



Development Services
Department
201 1st Avenue East
Kalispell, MT 59901
Phone (406) 758-7940

GROWTH POLICY AMENDMENT

Email: planning@kalispell.com

Website: www.kalispell.com

Project Name **Eagle Valley Ranch Addition** Property Address **3201, 3205, 3211 Hwy 93 N, Kalispell, MT**

NAME OF APPLICANT **Spartan Holdings** Applicant Phone **909.772.7800**

Applicant Address **341 W. Second Street STE 1** City, State, Zip **San Bernardino, CA 92401**

Applicant Email Address **joecharger@yahoo.com**

If not current owner, please attach a letter from the current owner authorizing the applicant to proceed with the application.

OWNER OF RECORD **See Attached Property Cards** Owner Phone

Owner Address City, State, Zip

Owner Email Address

CONSULTANT (ARCHITECT/ENGINEER) **Jackola Engineering & Architecture** Phone **406 755 3208**

Address **2250 US Hwy 93 S** City, State, Zip **Kalispell, MT, 59901**

Email Address **ryoung@jackola.com**

POINT OF CONTACT FOR REVIEW COMMENTS **Rory Young** Phone **406 755 3208**

Address **2250 US Hwy 93 S** City, State, Zip **Kalispell, MT, 59901**

Email Address **ryoung@jackola.com**

List **ALL** owners (any individual or other entity with an ownership interest in the property):

See Attached

Legal Description (please provide a full legal description for the property and attach a copy of the most recent deed):

See Attached CoS 17674 and CoS 6557

____ Please initial here indicating that you have verified the description with the Flathead County Clerk and Recorder and that the description provided is in a form acceptable to record at their office.

Total area of property (acres) 6.8 Ac

Please provide the following information in a narrative format with supporting drawings or other format as needed:

1. An overall description of the issues, goals and policies associated with the proposed development.
2. Project feasibility and a schedule showing the timeframe in which each phase will be completed.
3. A showing of the conformance of this amendment with the growth policy overall.
4. A convincing showing of need.
5. A showing of neighborhood compatibility. Where there are more intensive uses or incompatible uses planned within the plan area or on the boundaries, how the impacts of those uses would be mitigated.
6. A showing of transportation impacts and general proposed mitigation measures.
7. A listing of the environmental impacts associated with the plan amendment.
8. A listing of all known site hazards and general mitigation strategies
9. A strategy for the adequate provision of local services:
 - a. Water
 - b. Sewer
 - c. Police
 - d. Fire
 - e. Parks & open spaces, trails and pedestrian ways
 - f. Storm Water
 - g. Schools
 - h. Gas and Electricity
10. A showing of the appropriateness of the proposed location of the project.
11. The extent to which the plan departs from the existing growth policy and the reasons why such departures are deemed to be in the public interest.
12. Include site plans, drawings and schematics with supporting narratives where needed that includes the following information:
 - a. Property boundary locations.
 - b. Site hazards or environmental constraints including area of steep slopes (10% and 25%), floodplain and flood way, drainage or streams;
 - c. Total acreage, current growth policy designation and present zoning classifications;
 - d. Growth policy and zoning classification of all adjoining properties;
 - e. Assignment of major land use categories. A showing of density and intensity of major land uses including, for example, dwelling units per gross acre, square footages of commercial/acre, square footage of industrial uses/acre, potential public facilities and buildings, open space uses, etc.
 - f. Collector and arterial road systems. Any unusual road features (bridges, frontage roads, etc.)
 - g. Location and type of significant open space, common areas or substantial buffers, and major pedestrian trail systems;
 - h. Proposed schedule of completions and phasing of the development, if applicable;
 - i. Existing covenants, conditions and restrictions which would significantly alter development within the area;
 - j. Special or unusual design features intended to mitigate identified site hazards.
 - k. Any other information that may be deemed relevant and appropriate to allow for adequate review.

Please provide the following information in a narrative format with supporting drawings or other format as needed:

- 1. An overall description of the issues, goals and policies associated with the proposed development.**

The Eagle Valley Ranch Addition is a logical extension to the existing Eagle Valley Ranch subdivision. This subdivision was approved in 2018 and included a mix of retail, multi-family and single family uses within RA-2 and R-3 zones, both of which have a PUD overlay. The goal of this addition is similar to that of the original PUD which is to provide a diverse neighborhood close to existing services and commercial developments on the north side of Kalispell.

