



Kyle Holland, **Planner II**

Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

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helenamt.gov

Date: October 26, 2023

STAFF REPORT

To: Helena Board of Adjustment

From: Kyle Holland, City Planner II

Subject: Consideration of:

1. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
2. A variance from Section 11-23-2 to allow a monument sign taller than 6' at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
3. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2620 Shodair Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
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The reason for these variances is to provide wayfinding through the Shodair Hospital campus.

This property is located at 2755 Colonial Drive, 2775 Colonial Drive, and 2620 Shodair Drive.

OVERVIEW

GENERAL INFORMATION

DATE OF APPLICATION: Application received October 02, 2023

PUBLIC HEARING DATE: Board of Adjustment - 5:30 p.m., Tuesday, November 7, 2023

PROPERTY OWNER CONTACT: Vance Gehringer
MAILING ADDRESS: 2755 Colonial Drive, Helena, MT 59601
CONTACT NUMBER: (406) 444-7538
EMAIL ADDRESS: vgehringer@shodair.org

APPLICANT: Josh Mullaney, Dick Anderson Construction
MAILING ADDRESS: 3424 Highway 12 East, Helena MT, 59601
CONTACT NUMBER: (406) 498-0414
EMAIL ADDRESS: jmullaney@daconstruction.com

PROPERTY ADDRESS: 2755 Colonial Drive, 2775 Colonial Drive, and 2620 Shodair Drive

LEGAL DESCRIPTION:

Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572

PRESENT LAND USE: Shodair Children's Hospital
PRESENT ZONING: B-2

ADJACENT LAND USE:

North: B-2 – Commercial – Offices
Commercial – Mini Storage
South: R-4 – Residential – Single Dwelling Unit
Residential – Two Dwelling Units
East: B-2 – Residential – Multiple dwelling units
West: R-0 – Offices

VARIANCE PROPOSALS:

1. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.
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HISTORY OF APPLICABLE PERMITTING ACTION:

- 1) May 2021 – New Hospital at 2755 Colonial
- 2) December 2022 – Remodel existing health facility to offices at 2775 Colonial
- 3) April 2022 - Permit for new office building at 2620 Colonial
- 4) September 2023 – Sign Permit

ZONING EVALUATION for the properties legally addressed as 2755 Colonial Drive, 2775 Colonial Drive, and 2620 Shodair Drive, Helena, MT, located in a B-2 zoning district.

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
City Code: §11-23-10 (B-2 district) (A)	Each principal building may have either a single freestanding sign or a single projecting sign and a single roof sign, if such signs are designed to be viewed from different directions.	One freestanding sign being installed at 2775 Colonial Drive with current sign permit	Add an additional freestanding sign to improve wayfinding on the Shodair Hospital Campus	Yes
City Code: §11-4-2 DEFINITIONS	MONUMENT SIGN: A freestanding sign mounted directly to the ground with a maximum height not to exceed six feet (6'). A monument sign may be placed on a berm not exceeding two and one-half feet (2½') above the adjacent street grade or surface beneath the sign, whichever is less.	New sign to be constructed at 2775 Colonial Drive	Monument style freestanding sign with a height of 12'	Yes
City Code: §11-23-10 (B-2 district) (A)	Each principal building may have either a single freestanding sign or a single projecting sign and a single roof sign, if such signs are designed to be viewed from different directions.	One freestanding sign being installed at 2620 Shodair Drive with current sign permit	Add an additional freestanding sign to improve wayfinding on the Shodair Hospital Campus	Yes
City Code: §11-4-2 DEFINITIONS	MONUMENT SIGN: A freestanding sign mounted directly to the ground with a maximum height not to exceed	New sign to be constructed at 2620	Monument style freestanding sign with a height of 12'	Yes

ZONING REQUIREMENT	Applicable ZONING REGULATION	PRESENT CONDITION	PROPOSAL	VARIANCE REQUIRED
	six feet (6'). A monument sign may be placed on a berm not exceeding two and one-half feet (2 ¹ / ₂ ') above the adjacent street grade or surface beneath the sign, whichever is less.	Shodair Drive		
City Code: §11-23-10 (B-2 district) (A)	Each principal building may have either a single freestanding sign or a single projecting sign and a single roof sign, if such signs are designed to be viewed from different directions.	One freestanding sign being installed at 2755 Colonial Drive with current sign permit	Add an additional freestanding sign to improve wayfinding on the Shodair Hospital Campus	Yes

BOARD OF ADJUSTMENT VARIANCE CRITERIA

Section 11-5-5 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the variance procedure.

To approve a requested variance for a new building or portion thereof, the board of adjustment shall consider the following standards and find as follows:

1. *The variance will not create a significant risk to the public health, safety, or general welfare;*
2. *The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and*
3. *Strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.*

In evaluating the standards above, the board of adjustment may consider the following factors:

1. *Special conditions and circumstances that are unique to the applicant’s site, including the size of the property, unusual or extreme topography, or unusual shape of the property.*
2. *The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.*
3. *Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.*
4. *The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant’s control.*
5. *Whether a literal interpretation of the provisions of this Title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this Title.*
6. *The extent to which the hardship or difficulty results from the actions of the applicant.*
7. *Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.*

PUBLIC COMMENT:

As of Thursday, October 26, 2023, no comments have been received.

City Attorney's Office:

It is the recommendation of the City Attorney's Office, that staff does not make a recommendation to approve or deny a variance.

CONCLUSION

Montana law states the Board of Adjustment has authority to consider "...upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance will result in unnecessary hardship and so that the spirit of the ordinance shall be observed and substantial justice done." (76-2-323 MCA)

Motion:

Move to Approve or Deny

- 1. A variance from Section 11-23-10 to allow a second freestanding sign for the principal building at 2775 Colonial Drive in a B-2 zoning district for a property with the legal description of Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filled under document number 3247572.**
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If the Board of Adjustment approves the requested variance, the following condition is recommended:

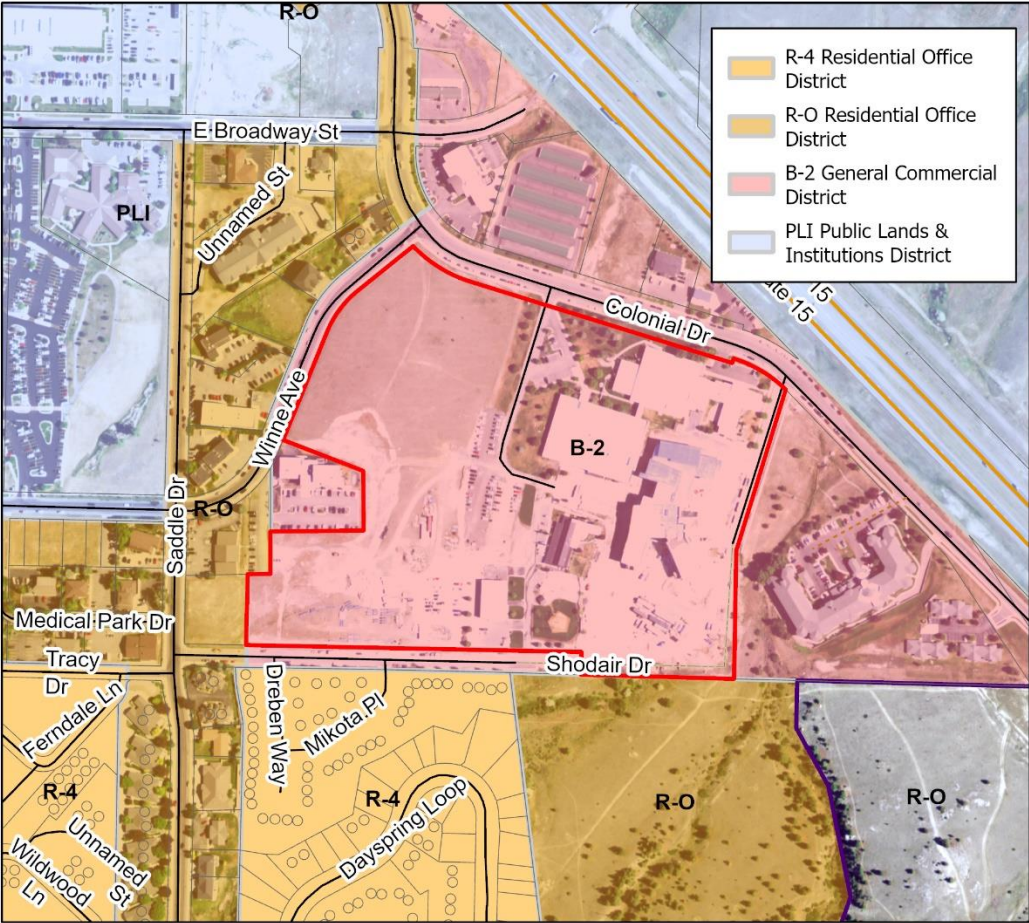
Building Permit: A building permit must be obtained within one (1) year.

Regards,

A handwritten signature in black ink, appearing to read "Kyle Holland". The signature is written in a cursive, flowing style.

