July 20, 2020

Community and Planning Services
Attn: Matt Heimel, AICP
127 E. Main, Suite #2
Missoula, MT 59802

RE: East Missoula Rezone Application – Updated Application

Dear Matt,

Please find attached rezone application prepared on behalf of Tri-East, LLC. The applicant is requesting to revise the zoning of the property from C-R3 to C-C1. The proposed zoning designation is consistent with the comprehensive plan and they are similar in use to properties located in the immediate neighborhood. This consistency will enhance and promote the development of the neighborhood.

The following items have been included as a part of our submittal:

1. *Zoning Map*
2. *Rezone Application*
3. *Vicinity Map*
4. *Zoning Map*
5. *Aerial Photo*
6. *Comprehensive Plan Map*
7. *Certificate of Survey 5877*

If you have any questions, please feel free to contact me at (406) 721-0142 or paul.T.Forsting@IMEGCORP.com.

Sincerely,
Territorial-Landworks, Inc.

Paul Forsting, AICP

Enclosures: As note in the above Text

C. File & Scan (with attachments)

O:\Missoula\TLI\Projects\1_ACTIVE FILES\2019 Projects\5547 - Brian Walker East Missoula Ole's Mini Storage\4_PLANNING\Updated Rezone Application\ltr.2020-07-20.Rezone Submittal Update.docx

COUNTY REZONE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.

2. Once the application is deemed complete by CAPS, 18 submittal packets and the application fee shall be submitted. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.

3. Name of proposed Rezone: **East Missoula Rezone**

4. Name(s) of Applicant: **Tri-East, Inc.**
   Mailing Address: **Send to Representative**
   Telephone Number: **Contact Representative**
   Email Address: **Forward to Representative**

5. Name(s) of Owner of Record: **Tri-East, Inc.**
   Mailing Address: **P.O. Box 2758 Missoula MT 59806-2758**
   Telephone Number: **Contact Representative**
   Email Address: **Forward to Representative**

6. Name and Company of Representative: **IMEG Corp. c/o Paul Forsting**
   Mailing Address: **1817 South Ave West, Suite A, Missoula, MT 59801**
   Telephone Number: **406-721-0142**
   Email Address: **paul.t.forsting@IMEGcorp.com**

7. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below. **The property owner and applicant have both signed this application.**

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Jennifer Lougut — 5/20/2020
Applicant's Signature — Date

Jennifer Lougut — 5/20/2020
Owner's Signature — Date

Paul — 5/21/2020
Representative's Signature — Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): **Located directly adjacent to the north of Randle Street, southeast of Michigan Avenue, and to the northwest of Minnesota Avenue in East Missoula, Montana. The subject property has a physical property address of 3705 Highway 200 E., East Missoula, MT 59802.**
Legal Description - complete and unabbreviated: **Lots 5-11 and Lots 16-26, Block 19, in the East Missoula Addition, Located in Section 24, Township 13North, Range 19 West, Principal Meridian Montana, Missoula County, Montana**
Township, Range, Section(s): **Township 13 North, Range 19 West, Section 24**
Subdivision, Lot(s), Block(s): **East Missoula Addition, Lots 5-11 and Lots 16-26, Block 19**
Tract(s), COS#: **Not Applicable**
Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above): **Not applicable (see legal description).**
Geocode: **04-2200-24-1-28-01-0000 and 04-2200-24-1-28-17-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	**C-C2**	**Undeveloped Parking Area**
Adjacent (South)	**C-C2 & Unzoned**	**Residential**
Adjacent (East)	**C-C2 & Unzoned**	**Residential**
Adjacent (West)	**C-C2**	**Commercial Uses**

2. What is the current zoning of the property? **The current zoning of the property is zoned C-R3 with the Canyon Gates/Oles Planned Variation zoning overlay.**

3. What is the requested zoning for the property? **The applicant is requesting the C-C1 designation for the property.**

4. What is the applicable comprehensive plan and land use designation for the property?
The 2019 Missoula Area Land Use Element land use designations for this property is Neighborhood Center.

5. What is the intended use for the property? **The applicant intends to utilize the property for commercial use. The anticipated commercial use is storage.**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE MISSOULA COUNTY ZONING RESOLUTION

Review Criteria. Provide a response to the following review criteria for rezone requests.

1a. Whether the zoning is made in accordance with a growth policy; **The proposed zoning designations are made in accordance with the growth policy. The 2019 Missoula Area Land Use Element land use description for neighborhood centers states one of the goals is for "…providing opportunities for retail, service, and employment." This rezone will permit the applicant to develop a use that will provide an important service to the area. This use will also create employment opportunities. In addition, the rezone will provide the applicant with a uniform zoning for his properties. These properties can then be developed for storage facilities.**

This is consistent with the following neighborhood commercial growth policy goal to "Accommodate higher intensity residential choices that contribute to countywide housing diversity." Storage facilities are being constructed to compliment Missoula's influx of high density development. These developments are typically in the form of apartments with limited garage and/or storage spaces. The success of Missoula's apartments can be linked to the availability of storage.

