

# MC LEAN COUNTY PERMIT APPLICATION

CONDITIONAL USE ☐ ZONING CHANGE ☐ SUBDIVISION PLAT ☒ TEMP. USE ☐

Name of applicant: Bernice Schlichting

Mailing address: 132 5th Street NE  
Garrison, ND 58540

Telephone Number (701) 337-6597 (ofc) \_\_\_\_\_ (res) \_\_\_\_\_

Property is located in the SE & Govt. Lot 3 (Quarter), Section 32, Township 148,

Range 85, or more specifically identified as:

Unplatted Remainder of Government Lot 3, Unplatted Remainder of SE 1/4 North of 12 I Street, Unplatted  
Remainder of SE 1/4 South of 12 I Street  
As shown on Plat of Schlichting's Third Subdivision

Purpose of requested change:

Develop remaining portion of Schlichtings Third Subdivision into Schlichtings Fourth Subdivision consisting of  
15 lots.

Describe proposed construction:

N/A

Present land use: Agricultural

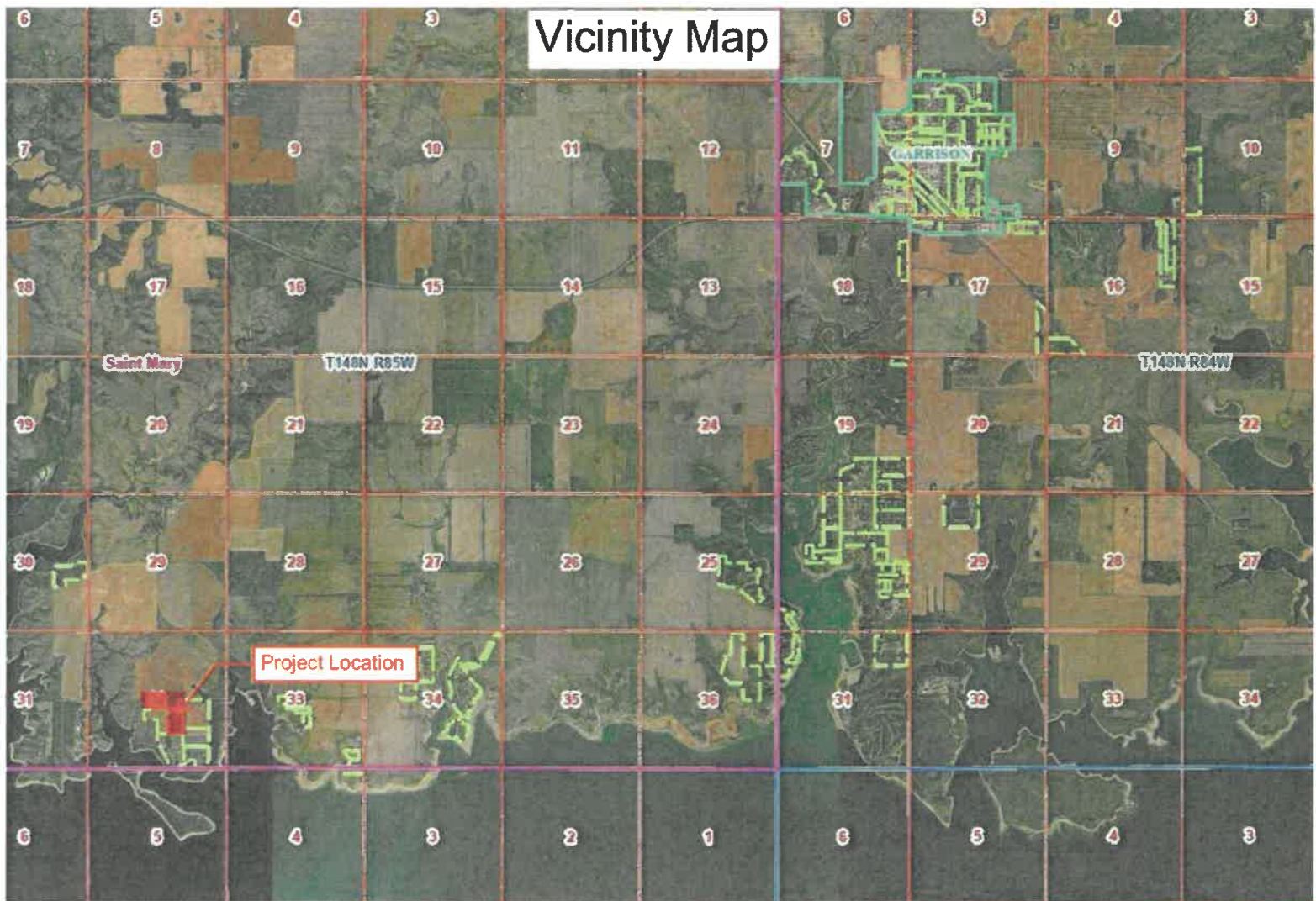
Proposed land use: Residential

Additional items required to be attached:

- ☐ Map of area
- ☐ Boundary line survey of site
- ☐ Preliminary map showing location of structures.
- ☐ Timing schedule indicating the starting and completion dates.
- ☐ Written approval of highway authority for new access roads.
- ☐ Permit application fee in the amount of \$ \$750 (\$500 for up to 10 Lots + \$50 per additional Lot)

**(MAKE CHECK PAYABLE TO McLEAN COUNTY TREASURER)**

# Vicinity Map







A PLAT OF PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER,  
PART OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER  
AND PART OF GOVERNMENT LOT 3, SECTION 32, TOWNSHIP 148 NORTH, RANGE 85 WEST,  
MCLEAN COUNTY, NORTH DAKOTA.



