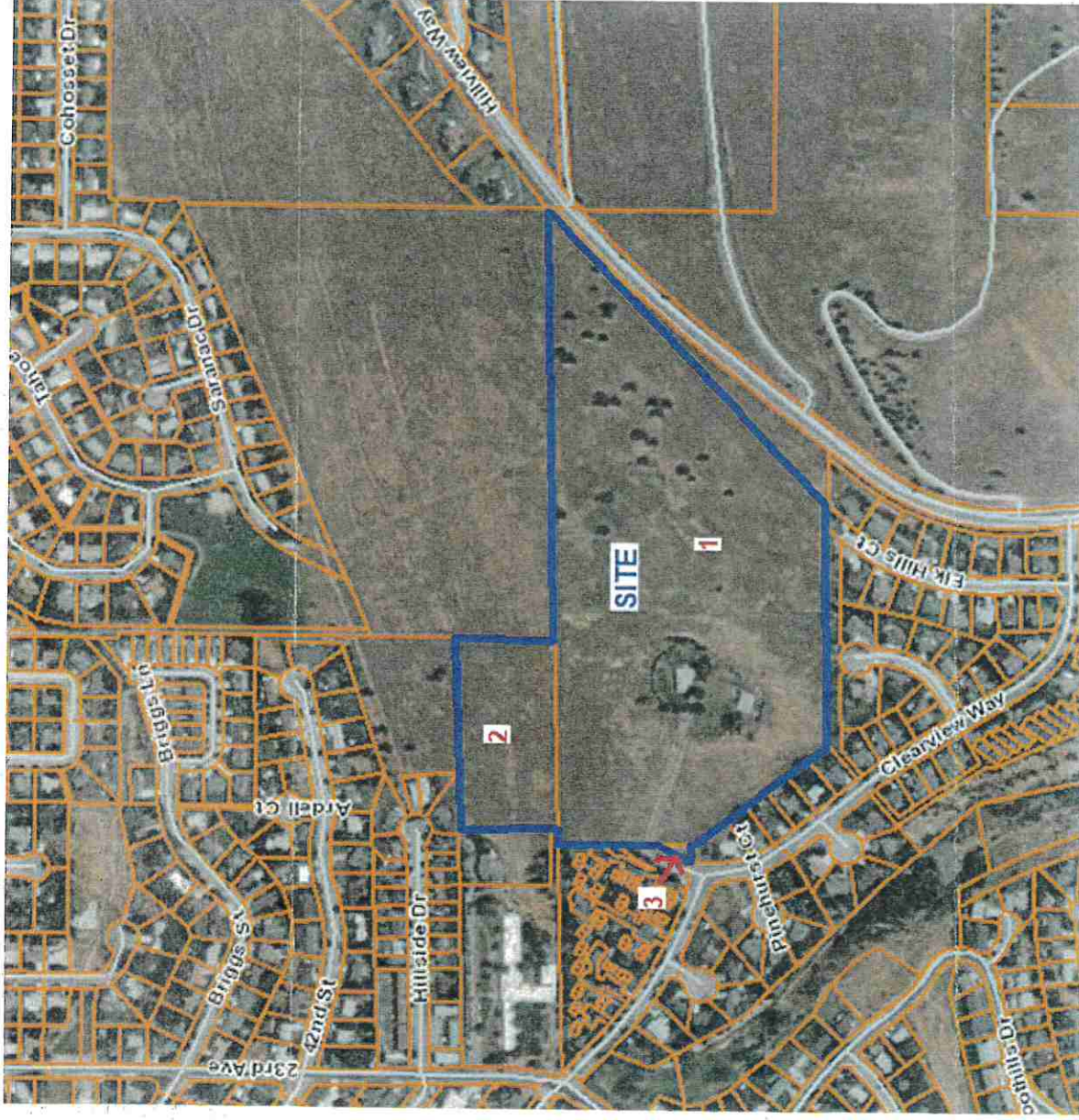


SOUTH HILLS SUBDIVISION PROPOSAL

PARCELS MAP

Located in the E ½ Section 6, T. 12 N., R. 19W.



- 3 PARCELS- 1) Tract 1, C.O.S. 4969- 27.39 ac., 2) HRC Parcel 4.0 ac.,
3) Small Parcel at Clearview Way, 0.14 ac. — 31.53 ac. Total



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1713 N. First Street • Hamilton, Montana 59840
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September 6, 2022

To: Property Owners Within 300 Feet of Site, and Others

From: Ron Ewart, PCI

RE: Subdivision Proposal- 102 Lots on 31.53 Acres, West of Hillview Way

Hello All,

You are invited to attend a neighborhood meeting to discuss a proposed subdivision of 84 single-family residential lots and 18 two-family residential lots on 31.53 acres. The subject property is in three parcels as shown on the reverse side of this page and is proposed to be rezoned from the existing R40 to R5.4 and RT5.4. The Missoula Urban Area Growth Policy Land Use Map designates the area as Residential Medium Density, 3 to 11 Units Per Acre. The overall density would be 3.25 homes per acre. The meeting will take place:

Thursday, September 29th at 6:30 p.m.

Chief Charlo Elementary School Gym

A layout of the proposal will be presented at the meeting. Your attendance, comments, and questions are welcome and encouraged. If you need assistance or have initial inquiries, please feel free to call me at (406) 728-1880 or e-mail me at rone@pcimontana.com.

Sincerely,

Ron Ewart

Land Use Planner

Professional Consultants Inc.

3115 Russell St / PO Box 1750
Missoula, MT 59806
(406) 728.1880

rone@pcimontana.com

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