



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

MAR 29 2024

City Comm. Dev. Dept.

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

PROPERTY OWNER: Primary Contact?

Name: B.G. Stumberg - Gotlieb's Five Primary Number: 406 439 3175
Address: 3205 Wheatland Dr, Helena Other Phone: _____
Email: gotliebsfive@gmail.com

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

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

AUTHORIZED REPRESENTATIVE: Primary Contact?

Name: B.G. Stumberg Primary Number: 406 439 3175
Address: _____ Other Phone: _____
Email: _____ Company: Gotlieb's Five LLC

ADDRESS OF PROPERTY: 1201 Wilder Helena MT 59601
Address City State Zip Code

Legal Description (Block & Lots, Subdivision, COS #) _____

MING ADDN, 524, T10N, R04W, Block 97, Lot 15-16

Current Zoning District R-2

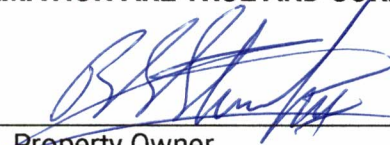
Geocode 05-1887-24-4-11-19-0000

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: 3/25/24
Property Owner

Applicant: _____ Date: _____
(If different from Owner)

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;
- 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.

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.

11-3-2CC:

2) I am applying for a Residential Duplex with normal hours of use for residents. This will be an addition to an existing neighborhood. This duplex will be built up to modern standards and will improve and add value to the existing neighborhood. There are numerous multi families in the immediate area and this will be a great addition.

3) We are planning to build a new sidewalk on the Cleveland St. side. We are planning for the off street parking for both homes. The existing home will have a space on the north side off the alley. This does not exist presently. The new Duplex will have a garage for each side and then a parking space in the driveway right outside the garage. We will have a bit of grass and some new ornamentals for landscaping. I hope to keep the few trees that are there presently. There will be garbage pick up in the alley as it is already functioning there. We may add a community receptacle on the Cleveland street side. The utilities will come in off existing water, sewer and electric as noted in the drawings. We will have new address signs for the duplex and single family existing home. Finally for this there will be new outside lighting for this Duplex on all sides as needed.

4) The duplex will occupy the eastern part of the lot. It will have new gutter and downspouts that will point storm water away from the neighboring home.

5) The duplex could have a maximum of 4 vehicles, 2 per family. This will increase traffic according to the national average by 6.5 trips per vehicle, 2 per side. This will amount to about 104 trips added to the neighborhood per day.

7) There is an existing small home on the property right now. This structure will remain on the property and the duplex will be built in front of it. Within this application there is a sketched preliminary site plan, floor plan, setbacks, sidewalks, and city hookups for sewer and water.

8) Please note attached preliminary architectural drawings for the new construction.

9) To my understanding there is no adverse impact on the neighbors or neighborhood with this addition. I believe it will be a great added addition to the neighborhood and an added value. It will help to increase the value of the existing neighborhood.

10) My intent is to start building as soon as I get the permit and the final architectural drawings and then the actual building permits. My hope is to have the foundation in and have it dried in by the end of the summer.

11) I am requesting a variance for 1201 Wilder to build a second building on the front part of the lot. This will be well within the 40% land use for the lot. It will be a new and beautiful Duplex, 3bd/2 bath. I like to use a light green siding with a beige white trim. I built another duplex at 611 Wilder two years ago with these colors. There is also another duplex I built at 1312 Poplar 4 years ago that has these colors. It also has upgraded both areas. I am excited about this prospect.

11-3-4 City Code:

I am applying for a Conditional Use Permit for an existing developed lot within the City of Helena. This is an effort to add much needed housing to the area. This will be a 3bd/2bath duplex for families at 1201 Wilder.

This will be built on the east end of the property at 1201 Wilder. There is an existing small single family home, 864 sq.ft. It that was built in 1913 as I understand. It is in great shape and has a family in it now. It is built right up next to the existing alley leaving a lot of room to build this duplex in the front closer to Wilder. As I understand the history of the area this has always been a neighborhood for 100 plus years. As I understand it there is no existing plan for this neighborhood, hence the application for a Conditional Use Permit.

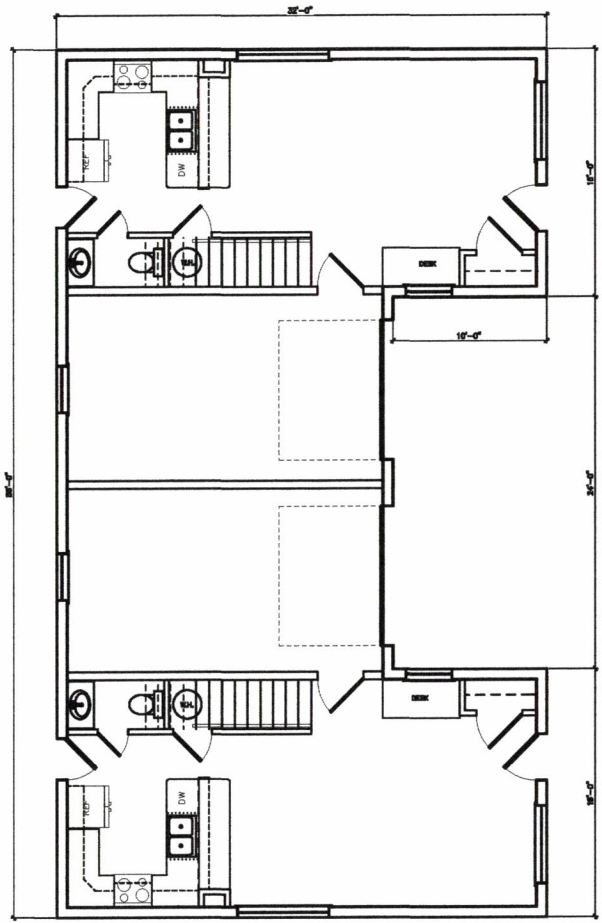
The plans call for a new sidewalk to be put in on the Cleveland street side. All sides of the duplex proposed will adhere to current setbacks and use by the tenants. Any pedestrian use as I understand it will meet code and again add to the vitality of the neighborhood. We will be bringing the property up to

current engineering standards for new homes. There is one garage and a parking area behind the garages for both sides of the duplex.