- 2. Project feasibility and a schedule showing the timeframe in which each phase will be completed.**

The original Eagle Valley Ranch subdivision is currently installing utilities on both phases 2 and 3 of the development with infrastructure due for completion in summer of 2022. Assuming that the current market conditions prevail, it is likely that the Eagle Valley Ranch Addition would enter construction in 2023 or 2024.

- 3. A showing of the conformance of this amendment with the growth policy overall.**

The City of Kalispell Growth Policy seeks to encourage well designed growth that is efficiently located and beneficial to the community. Mixed-use developments allow for flexibility in design that benefits both the developer as well as the local community by accommodating a mixture of office and residential uses.

- 4. A convincing showing of need.**

The continuing low vacancy rates in area apartment rentals indicates that Kalispell continues to grow. Mixed use areas such as the Eagle Valley Ranch Addition continue to provide opportunities for retail and office use close to the continuing expansion of the multi-family and single-family inventory in the Kalispell area thereby filling a convincing need.

- 5. A showing of neighborhood compatibility. Where there are more intensive uses or incompatible uses planned within the plan area or on the boundaries, how the impacts of those uses would be mitigated.**

By adding the Eagle Valley Ranch Addition to the existing Eagle Valley Ranch PUD we are ensuring that the neighborhood remain consistent with the current development of this area. Retail and office uses along the US 93 highway provide a good transition from the highway to the single family neighborhood to the east.

- 6. A showing of transportation impacts and general proposed mitigation measures.**

A new $\frac{3}{4}$ turn movement approach is planned to US93 to provide access to the Eagle Valley Ranch Addition as well as additional access to the Eagle Valley Ranch Subdivision. The Eagle Valley Ranch subdivision is well served with transportation infrastructure with a connection to Rose Crossing. The installation of the Rose Crossing and US 93 traffic signal later this year will improve safety along this busy highway corridor.

- 7. A listing of the environmental impacts associated with the plan amendment.**

There are no known environmental conditions that could be impacted by the addition of 6.8 Ac of land to the existing PUD. Offices and residential uses do not create objectionable impacts such as noise and pollution. While the Eagle Valley Ranch Addition will add a few students to the local school district it is not anticipated that the local community or social infrastructure will be excessively taxed by this addition.

- 8. A listing of all known site hazards and general mitigation strategies.**

There are no known site hazards at this location and adherence to the City of Kalispell Zoning Regulations along with the City of Kalispell Design and Construction Standards is expected to mitigate any site hazards which may be encountered.

9. A strategy for the adequate provision of local services:

- a. Water - City of Kalispell water will be extended from the Eagle Valley Ranch subdivision through the Eagle Valley Ranch Addition and will be connected to the future City water tower located adjacent to the subdivision.
- b. Sewer - Connection will be made to the City of Kalispell sewer main which lies within US 93 Right of Way.
- c. Police – The Kalispell Police Department will continue to provide service to this minor expansion of the existing PUD.
- d. Fire - The Kalispell Fire Department will continue to provide service to this minor expansion of the existing PUD. Fire Station 62 is located just 2 miles south of this addition.
- e. Parks & open spaces, trails and pedestrian ways – Provision will be made along US 93 for a continuation of the buffer zone and trail system.
- f. Storm Water – Storm water will be managed according to the City of Kalispell Design and Construction Standards.
- g. Schools – The few single family lots expected to be added are well within the capacity of school district #5.
- h. Gas and Electricity – Dry utilities will be provided by extension from the existing subdivision.

10. A showing of the appropriateness of the proposed location of the project.

The City of Kalispell has long planned for future growth in the area North of Kalispell. This development fits well within this planned growth.

11. The extent to which the plan departs from the existing growth policy and the reasons why such departures are deemed to be in the public interest.

This request is to change the Growth Policy Map from Suburban Residential to Urban Residential in order to allow a mixed-use buffer along the US 93 corridor. This transitional zone is a benefit to the community and should be considered an adequate reason to allow the change.

12. Include site plans, drawings and schematics with supporting narratives where needed that includes the following information:

- a. Property boundary locations.
- b. Site hazards or environmental constraints including area of steep slopes (10% and 25%), floodplain and flood way, drainage or streams;
- c. Total acreage, current growth policy designation and present zoning classifications;
- d. Growth policy and zoning classification of all adjoining properties;
- e. Assignment of major land use categories. A showing of density and intensity of major land uses including, for example, dwelling units per gross acre, square footages of commercial/acre, square footage of industrial uses/acre, potential public facilities and buildings, open space uses, etc.
- f. Collector and arterial road systems. Any unusual road features (bridges, frontage roads, etc)
- g. Location and type of significant open space, common areas or substantial buffers, and major pedestrian trail systems;
- h. Proposed schedule of completions and phasing of the development, if applicable;
- i. Existing covenants, conditions and restrictions which would significantly alter development within the area;
- j. Special or unusual design features intended to mitigate identified site hazards.
- k. Any other information that may be deemed relevant and appropriate to allow for adequate review.

