

Total Acreage in Lots 5.70 Minimum Size of Lots or Spaces 6000 SF
Total Acreage in Streets or Roads 2.19 Maximum Size of Lots or Spaces _____
Total Acreage in Parks, Open Spaces and/or Common Areas 0.93

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 37 LOTS Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT R-4

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS \$115,628

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel _____ Paved Curb Gutter Sidewalks Alleys _____ Other _____
Water System: Individual _____ Multiple User _____ Neighborhood _____ Public _____ Other
Sewer System: Individual _____ Multiple User _____ Neighborhood _____ Public _____ Other
Other Utilities: Cable TV Telephone Electric Gas Other _____
Solid Waste: Home Pick Up _____ Central Storage _____ Contract Hauler _____ Owner Haul _____
Mail Delivery: Central Individual _____ School District: _____
Fire Protection: Hydrants Tanker Recharge _____ Fire District: _____
Drainage System: _____

PROPOSED EROSION/SEDIMENTATION CONTROL: SWPPP TO BE PROVIDED

VARIANCES: ARE ANY VARIANCES REQUESTED? NO (yes/no) If yes, please complete the information below:

SECTION OF REGULATIONS CREATING HARDSHIP: _____

EXPLAIN THE HARDSHIP THAT WOULD BE CREATED WITH STRICT COMPLIANCE WITH REGULATIONS _____

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCE WITH ABOVE REGULATIONS: _____

PLEASE ANSWER THE FOLLOWING QUESTIONS IN THE SPACES PROVIDED

BELOW:

1. Will the granting of the variance be detrimental to the public health, safety or general welfare or injurious to other adjoining properties?

2. Will the variance cause a substantial increase in public costs?

3. Will the variance affect, in any manner, the provisions of any adopted zoning regulations, Master Plan or Growth Policy?

4. Are there special circumstances related to the physical characteristics of the site (topography, shape, etc.) that create the hardship?

5. What other conditions are unique to this property that create the need for a variance?

APPLICATION CONTENTS:

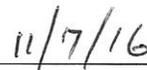
The subdivider shall submit a complete application addressing items below to the Kalispell Planning Department at least thirty five (35) days **prior** to the date of the Planning Board meeting at which it will be heard.

1. Preliminary plat application.
2. **10 copies of the preliminary plat.**
3. Electronic copy of plat.
4. One reproducible set of supplemental information. (See Appendix A of Subdivision Regulations for the city where the subdivision is proposed.)
5. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
6. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.
7. Application fee.

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded, and other appropriate action taken. The signing of this application signifies approval for the Kalispell Planning staff to be present on the property for routine monitoring and inspection during the approval and development process.



(Applicant)



