

# STAFF REPORT

## 1150 Enterprise Drive Casino Expansion

### *Conditional Use Permit*

*Case# CUP2311-002*

Kyle Holland  
*Planner II*

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





City of  
**Helena**

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## Section 1 - Project Overview

The applicant, Town Pump Helena 4 RE2, LLC, are requesting a Conditional Use Permit for a Casino. The proposed Casino will be an expansion of the current Casino at 1150 Enterprise Drive and is legally described as:

A parcel of land located in the NE 1/4 NE 1/4 of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Helena, Montana, being further described as follows: Beginning at the NE corner of Section 19, thence S. 04°06'41" W., a distance of 832.98 feet to the NE corner of said tract and also the west R/W of Montana Avenue which is the true point of beginning; thence S. 00°43'00" E., 160.00 feet along the west R/W of Montana Ave.; thence N. 89°59'0" W., 250.00 feet along the North Side of Lots 6, 7, and 8 of the Hagler & Waddell Subdivision; thence N. 00°43'0" W., 160.00 feet along the east side of Lot 5 and along the property line of Circus Twin to the NW corner of said tract; thence S. 89°59'0" E., 250.00 feet along the south side of the Circus Twin property to the true point of beginning, as set out on the Certificate of Survey filed under Doc. No. 515623/T.

And

Lots 7 and 8 in Block 1 of HAGLER & WADELL SUBDIVISION to the City of Helena as shown of plat filed under Document No. 381310, records of Lewis and Clark County, Montana.

The proposed property is located in a B-2 Zoning district, with the adjacent zoning consisting of B-2, R-2, R-3, and CLM zoning districts are also located in the area.

## Section 2 - Staff Recommendation

Approval of a resolution granting a Conditional Use Permit to allow a Casino use in a B-2 Zoning District for property legally described as:

A parcel of land located in the NE 1/4 NE 1/4 of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Helena, Montana, being further described as follows: Beginning at the NE corner of Section 19, thence S. 04°06'41" W., a distance of 832.98 feet to the NE corner of said tract and also the west R/W of Montana Avenue which is the true point of beginning; thence S. 00°43'00" E., 160.00 feet along the west R/W of Montana Ave.; thence N. 89°59'0" W., 250.00 feet along the North Side of Lots 6, 7, and 8 of the Hagler & Waddell Subdivision; thence N. 00°43'0" W., 160.00 feet along the east side of Lot 5 and along the property line of Circus Twin to the NW corner of said tract; thence S. 89°59'0" E., 250.00 feet along the south side of the Circus Twin property to the true point of beginning, as set out on the Certificate of Survey filed under Doc. No. 515623/T.

And

Lots 7 and 8 in Block 1 of HAGLER & WADELL SUBDIVISION to the City of Helena as shown of plat filed under Document No. 381310, records of Lewis and Clark County, Montana,

With the following conditions:



1. Signs: No signs will be allowed on the west side of the building which faces a residential neighborhood. No “animated signs” as defined in Section 11-23-2 of the Helena City Code will be used as exterior signs. All signs will otherwise comply with the Helena City Code sign requirements.
2. Adoption and Use of Written Policy on Alcohol and Gaming: If any alcohol is sold on the premises and if gaming machines are utilized on the premises, the owner of the alcohol and gambling licenses will require adoption and use of a written policy dealing with the restriction of alcohol sales to minors and restrictions on gambling by minors, all in accordance with the applicable state and federal laws. The owner of the alcohol and gambling licenses will also require that its employees receive appropriate training regarding such policies.
3. Sidewalk Improvements: All sidewalks within the public right-of-way, including drive approaches, ADA ramps, and walkways, must be brought into compliance with ADA/PROWAG and City Engineering Standards prior to building occupancy.

### Section 3 - General Information

Application Date: November 13, 2023

Meeting Dates: Zoning Commission – January 9, 2024  
City Commission Public Hearing – Expected Date February 12, 2024

Applicant: Dan Sampson  
600 S Main St.  
Butte, MT 59602

Property Owner: Helena 4 RE2, LLC  
PO Box 6000  
Butte, MT 59702

Authorized Representative: Casne & Associates, Inc.  
PO Box 1123  
Helena, MT 59624

Legal Description: A parcel of land located in the NE 1/4 NE 1/4 of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Helena, Montana, being further described as follows:

Beginning at the NE corner of Section 19, thence S. 04°06’41” W., a distance of 832.98 feet to the NE corner of said tract and also the west R/W of Montana Avenue which is the true point of beginning; thence S. 00°43’00” E., 160.00 feet along the west R/W of Montana Ave.; thence N. 89°59’0” W., 250.00 feet along the North Side of Lots 6, 7, and 8 of the Hagler & Waddell Subdivision; thence N. 00°43’0” W., 160.00 feet along the east side of Lot 5 and along the property line of Circus Twin to the NW corner of said tract; thence S. 89°59’0” E., 250.00 feet along the south side of the Circus Twin property to the

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Lots 7 and 8 in Block 1 of HAGLER & WADELL SUBDIVISION to the City of Helena as shown of plat filed under Document No. 381310, records of Lewis and Clark County, Montana

General location: The property is generally located on the northwest corner of the intersection of Enterprise Drive and North Montana Avenue

Present Land Use: Casino, General Retail Sales, Vehicle Fuel Sales

Adjacent Land Uses: North: B-2 Zoning - Commercial  
South: B-2 Zoning - Commercial  
CLM Zoning - Commercial  
R-2 Zoning - Residential  
East: B-2 Zoning - Commercial  
West: R-3 Zoning - Residential  
R-4 Zoning - Residential

Current zoning: B-2

Tract/Property Size: Approximately 1.56 acres

2019 Growth Policy  
Land Use Designation(s): **Commercial** – Lands where the predominant use is the transaction of goods or services such as retail, office, restaurants, entertainment, etc.; such areas are usually near arterials or have good access to major streets. These properties are expected to have limited single-unit residential uses but may include high-density residential uses and residences associated with a commercial use.

## Section 4 - Public Process

- A. Conditional Use Permit applications are filed with the Community Development Department and any required fees must be paid upon submission of an application. The application will then be reviewed by City staff per City Code Section 11-3-2.
- B. The zoning commission shall hold a public hearing and make a recommendation to the city commission per City Code Section 11-3-6.
- D. The city commission shall pass a resolution approving the conditional use, which is effective upon the date of resolution. (Ord. 3097, 4-7-2008; amd. Ord. 3279, 1-13-2020)

This review process as defined by city code allows for public comment, staff review and vetting through city departments and appointed and elected boards or committees prior to approval. As part of this process, the Community Development Department sends the application materials to applicable departments for their review and comment. This leads to a full evaluation of potential impacts and helps determine how the proposed conditional use relates to the review criteria.

### Public Comment

An integral part of the review process are the conducting of public hearings and the solicitation of public comment. As of December 28, 2023, there have been no comments received regarding the proposed conditional use permit. Any comments received during and after the hearing conducted by the Zoning Commission will be attached to this report and presented to the City Commission for their review and final decision.

## Section 5 –Evaluation

The property at 1150 Enterprise currently has the land use of Casino. The applicant and property owner are requesting a Conditional Use Permit (CUP) to allow for an expansion of the Casino use into the portions of the building currently addressed as 2900 N Montana Avenue and currently occupied by the land uses of General Retail and Vehicle Fuel Sales (Town Pump Convenience Store). The 2900 N Montana Avenue address will be abandoned, and the expanded casino will continue to use the 1150 Enterprise Drive address.

The current casino will remain in operation during the building remodel, operating under the conditions of the new Conditional Use Permit.

Section 11-3-4 of the Helena Zoning Ordinance includes certain criteria that must be reviewed as part of the conditional use permit procedure.

*A. A conditional use permit may be granted by the city commission only upon a finding, supported by substantial credible evidence in the record that the following standards are met:*

- 1. The proposed conditional use, as conditioned, will not adversely impact the public health, safety, or general welfare.*
- 2. The proposed conditional use will not adversely impact or impair the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.*

*B. In considering whether sections §11-3-4(A)(1) and (A)(2) of this chapter have been met, the following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood:*

- 1. Location, character, and natural features of the subject property as it currently exists.*
- 2. Type and size of the proposed structure and improvements and their relative location on the subject property.*
- 3. Historical uses, established use patterns, and recent changes and trends in the neighborhood.*

4. *Conformity of the proposed use with the neighborhood plan, if one has been adopted.*
5. *Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation and parking.*
6. *Whether the use is consistent with the Helena Climate Change Action Plan.*
7. *Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*
8. *Hours of operation.*
9. *Noise.*
10. *Glare.*
11. *Odor.*
12. *Expressed public opinion related to factors identified above.*

*C. The above factors are weighed and evaluated depending on the circumstances of each case. Any one factor may be sufficient to find adverse impacts for the purposes of Section §11-3-4(A)(1) and (A)(2) justifying denial of the permit or placement of special conditions.*

#### EVALUATION

1. *Location, character, and natural features of the subject property as it currently exists.*

The subject property is generally located on the northwest corner of the intersection of Enterprise Drive and North Montana Avenue. The southern portion of the building presently in use by Lucky Lil's Casino and the northern portion is currently occupied by Town Pump.

This property lies along the commercial corridor of North Montana and is surrounded by other commercial activities. In 2023 construction began on a new Town Pump and with an additional casino on the parcel to the north of the property.

As this property is occupied by Town Pump, land use classification of "Vehicle Fuel Sales", the land is almost entirely impervious surface at this time.

2. *Type and size of the proposed structure and improvements and their relative location on the subject property.*

This will be a renovation of the existing structure, with minimal expansion to the footprint. The expansion of the building will be limited to a 50 square foot entry vestibule on the North end of the structure.

The exterior façade of the building will be updated to match current Town Pump design guidelines and signage design. Required site upgrades will include:

- ADA sidewalk improvements
- Landscaping to meet current City code
- New water lines for domestic and fire use
- Reconfigured parking and striping

3. *Historical uses, established use patterns, and recent changes and trends in the neighborhood*

The structure has been occupied by the current uses since 1998. In 2023 development

began on the new Town Pump convenience store and casino on the parcel to the north. North Montana is a high traffic commercial corridor and the development since the construction of this initial development of this property has reflected this commercial nature, however recent development in the B-2 district to the west of the property has included multi-family residential construction.

4. *Conformity of the proposed use with the neighborhood plan, if one has been adopted.*

This area of Helena does not have a neighborhood plan and development is instead guided by the 2019 Growth Policy, which designates this area as commercial. This proposed casino conforms with the expected uses of a commercial area, providing entertainment and other service-based land use activities.

5. *Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation and parking.*

With the removal of the convenience store activities on the property, there is an expected decrease in traffic levels. No new approaches will be constructed, and improvements will be limited to upgrades required to meet ADA and City of Helena requirements.

A shared access agreement has been drafted for use of the approach at the north end of the property by both this property and the Town Pump location to the north.

6. *Whether the use is consistent with the Helena Climate Change Action Plan.*

The use of an existing building with minor upgrades allows for minimal environmental impacts compared to the construction of a new structure. This will be further supported by the occupant with new low-flow water fixtures. Further water conservation will be practiced by the installation of landscape vegetation that requires minimal irrigation.

7. *Whether the proposal meets the zoning dimensional standards requirements for the zoning district without the need for a variance.*

The proposal, as presented, does not alter the structure in any manner which would require a variance.

8. *Hours of operation.*

Hours of operation will be 8:00 AM – 2:00 AM, which is consistent with the current use of the property.

9. *Noise.*

The expansion of the casino will not generate significant additional exterior noise. The traffic flow and associated noise on the parcel will be decreased with the removal of the convenience store and fuel pumps.

10. *Glare.*

New parking lot lighting will be installed with shielded flat lens lights to minimize issues of light trespass. The commercial buildings surrounding the property will further screen the property from the adjacent residential neighborhoods. Granting the conditional use permit with the recommended condition of restricting signs on the west side of the structure will further eliminate light trespass onto adjacent residential properties.

11. *Odor.*

Odors are expected to be minimal on the site. An existing smoking shelter will be replaced by an improved shelter in the same location. Odors due to fuel sales will be decreased on the property due to the relocation of the fuel pumps to the adjacent property. Odor impacts from the dumpster are expected to be minimal and no new dumpster location will be constructed for this property. The applicant has prepared a shared use agreement with the convenience store and casino to the north for the use of the existing dumpster.

12. *Expressed public opinion related to factors identified above.*

As of Wednesday, December 28, 2023 no public comments have been collected for this proposal.

## Section 6 - Staff Recommendation

The approval of this conditional use in the B-2 zoning district is consistent with the goals and objectives of the 2019 Growth Plan. Those goals are intended to guide City decision making and implement a citizen guided vision for the future of Helena.