Curve #	Length	Radius	Offset	Chord	Chord Bearing
C1	153.36'	80.50'	149° 7' 39"	114.95'	S75° 40' 57" W
C2	85.04'	60.00'	17° 26' 08"	57.57'	S25° 4' 08" W
C3	93.53'	60.00'	88° 7' 54"	64.33'	N77° 25' 54" W
C4	307.11'	60.00'	283.15° 58'	84.50'	S88° 34' 58" W

**NOTES:**

THE BASIS OF MEASURING AND CORRELATING ALLELES  
IS THE BASIS OF THE YEMIN (ON ITS STATE)  
THE "COMMON" WITH THE  
MEASUREMENT OF THE FOOT

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THE "COMMON" WITH THE  
MEASUREMENT OF THE FOOT

STATE OF NEW YORK COUNTY OF ALBANY


**moore**  
 engineering, inc.
 SHEET 1 OF 1  
 PROJ. NO. 30474



# Garrison Rural Water District

701.337.5682 | 1598 37<sup>th</sup> Ave NW, Garrison, North Dakota 58540 | [garrisonruralwaterdistrict@gmail.com](mailto:garrisonruralwaterdistrict@gmail.com)

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June 5, 2025

Jared Klabunde  
Moore Engineering, Inc  
4503 Coleman St Suite 105  
Bismarck, ND 58503

Email: [jerod.klabunde@mooreengineeringinc.com](mailto:jerod.klabunde@mooreengineeringinc.com)

RE: Will Serve Letter – Schlichting 3<sup>rd</sup> Subdivision

Dear Jared,

According to Garrison Rural Water Districts' board of director minutes, the following was completed for the Schlichting 3<sup>rd</sup> Subdivision.

- 1/30/2024 – A proposed 22 lot subdivision was presented to the BOD from George Schlichting. A model of the proposed subdivision needs to be completed by Ackerman-Estvold to determine how many lots can be added to the water line.
- 2/27/2024 – Five (5) lots were approved for water and a motion was made for GRWD to apply for a state grant to add additional water line to be able serve the remaining 17 lots requested.
- 3/28/2024 – A motion was made to guaranteed water to the remaining lots in the Schlichting 3<sup>rd</sup> Subdivision.
- 4/01/2024 – The motion was rescinded from 3/28/2024, but a new motion was made to guarantee water to the remaining 17 lots in the subdivision.

Attached are the GRWD BOD minutes from 1/30/2024, 2/27/2024, 3/28/2024 and 4/01/2024. If there is anything else you need, please do not hesitate to call or email us.

Per our agreement with the contractor, the 4-inch parallel water line was completed on May 16, 2025.

With Regards,

Karmen Seidler  
Office Manager

## Joshua Reiner

---

**To:** Jerod Klabunde  
**Subject:** RE: Schlichting Subdivision

**From:** Chad Betz <[chadb@rtc.email](mailto:chadb@rtc.email)>  
**Sent:** Wednesday, June 4, 2025 3:57 PM  
**To:** Jerod Klabunde <[jerod.klabunde@mooreengineeringinc.com](mailto:jerod.klabunde@mooreengineeringinc.com)>  
**Subject:** RE: Schlichting Subdivision  
**Importance:** Low

RTC Networks can serve this sub division.

**Chad Betz**  
Outside Plant Manager - East



O:701-862-3115  
D:701-862-5301  
[chadb@rtc.email](mailto:chadb@rtc.email)  
[myRTCNetworks.com](http://myRTCNetworks.com)



**From:** Jerod Klabunde <[jerod.klabunde@mooreengineeringinc.com](mailto:jerod.klabunde@mooreengineeringinc.com)>  
**Sent:** Wednesday, June 4, 2025 3:50 PM  
**To:** Chad Betz <[chadb@rtc.email](mailto:chadb@rtc.email)>  
**Subject:** FW: Schlichting Subdivision  
**Importance:** High

**Jerod Klabunde, PE**  
Project Management Group Leader



Mobile 701.566.4289 | Direct 701.751.8380  
[4503 Coleman St Suite 105, Bismarck, ND 58503](http://4503ColemanStSuite105,Bismarck,ND58503)  
[www.mooreengineeringinc.com](http://www.mooreengineeringinc.com)  
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**From:** Jerod Klabunde  
**Sent:** Wednesday, June 4, 2025 8:17 AM

**To:** Schreiner, Todd A. <[tschreiner@nd.gov](mailto:tschreiner@nd.gov)>  
**Cc:** [bernices@restel.com](mailto:bernices@restel.com); Jim Alber <[Jim.Alber@mooreengineeringinc.com](mailto:Jim.Alber@mooreengineeringinc.com)>  
**Subject:** Schlichting Subdivision

Todd, I was contacted by Glen Schlichting. If you recall, the attached Schlichting's 3<sup>rd</sup> ran into some issues last year with available water capacity from GRWD. Because of this, they were only able to service a handful of lots. Because of that, Schlichting's only platted 7 of their available 22 lots. (Attachment #1.)

I just spoke with Clarence from GRWD. They notified Schlichting's that they have completed the necessary improvements to their system, and can now serve the rest of the lots. They are going to begin billing the Schlichting's for monthly water service this month. Clarence said that GRWD is providing the necessary "will serve" notice to the Schlichting's today.

Glen Schlichting directed me to proceed with subdividing the remainder of the lots. They want to proceed with the layout that was presented. (Attachment #2.) My plan was to obtain the necessary "will serve" letters from the 3 utility companies (GRWD, MEC, and RTC), get you an application, a check and a copy of the restrictive covenants. The roads are built and the water lines are already installed, so there is no construction.

Please advise what procedure and schedule you'd like to follow for this, so I can have the deliverables to you on-time. Thank you.