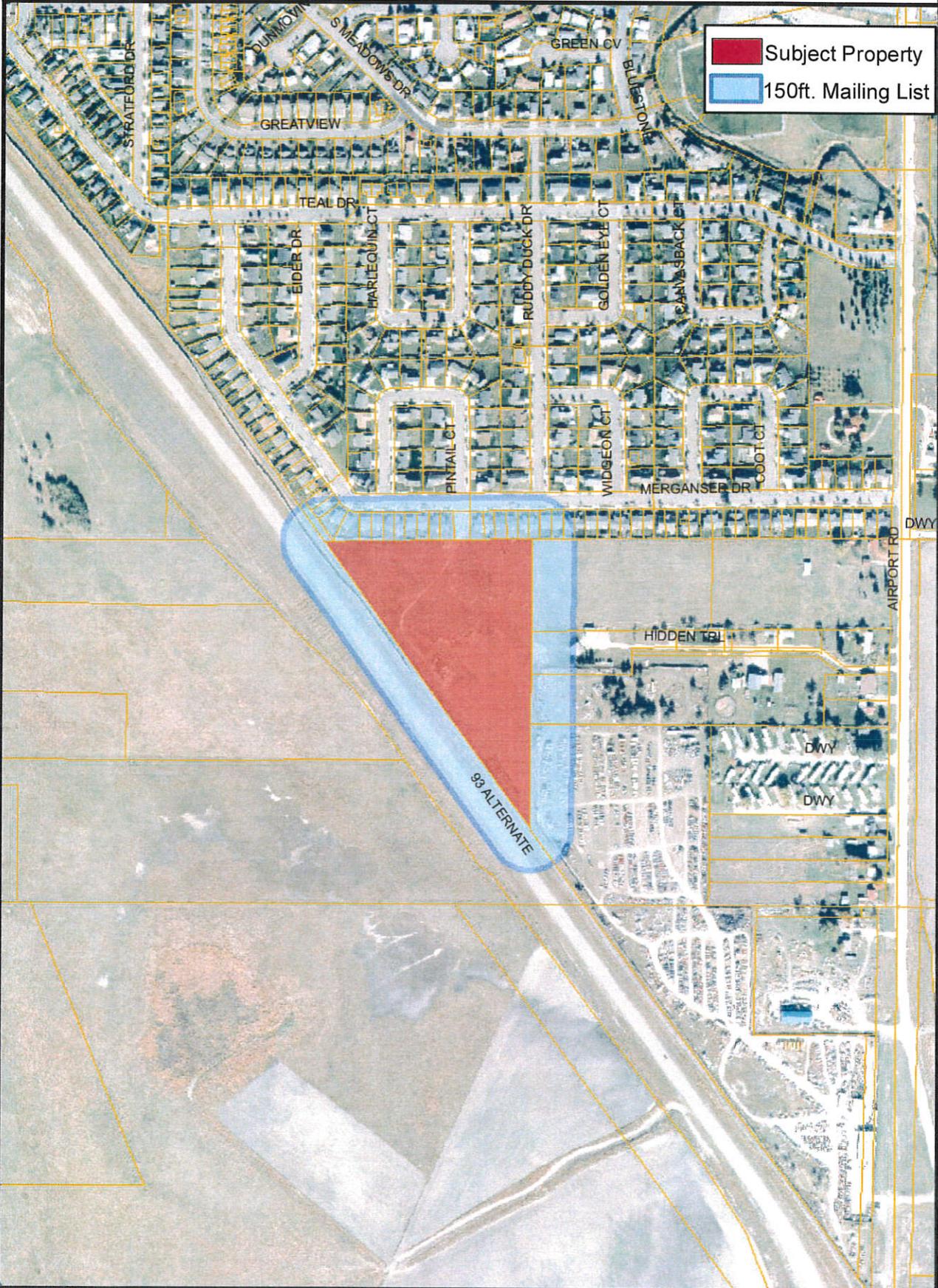
(Date)



Southside Estates Subdivision

SECTION 19, T.28N., R.21W.

