



MISSOULA

COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

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

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. Submit a pdf of the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the Conditional Use fee the conditional use proposal will be scheduled for public hearing at City Council.
3. Name of Conditional Use Request: Tavern & Casino Conditional Use
4. Name(s) of Applicant: John Sargent
Mailing Address: 6955 Linda Vista Blvd, Missoula MT 59803
Telephone Number: 406-240-0157
Email Address: sarge.pressbox@gmail.com
5. Name(s) of all Owner of Record: MMW, LLC. (Brian Walker, Suzette Sargent, John Sargent)
Mailing Address: PO Box 17754, Missoula, MT 59808
Telephone Number: 406-327-1244
Email Address: brian@walkerhd.com, suzisarg@yahoo.com, sarge.pressbox@gmail.com
6. Name and Company of Representative: Paradigm 3 Architecture/Tori MacPherson
Mailing Address: 500 N Higgins Ave, Suite 203. Missoula, MT 59802
Telephone Number: 406-549-6120
Email Address: tori@paradigmv3.com
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.


Applicant's Signature

9/29/25
Date


Owner's Signature

9/29/25
Date


Representative's Signature

9/29/25
Date

SIGNATURE PAGE 1 OF 3

July 17, 2022



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Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

Applicant's Signature

Date

9/19/25

Date

Owner's Signature

Representative's Signature

Date

SIGNATURE PAGE 2 OF 3



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4. Name(s) of Applicant:
Mailing Address:
Telephone Number:
Email Address:
5. Name(s) of all Owner of Record:
Mailing Address:
Telephone Number:
Email Address: brian@walkerhd.com, suzisarg@yahoo.com, sarge.pressbox@gmail.com
6. Name and Company of Representative:
Mailing Address:
Telephone Number:
Email Address:
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

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Applicant's Signature

Date

Owner's Signature

Date

Representative's Signature

Date

SIGNATURE PAGE 3 OF 3

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 2315 Clark Fork Lane, Missoula, MT 59808

Legal Description - complete and unabbreviated: MULLAN CROSSING, S18, T13 N, R19 W, BUILDING 2, 33.3% COMMON AREA INTEREST

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above):

Geocode:

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)		
Adjacent (South)		
Adjacent (East)		
Adjacent (West)		

2. What is the current zoning of the property (including intensity designator)?
3. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property?
4. What is the conditional use requested?

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW

CRITERIA

SEE ATTACHED SHEET FOR RESPONSES TO THIS SECTION.

1. Describe how the proposal meets the following review criteria. Not all criteria will apply in every case. Only the applicable review criteria need to be met. Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.
2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:
 - a. Is in the interest of the public convenience and will not have a significant adverse impact on the neighborhood or community
 - b. Will not impede the orderly development and improvement of the surrounding properties for uses permitted in the district;
 - c. Has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation;

- d. Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized), and will be functional and safe in terms of pedestrian, bicycle and vehicular access, parking, loading and servicing;
- e. Is in accordance with the Growth Policy and other relevant adopted plans;
- f. That the site properly addresses open space, light, and protection of natural features; and,
- g. That uses are compatible with adjacent properties and uses in terms of physical elements such as open space design, screening and buffering, any applicable use-specific standards and any other elements considered important by the City Council.

E. FACTORS TO BE CONSIDERED

- 1. In determining whether all applicable review criteria have been satisfied, the City Council may specifically consider agency and public testimony.

F. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined, as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

- A cover letter** describing the purpose of the proposed project, existing site conditions and a brief description of the proposal.
- A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- The current plat** of the subject property.
- A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes and any improvements to the property.
- Building elevation drawings** of all proposed structures and/or photos of existing structures.
- Floor plans** of all existing buildings to remain and proposed buildings on the subject property.

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

1. **Describe how the proposal meets the following review criteria. Not all criteria will apply in every case. Only the applicable review criteria need to be met.**
Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied.
All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.
2. **Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:**
 - a. **Is in the interest of the public convenience and will not have a significant adverse impact on the neighborhood or community:**

We believe the proposed conditional use would benefit the public and surrounding neighborhood. The site is located a few blocks West of the Mullan Rd. and N Reserve St. intersection in a very busy commercial area. To the West is a significant number of residential developments (from multi-family to single family residential). Having the services of a restaurant, tavern, and casino available to the community without the need to access the busy main thoroughfare of N Reserve Street would be beneficial. Multiple neighbors to this site have expressed a need and desire for more dining and entertainment options in the area. The area West of Reserve and North of the river has been the focus of very significant residential development over the last ten years and is slated through recent community master planning to have an even more intensive level of residential development in coming years. This massive increase in citizens living in this area will drive a continuing need for dining and entertainment options.

For these reasons, we feel this new business will serve as a significant public convenience.

As for adverse impact on the neighborhood or community, we feel that there are no adverse effects likely because of the creation of this amenity. There are currently similar uses nearby, for example the Magic Diamond Liquor Store and Casino is 200 yards to the East on Mullan Rd, and the Tap Club which included a Restaurant, Tavern, and Casino, is less than 300 yards from this site. Given these pre-existing businesses with the same uses we feel that the proposed conditional use would not have a significant impact on the neighborhood, and instead would fit into it well.

- b. **Will not impede the orderly development and improvement of the surrounding properties for uses permitted in the district;**

The addition of a Tavern and Casino on this property will not impede with the development and improvement of surrounding properties. These uses will be contained within one building that also houses a restaurant and liquor store. The proposed building is the second of three structures being developed on this property, and has had no adverse effects on the design/development of the other two structures.

- c. **Has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation;**

The use of this site conforms to that of the surrounding area. The outdoor lighting conforms to the surrounding properties, and the hours of operation, noise, and traffic generation are similar to the existing casino and lounge businesses two properties to the East.

Hours of Operation:

The proposed hours of operation for the Casino and Liquor Store functions will be 10am-12am, and the Restaurant/Tavern hours of operation will be 11am-12am. In terms of surrounding area, to the East: the Bank is open 9am-4pm, Movie Theater hours vary ranging from 10am-12am. To the North: residential = N/A. To the West: residential = N/A, To the South: Walmart Supercenter is open 6am-11pm, various commercial businesses 8am-5pm. Approximately 0.2 miles to the East is the intersection of Mullan Rd and N Reserve St. which contains two Casino/Liquor Stores; Magic Diamond's hours of operation are 8am-12:30am, Lucky Lil's Casino is open 24 hours.

Outdoor Lighting:

Site lighting will be provided for safety that complies with City and governmental codes.

Noise:

While no excessive noise is anticipated outside the acceptable level for a Restaurant/Tavern/ & Casino, any noise produced by the proposed business will be contained within the building. Any exterior noise will be consistent with surrounding areas ie. traffic, pedestrians, mechanical equipment, etc.

Traffic Generation:

As part of this development, Clark Fork Lane has been connected through, increasing traffic connectivity in the area, and adding another non-motorized route from north to south in the area. Any increased traffic generation will be during business hours and the site improvements noted above will allow this site to operate in conjunction with the surrounding area.

- d. **Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized), and will be functional and safe in terms of pedestrian, bicycle and vehicular access, parking, loading and servicing;**

As part of this development, Clark Fork Lane has been connected through, increasing traffic connectivity in the area, and adding another non-motorized route from north to south in the area. The site's surrounding frontage and on-site parking area will be functional and safe in terms of pedestrian, bicycle, and all other uses.

- e. **Is in accordance with the Growth Policy and other relevant adopted plans;**

As part of this site's annexation into the city, it was already reviewed to make sure it aligned with the area's growth policy and all other relevant adopted plans.

The Our Missoula 2045 Land Use Plan designates this site as Limited Urban Mixed-Use (LUM).

Per City of Missoula:
Limited Urban Mixed-Use

These areas, often located on the edges of historic city centers, have developed with a strong influence from automobiles, serving as hubs for large shopping centers, department stores, and a variety of businesses.

Primarily commercial in nature, these places offer neighborhood and community-serving businesses and services, with residential uses allowed but not prioritized.

Care should be taken in managing transitions between commercial and residential uses. Buildings are predominantly medium to large commercial structures, with some medium to large multi-dwelling buildings as well.

Comprehensive transportation options are limited, making driving the preferred choice for most residents and visitors accessing these commercial services. Where these areas evolve toward more mixed-use environments, they retain their focus on serving the community's commercial needs while gradually integrating residential elements.

