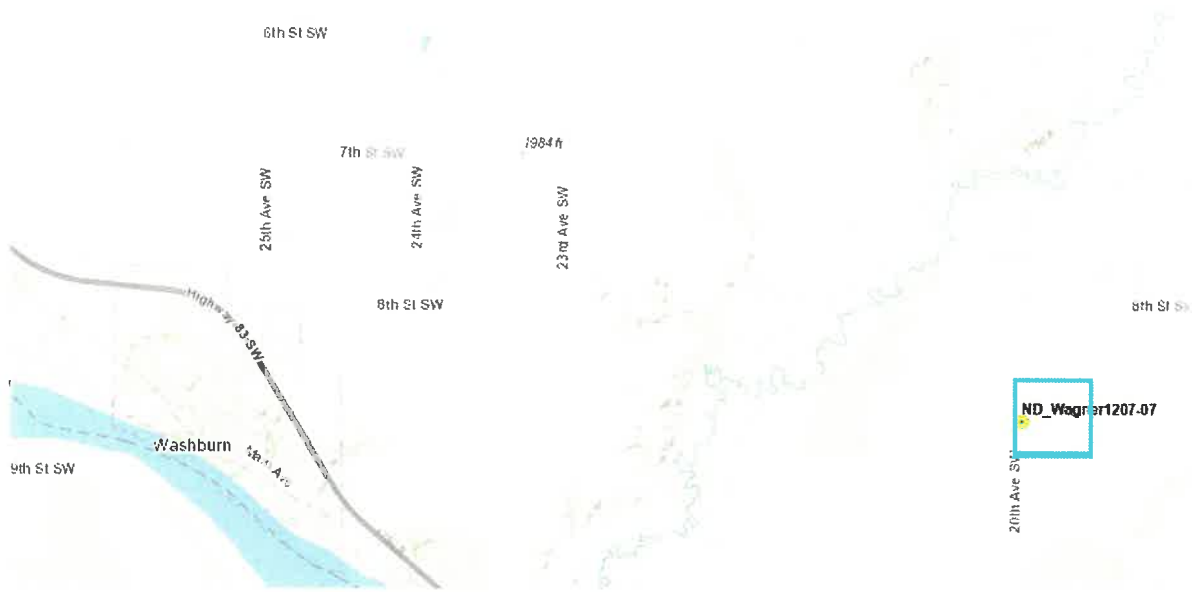
Proposed land use: Agricultural

Additional items required to be attached:

- Map of area
- Boundary line survey of site
- Preliminary map showing location of structures.
- Timing schedule indicating the starting and completion dates.
- Written approval of highway authority for new access roads.
- Permit application fee in the amount of \$ 350

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)

Arden Wagner Met Tower





Location of parcel boundaries and features shown on map are approximate and subject to final survey.