Assessor #0012475



 Subject Property

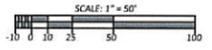
 150ft. Mailing List



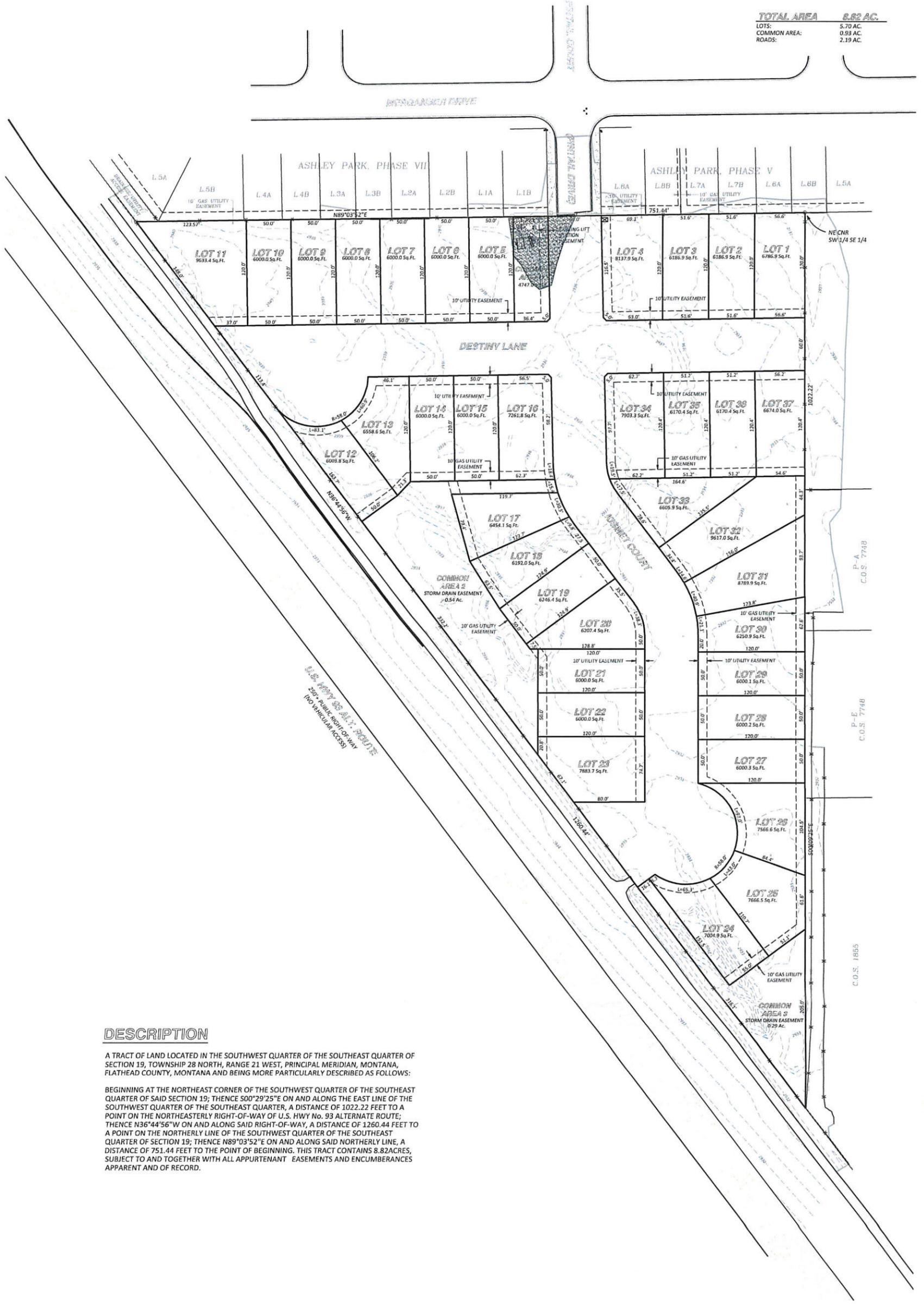
PREPARED BY:
JACKOLA ENGINEERING & ARCHITECTURE, P.C.
2250 HWY 93 SOUTH
P.O. BOX 1154
KALISPELL, MT 59903
406-755-3208
PREPARED FOR (OWNER):
TEAM DEVELOPMENT, LLC.

PRELIMINARY PLAT OF SOUTHSIDE ESTATES

SW 1/4 SE 1/4 OF SECTION 19, T 28 N, R 21 W, PM, M, FLATHEAD COUNTY, MONTANA



TOTAL AREA	8.82 AC.
LOTS:	5.70 AC.
COMMON AREA:	0.93 AC.
ROADS:	2.19 AC.



DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 21 WEST, PRINCIPAL MERIDIAN, MONTANA, FLATHEAD COUNTY, MONTANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

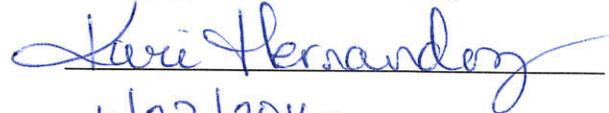
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S00°29'25"E ON AND ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1022.22 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HWY No. 93 ALTERNATE ROUTE; THENCE N36°44'56"W ON AND ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 1260.44 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE N89°03'52"E ON AND ALONG SAID NORTHERLY LINE, A DISTANCE OF 751.44 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 8.82ACRES, SUBJECT TO AND TOGETHER WITH ALL APPURTENANT EASEMENTS AND ENCUMBRANCES APPARENT AND OF RECORD.

