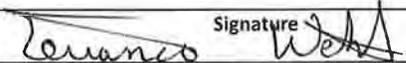


CITY OF MANDAN			
Development Review Application			
<input type="checkbox"/>	Minor Plat (\$300)	<input checked="" type="checkbox"/>	Zone Change (\$600)
<input type="checkbox"/>	Preliminary Plat up to 20 acres (\$400)	<input type="checkbox"/>	Planned Unit Development (\$700)
<input type="checkbox"/>	Preliminary Plat more than 20 acres (\$450)	<input type="checkbox"/>	Land Use and Transportation Plan Amendment (\$1,000)
<input type="checkbox"/>	Final Plat up to 20 lots (\$400)	<input type="checkbox"/>	Vacation (\$500)
<input type="checkbox"/>	Final Plat 21 to 40 lots (\$550)	<input type="checkbox"/>	Variance (\$400)
<input type="checkbox"/>	Final Plat more than 40 lots (\$700)	<input type="checkbox"/>	Special Use Permit (\$450)
<input type="checkbox"/>	Annexation (\$450)	<input type="checkbox"/>	Stormwater submittal (\$300)
<input type="checkbox"/>	Masterplanned Subdivision (not accepted without preliminary plat) (\$250)	<input type="checkbox"/>	Stormwater 2 nd & subsequent resubmittal (\$50)
<input type="checkbox"/>	Appeals to Administrative Denials (Variance to Non-zoning/Non-subdivision regulations) (\$250)	<input type="checkbox"/>	
Summary of Request (Add separate sheet(s) as necessary)			
Change zoning from F-R 7 to CB Commercial			

Engineer/Surveyor			Property Owner or Applicant		
Name Toman Engineering Company			Name Terrance Wetch		
Address 501 1st Street NW			Address 400 Arabian Ave		
City MANDAN	State ND	Zip 58554	City Bismarck	State ND	Zip 58503
email ron@tomanengineering.com			email twetch704@gmail.com		
Phone 701-663-6483	Fax 701-663-0923		Phone 701-391-3065	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
<input type="checkbox"/> City	<input checked="" type="checkbox"/> ETA	<input type="checkbox"/> New	<input type="checkbox"/> Addition	F-R 7	CB Commercial	
Property Address				Legal Description		
Parcel # 410208000				Lot A of Lots 3+4 of Auditor's Lot E		
Current Use Bareland				SW 1/4		
Proposed Use				Section 29 Township 139N Range 81W		
Parcel Size 10.48 Acres	Building Footprint	Stories	Building SF	Required Parking	Provided Parking	

Print Name Terrance Wetch	Signature 	Date July 23, 2020
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Office Use Only			
Date Received:	Initials: Ym	Fees Paid: \$ 600	Date 7-23-2020
Notice in paper	Mailed to neighbors	P&Z meeting	
<input type="checkbox"/> Approved	Approved with conditions:		
<input type="checkbox"/> Denied			

July 31, 2020

Dear Property Owner:

The City of Mandan has received a request from Terrance Wetch for a zone change from of Lot A of Lots 3 & 4 of Auditor's Lot E in Section 29, Township 139N, Range 81W. The request is to change the zoning from R7 (Single-Family Residential) to CB Commercial. The property is located on Sunny Road SW.

The zone change request will go before Mandan Planning & Zoning Commission for a public hearing on Monday, August 24, 2020, at 5:30 p.m. in the Commission room of City Hall.

