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RESOLUTION NUMBER 2001-073

A RESOLUTION TO AMEND SECTION 6.05, THE EAST BUTLER CREEK  
FOOTHILLS DISTRICT REGULATIONS.

WHEREAS, 76-2-201 M.C.A. authorizes the Board of County Commissioners to adopt zoning regulations; and,

WHEREAS, the Board of County Commissioners did adopt zoning regulations for Missoula County through passage of County Resolution 76-113, as amended ; and,

WHEREAS, 76-2-202 M.C.A. provides for the establishment and revision of zoning districts and regulations; and,

WHEREAS, the Board of County Commissioners did adopt Section 6.05 East Butler Creek Foothills District through the passage of County Resolution 95-012; and,

WHEREAS, the Board of Missoula County Commissioners adopted Resolution No. 2001-047 on May 30, 2001, stating their intention to amend the "East Butler Creek Foothills District" to the "East Butler Creek Foothills District, Modified," subject to conditions.

WHEREAS, a protest period was held for thirty (30) days after the first publication of the Resolution of Intent on June 3, 2001; and,

WHEREAS, no protest petitions were filed by persons who own real property within the area proposed for zoning regulation amendment (district freeholders);

NOW, THEREFORE, BE IT RESOLVED, that Section 6.05 of the Missoula County Zoning Resolution, the "East Butler Creek Foothills District," is amended to the "East Butler Creek Foothills District, Modified," subject to the following conditions and the attachments listed below and included as part of this resolution:

1. Development in "Area C: Attached Housing" shall be consistent with the character of the revised site development plan, example building elevations and the zoning district standards. The applicant shall provide a reproducible exhibit showing the East Butler Creek Foothills Rural Zoning District, Modified, prior to the Board of County Commissioners signing the Resolution of Adoption for this zoning district.
2. The covenants shall be amended to address fencing in the walkway easement. Fencing within this easement is limited to a maximum of 30 inches in height and shall be constructed of decorative wood, stone or other materials as approved by OPG, with a maximum 60% opacity.
3. The developer of each lot shall show plans for physical access to the trail system prior to issuance of a zoning compliance permit, subject to review and approval by OPG.

4. Lots 1-6 and 23-28 on the northern end of MacArthur Drive and all the lots on Patton Court shall be limited to a 20 foot height limitation, subject to review and approval by OPG at the time of zoning compliance permit issuance.

ATTACHMENTS:

- A. East Butler Creek Foothills District, Modified, Zoning District Map
- B. East Butler Creek Foothills District, Modified, Standards
- C. Circle H Ranch Master Plan
- D. Area C: Attached Housing Site Plan
- E. Example Building Elevations

PASSED AND ADOPTED THIS 10<sup>th</sup> DAY OF <sup>AUGUST</sup> ~~JULY~~, 2001.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
Missoula County, Montana

Vickie M Zeier  
Vickie Zeier,  
Clerk and Recorder

Barbara Evans  
Barbara Evans, Chairman

Bill Carey  
Bill Carey, Commissioner

Jean Curtiss  
Jean Curtiss, Commissioner

APPROVED AS TO FORM AND CONTENT:

Michael Schubert  
County Attorney

SECTION 6.05: EAST BUTLER CREEK FOOTHILLS RURAL ZONING DISTRICT, MODIFIED  
ZONING DISTRICT STANDARDS

**INTENT**

This district recognizes the need for an alternative to traditional large lot rural zoning. Traditional zoning that promoted the creation of large acreage lots for ranchettes has diminished the rural character and natural setting it was intended to preserve. Specifically, it is noted that large acreage tracts promote the following situations:

- Intensive grazing on tracts too small to be properly managed. This leads to over grazing, soil erosion, stream sedimentation, contamination of surface and ground water and weed infestation.
- Fencing of individual tracts which diminishes the feeling of openness characteristic of rural areas and restricts wildlife movement.
- Displaces viable agricultural operations with a series of highly visible suburban style homes.
- Free roaming dogs deplete the wildlife resource and severely limit the usable winter range. These same free roaming dogs prey upon and harass domestic livestock further threatening the viability of agricultural operations.
- Cause more intensive and less well managed use of irrigation water to the detriment of the other users and contributing to the de-watering of our rivers and streams.
- Create multiple access points onto rural roads adding to congestion and increased road maintenance costs as well as over-burdening other infrastructure such as bridges.
- Create a demand for increased bussing on the part of rural school districts.
- In the situation of wildland fires, emergency resources are diverted to structure protection rather than overall fire suppression.

This district further recognizes the need for close major transportation routes, schools and infrastructure.

Stabling of horses is recognized as an important part of the rural lifestyle. This district allows for the pasturing, stabling and riding of horses in a separate facility designed specifically for this purpose.

Diversity in housing types and price range is recognized as an important community goal. This district allows for the placement of attached housing within the site.

**AREA A: CLUSTERED RURAL RESIDENTIAL AREA**

**A. Space and Bulk Requirements**

- Maximum Residential Density
- Minimum Lot Width
- Maximum Lot Width
- Maximum Lot Size
- Minimum Required Yard
- Lot Location

One Dwelling Unit Per Ten (10) Acres

One Hundred and Eighty (180) Feet

Two Hundred Feet (200) Feet

Thirty-One Thousand Square Feet  
(31,000 sq. ft.)

There are no minimum setbacks for yard area. Buildings may be up to the property line.

No area other than a residential lot as shown on the final plat for Circle H Ranch shall be used for any residential structure or any residential accessory use of any kind.

- Maximum Building Height

Thirty-Five (35) Feet. The building height shall be measured from the top of the lowest finished floor of a daylight basement to the eave for homes with a daylight basement. For homes without daylight basements, the height shall be measured from the top of the first floor above grade to the eave.