APPLICATION PROCESS

(application must be received and accepted by the
Kalispell Planning Department **35 days prior** to the
Planning Board Hearing)

A pre-application meeting with a member of the planning staff is required.

Application Contents:

1. Completed application form & attachments
2. A bona fide legal description of the subject property and a map showing the location and boundaries of the property.
*Note - verify with the Flathead County Clerk & Recorder that the legal description submitted is accurate and recordable. They can be reached at (406) 758-5526.
3. Electronic copy of the application materials submitted. Either copied onto a disk or emailed to planning@kalispell.com (Please note the maximum file size to email is 20MB)
4. Application fee based on the schedule below, made payable to the City of Kalispell:

Growth Policy	\$2,200	
Amendment Fee	plus \$100 per acre	\$ 2900.00

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 incorrect or 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 Kalispell City staff to be present on the property for routine monitoring and inspection during the approval and development process.

Applicant Signature

Date

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 07-4078-19-3-01-10-0000 **Assessment Code:** 0000970065
Primary Owner: **PropertyAddress:** 3205 US HIGHWAY 93 N
 BAUR FAMILY PARTNERSHIP LP KALISPELL, MT 59901
 MAIL TO JD ECKHOFF **COS Parcel:**
 SAINT LOUIS, MO 63141-6884

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S19, T29 N, R21 W, ACRES 1.66, TR 2BB IN L2&3, COS 17674-B

Last Modified: 9/30/2021 9:06:22 AM

General Property Information

Neighborhood: 207.150.H **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 07-131005-05 - J
Zoning: County SAG-10 **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	1.660	143,582.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/30/2015			9/9/2015	201500021028	Quit Claim Deed
7/6/2015			7/7/2015	201500013609	Quit Claim Deed
3/8/2007			3/9/2007	200706810310	Warranty Deed

Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 07-4078-19-3-01-05-0000 **Assessment Code:** 0000971698
Primary Owner: **PropertyAddress:** 3211 US HIGHWAY 93 N
BAUR FAMILY PARTNERSHIP LP KALISPELL, MT 59901
MAIL TO JD ECKHOFF **COS Parcel:**
SAINT LOUIS, MO 63141-6884

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision:

Legal Description:

S19, T29 N, R21 W, ACRES 3.79, TR 3BA IN L2, COS 6557-A

Last Modified: 9/30/2021 9:19:14 AM

General Property Information

Neighborhood: 207.150.H **Property Type:** VAC_R - Vacant Land - Rural
Living Units: 0 **Levy District:** 07-131005-05 - J
Zoning: County SAG-10 **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

<u>Land Type</u>	<u>Acres</u>	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	3.790	191,933.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/30/2015			9/9/2015	201500021028	Quit Claim Deed
7/6/2015			7/7/2015	201500013609	Quit Claim Deed
3/8/2007			3/9/2007	200706810310	Warranty Deed

CERTIFICATE OF SURVEY
W1/2, Sec. 19, T29N R21W
Flathead County, Montana

OWNER: **J. K. LE DUC**
 PURPOSES: **PARCEL A - OCCASIONAL SALE**
PARCEL B - REMAINDER
PARCEL C - FAMILY TRANSFER
 DATE: **JANUARY 20, 1982**

LEGAL DESCRIPTIONS

PARCEL A

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST $\frac{1}{2}$ CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, SECTION 19, SOUTH 89°39'28" EAST 83.65 FEET TO THE EASTERN LINE OF U.S. HIGHWAY NO. 93; THENCE ALONG THE EASTERN LINE OF THE HIGHWAY NORTH 0°21'42" EAST 64.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERN LINE OF THE HIGHWAY NORTH 0°21'42" EAST 204.13 FEET; THENCE SOUTH 89°39'28" EAST 660.13 FEET; THENCE SOUTH 0°21'42" WEST 280.21 FEET; THENCE NORTH 89°39'10" WEST 398.13 FEET; THENCE NORTH 17°50'51" WEST 80.00 FEET; THENCE NORTH 89°39'10" WEST 247.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.793 ACRES OF LAND, ALL AS SHOWN HEREON.