Under current City of Missoula Title 20, 20.10.020 Allowed Uses: Restaurant and Food & Beverage Retail Sales are permitted uses in this zone, Tavern and Casino are conditional uses.

f. That the site properly addresses open space, light, and protection of natural features;

This building and parking area design for this site was developed in order to maximize the open space, and preserve the natural light in the area. The site was previously developed and contained no undisturbed natural features or native habitat. The site will be fully developed but landscape areas will be created in a manner to create natural features and introduce flora and fauna to the site. Erosion protection protocol's, dust control measures, site clean-off mats and other standards of care have been and will continue to be implemented during construction to protect surrounding sites and natural areas.

g. That uses are compatible with adjacent properties and uses in terms of physical elements such as open space design, screening and buffering, any applicable use-specific standards and any other elements considered important by the City Council.

The design of this development was created in a manner to exceed the requirements of the Use and Building Specific Standards in Chapter 20.40 of Title 20. These standards apply to this use and deal in detail and at length with issues of screening and buffering as well as many other standards intended to ensure the development is cohesive, attractive, pedestrian friendly and fits into the context of our community and neighborhoods. As a result, we are confident that the design is compatible with adjacent properties and will enhance the neighborhood. See below for reference to the design standards addressed with this design:

Per Title 20, 20.40.040 – Casinos, Taverns and Nightclubs; Casinos must be located on parcels with frontage on an arterial street. The requirement for frontage on an arterial street does not, however, apply to casinos in the CBD district.

- *Per City of Missoula Functional Classification of Streets to be Used for Designing Traffic Control Plans, Mullan Rd is a 2 Lane Arterial street.*

Per Title 20, 20.40.170 – Commercial Uses Not Exceeding 30,000 square feet;

- *The building has been oriented to face public and private streets. Being a corner lot, this building has been placed to “hold the corner”.*
- *The main customer entrance is located on the North elevation facing the customer parking lot and connected to the site’s sidewalk system.*
- *Ground or wall mounted mechanical equipment, utility cabinets, junction boxes, valve boxes, utility meters, and the like will not be placed on, or in front of, primary facades.*
(The South, East, and North elevations are considered primary facades).
- *As shown on the site plan, a dumpster enclosure will be provided as part of the development to screen trash receptacles from view.*
- *Surface parking is located behind the building as required.*
- *General Commercial Design Standards that will be met by the proposed project:*
 - 1) *Provide color variation in the building façade, including building trim or accent areas,*
 - 2) *Provide building façade modulation,*
 - 3) *Provide exterior materials that are clearly visibly texturally diverse.*
 - 4) *Incorporate windows, doors, and other transparencies to encompass at least 25% of the first story of the building façade between finished grade and 12ft above grade.*
 - 5) *Provide varied roof lines and multiple roof planes, with three or more roof slope planes,*

**Please note the exterior materials and colors have not been finalized, however the final selections will comply with the required standards above.*

To Whom It May Concern,

On behalf of the property owners of 2315 Clark Fork Ln. Missoula, MT 59808, we are requesting a Conditional Use Permit for Tavern and Casino uses at the above noted address. Please note a conditional use permit was approved for these uses at this address in 2022. The project is being resubmitted as the building has been reduced in size from a 2 story + basement, to a single story.

This proposed food and beverage establishment, "Cru", is designed to elevate the dining, shopping, and entertainment offerings currently available in the neighborhood. "Cru" will feature a diverse bistro-style menu, including fine steaks, fresh seafood, artisanal pizzas, and other high-quality offerings intended to appeal to a broad range of tastes. The pub area will be a large airy atrium space with a central bar. There will also be a fine dining area that will be quieter and more subdued for a more intimate and relaxed dining experience. Additional features will include a casino and a market which will feature fine wines & spirits. The overarching goal of Cru is to create a destination where residents of this part of Missoula can enjoy exceptional food and beverage offerings in a dynamic yet welcoming environment. Attached you will find the proposed floor plans and building elevations.

The property currently has three buildings, two of which are under design and development; the 1st being an office building (existing), the second the restaurant under this submittal, and the third TBD by developer.

Under current City of Missoula Title 20, 20.10.020 Allowed Uses: Restaurant and Food & Beverage Retail Sales are permitted uses in this zone, Tavern and Casino are conditional uses. As noted in our application, there are multiple examples of businesses with the same uses within ¼ mile of this site.

Our client believes this development will be beneficial to the neighborhood and surrounding area. It is clear given the incredible growth in residential units in this area that there is a desire and need for more dining and entertainment venues to serve the many current, as well as thousands of soon-to-be, neighbors.

We look forward to working through the CUP process with you.

Sincerely,
Tori MacPherson
tori@paradigmv3.com

RE: Conditional Use Scoping Meeting

Date: 9/16/21

Attendants: DS Staff Lauren Stevens, Cassie Tripard, and Tori MacPherson

In response to items brought up during the previous Conditional Use Scoping Meeting in 2021 concerning this property:

Building square footage:

It is the developer's intent that the total square footage for all three buildings on site DOES NOT exceed 30,000 square feet, therefore the Enterprise Commercial conditional use is not being requested.

Parking:

Vehicular:

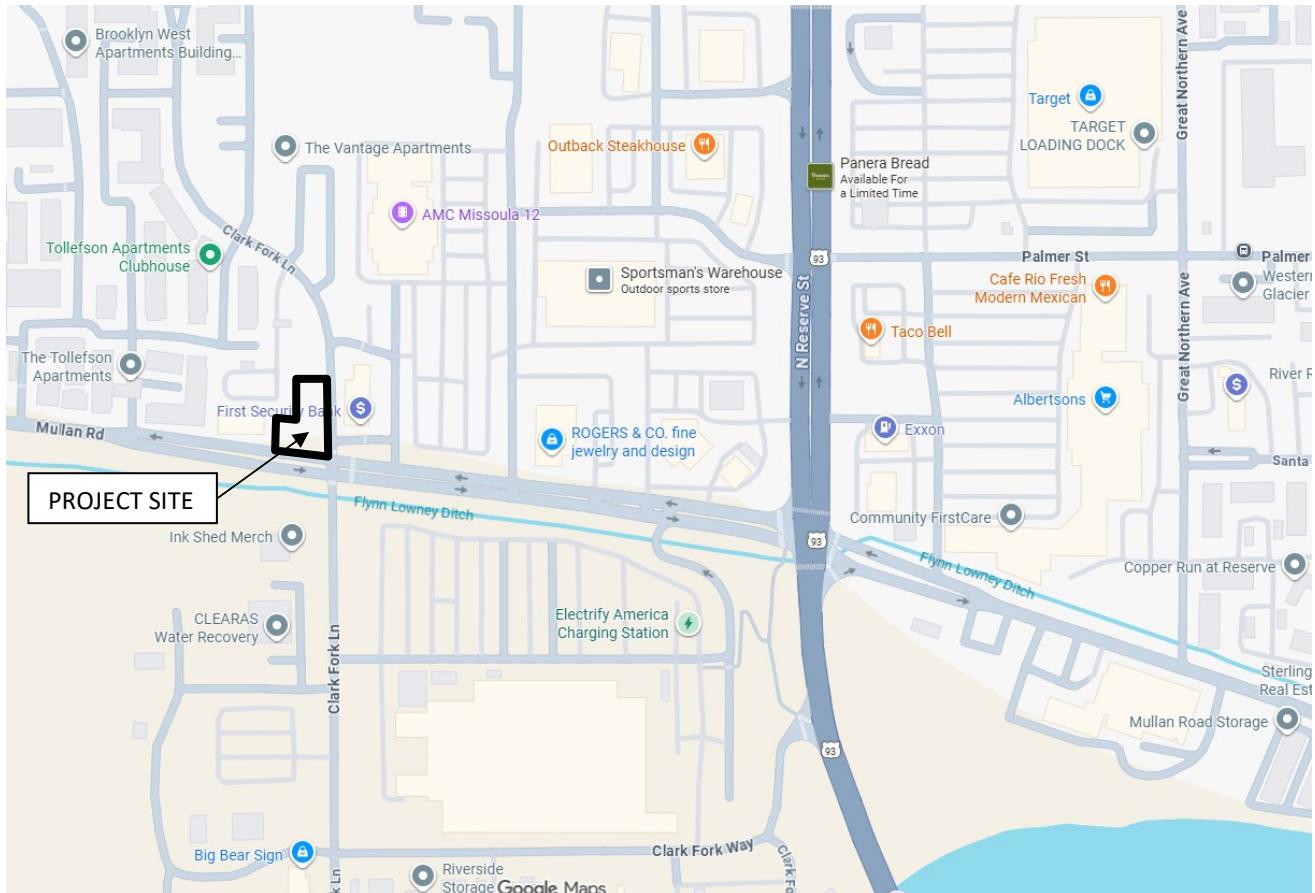
This development provides 101 parking spaces. 18 spaces are required for the completed commercial building, as submitted by others. 60 spaces are required for the proposed restaurant building under this application. The developer is aware this leaves 23 spaces to support the third, TBD building. The developer will provide either a shared parking agreement or a building that only requires 23 spaces, at the time that building is submitted to the AHJ. The design and development of the third building is by others, and not included in this submittal.