**B. General Standards**

- See Supplementary Regulations - Chapter III (Resolution 76-113 As Amended)

**C. Permitted Uses**

1. Single Family Dwelling
2. Accessory Building and Uses
  - Prohibited Uses: RV storage, stables or horse shelters
3. Recreational Uses Accessory To A Residential Cluster

**D. Conditional Uses**

1. Home Occupation

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**AREA B: EQUESTRIAN AREA LOT 1**

**A. Space and Bulk Requirements**

- Minimum Lot Size Eighty (80) acres
- Minimum Required Yard Fifty (50) feet for all buildings
- Maximum Building Height Forty (40) Feet

**B. General Standards**

- See Supplemental Regulations – Chapter III (Resolution 76-113 As Amended)

**C. Permitted Uses**

1. Professional Horse Boarding
2. Professional Horse Training
3. Riding Arena
4. Concessions Accessory to the Riding Arena
5. Single Family Residence Accessory To The Riding Arena
6. Temporary Sales Office for Circle H Ranch
7. Accessory Buildings and Uses
8. Ranch Headquarters Building

**AREA C: ATTACHED HOUSING LOT 2**

**A. Space and Bulk Requirements**

- Maximum Residential Density Not to exceed 240 dwelling units
- Minimum Lot Area for Detached Single Family Dwellings Three Thousand Four Hundred (3,400) Square Feet
- Minimum Lot Area for Attached Single Family Dwellings None
- Minimum Lot Width Twenty-Eight (28) Feet

- **Minimum Required Yard Setback**

Front	Fifteen (15) Feet. If a sidewalk crosses the front yard a minimum front yard setback of Twenty (20) Feet is required.
Side	Five (5) Feet. For townhouses/attached single family dwellings, there shall be no required side yard between units, only between structures.
Rear	Twenty (20) Feet for detached dwelling units. Fifteen (15) Feet for attached dwelling units.
  
- **Perimeter Setback** : One Hundred (100) Feet from the boundary of Area B for all structures.
  
- **Maximum Building Height** Thirty-six (36) Feet

**B. General Standards**

- Lots adjacent to a walkway easement shall prohibit fences nine (9) feet from either side of the center line of the easement. Fences within the walkway easement shall be no taller than thirty (30) inches tall and constructed of decorative wood, stone or other materials as approved by the zoning officer, with a maximum opacity of sixty percent (60%).
- 
- Grading plans for each lot shall be reviewed and approved by the County or the appropriate jurisdiction, prior to zoning compliance permit issuance.
  - See Supplementary Regulations – Chapter III. (Resolution 76-113 As Amended), with the following exception: In Section 3.06(N) only numbers 1, 3, 4, 5, 6(a-c and e) and 7 shall apply.

**C. Permitted Uses**

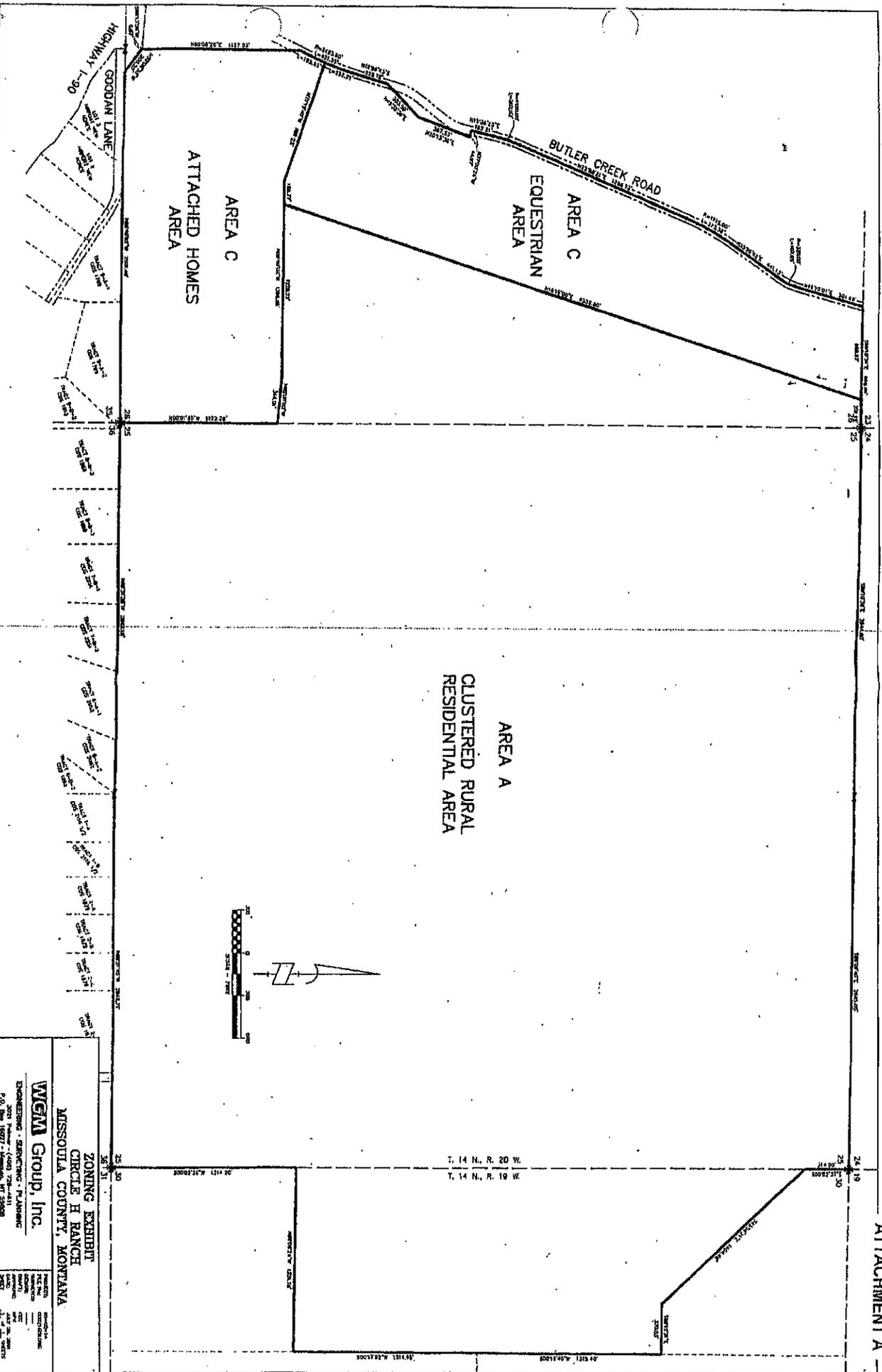
1. Detached Single Family Dwelling
2. Townhouse or Attached Single Family Dwelling
3. Accessory Buildings and Uses

