



PRE-APPLICATION INFORMATION FORM

Please fill out this form as best you can and return to the City Planning Office **5 days prior** to your pre-application meeting. If you have any problems filling out this form, please call the **City Planning Office at 447-8490** and we will be happy to assist you.

PLEASE CHECK ONE: SUBDIVISION **NON-SUBDIVISION**

- Name of Applicant Chelsey George + Phil Hess
 Name of Property Owner (if different) Donald + Wilma Hurvi
 Address/City/State/Zip Chelsey + Phil -> 1922 Goldrush Ave. Helena, MT 59601
 Email _____ Phone(s) work _____ home _____
- Contact person Chelsey G. + Phil Hess Phone(s) work _____ home 406-459-6133
 Email Chelsey.g@georgesdistribution.com, Phil Hess 907@gmail.com 907-306-3454
- Location (general description) Lots 15+8 Block 531 Easterly Addition -> TBD (706) State St.
Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.
- Describe land use proposal (CUP, zone change, etc) Single family Home
- What, if any, is the existing zoning? R1
- Do you plan to hire an engineer? yes _____ no
 Do you plan to hire a surveyor? yes _____ no
- Are you aware of any site conditions that may affect development? Gasline in lot 16
- Describe proposed water and sewer system City
- Describe proposed streets/access Entry from State St. onto lot 15
- Do you intend to apply for a variance? Do not know
- Describe drainage provisions (if applicable) IBD - city required

For Subdivision Pre-Application Conference, please complete the following additional information:

- Name of proposed subdivision _____
- Number and size of lots _____ Approximate size of subdivision _____
- How do you intend to meet the park dedication requirement? ___ cash donation ___ park dedication
 ___ combination ___ n/a

Please include a sketch of the proposed subdivision showing the layout of the existing streets in relation to the site.

Attach Engineering map/picture we received with
 sketch lots (numbered)

- 22. Ownership information showing legal title and authority to subdivide;
 - 23. Water rights, including the type, uses, and ownership; and
 - 24. Show location of agricultural water facilities, diversion points, and places of use.
- C. The city will make available to the subdivider at the pre-application meeting a list of public utilities; local, state, and federal agencies; and any other entities that may have a substantial interest in the proposed subdivision and that may be contacted for comment on the subdivision application and the time frames that the utilities, agencies, and entities are given to respond.
- D. For informational purposes only, the state laws, local regulations, and growth policy provisions that may apply to the subdivision review process will be identified at the pre-application meeting.
- E. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application meeting and submits the pre-application materials to the city.
- F. A subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting. If an application is not submitted within that time frame, the subdivider must request a new pre-application meeting prior to submitting the subdivision application. (Ord. 3065, 10-16-2006)

Applicable laws and regulations

The following are state laws, local regulations, growth policy provisions and other documents that may apply to the subdivision review process; this is for informational purposes only per MCA 76-3-504 (1)(q)(ii).

- Montana Code Annotated: including but not limited to Title 76 – Chapter 3
- Administrative Rules of Montana: including but not limited to Title 8, Chapter 94, Sub-chapter 30
- City of Helena City Code: including but not limited to
 - Title 6 Public Utilities
 - Title 7 Public Ways
 - Title 11 Zoning, and
 - Title 12 Subdivision Regulations
- 2011 City of Helena Growth Policy
- Greater Helena Area Transportation Plan – 2004 Update
- 2011 City of Helena Comprehensive Parks, Recreation and Open Space Plan
- City of Helena Engineering Standards
- South Hills Planning Study – 1985
- Helena West Side Infrastructure Study – 2001