**Jerod Klabunde, PE**  
Project Management Group Leader



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## Joshua Reiner

---

**From:** Lucas Schaaf <lucasjs@mcleanelectric.com>  
**Sent:** Monday, June 16, 2025 7:09 AM  
**To:** Jerod Klabunde  
**Cc:** Joshua Reiner; Keith Thelen  
**Subject:** RE: Schlichting Subdivision

Hi Jerod,

Thank you for the email. MEC can serve the proposed expansion at Schlichting Subdivision. Please note that during the initial construction phase, the Schlichting family elected not to install power to each lot. To install a meter at certain lots, Aid to Construction will be required.

Thank you!

### Lucas Schaaf, PE | Engineering Manager

McLean Electric Cooperative | 4031 Hwy 37 Bypass | PO Box 399 | Garrison, ND 58540

Direct: 701-463-6715 | Office: 701-463-6700

Email: [lucasjs@mcleanelectric.com](mailto:lucasjs@mcleanelectric.com)



**From:** Jerod Klabunde <jerod.klabunde@mooreengineeringinc.com>  
**Sent:** Friday, June 13, 2025 11:26 AM  
**To:** Lucas Schaaf <lucasjs@mcleanelectric.com>  
**Cc:** Joshua Reiner <Joshua.Reiner@mooreengineeringinc.com>  
**Subject:** FW: Schlichting Subdivision

Lukas, I called this morning, but your office said you were out. If you follow the email below, you'll see that we're wanting to finish platting the lots in Schlichting's 3<sup>rd</sup>. Since the road and water lines have been built, there won't be any construction. We're planning to go directly to the final plat.

Is McLean Electric able to provide the necessary "will service" letter to prove to the county that you can service this area? I will forward your response to the county. Call with any questions. Thanks.

### Jerod Klabunde, PE

Project Management Group Leader



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**Subject:** Schlichting Subdivision

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Project Management Group Leader





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## **RESERVATIONS AND RESTRICTIVE COVENANTS**

### **SCHLICHTING'S FOURTH SUBDIVISION**

#### **TO THE PUBLIC:**

This is a Declaration of Reservations and Restrictive Covenants of SCHLICHTING'S FOURTH SUBDIVISION, a subdivision being a platted portion of the Lots

One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), and Eight (8), Block One (1), and Lots One (1), Two (2) Three (3), Four (4), Five (5), Six (6) and Seven (7), Block (2) of Schlichting's Fourth Subdivision, a subdivision being a platted part of the  $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}$ , part of the  $W\frac{1}{2}E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}$  and Part of Government Lot 3, Section 32, Township 148 North, Range 85 West, McLean County, North Dakota.

If the owners of such lots or any of them, or their heirs or assigns shall violate any of the covenants hereinafter set out, it shall be lawful for any other person owning real property situated in such subdivision to prosecute any proceedings at law or in equity against the person or persons violating any such covenants, and either to prevent his from doing so or to recover damages for such violation, or both.

1. PURPOSE: The purpose of these restrictions is to insure the use of the property for attractive residential purposes only, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired tone of the subdivision and thereby to secure to each site owner the full benefits and enjoyment of his home or cottage, with no greater restriction on the free and undisturbed use of the site than is necessary to insure the same advantages to the other site owners.

2. DURATION: All and each of these restrictions, conditions, and covenants herein are to run with the land and shall be binding on all parties and all persons claiming under them until such time as they may be changed by the owner of the property in the area by a correct legal procedure.

3. COVENANTS FOR IMPROVEMENTS: All lots conveyed are conveyed as unimproved property without any obligation on the part of the grantor to improve the same.

4. RESIDENTIAL RESTRICTION: No structure shall be erected, altered, or placed on any lot or tract other than one detached, single family dwelling not to exceed two (2) stories in height, except that this shall not preclude the erection, location or maintenance of other customary or necessary structures accessory to the dwelling and as recreational use. No building shall be erected closer than thirty-five feet (35') from the front line, fifteen feet (15') from the side or thirty feet (30') from the rear lot line. One detached storage building, not larger than 3,600 sq. ft., one story in height; with sidewalls not to exceed 18' may be constructed. This building shall be constructed with straight walls and the exterior of such building shall match that of the residence, no silver metal. Manufactured homes are not permitted on any of the lots of SCHLICHTING'S FOURTH SUBDIVISION. No building shall be used for commercial use of any kind.

5. RECREATIONAL USE:

One (1) recreational vehicle may be used as temporary accommodation to allow the property owner to construct a permanent residence or remodel an existing residence on the lot. The use of the recreational vehicle shall be authorized with the written approval of the McLean County Land Use Administrator upon receipt of an approved site plan, building permit, construction schedule, and such shall not exceed one (1) year in duration, unless authorized by the McLean County Zoning Commission. The unit may be placed on the site only upon receipt of a valid building permit for a single-family dwelling and must be removed from occupancy within seven (7) days of completion of the residence. The unit shall comply with all setbacks appropriate to the zone in which it is to be placed and shall not be parked on nor in any way obstruct any public right-of-way. No person other than the owner of the residential property shall occupy the unit and the unit shall not be used as a temporary rental unit. A recreational vehicle is considered occupied if it is used as living quarters on any calendar day.

A) TEMPORARY USE OF RECREATIONAL VEHICLE REQUIREMENTS FOR CAMPING ON RESIDENTIAL PROPERTY.

The use of one (1) recreational vehicle as temporary accommodation for guests may be allowed on “developed residential property” with an established residential use. The unit shall not be parked on nor in any way obstruct any public right-of-way, and shall be located a minimum of five (5) feet from any other structure. The unit may not be skirted, provided a deck or patio above ground level, and the discharge of any gray water or sewage is prohibited. Use of the unit shall not exceed four (4) days at any one time or sixteen (16) days in any calendar year.

6. ROAD MAINTENANCE: The roads within this development are dedicated for public use. Post installation maintenance is the responsibility of the owners of this development. Costs of such maintenance shall be equally shared between the lots benefitting from such maintenance. Maintenance shall be approved by a simply majority of the affected owners. Established approaches shall be shared by lots that are adjacent to said approaches.

