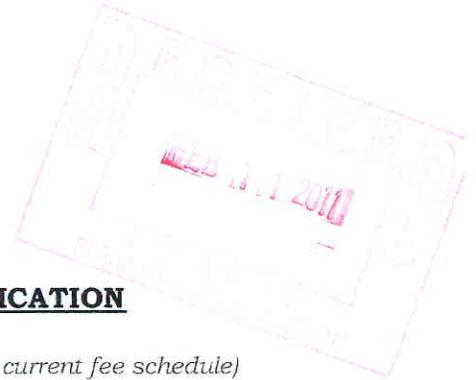




Flathead County Planning & Zoning

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 \$ 3,346⁻

SUBDIVISION NAME: Saddlehorn #11

OWNER(S) OF RECORD:

Name: Saddlehorn LLC Phone: 837-6020

Mailing Address: PO Box 1808

City, State, Zip: Bigfork, Montana 59911

Email: _____

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: Fraser Management & Consulting, PLLC, Michael Fraser Phone: 253-4326

Mailing Address: 690 North Meridian, Suite 103

City, State, Zip: Kalispell, Montana, 59901

Email: mfraser@montanasky.net

Name: Ryan Mitchell, Robert Peccia & Associates Phone: 752-5025

Mailing Address: PO Box 5100

City, State, Zip: Kalispell, Montana, 59901

Email: ryan@rpa-kal.com

LEGAL DESCRIPTION OF PROPERTY:

Street Address Various lots and parcels in Saddlehorn #1

City/State & Zip Bigfork, Montana, 59901

Assessor's Tract No.(s) See Attached List Lot No.(s) 21

Section 31 Township 27 North Range 19 West

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: Aggregating various attached lots and subdividing Future Development parcels

Number of Lots or Rental Spaces 21 Total Acreage in Subdivision 80.61
Total Acreage in Lots 22.08 Minimum Size of Lots or Spaces 0.50
Total Acreage in Streets or Roads 1.70 Maximum Size of Lots or Spaces 2.34
Total Acreage in Parks, Open Spaces and/or Common Areas 56.83

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: SAG-5 PUD

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

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$2,500,000

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: Bigfork
Fire Protection: Hydrants Tanker Recharge Fire District: Bigfork
Drainage System: On site swales, culverts and retention

*** 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: Straw wattles and prompt re vegetation

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.

SADDLEHORN #11 SUBJECT PROPERTIES

All lots and parcels are located in Township 27 North, Range 19 East, Section 31 and within Saddlehorn #1

<u>Lot/ Parcel</u>	<u>Assessors Number</u>
Common Area A	
1A	0504214
1B	0504215
2A	0504216
2B	0504217
 Common Area B	
1A	0504218
1B	0504219
 Common Area D	
1A	0504230
1B	0504231
2A	0504232
2B	0504233
3A	0504234
3B	0504235
4A	0504236
4B	0504237
5A	0504238
5B	0504239
 Common Area 3	0505468
 Future Development #3	0504396
 Future Development #4	0504397
 Common Area E	
1A	0504240
1B	0504241
2A	0504242
2B	0504243
 Future Development #5	0504398
 Future Development #7	0504401
 Common Area #7	0505472

Lot 37

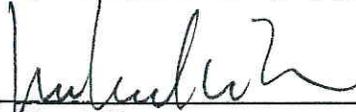
0505472

APPLICATION CONTENTS:

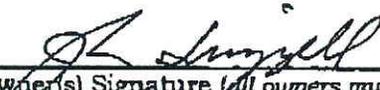
1. Completed Preliminary Plat application (If submitting bound copies of the application materials, please also include one unbound copy for replication purposes).
2. 14 folded copies of the preliminary plat. (Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations).
3. 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 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.


 _____ x
 Applicant Signature

8-7-10 x
 Date


 _____ x
 Owner(s) Signature (all owners must sign)

12-8-10 x
 Date