**Staff Recommendation:**

**Approval of a resolution granting a Conditional Use Permit to allow a Casino use in a B-2 Zoning District for property legally described as:**

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**And**

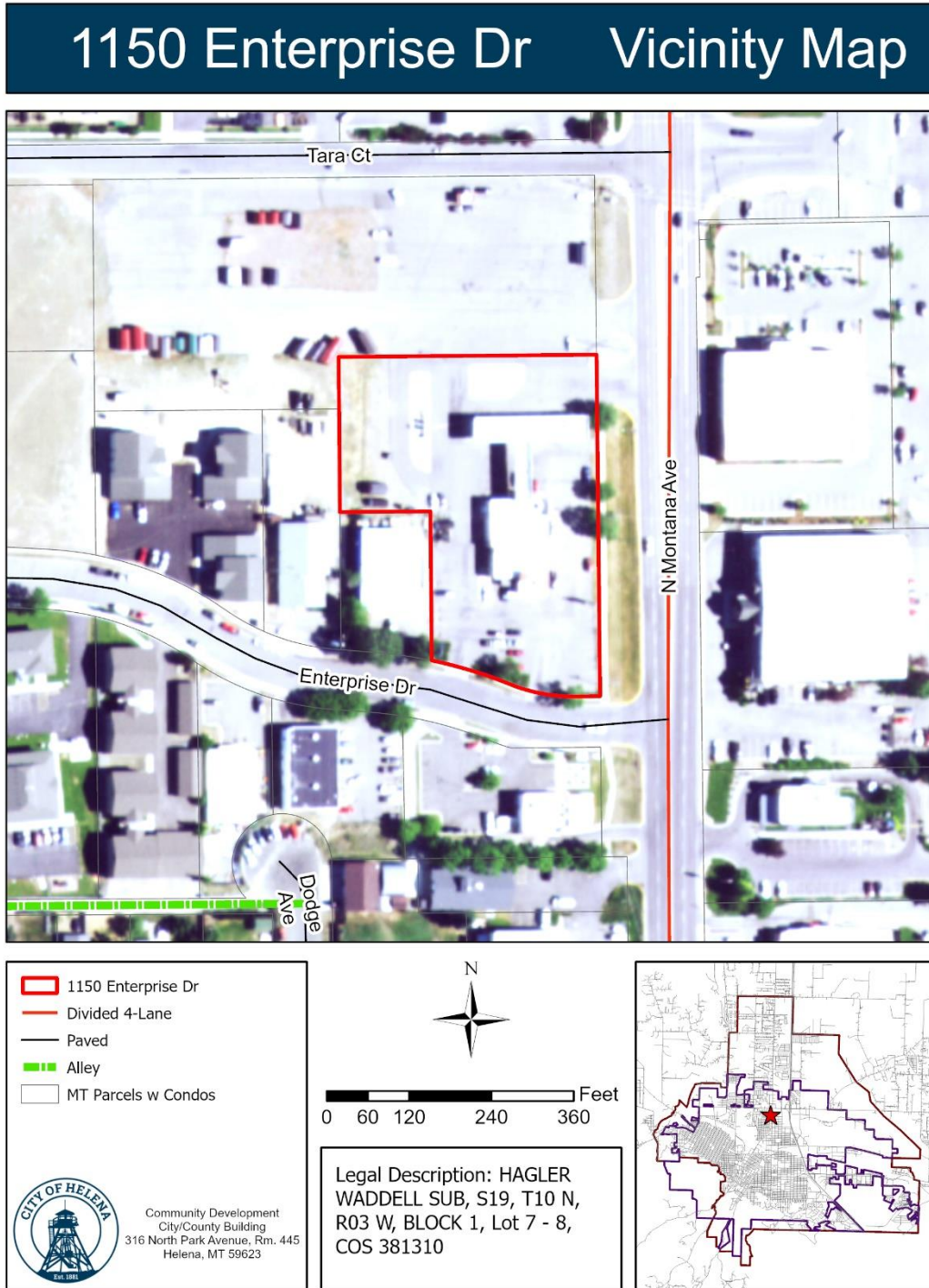
**Lots 7 and 8 in Block 1 of HAGLER & WADELL SUBDIVISION to the City of Helena as shown of plat filed under Document No. 381310, records of Lewis and Clark County, Montana,**

With the following conditions:

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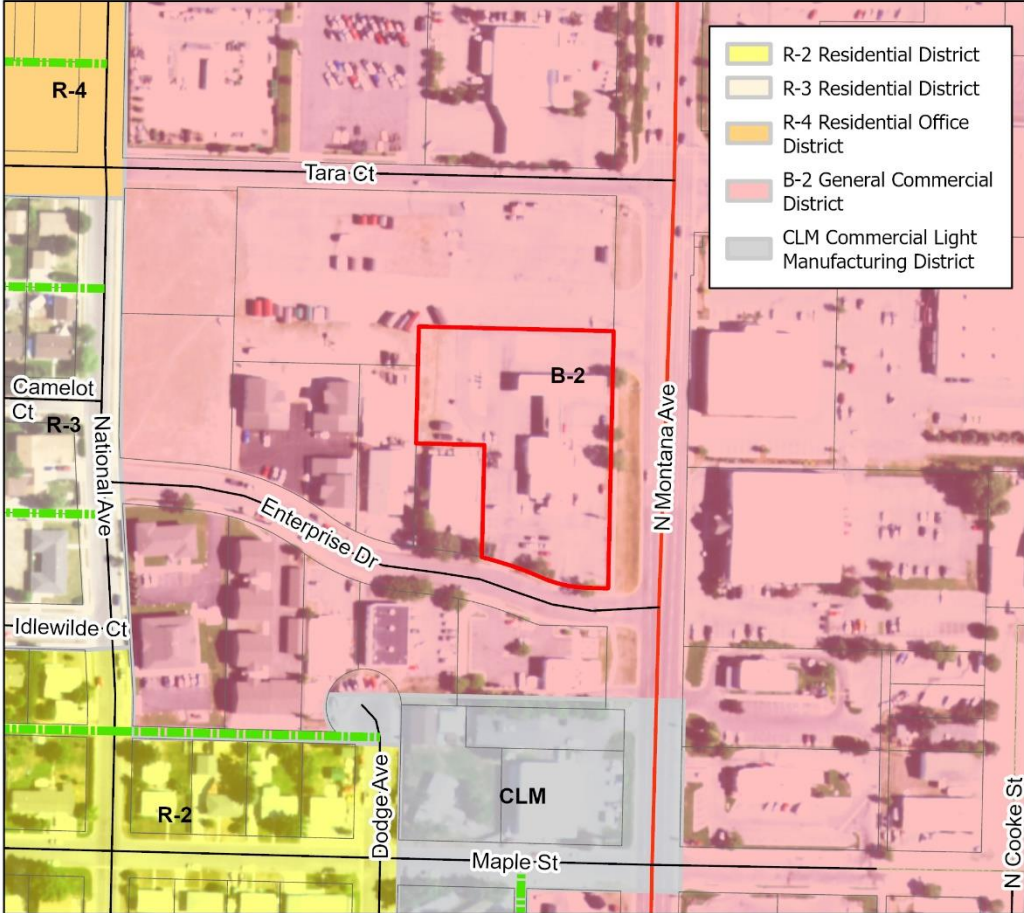


# Appendix A –Maps





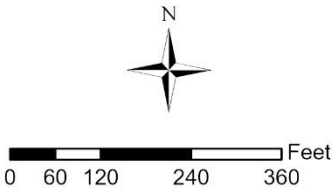
# 1150 Enterprise Dr Zoning Map



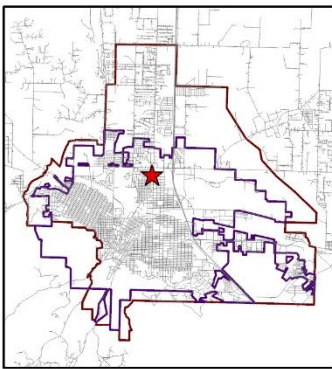
- 1150 Enterprise Dr
- Divided 4-Lane
- Paved
- Unpaved
- Alley
- MT Parcels w Condos



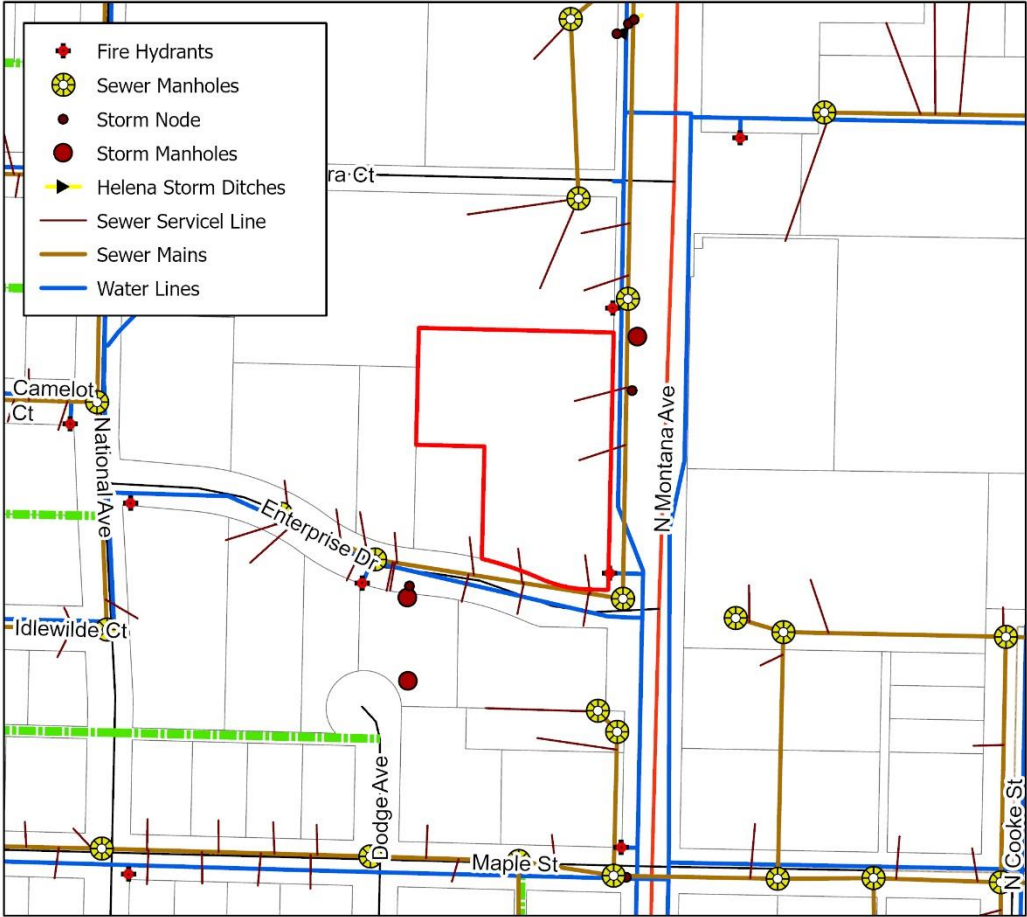
Community Development  
City/County Building  
316 North Park Avenue, Rm. 445  
Helena, MT 59623



Legal Description: HAGLER  
WADDELL SUB, S19, T10 N,  
R03 W, BLOCK 1, Lot 7 - 8,  
COS 381310



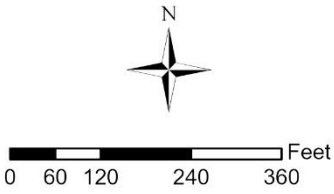
# 1150 Enterprise Dr Utility Map



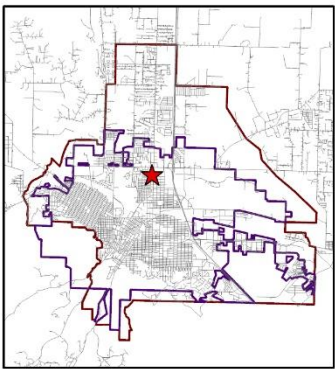
1150 Enterprise Dr  
 Divided 4-Lane  
 Paved  
 Unpaved  
 Alley  
 MT Parcels w Condos



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



**Legal Description: HAGLER  
 WADDELL SUB, S19, T10 N,  
 R03 W, BLOCK 1, Lot 7 - 8,  
 COS 381310**



## Appendix B – Comments



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](mailto:kholland@helenamt.gov)

[helenamt.gov](http://helenamt.gov)

**TO WHOM IT MAY CONCERN:** A land use change is 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 January 09, 2024 Zoning Commission public hearing to the City Planning Division, 316 North Park, Helena MT 59623.

**The Helena Zoning Commission will hold public hearings on Tuesday, January 9, 2024, at 6pm in person in the Commission Chambers, Rm 330, 316 N Park Ave, and via ZOOM at <https://zoom.us/j/92989300533>, Meeting ID: 929 8930 0533. Dial in at (346) 248-7799 or find your local Zoom phone number by going to <https://zoom.us/j/92989300533>. The application materials can be found on the City of Helena website at <https://www.helenamt.gov/Departments/Community-Development/Planning/Current-Projects>.**

**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:**

To consider a Resolution granting a Conditional Use Permit to allow a Casino use in the B-2 Zoning District for a property legally described as:

A parcel of land located in the NE 1/4 NE 1/4 of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Helena, Montana, being further described as follows:

Beginning at the NE corner of Section 19, thence S. 04°06'41" W., a distance of 832.98 feet to the NE corner of said tract and also the west R/W of Montana Avenue which is the true point of beginning; thence S. 00°43'00" E., 160.00 feet along the west R/W of Montana Ave.; thence N. 89°59'0" W., 250.00 feet along the North Side of Lots 6, 7, and 8 of the Hagler & Waddell Subdivision; thence N. 00°43'0" W., 160.00 feet along the east side of Lot 5 and along the property line of Circus Twin to the NW corner of said tract; thence S. 89°59'0" E., 250.00 feet along the south side of the Circus Twin property to the true point of beginning, as set out on the Certificate of Survey filed under Doc. No. 515623/T.

And

Lots 7 and 8 in Block 1 of HAGLER & WADELL SUBDIVISION to the City of Helena as shown of plat filed under Document No. 381310, records of Lewis and Clark County, Montana.

**ADDRESS:**

1150 Enterprise Drive, Helena, MT, located in a B-2 zoning district.

**GENERALLY LOCATED:**

The property is generally located on the northwest corner of the intersection of Enterprise Drive and North Montana Avenue.

If you have questions concerning the proposed change, please contact the City Planning Division of the Community Development Department at 447-8492.