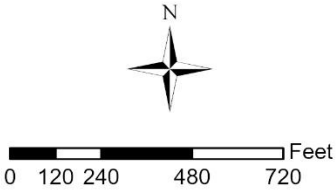
Kyle Holland, Planner II
Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59623

Shodair Hospital Zoning Map

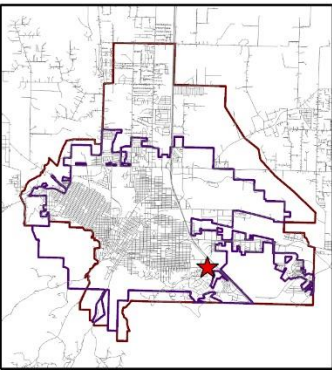


- Shodair Children's Hospital
- Interstate
- Paved
- Unpaved
- Driveway
- MT Parcels w Condos

Community Development
 City/County Building
 316 North Park Avenue, Rm. 445
 Helena, MT 59623



**Legal Description: HELENA
 MALL SUBDIVISION, S33, T10
 N, R03 W, Lot 3D-1A-1,
 AMENDED PLAT AMENDED LT**





Kyle Holland, **Planner II**

Community Development Department
316 North Park Avenue, Room 445
Helena, MT 59623

Phone: 406-447-8492
Fax: 406-447-8460
Email: kholland@helenamt.gov

helenamt.gov

Date: October 12, 2023

TO WHOM IT MAY CONCERN: Variances from district dimensional standards requirements are being proposed in your area. Please review the enclosed description, and vicinity map. You may respond to the proposal at the public hearing or submit written comments prior to the November 7th, 2023 Board of Adjustments public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

The Helena Board of Adjustments will hold a public hearing on the variance request on Tuesday, November 7th, 2023 at 5:30 p. m. in the Commission Chambers, 316 N Park Ave, and via Zoom at <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/95139091644>, Meeting ID: 951 3909 1644. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/u/abx78Gko9e>.

Interested parties are encouraged to attend this meeting. We may not be able to reach all who may be interested in this application, and we encourage you to talk to your neighbors about this proposal.

PROPOSAL:

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The reason for these variances is to provide wayfinding through the Shodair Hospital campus.

ADDRESS:

This property is located at 2755 Colonial Drive, 2775 Colonial Drive, and 2620 Shodair Drive.

GENERALLY LOCATED:

This property is generally located south of Colonial Drive to the North and West of Shodair Drive, at the Shodair Children's Hospital.

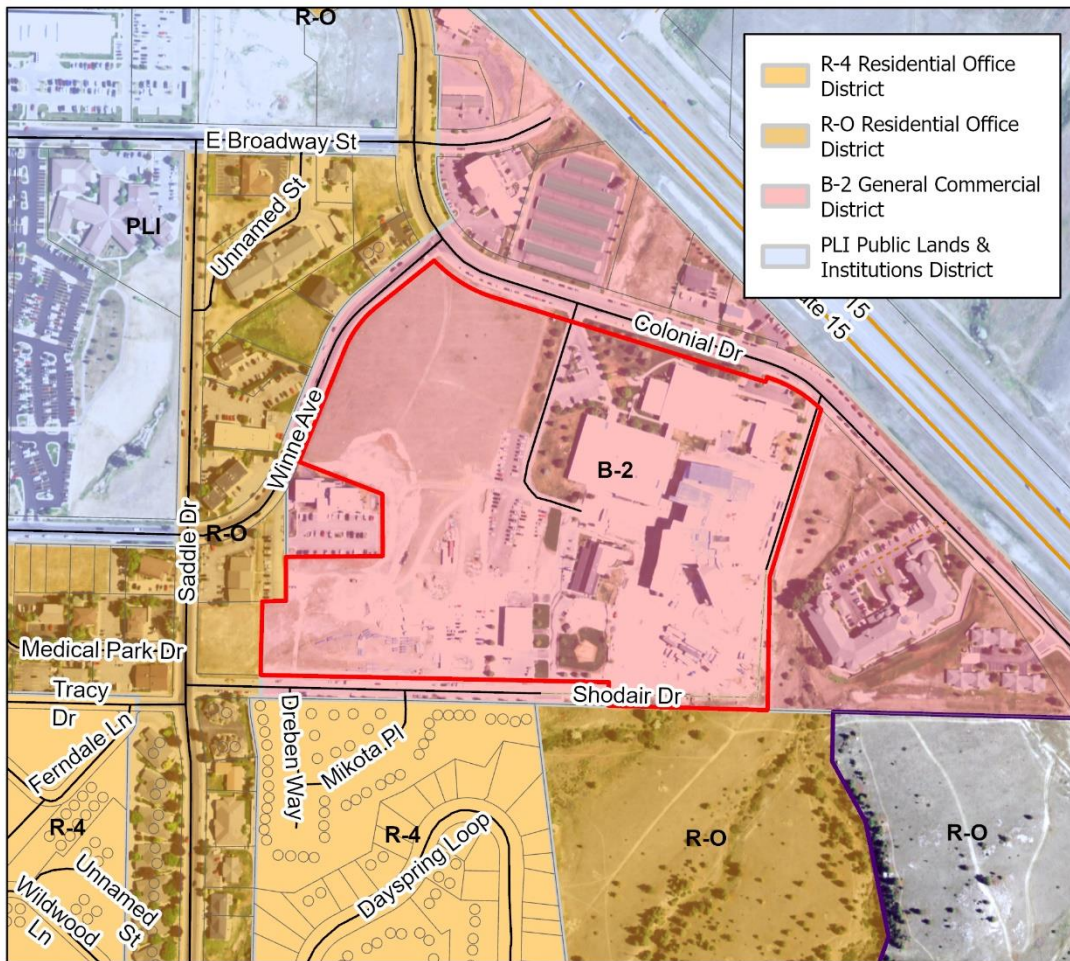
If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8459.

Sincerely,


Kyle Holland, Planner II

Community Development Department
City-County Building
316 N. Park Ave, Rm 403
Helena, MT 59601

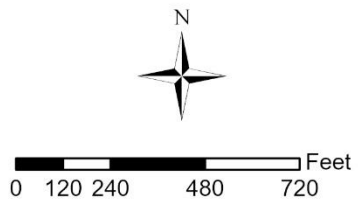
Shodair Hospital Zoning Map



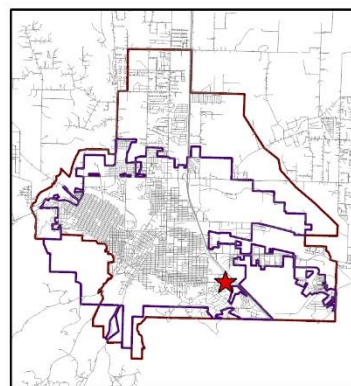
Shodair Children's Hospital
 Interstate
 Paved
 Unpaved
 Driveway
 MT Parcels w Condos



Community Development
 City/County Building
 316 North Park Avenue, Rm. 445
 Helena, MT 59623



Legal Description: HELENA
 MALL SUBDIVISION, S33, T10
 N, R03 W, Lot 3D-1A-1,
 AMENDED PLAT AMENDED LT





BOARD OF ADJUSTMENT VARIANCE APPLICATION

Community Development Department, Planning Division
316 North Park Avenue, Room 445, Helena, MT 59623
406-447-8490; citycommunitydevelopment@helenamt.gov

Date received:

APPLICATION FEE: \$125.00
(PAYABLE TO THE CITY OF HELENA)
ALL FEES ARE NON-REFUNDABLE

PROPERTY OWNER: Primary Contact?

Name: VANCE GEHRINGER Primary Number: 406-444-7538
Address: 2755 COLONIAL DR. Other Phone: 406-444-7500
Email: vgehringer@shodanr.org

APPLICANT (If different from property owner): Primary Contact?

Name: _____ Primary Number: _____
Address: _____ Other Phone: _____
Email: _____ Company: _____

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: JOSH MULLANEY Primary Number: 406-498-0414
Address: 3424 HWY 12 E, HELENA MT. Other Phone: 406-443-3225
Email: JMULLANEY@DACONSTRUCTION.COM Company: DICK ANDERSON CONST.

Section A: PLEASE PROVIDE THE INFORMATION REQUESTED BELOW.

Address of Property 2735, 2755 COLONIAL DR.
2620 STODAR DR HELENA MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS#) HELENA MAN SUBDIVISION, 533,
COS #3247572, T10 N, R03 W, LOT 3D-1A-1, AMENDED PLAT, AMENDED LT 3D-1A

Geocode 05-1888-33-1-02-03-0000

The most recent deed for impacted property

Lot or Parcel Size (square feet) 25 ACRES - 1,089,000 SQUARE FEET

Current and proposed use of structure or property: _____

Current Zoning District B-2 GENERAL COMMERCIAL

Are there other related Land Use Applications being submitted: Yes No

Submit proof of current paid taxes

1 copy of a scaled site plan and supporting data/documents. The site plan must clearly show the existing standard and the proposed variance to the standard.

Section B: INDICATE WHICH VARIANCE(S) IS (ARE) BEING REQUESTED AND THE EXTENT OF THE VARIANCE.

EXAMPLE: [X] Reduce Front Lot Line Setback: *From the required 10 feet to 3 feet.*

Please provide all the information requested in the Application. An incomplete application may delay the review of your request. Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.