**D. Conditional Uses**

1. Home Occupation
2. Child Day Care Home

**E. Special Exceptions**

1. Child Day Care Center



ATTACHMENT A

**ZONING EXHIBIT**  
**CIRCLE H RANCH**  
**MISSOULA COUNTY, MONTANA**

**WGM Group, Inc.**  
 ENGINEERING - SURVEYING - PLANNING  
 3000 Highway 100 - Missoula, MT 59808  
 P.O. Box 1000 - Missoula, MT 59808

DATE	DESCRIPTION
10/1/00	PREPARED
10/1/00	REVISION



FRED VAN VALKENBURG  
COUNTY ATTORNEY  
200 W. BROADWAY  
MISSOULA, MONTANA 59802-4292

(406) 258-4779  
FAX # (406) 258-3979

RECEIVED

MAR 08 2004

March 5, 2004

Jackie Corday  
Office of Planning & Grants  
435 Ryman  
Missoula MT 59802

Re: West Pointe 20' height issue  
Zoning Opinion 04 -- 02

Dear Jackie:

I am responding to your request that I review the prescribed method of measuring building height in the East Butler Creek Zoning District, specifically in the West Pointe Subdivision. In order to reach my conclusion I have reviewed the following:

1. Subdivision packet of both Circle H and West Pointe;
2. Minutes of Board of County Commissioner's hearing;
3. Adopted regulations and zoning resolutions;
4. Correspondence in my file.

#### **Original Zoning**

The area was originally zoned in conjunction with the platting of the Circle H Ranch Subdivision, to the north of West Pointe Subdivision. Circle H Ranch was designated as Area A of the zoning district and the standards were specific only for Area A. Area B encompassed the proposed equestrian area, allowing grazing, barns, and a caretaker's residence. Area C was called "Multifamily Cluster Development," and it encompassed the area reserved for future development -- in what has now been approved as West Pointe Subdivision. The zoning stated that development was not permitted in Area C until more specific standards were adopted.

The original East Butler Creek Zoning District identified a height limitation for Area A, in Circle H Ranch, of thirty-five feet. Directly after the height limitation, the zoning noted that height would be measured as follows:

The building height shall be measured from the top of lowest finished floor of a daylight basement to the eave for homes with a daylight basement. For homes without daylight basements, the height shall be measured from the top of the first floor above grade to the eave.

The other Areas within the zoning district did not repeat the language for measuring height. Hillside Regulations had not yet been adopted in the County Subdivision Regulations or the County Zoning Resolution.

#### **Amendments for West Pointe Subdivision**

The amendment to the zoning proposed with the West Pointe Subdivision provided the specific standards for Area C, contemplated with the original adoption of the East Butler Creek Zoning District. The applicant's proposal for the amended zoning of Area C explicitly precluded the applicability of the County Hillside Regulations to this zoning district. However, the Office of Planning and Grants recommended that the Hillside Regulations apply to Area C.

At the public hearing, the applicant pointed out that applying the Hillside Regulations to some of the lots in the West Pointe Subdivision would make those lots unbuildable, as designed. A compromise was reached during the public hearing, (the maximum height allowed was lowered) intending to resolve the height measurement problem to accommodate construction of buildings with daylight basements. In addition, some sections of the Hillside Regulations were incorporated by reference into the zoning standards, including the means of measuring height. A contradiction was created - the zoning district now had two methods of measuring height. Zoning compliance permits have not been issued by OPG for those lots in the subdivision that do not meet the building height restriction, using the Hillside Standards' method of measurement.

#### **History of the East Butler Creek Zoning District Height Measurement Method**

In conversations with Jay Raser, the developer of the Circle H Ranch, I was able to determine the history of the language for measuring height found in the East Butler Creek Zoning District. Conflict existed between the architectural community and OPG as to the proper method for measuring height of buildings. The architects were participating in a process that resulted in adoption of a regulation dictating the method of measuring height. Jay Raser, an architect participating in these discussions and not knowing which method of height would be adopted, wanted assurance that the method for measuring height would be consistent in this zoning district. He proposed to the planning office the method described in the Area A standards, believing it was the method that would be used in the entire zoning district.

When West Pointe was introduced, the developer introduced amendments to the East Butler Creek Zoning District to provide detailed standards for Area C but did not repeat the language that described the method for measuring building height.

The East Butler Creek Zoning District method for measuring height is specific to the subdivisions within the Zoning District. In the "General Provisions" of the Zoning District, most sections of the Hillside Regulations are incorporated by reference, including the method for measuring height. It is a maxim of law that if two provisions conflict and one is more specific, the specific will apply.<sup>1</sup> All County zoned property is

<sup>1</sup> M.C.A. § 1-2-102. **Intention of the legislature -- particular and general provisions.** In the construction of a statute, the intention of the legislature is to be pursued if possible. When a general and particular provision are inconsistent, the latter is paramount to the former, so a particular intent will control a general one that is inconsistent with it.

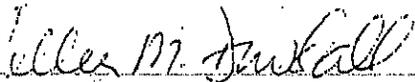
Zoning Opinion No. 04 - 02  
East Butler Creek Zoning District  
March 5, 2004  
Page 3

governed by the means of measuring height in the Hillside Standards. The East Butler Creek Zoning District describes a specific way to measure height for buildings in the district.