Sincerely,

**Kyle Holland, Planner II**

Community Development Department

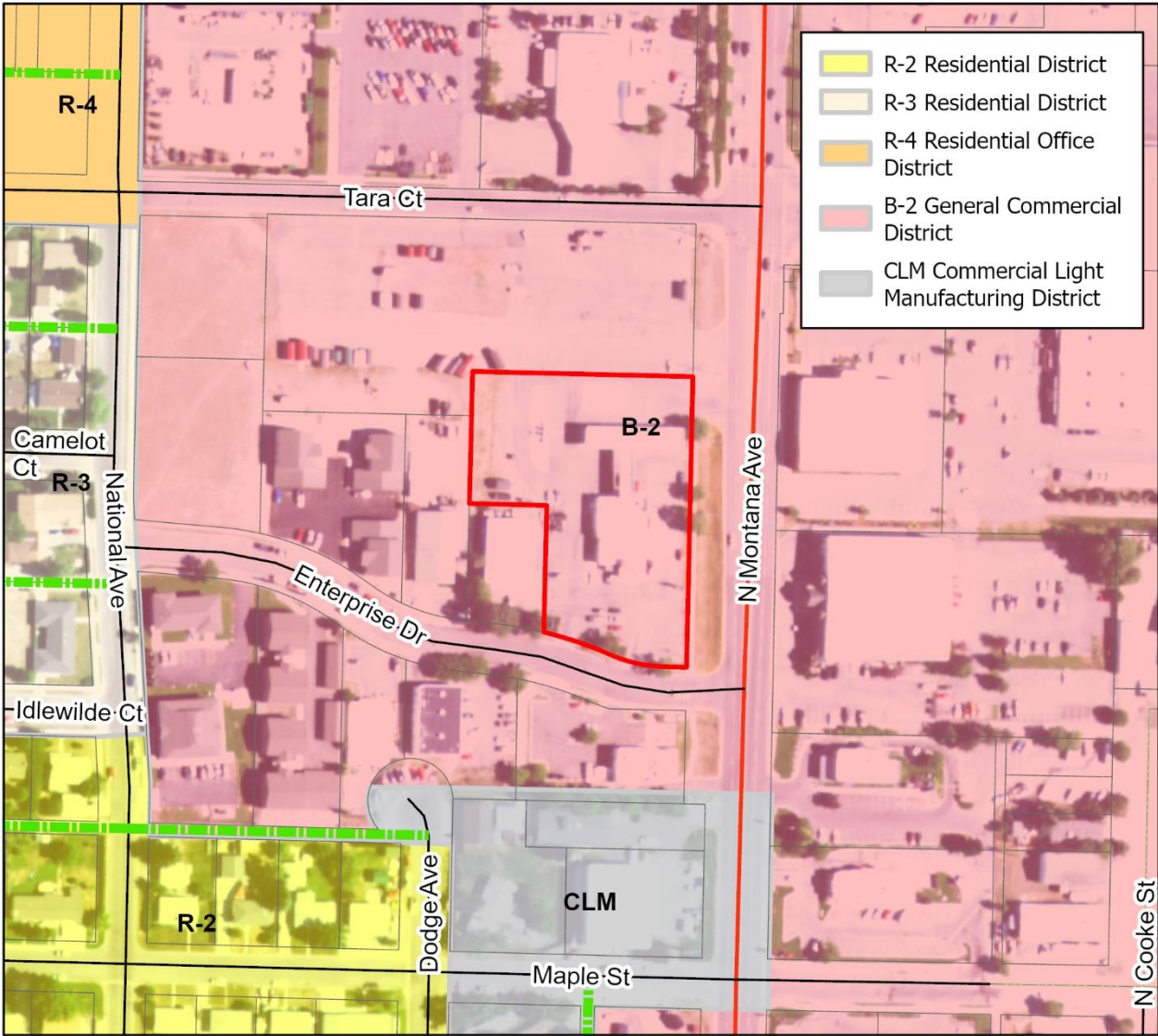
City-County Building

316 N. Park Ave, Rm 403

Helena, MT 59623



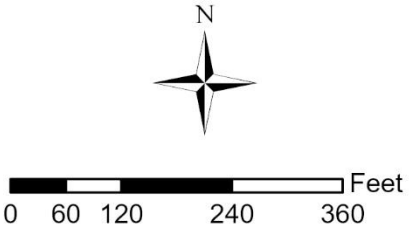
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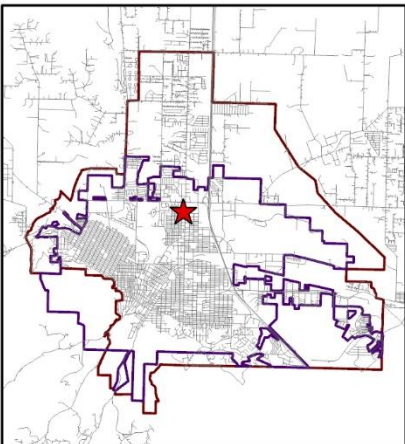
- 1150 Enterprise Dr
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Community Development  
 City/County Building  
 316 North Park Avenue, Rm. 445  
 Helena, MT 59623



Legal Description: HAGLER  
 WADDELL SUB, S19, T10 N,  
 R03 W, BLOCK 1, Lot 7 - 8,  
 COS 381310





# CONDITIONAL USE PERMIT/AMENDMENT APPLICATION

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

Date received:

## RECEIVED

NOV 13 2023

City Comm. Dev. Dept.

APPLICATION FEE: \$435.00  
(PAYABLE TO THE CITY OF HELENA)  
ALL FEES ARE NON-REFUNDABLE

**PROPERTY OWNER:** *Primary Contact?*

Name: Dan Sampson Primary Number: 4064976860  
Address: 600 S Main St., Butte, MT 59701 Other Phone: \_\_\_\_\_  
Email: dans@townpump.com

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

Name: Helena 4 RE2, LLC Primary Number: 4064976860  
Address: PO Box 6000, Butte, MT 59702 Other Phone: 4064976700  
Email: dans@townpump.com Company: Helena 4 RE2, LLC

**AUTHORIZED REPRESENTATIVE:** *Primary Contact?*

Name: Casne & Associates, Inc. Primary Number: 4064431656  
Address: PO Box 1123, Helena, MT 59624 Other Phone: \_\_\_\_\_  
Email: jason@casneinc.com Company: \_\_\_\_\_

**ADDRESS OF PROPERTY:** 1150 Enterprise Dr. Helena, MT 59601  
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS #) \_\_\_\_\_  
Lots 7 & 8, Block 1 of Hagler Waddell Sub. Located in NE1/4 of S19, T10N, R3W.

Current Zoning District B-2 General Commercial

Geocode 05-1888-19-1-30-30-0000

Provide a current deed & plat

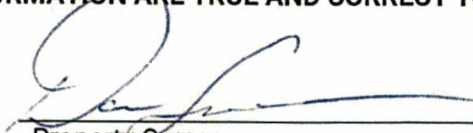
Are there other related Land Use Applications being submitted: Yes  No

Submit proof of current paid taxes



I HEREBY CERTIFY AND ACKNOWLEDGE THE STATEMENTS IN THIS APPLICATION AND ANY ATTACHED INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed:

  
Property Owner

Date:

11-8-23

Applicant:

(If different from Owner)

Date:

Please provide all the information requested in the Application Instructions. An incomplete application may delay the review of your request.

Are you requesting any variances with this application?  Yes  No

If yes, see Board of Adjustment application.

Have any variances or CUPs been previously given for this property?  Yes  No

If yes, provide a copy of the variance decision or CUP Resolution.

**Review Process and Criteria per 11-3-3 City Code:** The following completeness review is required for applications for conditional use permits:

- A. Within ten (10) working days of receipt of an application and required filing fee, the City shall review the submitted information to determine whether the application contains all the information required by this chapter. The application is complete if all the information required is provided, thereby forming the basis for an informed decision on the application. The City shall give written notice to the applicant of the determination as to whether or not the application is complete.
- B. If the City determines that information is missing from the application, the City will identify those elements in the notification. If the applicant fails to submit the missing information within five (5) working days of the notice of deficiency, the City may deny approval of the application.
- C. If the applicant corrects the deficiencies and resubmits the application within the time provided above, the City has ten (10) working days to notify the applicant whether the resubmitted application contains all the information required by this chapter.
- D. After a complete application has been filed, the City shall investigate the facts bearing on the application to assure that the action on the application is consistent with the intent and purpose of this Title and then give its recommendation to the Zoning and City Commission.

**A CONDITIONAL USE PERMIT IS EFFECTIVE UPON APPROVAL BY THE CITY COMMISSION AND AFTER ALL OF THE CONDITIONS FOR APPROVAL HAVE BEEN COMPLETED.**

**YOUR PROPOSAL MUST COMPLY WITH THE FOLLOWING:**

- Building and fire codes including required building and occupancy permits.
- Zoning Ordinance requirements including but not limited to: front, side and rear yard setbacks; maximum lot coverage; building height; landscaping; parking; screening; and signage.
- Sidewalks, curbs, and gutters; if deteriorated, repair or replacement may be required.



**APPLICATION INSTRUCTIONS:**

Please note: "N/A" is not an acceptable answer alone and requires an explanation if used.

All conditional use permit applications must include the following information per 11-3-2 CC:

- 1. Apply to the City on the appropriate forms and pay any required fees. The application must include the property owner's signature;
- 2. Type and extent of the proposed use (including hours of operation);
- 3. Site plan showing the proposed and current location of:
  - Pedestrian, vehicular, and bicycle ingress and egress to the property;
  - Parking and loading areas;
  - Landscaping and screening;
  - Solid waste collection areas;
  - Utilities;
  - Signs; and
  - Lighting;
- 4. Proposed storm water drainage plan;
- 5. Traffic impact study for any use that will generate more than two hundred (200) vehicle trips a day; *-N/A, SEE SUPPORTING INFO, #5.*
- 6. Vicinity map of the area showing the location of the property in relation to surrounding land and zoning in the immediate area, water and wastewater mains, other utilities, and city streets;
- 7. Planned modifications to the existing structure;
- 8. Preliminary architectural drawings for new construction with elevations that include building heights;
- 9. An evaluation of the impacts on the abutting properties and the neighborhood with respect to the factors identified in section 11-3-4B City Code. The evaluation must address any potential adverse impacts and how any such adverse impacts will be mitigated.
- 10. Expected time when the permitted conditional use will commence; and
- 11. Variances requested. *N/A. NO KNOWN REASONS FOR VARIANCE(S).*



**12. All applications for conditional use permits will be evaluated against the following criteria from 11-3-4 City Code:**

- The proposed conditional use, as conditioned, will not adversely impact public health, safety, or general welfare.
- The proposed conditional use, as conditioned, will not adversely impact the peaceful use of existing property or improvements in the vicinity and the zoning district in which the subject property is located.

The following factors must be considered in determining the impacts of the proposed conditional use on the abutting properties and the neighborhood. **Please provide an evaluation of the following using the above criteria on a separate page:**

- Location, character, and natural features of the subject property as it currently exists;
- Type and size of the proposed structure and improvements and their relative location on the subject property;
- Historical uses, established use patterns, and recent changes and trends in the neighborhood;
- Conformity of the proposed use with the neighborhood plan if one has been adopted;
- Current and proposed pedestrian, vehicular, and bicycle traffic including ingress and egress, circulation, and parking;
- Whether the use is consistent with the Helena Climate Change Action Plan;
- Whether the proposal meets the zoning dimensional standards requirements for the zoning District without the need for a variance;
- Hours of operation;
- Noise;
- Glare;
- Odor;

**Expressed public opinion related to factors identified above will be used in the evaluation of the proposed CUP.** It is recommended that the applicant contact neighbors to inform them of proposal and identify any concerns that the applicant may be able to address.

**IT IS THE POLICY OF THE CITY COMMISSION NOT TO ACT ON A PROPOSAL IF THE APPLICANT/ APPLICANT'S REPRESENTATIVE IS NOT PRESENT AT THE COMMISSION MEETING.** City Planning Staff represents the City; staff cannot answer questions for the applicant.

Per 1-4-12 City Code, the taxes and assessments on the applicant's property, which is the subject of the proposed action, must be paid or payment of said taxes and assessments must be made a condition of final approval of said action by the City Commission, with the taxes and assessments to be paid within fourteen (14) days after final passage.

**DATE:** 12-4-23  
**Project:** Helena #4 – Lucky Lil’s Remodel  
**Purpose:** Conditional Use Permit for Expansion to Casino Operations

### **SUPPORTING INFO. FOR C.U.P. APPLICATION**

1. Application to the City was made on the appropriate forms and an application fee of \$435.00 was paid.
2. Type and Extent of Proposed Use: Casino. Proposed use is for adult gaming. Existing building currently has a CUP. Reference is made to COH Resolution No. 11239 (see attached). With construction of the new Town Pump convenience store (located closer to Tara Ct.), the Applicant has decided to modify the use of the existing building (1150 Enterprise Dr). Current use is combined convenience store, fuel station, and casino. The proposed use is casino operations only. The proposed change requires a new CUP. Proposed hours of operation: 8am – 2am.
3. Prelim. Site Plan: See attached plan by Casne and Associates.
4. Prelim. Grading and Drainage Plan: See attached plan by Casne and Associates. There are no proposed changes to the existing surface flow paths. There is a net decrease in impervious area due to additional landscaping required for parking requirements.
5. Traffic Impact Study: N/A. Traffic use is significantly reduced with removal of the c-store and fuel station. Anticipated daily trips are anticipated to range between 125 and 150 vehicle trips per day, based on Applicant’s experience with similar operations in Helena.
6. Vicinity Map: See attached. Refer to attached site plan to see approx. location of other known utilities.
7. Summary of Planned Modifications to the Existing Structure:
  - a. Full remodel of existing 4366 S.F. c-store /casino into a new casino.
  - b. Reconfigure interior spaces and new interior finishes throughout.
  - c. Replacement of exterior finishes.
  - d. Roof replacement.
  - e. Addition of new entry vestibule on north side.
  - f. New domestic water line and new fire line (for fire protection purposes).
8. Prelim Architectural Plans: See attached plans by CWG Architects.
9. Evaluation of Impacts on the Abutting Properties: See next section below.
10. Anticipated conditional use to commence (occupancy permit): It’s anticipated that by Dec 2, 2024 the remodel would be complete. However, the existing casino and CUP are planned to remain in operation during the remodel.
11. There are no known reasons to request a variance at this time. The Applicant has had a pre-application meeting with City staff.

#### **Evaluation of potential impacts (from Proposed Conditional Use) to both abutting properties and the neighborhood:**

1. Location, character, and natural features: The site is located at the NW corner of N. Montana Avenue and Enterprise Way. Adjacent to the site are many commercial buildings including

Murdochs, Valley Bank, Town Pump Convenience Store, Town Pump fueling station, Lucky Lils Casino, Spas of Montana, and Eagle Electric. The character of the site would change by receiving exterior building improvements that would be a significant upgrade to the existing facility. The site would also receive ADA and parking upgrades, as well as landscaping improvements. The current site is nearly 100% impervious surfacing (roof, concrete, asphalt).