Dimensional Criteria:

- Reduce front lot line setback: _____
- Front lot line setback #2 (corner lot): _____
- Reduce garage entrance setback: _____
- Reduce side lot line setback: _____
- Reduce rear lot line setback: _____
- Exceed building height limitation: _____

Lot Coverage/Area Criteria:

- Lot coverage percentage: _____
- Front porch lot coverage percentage: _____
- Lot area per dwelling unit: _____

Landscaping Criteria:

- Reduce or eliminate landscaping area: _____
- Reduce or eliminate screening: _____

Parking Criteria:

- Exceed the maximum parking spaces allowed: _____
- Reduce the amount of required on-site parking spaces: _____
- Reduce or eliminate loading berths: _____
- Reduce or eliminate required bicycle spaces: _____
- Reduce size of parking space: _____

Sign Criteria:

- Sign area (square footage): _____
- Sign height: OVER 6' HIGH @ 2775 COLONIAL & 2620 SHODAIR DR.
- Sign location: _____
- Number of signs: 2 per BUILDING - 2775 COLONIAL DR.
2755 COLONIAL DR.
2620 SHODAIR DR.

Other: _____

Section C: BOARD OF ADJUSTMENTS VARIANCE REVIEW CRITERIA.

To approve a requested variance for a new building or portion thereof, the Board of Adjustment shall consider the following standards in section 11-5-5 of the Helena City Code and find as follows:

1. The variance will not create a significant risk to the public health, safety, or general welfare;
2. The variance will not significantly reduce or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located; and
3. Excluding monetary hardship, strict compliance with the provisions of this title would create unnecessary hardship or practical difficulty.

These are the standards your application for variance will be judged on. Your answers in section D should speak to the review criteria.

It is the applicant's burden of proof to show that a variance should be granted. As part of your application, you are required to provide information for each of the following factors including all alternatives considered. Failure to provide adequate responses or requested documentation may result in a returned application.

Section D: EVALUATION FACTORS

- 1. **Special conditions and circumstances that are unique to the applicant's site, including the size of the property, unusual or extreme topography, or unusual shape of the property.**

If the above condition applies, state the specific factors and provide supporting documentation. For example, if the variance request is due to an abnormal lot configuration, provide a survey of the lot that specifically demonstrates the issue.

SIZE OF CAMPUS REQUIRES ADDITIONAL WAYFINDING TO SUPPORT CAMPUS SAFETY + TRAFFIC CONTROL

- 2. **The height, location, or dimensions of existing structures located on the site or in the vicinity of the site.**

Ex: How is the proposed variance compatible with the other structures located on the site or in the vicinity of the site? On the site plan you provide, please represent accurately and to scale the height, location, and dimensions of existing structures.

PROPOSED SIGNAGE IS ON PRIVATE DRIVE ONLY VIEWED BY SKODAR HOSPITAL CLIENTS + EMPLOYEES.

- 3. **Whether there is a prevalence of nonconformities in the vicinity of the site that are similar to the variance requested.**

If so, what are those nonconformities and provide supporting documentation.

NONE.

- 4. **The subsequent imposition of zoning restrictions creating nonconforming lots or parcels, and governmental actions beyond the applicant's control.**

Is the need for a variance request a result of government action? For example, the front yard setbacks were increased after construction of the structure, thereby creating the non-conformity. Explain.

NO.

- 5. **Whether a literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title.**

For example, would the denial of the variance deny the property owner the right to safe placement of a garage where garages are typical? If so, explain.

MULTIPLE SIGNS ARE PRESENT ON OTHER HOSPITAL CAMPUSES IN SAME AREA.

6. The extent to which the hardship or difficulty results from the actions of the applicant. Explain the extent of the circumstances that are creating hardship or difficulty in compliance with the City Code and list alternatives and options considered by the applicant. Provide supporting documentation.

LARGE SITES WITH MULTIPLE ACCESS POINTS REQUIRE
ADDITIONAL WAYFINDING TO PROMOTE CURRENT SAFETY. ADDITIONAL
SIGNS WILL ALSO HELP WITH PARKING DISTRIBUTION. WITHOUT THE SIGNS,
UNNECESSARY TRAFFIC WILL TAKE PLACE BY FOOT + VEHICLE & CREATE SAFETY

7. Whether granting the variance requested will confer an unreasonable special privilege to the subject property that is not available to other properties similarly located in the same zoning district.

OTHER PROPERTIES HAVE MULTIPLE WAYFINDING SIGNAGE

8. Do you think a rebuttable presumption, as identified in City Code Section 11-5-5(E), should apply to your property, yes or no? For example, do you have an existing non-conforming structure that you wish to rebuild in the same location? If yes, show the original footprint of the building. Provide documentation that proves the existence of the prior nonconformity. Document that the nonconformity can be in compliance with building and fire codes.

NO.

9. Provide any additional information you would like the Board to consider.

ADDITIONAL WAYFINDING SIGNAGE IS ONLY VIEWED FROM
PRIVATE DRIVES ON PRIVATE PROPERTY. ALL TRAFFIC SAFETY
ISSUES HAVE BEEN CONSIDERED, INCLUDING PLACING THE
SIGN OUTSIDE THE SIGHT TRIANGLE.

IT IS THE POLICY OF THE CITY OF HELENA'S BOARD OF ADJUSTMENT TO NOT ACT ON A PROPOSAL IF THE APPLICANT/PROPERTY OWNER OR REPRESENTATIVE IS NOT PRESENT AT THE BOARD OF ADJUSTMENTS HEARING. CITY STAFF REPRESENT THE CITY AND CANNOT ANSWER QUESTIONS ON BEHALF OF THE APPLICANT AT THE BOARD OF ADJUSTMENT HEARINGS.

GENERAL NOTES

1. INSTALLATION SHALL COMPLY WITH NATIONAL ELECTRICAL CODE (NEC) 2017, IECC 2018, AND ALL STATE & LOCAL CODES.
2. SHARED NEUTRALS ARE NOT ALLOWED ON SINGLE PHASE CIRCUITS.
3. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
4. EC IS RESPONSIBLE FOR 0-10V WIRING TO ALL DIMMING LUMINAIRES. 0-10V WIRING IS NOT SHOWN ON THE PLANS. REFER TO SEQUENCE OF OPERATIONS.

SHEET NOTES

1. REFER TO [1A10.1](#) FOR CONCRETE POLE BASE DETAIL.
2. COORDINATE FINAL LOCATION OF IN-GRADE SIGN LIGHTS WITH ARCHITECTURAL PLANS. LUMINAIRES TO BE MOUNTED ON EITHER SIDE OF SIGN AND AIMED ACCORDING TO FINAL SIGNAGE DETAILS.
3. PROVIDE 2#10 & 1#10 GND - 3/4"C (ENTIRE CIRCUIT).
4. PROVIDE 2#8 & 1#8 GND - 1"C (ENTIRE CIRCUIT).



1 SITE LIGHTING PLAN - NORTH
 SCALE: 1"=20'-0"





GENERAL NOTES

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SHEET NOTES X

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3. PROVIDE 2#10 & 1#10 GND - 3/4"C (ENTIRE CIRCUIT).
4. PROVIDE 2#8 & 1#8 GND - 1"C (ENTIRE CIRCUIT).

SMA ARCHITECTS
 800 First Street, Suite 101
 Helena, MT 59601
 P: 406-442-0803

802 MAIN
 100 East Oak Street, Suite 20
 Helena, MT 59713
 P: 406-219-2216

www.sma-architects.com

PROJECT NAME:
SHODAIR NEW HOSPITAL

PROJECT NUMBER:
1735

PROJECT ADDRESS:
 2755 COLONIAL DRIVE
 HELENA, MT 59601

PROJECT OWNER:
 SHODAIR HOSPITAL

OWNER LOGO:

DESIGNER LOGO:

Beartooth Lighting Design

REVISIONS:

NO.	DATE	REVISION DESCRIPTION

DATE:
 DRAWN BY: **HR**
 CHECKED BY: **AM**

TITLE:
SITE LIGHTING PLAN - SOUTH

PROJECT:
CONSTRUCTION DOCUMENTS

DATE:
2021-02-16

PROJECT NUMBER:
1735

SHEET NO.:
ALO.11

1 SITE LIGHTING PLAN - SOUTH
 SCALE: 1"=20'-0"





HELENA
P. 406-442-4533
BOZEMAN
P. 406-219-2216

ARCHITECT SEAL



PROJECT:
SHODAIR MEDICAL OFFICE BUILDING

PROJECT NUMBER:
2122

PROJECT LOCATION:
**2620 SHODAIR DRIVE
HELENA, MONTANA 59601**

PREPARED FOR:

LOGO:

CONSULTANT:



REVISIONS	No.	Date	Revision Description
1	1	2021-02-15	PERMIT SET ADD #1
2	2	2021-02-24	PERMIT SET ADD #2
3	3	2021-02-24	PERMIT SET ADD #3

TEAM:
DRAWN BY: Author
CHECKED BY: Checker

TITLE:

ELECTRIAL SITE PLAN

BIM FILE PATH:
\\server\shared\2021\SHODAIR MEDICAL OFFICE BUILDING\20MS5357-ELECTRICAL_RCP.rvt

PERMIT SET
DATE: 1/31/2022
PROJECT NUMBER: 2122

PERMIT COPY
THIS SET OF APPROVED PLANS TO BE ON JOB SITE AT ALL TIMES

SHEET NO. **E1.00**

COPYRIGHT 2021 SMA, P.C.