04001500527000

04001400523000

04001400522000

04001500530000

04001400525000

04001400524000

04002200554000

04002300559000

CR 22

20th Ave SW

9th St SW

242 ft

90°

1475 ft

47.29074,
-100.9173



0400

- Met Tower
- Road Right of Way
- Parcels





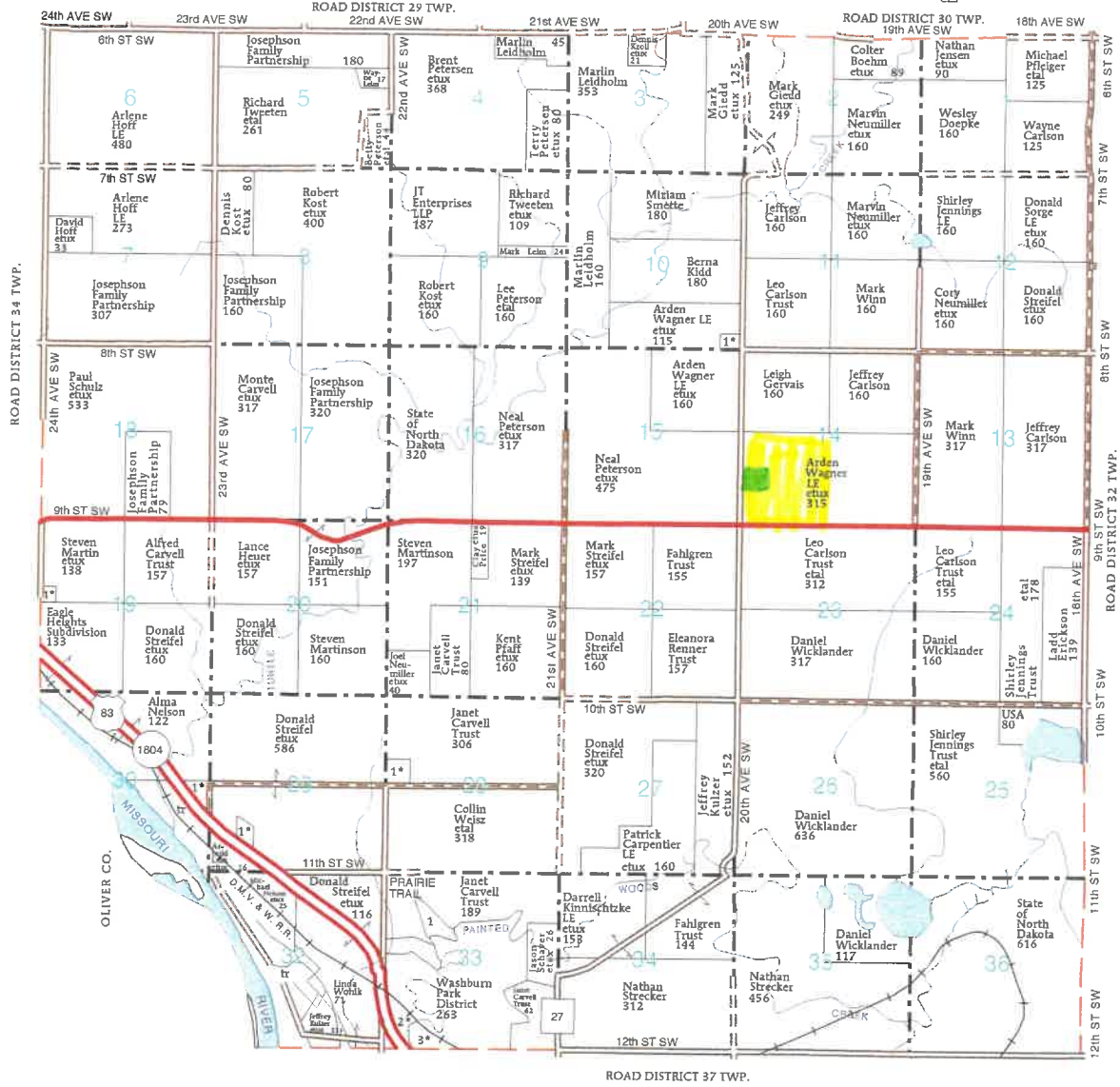
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T-144-N

ROAD DISTRICT 33 PLAT
(Landowners)