The home is being built on a current lot and to my understanding does not affect current Helena Climate Change.

I see no need for a variance regarding zoning.

This is a duplex that will hopefully house 2 families. There will be normal noise created by any family in a normal neighborhood. As a landlord, I have strict guidelines for noise in and out of the unit while on the property. Glare and Odor will be in keeping with a normal residence. This will not be for families with pets which should eliminate a good amount of odor. The yard will not be big enough for normal pets.

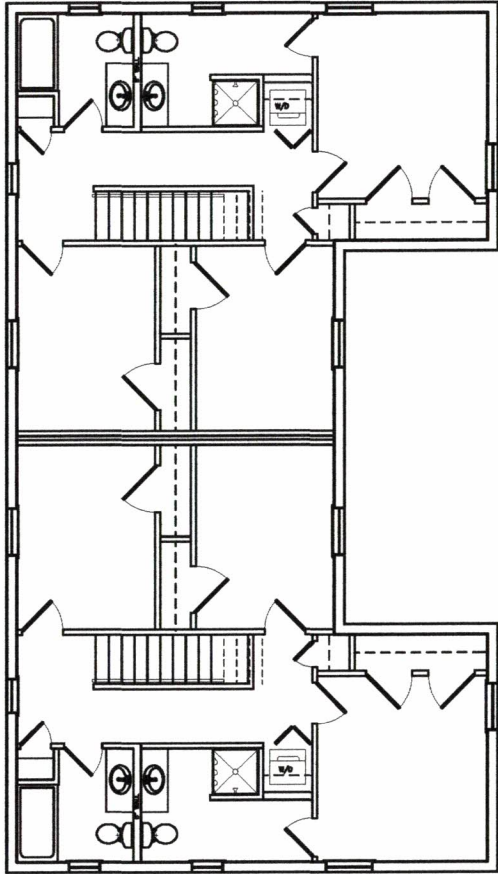


1-First Floor



PROFESSIONAL
DRAFTING DESIGN

1/4" = 1'-0"



2-Second Floor



PROFESSIONAL
DRAFTING DESIGN

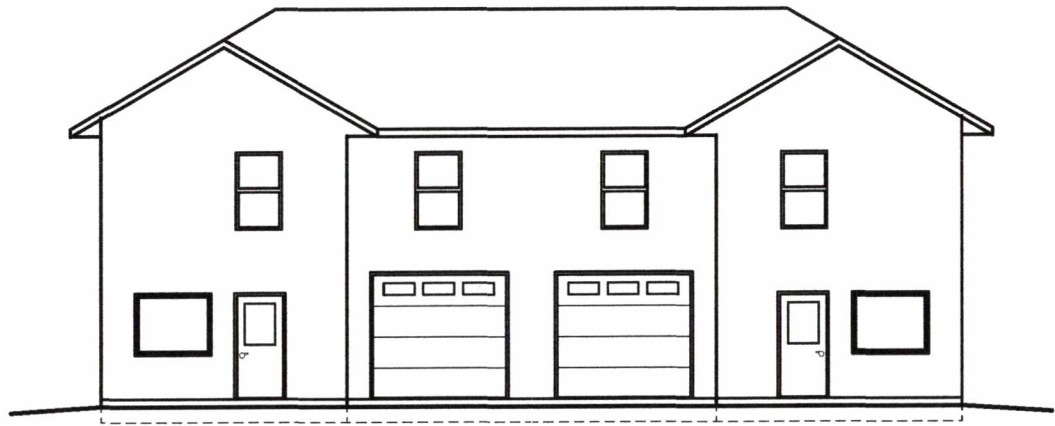
1/4" = 1'-0"



3-South

3/8" = 1'-0"

1/4" = 1'-0"



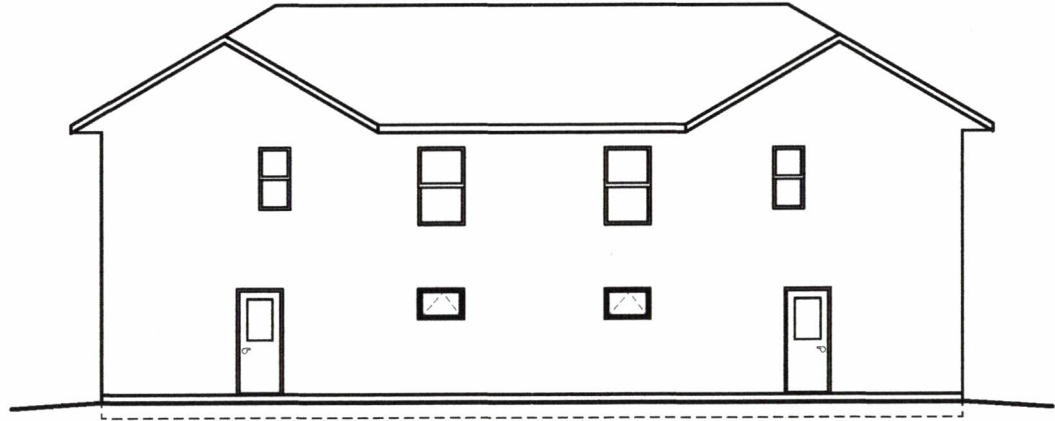
4-East

1/4" = 1'-0"