SITE GENERAL NOTES

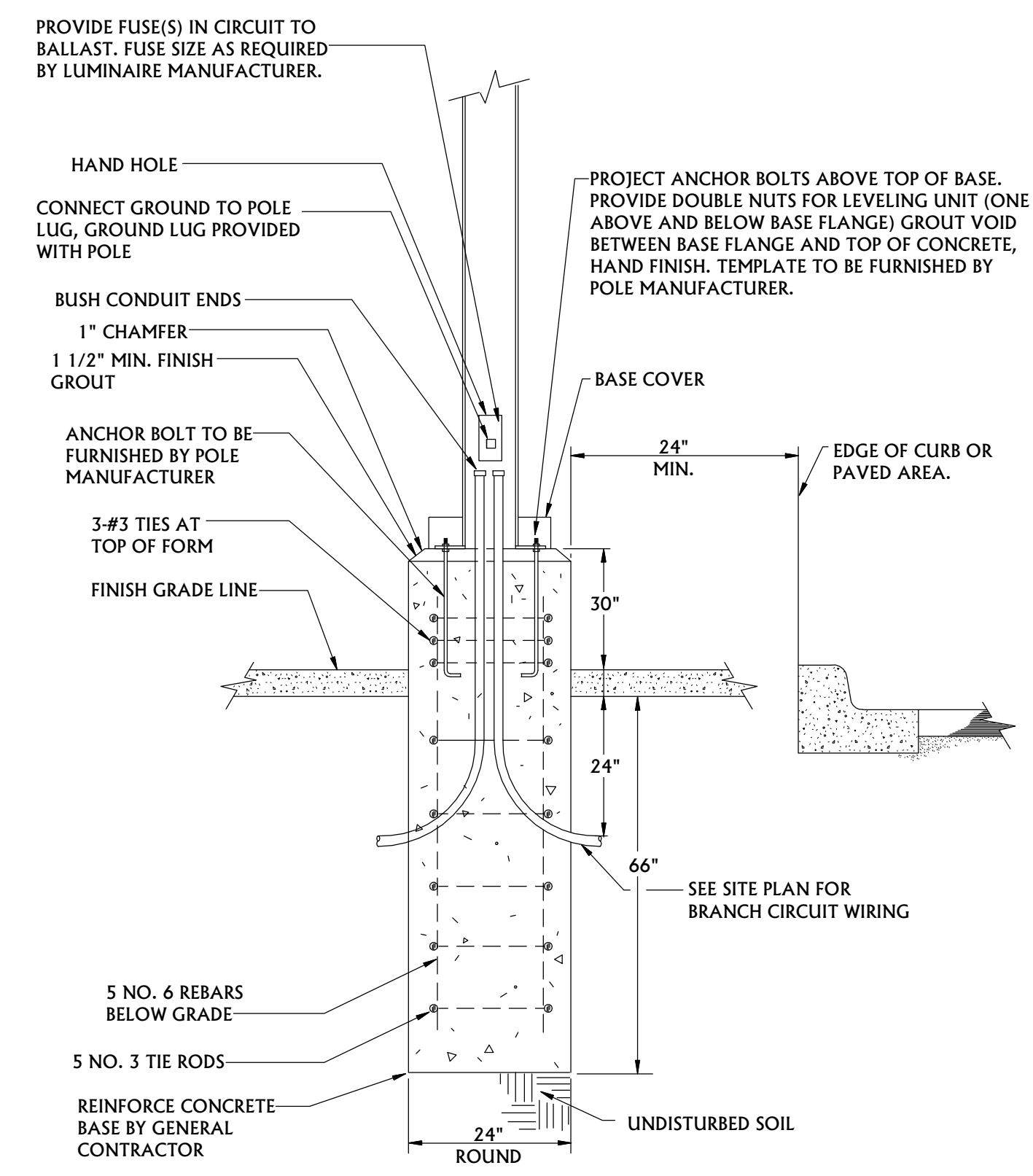
A	ALL COSTS FROM UTILITY COMPANIES (ELECTRIC, TELECOM) SHALL BE INCLUDED IN THE CONTRACTOR'S BID. COMPLY WITH ALL APPLICABLE UTILITY COMPANY STANDARDS FOR WORK PROVIDED OR INTERFACING WITH THE UTILITY COMPANIES DURING THIS PROJECT.
B	AN EFFORT HAS BEEN MADE TO DOCUMENT EXISTING DIVISION 26/27 UNDERGROUND UTILITIES. THESE UNDERGROUND UTILITIES ARE INDICATED IN A GENERAL LOCATION AND ARE NOT TO BE ASSUMED ACCURATE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFYING EXACT LOCATIONS AND TYPES OF ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL REROUTE, EXTEND, AND/OR REPLACE UTILITIES AWAY FROM BUILDING SITE AND ASSOCIATED PROJECT SITE ALTERNATION REQUIREMENTS. UTILITY EXTENSION, REPLACEMENT, ETC SHALL COMPLY WITH MATERIAL AND INSTALLATION REQUIREMENTS AS INDICATED IN CONTRACT DOCUMENTS.
C	COORDINATE TRENCHING FOR UTILITIES WITH CIVIL AND ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR CONSTRUCTION PHASING DIAGRAMS.
D	COORDINATE TRENCHING FOR UTILITIES WITH CIVIL AND ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR. REFERENCE CIVIL AND ARCHITECTURAL DRAWINGS FOR CONSTRUCTION PHASING DIAGRAMS.
E	EC TO PROVIDE ALL OPERATIONAL AND PERFORMANCE TESTING OF THE OWNER FURNISHED CONTRACTOR INSTALLED ENGINE/GENERATOR IN ACCORDANCE WITH THE ENGINE/GENERATOR MANUFACTURER'S REQUIREMENTS. EC TO PROVIDE ALL DIESEL FUEL REQUIRED TO COMPLETE THIS TESTING AND IN ADDITION SHALL FILL THE ABOVE GRADE DIESEL FUEL TANK HALF-FULL AFTER COMPLETION OF ALL TESTING.

ELECTRICAL KEYNOTES

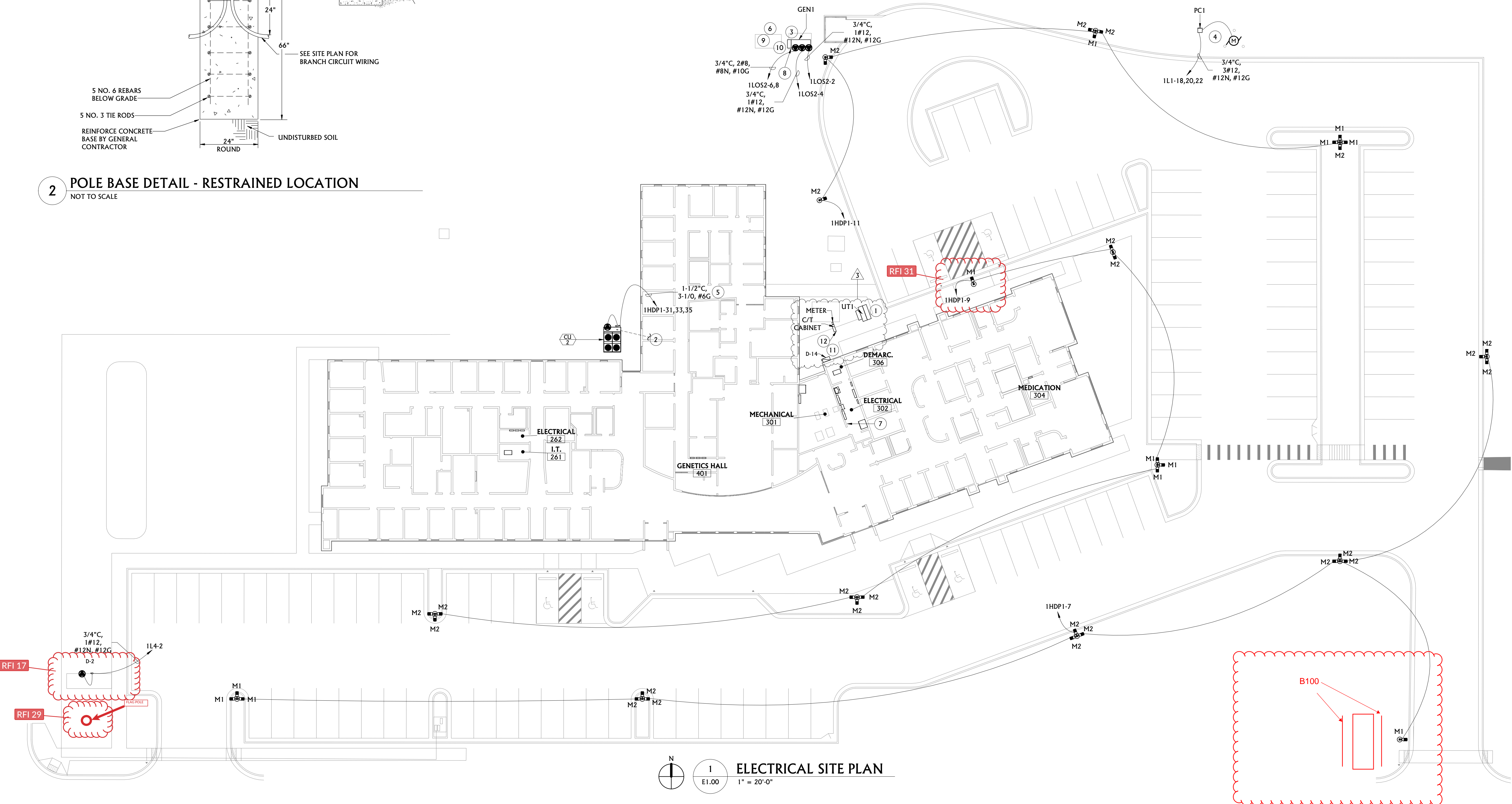
1	PAD-MOUNTED UTILITY TRANSFORMER PRIMARY CABLE AND TRANSFORMER BY UTILITY. CONCRETE PAD AND EMPTY 90 DEGREE CONDUIT SWEEPS PROVIDED BY CONTRACTOR. COORDINATE WITH UTILITY FOR PAD AND CONDUIT SIZES.
2	PROVIDE 1" CONDUIT UNDERGROUND FOR CONTROL WIRING. ROUTING CONDUIT ABOVE GROUND IS UNACCEPTABLE. COORDINATE WITH TC.
3	PROVIDE 4" DEPTH CONCRETE PAD FOR ENGINE/GENERATOR. MAKE PAD DIMENSIONS EQUAL TO THE ENGINE/GENERATOR ENCLOSURE LENGTH X WIDTH DIMENSIONS PLUS AN ADDITIONAL 12" AROUND ALL SIDES. COORDINATE AND COMPLY WITH ALL ENGINE/GENERATOR MANUFACTURER CONCRETE PAD REQUIREMENTS (FOLLOW TEMPLATE FOR EXACT UNDERGROUND CONDUIT STUB-UP LOCATIONS, ETC). REFERENCE SPECIFICATION SECTION 05300 FOR ADDITIONAL CONCRETE PAD REQUIREMENTS. FIELD COORDINATE ALL WORK WITH GC.
4	PROVIDE UNDERGROUND CONDUIT AND CONDUCTORS FOR POWER TO WELL PUMP CONTROLLER. ROUTE CONDUIT WITH, AND ABOVE, WELL PIPING TO BUILDING. EC TO INSTALL PUMP CONTROLLER FURNISHED BY WELL CONTRACTOR. PUMP CONTROLLER TO BE INSTALLED IN UNDERGROUND VAULT PROVIDED BY GC. PROVIDE POWER AND CONTROL CABLING FROM PUMP CONTROLLER TO PUMP. CONTROL CABLE SHALL BE SHIELDED. EC TO PROVIDE CONDUCTORS, CONDUIT, JUNCTION BOXES, ETC. TO MAKE INSTALLATION COMPLETE. COORDINATE ALL REQUIREMENTS WITH WELL CONTRACTOR PRIOR TO INSTALLING CONDUIT. SEE CIVIL PLANS FOR ADDITIONAL DETAILS.
5	PROVIDE UNDERGROUND CONDUIT AND CONDUCTORS. ROUTING ABOVE GROUND IS UNACCEPTABLE.

