

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

APPLICATION FOR MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

FEE SCHEDULE:

FEE ATTACHED \$7728.00

- Major Subdivision (6 or more lots)
 - Base Fee..... \$1,000 + \$75/unit
- Condominiums (6 or more units) \$1,000 + \$75/unit
- Mobile Home Parks & Campgrounds (6 or more spaces)..... \$1,000 + \$75/space
- Subdivision Variance..... \$250
- * Add \$4 per address (see certified list) to cover adjoining landowner mailing costs.



SUBDIVISION NAME: Whitefish Hills Village

OWNER(S) OF RECORD:

Name: Whitefish Hills Village c/o Don Murray Phone: (406) 755-6919
Mailing Address: P.O. Box 1178
City, State, Zip Code: Kalispell, MT 59901

TECHNICAL/PROFESSIONAL PARTICIPANTS (Surveyor/Designer/Engineer, etc):

Name & Address Sands Surveying, Inc, 2 Village Loop, Kalispell, MT 59901
Name & Address WMW Engineering , 50 West Second Street, Whitefish, MT 59937
Name & Address Environmental Consulting Services, 2 Village Loop, Kalispell, MT
Name & Address Applied Water Consulting, P.O. Box 7667, Kalispell, MT 59901

LEGAL DESCRIPTION OF PROPERTY:

City/County Flathead County
Street Address Stelle Lane
Assessor's Tract No.(s) Tracts 2E, 4, & 5 in Section 24, Tract 4 in Section 25, and Tract 4 in Section 26, all in Township 30 North, Range 22 West, P.M.M.

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: 88 Lot, single family residential subdivision with a supporting Planned Unit Development (PUD) application.

Number of Lots or Rental Spaces 88 Total Acreage in Subdivision 437.861 ac
Total Acreage in Lots 257.133 ac net Minimum Size of Lots or Spaces 1.796 ac net
Total Acreage in Streets or Roads 29.143 ac Maximum Size of Lots or Spaces 7.793 ac net
Total Acreage in Parks, Open Spaces and/or Common Areas 151.585 ac net

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

Single Family 88 lots Townhouse _____ Mobile Home Park _____
Duplex _____ Apartment _____ Recreational Vehicle Park _____
Commercial _____ Industrial _____ Planned Unit Development Yes _____
Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Property is zoned SAG-5 in the Blanchard Lake Zoning District. We are proposing a PUD Overlay designation to allow the use of density bonus and clustering rather than minimum lot size requirements.

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: N/A - Not providing cash-in-lieu of parkland we are providing 151.58 acres of open space.

IMPROVEMENTS TO BE PROVIDED:

Roads: ___ Gravel X Paved ___ Curb ___ Gutter ___ Sidewalks ___ Alleys ___ Other
Water System: ___ Individual ___ Multiple User ___ Neighborhood X Public ___ Other
Sewer System: X Individual ___ Multiple User ___ Neighborhood ___ Public ___ Other
Other Utilities: ___ Cable TV X Telephone X Electric ___ Gas ___ Other
Solid Waste: ___ Home Pick Up ___ Central Storage X Contract Hauler ___ Owner Haul
Mail Delivery: X Central ___ Individual ___ School District: Whitefish #44
Fire Protection: X Hydrants ___ Tanker Recharge Fire District: Whitefish
Drainage System: On-site

PROPOSED EROSION/SEDIMENTATION CONTROL: As needed with construction following the BMPs

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

SECTION/REGULATION OF REGULATIONS CREATING HARDSHIP: N/A

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

PROPOSED ALTERNATIVE(S) TO STRICT COMPLIANCES 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 or Master Plan?

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:

1. Completed Preliminary Plat application (If submitting a bound copy of the application materials, please also includes one **unbound** copy for replication purposes).
2. 16 folded copies of the preliminary plat.
3. One reproducible set of supplemental information (See Appendix A -Flathead County Subdivision Regulations).
4. Two reduced copies of the preliminary plat:
 - a. one 11" x 17" in size
 - b. one 8 ½" x 11" in size
5. Application fee.
6. A **Certified** Adjoining Property Owners List.

A T T E N T I O N :

A Certified adjoining landowners list must be included upon submission of your application. The form attached to the back of this application must be filled out, signed by a planner, & then taken to the GIS department (3rd floor of Courthouse) to be initiated. The cost is \$75, payable to the GIS office. Your Certified list will be available for pick up **one week from the date ordered** and can be picked up in the Plat Room. You may also get a Certified adjoining landowners list from a title company if you choose.

Incomplete applications will not be accepted.

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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 F.C.P.Z. staff to be present on the property for routine monitoring and inspection during the approval and development process.

Donald D. Dworkin / ATTORNEY-IN-FACT FOR TIBOR April 14, 2011
(Applicant Signature) (Date)
TOTH, sole member and manager of WHITEFISH
HILLS VILLAGE, LLC

Updated 8-22-05

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