



MISSOULA

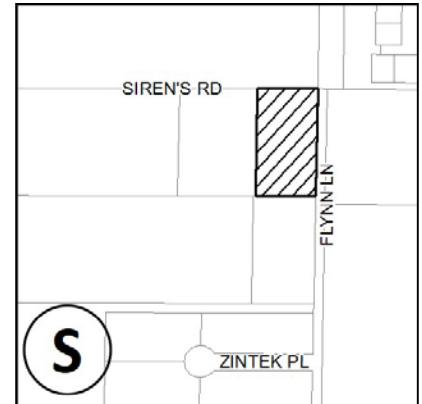
DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

MEMORANDUM

To: Adjacent Property Owner of 420 S 1st St. W.
CC: Jordan Hess; Ward 2
Captain John Mullan Neighborhood Council

From: Development Services



Date: 01/19/2017

RE: Townhome Exemption Development- Required Notification

The City of Missoula Development Services has received a Zoning Compliance Permit/Building Permit from Lori and Randall Parker, for a Townhouse Exemption Development (TED) located at **the Southwest corner of Flynn Lane and Siren Rd.**, legally described as TACT 1-A in COS 3996.

The project consists of four new separate single family homes. The parcel is 1.45 acres and is zoned RT10, which would allow for a maximum density of up to 6 dwelling units. The proposed site plan is included with this letter.

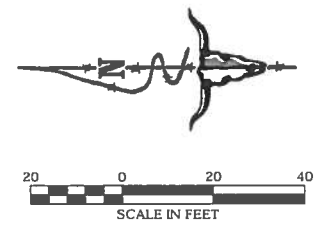
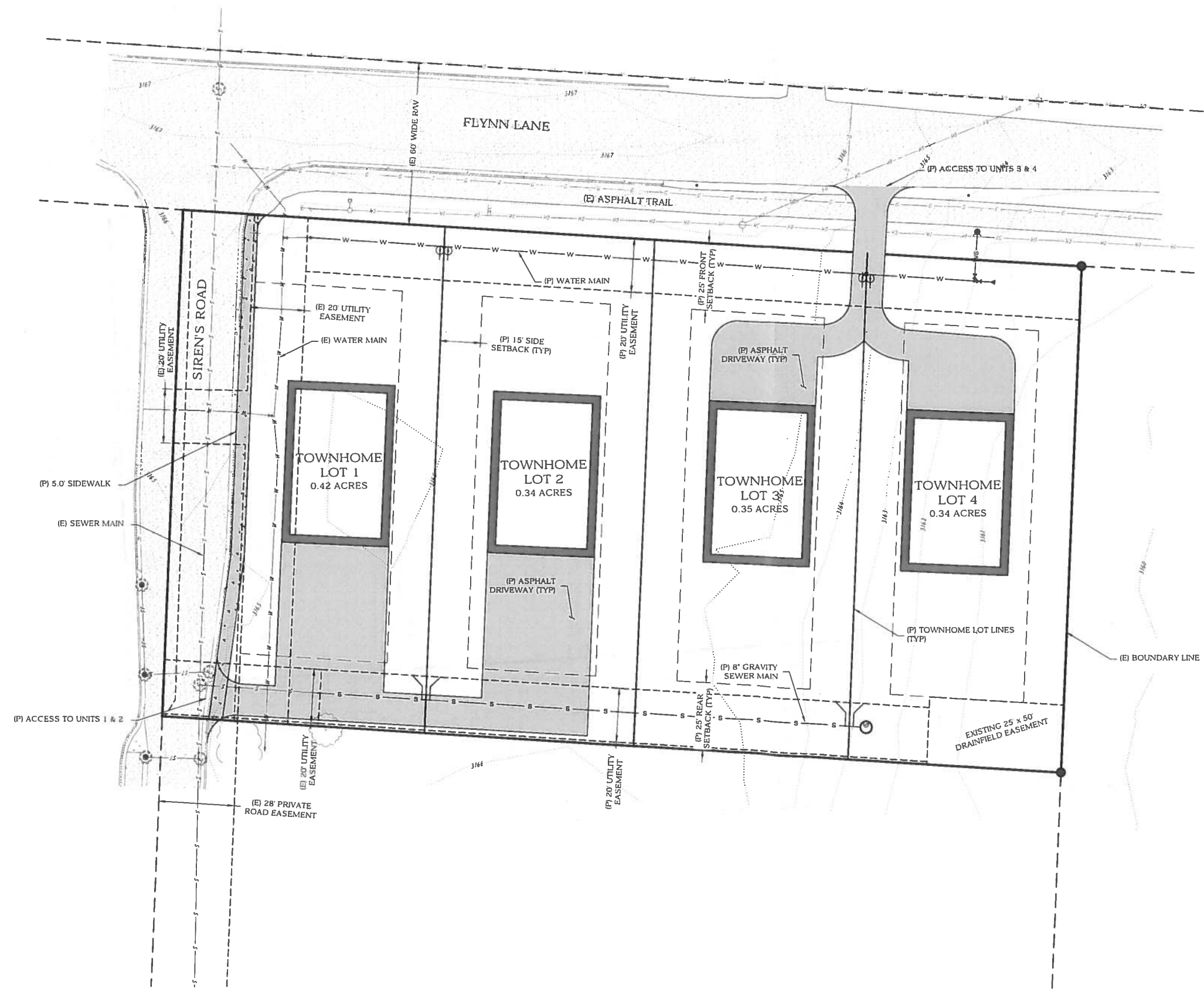
Title 20, Section 20.05.040.D.4 requires that all TED projects in Single Dwelling and Two-Unit Districts be notified by mail to all owners of property within 150 feet of the subject parcel at least 15 days before a permit is issued.

