

June 22, 2018

Missoula Development Services
ATTN: Anita McNamara
435 Ryman St
Missoula, MT 59802-4297

RE: Hillview Crossing Townhomes – Conditional Use Permit Application
A portion of the SE1/4, NE1/4 of Section 06, Township 12 North, and Range 19 West, Missoula County, MT

Dear Anita:

Hillview Crossing Missoula, LLC is requesting a conditional use permit for the above referenced property to allow the development of 34 two-unit townhomes for a total of 68 units. The property is currently designated as RT10 zoning in the city. It is also included in the City of Missoula Growth Policy and future land use designation map amended February 13, 2017 as residential Medium Density – 3 to 11 units per acre. According to the City of Missoula zoning ordinance 3570, amending Section 20.05.040, titled “Townhome Exemption Development,” ten or more two-unit townhomes are a conditional use for property located in RT10.

Territorial-Landworks, Inc. (TLI) has been contracted by Hillview Crossing Missoula, LLC to apply for the conditional use permit and on May 29, 2018, TLI held a neighborhood meeting for the properties surrounding the project. TLI has endeavored to prepare a thorough application based on the requirements set forth in Title 20 of the Missoula Municipal Code City Zoning Ordinance. TLI’s responses to the application questions are in **bold**.

Below is a list of the items that have been included in this submittal:

1. *Check #1054 in the amount of \$2,121.28 for the Review Fee*
2. *City Conditional Use Application*
3. *Vicinity Map*
4. *Zoning Map*
5. *Aerial Photo*
6. *Comprehensive Plan Map*
7. *Neighborhood Meeting Minutes*
8. *Conditional Use Exhibit*
9. *Zoning Compliance – Parking Exhibit*
10. *Architect Renderings for Proposed Structures*

If you have any questions or require any additional materials, please feel free to contact me at (406) 721-0142 or ChristinaL@territoriallandworks.com.

Sincerely,
Territorial-Landworks, Inc.


Christina Loucks, Project Assistant

Enclosures: As noted in the text above.

C: File & Scan w/ Enclosures

T:\1_ACTIVE FILES\2014 Projects\3592 - Hillview Crossing-Missoula S Hills Development\4_PLANNING\CUP Application\ltr.2018-06-22.Development Services.CUP App.docx