

RECEIVED
CASS COUNTY COMMISSION

OCT 30 2017

MEMORANDUM

Planning Department

TO: Cass County Board of Commissioners

FROM: Hali A. Durand, Cass County Planner *HAD*

DATE: October 30, 2017

SUBJECT: Consent Agenda Topic for the November 6, 2017
Commission Meeting: Jordan Subdivision

The Cass County Planning Commission reviewed the subject subdivision located in Warren Township, Section 17 at a Public Hearing on October 26, 2017. The intended use of the subdivision is to create one lot for residential sale.

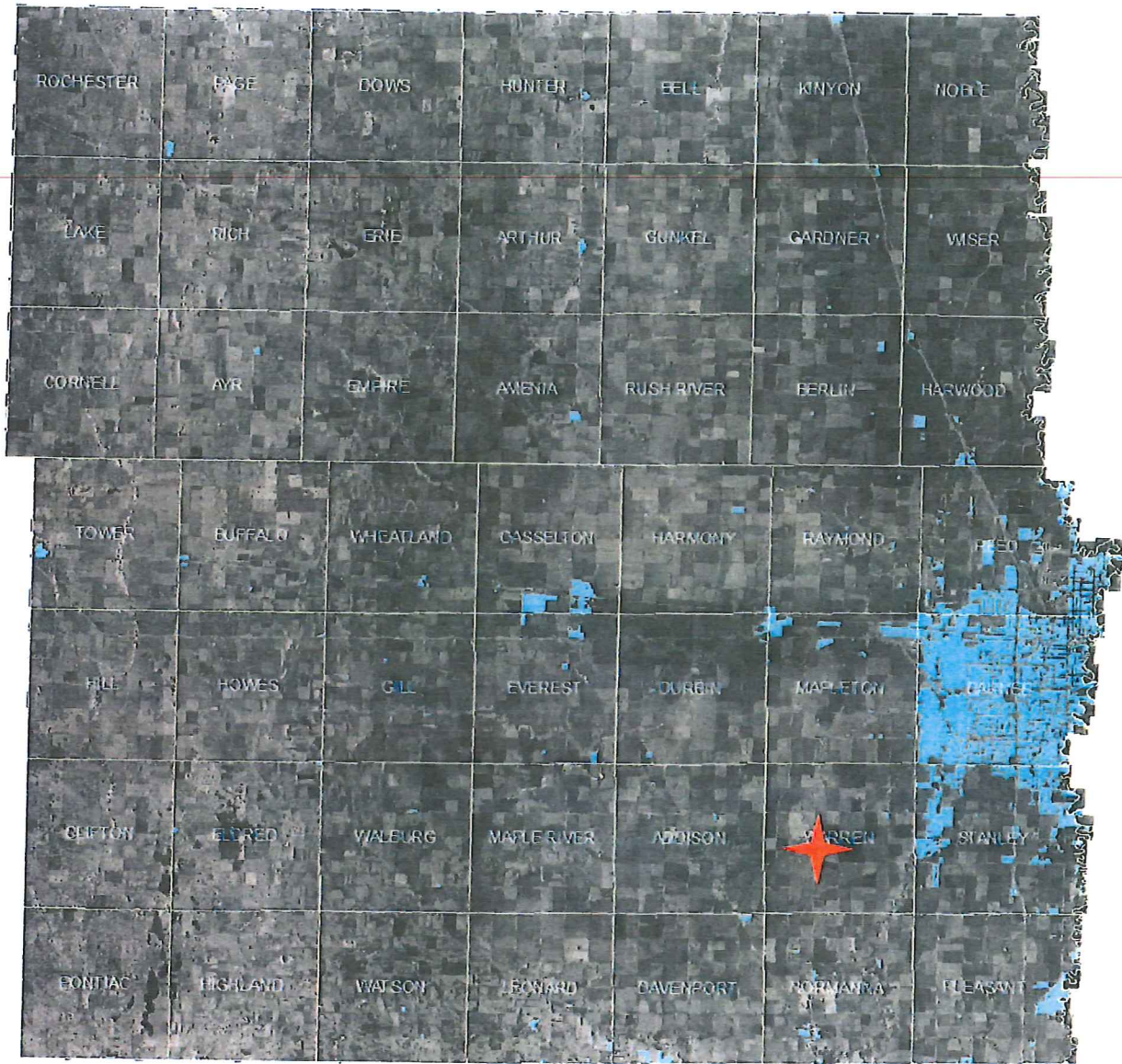
The Planning Commission is recommending approval of the new proposed plat. Warren Township has indicated the plat has met their zoning requirement. Therefore, the Planning Commission recommendation is being forwarded to the Cass County Board of Commissioners for action.