TOGETHER WITH A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN.

PARCEL B

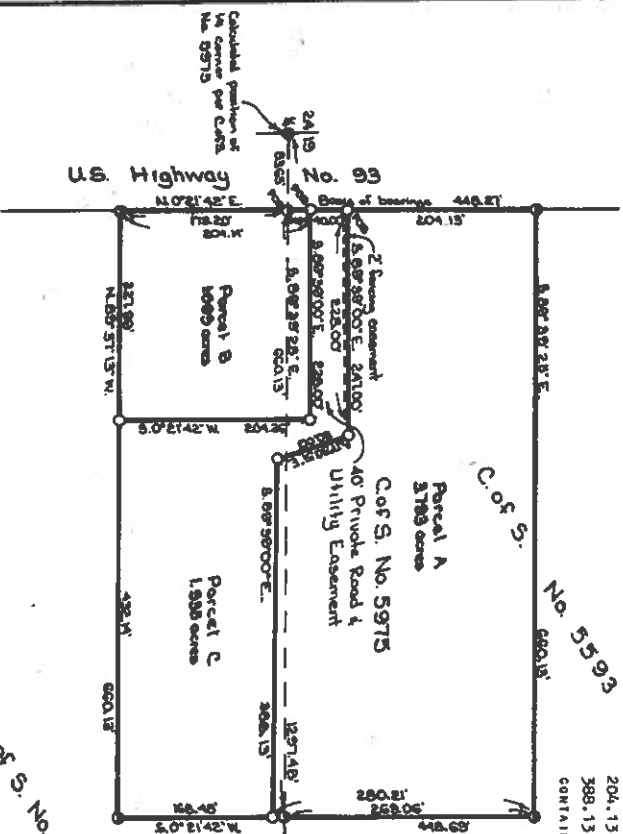
THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST $\frac{1}{2}$ CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, SECTION 19 SOUTH 89°39'28" EAST 83.65 FEET TO A POINT ON THE EASTERN LINE OF U.S. HIGHWAY NO. 93 AT THE POINT OF BEGINNING;
 THENCE ALONG THE EASTERN LINE OF THE HIGHWAY NORTH 0°21'42" EAST 24.94 FEET; THENCE SOUTH 89°39'10" EAST 228.00 FEET; THENCE SOUTH 0°21'42" WEST 204.26 FEET; THENCE NORTH 89°37'13" WEST 227.99 FEET TO THE EASTERN LINE OF SAID HIGHWAY; THENCE ALONG THE EASTERN LINE NORTH 0°21'42" EAST 179.20 FEET TO THE POINT OF BEGINNING, CONTAINING 1.069 ACRES OF LAND, ALL AS SHOWN HEREON.

TOGETHER WITH A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT AS SHOWN.

PARCEL C

THOSE PORTIONS OF GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 29 NORTH, RANGE 21 WEST, FLATHEAD COUNTY, MONTANA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE WEST $\frac{1}{2}$ CORNER, SECTION 19; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, SECTION 19 SOUTH 89°39'28" EAST 83.65 FEET TO THE EASTERN LINE OF U.S. HIGHWAY NO. 93; THENCE ALONG THE EASTERN LINE OF THE HIGHWAY NORTH 0°21'42" EAST 24.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERN LINE THENCE SOUTH 89°39'10" EAST 40.00 FEET; THENCE SOUTH 89°39'00" EAST 247.00 FEET; THENCE SOUTH 17°50'51" EAST 80.00 FEET; THENCE SOUTH 89°39'00" EAST 398.13 FEET; THENCE SOUTH 0°21'42" WEST 166.48 FEET; THENCE NORTH 89°37'13" WEST 432.74 FEET; THENCE NORTH 0°21'42" EAST 204.26 FEET; THENCE NORTH 89°39'10" WEST 228.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.935 ACRES OF LAND, ALL AS SHOWN HEREON.

SUBJECT TO A 40 FOOT PRIVATE ROAD AND UTILITY EASEMENT WITH A 2 FOOT FENCING EASEMENT REFERRED TO HEREIN AS SHOWN.



I CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO CREATE A PARCEL AS AN OCCASIONAL SALE, AND THAT THIS DIVISION OF LAND COMPLETES WITH ALL CONDITIONS IMPOSED ON ITS USE; THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(c), M.C.A., 1978. I ALSO CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO TRANSFER PARCEL C TO Elizabeth L. Le Duc BY Gift AND PARCELS A AND B TO J. K. Le Duc BY Gift. I ALSO CERTIFY THAT THE PURPOSE OF THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 76-3-207 (1)(c), M.C.A., 1978.