Construction of the initial road, together with graveling and bringing the road to grade shall be the responsibility of Developer. Thereafter, any maintenance, including snow removal, on the roads within Schlichting’s Fourth Addition shall be the responsibility of the Residential Lot Owners. The roads shall always be the responsibility of those living there. The County will not take over the maintenance of these roads.

7. SUBDIVISION OF LOTS: In accordance with the foregoing restriction limiting the number of dwellings on each lot, no subdivision of any lot shall be permitted.

8. DWELLING QUALITY AND SIZE: No building shall be erected, altered, placed, or permitted on any lot unless the design, location, materials, and workmanship is in harmony with existing structures and locations in the tract and does not violate any Restrictive Covenants. In any case, no dwelling shall have a ground floor square foot area of less than 800 square feet in the case of a one-story structure, nor less than 1,000 sq. ft. in the case of a one and one-half or

two story structure. No trailer, tents, shack, other outbuildings or temporary structures may be used on any lot at any time as a residence, either temporary or permanent.

9. LIVESTOCK AND ANIMALS: No form of livestock other than dogs and cats may be kept by an owner on any tract within the subdivision, and all dogs shall, if requested by the owners of the other lots on the property, be restricted to the owners premises and maintained on a leash so as not to run at large at any time. No livestock or poultry shall be kept or maintained on any of the lots. The commercial breeding and sales of any animal, including dogs, is forbidden upon any lot or tract.

10. RESTRICTIONS AGAINST POLLUTION: No building shall be constructed unless a permit shall have been received as may be required by the Zoning Regulations of McLean County, North Dakota. No septic tank or other means of sanitary disposal shall be constructed, used or maintained unless the same meets with the requirements of all state and local health laws, rules and regulations and in no event shall any person undertake or permit any use of the property which would be dangerous to the health of any other person residing in the area. All leach and drain fields and septic tanks shall be designed according to the State Health Department requirements.

11. GRADING: Neither grantee nor any person or persons claiming under him shall or will at any time raise the grade of any lot or lots which would affect adjoining lots.

12. NUISANCES: No lot shall be used in whole or in part for the storage of rubbish of any character whatsoever, nor for the storage of any property or thing that will cause such lot to appear in an unclean or untidy condition or that will be obnoxious to the eyes, or shall any substance, thing, or material be kept upon any lot that will emit foul or obnoxious odors or that will cause any noise that will cause any noise that will or might disturb the peace, quiet, comfort, or serenity of the occupants of surrounding property. Unsightly storage of old cars, junk, trash, and unlicensed vehicles is prohibited.

13. SIGNS: No signs of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

14. ROAD MAINTENANCE: The roads within this development are dedicated for public use. Post installation maintenance is the responsibility of the owners of this development. Costs of such maintenance shall be equally shared between the lots benefitting from such maintenance. Maintenance shall be approved by a simple majority of the affected owners. Established approaches shall be shared by lots that are adjacent to said approaches.

15. ENFORCEMENT: These restrictions shall operate as covenants running with the land for the benefit of any and all persons who now may own, or who may hereafter own, property in SCHLICHTING'S FOURTH SUBDIVISION, and such persons are specifically given the right to enforce these restrictions through any proceedings, at law or in equity, against any



**My commission expires:**

MCLEAN COUNTY VARIANCE APPLICATION

33-4024-6  
148-80

Name of Applicant: Bruce & Kim Nodland

Name of Owner (if different: \_\_\_\_\_

Mailing Address: 1687 15th St NW Turtle Lake N.D 58575

Daytime phone number: 701-870-1032 or Kim 701-870-1028

Location of property:

Lot(s) 5 Block \_\_\_\_\_ Subdivision Crooked Lake Subdivision (Twp 148-80)

OR \_\_\_\_\_ in \_\_\_\_\_ (Quarter)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

The above-named applicants seek a variance for the following purpose: to put up a 14x24 garage with a attached 14x24 carport

Describe proposed construction of buildings constructed on site: 2x4 walls 10' High with truss Rofers with metal Roof & wood siding

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
- Get authorizing signatures from all affected property owners (see back)