SUGGESTED MOTION: To grant Final Plat approval for Jordan Subdivision, Section 17, Township 138N, Range 50W, of the 5th Principal Meridian, Cass County, North Dakota.

1201 Main Avenue West
West Fargo, North Dakota
58078-1301

701-298-2370
Fax: 701-298-2395

A. Public Hearing Items:



 Jordan Subdivision

Final Plat Report

Title: Jordan Subdivision
Owner(s): Sheri Jordan
Type of Request: Minor Subdivision (1 lot)
Status: Final Hearing at the October 26, 2017 Planning Commission Meeting

Existing and Proposed Land Use:

The existing land is and will remain Agricultural.

Proposal:

The applicant is seeking approval of a Minor Subdivision to plat 1 lot for residential sale.

The said tract contains 16.58 acres of land, more or less. The proposed ownership and maintenance responsibility of the subdivision will be private. The subdivision will use public gravel roads, ditches for storm sewer conveyance, rural water, and an on-site septic sewer system for waste water treatment.

Location:

The tract is located in part of the Southeast Quarter of Section 17, Township 138 North, Range 50 West in Warren Township.

Agency Comments

<i>Water Resource District</i>	The Maple River Water Resource District has no comment.
<i>Cass County Engineer</i>	There are no concerns.
<i>Cass County Electric Cooperative</i>	No comment.
<i>Century Link</i>	No comment.
<i>Cass Rural Water</i>	This site is currently connected to Cass Rural Water.
<i>North Dakota Department of Transportation</i>	The proposed plan has been reviewed and there are no comment or concerns.
<i>County Sanitarian</i>	No comments.
<i>Township Chairman</i>	There are no issues with the proposal.
<i>The City of Fargo</i>	The proposed subdivision is outside of Fargo City limits and there are no comments.

Staff Analysis:

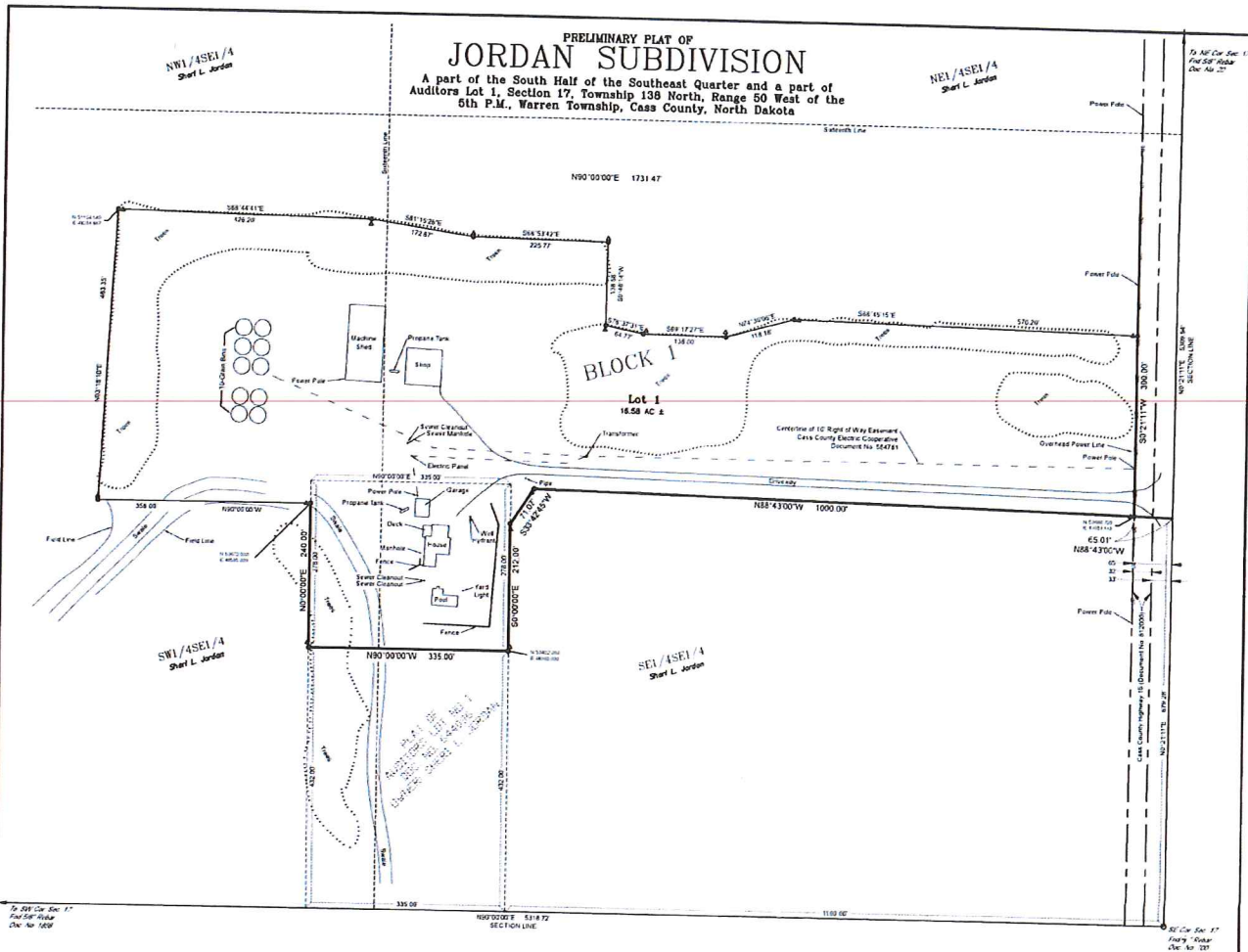
Since there are no improvements, developments, or new construction on this site, the proposed subdivision currently has the needed infrastructure in place. Looking at the floodplain information, 2011 imagery shows no water inundation on site and the property is not mapped in a special flood hazard area. The parcel is bound by agricultural land and therefore has minimal impacts on surrounding landowners. The proposed use is consistent with Township Ordinances.