The purpose of this notification is to make you aware of this permit request in your neighborhood. This development is a permitted use and no Public Hearing is required for its approval.

Please contact Development Services if you need further information, telephone 552-6625, by email to cityzoner@ci.missoula.mt.us, or in person at City Hall, 435 Ryman, Missoula, Montana 59802.

Attachments:

- Site plan



LEGEND

- (S) PROPERTY BOUNDARY
- (A) ADJACENT PROPERTY BOUNDARY
- (L) LOT LINE
- (E) EASEMENT
- (W) WATER LINE
- WS-WT-WT WATER SERVICE
- S SEWER LINE
- SS SEWER SERVICE
- FM SEWER FORCE MAIN
- FMS SEWER FORCE MAIN SERVICE
- ST STORM DRAIN PIPE
- OH OVERHEAD UTILITY
- B BURIED POWER
- G GAS LINE
- T TELEPHONE LINE
- TV TELEVISION LINE
- FO FIBER OPTIC LINE
- R ROAD CENTERLINE
- F FENCE LINE
- D DITCH
- S SWALE
- IFM IRRIGATION FORCE MAIN
- MAJ MAJOR CONTOUR
- MIN MINOR CONTOUR
- (A) ASPHALT
- (G) GRAVEL
- (C) CONCRETE

TERRITORIAL LANDWORKS, INC.
 CIVIL ENGINEERING • SURVEYING • LAND USE CONSULTING
 www.territoriallandworks.com
 P.O. Box 3851
 Missoula, MT 59806
 Ph: 406.721.9142
 Fax: 406.721.5224
 PLOT DATE: 01/09/17 2:21 PM

REVISIONS	DATE

DESIGNED:
 DRAFTED:
 CHECKED:
 DATE: 11/13/17

LOCATION: COS 3996
 SEC 18, T13N., R19W.,
 P.M.M.,
 MISSOULA COUNTY
 PREPARED FOR: LORI AND RANDALL PARKER

PROJECT NAME: PARKER - SIREN'S TOWNHOMES
 SHEET TITLE: PROPOSED LOT LAYOUT
 ZONING COMPLIANCE PERMIT

PROJECT NO. 16-4194
 SHEET 1 OF 1
PRELIMINARY

DWG LOCATION: \\ACTIVE\DESIGN\PROJECTS\16-4194\16-4194-TOWNHOMES\DEVELOPMENT\DWG\16-4194-TOWNHOMES\LOT_LAYOUT\16-4194-TOWNHOMES-LOT_LAYOUT-1.DWG