1b. Whether the use sought would enhance and promote the development of the immediate neighborhood as outlined in the comprehensive plan; **The proposed commercial zoning designation will be directly adjacent to existing commercial properties. These properties share the same neighborhood center recommended land use designation assigned in the 2019 Missoula Area Land Use Element map.**

The proposed zoning designations are consistent with the comprehensive plan and they are similar in use to properties located in the immediate neighborhood. This consistency will enhance and promote the development of the neighborhood.

1c. Whether the use conforms generally to the objectives of the adopted comprehensive plan and to the purpose of this Resolution; **The 2016 Missoula County Growth Policy includes a statement to "Promote economic development that creates opportunities throughout Missoula County including people living and working in rural communities and across wage levels". The policy lists supporting local businesses and facilitating well-designed commercial and industrial development as objectives that will support this goal. Rezoning this property to permit commercial use will provide economic development for the county's workforce. It will increase the commercial land base which can be utilized by local businesses and it will facilitate well-designed commercial development in a location that is recommended as a neighborhood center by the 2019 Missoula Area Land Use Element map.**

1d. Whether the zoning is compatible with the zoning ordinances of nearby municipalities; **The proposed zoning appears to be compatible with the zoning ordinances of nearby municipalities. It is worth noting that the City of Missoula and Missoula County have distinctly different zoning documents. We understand the county has a goal of adjusting their zoning to be more compatible with the city's zoning. During this adjustment/revision phase, the county will revise its zoning districts to be closer aligned with the city's zoning districts. If this property is rezoned, it will be within a zoning district that is likely to change during this transition.**

2a. Whether the zoning is designed to secure safety from fire and other dangers; **The proposed rezone is designed to secure safety from fire and other dangers. The Missoula County Sheriff's Office includes this area and the Missoula Rural Fire District provides services to this area. To secure safety from fire, the proposed buildings on these lots will comply with the fire specific safety standards that will be imposed at the building permit review phase. This will ensure ingress and egress to the site conforms to the Missoula Rural Fire District requirements. It will also guarantee that site/building specific fire suppression methods are incorporated into all applicable building designs. The properties are also located close to Highway 200 so quick response time for emergency personnel to arrive at the property will also secure safety from fire and other dangers. The future development on the property will be designed in a way to secure safety from fire and other dangers.**

2b. Whether the zoning is designed to promote public health, public safety and the general welfare; **The proposed rezone is designed to promote public health, safety, and the general welfare on the properties to be rezoned. The property is located near the City of Missoula limits, which provides multiple commercial services and conveniences that promote the general welfare of members of the community. The property is also located near emergency services that provide quick emergency response times as well as quick access and transportation to the hospitals in**

Missoula. This convenient access promotes public health and public safety for future members of the community.

2c. Whether the zoning provides adequate light and air; **The proposed zoning provides adequate light and air. The proposed zoning is consistent with the existing zoning of the surrounding properties. The zoning of the surrounding area has provided sufficient provisions for adequate light and air.**

2d. Whether the use will not adversely affect nearby properties or their occupants; **The proposed rezone will not adversely affect nearby properties or their occupants. The requested C-C1 zoning is a less intense designation than the adjacent C-C2 designation. The C-C2 designation is the zoning that the county established for the East Missoula Highway 200 commercial properties. These C-C2 zoned commercial properties are adjacent to the residential areas throughout this area. This is a common zoning transition that the county has implement for its mixed commercial and residential areas.**

3a. Whether the zoning considers the promotion of compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities; **The proposed rezone request will continue the promotion of compatible urban growth in the Missoula community. The subject property is located adjacent to existing commercial properties, and within walking distance of several additional commercial businesses. The proposed rezone of the property is compatible with this character of the area. The close proximity of the adjacent commercial services makes this property an ideal location for development.**

3b. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; **The zoning is designed to facilitate the adequate provision of transportation, water, sewerage, and other public requirements. This project is non-residential so provisions for parks and schools have limited applicability. Highway 200 is a main transportation corridor that will facilitate efficient and adequate travel opportunities for future users of the commercial property.**

To facilitate the adequate provision of other public requirements, the property is also located within close proximity to commercial services that will serve this property. The close proximity to these services will be a benefit to the development.