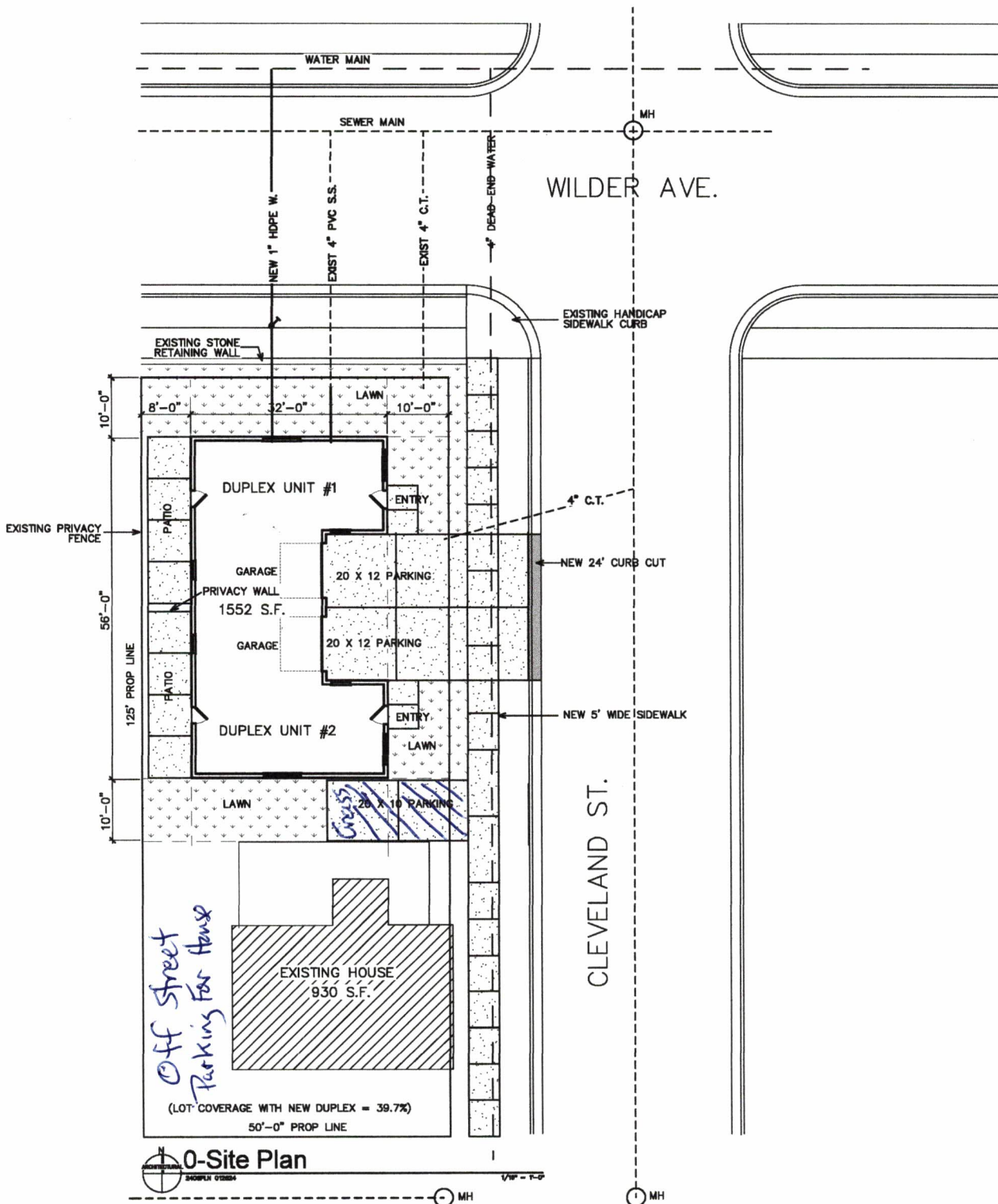
5-North

1/4" = 1'-0"

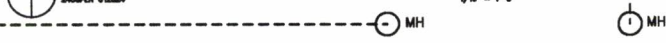


6-West

1/4" = 1'-0"



0-Site Plan



RETURN TO:

Name: Helena Abstract and Title Company
Address: PO Box 853
Montana Club Bldg, 6th & Fuller Ave
Helena, MT 59624
File No.: 2078438 *will*

WARRANTY DEED

FOR VALUABLE CONSIDERATION, ASHTON C. SHEPPARD and ERWIN C. SCHOCK, the grantor(s), do(es) hereby grant, bargain, sell, convey and confirm unto GOTLIEB'S FIVE, LLC, the grantee(s), the following described premises in Lewis and Clark County, Montana, to-wit:

Lots 15 and 16 in Block 97 of the Ming Addition to the City of Helena, Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee(s), (his, her, their) heirs and assigns, forever;

SUBJECT TO: A. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana; B. All existing easements, rights of way and restrictions apparent or of record; C. Taxes and assessments for the current year and subsequent years; D. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and E. Building, use, zoning, sanitary, and environmental restrictions.

And the said Grantor(s) do(es) hereby **WARRANT** unto the said Grantee(s), their heirs and assigns, that previous to the date of this conveyance said Grantor(s) has not conveyed the same estate or any right, title, or interest therein to any person other than Grantee(s) and that such estate is at the time of the execution of this conveyance, free from encumbrances done, made, or suffered by them or any person claiming under them.

DATED 1-19-2021

Ashton C. Sheppard
ASHTON C. SHEPPARD

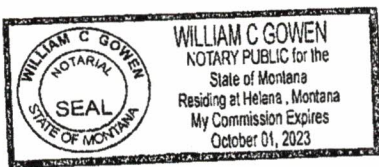
Erwin C. Schock
ERWIN C. SCHOCK

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

This instrument was acknowledged before me on January 19, 2021 by ASHTON C. SHEPPARD and ERWIN C. SCHOCK.

William C. Gowen

Notary Public for the State of Montana
Residing at
My Commission expires:



Resolution # 9396
 being a Vesting
 act East-West alley
 in S&W 150 m2-6678

Alley in Block 150-77 Page 57 City Recd. No. 27 & 113 Page 750
 Recorded 9-15-66 S&W 23

Ordinance Vesting of Anderson St
 11/17/1915 11/17/1915

MAP OF MING ADDITION TO HELENA

EMBRACING THE S 1/2, S.W. 1/4 SEC 24
 T. 10N. R. 4 W. PRINCIPAL BASE AND MERIDIAN
MONTANA
 SCALE 200 FT. TO 1 INCH

Cumming and Hawey
 Civil and Mining Engineers

Acknowledgment
 Be it known that the undersigned John H. Ming and Katherine L. Ming his wife proprietors of the Ming Addition to Helena, embracing the S 1/2 of the SW 1/4 of Sec. 24 T. 10N. R. 4 W. Principal Base and Meridian Montana hereby acknowledge and certify that we procured and consent to be made a survey of the same of which this plat is a true plan thereof, for the purpose of record, and we hereby declare the streets and alleys therein designated to be for the public use and benefit forever.