2. The proposed casino would be housed inside the existing building and would be expanded to the area that is currently consumed by the convenience store. The current building footprint is approximately 4,400sf. The proposed casino would fully occupy this same area and add a vestibule (50sf) to the north side of the building. The attached site plan shows where the building currently sits on the property. Proposed site improvements are minor and are limited to ADA sidewalk improvements and upgrades, landscaping improvements, new domestic water line, new fire water line, and reconfigured parking lot striping.
3. This site has provided casino operations for 25 years. The established use pattern has remained the same for many years. Customers visit this location for casino use, convenience store use, and fueling station use. Most recently, the adjacent site to the north has been developed as a new Town Pump convenience store, casino, and fueling station. We are not aware of any other recent changes or trends in the neighborhood. N. Montana Avenue is high traffic, very busy, and highly used by Helena residents. Development and redevelopment adjacent to N. Montana Avenue is very desirable.
4. We are not aware of a neighborhood plan. If one exists, we assume that the proposed use is consistent as a casino operation currently exists on this property and has so for 25 years.
5. Given the major decrease in daily traffic that would result from this change in use, a Traffic Impact Study was not performed. It is noted that a detailed TIS was performed for the new Town Pump facility located to the north, on the adjacent parcel. The site has both boulevards and sidewalk on the property lines adjacent to City and MDT right of way. From Enterprise, there are two approaches that leads to the parking lot. From North Montana Ave, there is a brand-new shared approach that leads to the parking lot.
6. Helena Climate Change Policy: We do not see statements in the 2009 Plan that are directly related to actions that new businesses should/must adhere to. The following items are proposed design elements that appear to be in-line with City of Helena's Climate Action Plan:
  - a. Minimize live vegetative cover that requires landscape irrigation (water). This is a water conservation technique.
  - b. Remove all existing plumbing fixtures and replace with new, low-flow fixtures (i.e. Toilets, Urinals, Faucets). Again, this is a water conservation technique.
  - c. Minimize site disturbance and decrease impervious area are both approved LID techniques. Water quality treatment at Davis Regional Ponds already fully captures and treats the ½" water quality storm event. The proposed building remodel improvements do not change any of the existing storm water flow paths.
7. A variance is not needed for the zoning dimensional standard rqt.
8. Proposed hours of operation: 8am – 2am.
9. The proposed noise from additional gaming in the casino would not increase external noise. External noise would be greatly reduced with removal of the high-traffic convenience store and fuel station pumps.

10. Glare: Glare is anticipated to substantially decrease due to much less traffic. The site is surrounded by commercial property and does not share any property lines or corners with residential use. To the east is a major roadway, North Montana Ave. New parking lot lighting will be LED lighting with cutoff shielding, with all lighting facing downward. The shielding will prevent the light from traveling behind the fixture and spilling onto neighboring parcels/properties. Additionally, the style of lighting used, maximizes the forward light, which reduces glare and maintains controlled distribution of the light path. Because these LED fixtures are a “flat lens” fixture rather than a drop lens fixture, there is virtually no glare visible from neighboring properties or distances more than a few feet away from the fixture. The proposed lighting is a safety improvement. Given the commercial nature of this area (Murdochs, McDonalds, Valley Bank, Dairy Queen, Spas of Montana, Enterprise Laundry) there is already significant traffic that uses Enterprise Way to access these businesses. North Montana Ave. is already heavily travelled and is almost fully developed with adjacent commercial businesses and parking lots. Lastly, the existing residential structures located west of Eagle Electric would continue to see no glare from this site as the Spas of MT building and Eagle Electric building serve as buffers/screening.
11. Odor: Odor is expected to be normal for this type of establishment and will be an improvement with removal of the fuel dispenser island where fuel odors can temporarily linger. The current building has a smoking shelter on the south side of the building. The proposed remodel includes a new and improved smoking shelter located in the same location. While cigarette smoke may temporarily linger near the smoking shelter, I believe it would be impossible for cigarette smoke odor to carry beyond any property boundary. The nearest residential (apartment building) is more than 250ft from the smoking shelter. The proposed dumpster location is the dumpster enclosure that was permitted for Town Pump’s adjacent property (Helena #8). This will be a shared dumpster. This enclosure is 110’ from the building. The casino is expected to produce very little physical waste.
12. We are currently not aware of any expressed public opinion related to the factors above for this proposed conditional approved use.

**Attachments: Signed Application and Fee**

**Current CUP**

**Current Deed and Plat**

**Proof of Current Taxes Paid**

**Prelim. Site Plan**

**Prelim. Drainage Plan**

**Vicinity Map**

**Prelim Architectural Plans**



RESOLUTION NO. 11239**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW A  
GAMBLING ESTABLISHMENT TO BE LOCATED IN A  
B-2 DISTRICT IN THE CITY OF HELENA, MONTANA**

WHEREAS, the Helena City Commission has before it a request to grant a conditional use permit to allow a gambling establishment to be located in a B-2 (General Commercial) District on property described as Lots 7 and 8 in Block 1 of the Hagler and Waddell Subdivision; generally located on the north side of Enterprise Drive west of Montana Avenue in Helena, Lewis and Clark County, Montana, with a property address of 1150 Enterprise Drive; and

WHEREAS, the Helena City Commission finds as follows:

1. That the proposed conditional use conforms generally with the objectives of the Comprehensive Plan.
2. That the proposed use will not adversely affect nearby properties or their occupants by:
  - (a) Measurably and substantially reducing the value or marketability of such properties;
  - (b) Substantially increasing traffic, noise, glare, or odor on or adjacent to such properties;
  - (c) Substantially reducing or impairing the full enjoyment of such properties for the uses or purposes to which the same are presently put;
  - (d) Causing or increasing the likelihood of danger or peril from crime, fire, or other hazard to the public health, safety or welfare; or
  - (e) Causing any other quantifiable or demonstrable impact of substantial magnitude.
3. That the proposed use will meet all of the overall density, coverage, yard, and/or other applicable regulations of the district in which it is to be located.
4. That the proposal will not have any additional requirements as identified by Section 11-21-3(B) (relating to ingress and egress, parking areas, dumpster location, utilities, landscaping and screening, and signs and lighting).
5. That public hearings have been held by the Zoning

Commission and the City Commission after required legal notices have been given, and the public has been given an opportunity to be heard on the matter.

**WHEREAS**, the Zoning Commission of the City of Helena, Montana, after holding a regularly scheduled public hearing on said conditional use permit application, on February 17, 1998, recommended that the Helena City Commission **approve** the above-described conditional use permit, subject to several conditions; and

**WHEREAS**, a public hearing was held on this matter at the regular City Commission meeting on April 20, 1998.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:**

**Section 1.** That a conditional use permit is hereby granted allowing a gambling establishment to be located in a B-2 (General Commercial) District on property described as Lots 7 and 8 in Block 1 of the Hagler and Waddell Subdivision; generally located on the north side of Enterprise Drive west of Montana Avenue in Helena, Lewis and Clark County, Montana, with a property address of 1150 Enterprise Drive.

**Section 2.** That said conditional use permit is subject to the following conditions:

1. **Site Plan Revisions:** Prior to receiving an occupancy permit for the gambling establishment, the site plan shall be revised to:

- A. Show location and type of exterior lighting;
- B. Show dumpster location; and
- C. Show location of accessible parking spaces for persons with disabilities.

2. **Permits:** The applicant shall obtain the following permits:

- A. A building permit prior to erecting any signs other than changes to sign faces;
- B. A building permit prior to starting interior remodeling; and
- C. An occupancy permit within one (1) year.

3. **Boulevard:** The applicant shall install a boulevard sidewalk with appropriate boulevard landscaping on the east side of the property within one (1) year.

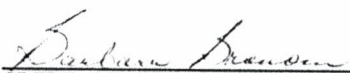
4. **Signs:** No signs will be allowed on the west side of the building which faces a residential neighborhood. No "animated signs" as defined in Section 11-23-2 of the Helena City Code will be used as exterior signs. All signs will otherwise comply with Helena City Code sign requirements.

5. **Adoption and Use of Written Policy on Alcohol and Gaming:** If any alcohol is sold on the premises and if gaming machines are utilized on the premises, the owner of the alcohol and gambling licenses will require adoption and use of a written policy dealing with the restriction of alcohol sales to minors and restrictions on gambling by minors, all in accordance with applicable state and federal laws. The owner of the alcohol and gambling licenses will also require that its employees receive receive appropriate training regarding such policies.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 20th DAY OF APRIL, 1998.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CLERK OF THE COMMISSION



AFTER RECORDING RETURN TO:

Daniel D. Manson  
600 S. Main Street  
Butte, MT 59701

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made the 31<sup>st</sup> day of December, 2020, between ROCKER HOLDINGS LLC, a Montana Limited Liability Company (the "GRANTOR"), and HELENA 4 RE2 LLC, a Montana Limited Liability Company, whose address is 600 S. Main Street, Butte, MT 59701 (the "GRANTEE"),

WITNESSETH:

That the GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby transfer and convey unto the GRANTEE, and to the successors and assigns of GRANTEE, forever, all of GRANTOR'S right, title and interest in and to the following real property, situated in Lewis and Clark County, State of Montana, to-wit:

**A parcel of land located in the NE ¼ NE ¼ of Section 19, Township 10 North, Range 3 West, Lewis and Clark County, Helena, Montana, being further described as follows:**

**Beginning at the NE corner of Section 19, thence S. 04° 06'41" W., a distance of 832.98 feet to the NE corner of said tract and also the west R/W of Montana Avenue which is the true point of beginning; thence S. 00°43'00" E., 160.00 feet along the west R/W of Montana Ave.; thence N. 89°59'0" W., 250.00 feet along the North side of Lots 6, 7, and 8 of the Hagler & Waddell Subdivision; thence N. 00°43'0" W., 160.00 feet along the east side of Lot 5 and along the property line of Circus Twin to the NW corner of said tract; thence S. 89°59'0" E., 250.00 feet along the south side of the Circus Twin property to the true point of beginning, as set out on the Certificate of**

1

3370402 B: M58 P: 4793 DEED  
01/07/2021 10:53 AM Pages: 1 of 3 Fees: 21.00  
Amy Reeves Clerk & Recorder, Lewis & Clark MT





Survey filed under Doc. No. 515623/T.

AND

Lots 7 and 8 in Block 1 of HAGLER & WADELL  
SUBDIVISION to the City of Helena as shown of plat filed  
under Document No. 381310, records of Lewis and Clark  
County, Montana.

Deed Ref.'s: Book M20, Page 1086; Book M20, Page 1809.

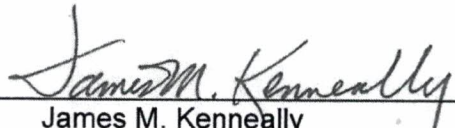
Together with all the tenements, hereditaments, and appurtenances thereto  
belonging, and the reversions, remainders, rents, issues and profits thereof; and also all  
the estate, right, title, interest, property, possession, claim and demand whatsoever as  
well in law as in equity, of the GRANTOR, of, in or to the premises and every part and  
parcel thereof.

To have and to hold, all and singular, the premises, with the appurtenances, unto  
the GRANTEE, and to GRANTEE's the successors and assigns, forever.

GRANTOR will forever warrant and defend all right, title and interest in and to the  
premises and the quiet and peaceful possession thereof unto the GRANTEE against all  
acts and deeds of the GRANTOR and any person who may lawfully claim the premises  
by, through or under the GRANTOR, excepting from these warranties all restrictions,  
reservations, easement and/or encumbrances of record, and any visible easements or  
encroachments, and any taxes or assessments for 2020 and subsequent years.

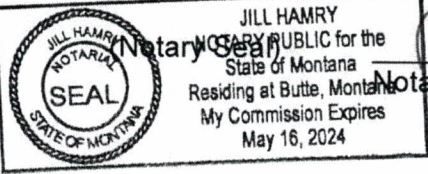
IN WITNESS WHEREOF, the GRANTOR has executed this instrument the day  
and year first above written.

ROCKER HOLDINGS LLC

By   
James M. Kenneally  
Manager

STATE OF MONTANA    )  
                                      : ss.  
County of Silver Bow    )

This instrument was acknowledged before me on this 31<sup>st</sup> day of December, 2020,  
by James M. Kenneally as Manager of ROCKER HOLDINGS LLC.

 *Jill Hamry*  
Notary Public

2267

CERTIFICATE OF APPROVAL  
STATE OF MONTANA  
COUNTY OF LEWIS AND CLARK

We, the undersigned, hereby certify that we have examined this subdivision plat and find it to conform with the requirements of the laws of the State of Montana, and we hereby certify that the same are correct and that we have no objections to the same. We have also examined the additions and plat, and hereby certify that the same are correct and that we have no objections to the same. We have also examined the plat and hereby certify that the same are correct and that we have no objections to the same.

Notary Public for the State of Montana  
My Commission Expires 12/17/18

Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.  
I, Susan S. Marinella, City Clerk, City of Helena, do hereby certify that this plat is correct and that the same are correct and that we have no objections to the same.

Notary Public for the State of Montana  
My Commission Expires 12/17/18

Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.

Notary Public for the State of Montana  
My Commission Expires 12/17/18

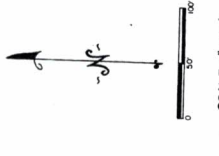
Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.

381510  
381310  
COUNTY OF LEWIS AND CLARK  
NOTARY PUBLIC  
My Commission Expires 12/17/18

### HAIGLER & WADDELL SUBDIVISION

PLAT OF  
NE 1/4 NE 1/4 SECTION 19, TOWNSHIP 10 NORTH,  
RANGE 3 WEST, RANGE 10 NORTH,  
HELENA, LEWIS & CLARK COUNTY,  
MONTANA

Notary Public for the State of Montana  
My Commission Expires 12/17/18



- NOTE:
- BASES OF BEARING IS THE EAST LINE OF NATIONAL AVENUE WHICH BEARS N 02° 07' 27" W
- PINS FOUND
- PINS SET 1/8" REBAR WITH YELLOW PLASTIC CAP MARKED ANKUS ES 310
- LOTS 5, 6, 7, 8 OF BLOCK 1 AND LOTS 5, 6, 7, 8 OF BLOCK 2 HAVE NON-ACCESS RESTRICTIONS AS NOTED
- LOTS 5, 6, 7, 8 OF BLOCK 1 AND LOTS 5, 6, 7, 8 OF BLOCK 2 HAVE DRAINAGE EASEMENTS AS NOTED

LEGEND  
PROPERTY LINE  
UTILITY ELEMENT LINE  
BUILDING SETBACK LINE  
EASEMENT LINE  
LANDSCAPE AREA LINE

GROSS AREA 6.45 ACRES  
NET AREA 5.42 ACRES

### CERTIFICATE OF CORRECTION

STATE OF MONTANA  
COUNTY OF LEWIS AND CLARK

I, the undersigned, do hereby certify that the same shown by the plat are correct and that the same are correct and that we have no objections to the same.