R-81-W



ROAD DISTRICT 33

TOWNSHIP

SECTION 10

1. Kidd, Michael et ux 5

SECTION 19

1. Demontigny, Todd et ux 9

SECTION 28

1. Zimmerman, Dale et ux 14

SECTION 29

1. Kutzer, Jeffrey et ux 10

SECTION 30

1. Teigen, Bradley et ux 11

SECTION 33

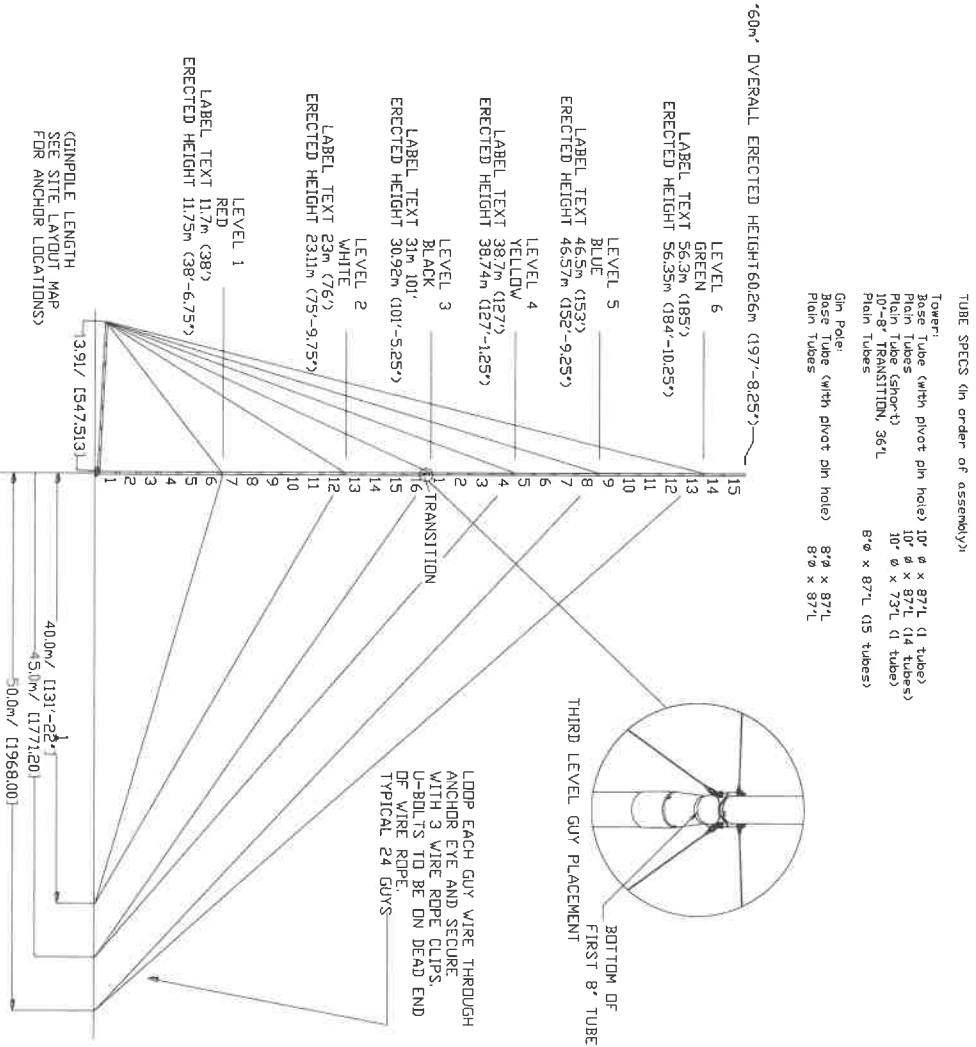
1. Carvell Trust, Alfred 14

2. Birst, Roland et ux 14

3. Forsch, Timothy et ux 12

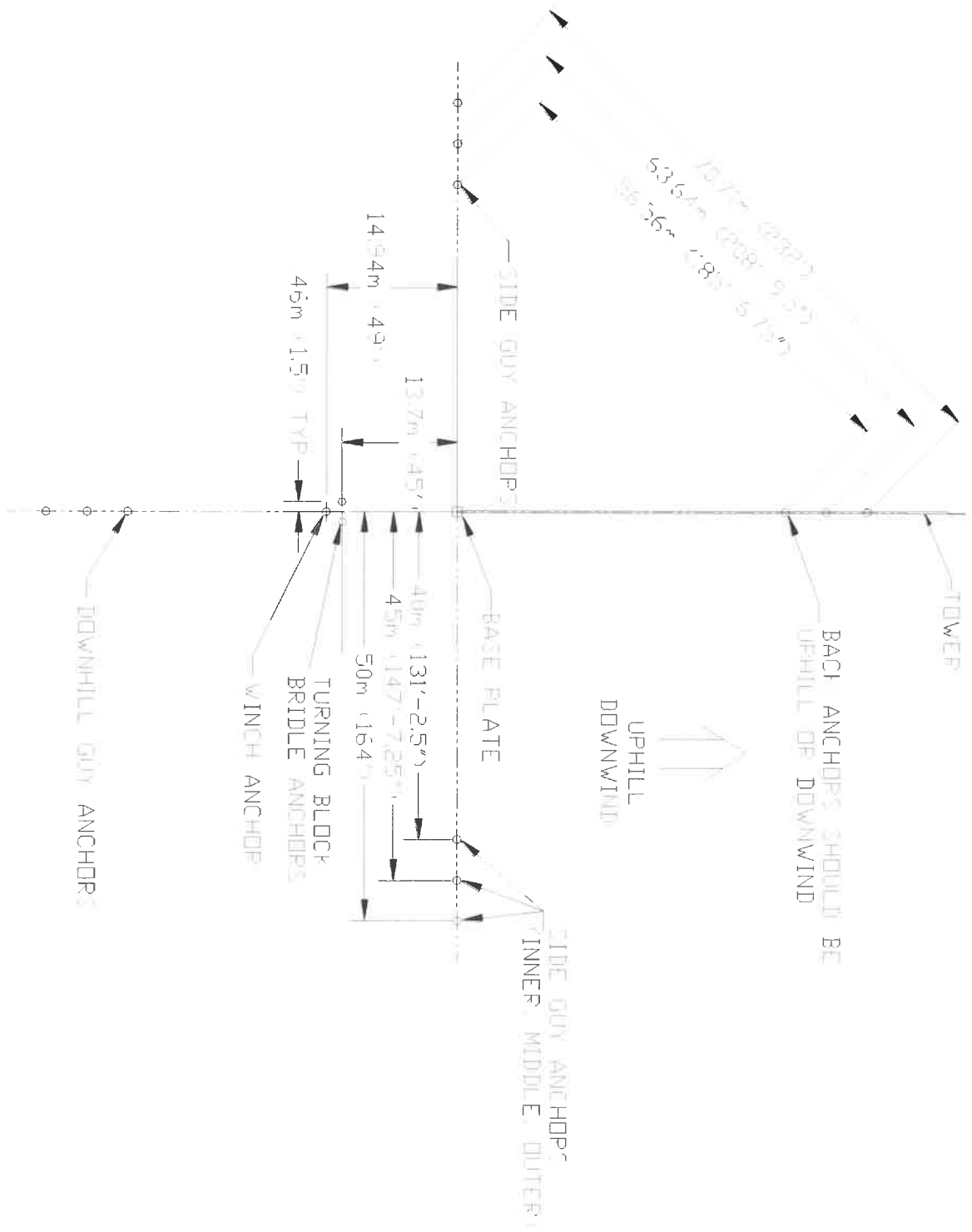
Appendix B: 60m XHD with Standard Footprint