Legend
 O Solid line or color with pink
 one changed, 2000000
 O Round and color 2000000
 O Co. S. No. 5975
 O From on road

STATE OF MONTANA)
 COUNTY OF FLATHEAD) ss.
 On this 10th day of February, 1982, before me, the undersigned, a Notary Public for the State of Montana, personally appeared J. K. LE DUC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

APPROVED: Elizabeth L. Le Duc
 EXAMINING LAND SURVEYOR
 REGISTRATION NO. 4726 S

CERTIFICATE OF SURVEYOR
J. K. Le Duc
 REGISTRATION NO. 2999 ES
 DEED BOOK _____ PAGE _____
 INSTRUMENT NO. 2069



QUARTZ SURVEYING
 L. SPELLMAN
 Scale 1" = 400'
 FILED ON THE 10th DAY OF Feb, 1982, A.D., AT 3:49 o'clock P.M.
 COURT CLERK AND NOTARY
 DEPUTY Elizabeth L. Le Duc

CERTIFICATE OF SURVEY NO. 6557
 L. DUC

OWNERS: F.T. Corporation
 PURPOSE: Boundary Line Agreement
 DATE: February 15, 2006

CERTIFICATE OF SURVEY

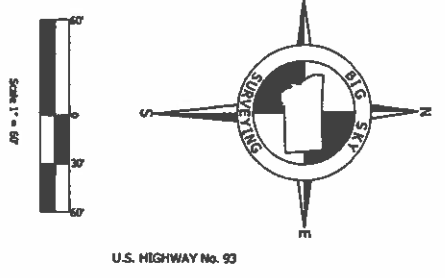
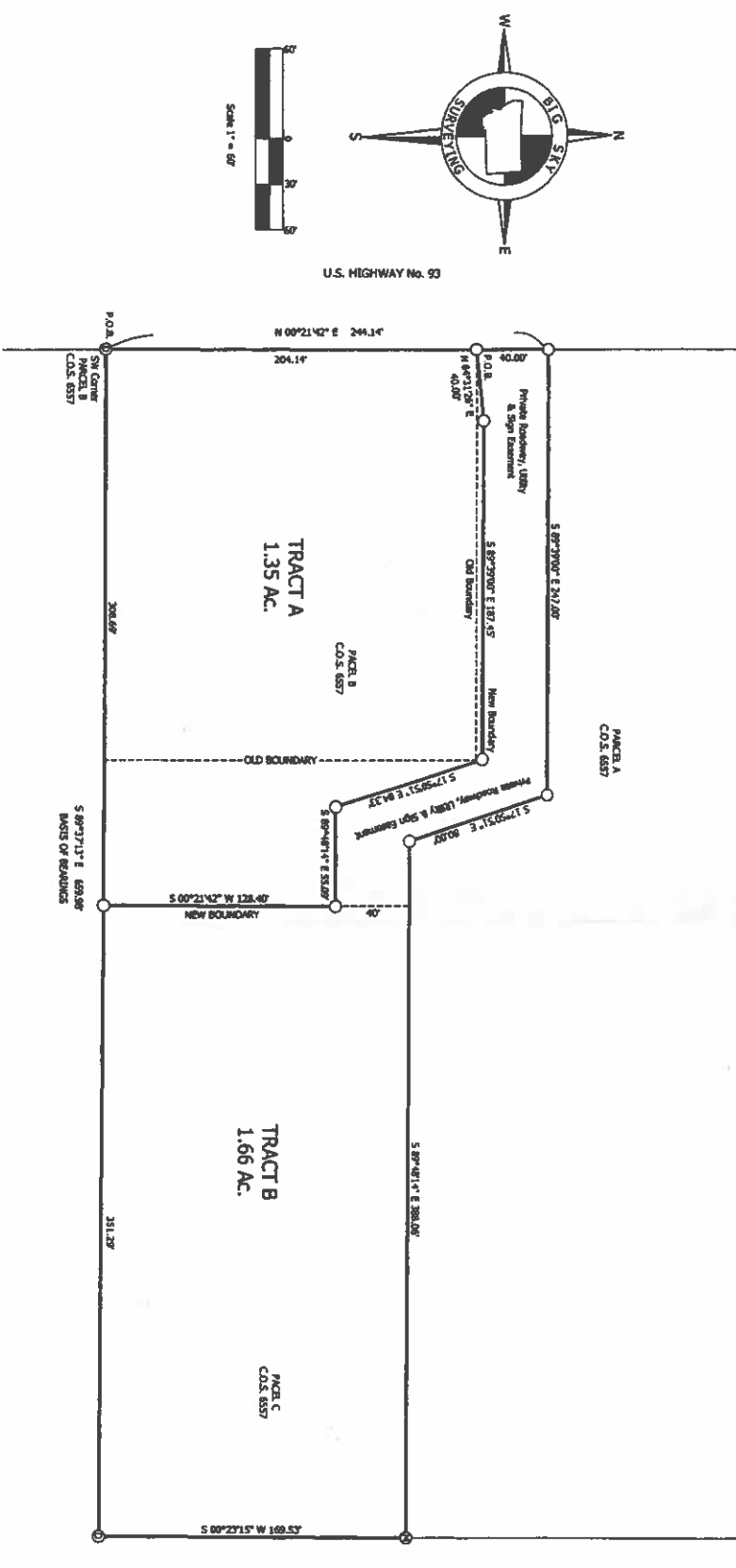
W1/2, Section 19, T 29 N, R 21 W, P.M., M.