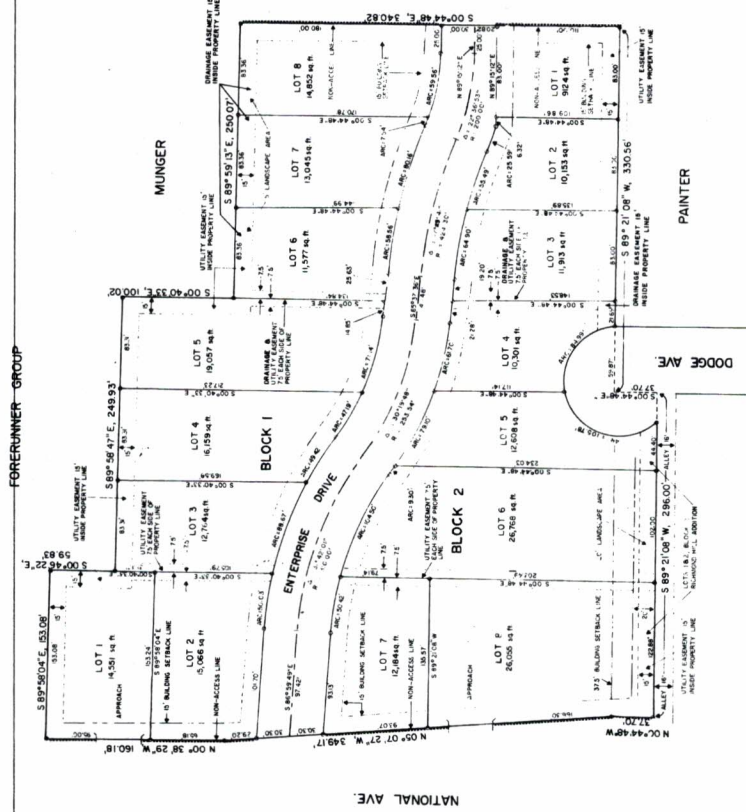
Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.

Notary Public for the State of Montana  
My Commission Expires 12/17/18

Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.

Notary Public for the State of Montana  
My Commission Expires 12/17/18

Witness my hand and seal this 13th day of December, 1918.  
Attest: Susan S. Marinella, City Clerk, City of Helena.



LAND SURVEYOR'S CERTIFICATE  
STATE OF MONTANA  
COUNTY OF LEWIS AND CLARK ) 55


This is to certify that I, Regina A. Kowals, a Montana Registered Land Surveyor, Registration No. 2110 ES, State of Montana, do hereby certify that the subdivision monuments were set as described on the above plat and that I have cooperated with the work on the ground.

Witness my hand and seal this 13th day of August, 1918.

Notary Public for the State of Montana  
My Commission Expires 12/17/18



Proof of Taxes Paid:



## LEWIS & CLARK COUNTY

Shopping Cart: 0 items [\$0.00]

[New Search](#) [Detail](#) [Payoff](#) [Help](#)

**Property Tax ID:** 27391  
**Status:** Current  
**Type:** RE  
**Owner:** HELENA 4 RE2 LLC

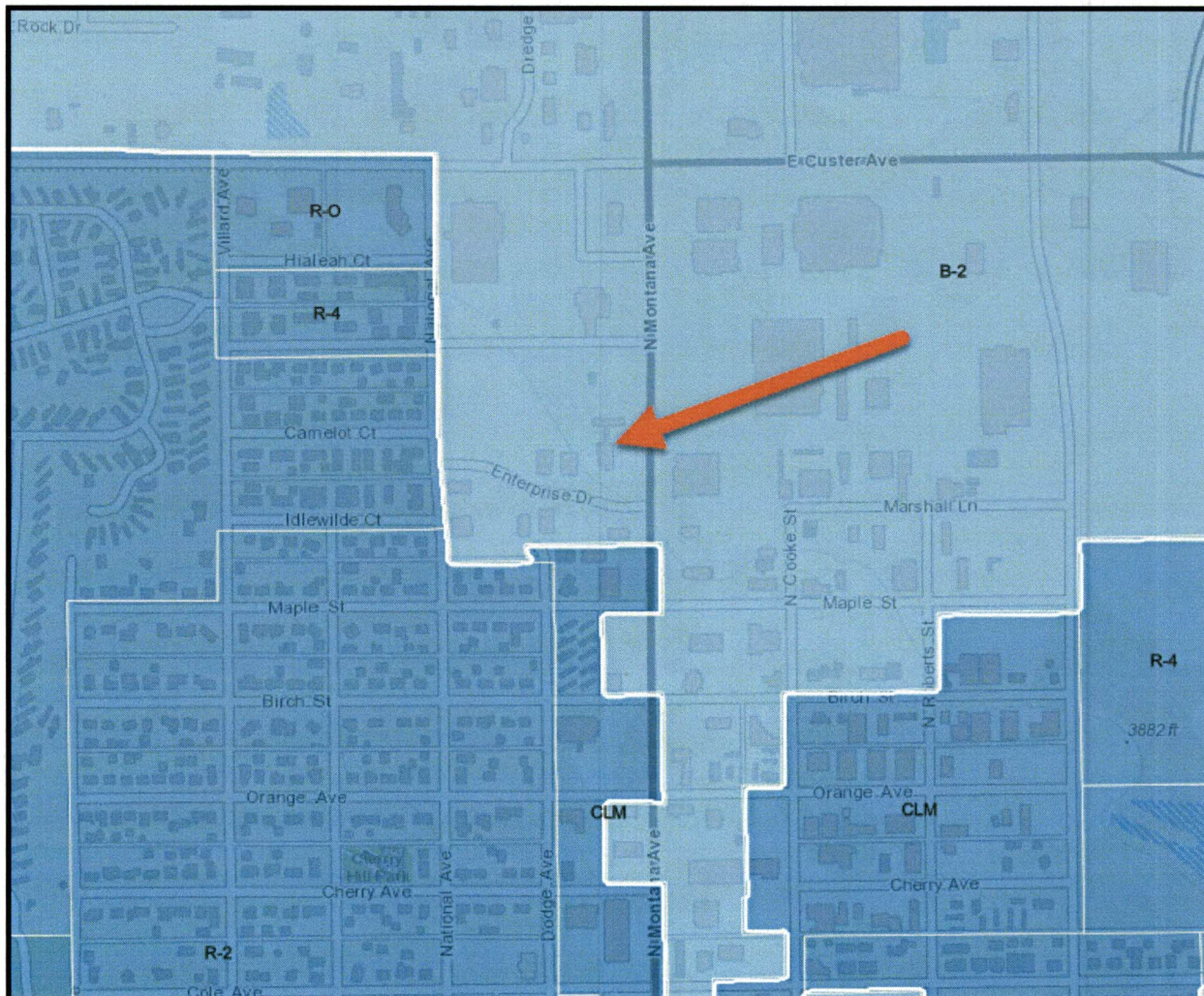
**History:**

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
<a href="#">2023</a>	18758	10/24/2023	\$28,231.69		\$0.00 \$0.00	
<a href="#">2022</a>	18398	10/24/2022	\$25,524.16	12/2/2022 5/22/2023	\$12,762.10 \$12,762.06	
<a href="#">2021</a>	19119	10/23/2021	\$25,095.19	12/6/2021 5/27/2022	\$12,547.61 \$12,547.58	
<a href="#">2020</a>	33831	10/21/2020	\$27,166.49	12/1/2020 5/14/2021	\$13,583.26 \$13,583.23	
<a href="#">2019</a>	33647	10/25/2019	\$27,200.03	11/29/2019 5/29/2020	\$13,600.04 \$13,599.99	
<a href="#">2018</a>	24981	10/24/2018	\$23,883.44	12/3/2018 5/28/2019	\$11,941.73 \$11,941.71	

*Bill not yet due, will be paid by end of November 2023*

# VICINITY MAP #1

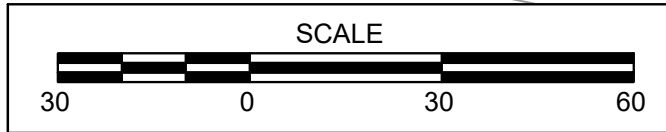
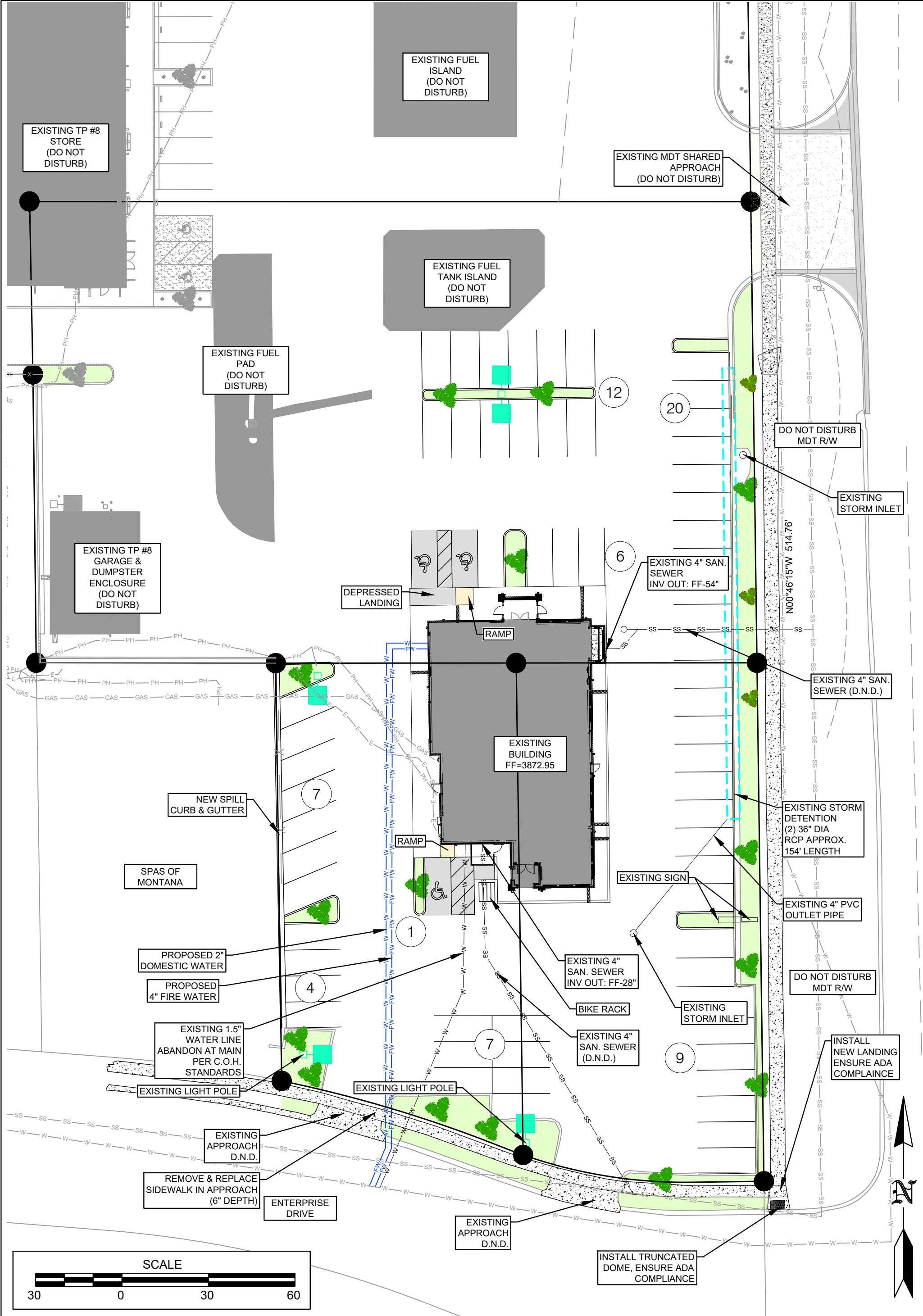
## ZONING





VICINITY MAP #2  
GENERAL AND UTILITIES





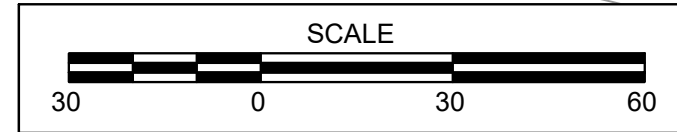
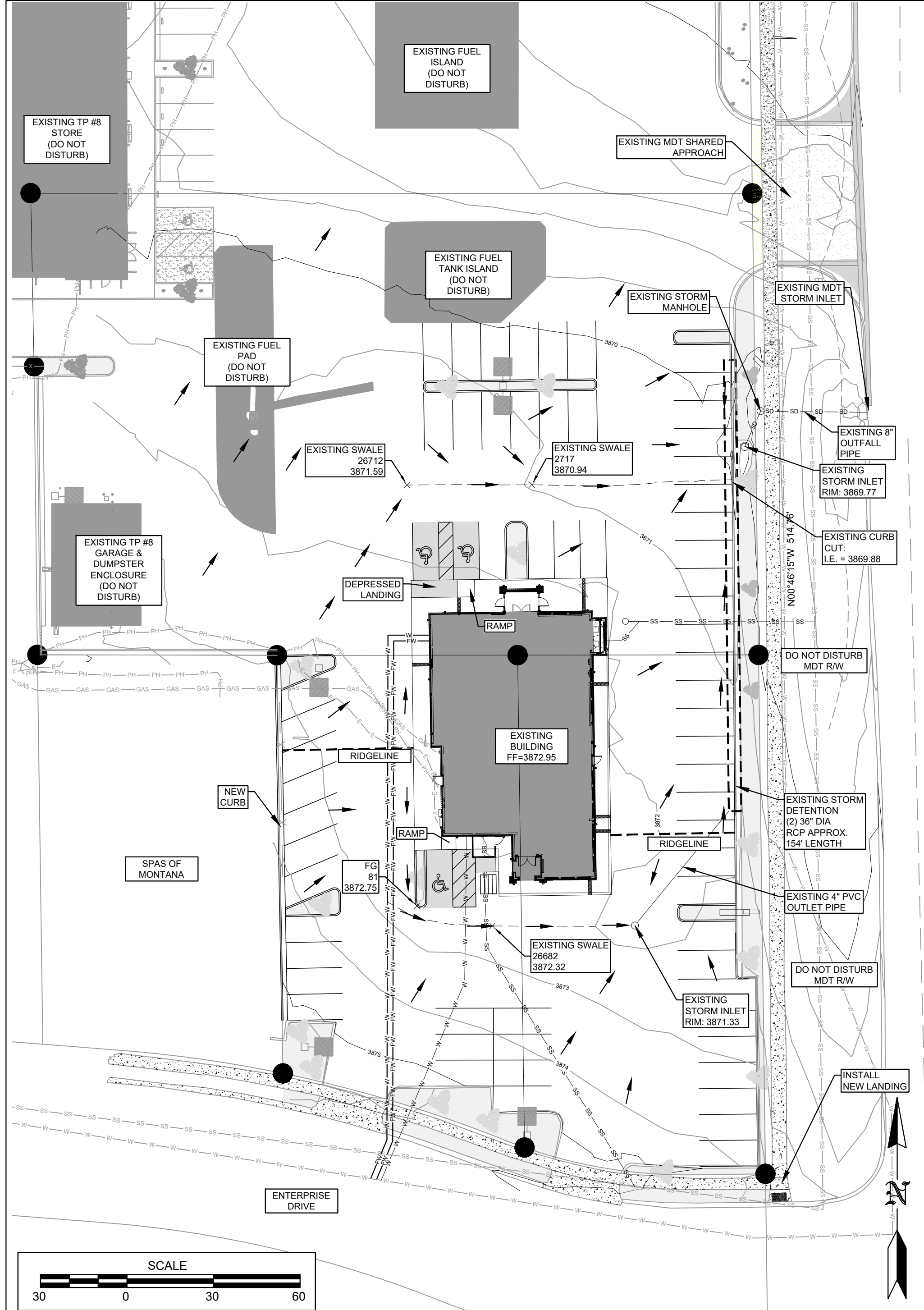
Project:  
**TOWN PUMP #4 CASINO REMODEL**  
 HAGLER WADDELL SUB, S19, T10N, R03W,  
 BLOCK 1, LOT 7-8 COS 381310  
 HELENA, MONTANA