It is my opinion that the location of the language for measuring height does not limit the use of the definition to only Area A. At the time the original zoning was adopted only Area A was proposed for development. Stated as it was, it could just have well been a footnote - "and by the way when you are measuring height. . ." It would violate logic and the intent of the language adopted to fail to measure building height as described in the first Area developed to all buildings in the Zoning District.

In conclusion, the method for measuring height described in Area A of the East Butler Creek Zoning District applies to measuring height in the entire East Butler Creek Zoning District, including all lots in the West Pointe Subdivision.

Sincerely,



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Colleen Dowdall  
Deputy County Attorney

cc: Jay Raser  
Nick Kaufman

Note: Master Plan was attached to the original East Butler Creek Zoning District Resolution. See Attachment A for the new Zoning District Map and Attachment D for the Area C: Attached Housing Site Plan.

ATTACHMENT C

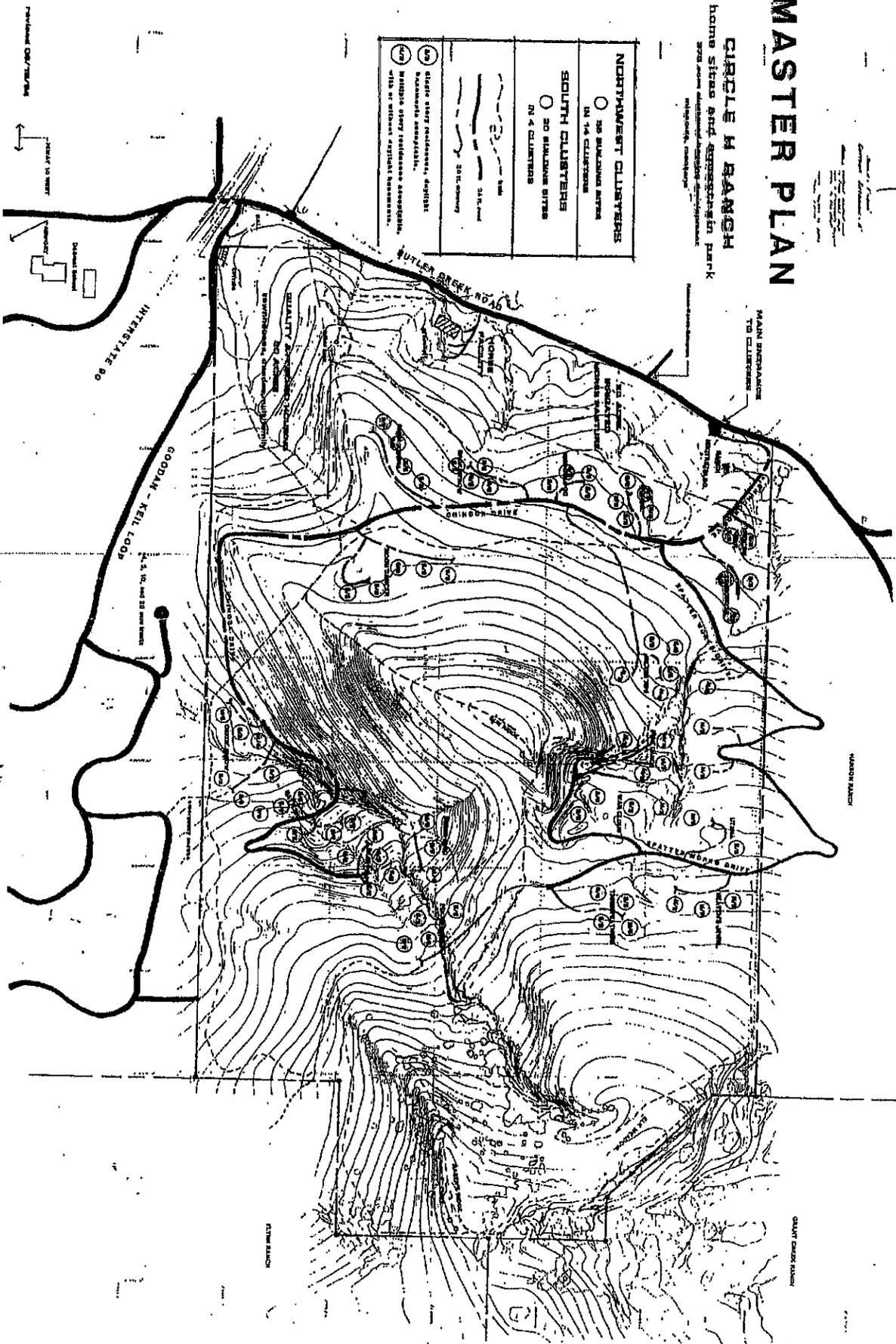
# MASTER PLAN

**CIRCLE H RANCH**  
HOME SITES AND SUBDIVISION PARK

2725 acres subdivided into 140 lots and 1000 parking spaces

Map Scale: 1" = 100'

<b>NORTHWEST CLUSTERS</b>	○ 20 BUILDING SITES IN 14 CLUSTERS
<b>SOUTH CLUSTERS</b>	○ 20 BUILDING SITES IN 4 CLUSTERS
(16)	Single story residence, typical housewale assembly.
(17)	Single story residence, typical housewale assembly.
(18)	Single story residence, typical housewale assembly.
(19)	Single story residence, typical housewale assembly.
(20)	Single story residence, typical housewale assembly.