Bike Parking:

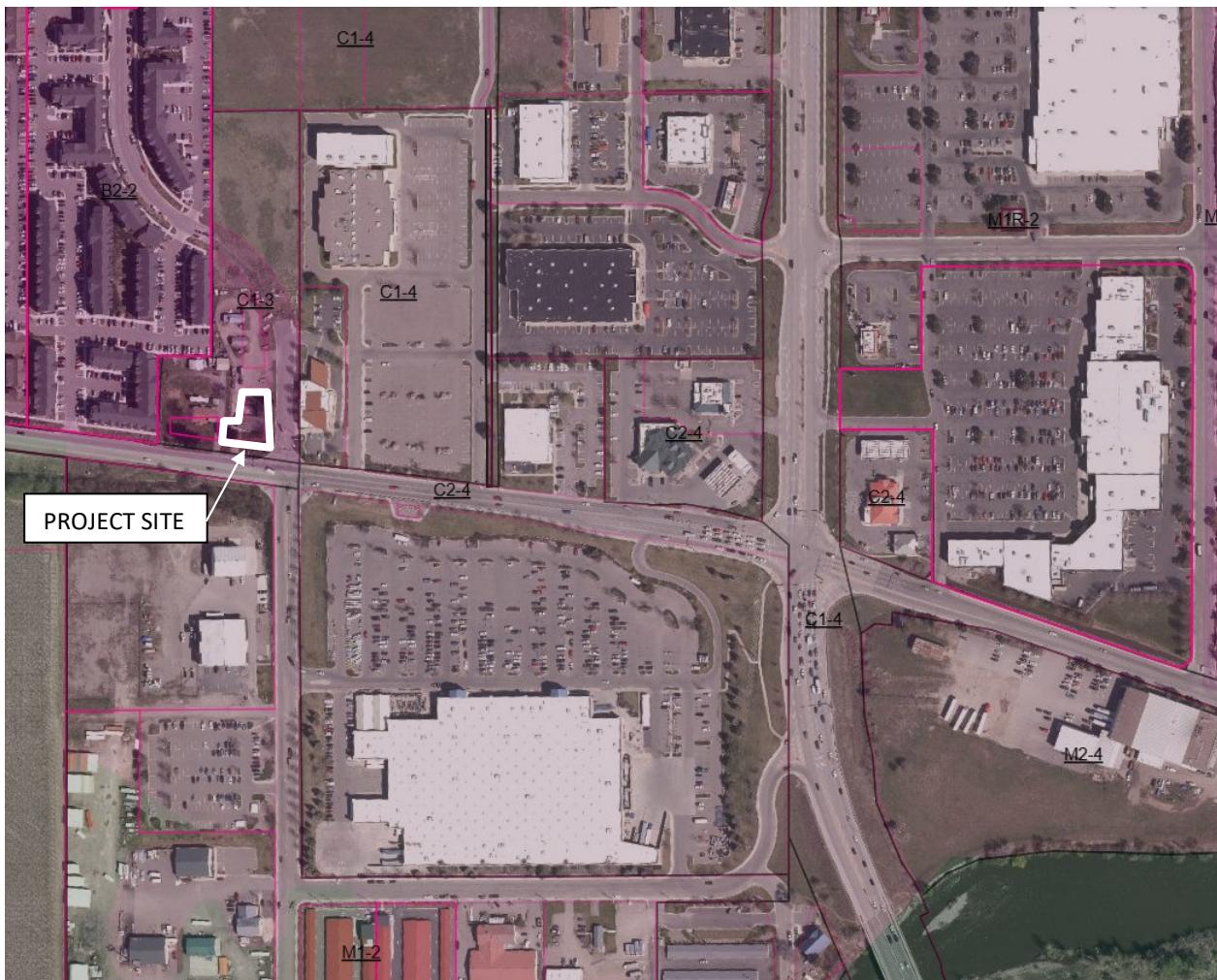
Short term and long term bike parking for the proposed restaurant building is included on the site plan. Required bike parking for the other two buildings on site is by others and not included in this submittal.

Please see attached parking calculations included on the floor plans.

VICINITY MAP:



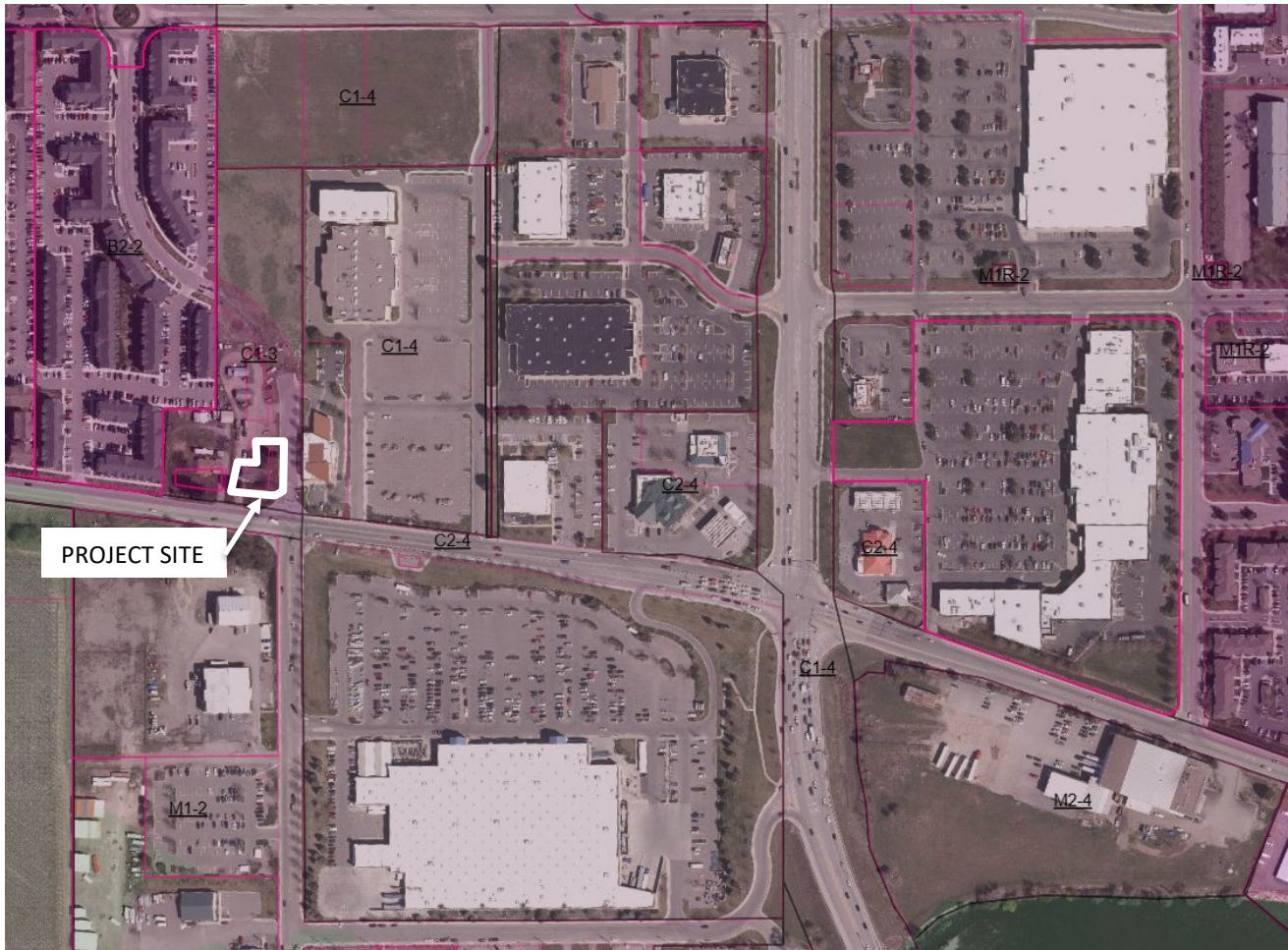
ZONING MAP:



AERIAL PHOTO:-



GROWTH POLICY/COMPREHENSIVE PLAN FROM OUR MISSOULA 2045 LAND USE PLAN:



HALLING FARMS, TRACT 1

LOCATED IN THE NE1/4 OF SECTION 18, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA

UNION PACIFIC STREET PUBLIC ROADWAY AND UTILITY EASEMENT

PAYNE SUBDIVISION
LOT 2
LOT 1

TRACT B
2.59'
2.59'
DETAIL NOT DRAWN TO SCALE

NOTHING FOUND. RECORD MONUMENT APPEARS TO HAVE BEEN OBLITERATED BY ROAD CONSTRUCTION AND INSTALLATION OF UTILITIES: CALCULATED POSITION PER (R1), WHICH CALLS FOR AN IRON PIPE. CERTIFICATES OF SURVEY NOS. 5499, 4676, AND 3540 CALL FOR THIS SAME IRON PIPE AS THE NE1/16 CORNER.