Flathead County, Montana

266 + 36 - 0970045 388 + 2888 - 0976783

BIG SKY
Surveying
 222 Oak Trail
 Helena, MT 59617
 (406) 863-9233

- LEGEND
- ① 5/8" rubber with plastic cap marked DOYLE 2516 S.
 - ② 5/8" rubber with plastic cap marked HARRINGTON 2509 BS
 - ③ 5/8" x 2" rubber with plastic cap marked KUMPERMAN 122111S



LEGAL DESCRIPTION

TRACT A
 That portion of the W1/2 of Section 19, Township 29 North, Range 21 West, Principal Meridian, Montana, Flathead County, Montana described as follows:
 BEGINNING at the Southwest corner of PARCEL B of Certificate of Survey No. 6557, records of Flathead County; Thence N 00°21'42" E and along the eastern right-of-way of U.S. Highway No. 93 a distance of 204.14 feet; Thence N 69°31'26" E 40.00 feet; Thence S 89°39'00" E 128.40 feet; Thence S 17°50'51" E 64.33 feet; Thence S 69°46'14" E 53.09 feet; Thence S 00°21'42" W 128.40 feet; Thence N 69°31'13" W 208.09 feet to the Point of Beginning and containing 1.35 acres of land, together with a Private Roadway, Utility & Sign Easement as shown hereon. Subject to all easements of record.

TRACT B
 That portion of the W1/2 of Section 19, Township 29 North, Range 21 West, Principal Meridian, Montana, Flathead County, Montana described as follows:
 BEGINNING at the Southeast corner of PARCEL B of Certificate of Survey No. 6557, records of Flathead County; Thence N 00°21'42" E and along the eastern right-of-way of U.S. Highway No. 93 a distance of 204.14 feet to the TRUIE POINT OF BEGINNING; Thence continuing along said right-of-way N 00°21'42" E 40.00 feet; Thence S 89°39'00" E 247.00 feet; Thence S 17°50'51" E 80.00 feet; Thence S 69°46'14" E 388.06 feet; Thence S 00°21'42" W 128.40 feet; Thence N 69°31'13" W 187.45 feet; Thence S 89°31'26" E 40.00 feet to the Point of Beginning and containing 1.66 acres of land, together with a Private Roadway, Utility & Sign Easement as shown hereon. Subject to all easements of record.

OWNERS CERTIFICATE:

We F.T. Corporation hereby certify that the purpose of this division of land is to relocate a common boundary line between adjoining properties outside a platted subdivision and that no additional parcels are hereby created. Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-5-207(1)(a), MCA.

We also hereby certify that Tract A and Tract B are exempt from subdivision review by the Department of Environmental Quality pursuant to ARN 17.26.005 (2) (b) as a parcel that has no existing facilities for water supply, wastewater disposal, or solid waste disposal other than those that were previously approved by the reviewing authority under Title 76, chapter 4, part 1, M.C.A. or that were exempt from such review because no new facilities will be constructed on the parcel and the division of land will not cause approved facilities to violate any conditions of approval, and will not cause exempt facilities to violate any condition of exemption.