**PRELIMINARY PLAN OF  
WEST POINTE**

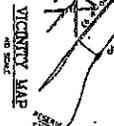
A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA  
LOCATED IN THE SE 1/4 OF SECTION 26,  
T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA

**LEGAL DESCRIPTION**  
LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

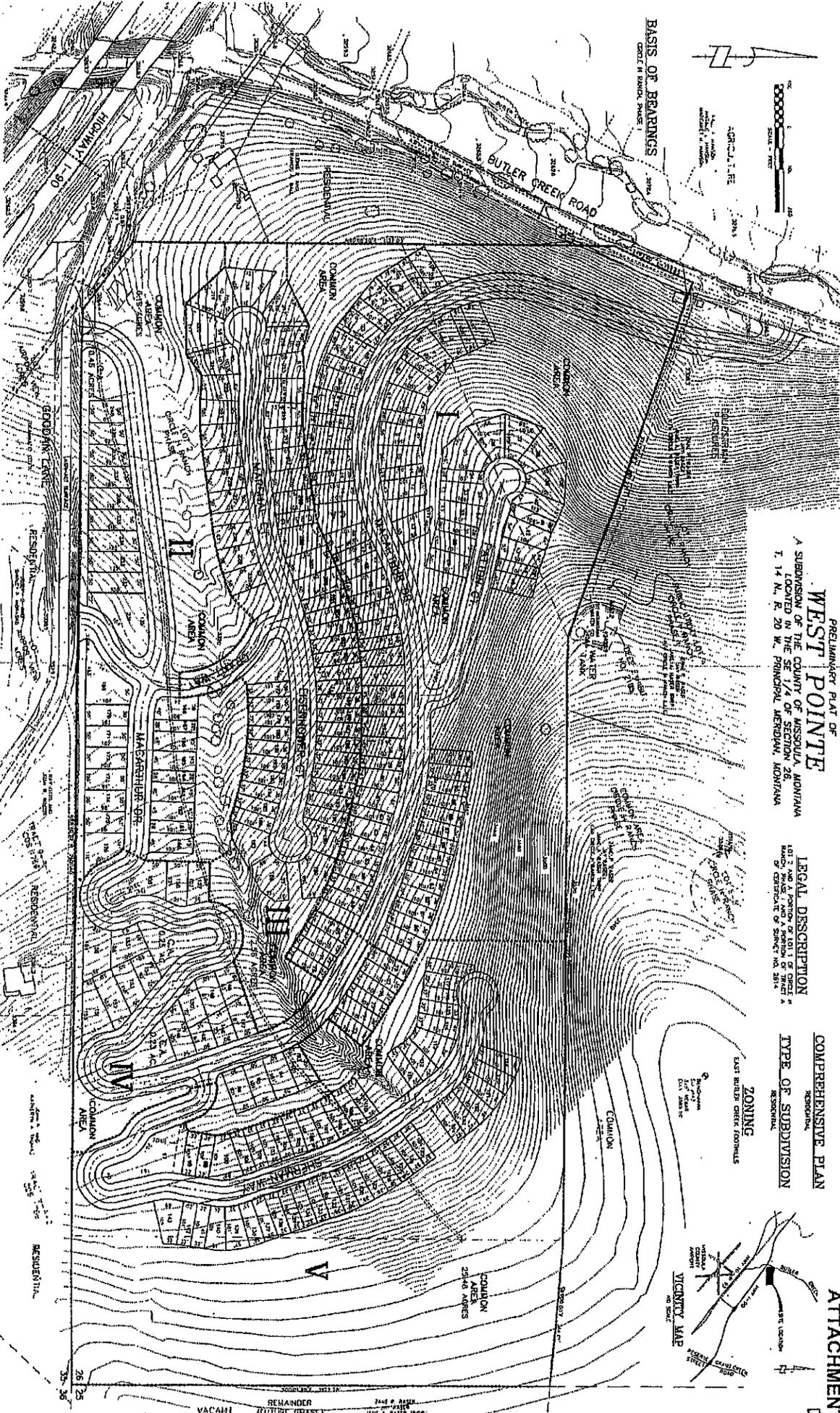
**COMPREHENSIVE PLAN**  
RESIDENTIAL  
**TYPE OF SUBDIVISION**  
RESIDENTIAL

**ZONING**  
EAST BATTLE CREEK FOOTHILLS

**ATTACHMENT D**



**BASIS OF BEARINGS**  
GIVEN IN BOUNDS, PARCELS 1



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DESIGNED - FEBRUARY 9, 2001  
SHEET 1 OF 3  
DRAWING DATE - JANUARY 20, 2001  
PROJECT - WEST POINTE  
FILE NO. - 00071-PP-DWG

**AREAS**  
LOT AREA = 24.39 ACRES  
COMMON AREA = 33.38 ACRES  
STREET AREA = 13.07 ACRES  
TOTAL AREA = 70.84 ACRES

**WGM Group, Inc.**  
ENGINEERING - SURVEYING - PLANNING  
202 River (405) 724-4611  
P.O. Box 10827 - Missoula, MT 59808