The landowner owns the entire quarter section of land and agrees to a deed restriction up to forty acres.

Staff Recommendation:

To accept the findings and recommendations of staff and recommend approval to the County Commission of the proposed application as the proposal meets the goals and objectives of the Cass County Comprehensive Plan, the Cass County Highway Access Plan, the Flood Damage Prevention Ordinance, the Cass County Subdivision Ordinance, and all other applicable regulations.

**PRELIMINARY PLAT OF
JORDAN SUBDIVISION**
A part of the South Half of the Southeast Quarter and a part of
Auditors Lot 1, Section 17, Township 138 North, Range 50 West of the
5th P.M., Warren Township, Cass County, North Dakota



OWNER CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Sheri L. Jordan, hereinafter known as Sheri L. Jordan, who resides at 4407 185th Avenue SE, Coonport, ND 58021, is the owner and proprietor of a tract of land bounded on the South Half of the Southeast Quarter, Section 17, Township 138 North, Range 50 West of the 5th Principal Meridian, Cass County, North Dakota, and more particularly described as follows:

Commencing at the east monument marking the Southeast Corner of said Section 17 (and Survey Monument Record No. 820), thence on an assumed bearing of North 00°11'11\"/>

OWNER
Sheri L. Jordan

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2017, before me, a notary public, with and for said owner, personally appeared Sheri L. Jordan, known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as a free act and deed.

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGMENT

I, Steven A. Anstam, Registered Land Surveyor, under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision, that the bearings shown on said plat are correct, that the monuments for the guidance of future surveys have been located or placed on the ground as shown.

Dated this _____ day of _____, 2017.

Steven A. Anstam, Registered Land Surveyor

STATE OF NORTH DAKOTA
COUNTY OF RICHMOND

On this _____ day of _____, 2017, before me, a notary public, with and for said owner, personally appeared Steven A. Anstam, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same.

COUNTY ENGINEER REVIEW

Approved by Cass County Engineer this _____ day of _____, 2017.

With Benison, Cass County Engineer

WARREN TOWNSHIP REVIEW

Reviewed by Warren Township, Cass County, North Dakota this _____ day of _____, 2017.

Chairman _____
Alders _____
Clerk _____

CASS COUNTY COMMISSION APPROVAL

Approved by the Board of County Commissioners and ordered hereto this _____ day of _____, 2017.

Chief Peterson, Chairman
Alders _____
Michael Marston, Cass County Auditor

CASS COUNTY PLANNING COMMISSION REVIEW

Reviewed by the Cass County Planning Commission this _____ day of _____, 2017.

Ken Loughren, Chair
Alders _____
Secretary _____

SCALE: 1 inch = 100 feet

- LEGEND**
- = CORNER MARKED WITH A 1/2\"/>



OWNER
Sheri L. Jordan

SURVEYOR:
Steven Anstam
1992 4th St. N. A.
Bismarck, ND 58075
701-642-5521
steve.anstam@tersteeng.com

Flood Statement:
This area falls in Zone X as identified by FEMA on Community Flood Map No. 5802450001C with an effective date of Jan. 16, 2015.