Michael Koenig
 Michael Koenig
 President of F.T. Corporation

Joseph L. Kaufman
 Joseph L. Kaufman
 Notary Public for the State of Montana
 Notary Public at Helena
 My Commission Expires 4-1-2007

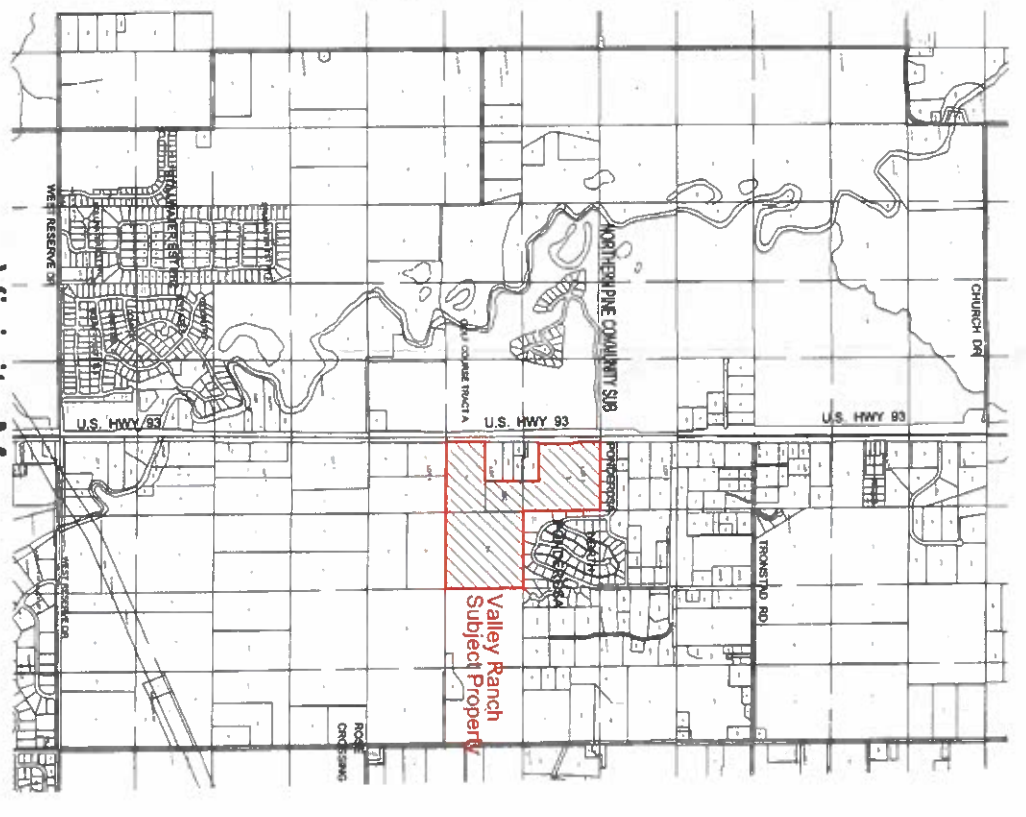
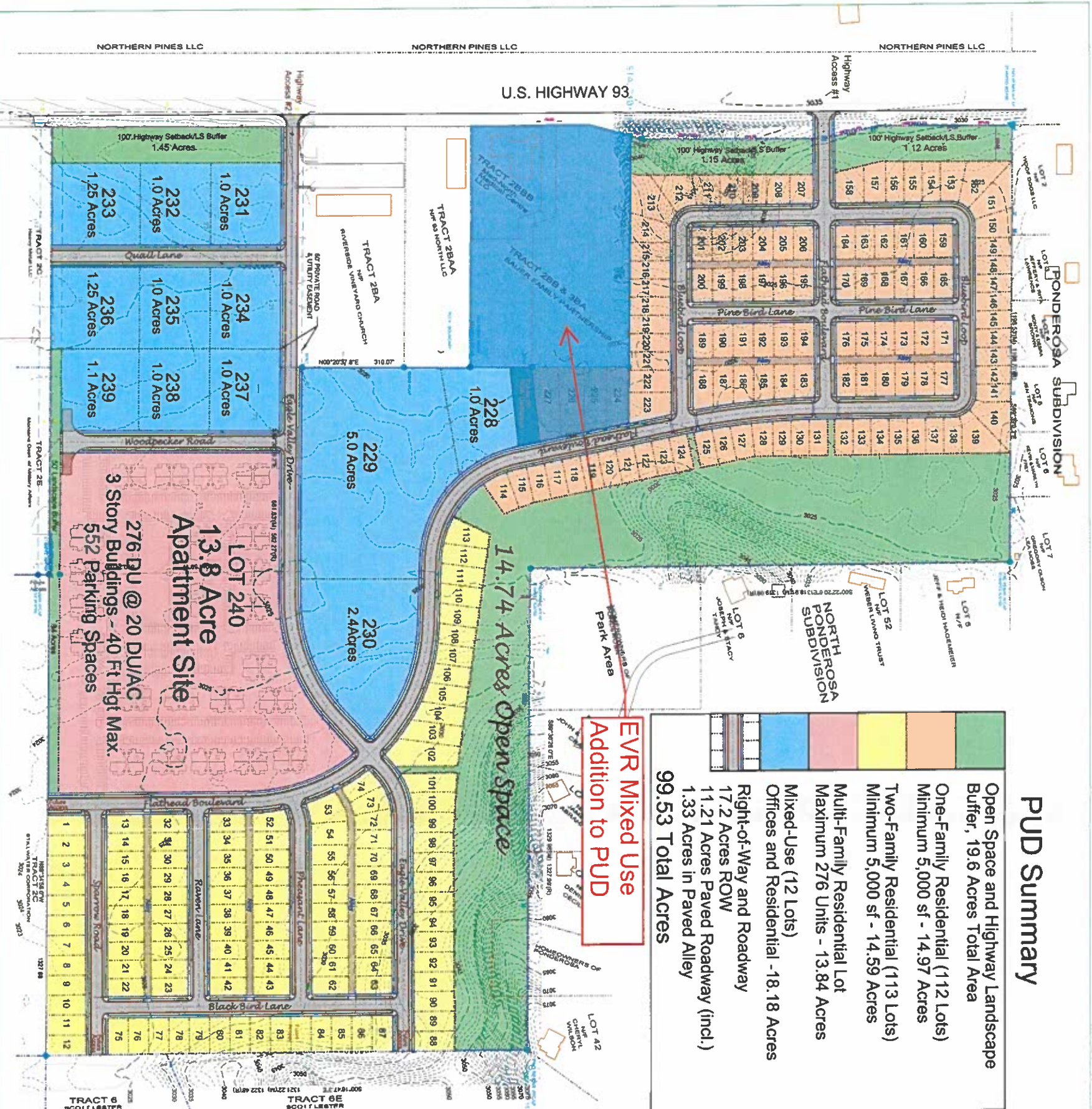