**OWNER/DEVELOPER**  
GREAT WIND TITLE

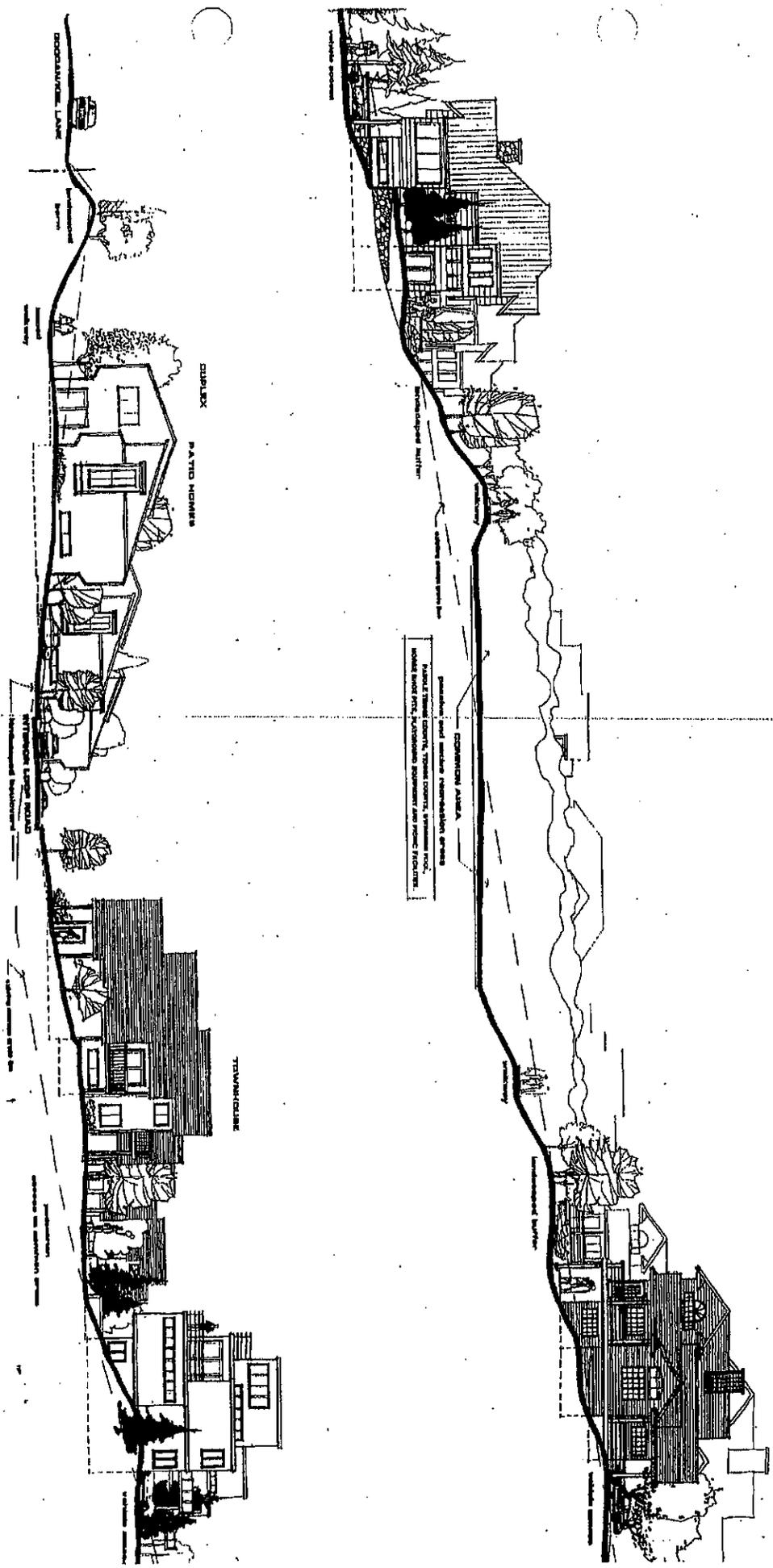
**CERTIFICATE OF ENGINEER**  
I, JAMES G. GIBSON, CIVIL ENGINEER, LICENSE NO. 10000, DO HEREBY CERTIFY THAT THE ENGINEERING AND SURVEYING WORK SHOWN ON THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER IN THE STATE OF MONTANA.

**CERTIFICATE OF SURVEYOR**  
I, JAMES G. GIBSON, CIVIL ENGINEER, LICENSE NO. 10000, DO HEREBY CERTIFY THAT THE ENGINEERING AND SURVEYING WORK SHOWN ON THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER IN THE STATE OF MONTANA.

VACANT (FUTURE PLOTS)  
REMAINDER (FUTURE PLOTS)  
Lot 8 Area  
Total Area  
24.39 ACRES  
33.38 ACRES  
13.07 ACRES  
70.84 ACRES