## RECYCLING:

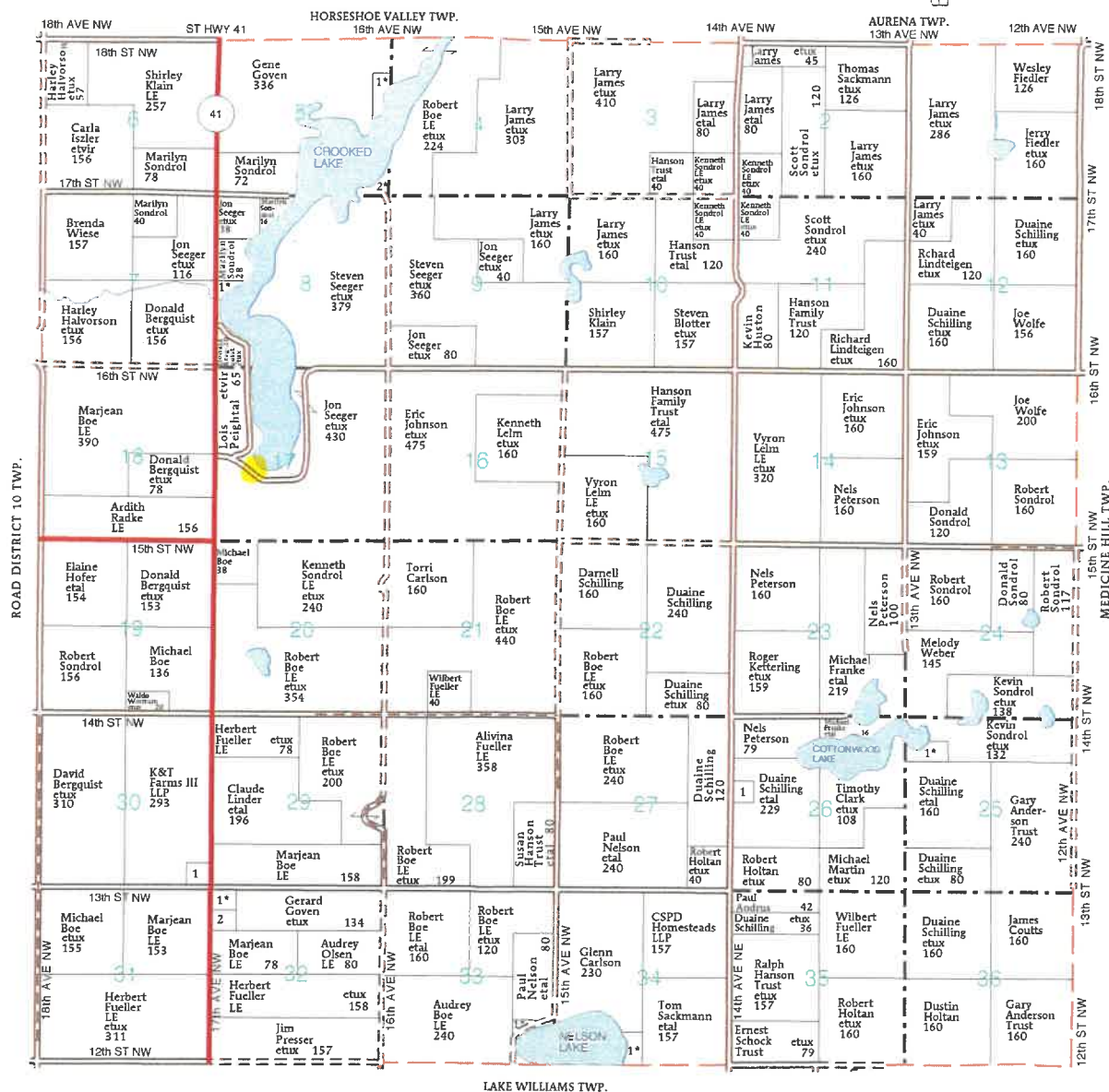
- SAVES PRECIOUS LANDFILL SPACE
- REDUCES DISPOSAL COSTS
- CONSERVES RESOURCES
- SAVES ENERGY
- EMPLOYS PEOPLE

T-148-N

## ROAD DISTRICT 9 PLAT

(Landowners)

R-80-W



## ROAD DISTRICT 9

## TOWNSHIP

## SECTION 5

1. Goven Trust, Donald  
etal 17

## 2. Seege

- SECTION 8**  
1. Boe, Audrey etal 8

**SECTION 25**

1. Clark, Timothy etux 12  
SECTION 26

1. Schilling, Duaine 8

- 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

## SECTION 30

1. St Olaf Lutheran Church 15

## SECTION 32

1. James, Rodney etux 12
2. James, Tyler 11

## SECTION 33

1. Holtan, Robert etux 10

## SECTION 34

1. Holtan, Robert etux 11



Enter Map Title...

Web Print 06/25/2025



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benodan@gmail.com

Country Rd #8

€

Frontage Rd

lot 5

10T-4

43'

86

86

3

Pract

5

Car Port  
Roof only

Garage

150

150

14

14

 $g^t$ 

Deck

House

North



**MCLEAN COUNTY VARIANCE APPLICATION**

47-4161-20  
Horseshoe Valley  
149-80

Name of Applicant: Hasco, LLC

Name of Owner (if different: Todd Haskins & Trail Haskins

Mailing Address: 2480 13<sup>th</sup> Ave NW Reno, ND 58778

Daytime phone number: (701) 728-6212

Location of property:

Lot(s) 20 Block \_\_\_\_\_ Subdivision Paradise Retreat

OR \_\_\_\_\_ in \_\_\_\_\_ (Quarter)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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

to construct cabin on front lot

Describe proposed construction of buildings constructed on site:

3 bedroom, 2 Bath cabin with walk out on lake side

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).

**PROPERTY OWNER AUTHORIZATION:**

**Property Owner I**

I (property owner) Glen Hardy authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Glen Hardy

Printed Name of Property Owner

Glen Hardy

Signature of Property Owner

701-833-4746

Phone Number

6-28-25

Date

**Property Owner II**

I (property owner) Thomas J Foley authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Thomas J Foley

Printed Name of Property Owner

Thomas J Foley

Signature of Property Owner

701-833-5543

Phone Number

6-29-2025

Date

**Property Owner III**

I (property owner) Jason Richter authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Jason Richter

Printed Name of Property Owner

Jason Richter

Signature of Property Owner

701-7007757

Phone Number

6-29-25

Date

**Property Owner IV**

I (property owner) Shannon Cree authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Shannon Cree