3c. Whether the zoning considers the effect on motorized and non-motorized transportation systems; **The proposed zoning for this property considers the effect on both motorized and non-motorized transportation systems. The project site is located directly adjacent to Highway 200. This highway is a main transportation corridor that will facilitate efficient and adequate travel opportunities for future users of the commercial property. There are no adjacent trail or sidewalk networks for this project to connect with.**

3d. Whether the zoning considers the availability of public utilities and services; **The property is served by several of Missoula's community services and public utilities. These include fire protection, emergency services, water, sewer financial services, garbage, internet, power, gas, cable, and phone services.**

4a. Whether the zoning considers the character of the district and its peculiar suitability for particular uses; **The proposed zoning is suitable for commercial uses and the rezone is in accordance with the character of the district. There are commercial properties located within the zoning district. The proposed commercial use of the properties is not peculiar. The project is in close proximity to similar uses and the character is consistent with the district.**

4b. Whether the zoning considers the location, character and natural features of the property and

surrounding properties; **The proposed zoning considers the location, character and natural features on the property and surrounding properties. As described in detail above, the location for commercial has been proposed as the properties are near multiple commercial services.**

4c. Whether the zoning considers vegetation, topography, and natural drainage; **The proposed zoning considers vegetation, topography, and natural drainage. The development of the property aims to take advantage of the existing topography while improving the site's drainage conditions. The site has very limited vegetation. There appear to be a couple trees and grasses along the properties northeast boundary. This appears to be vegetation from the adjacent residential properties.**

4d. Whether the use meets overall density, yard, height, and other requirements of the zone in which it is located; **The proposed zoning meets the overall density, yard, height, and other requirements of the zone in which it is located. The property is currently zoned with a designation that would allow multifamily housing a "permitted use" whereas commercial uses are listed as "conditional uses." The applicant would like to develop the site with a commercial use so the C-C1 zoning is a better fit for the property.**

5a. Whether the zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area; **The proposed zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. The rezone of this property will encourage development and will promote community growth while utilizing the multiple existing services already provided in the area. The adjacent highway network will be utilized and the proposed use will provide high quality, new commercial construction. The proposed commercial use will fit with the existing commercial uses in the area, accommodating the most appropriate use of the land. The close proximity of the existing adjacent commercial services to this proposed rezone also encourages the most appropriate use of this land.**

5b. Whether the zoning considers non-economic situations which prevent the utilization of the property for the full range of uses allowed in that zone; **The proposed zoning considers non-economic situations which prevent utilization of the property for the full range of uses allowed in that zone. The proposed rezone will modify the permitted uses for the property which are consist with existing use of the adjacent properties.**

5c. Whether the zoning considers site plan design amenities intended to promote the appearance of the proposed use and mitigate adverse neighborhood impacts, including but not limited to: landscaping, fencing, screening, access, parking, pedestrian circulation, signs and lighting; **This area has not been developed with traditional neighborhood amenities as it is non-residential. Design amenities intended to promote the appearance of the proposed use and mitigate any adverse neighborhood impacts will be developed if this rezone is approved.**

6a. Whether the zoning considers expressed public opinion on the above consideration; **At the time this application is being prepared, public comments have not yet been solicited. We will be mindful of public opinion and are interested in reviewing and addressing comments as they are received.**

6b. Whether the zoning considers recommendations of the Zoning Officer. **We have endeavored to put together a thorough application so as to address recommendations from the Zoning Officer.**

Public opinion and recommendations of the zoning officer are requested and evaluated during the staff and governing body review portions of the rezone process.

E. ATTACHMENTS

As separate attachments (8.5” x 11” or 11” x 17”), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

☒ **A vicinity map** showing the subject property and the area within 300 feet of the subject property. **A vicinity map is attached.**

☒ **A zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries. **A zoning map is attached.**

☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries. **An aerial photo is attached.**