CERTIFICATION

APPLICANT: Team Development LLC – Southside Preliminary Plat

FILE NO: KPP-16-2

I, the undersigned certify that I did this date mail via Certified Mail a copy of the attached notice to the following list of landowners adjoining the property lines of the property where a preliminary plat has been requested.



Date: 11/23/2016

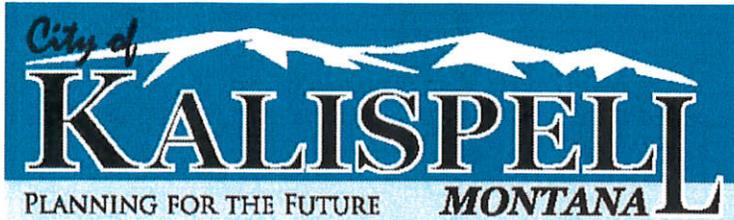
S-T-R: 19-28-21

Lot or Tract # 4

Property Owners/Owner Representative:
Team Development LLC
PO Box 1642
Brush Prairie, WA 98606

Jackola Engineering & Architecture
2250 Hwy 93 S
Kalispell, MT 59901

AND ATTACHED LIST



Planning Department
201 1st Avenue East
Kalispell, MT 59901
Phone: (406) 758-7940
Fax: (406) 758-7739
www.kalispell.com/planning

You are being sent this notice because you are a property owner within 150 feet of one of the proposed projects noted below and will be most directly affected by its development. You have an opportunity to present your comments and concerns to the Kalispell Planning Department. You may come into the office in person at the above address or you may contact the office at (406) 758-7940 for additional information. Written comments may be submitted to the Kalispell Planning Department prior to the submission date, or emailed to us at planning@kalispell.com.

NOTICE OF PUBLIC HEARING
KALISPELL CITY PLANNING BOARD AND ZONING COMMISSION
December 13, 2016

The **regular meeting** of the Kalispell City Planning Board and Zoning Commission is scheduled for **Tuesday, December 13, 2016, beginning at 6:00 PM** in the **Kalispell City Council Chambers, Kalispell City Hall, 201 First Avenue East, Kalispell.**

The planning board will hold a public hearing and take public comments on the agenda items listed below:

1. File # KPP-16-02 – A request from Team Development, LLC for a major subdivision of an 8.83 acre parcel into 37 single-family lots. The single-family lots will range in size from 6,000 square feet to 9,633 square feet. The property is located within the R-4 (Residential) Zoning District and is currently undeveloped grasslands. The subject property is located approximately 100 feet south of the intersection of Pintail Drive and Merganser Drive. The property can be described as a portion of Tract 4 in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19. Township 28 North, Range 21 West, P.M.M., Flathead County, Montana.
2. File # KA-16-04 – A request from School District No. 5 to annex a 25.28 acre parcel into the city and zone the land P-1 (Public) upon annexation. The property is currently undeveloped, however, upon annexation the applicant is requesting to construct a new school. Water and sanitary sewer service are in the vicinity of the property and upon annexation extensions will be constructed to serve the property. The property is located at the 2100 block of Airport Road. The property to be annexed can be described as Parcel B of Certificate of Survey #19901 in the Southwest $\frac{1}{4}$ of Section 20, and Northwest $\frac{1}{4}$ of Section 29, Township 28N, Range 21W, P.M.,M., Flathead County, Montana.
3. File # KCU-16-05 – A request for a conditional use permit for a 55 unit multi-family apartment complex within the RA-1 (Residential Apartment) Zoning District. Multi-family apartment complexes are permitted within the RA-1 Zone provided a conditional use permit is obtained per 27.09.030 of the Kalispell Zoning Ordinance. The multi-family apartment complex would be comprised of a 2-story 12-plex, 2-story 14-plex, partial 3-story 20-plex, nine (9) 2-story attached units (single-family design), parking, berming and landscaping. The property is located at 2050 Airport Road in south Kalispell. The

property can be legally described as Tract 1 of Certificate of Survey #20138 in Section 19, Township 28N, Range 21W, P.M.,M., Flathead County, Montana.

