



**CONDITIONAL USE PERMIT/AMENDMENT APPLICATION**

Community Development Department, Planning Division

Date received:

316 North Park Avenue, Room 445, Helena, MT 59623

406-447-8490; citycommunitydevelopment@helena.mt.gov

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

**PROPERTY OWNER: Primary Contact?**

Name: 133 7th Ave. LLC Primary Number: 406 459 3344

Address: 1437 Helena Ave. #8 Other Phone: \_\_\_\_\_

Email: iversonmontana@gmail.com

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

Name: John Iverson Primary Number: 46 459-3344

Address: 1437 Helena Ave #8 Other Phone: \_\_\_\_\_

Email: iversonmontana@gmail.com Company: \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE: Primary Contact?**

Name: \_\_\_\_\_ Primary Number: \_\_\_\_\_

Address: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Company: \_\_\_\_\_

**ADDRESS OF PROPERTY:** 102 South Cooke St. Helena, MT 59601  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Legal Description (Block & Lots, Subdivision, COS #) \_\_\_\_\_  
CORBIN SUBD, S32, T10 N, R03 W, BLOCK 29, Lot 18 - 20

Current Zoning District R-2 (there is a pending application to change it to R-3)

Geocode 05-1888-32-2-19-19-0000


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:

 Date: 5/14/24

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.



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**Property Tax ID:** 4544

**Status:** Current  
**Realware#:** 188832219190000  
**Receipt:** 10440

**2023 Owner(s):**  
CHOVANAK MICHAEL T & SHIRLEY

**Mailing Address:**  
102 S COOKE ST  
HELENA, MT 596015235  
**Levy District:**  
01-01, Tax District 01

[Tax Comparison](#)

**2023 Value:**

**Market:** \$328,300  
**Taxable:** \$4,432

[Detail](#)

**2023 Taxes:**

**First Half:** \$1,825.12     **Due:** 11/30/2023  
**Second Half:** \$1,825.09     **Due:** 5/31/2024  
**Total:** \$3,650.21

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**2023 Payments:**

**First Half:** \$1,825.12  
**Second Half:** \$1,825.09  
**Total:** \$3,650.21

(May include penalty & interest)

**2023 Legal Records:**

**Geo Code:** 05-1888-32-2-19-19-0000 **Deed Book:** M40 **Page:** 7842 **Instru#:** 3174141 **Date:** 2009-08-31

**Property address:** 102 S COOKE ST, HELENA MT 59601  
**Subdivision:** (COR) SubDiv COR Lot: 18 **Block:** 29  
**TRS:** T10 N, R03 W, Sec. 32  
**Legal:** CORBIN SUBD, S32, T10 N, R03 W, BLOCK 29, Lot 18 - 20  
**Acres:** 0.26

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 02/14/2024 01:00 PM.

Send Payments to:  
Lewis & Clark County  
316 North Park Ave; Room #113  
Helena, Montana 59623  
Phone: (406) 447-8329  
Email: [propertytax@lccountymt.gov](mailto:propertytax@lccountymt.gov)

