CITY OF MANDAN

Development Review Application

	Minor Plat ($300)		Zone Change ($600)
	Preliminary Plat up to 20 acres ($400)		Planned Unit Development ($700)
	Preliminary Plat more than 20 acres ($450)		Land Use and Transportation Plan Amendment ($1,000)
	Final Plat up to 20 lots ($400)		Vacation ($500)
	Final Plat 21 to 40 lots ($550)		Variance ($400)
	Final Plat more than 40 lots ($700)	✓	Special Use Permit ($450)
	Annexation ($450)		Stormwater submittal ($300)
	Masterplanned Subdivision (not accepted without preliminary plat) ($250)		Stormwater 2nd & subsequent resubmittal ($50)
	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) ($250)		

Summary of Request (Add separate sheet(s) as necessary)

Engineer/Surveyor			Property Owner or Applicant		
Name			Name: Victor Goncharov		
Address			Address: 902 2nd Street NE		
City	State	Zip	City: Mandan	State: ND	Zip: 58554
email			email: HugoHomeImprovementLLC@gmail.com		
Phone	Fax		Phone: 7013299659	Fax:	

If the applicant is not the current owner, the current owner must submit a notarized statement authorizing the applicant to proceed with the request.

Location	Type	Existing Zone	Proposed Zone	Project Name
✓ City ☐ ETA	✓ New ☐ Addition			

Property Address	Legal Description
2903 Jude Cn Mandan ND	Shop condo
Current Use	
Empty Lot	Lot 2, Blk 1, Big Sky Estates 3rd Replat Lots 4-8, Blk 4
Proposed Use	
Shop condo	Section 16 + 21 Township 139 Range 81

Parcel Size	Building Footprint	Stories	Building SF	Required Parking	Provided Parking
				NW 1/4 21	

Print Name	Signature	Date
Victor Goncharov		08.13.2020

Office Use Only

Date Received:	Initials: nm	Fees Paid: $450	Date 8-19-2020
Notice in paper	Mailed to neighbors	P&Z meeting	
☐ Approved	Approved with conditions:		
☐ Denied			

Appendix A to Ordinance 1190 rezoning lots in Big Sky Estates

The following uses are declared to be in retail group A:

(1) Antique store,
(2) Appliance, radio, television store,
(3) Auto accessory store,
(4) Book, magazine, newspaper store,
(5) Butcher shop,
(6) Camera shop, art supply store,
(7) Candy store,
(8) Clothing, clothing accessories store,
(9) Delicatessen,
(10) Department store,
(11) Drugstore,
(12) Five and ten cent store,
(13) Flower shop,
(14) Furniture, office equipment store,
(15) Gift shop,
(16) Grocery store,
(17) Hardware store,
(18) Hobby, toy store,
(19) Ice cream parlor,
(20) Jewelry store,
(21) Music store,
(22) Notion, variety store,
(23) Office supply, stationery store,
(24) Package liquor store,
(25) Photographic studio,
(26) Shoe store,
(27) Sporting goods store,
(28) Bakery, in which nothing is baked except for retail sale on the premises.

The following uses are declared to be in service group A:

(1) Barber shop,
(2) Beauty shop,
(3) Refrigerated cold storage lockers,
(4) Dressmaker, tailor,
(5) Dry cleaning pickup agency,
(6) Furniture repair, upholstering,
(7) Laundry pickup agency,
(8) Laundry, self-service,
(9) Milliner,
(10) Radio, appliance repair,
(11) Restaurant,
(12) Shoe repair,
(13) Soda fountain,
(14) Watch, jewelry, camera repair,
(15) Animal clinic,
(16) Pet store.

(17) Pet Grooming Commercial facility

The following uses are declared to be in the office-bank group:

(1) Bank.
(2) General office.
(3) Governmental office.
(4) Insurance office.
(5) Personal loan agency.
(6) Professional office.
(7) Real estate office.
(8) Taxicab office.
(9) Telephone exchange.
(10) Utility office

COUNTY RECORDER COUNTY OF MORTON 1881 NORTH DAKOTA

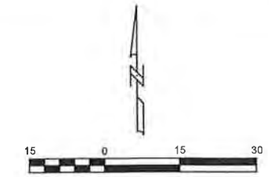
COUNTY RECORDER, MORTON COUNTY, ND
I certify that this instrument was filed and recorded.
Carrie Schaner, County Recorder Fee $29.00
By
September 4, 2014 10:06:51 A

459414

County Recorder
Morton County
Mandan ND 58554

459414

Auditor's Office Morton Co., ND
TRANSFER ACCEPTED
9-4-2014
DAWN R. RHONE, County Auditor
By Deputy



VERT. DATUM: NAVD88
HORIZ DATUM: 1983 STATE PLANE, ND SOUTH (3302)

LEGEND

——1810——	PROPOSED CONTOUR
	PROPOSED CURB & GUTTER
#	PARKING STALL COUNT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK

LEGAL DESCRIPTION:
LOT 2, BLOCK 1,
BIG SKY 3RD ADDITION REPLAT
LOT AREA: 79,363 SF

OWNER:
F & S PROPERTIES, LLC
2501 ANGUS DRIVE
BISMARCK, ND 58504

ZONING:
CB-RESTRICTED ORD. # 1190

SETBACKS:
FRONT: 0'
SIDE: 0'
REAR: 10'

BUILDING CONSTRUCTION TYPE:	STEEL FRAME
NUMBER OF STORIES:	2 LEVELS
FIRE SUPPRESSION SYSTEM:	NO
TOTAL BUILDING AREA:	3,000 SF PER FLOOR 6,000 SF TOTAL
REQUIRED PARKING:	UPPER FLOOR: 3000 SF @ $\frac{1}{400}$ SF =8 SPACES LOWER FLOOR: 3000 SF @ $\frac{1}{400}$ SF =8 SPACES
TOTAL REQUIRED PARKING:	16 SPACES SPACES PROVIDED = 16

REGISTERED PROFESSIONAL ENGINEER
ABRAHM E. ULMER
PE-6693
DATE: 9-2-20
NORTH DAKOTA

TOMAN ENGINEERING
501 1st Street NW, Mandan, ND 58554
Phone: 701-663-6483 * Fax: 701-663-0923

HUGO HOME IMPROVEMENT, LLC
2903 JUDE LANE
MANDAN, NORTH DAKOTA

LOT 2, BLOCK 1,
BIG SKY ESTATES 3RD ADDITION REPLAT
MANDAN, NORTH DAKOTA
SHEET 1 OF 1 *SEPTEMBER, 2020*

PROPOSED CONDITIONS

CAUTION
UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION PRIOR TO EXCAVATION