



Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

SUBDIVISION NAME: Glacier International Business Park

OWNER(S) OF RECORD:

Name: Bill Reddig Phone: 406.755.8132

Mailing Address: 2866 US Highway 2 East

City, State, Zip: Kalispell, MT 59901

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Montana Mapping Associates, Inc. Phone: 406.752.3539

Mailing Address: P.O. Box 181

City, State, Zip: Dayton, MT 59914

Email: rbreck77@yahoo.com

Name: Rick Breckenridge Phone: 406.261.7758

Mailing Address: P.O. Box 181

City, State, Zip: Dayton, MT 59914

Email: rbreck77@yahoo.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address 3750 US Highway 2 E

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 0619395 Lot No.(s) 10

Section 10 Township 29N Range 21E

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: Commercial Industrial Business Park

Number of Lots or Rental Spaces 10 Total Acreage in Subdivision 29.61

Total Acreage in Lots 17.63 Minimum Size of Lots or Spaces 3.16

Total Acreage in Streets or Roads 4.54 ^{5.14} _{12/13/13} Maximum Size of Lots or Spaces 0.62 ^{1.23} _{12/13/13}

Total Acreage in Parks, Open Spaces and/or Common Areas 2.37 ^{6.81} _{12/3/13}

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

Single Family _____ Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial 6 Industrial 4 Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Scenic Corridor

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$320,000

IMPROVEMENTS TO BE PROVIDED:

Roads: _____ Gravel Paved Curb Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** _____ Individual Shared Multiple User Public ^{12/13/2013}

* **Sewer System:** _____ Individual Shared _____ Multiple User _____ Public

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: 5

Fire Protection: _____ Hydrants Tanker Recharge _____ Fire District: Evergreen

Drainage System: on site

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: SWEPP
SWEPPP before construction begins

VARIANCES: ARE ANY VARIANCES REQUESTED? no (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: _____

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW: *(The Commission shall not approve a variance unless it finds that all of the following are met)*

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.

2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.

3. The variance will not cause a substantial increase in public costs, now or in the future.

4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.

5. The variance is consistent with the surrounding community character of the area.

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see attached form*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:
Flathead County Planning & Zoning Office 1035 First Avenue West
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210

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 Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.



Applicant Signature

10/17/2013

Date

Owner(s) Signature (*all owners must sign*)

Date