ELECTRICAL KEYNOTES

6	PROVIDE 4" DEPTH CONCRETE PAD FOR ABOVE GRADE DIESEL FUEL TANK FOR THE ENGINE/GENERATOR. MAKE PAD DIMENSIONS EQUAL TO THE ABOVE GRADE DIESEL FUEL TANK LENGTH X WIDTH DIMENSIONS PLUS AN ADDITIONAL 18" AROUND ALL SIDES. COORDINATE AND COMPLY WITH ALL TANK MANUFACTURER CONCRETE PAD REQUIREMENTS (FOLLOW TEMPLATE FOR EXACT UNDERGROUND CONDUIT STUB-UP LOCATIONS, ETC). REFERENCE SPECIFICATION SECTION 05300 FOR ADDITIONAL CONCRETE PAD REQUIREMENTS. FIELD COORDINATE ALL WORK WITH GC.
7	MOUNT OWNER FURNISHED CONTRACTOR INSTALLED GENERATOR ANNUNCIATOR PANEL (GAP) AT APPROXIMATE WALL LOCATION SHOWN.
8	PROVIDE (1) 1" SCH 40 PVC CONDUIT (WITH 1/2" MULE TAPE) FOR GENERATOR ANNUNCIATOR PANEL (GAP) CABLING WITH ROUTING AS SHOWN. INSTALL OWNER FURNISHED GAP COMMUNICATIONS CABLING AS REQUIRED FROM THE GENERATOR CONTROLLER TO THE GAP WITH ROUTING AS REQUIRED. FIELD COORDINATE WITH GC.
9	PROVIDE CONDUIT/CONDUCTORS AS REQUIRED FOR FUEL PUMPS ON ABOVE GRADE DIESEL FUEL TANK TO THE PANEL IN THE ENGINE/GENERATOR ENCLOSURE OR THE NEAREST OPTIONAL STANDBY PANELBOARD IN THE BUILDING. PROVIDE CONDUIT/CONDUCTORS AND BRANCH BREAKERS AS REQUIRED FOR A COMPLETE INSTALLATION. FIELD COORDINATE ALL WORK WITH GC.
10	PROVIDE (1) 1" SCH 40 PVC CONDUIT (WITH 1/2" MULE TAPE) FOR AUTOMATIC TRANSFER SWITCH (ATS) CONTROL CABLING WITH ROUTING AS SHOWN. PROVIDE AND INSTALL RS485 (2 WIRE) CABLE OR OTHER CONTROL CABLE AS REQUIRED FROM THE GENERATOR CONTROLLER TO THE ATS WITH ROUTING AS REQUIRED.
11	PROVIDE UNDERGROUND CONDUIT AND CONDUCTORS BETWEEN UTILITY TRANSFORMER, C/T CABINET, DISCONNECT SWITCH, AND SWITCHBOARD. ROUTING ABOVE GROUND IS UNACCEPTABLE.
12	PROVIDE STAND ALONE STRUCTURE FOR MOUNTING C/T CABINET AND METER. KEEP C/T CABINET AND METER AWAY FROM ROOF DRAIN DOWN SPOUT. COORDINATE CONCRETE FOOTINGS WITH G.C AS NECESSARY.



2 POLE BASE DETAIL - RESTRAINED LOCATION
NOT TO SCALE



1 ELECTRICAL SITE PLAN
1" = 20'-0"

- PHASE 1 SIGNAGE
- PHASE 2 SIGNAGE
- PHASE 3 SIGNAGE

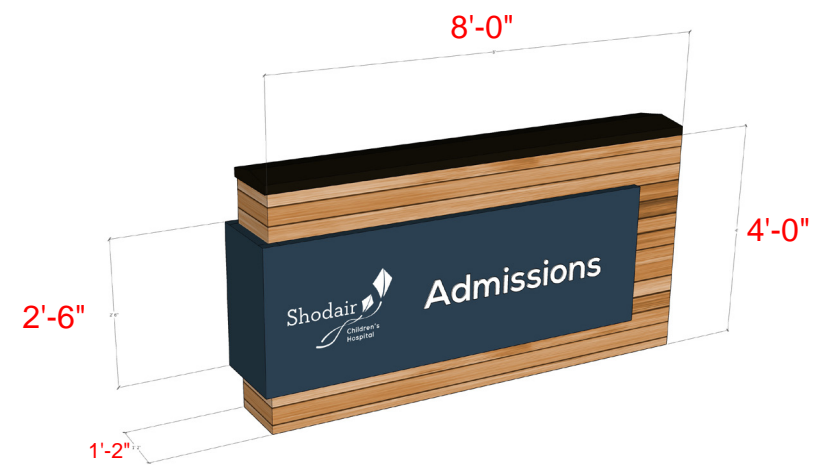


KEY

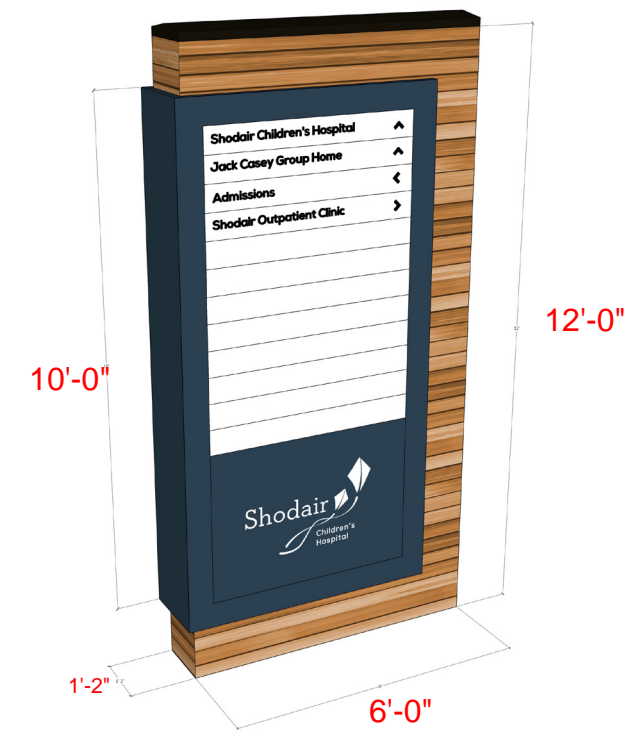
- — — — — Public Flow
- - - - - Admissions Flow
- ● ● ● ● Service Flow
- — — — — Delivery Flow
- M Freestanding Sign Location
- B Building Identification Sign
- D Directional Board Sign Location
- I Informational Sign Location
- F Future Directional Board Sign Location