Sheet Title:  
**PRELIMINARY SITE PLAN**

Casne & Associates, Inc.  
 PO Box 1123  
 Helena, Montana 59624  
 (406) 443-1656  
 ryan@casneinc.com

**CASNE**  
 Water, Wastewater,  
 Subdivision Design and  
 Environmental  
 Solutions





Project: **TOWN PUMP #4 CASINO REMODEL**  
 HAGLER WADDELL SUB, S19, T10N, R03W,  
 BLOCK 1, LOT 7-8 COS 381310  
 HELENA, MONTANA

Date: 12/6/2023  
 Sheet: STORM  
 Scale: As-Shown

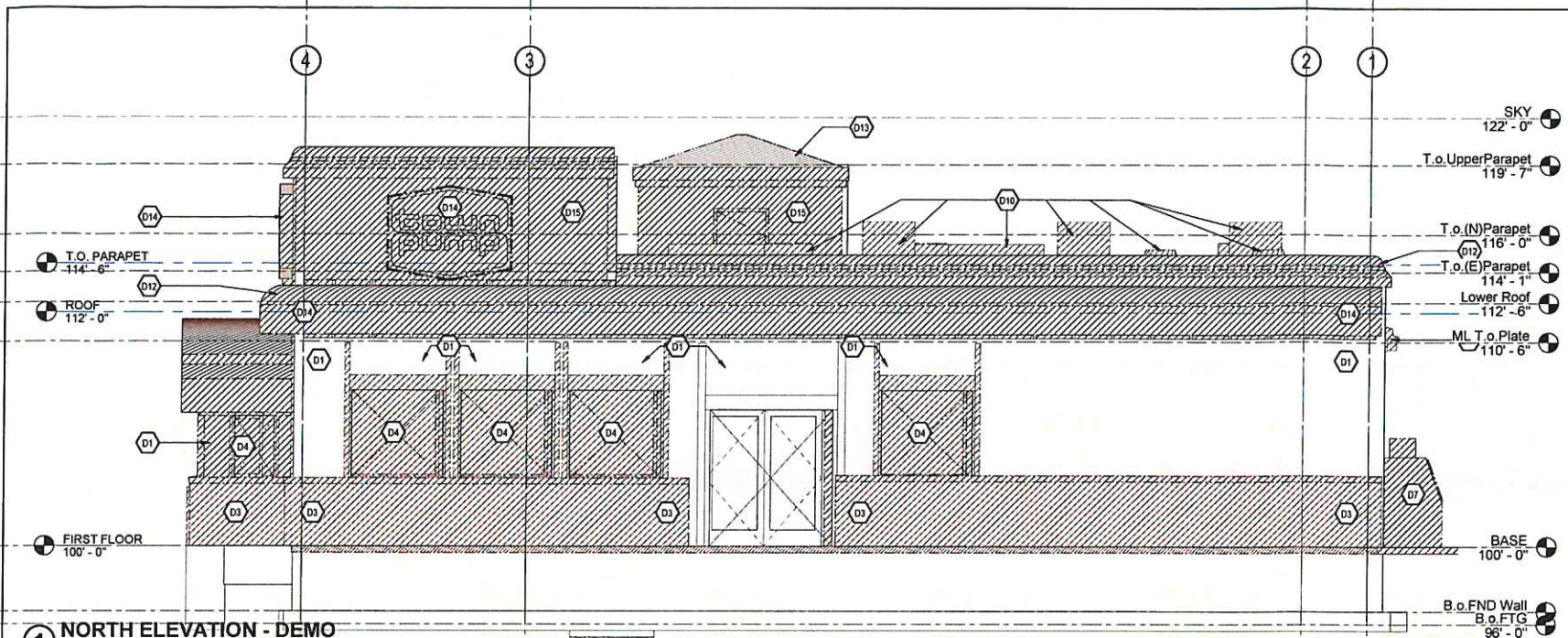
Sheet Title:  
**PRELIMINARY GRADING & DRAINAGE PLAN WITH EXISTING CONTOURS**

Casne & Associates, Inc.  
 PO Box 1123  
 Helena, Montana 59624  
 (406) 443-1656  
 ryan@casneinc.com

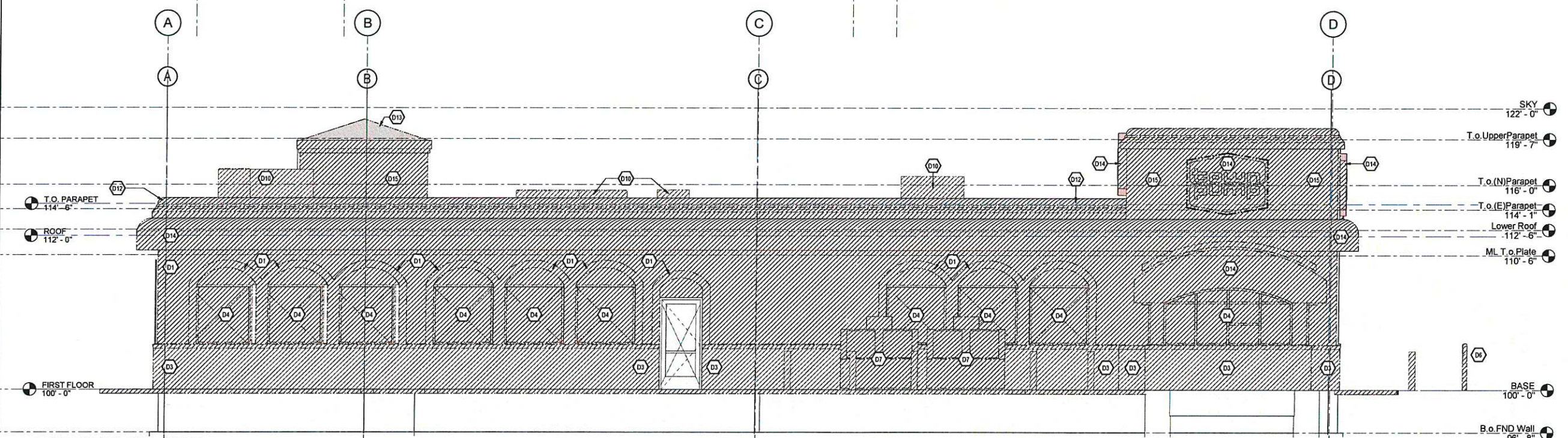




C:\Projects\181207 Helena #4 Lucky Lil's Remodel\Drawings - Demolition - 181207 - Helena #4 Lucky Lil's Remodel.dwg - 10/30/2023 10:58:58 AM



**1 NORTH ELEVATION - DEMO**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION - DEMO**  
SCALE: 1/4" = 1'-0"

**COORDINATION NOTE**  
IT IS ABSOLUTELY NECESSARY THAT ALL TRADES COORDINATE WITH EACH OTHER AND VERIFY THAT THERE ARE NO CONFLICTS IN LOCATION OF DUCTS, CONDUITS, SPRINKLER HEADS, DIFFUSERS, ELECTRICAL BOXES, EQUIPMENT, AND OTHER ITEMS THROUGHOUT THIS PROJECT BEFORE FINAL PLACEMENT OF MATERIALS.

**COGNIZANT NOTE:**  
THE CONTRACTOR SHALL BE COGNIZANT THAT THIS IS A REMODEL PROJECT AND AS SUCH, CERTAIN ITEMS CANNOT BE FULLY ILLUSTRATED FOR EXPLANATION WITHOUT FIELD OBSERVATION. THEREFORE BEFORE SUBMITTING A PROPOSAL, THE CONTRACTOR SHALL VISIT AND EXAMINE THE PROJECT IN EVERY DETAIL AS PERTAINS TO THIS PROJECT AND MAKE ALL ADJUSTMENTS IN THEIR PROPOSAL FOR ALL CONDITIONS THAT WILL AFFECT THE WORK INDICATED IN THE PROJECT MANUAL AND CONTRACT DOCUMENTS.

**PROGRESS PRINT NOT FOR CONSTRUCTION**

CWG  
 Architects  
 Interior  
 650 Power St  
 Helena, MT 59624  
 cwg@cwg-architects.com  
 (409)443-2340  
 © 2022 Cowi Architects, Inc.

REVISIONS	
#	DATE

**DEMOLITION GENERAL NOTES**

INDICATES DEMOLISHED ITEM

- PORTIONS OF THE BUILDING TO REMAIN OPEN TO THE PUBLIC AND IN OPERATION AT ALL TIMES
- CONTRACTOR TO COORDINATE WITH OWNER FOR SEQUENCING AND SCHEDULING OF DEMOLITION TO MINIMIZE IMPACT TO BUSINESS OPERATIONS
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- CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY SHORING AND BRACING
- CONTRACTOR TO PROTECT ALL FINISHES TO REMAIN
- SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS
- WHERE EXISTING ITEMS ARE REMOVED FROM EXISTING WALLS, AND EXISTING FINISH TO REMAIN FINISHED AND COMPLETED CONSTRUCTION
- EXISTING EQUIPMENT TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION AND REMODELING
- CONTRACTOR TO BLOCK OFF HVAC SYSTEM AS REQUIRED TO PREVENT DUST INFILTRATION INTO OCCUPIED SPACES
- MAINTAIN UNOBSTRUCTED PATHS TO BUILDING EXITS DURING DEMOLITION AND REMODELING, AT ALL TIMES
- DISPOSE OF ALL DEBRIS OFF-SITE
- SIGNS ARE REMOVED BY OTHERS, COORDINATE WITH OWNER REPRESENTATIVE

**DEMOLITION EXTERIOR ELEVATION NOTES**

- D1 REMOVE EXISTING EIFS TO PLYWOOD SHEATHING, PREP FOR NEW FINISHES
- D2 REMOVE EXISTING DOWNSPOUT
- D3 REMOVE EXISTING BRICK VENEER TO PLYWOOD SHEATHING, PREP FOR NEW FINISHES
- D4 REMOVE EXISTING WINDOW AND FRAME, PREP OPENING TO BE INFILL TO MATCH EXISTING WALL
- D5 REMOVE EXISTING DOOR AND FRAME, PREP OPENING TO BE INFILL TO MATCH EXISTING WALL
- D6 REMOVE EXISTING BOLLARD
- D7 EXISTING EQUIPMENT REMOVED BY OTHERS, COORDINATE WITH OWNER
- D8 EXISTING CARBONIZER FILL STATION, PROTECT AND MAINTAIN, TEMPORARY DISCONNECT WHILE INSTALLING SIDING
- D9 REMOVE EXISTING ELECTRICAL EQUIPMENT, SEE ELECTRICAL DRAWINGS
- D10 REMOVE EXISTING MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWINGS
- D11 REMOVE EXISTING EXTERIOR LIGHTS, SEE ELECTRICAL DRAWINGS
- D12 REMOVE EXISTING PARAPET CAP
- D13 REMOVE EXISTING METAL ROOM
- D14 EXISTING SIGNAGE REMOVED BY OTHERS, COORDINATE WITH OWNER
- D15 REMOVE EXISTING WALL
- D16 REMOVE EXISTING VENT COVERS, INFILL OPENINGS TO MATCH EXISTING WALL