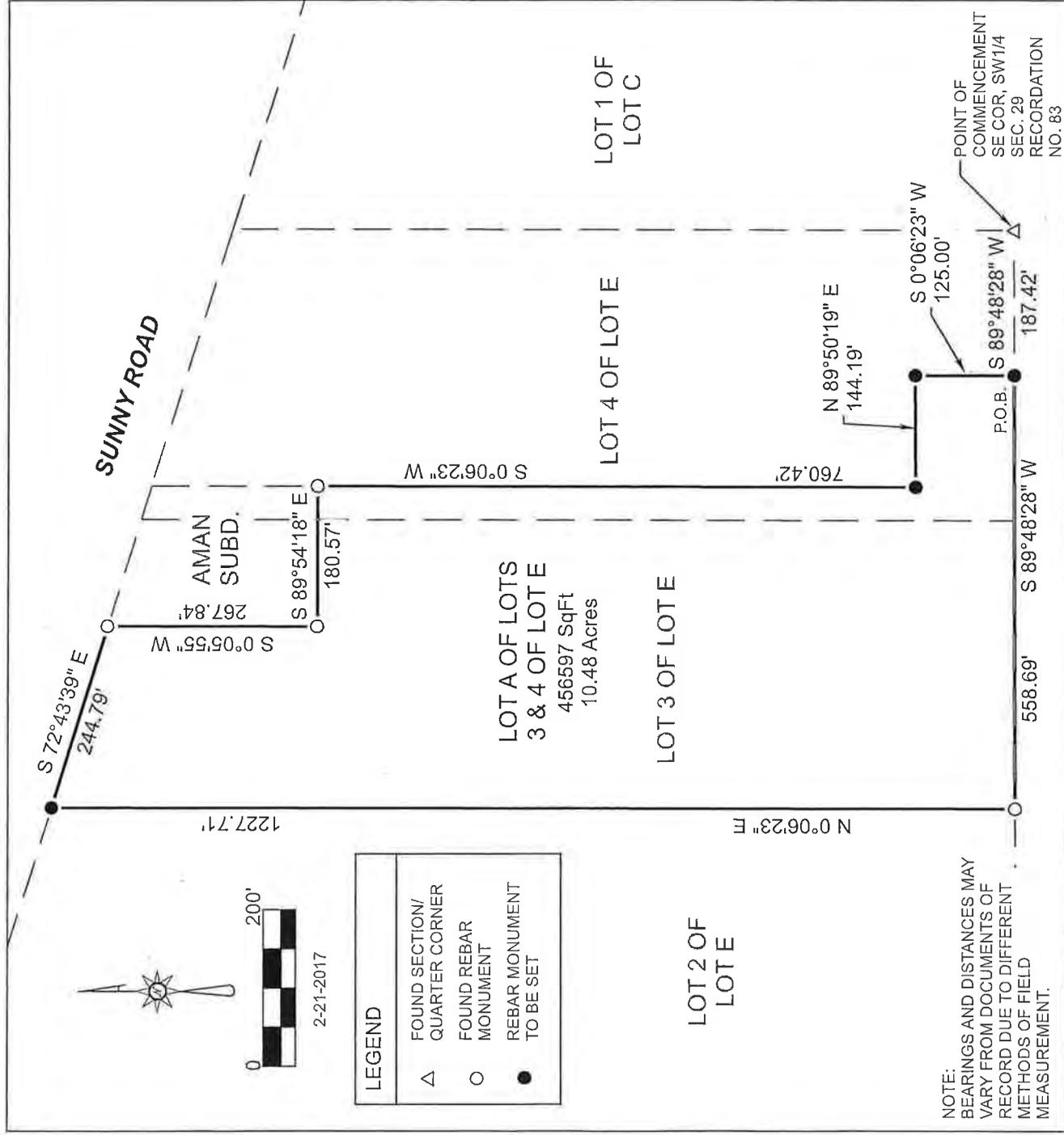
Due to ongoing public health concerns related to COVID-19, the City of Mandan is encouraging interested parties to provide their comments for this item via mail to Planning Dept., 205 2nd Ave NW, Mandan ND, 58554 or email to john.vandyke@cityofmandan.com at least one business day prior to the meeting. Interested persons may also call 701-667-3225 with questions or to facilitate alternate means to appear at the public hearing without having to appear in person. If you have any questions, feel free to contact us at 667-3225.

Planning & Zoning Department
City of Mandan

PLAT OF IRREGULAR DESCRIPTION

Lot A of Lots 3 & 4 of Auditor's Lot E, SW1/4 _____ Section 29 Township 139 North Range 81 West

Present Owner Terrance Welch



DESCRIPTION

Lot Number Lot A of Lots 3 & 4 of Auditor's Lot E (_____) of SW1/4 Section 29 Township 139 North _____

Range 81 West, described as follows: Commencing at the southeast corner of the SW1/4 of Section 29, T139N-R81W, said point also being the southeast corner of Lot 4 of Auditor's Lot "E" of said SW1/4; thence South 89° 48' 28" West along the south boundary line of said Lot 4 for 187.42 feet to the Point of Beginning; thence continuing South 89° 48' 28" West along said south boundary line, and along the south boundary line of Lot 3 of said Auditor's Lot "E" for 558.69 feet to the southeast corner of said Lot 3; thence North 00° 06' 23" East along the west boundary line of said Lot 3 for 1227.71 feet to the northwest corner of said Lot 3; thence South 72° 43' 39" East along the north boundary line of said Lot 3 for 244.79 feet to the northwest corner of Aman Subdivision of Morton County, North Dakota; thence South 00° 05' 55" West along the west boundary line of said Aman Subdivision for 267.84 feet to the southwest corner of said Aman Subdivision; thence South 89° 54' 18" East along the south boundary line of said Aman Subdivision for 180.57 feet to the southeast corner of said Aman Subdivision; thence South 00° 06' 23" West for 760.42 feet; thence North 89° 50' 19" East for 144.19 feet; thence South 00° 06' 23" West for 125.00 feet to the Point of Beginning. Said tract of land containing 10.48 Acres, more or less.

30936