1. Shop/Power/ Ropes
2. New Hospital & Gym
3. Shodair Medical Office Building Location
4. Grasslands Renovation
5. Existing Hospital Demo
6. Pool/Remaining Site

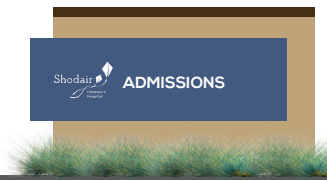
SHODAIR SIGNAGE DESIGN CONCEPTS



- Cast Aluminum Lettering (Coord. w/ Arch for lettering per location)



- Back-lit Removable Directional Signage Panels



MONUMENT SIGN | SECONDARY **M**



DIRECTIONAL SIGN | PRIMARY **D**

Shodair Typefaces

HEADINGS

Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo
Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz

NEUTRAFACE SLAB TEXT BOOK

- Reserved for the word Shodair

BODY

**Aa Bb Cc Dd Ee Ff Gg Hh Ii Jj Kk Ll Mm Nn Oo
Pp Qq Rr Ss Tt Uu Vv Ww Xx Yy Zz**

NEXA REGULAR / BOLD

- Used for Children's Hospital when in conjunction with Shodair
- Can be used as a Main Heading for text

Shodair Identity Marks & Symbols



SHODAIR CHILDREN'S HOSPITAL

For a complete graphic standards for logo, please refer to Shodair's current Brand Guidelines.

Shodair Colors & Finishes



Prairie Gold

Pantone: 7409 C
CMYK: 6/33/100/0



Alpen Glow

Pantone: 513 C
CMYK: 48/96/0/0



Summer Blue

Pantone: 7703 C
CMYK: 77/21/17/0



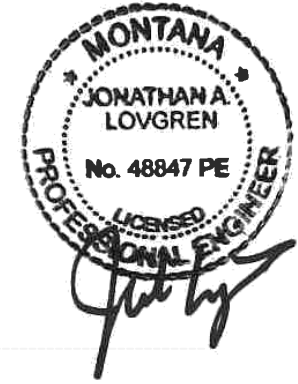
Red Clay

Pantone: 4012 C
CMYK: 7/93/100/1

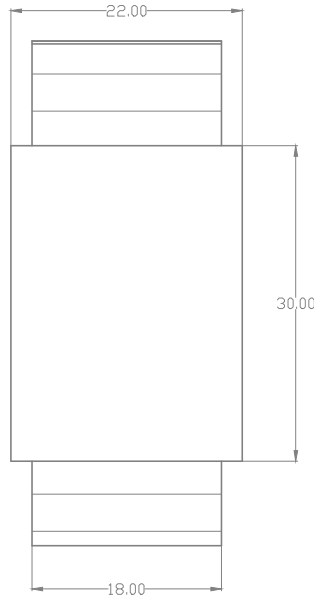
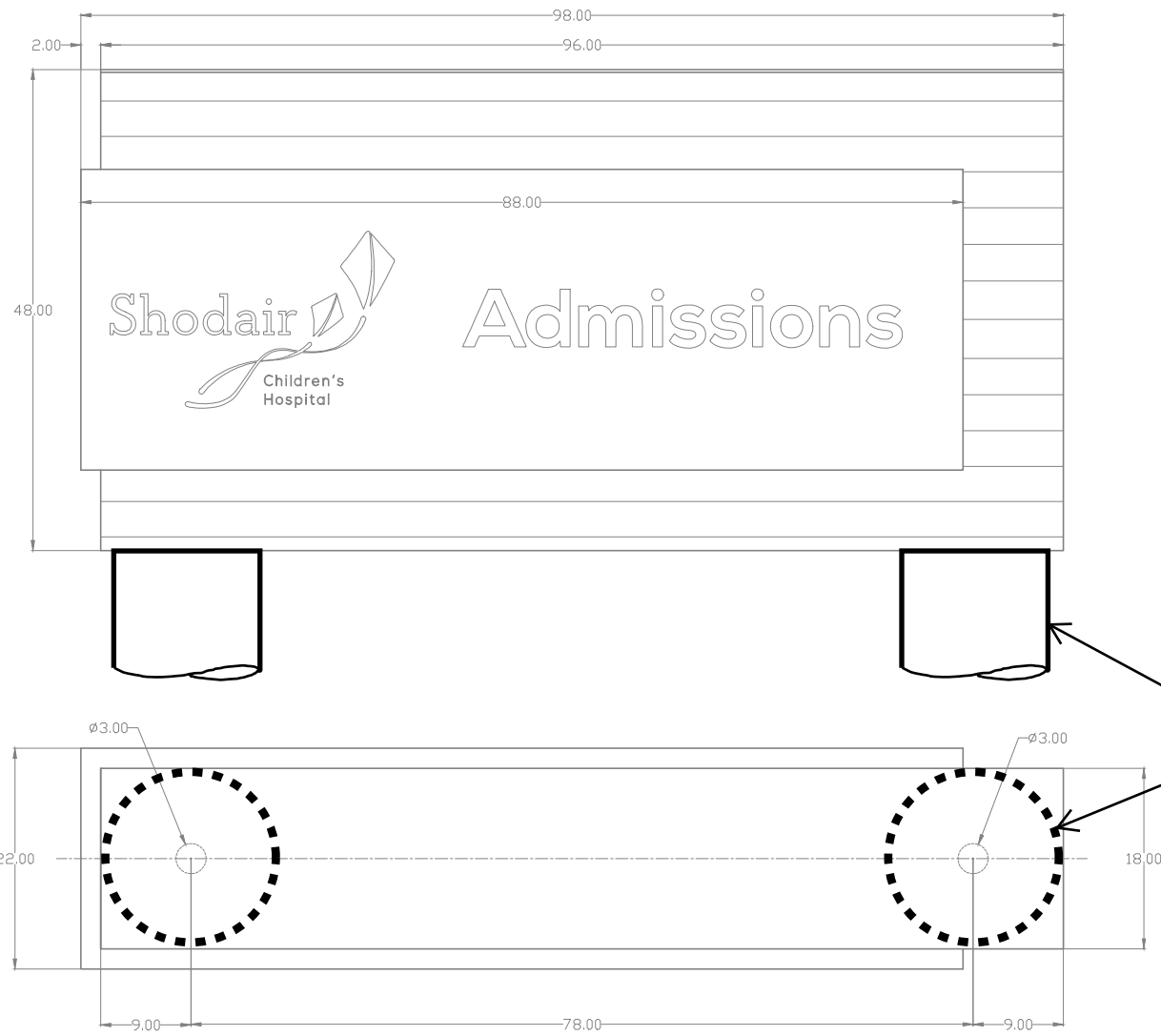


River Blue

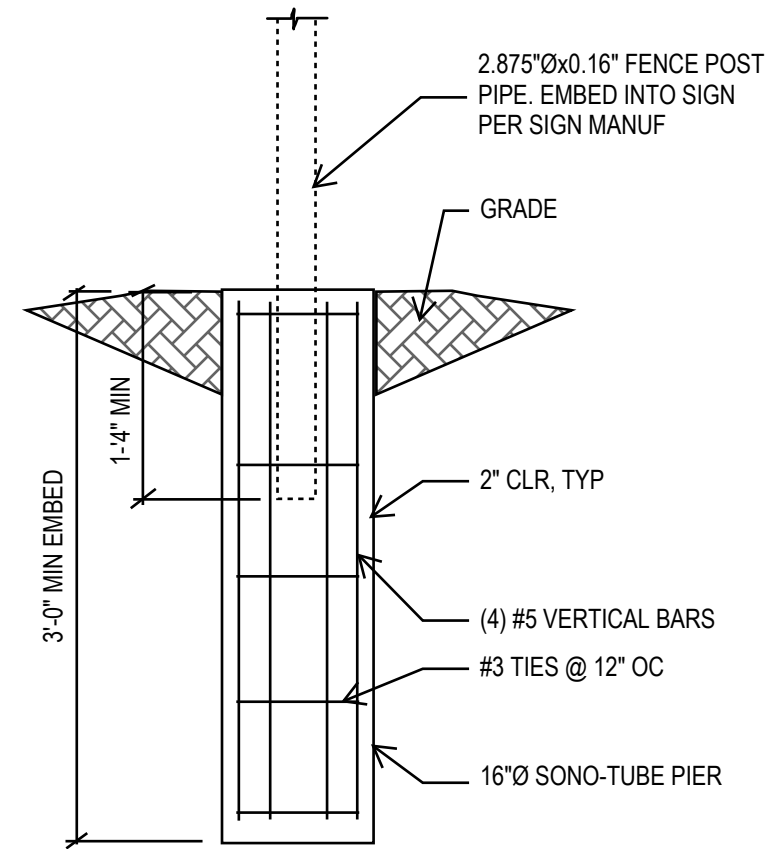
Pantone: 7685 C
CMYK: 81/65/30/11



PROJECT NO: 23151-0256
 DATE: 09/05/2023
 BY: JAL
 SHEET NO: S1.1



16"Ø SONO-TUBE FOUNDATION
 3'-0" EMBED INTO GRADE
 REINF W/ (4) #5 VERT &
 #3 TIES @ 12" OC



- NOTES:
 1. CONCRETE STRENGTH TO BE 4500-PSI W/ 5% +/- AIR. MAX W/C RATIO OF 0.5.
 2. ALL REINF TO BE GRADE 60.