In testimony whereof we have hereunto set our hands and affixed our seals this 14th day of April 1907
 In presence of
 John H. Ming
 Katherine L. Ming

Territory of Montana } ss.
 County of Lewis & Clarke }

On this 14th day of April AD one thousand eight hundred and eighty seven personally appeared before me F.W. Wilson a Notary Public in and for said Territory of Montana John H. Ming and Katherine L. Ming the signers and authors of the foregoing plat who each of them acknowledged to me that they each of them respectively executed the same freely and voluntarily and for the uses and purposes therein mentioned.
 And the said Katherine L. Ming the wife of the said John H. Ming having been by me first made acquainted with the contents of said instrument acknowledged to me on examination apart from and without the hearing of her husband that she executed the same freely and voluntarily without fear or compulsion, or undue influence of her husband, and that she does not wish to retract the execution of the same.
 In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

F.W. Wilson
 Notary Public

Remarks
 Streets running North and South are 66 ft. wide
 East and West are 66 ft. wide
 Alleys are 10 ft. in width, lots 25 x 125 ft

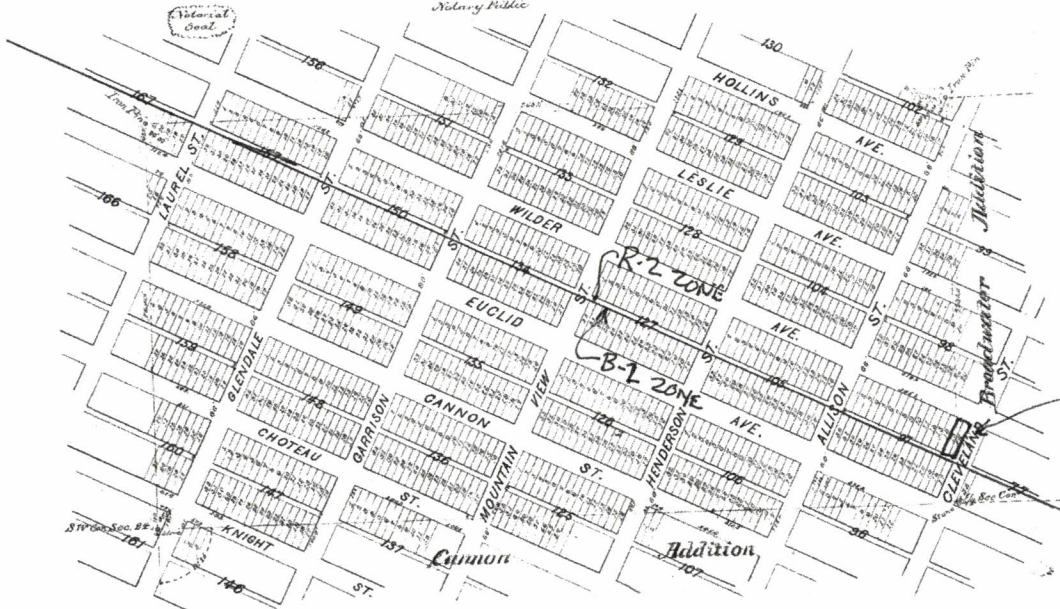
Territory of Montana } ss.
 County of Lewis & Clarke }

I, A.E. Cumming, do solemnly swear that I made careful survey of the Ming Addition to Helena and that the streets and alleys are of the width stated in the foregoing remarks and that said Addition has been laid out in the ground according to this plat and that said Addition embraces the S 1/2 of the SW 1/4 of Sec. 24 of T. 10N. R. 4 W. Principal Base and Meridian Montana.

A.E. Cumming
 Civil Engineer
 Sworn to and subscribed before me this 30th day of March 1907
 F.W. Wilson
 Notary Public

Notarial Seal

Filed May 7th AD 1907 at 4:10 P.M.
 F.W. Wilson
 County Recorder



Territory of Montana } ss.
 County of Lewis & Clarke }
 I hereby certify the foregoing to be a correct copy of the original plat of said Addition to Helena filed May 7th AD 1907 at 4:10 P.M. without my hand and seal of said County June 7th AD 1907
 F.W. Wilson
 County Recorder

SUBJECT PROPERTY
 LOTS 15 & 16

YEAR 2023 REAL ESTATE STATEMENT OF TAXES PAYABLE



Amy Reeves
Lewis & Clark County Treasurer
316 N. Park Ave Rm 113
Helena, MT 59623
Phone: (406) 447-8329

8979*33**G50**1.39**5/10*****AUTO5-DIGIT 59602
GOTLIEBS FIVE LLC
3205 WHEATLAND DR
HELENA MT 59602-8862

PROPERTY ID NO.: 5770
01-01: Tax District 01
SEC-TWN-RGE: 24-10 N-04 W

For internet payments
please log onto:
[https://tax.tylertech.com/
LewisAndClarkMT/](https://tax.tylertech.com/LewisAndClarkMT/)
For payments using
credit cards, dial toll free
1-888-272-9829.
You will be asked for a
jurisdiction Number. This
number is 3602. You will
then be prompted for
payment information.

Property Location: 1201 WILDER AVE
Legal Description: MING ADDN, S24, T10 N, R04 W, BLOCK
97,

Valuation Type	Market Value	Taxable Value
Real Estate	80,063.00	1,081.00
Improvements	114,137.00	1,541.00
Personal Property	0.00	0.00
	194,200.00	2,622.00

County Mill Value: 0

DELINQUENT TAXES

Total Prior Year(s)
Delinquent Tax Including
Penalty and Interest:

If Paid By*:

* Additional Penalty and
Interest shall be added if
not paid by above date.