Printed Name of Property Owner

Shannon Cree

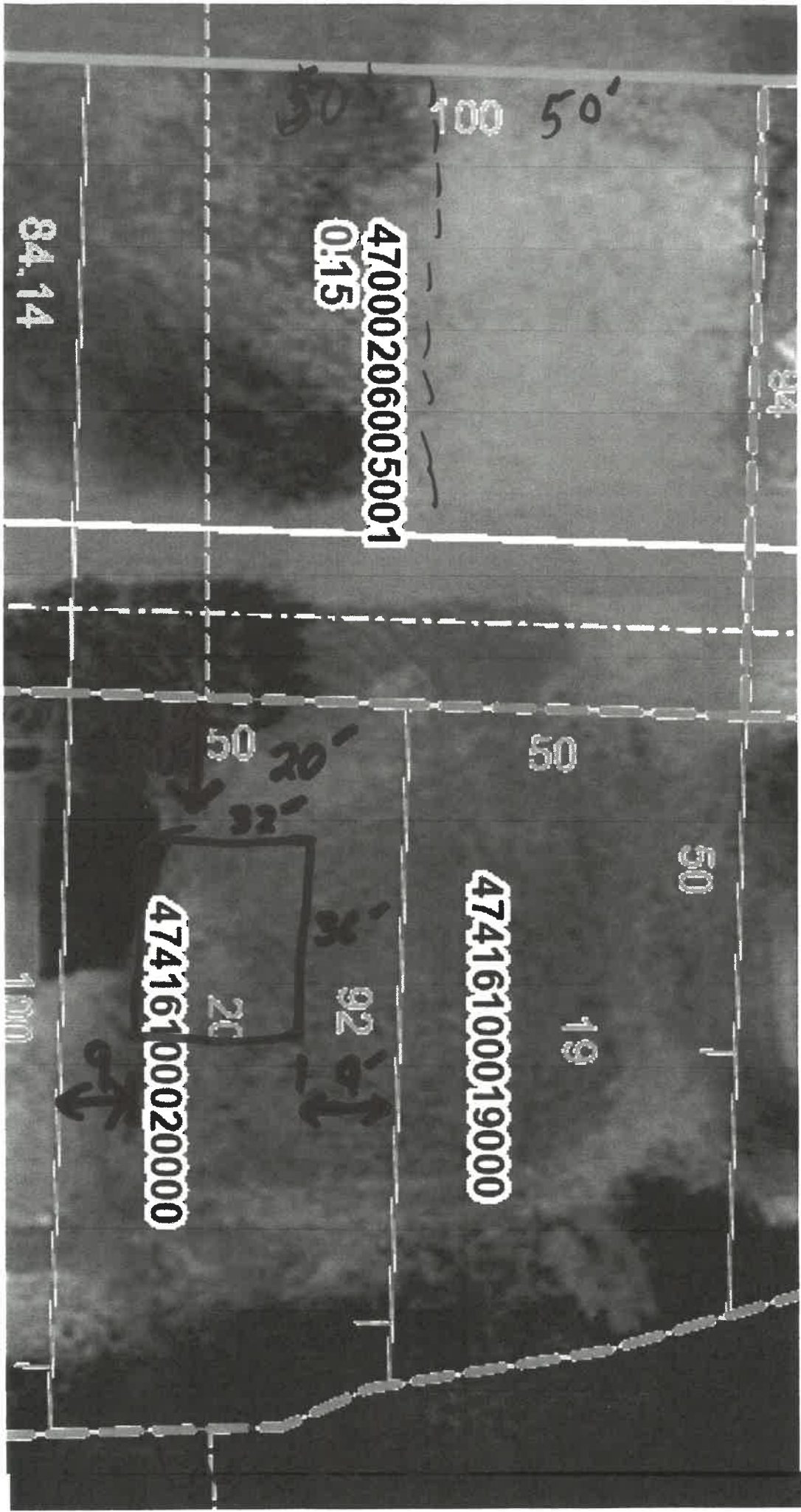
Signature of Property Owner

701-340-1150

Phone Number

6-29-25

Date



Rohrer

Hardy

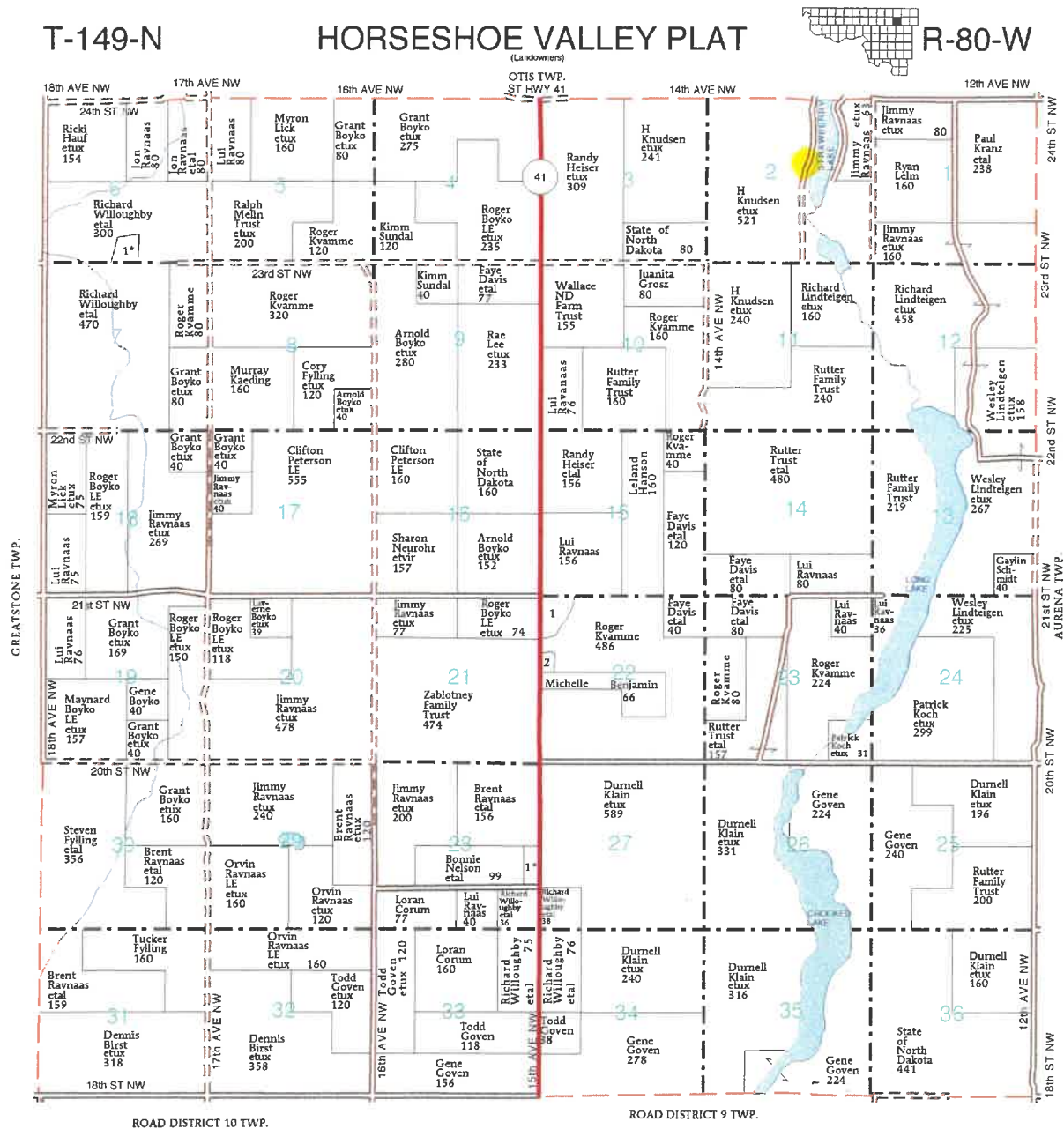


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T-149-N

HORSESHOE VALLEY PLAT

R-80-W



# **HORSESHOE VALLEY TOWNSHIP**

**SECTION 6**

1. Fylling, Cory etux 15

**SECTION 22**

1. Horseshoe Valley  
 Gravel Co LLC 26

2. Horseshoe Valley  
 Gravel Co LLC 7

**SECTION 28**

1. Nelson, Clyde etux 11



MCLEAN COUNTY VARIANCE APPLICATION

47-4161-19

Horseshoe Valley  
149-80

Name of Applicant: Hasco, LLC

Name of Owner (if different: Todd Haskins & Trail Haskins

Mailing Address: 2480 135 Ave NW Ruso, ND 58778

Daytime phone number: (701) 720-6212

Location of property:

Lot(s) 19 Block \_\_\_\_\_ Subdivision Paradise Retreat

OR \_\_\_\_\_ in \_\_\_\_\_ (Quarter)

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

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

to construct cabin on front lot & garage on rear lot

Describe proposed construction of buildings constructed on site:

3 bedroom, 2 bath cabin with walk out on lake side

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).