Tower Layout



60m XHD with
Standard Footprint

Site Layout



3-12-369
144-80

MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ZONING CHANGE SUBDIVISION PLAT TEMP. USE

Name of applicant: Discovery Wind, LLC

Mailing address: 120 Garrett Street, Suite 700, Charlottesville, VA 22902

Telephone Number (434) 220-7595 (ofc) _____ (res)

Property is located in the SW ^{SW portion of the} (Quarter), Section 12, Township 144,

Range 80, or more specifically identified as:

Property of Chris Cleveland, leased by Discovery Wind, LLC.
Tax parcel residence: : 03001200369000 (160 acres)

Purpose of requested change:

Discovery Wind would like to install a meteorological tower on the property to measure the wind resource in the area to refine its design. Discovery has currently installed four meteorological towers and will be installing as many as five additional towers throughout the county in the next few months.

Describe proposed construction:

The tower construction will be a 60m (197 feet) guy wire installation. No permanent foundation is required.

Present land use: Agricultural

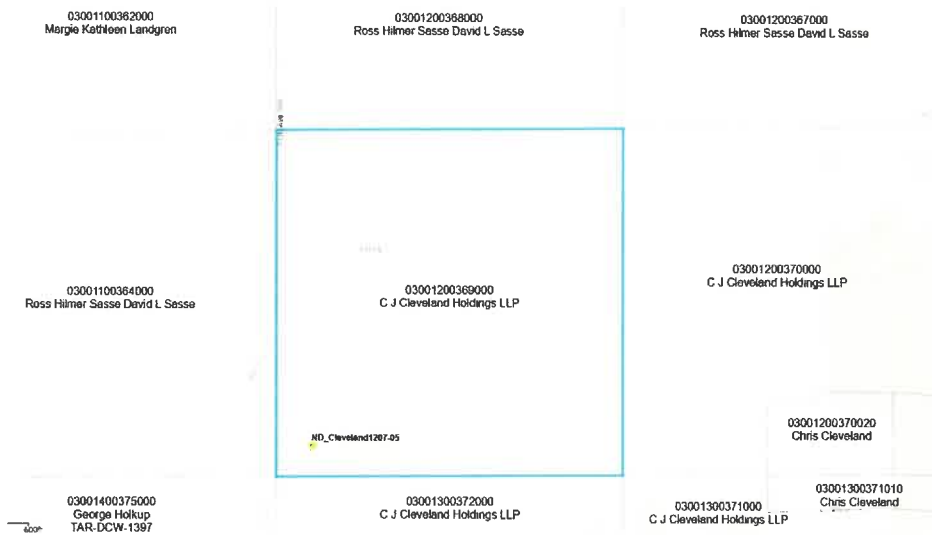
Proposed land use: Agricultural

Additional items required to be attached:

- Map of area
- Boundary line survey of site
- Preliminary map showing location of structures.
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- Permit application fee in the amount of \$ 350

(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)

Chris Cleveland - Met Tower





Location of parcel boundaries and features shown on map are approximate and subject to final survey.