# QUALITY ATTACHED HOUSING COMPONENT DESIGN CONCEPT

ATTACHMENT E

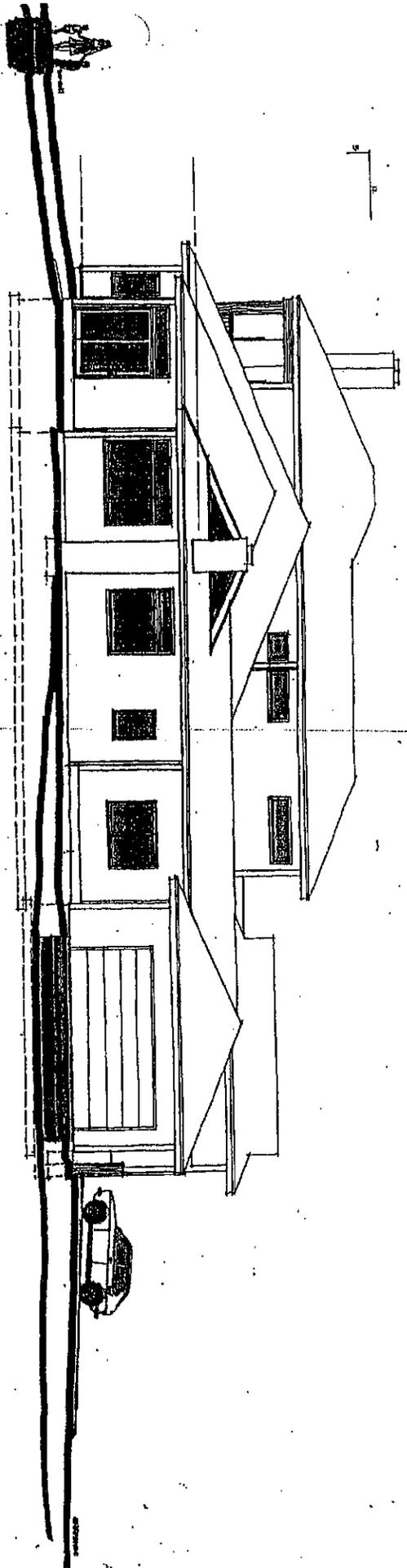


**CIRCLE H**  
1200 S. ...

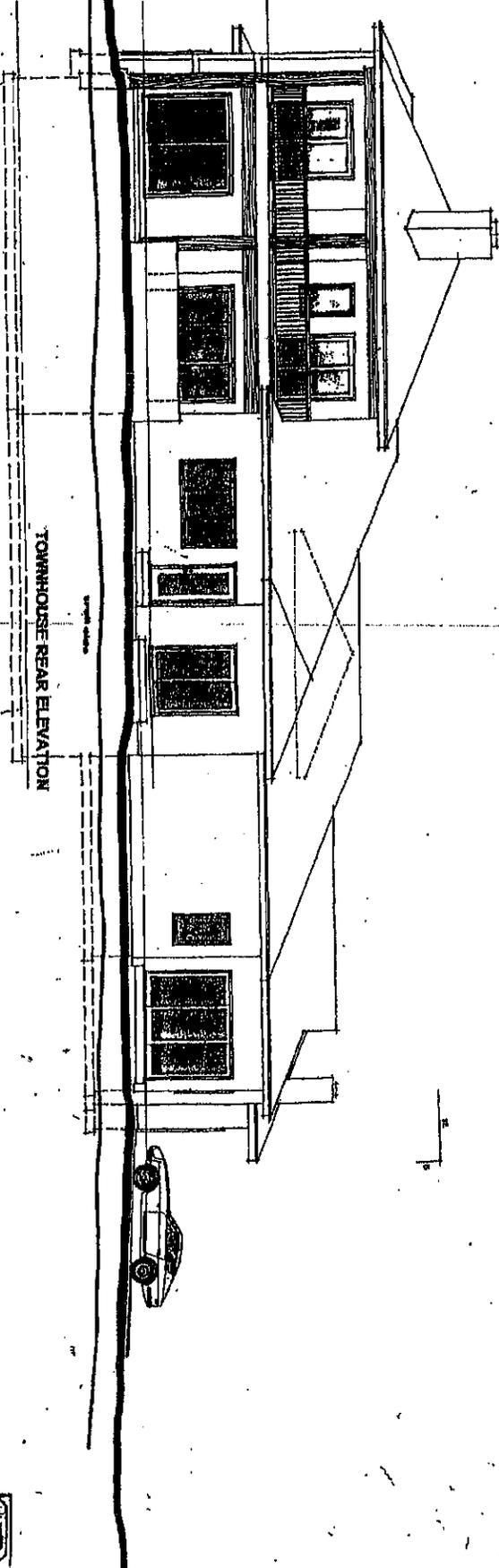
Circle H



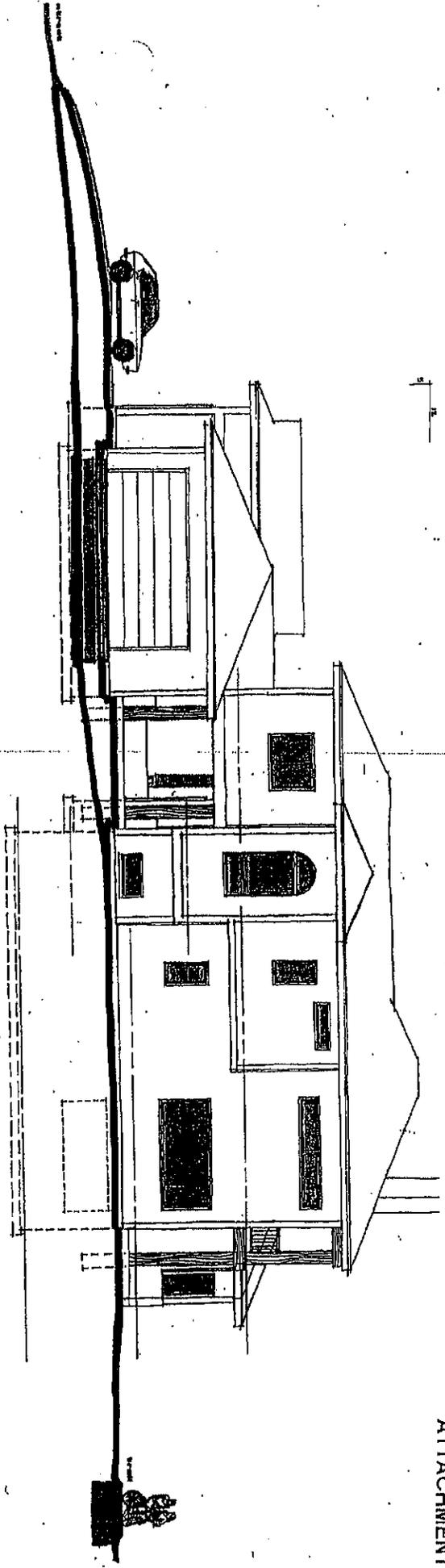
TOWNHOUSE SIDE ELEVATION



TOWNHOUSE REAR ELEVATION

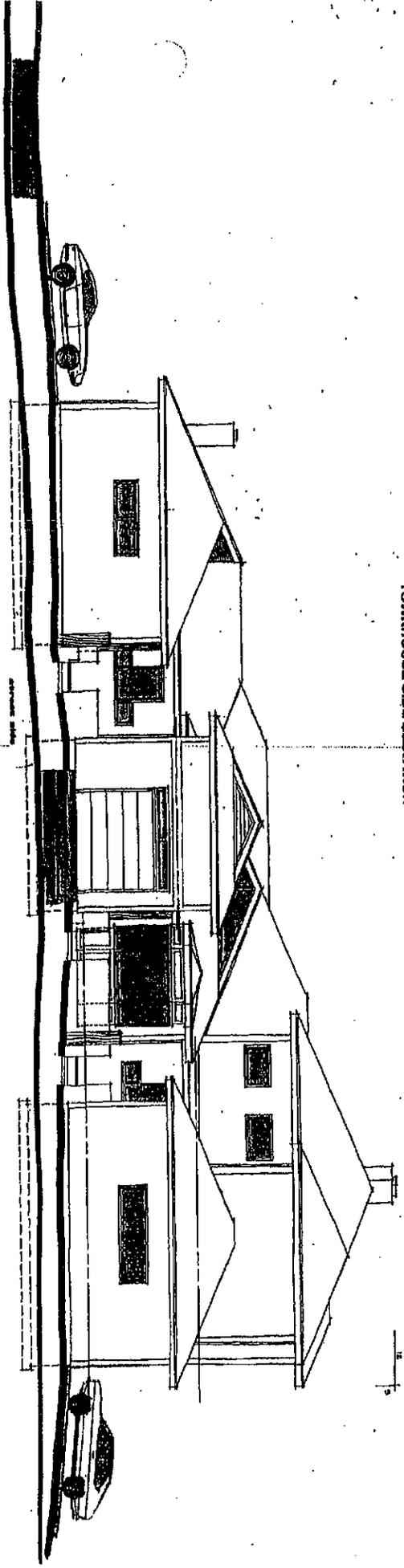


1/2" = 1'-0"



TOWNHOUSE SIDE ELEVATION

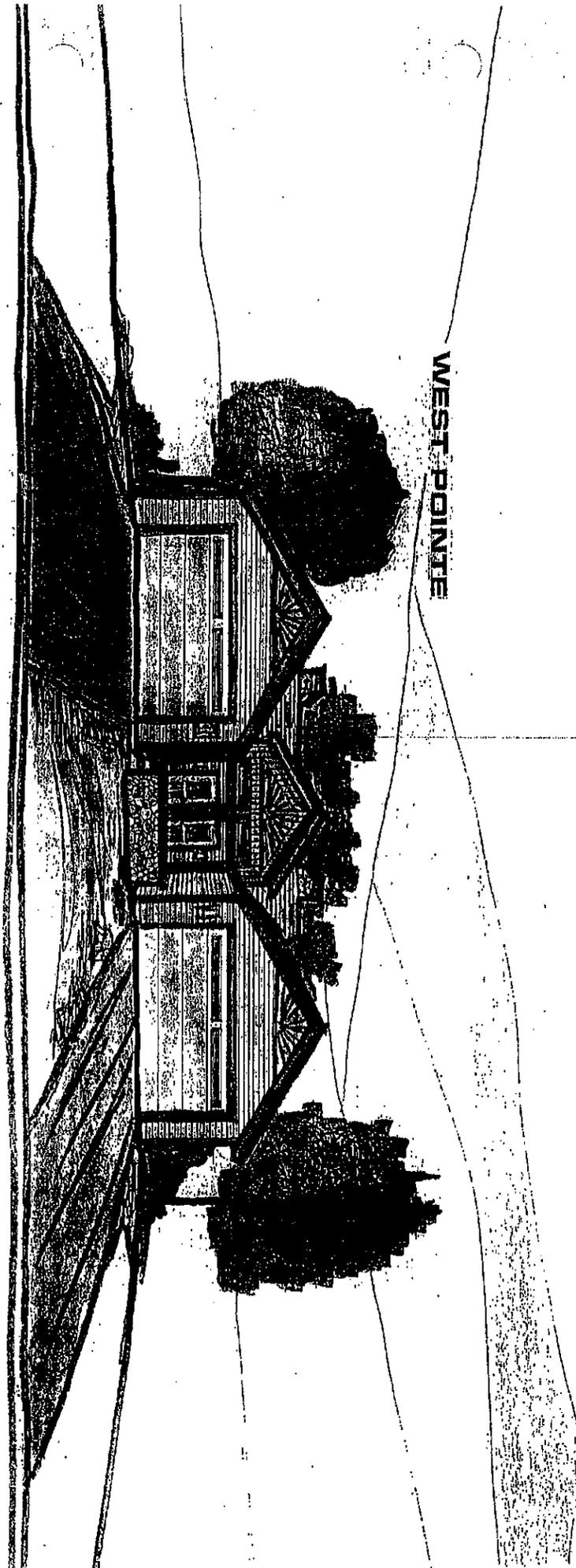
ATTACHMENT E



TOWNHOUSE FRONT ELEVATION



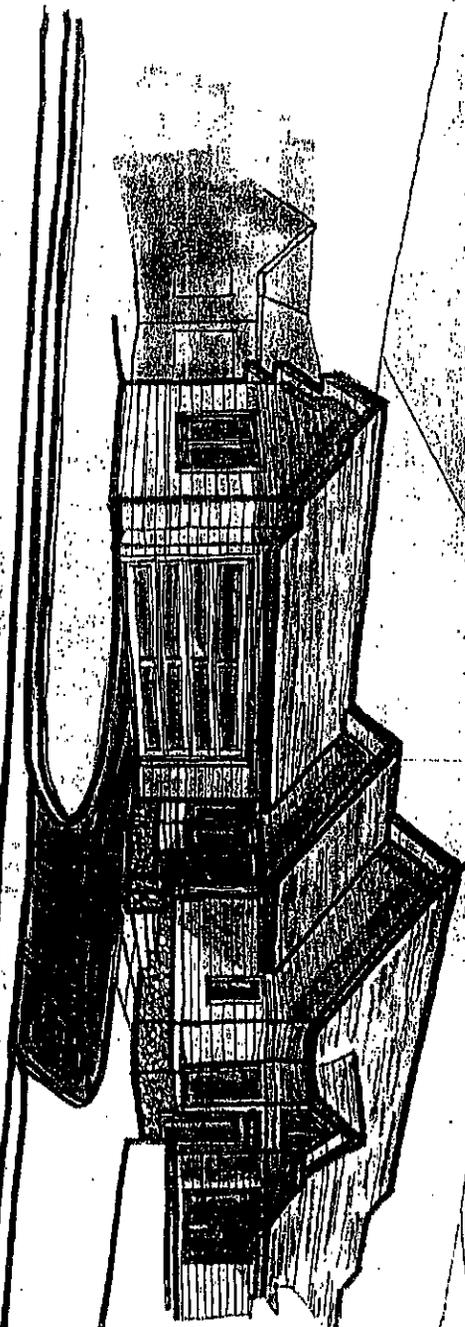
WEST POINTE



DUPLEX

Zoned: R4023A

WEST POINTE



PATIO HOME

2000 - 2002