**PROPERTY OWNER AUTHORIZATION:**

**Property Owner I**

I (property owner) Glen Hardy authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Glen Hardy  
Printed Name of Property Owner

Glen Hardy  
Signature of Property Owner

701-833-4746  
Phone Number

6-28-25  
Date

**Property Owner II**

I (property owner) Thomas J Foley authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Thomas J Foley  
Printed Name of Property Owner

Thomas J Foley  
Signature of Property Owner

701-833-5543  
Phone Number

6-29-25  
Date

**Property Owner III**

I (property owner) Tyson Rohrer authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Tyson Rohrer  
Printed Name of Property Owner

Tyson Rohrer  
Signature of Property Owner

701-720-7257  
Phone Number

6-29-25  
Date

**Property Owner IV**

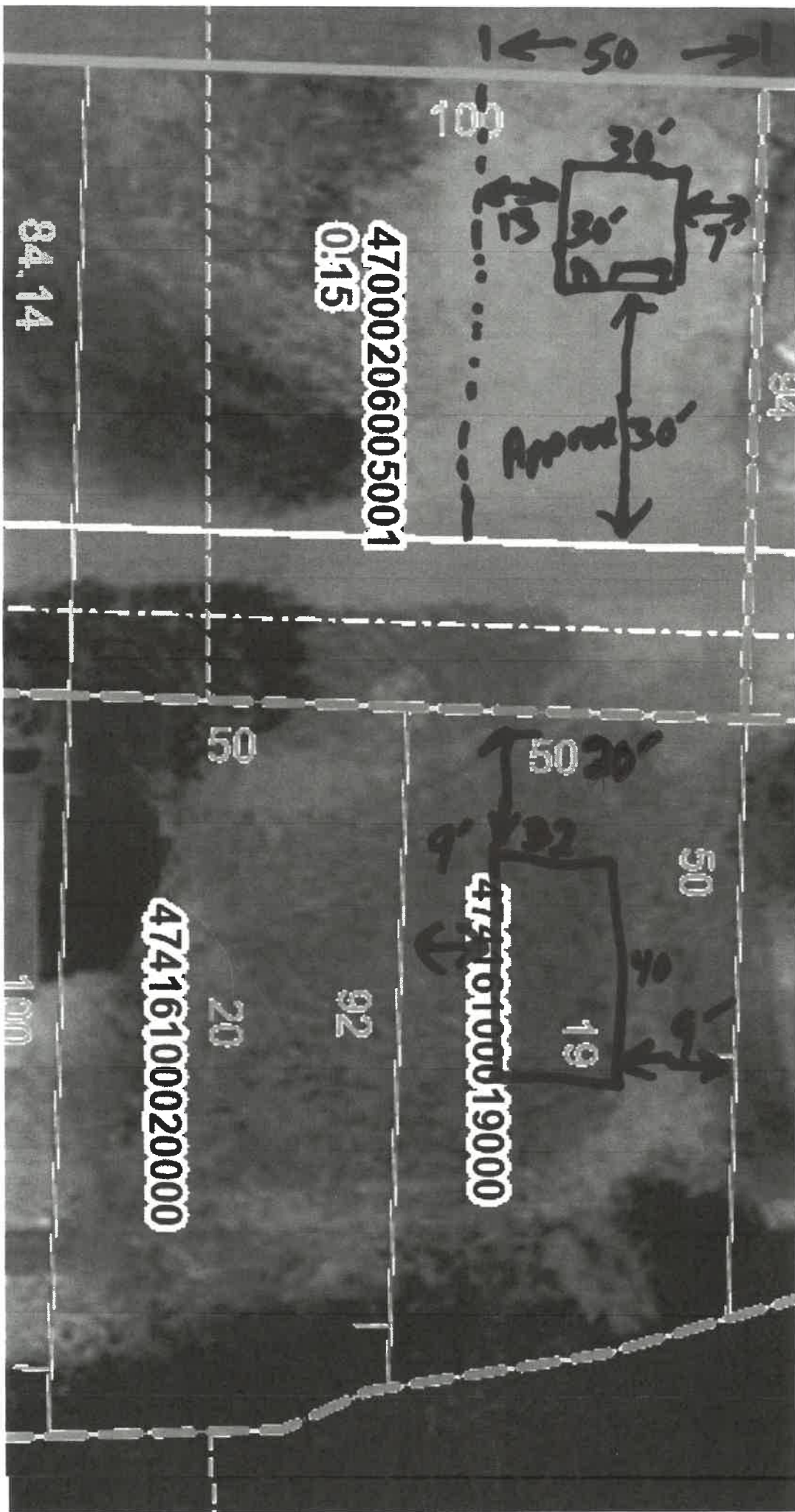
I (property owner) Shannon Cree authorize (applicant's name) Hasco, LLC to file this application on all matters relating to this request with McLean County. By signing this form as the property owner, I hereby agree to abide by any and all conditions that may be assigned by the McLean County Board of Commission and McLean County Planning and Zoning Commission as part of any approval of this request, including conditions, development agreements, and/or any other requirement that may encumber or otherwise affect the use of my property.