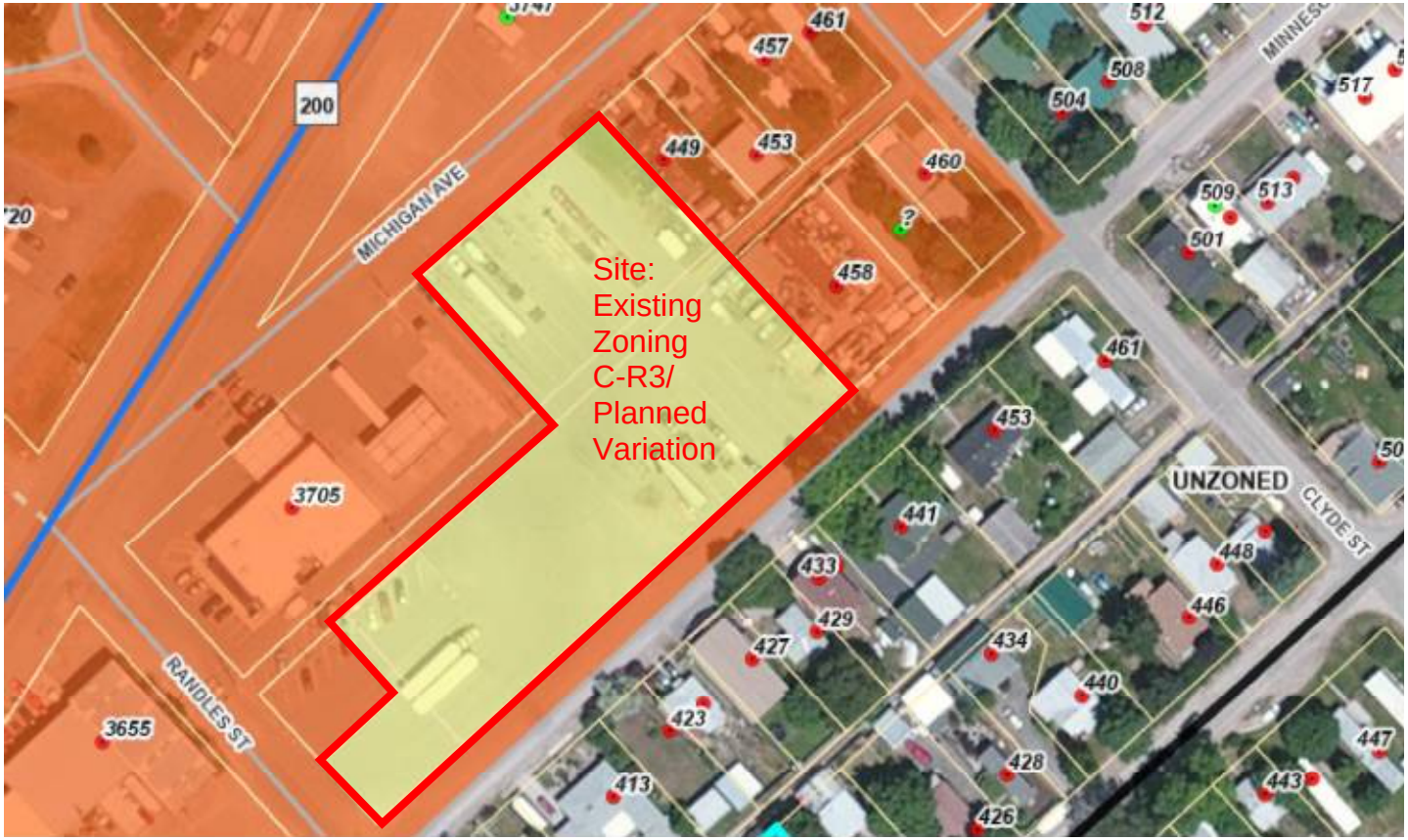
☒ **A comprehensive plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties. **A growth policy / comprehensive plan map is attached.**

☒ **The current plat** of the subject property. **A copy of COS 5877 has been included with this submittal.**

Map Center: X: -113.94736 - Y: 46.87142

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

Existing Zoning



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Aerial
Site
200
MICHIGAN AVE
MINNESOTA AVE
RANDLES ST
COWART LN
DRIVEWAY
CLYDE ST
SPEEDWAY AVE
3729
3725
3747
3719
3720
3707
3700
3705
3650
3655
3620
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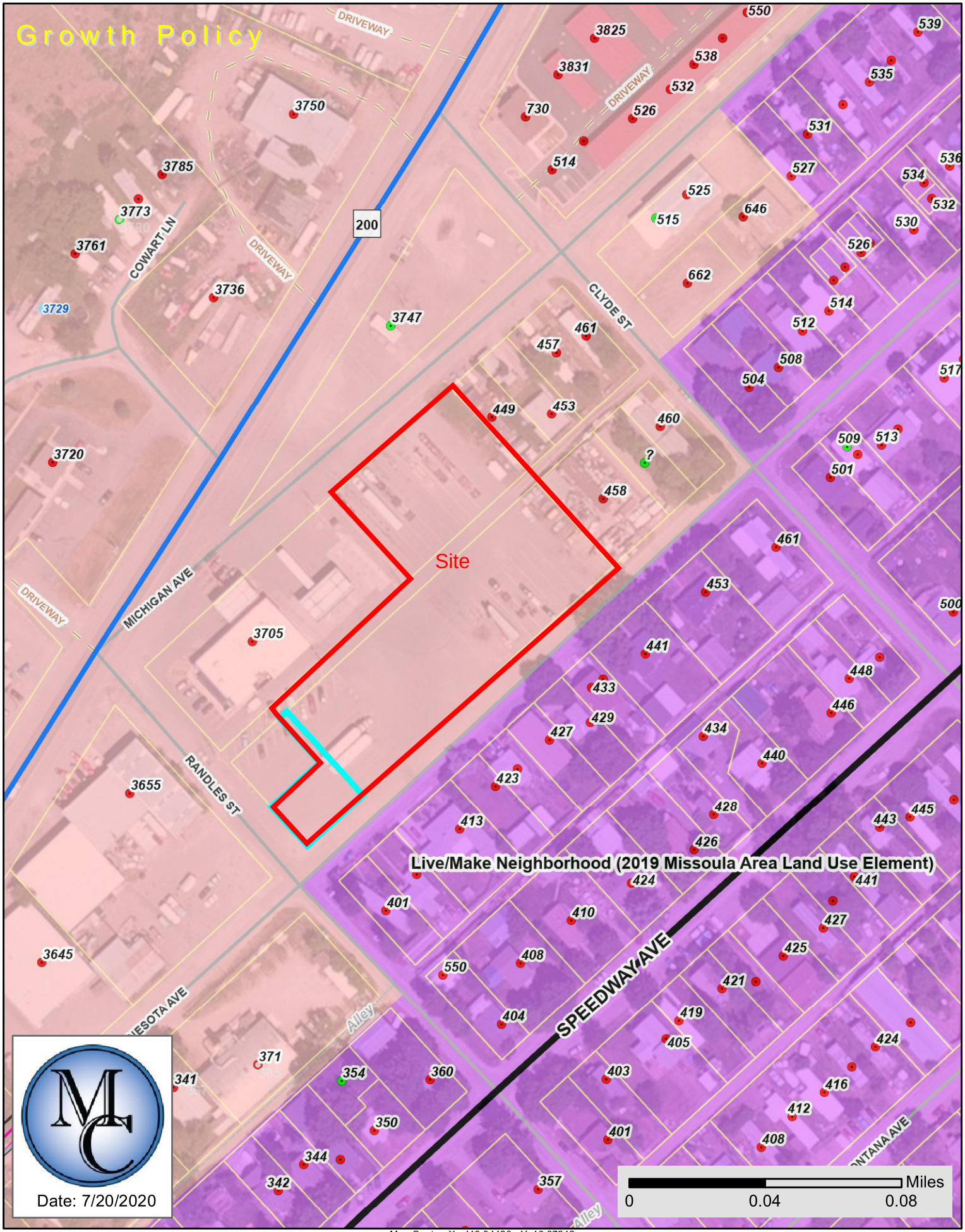