CERTIFICATE OF SURVEYOR
 Joseph L. Kaufman
 Registration No. 12211 S
 Date: 12/22/06
 Approved: 1/16/06
 DeWitt Land Surveyor
 Registration No. 5428 S

STATE OF MONTANA
 County of Flathead
 Found on the 11 day of Jan
 2006 A.D. at 11:11 o'clock P.M.

Paula Robinson
 County Clerk and Recorder
 By: *A. Bradford*
 Deputy
 Instrument Record No.
 00070111110
 Fees \$ 6.80

CERTIFICATE OF SURVEY No. 17674
 F.T. Corporation



Planned Unit Development
Eagle Valley Ranch
 Developer: Spartan Holdings Kalispell, Montana

Land Planner and Landscape Architect: WGM Group
 Civil Engineer: WGM Group
 Traffic Engineer: WGM Group
 Surveyor: Sam Cordi Surveying
 Geo-technical Consultant: CMG Engineering Inc.

WGM GROUP
 www.wgmgroup.com
 Date: 06-04-2018

BFL

Key (See PUD Plan for additional detail)



- Proposed R3 Zoning with PUD Overlay
Lots 53-74 and Lots 84-113 proposed Two-Family Lots
Lots 228-230 proposed Mixed-Use Lots **59.12 Acres**
- Proposed RA-2 Zoning with PUD Overlay
Lots 1-52 and Lots 75-83 proposed Two-Family Lots
Lots 231-239 proposed Mixed-Use Lots
Lot 240 proposed for Residential Apartments **40.57 Acres**

EVR Addition - 6.8 Ac R-3 PUD

14.74 Acres Open Space

Zoning Exhibit



W 1/2, SEC. 19, T29N, R21W, P.M.M.,
FLATHEAD COUNTY, MONTANA

Planned Unit Development
Eagle Valley Ranch
Developer: Spartan Holdings Kalispell, Montana

Land Planner and Landscape Architect: WGM Group
Civil Engineer: WGM Group
Traffic Engineer: WGM Group
Surveyor: Sam Cordi Surveying
Geo-technical Consultant: CMG Engineering Inc.



Date: 05-17-2018

BFL