330

200
204

212

206

702

707

709

704

712

711

713

715

701

705

716

LOT 15

LOT 16

LOT 17

LOT 18

43

49

43

49

100

807

350

S BEATTIE ST

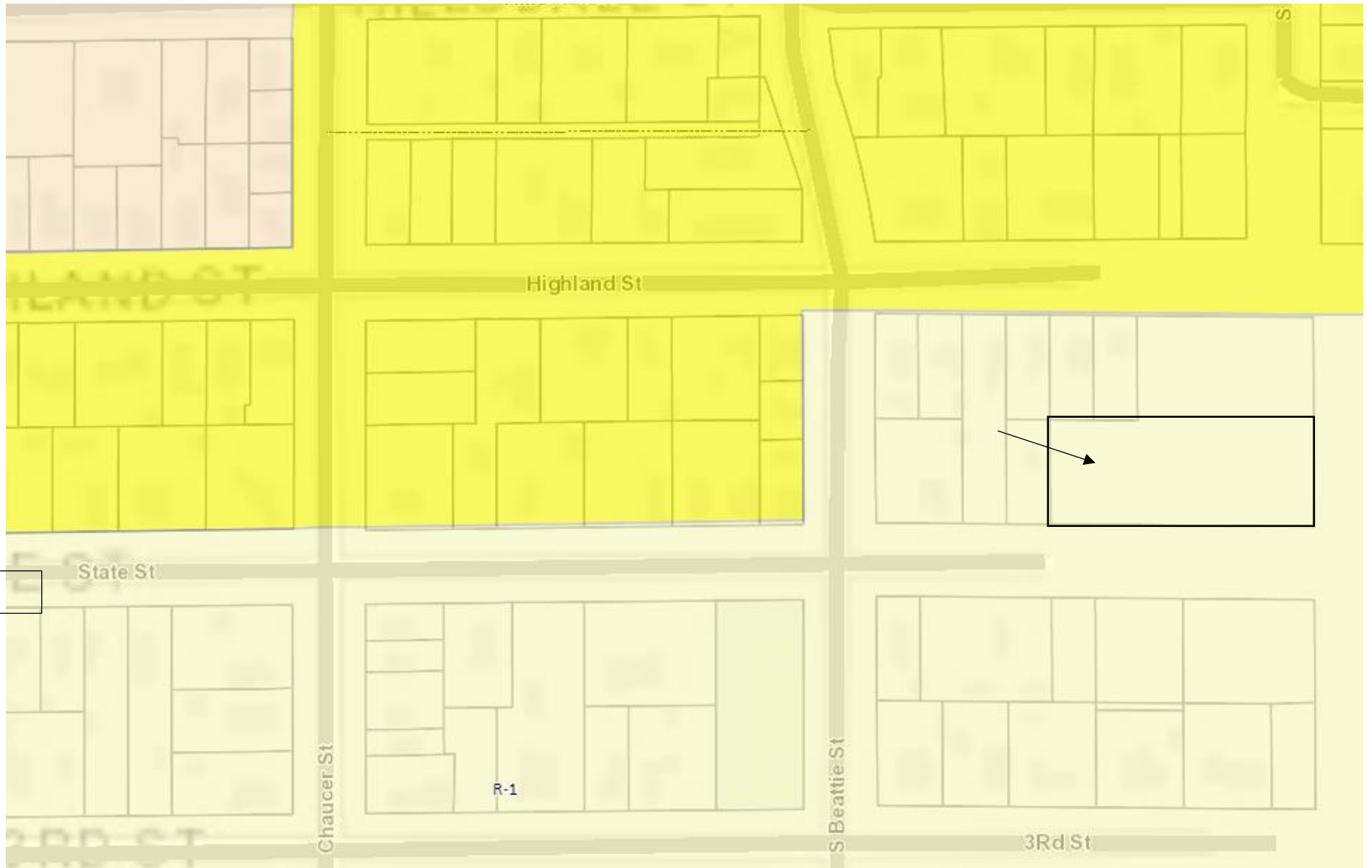
STATE ST. 10"x6" REDUCER 9224.3

6"x6" CROSS
6"x4" REDUCER

4" PLUG
STATE ST. 90-3-35

34-1 6"x6" TEE 6"x6" TEE
HIGHLAND ST
6"x4" REDUCER

6"x4" HYDRANT 656 TEE
90-3-35



Vicinity Map