Map Center: X: -113.94428 - Y: 46.87212

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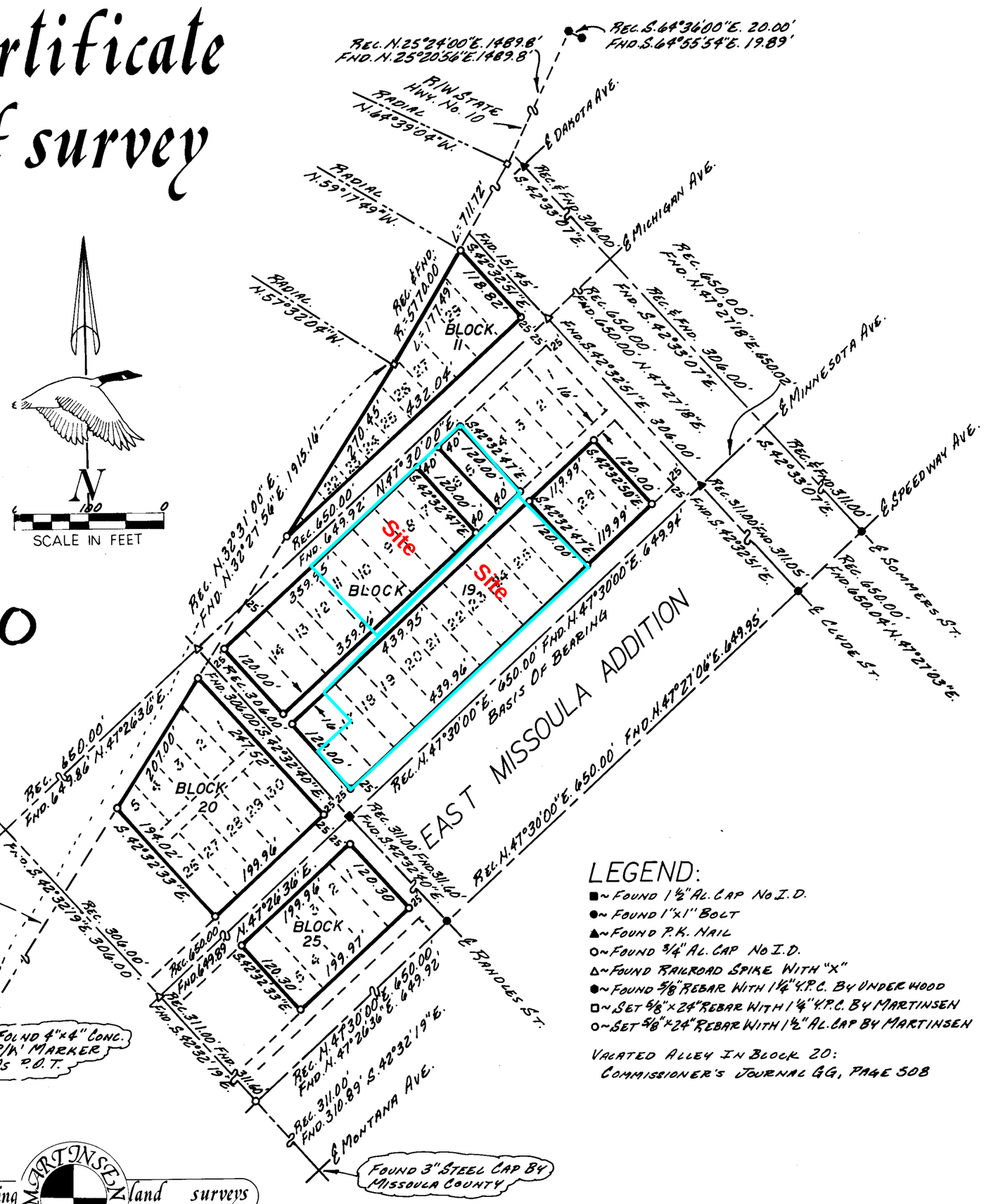
certificate of survey