TRACT B
1.58 ACRES

DEED EXHIBIT
NO. 1004

H A L L I N G
F A R M S

APPROXIMATE LOCATION OF 80' WIDE
CONDITIONAL PUBLIC ROADWAY EASEMENT
PER BOOK 912 (MICRO) PAGE 344

TRACT 2

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AGGREGATION OF TRACTS OF RECORD AND THE CREATION OF A RIGHT-OF-WAY.

PERIMETER LEGAL DESCRIPTION:

DEED EXHIBIT NO. 1004, RECORDS OF MISSOULA COUNTY, AND TRACT 1 OF HALLING FARMS, A SUBDIVISION OF MISSOULA COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA; CONTAINING 4.25 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SURVEY PURSUANT TO 76-3-201(1)(h) MCA, TO WIT: "IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES, A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER", AND 76-3-207(1)(f) MCA, TO WIT: "AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS", AND FURTHER, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(d) MCA, TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127".

MMW, LLC

BY: _____
AS: _____ FOR MMW, LLC.

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20_____, BY _____
AS _____ FOR MMW, LLC.

SS _____
NOTARY PUBLIC

CITY OF MISSOULA ACCEPTANCE OF RIGHT-OF-WAY:

THE CITY OF MISSOULA DOES HEREBY APPROVE AND ACCEPT THAT RIGHT-OF-WAY SURVEYED AND SHOWN HEREON, TO BE USED AS A PUBLIC RIGHT-OF-WAY.

DATED THIS _____ DAY OF _____, 20_____.

SS _____
MAYOR, CITY OF MISSOULA

ATTEST:
CLERK, CITY OF MISSOULA

PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
5901 www.imegcorp.com
IMEG PROJECT NO. 20001714

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS _____
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS
DATE _____



BY: _____
AS: _____ FOR MMC, LLC.
STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20_____,
BY _____ AS _____ FOR MMW, LLC.

SS _____
NOTARY PUBLIC

1/4 SEC. T. R.
18 13N. 19W.

BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

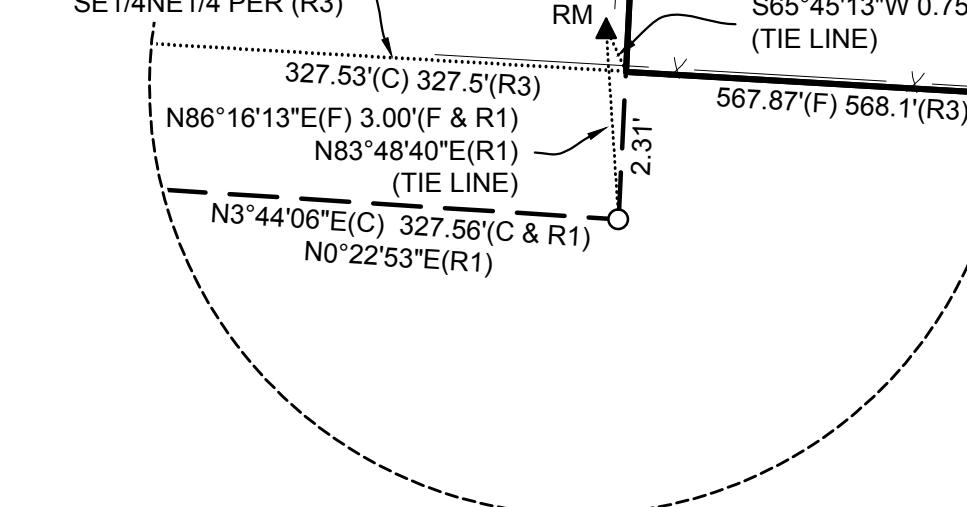
DATE:
JANUARY 2020 - APRIL 2021

RECORD OWNER:
MMW, LLC

SURVEY COMMISSIONED BY:
BRIAN WALKER



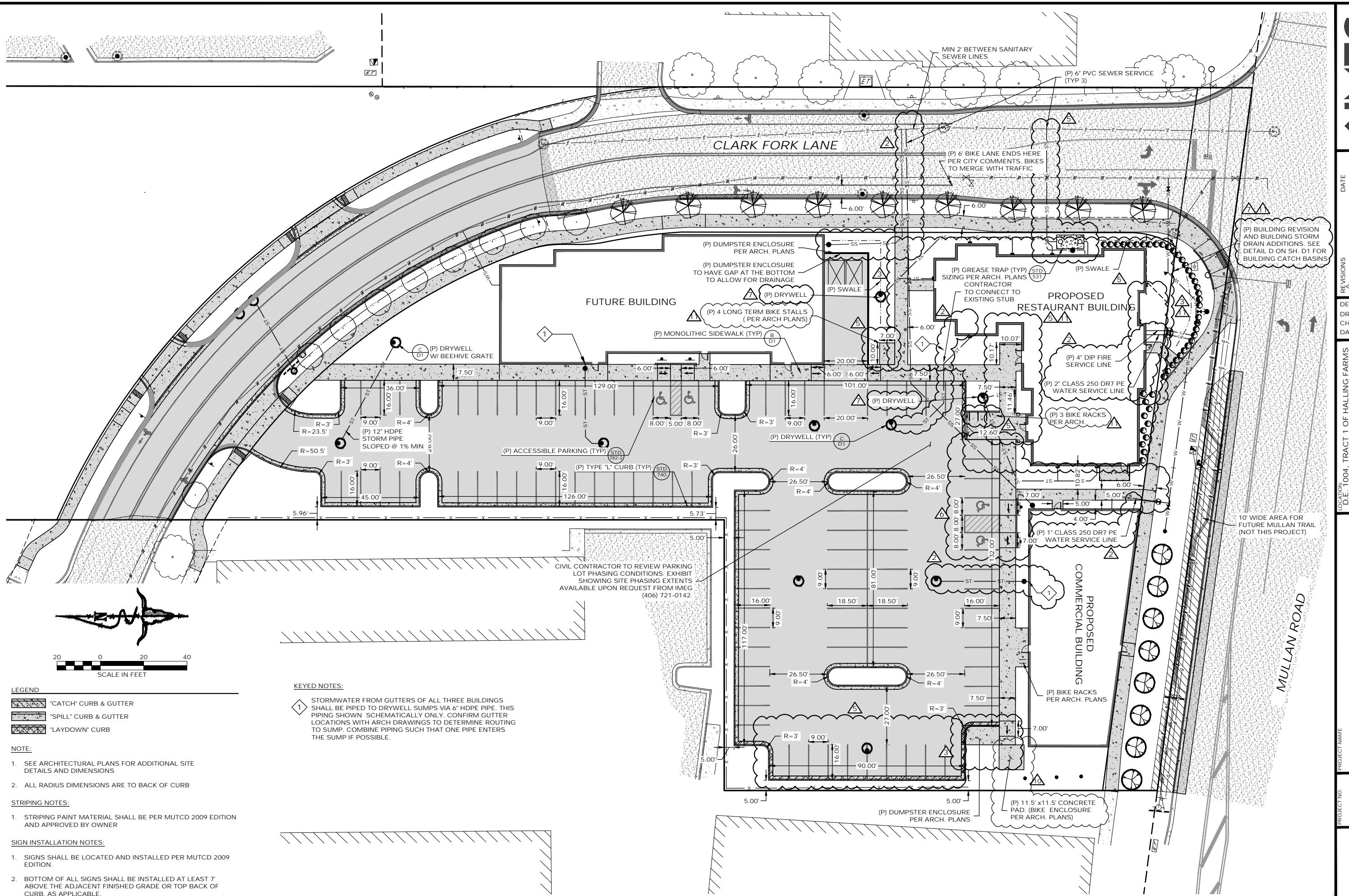
40 0 40 80
SCALE IN FEET

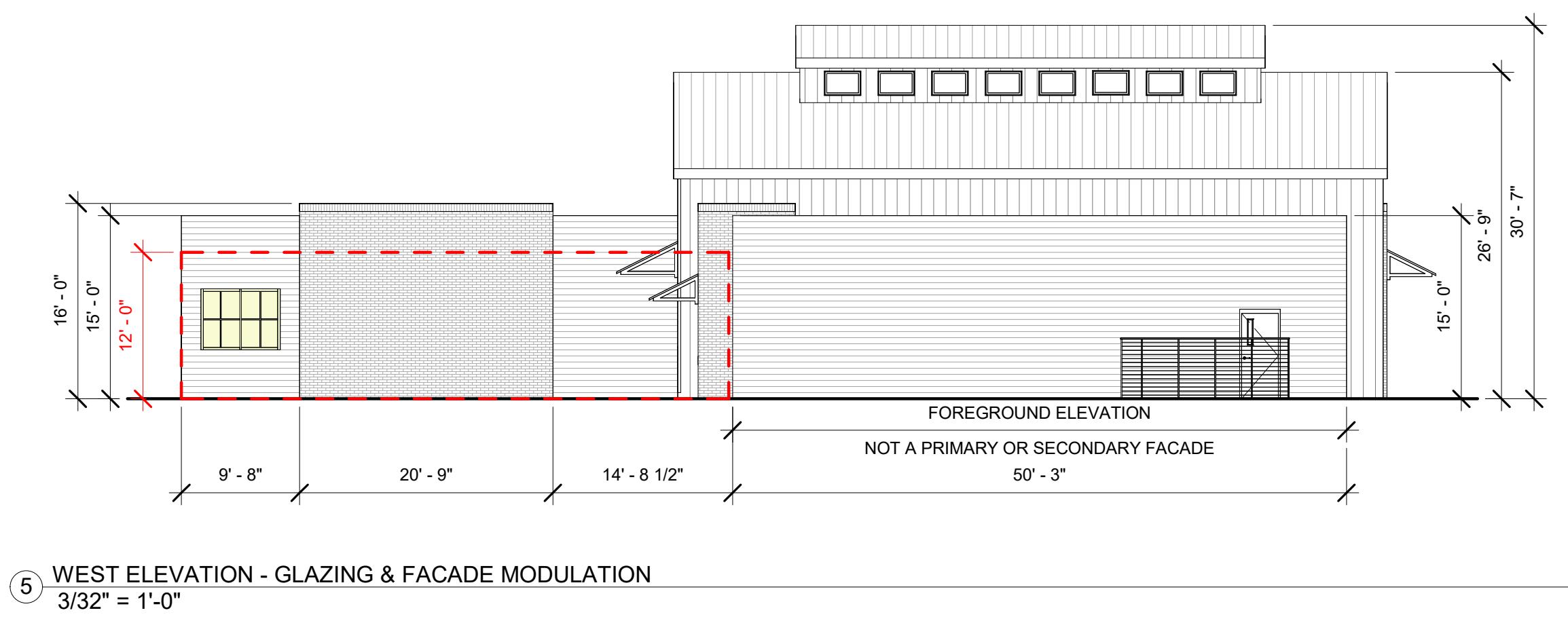


DETAIL 'A'
NOT DRAWN TO SCALE

LEGEND

- = SET 5/8" x 24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON, 13748LS)
- ◎ = FOUND 1-1/4" YELLOW PLASTIC CAP (WGM GROUP KFA 13734LS)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (HOWARD 8376S)
- = FOUND BOAT SPIKE
- ▲ = FOUND 1-1/2" SQUARE HEAD BOLT
- = FOUND 5/8" REBAR (NO CAP)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER PAYNE SUBDIVISION
- (R2) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3914
- (R3) = RECORD OR ADDITIVE PER DEED EXHIBIT NO. 1004
- (R4) = RECORD OR ADDITIVE PER HALLING FARMS
- RM = REFERENCE MONUMENT
- # = RADIAL BEARING
- (PCC) = POINT OF COMPOUND CURVATURE
- = FENCELINE (EXISTING AT TIME OF FIELD SURVEY)