03001100362000

03001200368000

03001200367000



13th Ave SW

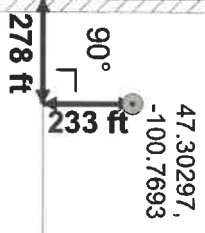
03001100364000

03001200369000

03001200370000

8th St SW

12th St NE

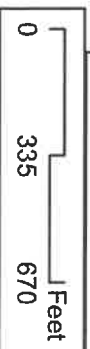


03001400375000

03001300372000

0300

- Met Tower
- Road Right of Way
- Parcels





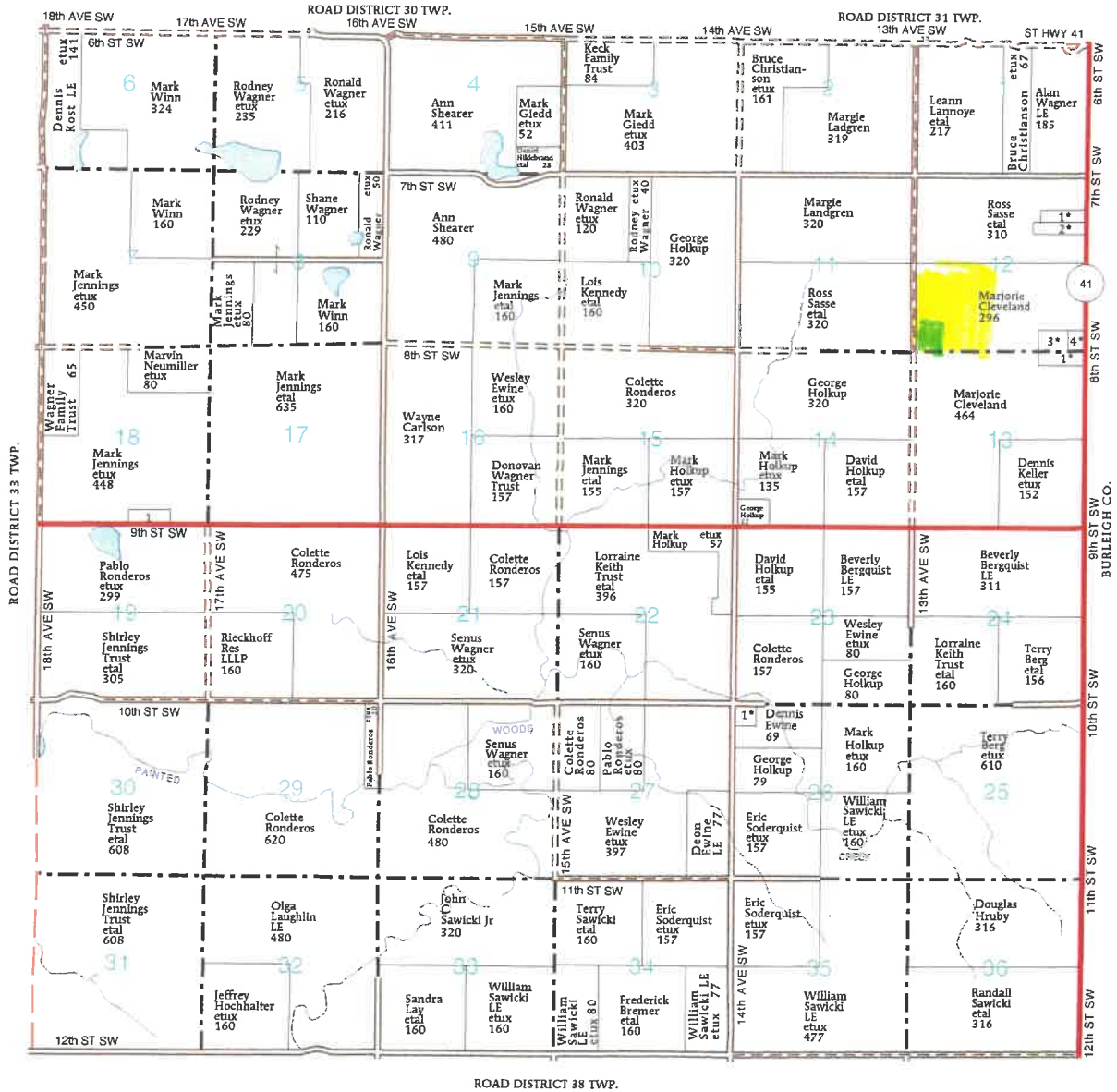
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T-144-N