3170



LEGAL DESCRIPTIONS

BOOK 220 PAGE 0644

Those portions of lots 20 through 30, block 11, East Missoula Addition, lying Southeasterly of the right-of-way of State Highway No. 10, containing 0.579 acres;; lot 5, block 19, East Missoula Addition, containing 0.110 acres; lots 7 through 15, block 19, East Missoula Addition, containing 0.992 acres;; lots 16 through 26, block 19, East Missoula Addition, containing 1.212 acres; lots 27 through 29, block 19, East Missoula Addition, containing 0.331 acres; lots 1 through 5, and 25 through 30, and the vacated alley, block 20, East Missoula Addition, containing 1.013 acres; and lots 1 through 5, block 25, East Missoula Addition, containing 0.552 acres;; all being portions of East Missoula Addition located in the Southwest one-quarter of the Northeast one-quarter, and the Southeast one-quarter of the Northwest one-quarter, and the Northeast one-quarter of the Southwest one-quarter, of Section 24, Township 13 North, Range 19 West, Principal Meridian, Montana, Missoula County, Montana.

SURVEYOR'S CERTIFICATION

I hereby certify that the attached plat is a representation of a survey done by me and under my supervision during the month of March, 1985.

ss

Gregory S. Martinsen PLS
Montana Registration No. 4124S

MONTANA GREGORY S. MARTINSEN 4124 S REGISTERED LAND SURVEYOR

FINAL APPROVAL OF THIS CERTIFICATE OF SURVEY HAS BEEN GRANTED BY:

Richard H. Colvill by _____

MISSOULA COUNTY SURVEYOR date 3-26-85

_____

MISSOULA CITY-COUNTY HEALTH DEPT. date 3/26/85

PURPOSE OF SURVEY

RETRACEMENT SURVEY
OF THE FOLLOWING LOTS AND BLOCKS OF EAST MISSOULA ADDITION
BLOCK 11,, PORTIONS OF LOTS 20-30 ~ 0.579 AC. 25,218 #
BLOCK 19,, LOT 5 ~ 0.110 AC. 4800 #
BLOCK 19,, LOTS 7-15 ~ 0.992 AC. 43,195 #
BLOCK 19,, LOTS 16-26 ~ 1.212 AC. 52,794 #
BLOCK 19,, LOTS 27-29 ~ 0.331 AC. 14,398 #
BLOCK 20,, LOTS 1-5 & 25-30 & VACATED ALLEY ~ 1.013 AC. 44,145 #
BLOCK 25, LOTS 1-5 ~ 0.552 AC. 24,056 #

3170

LEGEND:

- ■ ~ FOUND 1½" AL. CAP NO I.D.
- ● ~ FOUND 1"x1" BOLT
- ▲ ~ FOUND P.K. NAIL
- ○ ~ FOUND ¾" AL. CAP NO I.D.
- △ ~ FOUND RAILROAD SPIKE WITH "X"
- ● ~ FOUND ⅝" REBAR WITH 1¼" Y.P.C. BY UNDERWOOD
- □ ~ SET ⅝"x24" REBAR WITH 1¼" Y.P.C. BY MARTINSEN
- ○ ~ SET ⅝"x24" REBAR WITH 1½" AL. CAP BY MARTINSEN

VACATED ALLEY IN BLOCK 20:
COMMISSIONER'S JOURNAL GG, PAGE 508

8504687

Received and filed this instrument for record on the 27 day of Mar 1985 at 8:29 o'clock A M., permanent files of Missoula County, State of Montana.
Witness my hand:
Fern Hart, County Recorder
By _____ Deputy
Fee $ 8.50 ca Paid