TOWN PUMP, INC.  
 HELENA 4 RE2 LLC  
 HELENA #4 LUCKY LIL'S REMODEL  
 1150 ENTERPRISE DR. HELENA, MONTANA  
 BUTTE, MONTANA 59702  
 4182-46-07  
 DRAWN BY AK, ER  
 APPROVED CWG  
 DATE 10.30.2023  
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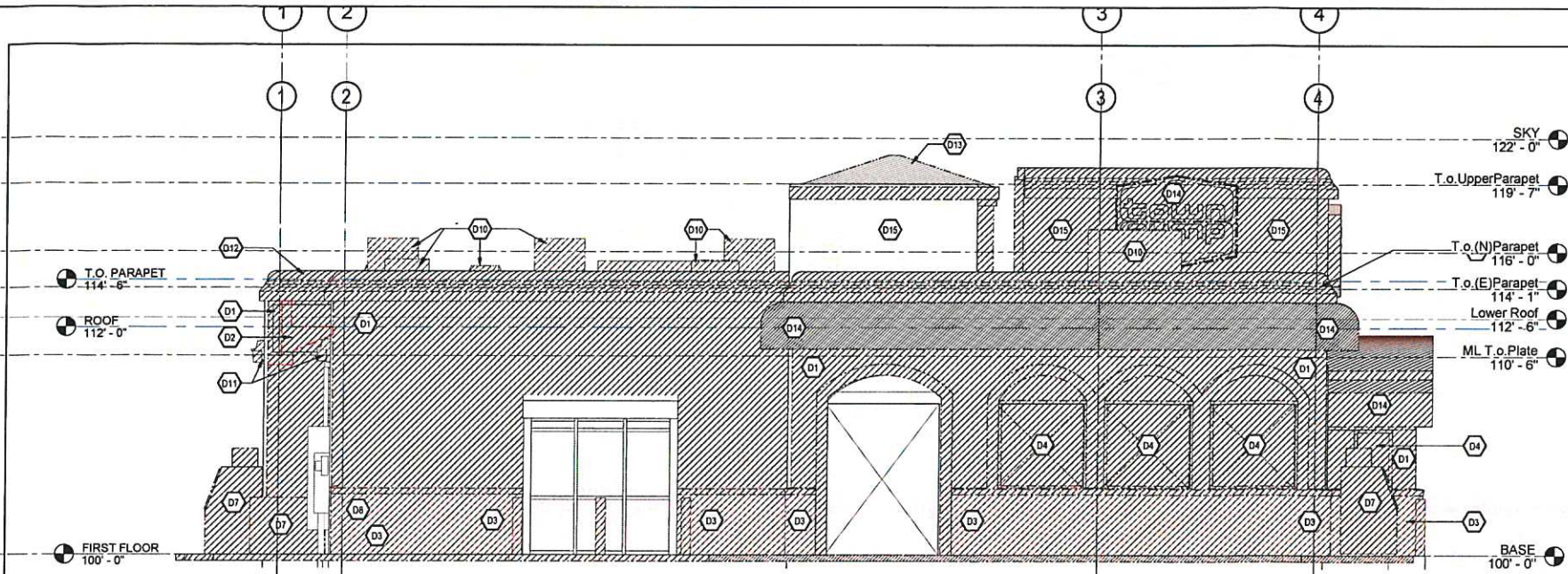
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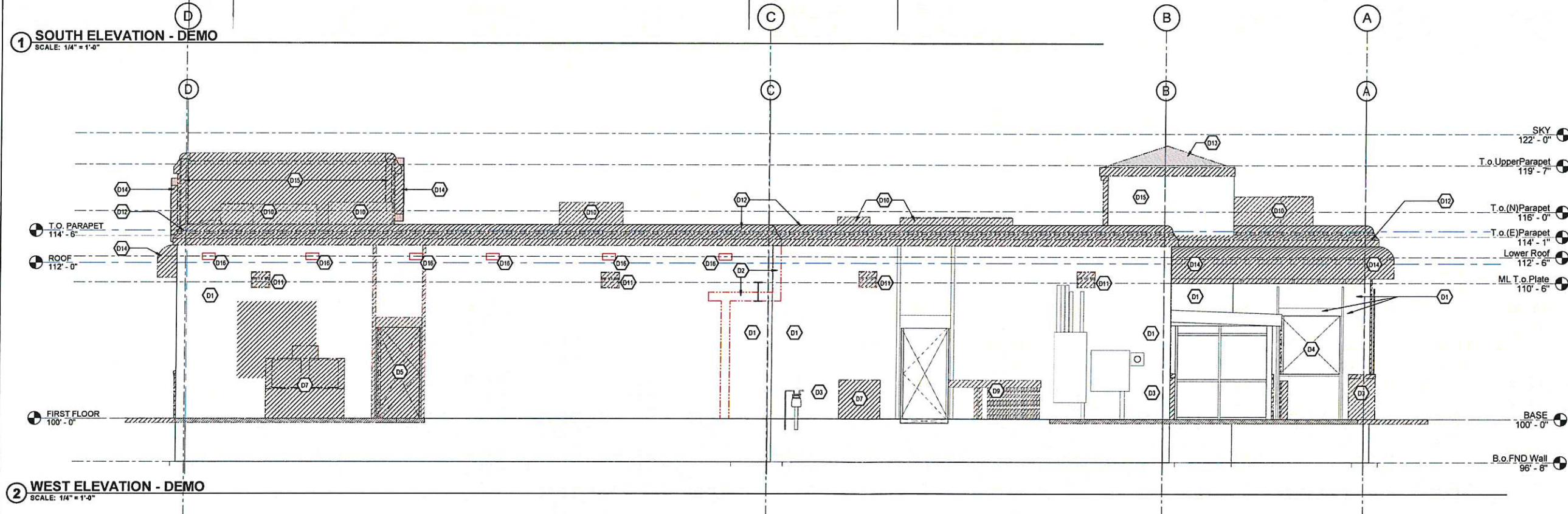
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 cwg@cwg-architects.com  
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REVISIONS	
#	DATE



**1 SOUTH ELEVATION - DEMO**  
 SCALE: 1/4" = 1'-0"



**2 WEST ELEVATION - DEMO**  
 SCALE: 1/4" = 1'-0"

**DEMOLITION GENERAL NOTES**

INDICATES DEMOLISHED ITEM

- PORTIONS OF THE BUILDING TO REMAIN OPEN TO THE PUBLIC AND IN OPERATION AT ALL TIMES
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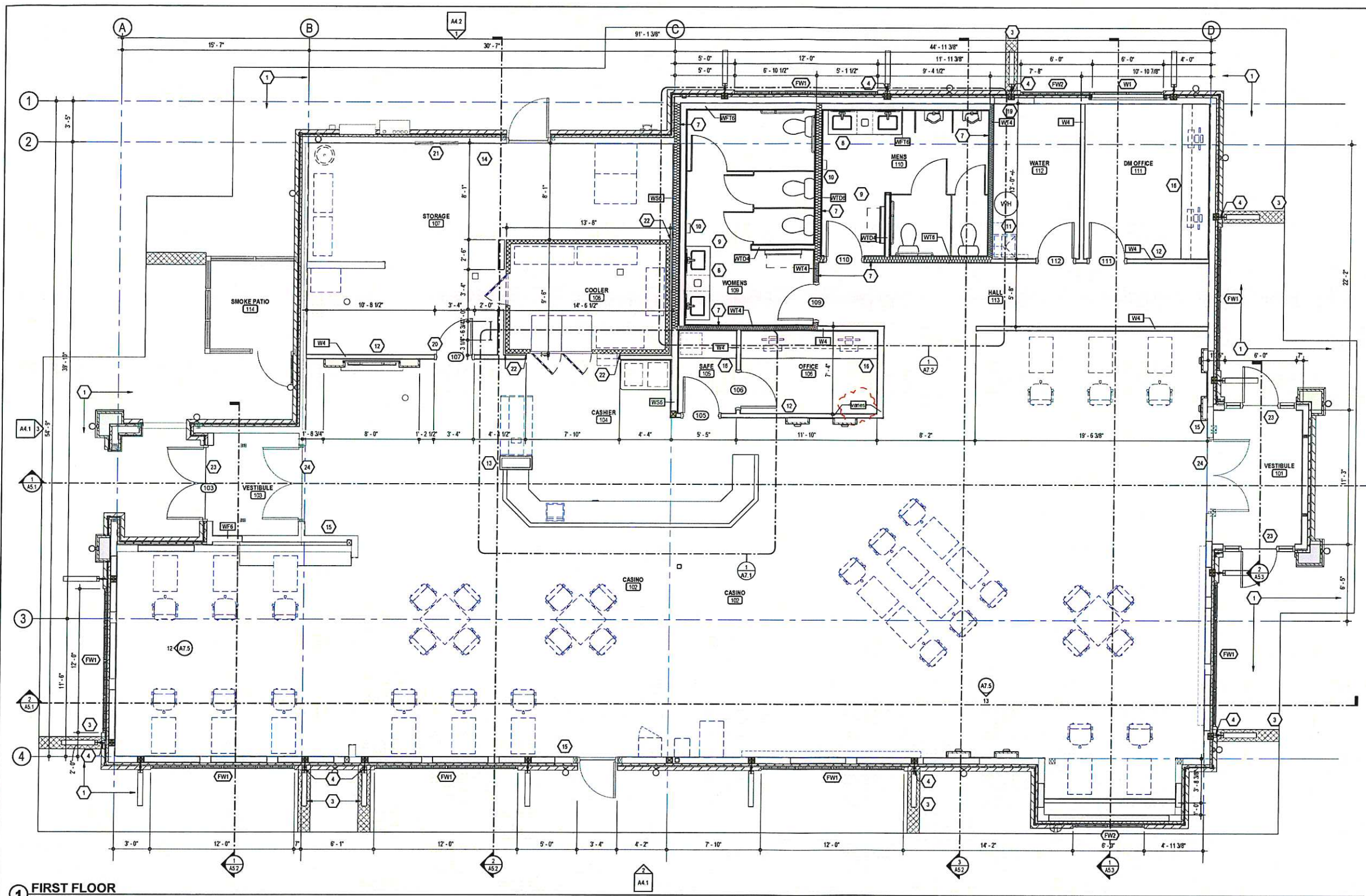
TOWN PUMP, INC.  
 HELENA 4 RE2 LLC  
 HELENA #4 LUCKY LIL'S REMODEL  
 1150 ENTERPRISE DR. HELENA, MONTANA  
 BUILDING ELEVATION DEMOLITION

600 S. MAIN  
 P.O. BOX 6000  
 BUTTE, MONTANA 59702

4182-46-07  
 DRAWN BY AK, ER  
 APPROVED CWG  
 DATE 10.30.2023  
**AD4.2**



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 Helena, Montana  
 cwg@cwg-architects.com  
 (406)443-2340

**REVISIONS**

#	DATE
1	Date 1

**TOWN PUMP, INC.**  
 HELENA 4 RE2 LLC  
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**A1.1**

**1 FIRST FLOOR**  
 SCALE: 1/4" = 1'-0"

**FLOOR PLAN NOTES**

GENERAL NOTES:

- REFERENCE EXISTING CONCRETE FLOOR LINE ELEVATION 100'-0"
- SEE CIVIL DRAWINGS FOR SIDEWALK ELEVATIONS
- SEE DRAWINGS EQ1.1 FOR EQUIPMENT LAYOUTS
- SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF SHEAR WALLS AND SHEAR WALL TIEDOWNS
- SEE STRUCTURE, MECHANICAL, ELECTRICAL, AND FIRE FOR EXTENTS OF MODIFICATIONS

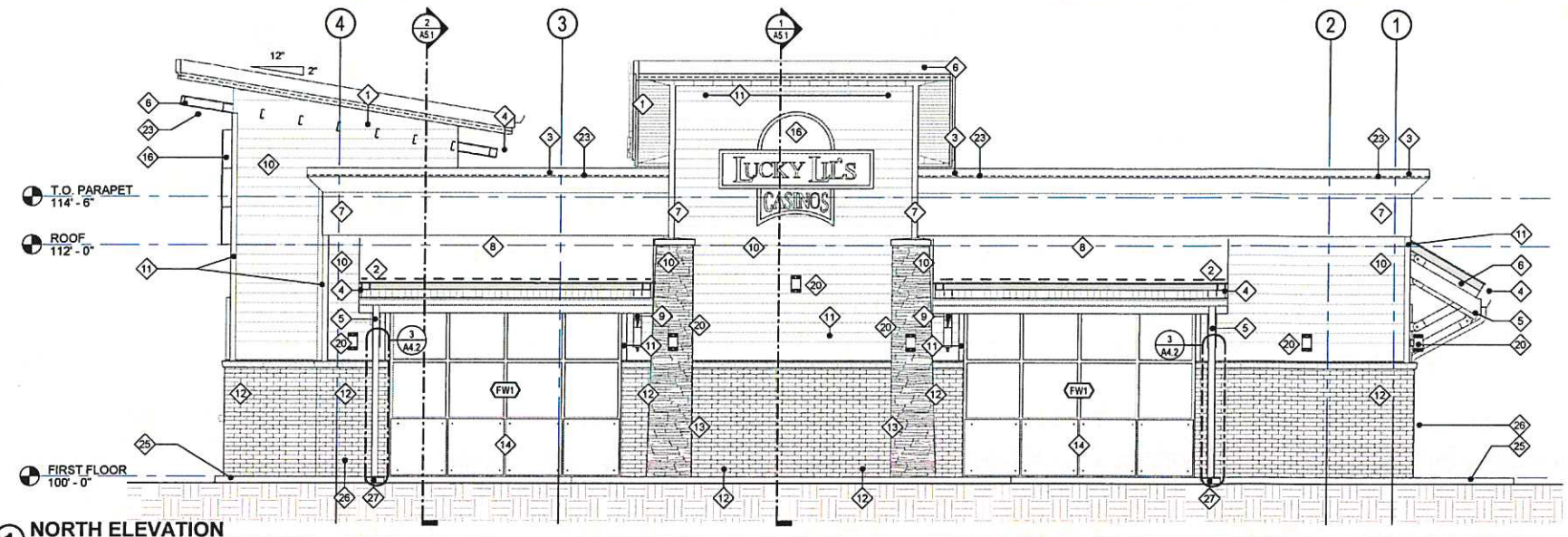
DIMENSION NOTES:

- GRID LINES ARE TO INTERIOR FACE OF WALL STUDS OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE
- DIMENSIONS ARE TO FACE OF STUDS OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE
- DOOR AND WINDOW OPENINGS ARE DIMENSIONED TO ROUGH OPENING UNLESS NOTED OTHERWISE
- DOOR OPENINGS NOT DIMENSIONED ON THE PLAN SHALL BE LOCATED 4" FROM THE CORNER OF THE ROOM TO THE ROUGH OPENING OF THE DOOR