ROAD DISTRICT 32 PLAT
 (Landowners)



R-80-W

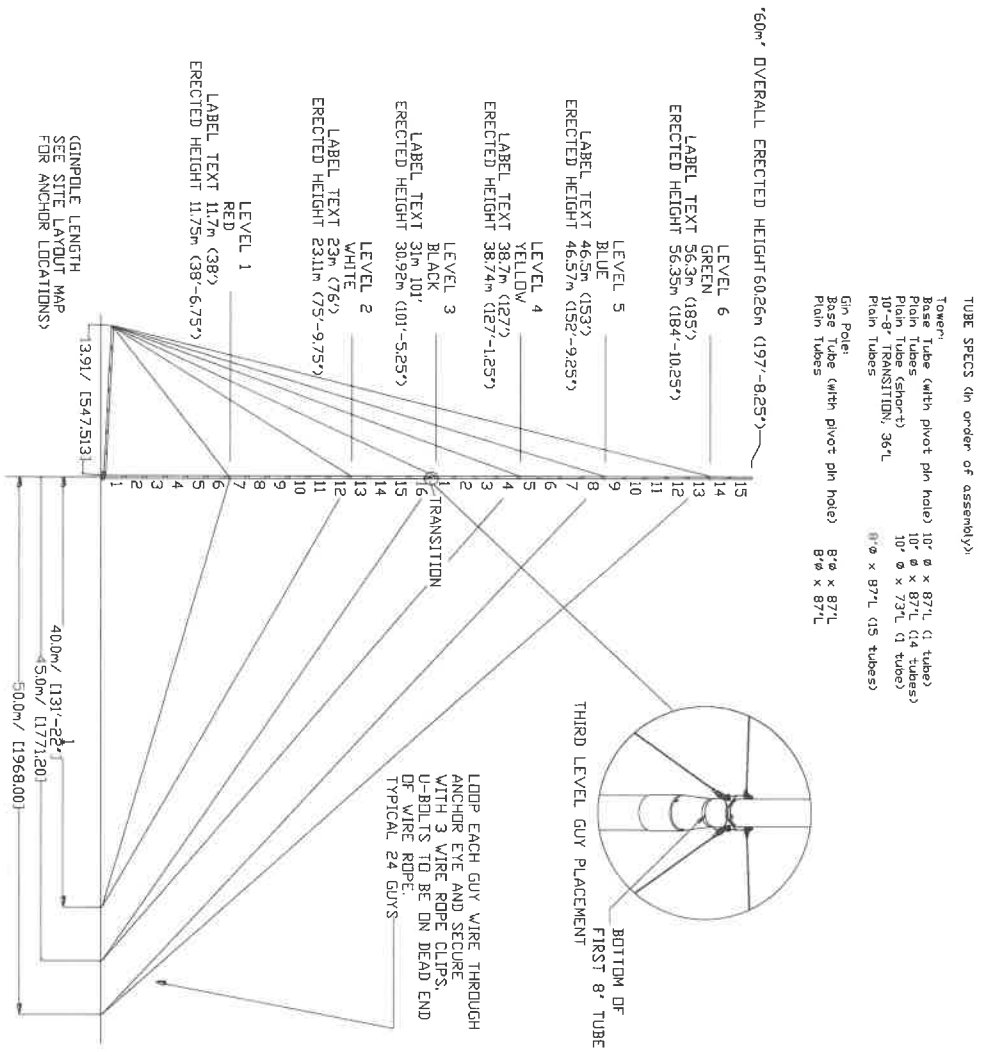


- ROAD DISTRICT 32**
TOWNSHIP
SECTION 12
1. Helm, Arlan etax 6
 2. Rambough, Westly etax 10
 3. Cleveland, Dennis etax 13
 4. Cleveland, Christopher etax 7

- SECTION 13**
1. Cleveland, Dennis etax 9
- SECTION 18**
1. Berg, Jerry 12
- SECTION 26**
1. Ewine, Dennis etax 10

Appendix B: 60m XHD with Standard Footprint

Tower Layout



Site Layout