1/4	SEC.	T.	R.
	24	13N	19N

p.m.m., MISSOULA county, montana
sheet 1 of 1
certificate of survey no. 3170

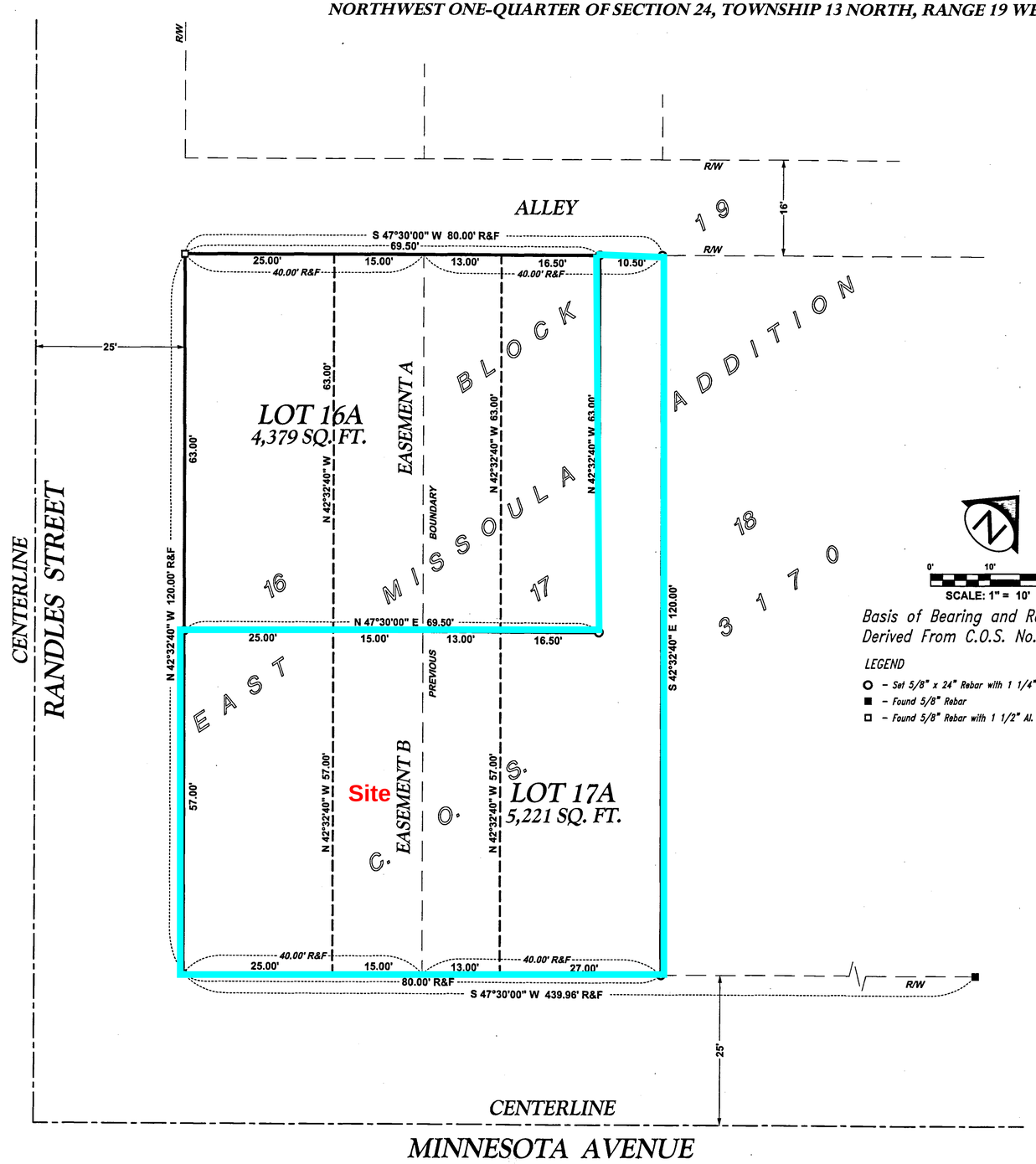
MARTINSEN SURVEYS — land planning land surveys

OWNER: MIKE OESTREICH

h.d no | proj. no. 466-85 | file no. F-A-222

EAST MISSOULA ADDITION, BLOCK 19, LOTS 16 AND 17

AN AMENDED PLAT OF LOTS 16 AND 17 OF BLOCK 19 OF EAST MISSOULA ADDITION, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA



SCALE: 1" = 10'

Basis of Bearing and Record Information Derived From C.O.S. No. 3170

LEGEND

- ○ – *Set 5/8" x 24" Rebar with 1 1/4" Y.P.C. By Martinsen, 4124S*
- ■ – *Found 5/8" Rebar*
- □ – *Found 5/8" Rebar with 1 1/2" Al. Cap By Martinsen, 4124S*

LEGAL DESCRIPTIONS

PERIMETER LEGAL DESCRIPTION

LOTS 16 AND 17 OF BLOCK 19 OF EAST MISSOULA ADDITION.