Shannon Cree  
Printed Name of Property Owner

Shannon Cree  
Signature of Property Owner

701-340-1150  
Phone Number

6-29-25  
Date



Rohrer

Hardy

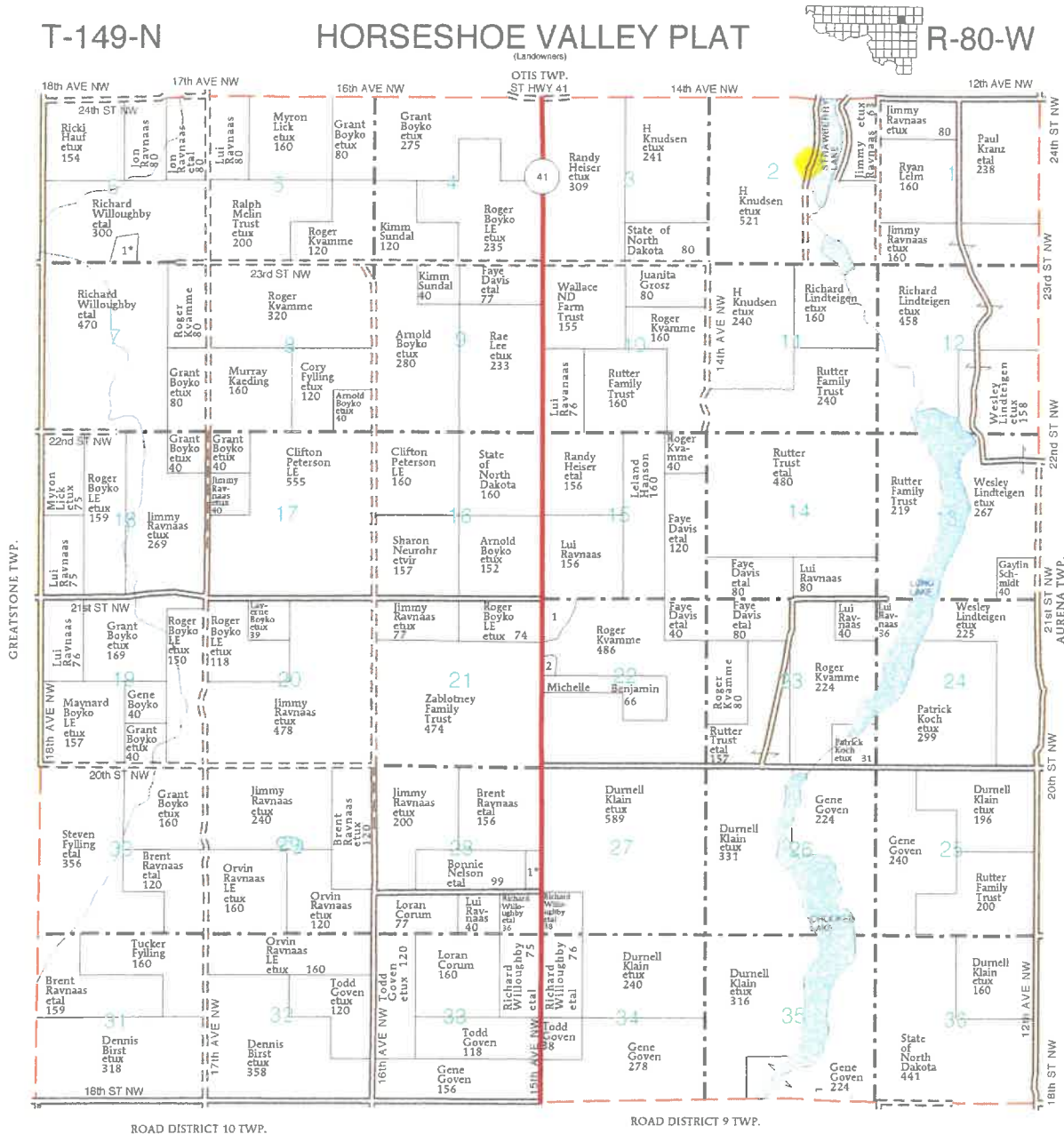


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HORSESHOE VALLEY PLAT

R-80-W



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