



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.

\$1,150 +
\$60⁰⁰

FEE ATTACHED \$

\$1,210

SUBDIVISION NAME: Amended plat of Lot 5 of the Amended plat of Lots 3, 4, 5 of Blaine Creek Estates

OWNER(S) OF RECORD:

Name: Steve + Alisa Lamb Phone: 406-250-9856

Mailing Address: 207 Mennonite Church Rd

City, State, Zip: Kalispell MT 59901

Email: slamb2319@yahoo.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____



TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Andrew Belski Address: 5098 U.S. Hwy 93 S Whitefish, MT 59937

Phone: 406-862-4927 Email: abelski@riverdesigngroup.net

Name: _____ Address: _____

Phone: _____ Email: _____

LEGAL DESCRIPTION OF PROPERTY:

City/County Kalispell / Flathead

Street Address 207 Mennonite Church Rd Kalispell

Assessor's Tract No.(s) 0501036 Lot No.(s) _____

Section 04 Township 28N Range 20W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: Major
Split 40.79 acre lot into 20 acre lots

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 40.79
Total Acreage in Lots 20 each Minimum Size of Lots or Spaces -
Total Acreage in Streets or Roads - Maximum Size of Lots or Spaces -
Total Acreage in Parks, Open Spaces and/or Common Areas 0

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

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

APPLICABLE ZONING DESIGNATION & DISTRICT: _____

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

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: _____

IMPROVEMENTS TO BE PROVIDED:

Roads: Gravel _____ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____
*** Water System:** Individual _____ Shared _____ Multiple User _____ Public _____
*** 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: Glacier
Fire Protection: _____ Hydrants _____ Tanker Recharge Fire District: Creston
Drainage System: _____

* **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)

PROPOSED EROSION/SEDIMENTATION CONTROL: _____

VARIANCES: ARE ANY VARIANCES REQUESTED? _____ (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 A -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 forms below*). 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.

Steve Lamb
Applicant Signature

11/8/13
Date

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

11/8/13
Date