Documents pertaining to the agenda items are on file for public inspection at the Kalispell Planning Department, 201 First Avenue East, Kalispell, MT 59901, and are available for public review during regular office hours. In addition, information on the agenda item is posted on our website at www.kalispell.com/planning under "Planning Board Agenda & Staff Reports".

Interested persons are encouraged to attend the hearings and present their views and concerns to the Board. Written comments may be submitted to the Kalispell Planning Department at the above address, prior to the date of the hearing or work session, or you may call us at (406) 758-7940, or e-mail us at planning@kalispell.com for additional information.

Roger Terry
105 Pine St
Anaconda, MT 59711

Karla Kemm
PO Box 2914
Kalispell, MT 59903

Terry Rentals LLC
7 Meridian Court
Kalispell, MT 59901

Terry Holding Company LLC
250 Grandview Way
Missoula, MT 59803

DW Lawrence Investments LLC
Profit Sharing Plan
14455 Hellgate Lane
Clinton, MT

Thomas & Debra Stephenson
1133 Bonnie Pines Lane
Hamilton, MT 59840

Sierra Marie Olszewski Butts
704 Mountain View Dr
Kalispell, MT 59901

Jamie Howard
2214 Merganser Dr
Kalispell, MT 59901

Timothy Smith
2212 Merganser Dr
Kalispell, MT 59901

Phyllis Nottoli
2139 E Huron Court
Gilbert, AZ 85234

Dara Shields
8715 Washington Ave
La Mesa, CA 91941

Mishelle Johnson
2232 Merganser Dr
Kalispell, MT 59901

Richard & Cecilia Schultz
1171 Appian Way
Santa Ana, CA 92705

City of Kalispell
Attn: City Clerk
PO Box 1997
Kalispell, MT 59903

Cameo Heuer
2236 Merganser Dr
Kalispell, MT 59901

Sabrina Wisher
2154 Airport Rd
Kalispell, MT 59901

Robert Cesnik
3316 US Hwy 87 E
Billings, MT 59101

Jerry Wisher
2190 Airport Rd
Kalispell, MT 59901

Milton 1998 Trust
7248 Vista Bonita Dr
Las Vegas, NV 89149

Seth Garner
2244 Merganser Dr
Kalispell, MT 59901

Team Development LLC
Po Box 1642
Brush Prairie, WA 98606

Renee & Robin Funk
1014 6th Ave E
Kalispell, MT 59901

James Aker
2100 Airport Rd.
Kalispell, MT 59901

Darlene Oesau Living Trust
7112 E Granite Peaks
Prescott Valley, AZ 86315

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BOARD AND ZONING COM-
MISSION

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STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

ALYSSA PETERSON BEING DULY SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL CLERK OF THE **DAILY INTER LAKE** A DAILY NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED IN THE CITY OF KALISPELL, IN THE COUNTY OF FLATHEAD, STATE OF MONTANA, AND THAT **NO. 24110**

LEGAL ADVERTISEMENT WAS PRINTED AND PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF SAID PAPER, AND IN EACH AND EVERY COPY THEREOF ON THE DATES Of November 27, 2016.

AND THE RATE CHARGED FOR THE ABOVE PRINTING DOES NOT EXCEED THE MINIMUM GOING RATE CHARGED TO ANY OTHER ADVERTISER FOR THE SAME PUBLICATION, SET IN THE SAME SIZE TYPE AND PUBLISHED FOR THE SAME NUMBER OF INSERTIONS.

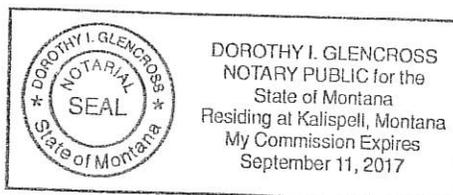
Alyssa Peterson

Subscribed and sworn to
Before me this November 28, 2016

Dorothy I. Glencross

Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/11/2017



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/S/ Thomas R. Jentz
Thomas R. Jentz
Planning & Building Director

November 27, 2016
MNAXLP