Questions?
Call 406-447-8329.

Taxpayers may pay taxes that
are delinquent at anytime if
they pay the full amount of
the delinquency. If taxpayer
wants to pay only part of their
delinquent taxes, then the
current year has to be paid
in full before they can pay a
delinquent year. Delinquent
payments must be credited to
the oldest year first.

Please review the
back of the tax bill for
Dist. Breakdown and
further information.

GENERAL TAX DETAIL

Levy Description	Amount
HL *Helena Fire Safety Levy-Voted	26.16
HL Helena General	277.14
HL *Helena GO 2008-Voted	14.64
HL Helena Permissive	72.14
LC All Purpose	74.72
LC Co Extension	2.92
LC *Detention Center Bond Services-Voted	8.08
LC *Detention Services-Voted	44.74
LC District Court	7.42
LC *Diversion Services-Voted	11.74
LC Entitlement Levy	38.30
LC *Fairgrounds-Voted	7.08
LC Health	16.62
LC Library	14.98
LC **Library 1-Voted	31.46
LC Mental Health	1.52
LC Parks	0.22
LC Permissive Med Levy	24.90
LC Public Safety	72.76
LC **Public Safety 1-Voted	60.62
LC *Search and Rescue Maintenance	2.10
LC Senior Citizens	2.34
LC Sheriff's Retirement System Levy	3.20
SC Co Elem Retirement	61.67
SC Co High Retirement	36.34
SC Co Transportation	7.02
SC Co Elem Schools	70.80
SC Co High Schools	47.20
SD Elem Adult Ed	3.64
SD Elem Bond/Debt	4.16
SD **Elem Bond/Debt A-Voted	74.46
SD Elem Building Reserve-Permissive	5.06
SD *Elem Building Reserve-Voted	50.08
SD Elem General	74.22
SD **Elem General A-Voted	137.50
SD *Elem Technology-Voted	8.68
SD Elem Transportation	92.54
SD Elem Tuition	33.50

Levy Description (Continued)	Amount
SD High Adult Ed	3.34
SD High Bond/Debt	2.68
SD *High Building Reserve	22.94
SD High Building Reserve-Permissive	2.34
SD High General	37.76
SD **High General A-Voted	79.16
SD *High Technology	8.54
SD High Transportation	16.12
SD High Tuition	6.10
ST St Equalization	86.26
ST University	15.74
ST Vo-Tech	3.40

Total Mill Levy: 689.19

Total General Taxes 1,807.05

SPECIAL ASSESSMENTS

Description	Code	1st Half	2nd Half
OT LANDFILL MONITORING	0016	3.62	3.61
OT STORM WATER UTL	0008	23.08	23.08
OT WATER QUALITY INSIDE CITY	8000	4.40	4.40
OT OPEN-SPACE LANDS	2518	6.12	6.12
OT STREET MAINT #1	0001	103.08	103.08
OT SOLID WASTE	0003	97.05	97.05
OT FORESTVALE CEM	2121	3.40	3.39
OT LIGHT DISTRICT #357	0357	22.44	22.43
OT OPEN SPACE MAINT	0070	10.00	10.00
OT URBAN FOREST MGMT	0061	19.50	19.50

TOTAL 292.69 292.66
Total Taxes Due Current Year 1,196.22 1,196.18

*-Voted In **-Voted to increase ***-Voted to exceed Statutory Authority

Please fold on perforation BEFORE tearing

10-24-23_v2

2023 2ND HALF PAYMENT STUB

Property ID Number: 5770

DUE ON OR BEFORE: 05/31/2024

Property Tax Assistance eligibility reflected in amount due for current tax year

This property may qualify for a Property Tax Assistance Program. This may include: Property Tax Assistance, Disabled or Deceased Veterans' Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Local Department of Revenue at 406-444-4000 for further information.

If your mailing address has changed, please fill out the form on the back of your payment coupon!

GOTLIEBS FIVE LLC
3205 WHEATLAND DR
HELENA MT 59602-8862

Second Half Amount Due:

\$1,196.18

NO SECOND HALF NOTICE WILL BE SENT. YOUR CHECK IS YOUR RECEIPT. STUBS MUST ACCOMPANY PAYMENT. FOR A COPY OF YOUR TAX RECEIPT INCLUDE A SELF ADDRESSED STAMPED ENVELOPE.



eNoticesOnline.com
Go Paperless

AUTHORIZATION CODE
LCC-74QMV6W3

RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT TO:

LEWIS & CLARK COUNTY TREASURER
316 N. PARK AVE RM 113
HELENA MT 59623-0001



NO STAPLES, PAPERCLIPS, OR TAPE PLEASE!

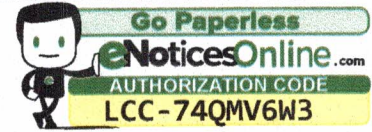
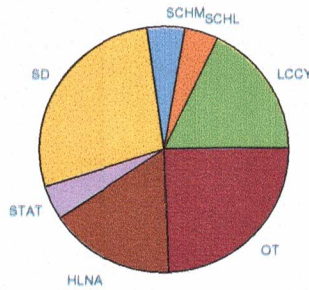


**LEWIS & CLARK COUNTY
TREASURER**

Phone: (406) 447-8329

Website: <https://www.lccountymt.gov/car.html>
Department email: propertytax@lccountymt.gov

DISTRIBUTION BREAKDOWN



HL	HLNA	16.30%	\$390.08
LC	LCCY	17.79%	\$425.72
SC	SCHL	4.39%	\$105.03
SC	SCHM	4.93%	\$118.00
SD	SD	27.71%	\$662.82
ST	STAT	4.41%	\$105.40
OT	OTHER	24.47%	\$585.35

IMPORTANT TAX INFORMATION – PLEASE READ CAREFULLY!

EXAMINE THIS BILL BEFORE PAYING. See that all legal descriptions are correct as the Treasurer is not responsible for payments on the wrong property and payments so made CANNOT BE REFUNDED.

Address changes are made through the Department of Revenue, Property Assessment Division at 340 N. Last Chance Gulch, Helena, MT 59601 or call (406) 444-4000.

PAYMENT STUB(S) must be sent with your check in order to receive proper credit for payments. Please refer to your Property ID Number(s) on all checks and correspondence.

THIS IS THE ONLY NOTICE YOU SHALL RECEIVE. So, if you don't pay in full, save your tax bill with the 2nd Half Stub to send with the 2nd payment. We do not mail receipts for payments unless a stamped, self addressed envelope is enclosed. Your check is your receipt.

When any tax payment becomes delinquent, a penalty of 2% is immediately added. Also added is interest at the rate of 5/6 of 1% per month until paid. Interest is figured daily. The delinquent amount that may be shown on the front of this form may be for more than one tax year. Our phone number is (406) 447-8329.

PLEASE NOTE: IF YOUR TAXES ARE PAID VIA AN ESCROW ACCOUNT, IT WILL BE YOUR RESPONSIBILITY TO NOTIFY YOUR AGENT OF THESE CHARGES.

USE THE MAIL TO AVOID ANY INCONVENIENCE. HELP US HELP YOU!

PROPERTY VALUATION STAFF MAY BE VISITING YOUR PROPERTY TO CONDUCT AN ON-SITE REVIEW FOR APPRAISAL AND AUDIT PURPOSES. YOU OR YOUR AGENT MAY WANT TO BE PRESENT. IF YOU WISH TO MAKE AN APPOINTMENT, CONTACT THE LOCAL DEPARTMENT OF REVENUE OFFICE AT 406-444-4000.

Thank you!
Amy Reeves
Lewis and Clark County Treasurer

**KEEP THIS PART FOR YOUR RECORDS.
IT IS THE ONLY NOTICE THAT YOU WILL RECEIVE.**

10-24-23_v2

NOTE:

This stub must accompany 2nd half payment.

Please write the Property ID Number(s) on your check.

Note any address changes here (PLEASE PRINT):

NAME _____

NEW ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ TAX CODE _____

EMAIL _____

OWNER SIGNATURE _____

Make check or money order payable to:
Lewis & Clark County Treasurer

Mail to:
Lewis & Clark County Treasurer
316 N. Park Ave Rm 113
Helena, MT 59623

IMPORTANT: Please make sure the address on the front of this coupon shows through the window in the provided return envelope or the Post Office will NOT deliver your payment.

To expedite the processing of your payment, please don't staple, paperclip, or fasten the check and statement together.

Date: 03/29/2024
 Time: 13:11:40

LEWIS AND CLARK COUNTY

*** REPRINTED ***

CASH RECEIPT

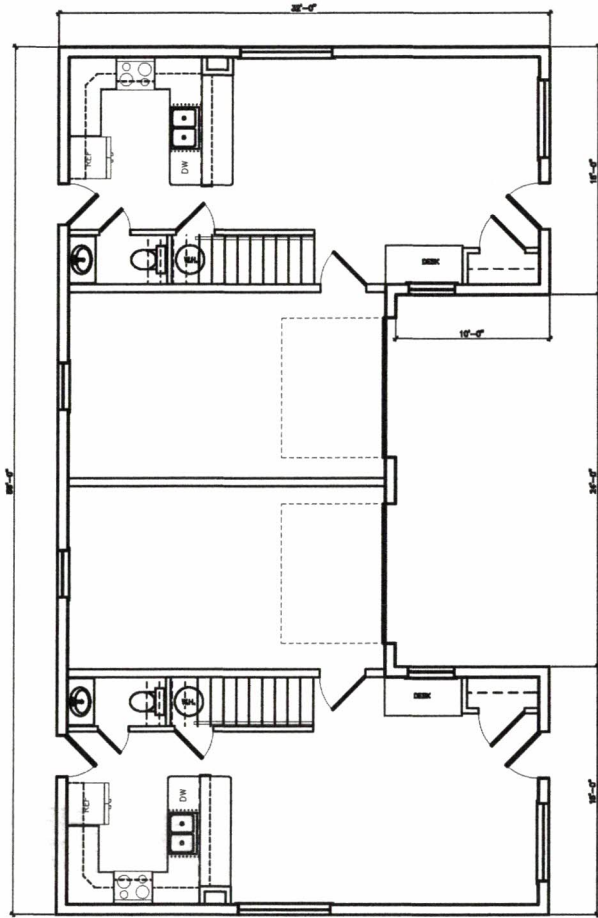
2023 REAL ESTATE TAXES

Receipt#	Trans Date	Clerk ID	Batch#	Tax Year	Tax Code	Receipt Total
2420796	11/22/2023	SO	20231122-000361	2023	5770	\$1,196.22

Legal Owner Name	Legal Description
GOTLIEBS FIVE LLC 3205 WHEATLAND DR HELENA MT 59602-8862	LOC: 1 GEO: 05-1887-24-4-11-19-0000 TWN: 10 N SCT: 24 RNG: 04 W MNG SubDiv MNG LOT: 15 BLK: 97 MING ADDN, S24, T10 N, R04 W, BLOCK 97, Lot 15 - 16

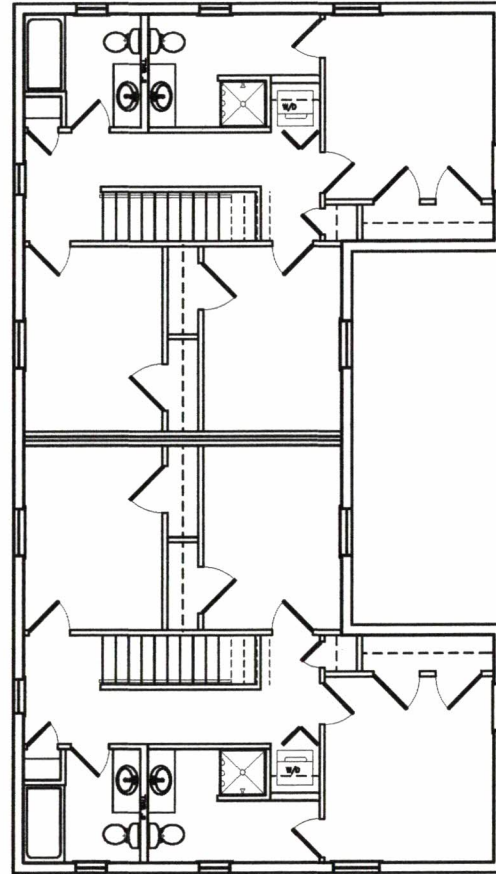
Stmt#	MC	Description	1st Half	Status	2nd Half	Status
16865	0000	Tax District 01	903.53	PAID	0.00	
16865	0001	STREET MAINT #1	103.08	PAID	0.00	
16865	0003	SOLID WASTE	97.05	PAID	0.00	
16865	0008	STORM WATER UTL	23.08	PAID	0.00	
16865	0016	LANDFILL MONITORING	3.62	PAID	0.00	
16865	0061	URBAN FOREST MGMT	19.50	PAID	0.00	
16865	0070	OPEN SPACE MAINT	10.00	PAID	0.00	
16865	0357	LIGHT DISTRICT #357	22.44	PAID	0.00	
16865	2121	FORESTVALE CEM	3.40	PAID	0.00	
16865	2518	OPEN-SPACE LANDS	6.12	PAID	0.00	
16865	8000	WATER QUALITY INSIDE CITY	4.40	PAID	0.00	
		PAYMENT DATE:	11/22/2023			
		TAX AMOUNT:	\$1,196.22			
		PENALTY:				
		INTEREST:				
		TOTAL:	\$1,196.22			
		RECEIPT TOTAL:	\$1,196.22			
THIS RECEIPT IS INCLUDED IN A BATCH WITH 16 OTHER RECEIPT(S) TOTALING:					\$37,803.80	

Payment Type	Doc#	Description	Amount
Check	1175	GOTLIEBS FIVE LLC	39,000.02
TOTAL:			39,000.02



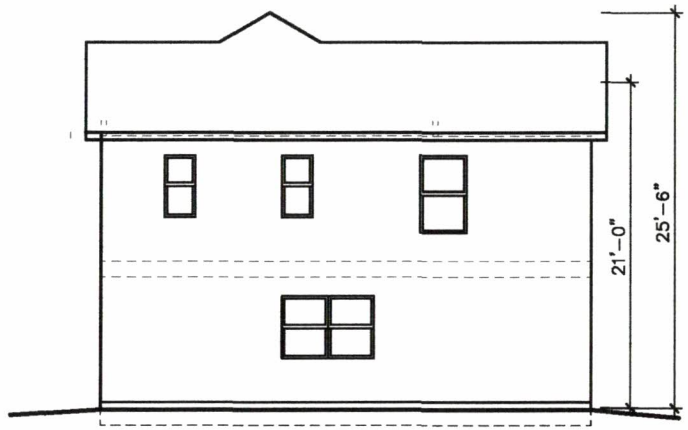

1-First Floor
SHOPLU 010004

1/4" = 1'-0"




2-Second Floor
SHOPLU 010004

1/4" = 1'-0"



3-South

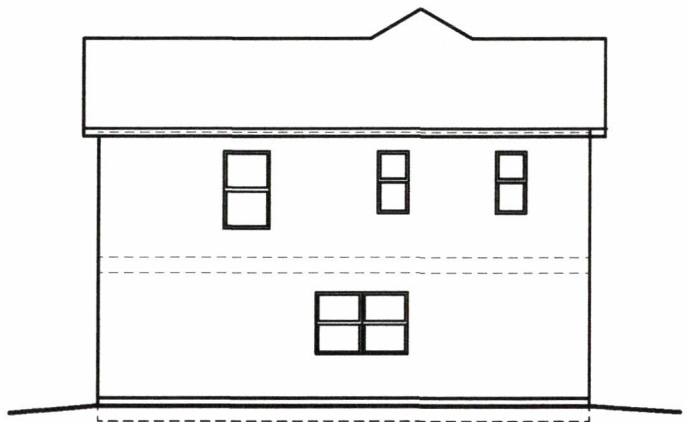
3/20/2014 01:22:24

1/8" = 1'-0"



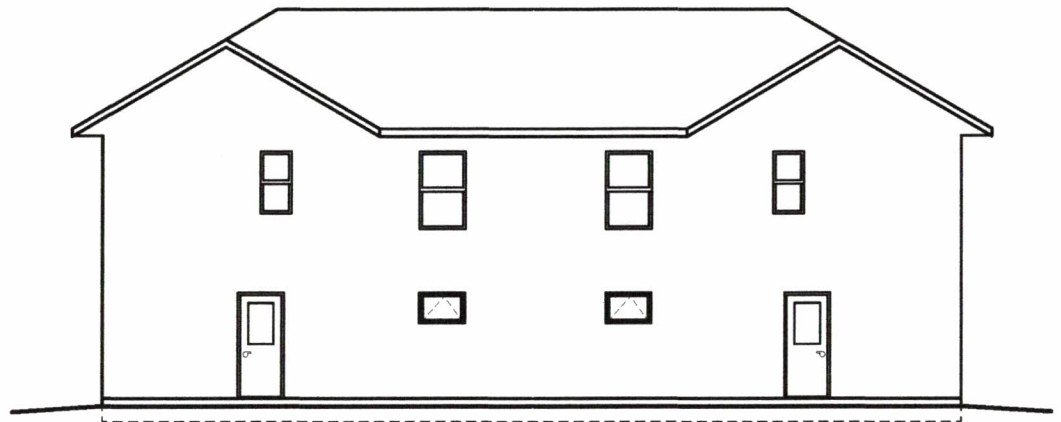
4-East

1/8" = 1'-0"



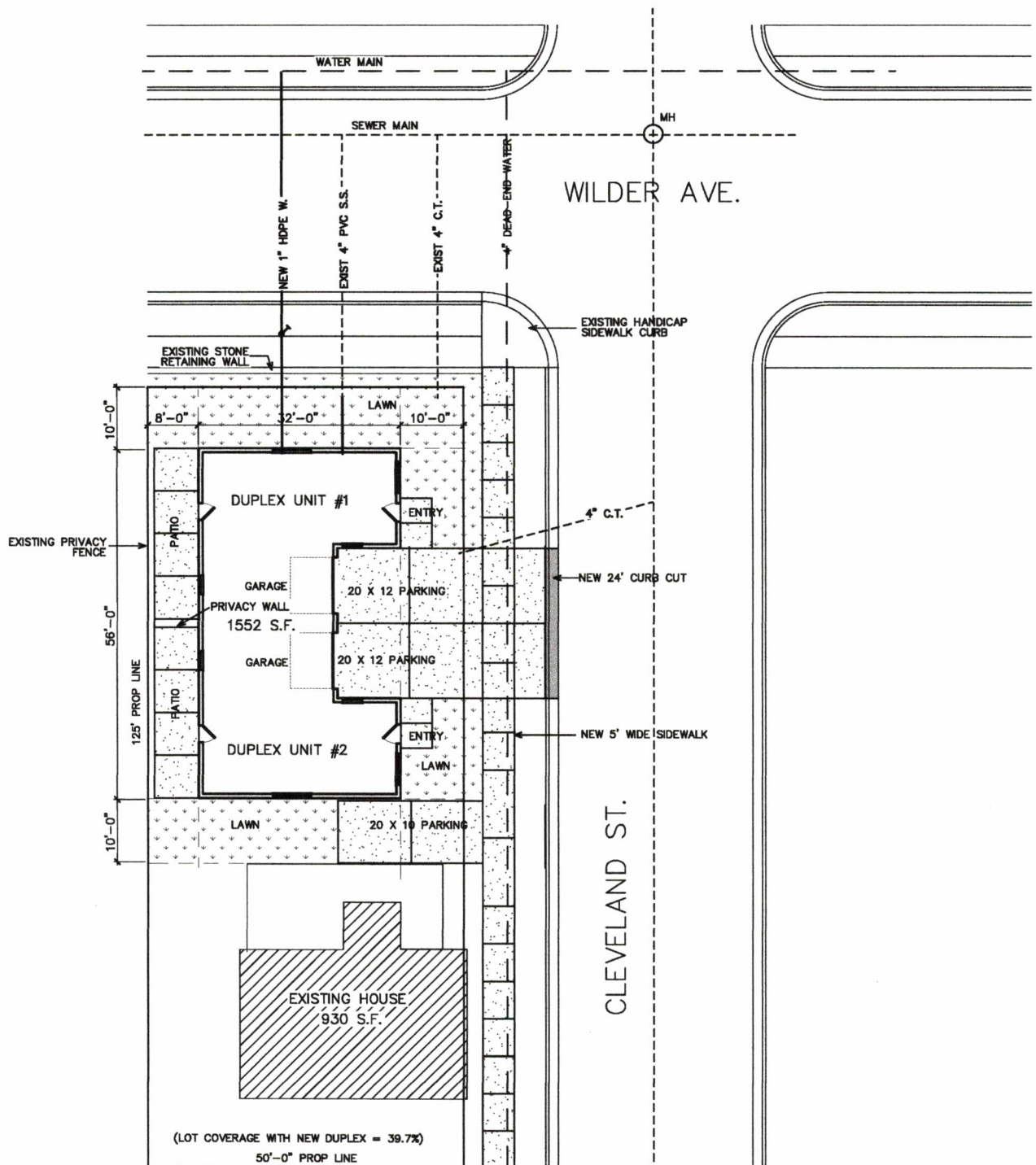
5-North

1/8" = 1'-0"

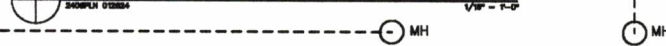


6-West

1/8" = 1'-0"



0-Site Plan



RETURN TO:

Name: Helena Abstract and Title Company
Address: PO Box 853
Montana Club Bldg, 6th & Fuller Ave
Helena, MT 59624
File No.: 2078438 *wllc*

WARRANTY DEED

FOR VALUABLE CONSIDERATION, ASHTON C. SHEPPARD and ERWIN C. SCHOCK, the grantor(s), do(es) hereby grant, bargain, sell, convey and confirm unto GOTLIEB'S FIVE, LLC, the grantee(s), the following described premises in Lewis and Clark County, Montana, to-wit:

Lots 15 and 16 in Block 97 of the Ming Addition to the City of Helena, Lewis and Clark County, Montana.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee(s), (his, her, their) heirs and assigns, forever;

SUBJECT TO: A. All reservations, exceptions, covenants, conditions and restrictions of record and in patents from the United States or the State of Montana; B. All existing easements, rights of way and restrictions apparent or of record; C. Taxes and assessments for the current year and subsequent years; D. All prior conveyances, leases or transfers of any interest in minerals, including oil, gas and other hydrocarbons; and E. Building, use, zoning, sanitary, and environmental restrictions.

And the said Grantor(s) do(es) hereby **WARRANT** unto the said Grantee(s), their heirs and assigns, that previous to the date of this conveyance said Grantor(s) has not conveyed the same estate or any right, title, or interest therein to any person other than Grantee(s) and that such estate is at the time of the execution of this conveyance, free from encumbrances done, made, or suffered by them or any person claiming under them.

DATED 1-19-2021

AShton C. Sheppard
ASHTON C. SHEPPARD

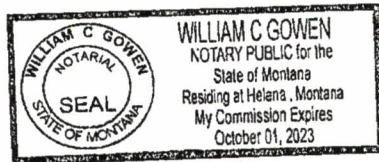
Erwin C. Schock
ERWIN C. SCHOCK

STATE OF MONTANA
COUNTY OF LEWIS AND CLARK

This instrument was acknowledged before me on January 19, 2021 by ASHTON C. SHEPPARD and ERWIN C. SCHOCK.

William C. Gowen

Notary Public for the State of Montana
Residing at
My Commission expires:





521-2

1201

1205

300-41L

CLEVELAND ST

WILDER AVE