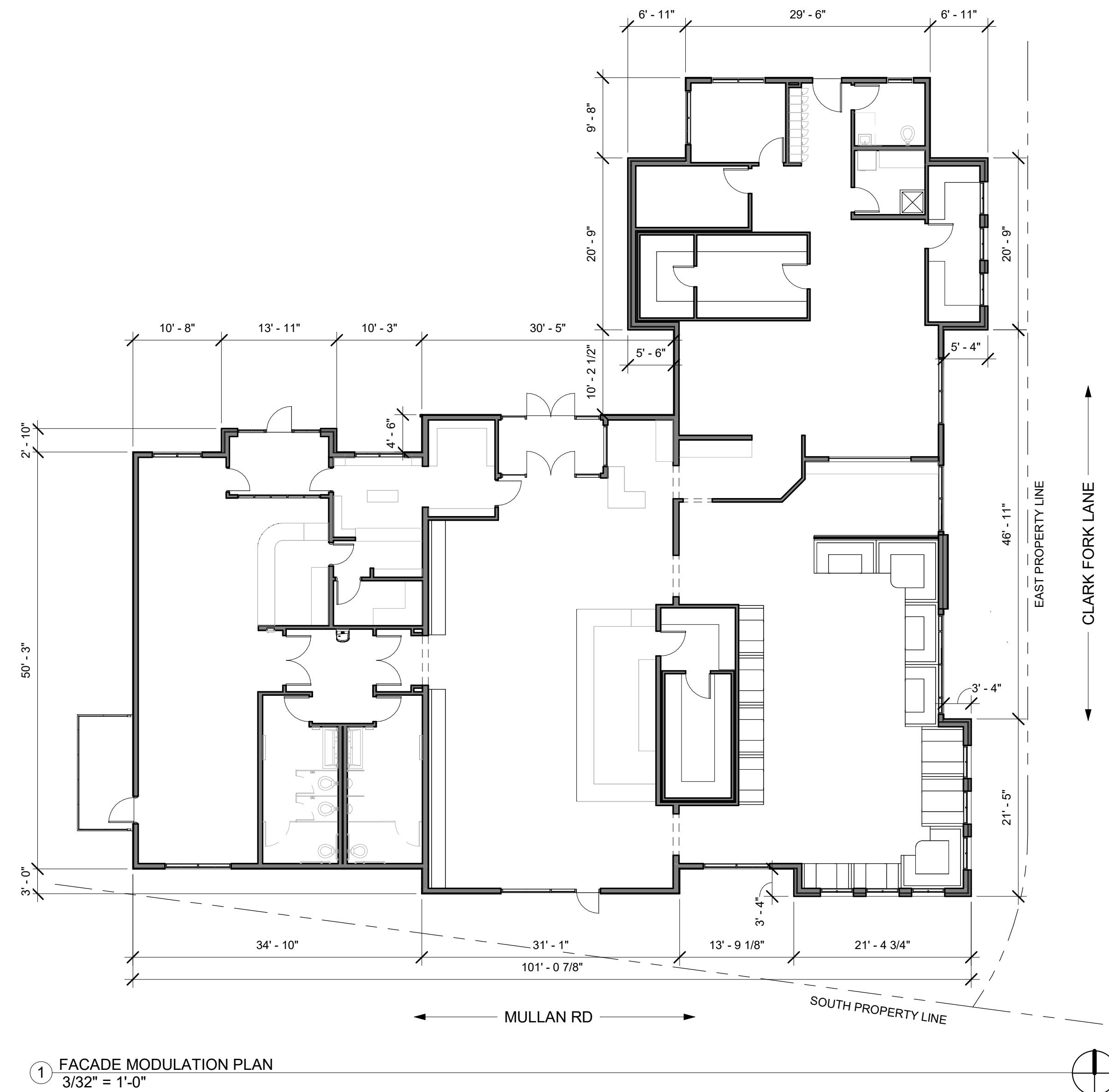
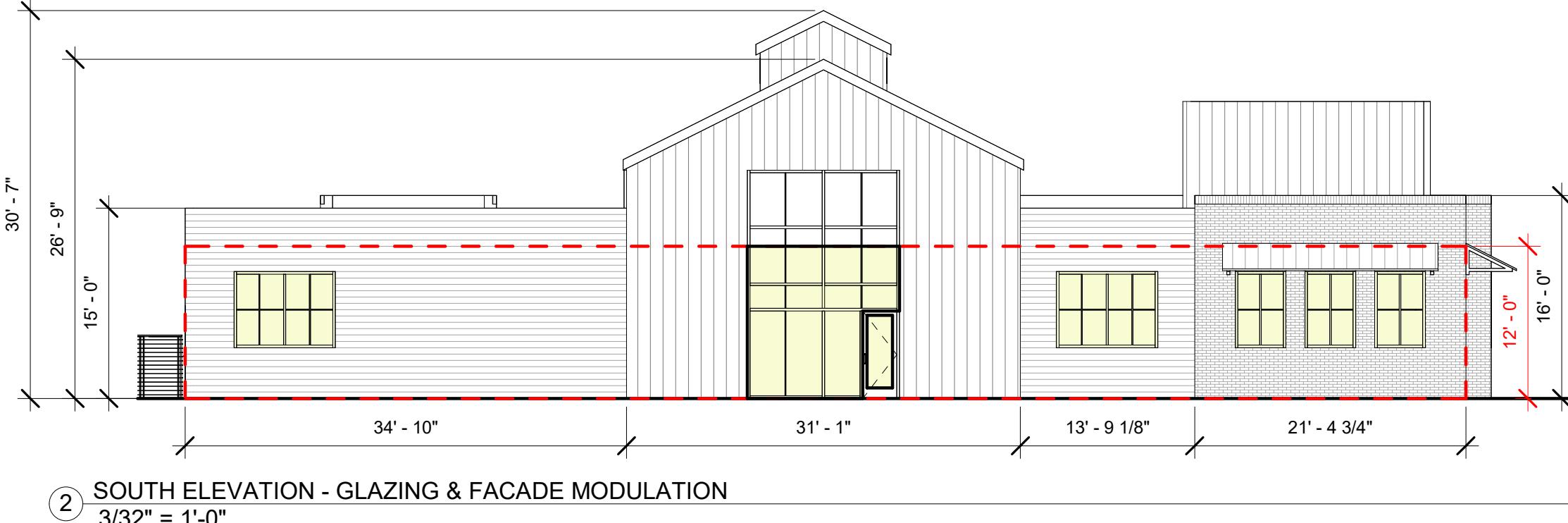
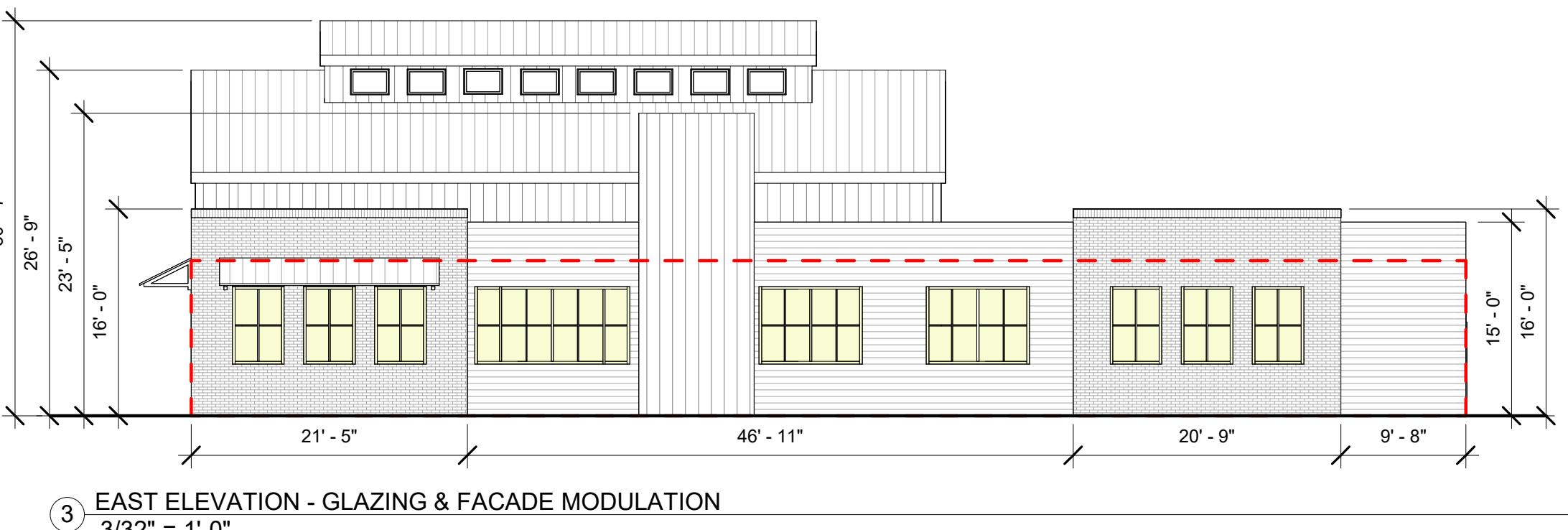
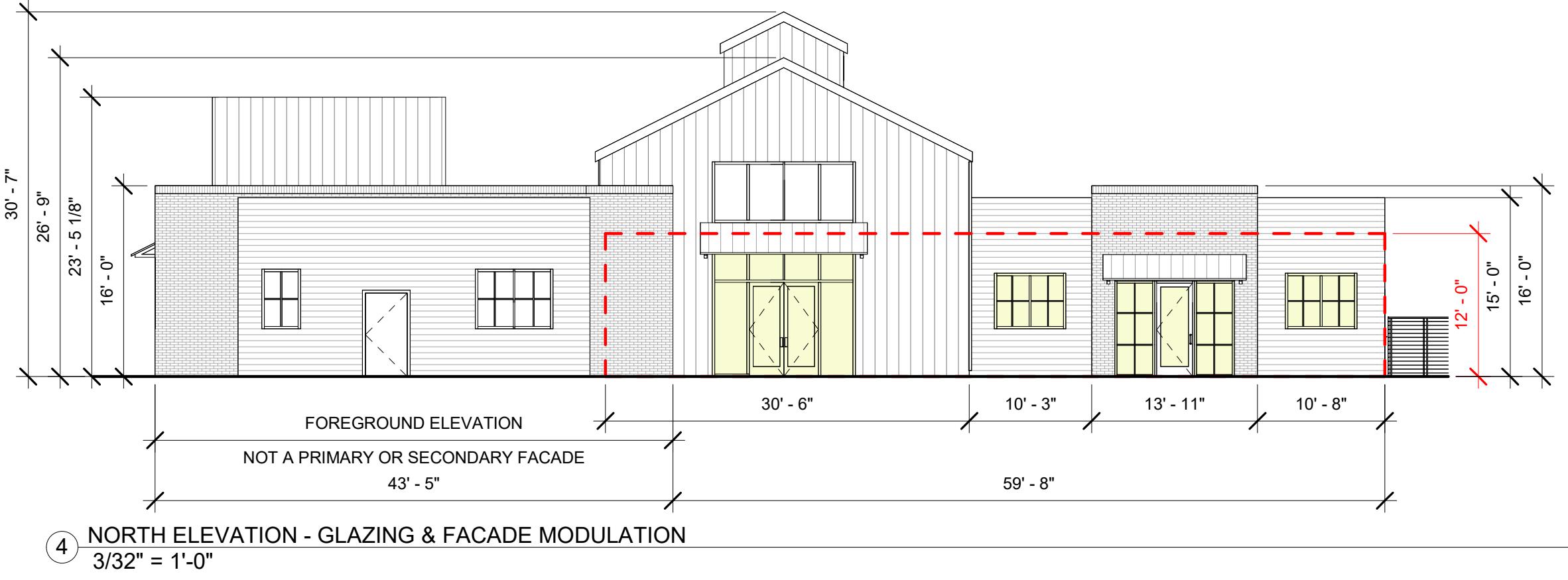
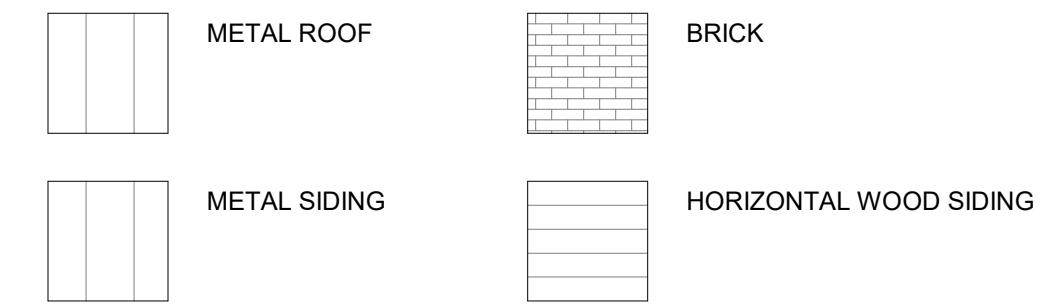
DESIGN STANDARDS PER CITY OF MISSOULA TITLE 20, SECTION 20.40.170, J:

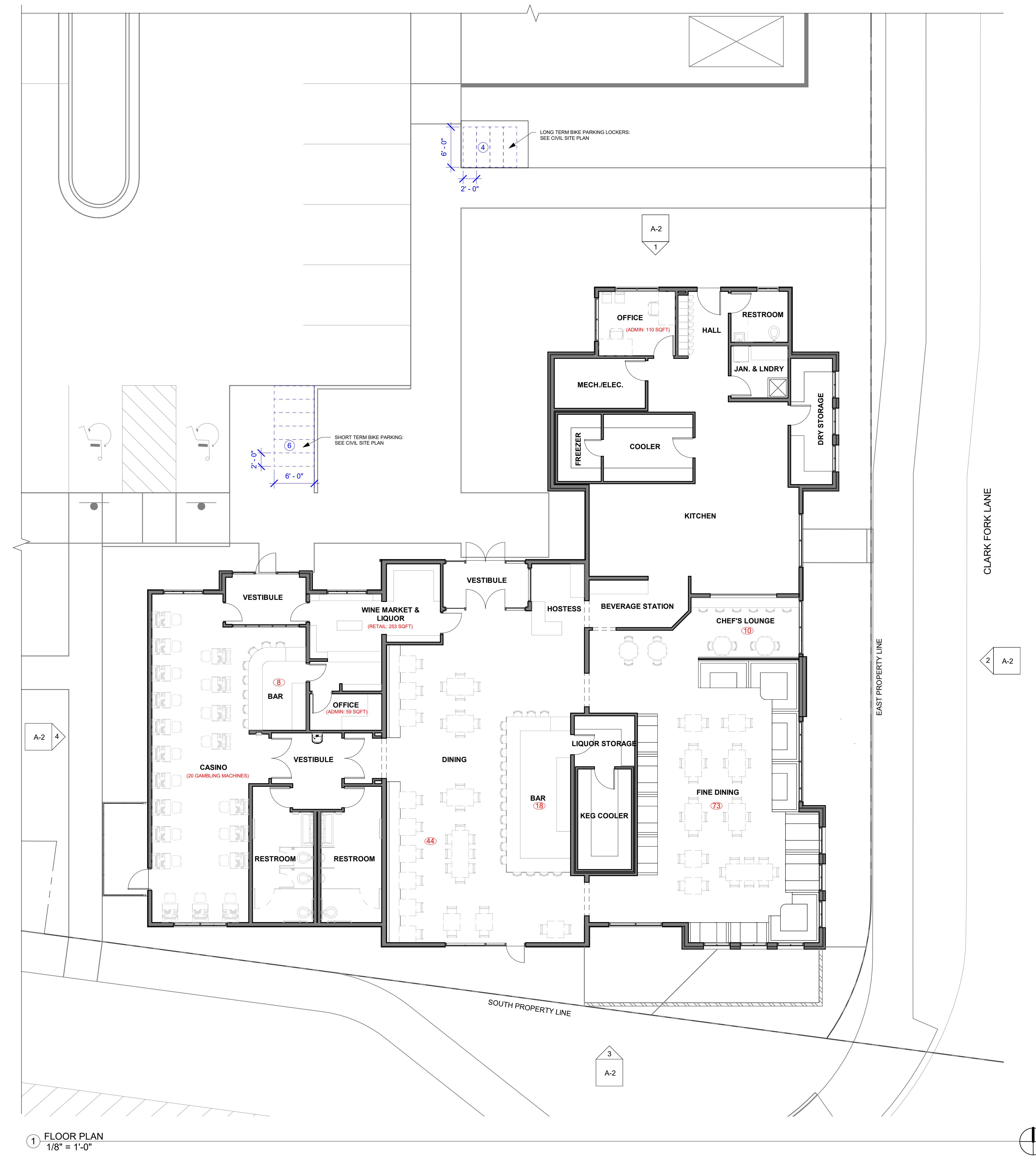
I. GENERAL COMMERCIAL:
This standard shall apply to certain non-residential uses in the C1, C2, CBD, M1R and M1 zoning districts. Primary and secondary facades shall incorporate at least three of the following options.

The options are:

1. Provide color variation in the building façade, including building trim or accent areas;
2. Provide building façade modulation, such as projections, recesses, off-set planes, overhangs, arcades and/or clearly defined, highly visible pedestrian entrances encompassing at least 75% of the first story of the building façade. No uninterrupted (un-modulated) length of the façade shall exceed 80 feet in length. The break in the façade shall be at least eight feet in length and a minimum two feet in depth;
3. Provide exterior materials that are clearly visibly texturally diverse. Predominant exterior building materials may not include smooth-faced concrete block, tilt up concrete panels or prefabricated steel panels. This is not intended to exclude the use of architectural metal wall systems;
4. Include windows, doors and other trim elements which encompass at least 25% of the first story of the building façade between finished grade and 12 feet above grade. Darkly tinted, mirrored or highly reflective glazing or doors with less than 50% glass may not be counted toward minimum glazed area requirements;
5. Provide varied roof lines and multiple roof planes, with three or more roof slope planes, or a rooftop garden or rooftop deck; varied roof lines should not preclude the installation of renewable energy systems;
6. Provide a primary customer entrance which is clearly defined and highly visible facing the street or public right-of-way. Where a customer entrance is provided to meet the requirement in 20.40.170.E, it shall be counted as meeting one of the design alternatives for that façade.

MATERIALS LEGEND





VISIONS

2025.09.19

1ST FLOOR PLAN

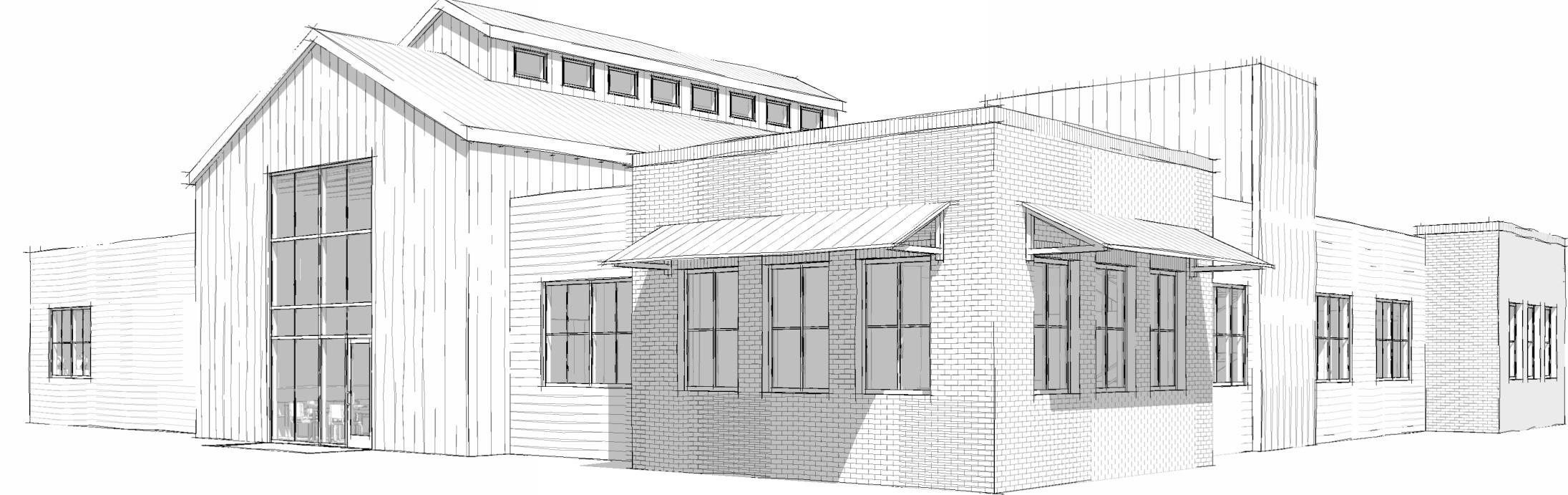
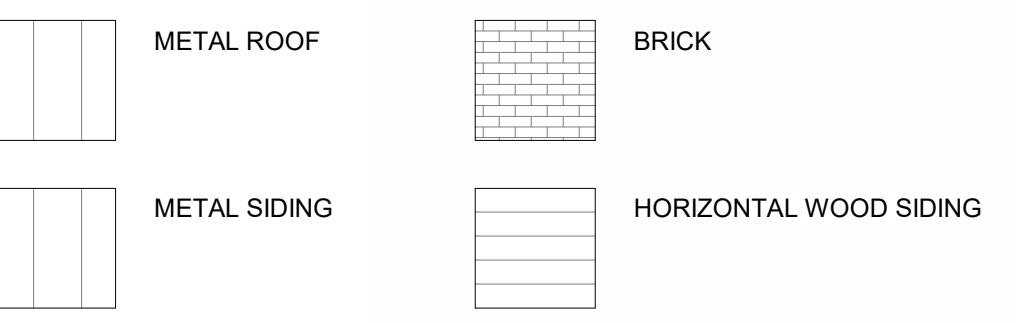
A.1