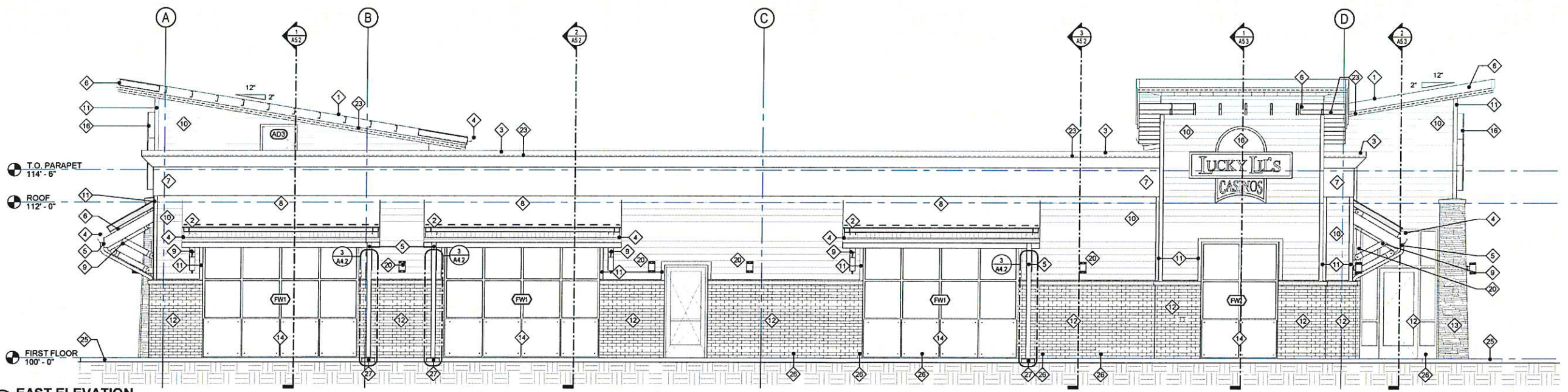
- |   |   |    |  |    |   |
|---|---|----|--|----|---|
| 1 | VERIFY LOCATIONS OF SIDEWALKS WITH CIVIL  | 10 | PAPER TOWEL DISPENSER, OWNER FURNISHED, CONTRACTOR INSTALLED   | 19 | FIRE SPRINKLER RISER, SEE FIRE PROTECTION                           |
| 2 | VERIFY LOCATIONS OF BOLLARDS WITH CIVIL, PAINT  | 11 | FRP AROUND MAP SINK  | 20 | LADDER TO ROOF, SEE 4 / A5.2  |
| 3 | TRENCH DRAIN  | 12 | 2) COAT HOOKS FOR EMPLOYEE COAT STORAGE. COORDINATE LOCATION WITH OWNER AND PROVIDE BLOCKING IN WALLS AS REQUIRED                              | 21 | ELECTRICAL PANELS, SEE ELECTRICAL                                   |
| 4 | SEAMLESS DOWNSPOUT TO TRENCH DRAIN, SEE CIVIL   | 13 | FOLLOW PLANS FOR ALL MECHANICAL, ELECTRICAL, AND EQUIPMENT CHASES. VERIFY WITH MECHANICAL AND ELECTRICAL DRAWINGS                              | 22 | PRE FINISHED METAL TRIM BY COOLER MANUFACTURER                      |
| 5 | HOSE BIB, SEE MECHANICAL  | 14 | FIRE EXTINGUISHER, FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. SEE MECHANICAL PLANS AND SPECIFICATIONS FOR MOUNTING                      | 23 | GLAZING IN THIS DOOR OR WINDOW TO BE GREYLITE 2, SEE SPECIFICATIONS |
| 6 | FIRE DEPARTMENT CONNECTION, SEE FIRE PROTECTION   | 15 | RECESSED CABINET AND FIRE EXTINGUISHER, FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR, SEE MECHANICAL PLANS AND SPECIFICATIONS FOR MOUNTING | 24 | INSTALL GREYLITE 2 FILM TO EXISTING DOOR GLAZING                    |
| 7 | PROVIDE FULL HEIGHT SOUND BATT INSULATION WHERE DRAWN ON PLANS  | 16 | COUNTER WITH SHELVING, SEE 4 / A1.2  |    |   |
| 8 | LAVATORY COUNTER TOP, AND   | 17 | FLOOR SINK, SEE MECHANICAL, SEE 2 / A1.2   |    |   |
| 9 | SHEATH ALL RESTROOMS FULL HEIGHT OF TILE WITH 5/8" PLYWOOD INSTALLED BENEATH CEMENT TILE BACKER BOARD TO ALLOW ATTACHMENT OF TOILET ACCESSORIES | 18 | FLOOR DRAIN OR CLEANOUT, SEE MECHANICAL, SEE 1 / A1.2  |    |   |



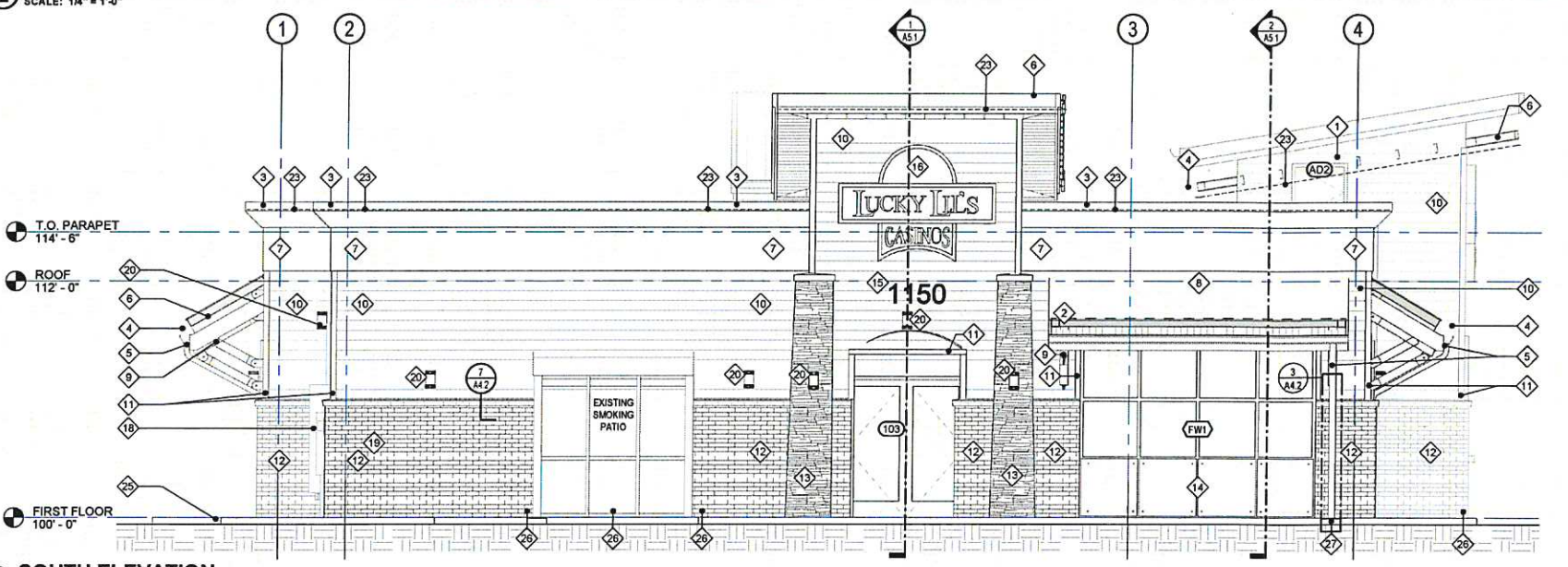
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**1 NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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 Interior  
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 cwg@cwg-architects.com  
 (409) 443-2340  
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#	DATE

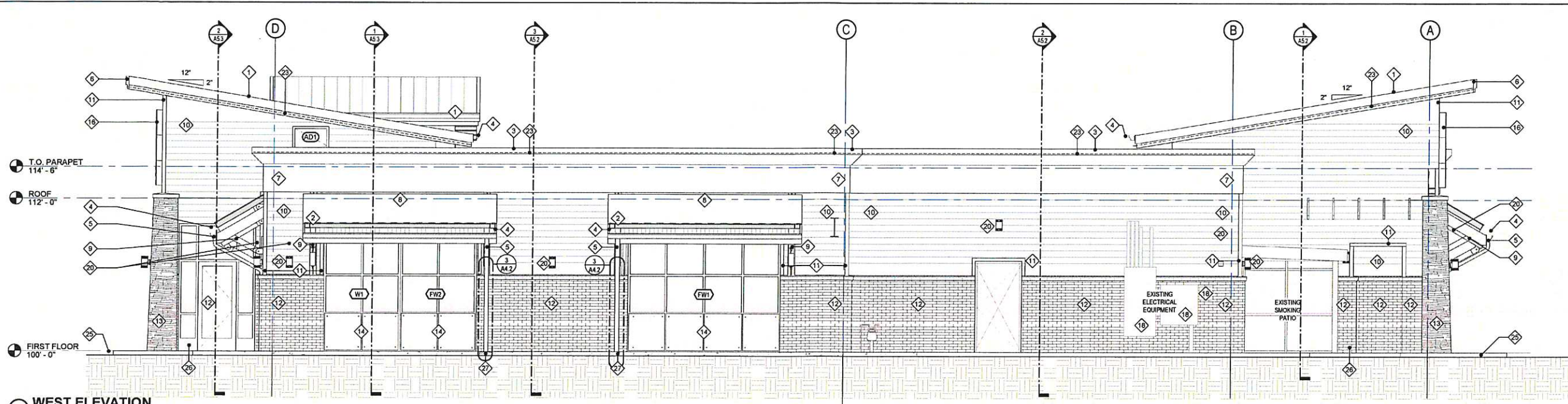
EXTERIOR FINISH LEGEND	
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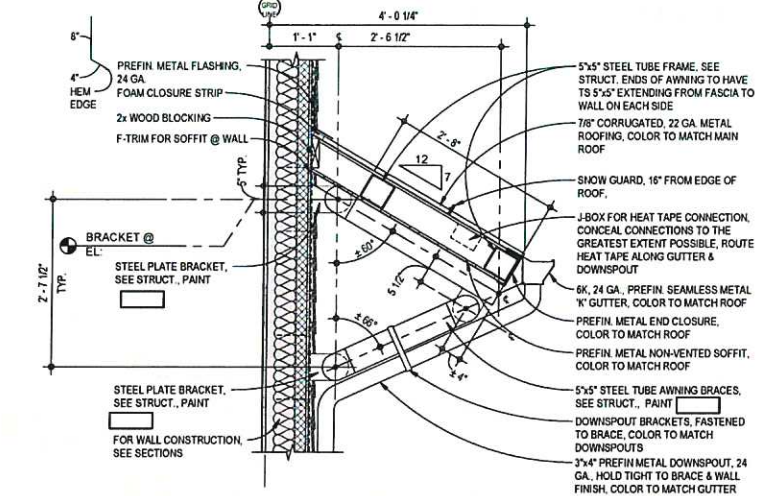
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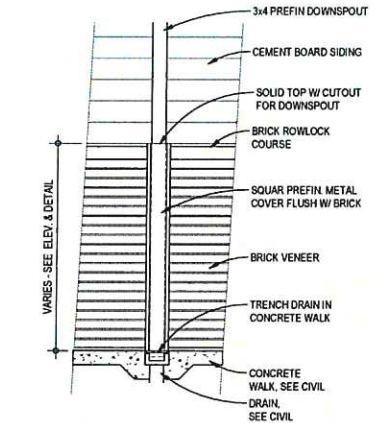
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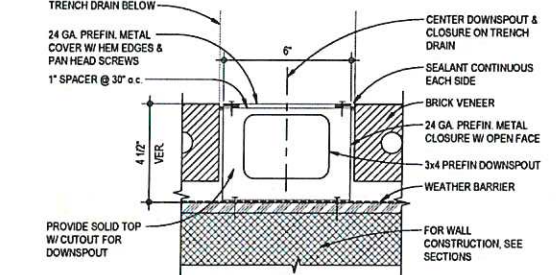
**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



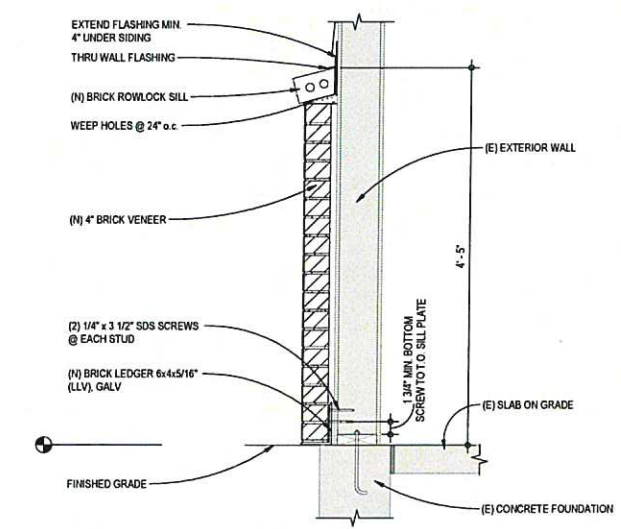
**2 AWNING & BRACKET DETAIL**  
SCALE: 3/4" = 1'-0"



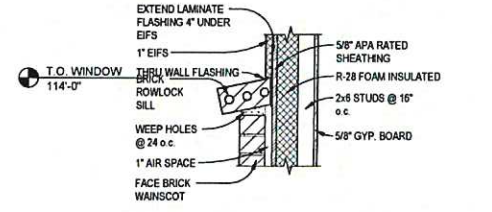
**3 DOWNSPOUT @ BRICK ELEV**  
SCALE: 1/2" = 1'-0"



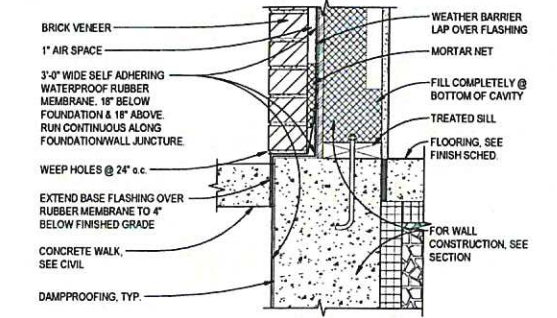
**4 DOWNSPOUT DETAIL @ BRICK**  
SCALE: 3" = 1'-0"



**5 NEW BRICK VENEER @ EXISTING**  
SCALE: 1" = 1'-0"



**7 BRICK ROWLOCK**  
SCALE: 1" = 1'-0"

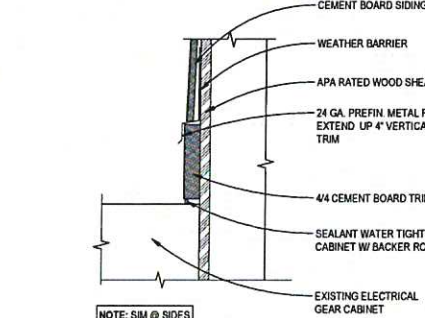


**8 FOUNDATION DETAIL @ WALK**  
SCALE: 1 1/2" = 1'-0"

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**7 BRICK ROWLOCK**  
SCALE: 1" = 1'-0"



**9 HEAD DETAIL - ELEC. GEAR**  
SCALE: 3" = 1'-0"

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Helena, Montana  
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(409)445-2340  
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REVISIONS	
#	DATE

**TOWN PUMP, INC.**  
HELENA 4 RE2 LLC  
HELENA #4 LUCKY LIL'S REMODEL  
1150 ENTERPRISE DR. HELENA, MONTANA  
BUTTE, MONTANA 59702

**600 S. MAIN**  
**P.O. BOX 6000**  
**BUTTE, MONTANA 59702**

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