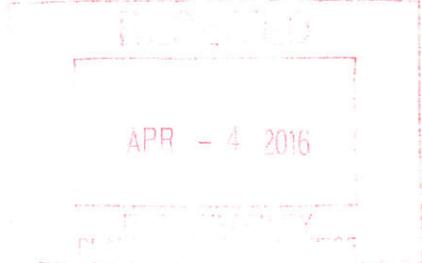


Flathead County Planning & Zoning

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 \$ 1245

SUBDIVISION NAME: RE-SUBDIVISION LOT 44 COUNTRY VILLAGE #2

OWNER(S) OF RECORD:

Name: BRENT J Higgins Phone: 406 871-3860
Mailing Address: 640 COUNTRY WAY
City, State, Zip: KALISPELL, MT 59901
Email: brenth@centurytel.net

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip Code: _____
Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

Name: _____ Phone: _____
Mailing Address: _____
City, State, Zip: _____
Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 640 COUNTRY WAY
City/State & Zip KALISPELL, MT 59901
Assessor's Tract No.(s) ~~0972782~~ COUNTRY VILLAGE #2 Lot No.(s) 0972782 Lot 44
Section 31 Township 29N Range 21W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: RE-DIVIDE LOT INTO 2 PARCELS

Number of Lots or Rental Spaces 2 Total Acreage in Subdivision 2.027
Total Acreage in Lots 2.027 Minimum Size of Lots or Spaces 1.01
Total Acreage in Streets or Roads ∅ Maximum Size of Lots or Spaces 1.02
Total Acreage in Parks, Open Spaces and/or Common Areas ∅

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

Single Family 2 Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: R-1

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? KALISPELL

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$300000

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: Kalispell
Fire Protection: ___ Hydrants ___ Tanker Recharge ___ Fire District: Evergreen
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)

* 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: NONE

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. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (see attached form). The list will be sent directly to the Planning & Zoning office and 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.

Brent J. Higgins
Applicant Signature

04/01/2016
Date

Owner(s) Signature (all owners must sign)

Date

Preliminary Plat Supplements

- a. Property Deed - attached
- b. Country Village #2 Plat - EA Figure 1
- c. Environmental Assessment - attached
- d. N/A
- e. N/A
- f. Flood Hazard Evaluation - following page
- g. Stormwater Drainage Plan - EA Attachment 6
- h. Dust Control Plan - following page
- i. N/A
- j. N/A
- k. N/A
- l. CC&Rs - attached
- m. N/A
- n. N/A
- o. N/A
- p. Public Water Will Serve Letter - EA Attachment 3
- q. Water Service, Solid Waste Disposal & Wastewater System - following page
- r. Soil & Perc Test - EA Attachments 1 & 2
- s. N/A
- t. N/A
- u. Non-degradation wastewater analysis - EA Attachments 4 & 5
- v. DEQ lot layout - EA Figure 6
- w. N/A
- x. Adjoiners list - attached
- y. N/A
- z. Directions to Site - following page
- aa. Site Location Map - attached
- bb. N/A
- cc. N/A
- dd. N/A