CONDITIONAL USE PERMIT

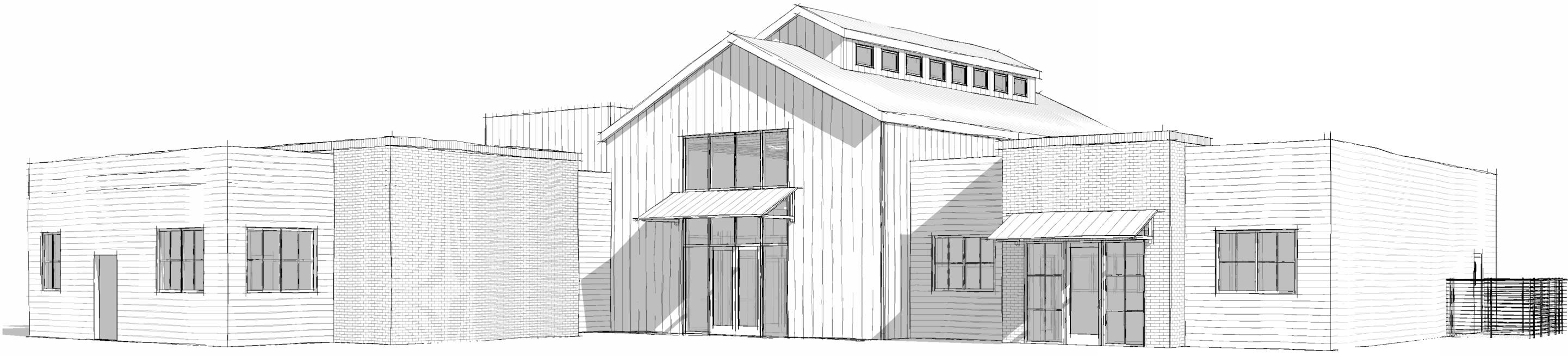
CRU RESTAURANT & BAR

2315 CLARK FORK LANE // MISSOULA, MT 59808

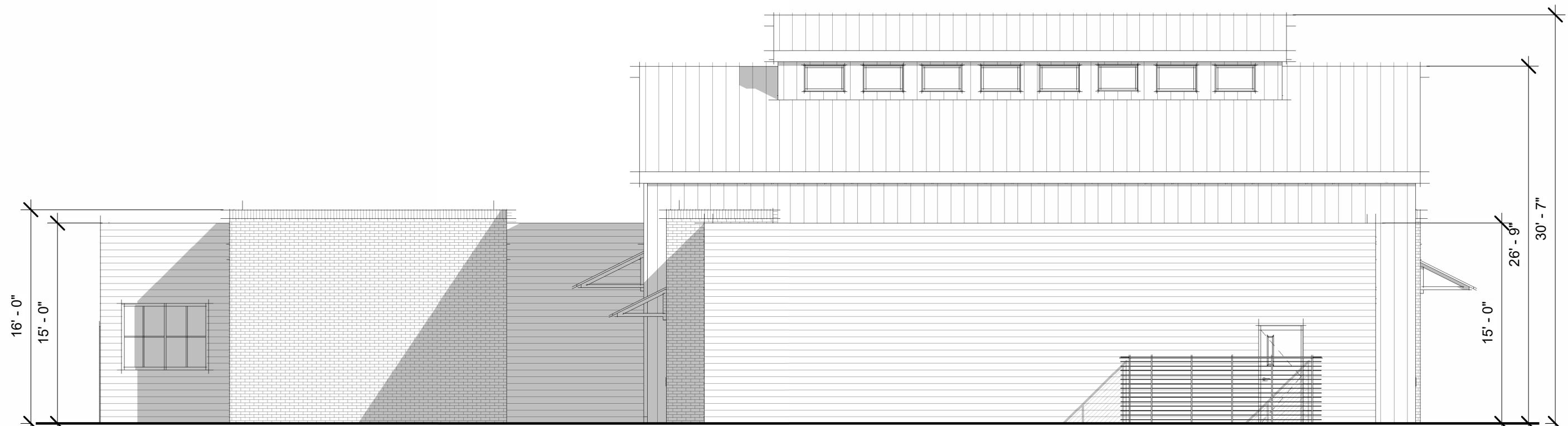
MATERIALS LEGEND



⑤ SE CORNER PERSPECTIVE



⑥ NW CORNER PERSPECTIVE



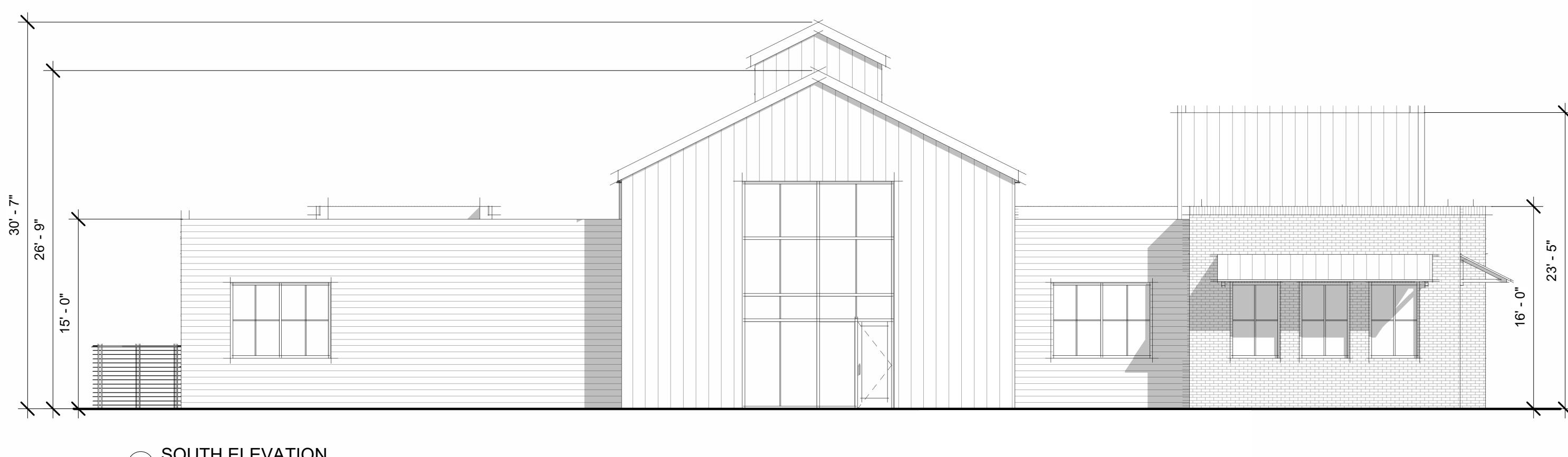
④ WEST ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"

REVISIONS

2025.09.19

BUILDING ELEVATIONS

A.2

CONDITIONAL USE
PERMIT