EASEMENT A - PRIVATE ACCESS EASEMENT

EASEMENT A OF EAST MISSOULA ADDITION, BLOCK 19, LOTS 16 AND 17, CONTAINING 1,764 SQUARE FEET AND LOCATED IN THE LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA

EASEMENT B - PRIVATE ACCESS EASEMENT

EASEMENT B OF EAST MISSOULA ADDITION, BLOCK 19, LOTS 16 AND 17, CONTAINING 1,595 SQUARE FEET AND LOCATED IN THE LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA

OWNER'S CERTIFICATION

I, MARK R. OLSON AS PRESIDENT OF TRI-EAST, INC., HEREBY CERTIFY THAT THE PURPOSE OF THIS DIVISION OF LAND IS TO RELOCATE COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES IN PLATTED SUBDIVISIONS, FEWER THAN SIX LOTS ARE AFFECTED, AND NO ADDITIONAL LOTS ARE HEREBY CREATED; THEREFORE, THIS DIVISION OF LAND IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207(1)(d) M.C.A. I FURTHER CERTIFY THAT THIS SURVEY IS EXEMPT FROM SANITARY REVIEW PURSUANT TO SECTION 76-4-125(2)(d) M.C.A., TO WIT: "DIVISIONS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED."

GREGORY S. MARTINSEN
NOTARY PUBLIC for the
State of Montana
Residing at
Missoula, Montana
My Commission Expires
February 13, 2014

Pres. Tri-East Inc.
MARK R. OLSON - PRESIDENT OF TRI-EAST, INC.

STATE OF MONTANA)
) SS
COUNTY OF MISSOULA)
THIS INSTRUMENT WAS SIGNED AND ACKNOWLEDGED BEFORE ME ON AUGUST 22, 2011
BY MARK R. OLSON AS PRESIDENT OF TRI-EAST, INC..

SS.
GREGORY S. MARTINSEN - NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT MISSOULA. MY COMMISSION EXPIRES FEBRUARY 13, 2014

CERTIFICATION OF PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY DONE BY ME AND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2011.

MONTANA
GREGORY S. MARTINSEN
4124 S
REGISTERED
LAND SURVEYOR

date JULY 15, 2011
GREGORY S. MARTINSEN - PLS - MONTANA LICENSE NO. 4124S

FINAL APPROVAL OF THIS AMENDED PLAT HAS BEEN GRANTED BY:

date July 19, 2011
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS

date 8/22/, 2011
MISSOULA CITY/COUNTY HEALTH DEPARTMENT

THIS AMENDING PLAT WAS NOT REVIEWED FOR ADEQUATE ACCESS, INSTALLATION OF UTILITIES, FLOODPLAIN OR AVAILABILITY OF PUBLIC SERVICES; NOR DOES THIS APPROVAL OBLIGATE MISSOULA COUNTY TO PROVIDE ROAD MAINTENANCE, DUST ABATEMENT OR O"HER SERVICES.

PURPOSE OF SURVEY

THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN SECTION 76-3-207(1)(d) M.C.A. TO WIT: "FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, THE RELOCATION OF COMMON BOUNDARIES." AND THE EXEMPTION AS FOUND IN SECTION 76-4-125(2)(d) M.C.A., TO WIT: "DIVISIONS LOCATED WITHIN JURISDICTIONAL AREAS THAT HAVE ADOPTED GROWTH POLICIES PURSUANT TO CHAPTER 1 OR WITHIN FIRST-CLASS OR SECOND-CLASS MUNICIPALITIES FOR WHICH THE GOVERNING BODY CERTIFIES, PURSUANT TO 76-4-127, THAT ADEQUATE STORM WATER DRAINAGE AND ADEQUATE MUNICIPAL FACILITIES WILL BE PROVIDED."

PLAT004090 B: 34 P: 90 Pages: 1
08/23/2011 02:45:56 PM Plat
Vickie M Zeier, Missoula County Clerk & Recorder

SAL Book 881 Page 1337
SPA Book 881 Page 1338
OR Book 881 Page 1339
CTP Book 881 Page 1340

FILED THE____OF_____, 2011, AT BOOK____OF PLATS, PAGE____

1/4	SEC.	TWP.	RNG.	PRINCIPAL MERIDIAN, MISSOULA COUNTY, MONTANA SHEET 1 OF 1 SHEETS	
	24	13N.	19W	file no. F-B-315	Revised: 07/14/11
				W.O. 11-5683	proj. no. 1307-10

P.O. Box 2542 Missoula, MT 59806
land planning land surveys
Voice 1-406-549-1481 Fax 1-406-549-1481

OWNER: TRI-EAST, INC.
SURVEY COMMISSIONED BY: MARK R. OLSON – PRESIDENT OF TRI-EAST, INC.

34-90