A
S1.1 SIGN GEOMETRY (FOR REFERENCE ONLY - SIGN DESIGN BY OTHERS)

B
S1.1 TYPICAL FOUNDATION SECTION (2 PLACES)

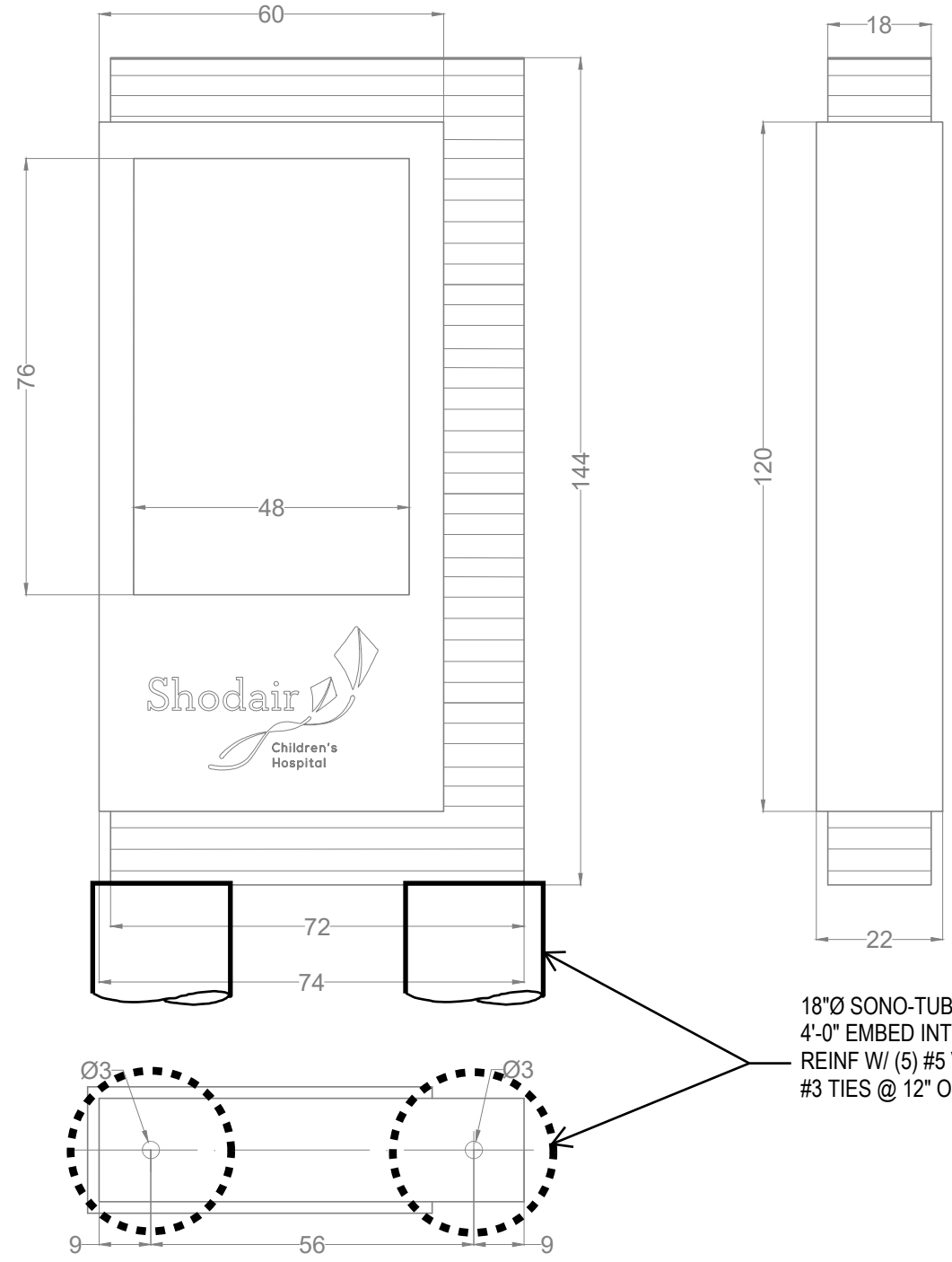
PROJECT NAME: SHODAIR CHILDRENS HOSPITAL - SIGN FOUNDATIONS
 DESCRIPTION: SECONDARY MONUMENT SIGN FOUNDATION

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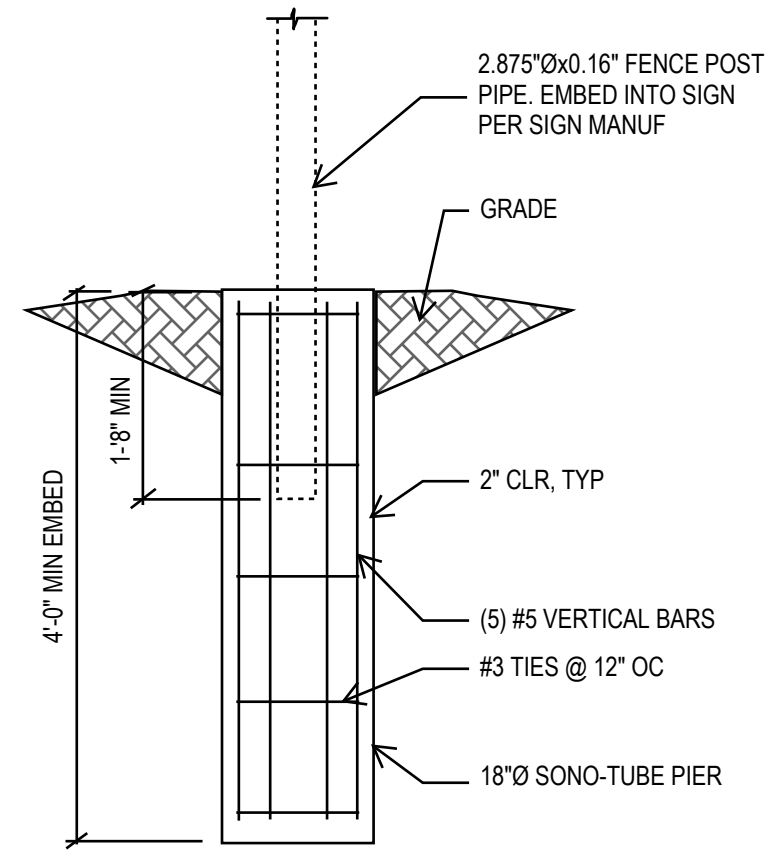




PROJECT NO:	23151-0256
DATE:	09/05/2023
BY:	JAL
SHEET NO:	S1.2



18"Ø SONO-TUBE FOUNDATION
 4'-0" EMBED INTO GRADE
 REINF W/ (5) #5 VERT &
 #3 TIES @ 12" OC



- NOTES:
1. CONCRETE STRENGTH TO BE 4500-PSI W/ 5% +/- AIR. MAX W/C RATIO OF 0.5.
 2. ALL REINF TO BE GRADE 60.

PROJECT NAME:
SHODAIR CHILDRENS HOSPITAL - SIGN FOUNDATIONS

DESCRIPTION:
DIRECTIONAL PYLON SIGN FOUNDATION

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A
 S1.2 SIGN GEOMETRY (FOR REFERENCE ONLY - SIGN DESIGN BY OTHERS)

B
 S1.2 TYPICAL FOUNDATION SECTION (2 PLACES)

Property Record Card

23165

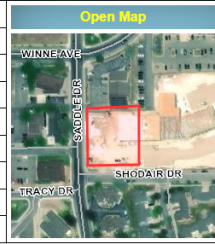
GO

05-1888-33-1-01-01-0000



General Information

Property Number	05-1888-33-1-01-01-0000
Assessment Code	0000023165
County	Lewis and Clark
Levy District	05-048701
Neighborhood	205.205 C
Situs Address	
Legal Description	HELENA MALL SUBDIVISION, S33, T10 N, R03 W, Lot 2, COS 476381/B
Owner Name	MONTANA CHILDRENS FOUNDATION
Property Last Updated	7/14/2023



Value History

Year	Market Value	Taxable Value
2021	\$232,880	\$4,401
2022	\$232,880	\$4,401
2023	\$3,085,723	\$58,320

Property Characteristics

Type	IMP_U - Improved Property - Urban
-------------	-----------------------------------

Property Record Card

2735%20Colonial%20DR%20A-C%20HELENA%20MT%2059601

GO

05-1888-33-1-02-03-0000

General Information

Property Number	05-1888-33-1-02-03-0000
Assessment Code	0000023167
County	Lewis and Clark
Levy District	05-048702
Neighborhood	205 205 C
Situs Address	2735 COLONIAL DR #A-C, HELENA, MT 59601
Legal Description	HELENA MALL SUBDIVISION, S33, T10 N, R03 W, Lot 3D-1A-1, AMENDED PLAT AMENDED LT 3D-1A, COS #3247572
Owner Name	MONTANA CHILDRENS HOME & HOSPITAL
Property Last Updated	7/14/2023



Exemptions

Year	Exemption Type	Exempt Land SQFT	Exempt Building SQFT
2023	Non-Profit Health Care	1,107,339	97,063

Value History

Year	Market Value	Taxable Value
2021	\$12,602,948	\$0
2022	\$32,139,838	\$369,247
2023	\$40,161,060	\$467,068

Property Characteristics

Type	EP_PART - Partial Exempt Property
-------------	-----------------------------------

Please Return To:
John F. Sullivan
40 West Lawrence, Suite A
P.O. Box 1166
Helena, MT 59624-1166

3247573 B: M47 P: 5827 DEED
08/26/2013 11:05 AM Pages: 1 of 2 Fees: 14.00
Paulette DeHart Clerk & Recorder, Lewis & Clark MT



QUIT CLAIM DEED

This Indenture is made this 20th day of August 2013, by and between **MONTANA CHILDREN'S HOME AND HOSPITAL**, a Montana non-profit corporation, hereinafter referred to as "GRANTOR," and **MONTANA CHILDREN'S HOME AND HOSPITAL**, a Montana non-profit corporation, hereinafter referred to as "GRANTEE."

