

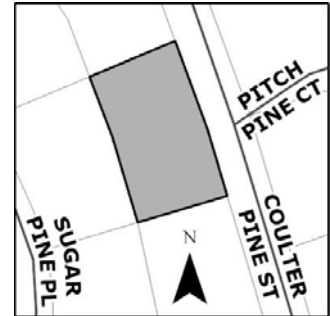
MEMORANDUM

TO: Adjacent and Affected Property Owners

FROM: Jamie Erbacher, Planner
Community and Planning Services (CAPS)

DATE: July 30, 2019

RE: **Plat amendment for Lot 4 Ponderosa Heights
Phase 2A**



Missoula County Community Planning and Services (CAPS) has received a request from Paul Rossignol to amend the no-build zone on Lot 4 of Ponderosa Heights Phase 2A in Section 26, T12N, R20W. The parcel is currently vacant.

SUMMARY: The applicant is proposing to modify the No-Build Zone on Lot 4 as depicted on the filed final plat of Ponderosa Heights Phase 2A. The plat was originally partially overlain with an area designated as “approximate area of 25% slope or greater (no-build zone)” on Lot 4. This subdivision was originally approved in 2005. It was not uncommon for subdivisions at that time to be designated with approximate areas of no build rather than defining the area by bearings and distances. The applicant has since had the property surveyed and found that the area over 25% slope is actually far less than originally mapped, therefore he requesting an amendment to the filed plat to re-define the no-build zone.

Applicant material: <http://apps.missoulacounty.us/go/ponderosaheights2a>

County Policy

It is the County's policy to notify property owners within 300 feet of a proposed plat amendment. The purpose of this notification is to ensure that you are aware of this pending proposal in your neighborhood and to invite comment from you regarding the proposal. Our records show that you currently own property within approximately 300 feet of the above-described property. If you have any comments on this request please submit them in written form to this office no later than **Thursday, August 15, 2019**. Written comment received after this date given to the Board of County Commissioners at the hearing.

Should you wish to attend the public hearing the meeting will be held on **Thursday, September 5, 2019, at 2:00 p.m.** in the Sophie Moiese Room of the County Courthouse, 200 West Broadway, Missoula, MT. Your attendance and your comments are welcome and encouraged.

Please call 258-4657 or email jerbacher@missoulacounty.us with any additional questions. If anyone attending any of these meetings needs special assistance, please provide advance notice by calling 258-4657. Missoula County will provide auxiliary aids and services.