



Planning Department
201 1st Avenue East
Kalispell, MT 59901
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www.kalispell.com/planning

RECEIVED

PETITION FOR ANNEXATION AND INITIAL ZONING

AUG 26 2019

KALISPELL PLANNING DEPARTMENT

NAME OF APPLICANT: Siderius Construction LLC

MAIL ADDRESS: 737 Egan Road

CITY/STATE/ZIP: Kalispell, MT 59901 PHONE: (406) 253-6891

INTEREST IN PROPERTY: Owner

Other Parties of Interest to be Notified:

PARTIES OF INTEREST: Sands Surveying, Inc Attn: Eric Mulcahy

MAIL ADDRESS: 2 Village Loop

CITY/STATE/ZIP: Kalispell, MT 59901 PHONE: (406) 755-6481

INTEREST IN PROPERTY: Technical Representative

PLEASE COMPLETE THE FOLLOWING:

Address of the property: 1702 South Woodland Drive

Legal Description: The south 286 feet of Lots 1-5, Block 4 of Greenacres North-West Subdivision (Lot and Block of Subdivision; Tract #)

Section 17, T28N, R21W See attached Mete and Bounds (Section, Township, Range) (Attach metes and bounds as Exhibit A)

Land in project (ac): 3.397 acres

Current estimated market value \$200,000.00 at 50% build out \$600,000.00 at 100% build out \$1,200,000.00

Is there a Rural Fire Department RSID or Bond on this property Yes No X

If yes remaining balance is \$

The present zoning of the above property is: R-2 County

The proposed zoning of the above property is: R-4 (Residential)

State the changed or changing conditions that make the proposed amendment necessary:

The property sits along South Woodland Drive in the Green Acre Neighborhood. This neighborhood historically been a single family residential area with a mix of densities and unit types including mobile home parks. This neighborhood is also transitioning from County to City and with the extensions of City sewer and water services comes higher densities in the form of townhomes which are abundant just a little south in the Muskrat Drive area.

The signing of this application signifies that the foregoing information is true and accurate based upon the best information available and further grants approval for Kalispell Planning staff to be present on the property for routine inspection during the annexation process.

Ray Adams Adams Construction  
(Applicant)

8/26/19  
(Date)

Metes and Bounds Description

DESCRIPTION:

A TRACT OF LAND, SITUATED, LYING AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 21 WEST, P.M.,M., FLATHEAD COUNTY, MONTANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING at the southwest corner of Lot 1 of Certificate of Survey No. 18774 (records of Flathead County, Montana) which is a found iron pin; Thence S89°17'57"E 604.44 feet to a found iron pin on the westerly R/W of South Woodland Drive; Thence along said R/W S00°03'49"W 281.76 feet to a found iron pin; Thence leaving said R/W N89°04'18"W 557.47 feet to a found iron pin; Thence N00°17'10"E 279.72 feet to the point of beginning and containing 3.896 ACRES; Subject to and together with all appurtenant easements of record.

**APPLICATION PROCESS  
APPLICABLE TO ALL ANNEXATION AND INITIAL ZONING APPLICATIONS**

1. Pre-Application Meeting:

A discussion with the planning director or designated member of staff must precede filing of this application. Among topics to be discussed are: the application procedure, compatibility and compliance with the Growth Policy, and compatibility of the proposed zoning with surrounding zoning classifications.

2. Completed application form.

3. Completed Petition to Annex and Notice of Withdrawal from Rural Fire District form, including an Exhibit A, legal description of the property.

4. A *certified* list of all property owners within 150 feet of the subject property is required with the information listed below. The list can be obtained from the Flathead County GIS Office (see attached form), or from a title company. Please note: Streets and roads are not included as part of the 150 feet.

<u>Assessor#</u>	<u>Sec-Twn-Rng</u>	<u>Lot/Tract No</u>	<u>Property Owner &amp; Mailing Address</u>
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5. Annexation and Initial Zoning Fee made payable to the Kalispell Planning Department.

6. Fee Schedule:

Annexation (includes initial zoning)  
\$250 plus \$20/acre **\$ 320.00**

7. A bona fide legal description of the property from a recent survey, title report or deed which accurately describes the property to be annexed.