Grantor, for value received does hereby convey, remise, release, and forever quit claim unto Grantee and its successors and assigns, all of Grantor's interest in the following described real estate situated in the County of Lewis and Clark, State of Montana, described herein as follows:

Lot 3D-1A-1 of the Helena Mall Subdivision, located in Section 33, Township 10 North, Range 3 West, PMM, Lewis & Clark County, Montana, as shown on the Amended Plat filed under document number 32475 T2.

To have and to hold, all and singular, the said premises, with the appurtenances, unto the Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused its named to be subscribed by its duly authorized official on the date first above written.

MONTANA CHILDREN'S HOME AND HOSPITAL

By: _____

JOHN P. CASEY

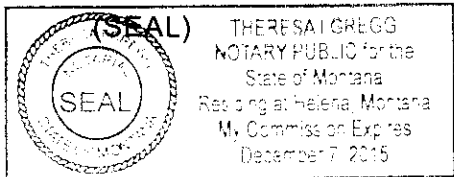
Its: **ADMINISTRATOR**

STATE OF MONTANA)
 : ss.
COUNTY OF LEWIS & CLARK)

On this 20 day of August 2013, before me, the undersigned, a Notary Public in and for the State of Montana, personally appeared **JOHN P. CASEY**, the **ADMINISTRATOR** of **MONTANA CHILDREN'S HOME AND HOSPITAL**, and acknowledged to me that he executed the foregoing Quit Claim Deed on behalf of Montana Children's Home and Hospital, and that he had full power and authority to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

Theresa G. Gregg
Notary Public for the State of Montana
Printed Name Theresa L. Gregg
Residing at Helena, Montana
My Commission expires 12/7/2015





Shopping Cart: 0 items [\$0.00]

New Search

Detail

Payoff

Help

Property Tax ID: 23167

Status: Current

Type: RE

Owner: MONTANA CHILDRENS HOME & HOSPITAL

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2023	27355	10/24/2023	\$396,685.16		\$0.00 \$0.00	
2022	26929	10/24/2022	\$368,351.14	11/10/2022 5/8/2023	\$184,517.13 \$183,834.01	
2021	27482	10/23/2021	\$67,974.85	11/18/2021 5/9/2022	\$33,987.43 \$33,987.42	
2020	28313	10/21/2020	\$67,049.06	11/9/2020 5/10/2021	\$33,524.53 \$33,524.53	
2019	28151	10/25/2019	\$67,049.06	11/25/2019 5/27/2020	\$33,524.53 \$33,524.53	
2018	21639	10/24/2018	\$43,212.42	11/27/2018 5/13/2019	\$21,606.22 \$21,606.20	
2017	18676	10/30/2017	\$32,967.66	11/27/2017 5/29/2018	\$16,483.84 \$16,483.82	
2016	17498	11/03/2016	\$28,976.52	11/25/2016 5/17/2017	\$14,488.27 \$14,488.25	
2015	16504	10/22/2015	\$26,016.27	11/27/2015 5/19/2016	\$13,008.14 \$13,008.13	
2014	16472	10/22/2014	\$25,259.21	11/20/2014 5/21/2015	\$12,629.61 \$12,629.60	
2013	22827	10/23/2013	\$24,967.55	11/22/2013 5/23/2014	\$12,483.78 \$12,483.77	
2012	24524	10/22/2012	\$24,466.03	11/16/2012 5/28/2013	\$12,233.02 \$12,233.01	
2011	21891	10/20/2011	\$23,368.02	11/23/2011 5/24/2012	\$11,684.02 \$11,684.00	
2010	26530	10/28/2010	\$22,929.51	12/13/2010 5/26/2011	\$11,464.76 \$11,464.75	
2009	21949	11/02/2009	\$20,660.95	12/12/2009 5/28/2010	\$10,330.48 \$10,330.47	
2008	32168	10/24/2008	\$20,316.73	11/28/2008 5/22/2009	\$10,158.37 \$10,158.36	
2007	3017597	10/25/2007	\$19,497.02	11/26/2007 5/23/2008	\$9,748.52 \$9,748.50	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/25/2023 12:10 AM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Shopping Cart: 0 items [\$0.00]

New Search

Detail

Payoff

Help

Property Tax ID: 23165

Status: Current

Type: RE

Owner: MONTANA CHILDRENS FOUNDATION

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2023	27354	10/24/2023	\$41,017.16		\$0.00 \$0.00	
2022	26928	10/24/2022	\$3,905.85	11/15/2022 5/8/2023	\$1,957.01 \$1,948.84	
2021	27481	10/23/2021	\$3,839.48	11/18/2021 5/9/2022	\$1,923.78 \$1,915.70	
2020	28312	10/21/2020	\$3,874.12	11/9/2020 5/10/2021	\$1,941.13 \$1,932.99	
2019	28150	10/25/2019	\$3,879.76	11/25/2019 5/27/2020	\$1,943.96 \$1,935.80	
2018	21638	10/24/2018	\$3,080.85	11/27/2018 5/28/2019	\$1,543.89 \$1,536.96	
2017	18675	10/30/2017	\$2,892.07	11/27/2017 5/14/2018	\$1,449.45 \$1,442.62	
2016	17497	11/03/2016	\$2,058.01	12/1/2016 12/1/2016	\$1,031.59 \$1,026.42	
2015	16503	10/22/2015	\$2,021.92	11/18/2015 11/18/2015	\$1,013.54 \$1,008.38	
2014	16471	10/22/2014	\$2,463.07	11/19/2014 11/19/2014	\$1,234.63 \$1,228.44	
2013	22825	10/23/2013	\$2,281.68	11/18/2013 11/18/2013	\$1,143.70 \$1,137.98	
2012	24522	10/22/2012	\$2,074.25	11/27/2012 11/27/2012	\$1,039.74 \$1,034.51	
2011	21889	10/20/2011	\$1,908.01	11/7/2011 11/7/2011	\$956.36 \$951.65	
2010	26528	10/28/2010	\$1,725.82	4/21/2011 4/21/2011	\$918.31 \$860.85	
2009	21947	11/02/2009	\$1,463.78	11/19/2009 11/19/2009	\$733.78 \$730.00	
2008	32166	10/24/2008	\$1,171.64	12/3/2008 12/3/2008	\$586.56 \$585.08	
2007	3017595	10/25/2007	\$1,156.95	11/20/2007 11/20/2007	\$580.43 \$576.52	

**** Paid Amount may include penalty & interest**

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/25/2023 12:10 AM.

Send Payments to:
Lewis & Clark County
316 North Park Ave; Room #113
Helena, Montana 59623

Phone: (406) 447-8329
Email: propertytax@lccountymt.gov



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Project Reviews

City of Helena

Project Number: ZBOA2310-004

Description: **Shodair**

Applied: **10/2/2023**

Approved:

Site Address: **2735 COLONIAL DR**

Closed:

Expired:

City, State Zip Code: **HELENA, MT 59601**

Status: **RECEIVED**

Applicant: **<NONE>**

Parent Project:

Owner: **MONTANA CHILDRENS HOME & HOSPITAL**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
10/12/2023	10/17/2023	10/26/2023	BUILDING	Kim Mack	APPROVED	
Notes:						
Full review will be completed for signs and foundation systems in compliance with building codes at time of permit submittal.						
10/12/2023		10/26/2023	CITY ATTORNEY	Attorney Bucket		
Notes:						
10/12/2023	10/18/2023	10/26/2023	ENGINEERING	Tyson Lesmeister	NO COMMENT	
Notes:						
10/12/2023	10/18/2023	10/26/2023	FIRE	Lou Antonick	APPROVED	
Notes:						
Full review will be completed for signs and foundation systems in compliance with the International Fire Code at the time of permit submittal.						
10/12/2023		10/26/2023	POLICE	Police Bucket		
Notes:						
10/12/2023	10/13/2023	10/26/2023	PUBLIC WORKS	JAMIE CLARK	NO COMMENT	
Notes:						
10/12/2023		10/26/2023	TRANSPORTATION SYSTEMS	Mark Young		
Notes:						

Project Reviews

City of Helena

Review Group: AUTO

10/2/2023		10/5/2023	DIRECTOR REVIEW	Christopher Brink		
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Notes: