



DATE RECEIVED:

City of Helena Pre-Application Information Form

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

PLEASE CHECK ONE: SUBDIVISION NON-SUBDIVISION

1. Name of Applicant: Tamera (Tammy) Patthausen
 Name of Property Owner (if different): Fischer Properties
 Address/City/State/Zip: 901 E. Lyndale
 Email: tpatth7@gmail.com Primary Phone: 406-303-1849
 Secondary Phone: _____
2. Contact person: _____ Primary Phone: _____
 Email: _____ Secondary Phone: _____
3. Legal Description and general location: 901 E. Lyndale Avenue
Helena, MT 59602
Please provide a general vicinity map, showing existing streets, north arrow and the proposed location of the site.
4. Describe land use proposal (CUP, zone change, etc.): Soda Shop Drive through
5. What, if any, is the existing zoning? B-2
6. Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No
7. Are you aware of any site conditions that may affect development? No
8. Describe proposed water and sewer system: Utilize existing water
+ sewage
9. Describe proposed streets/access: Rodney + East Lyndale
10. Do you intend to apply for a variance? No
11. Describe drainage provisions (if applicable): N/A

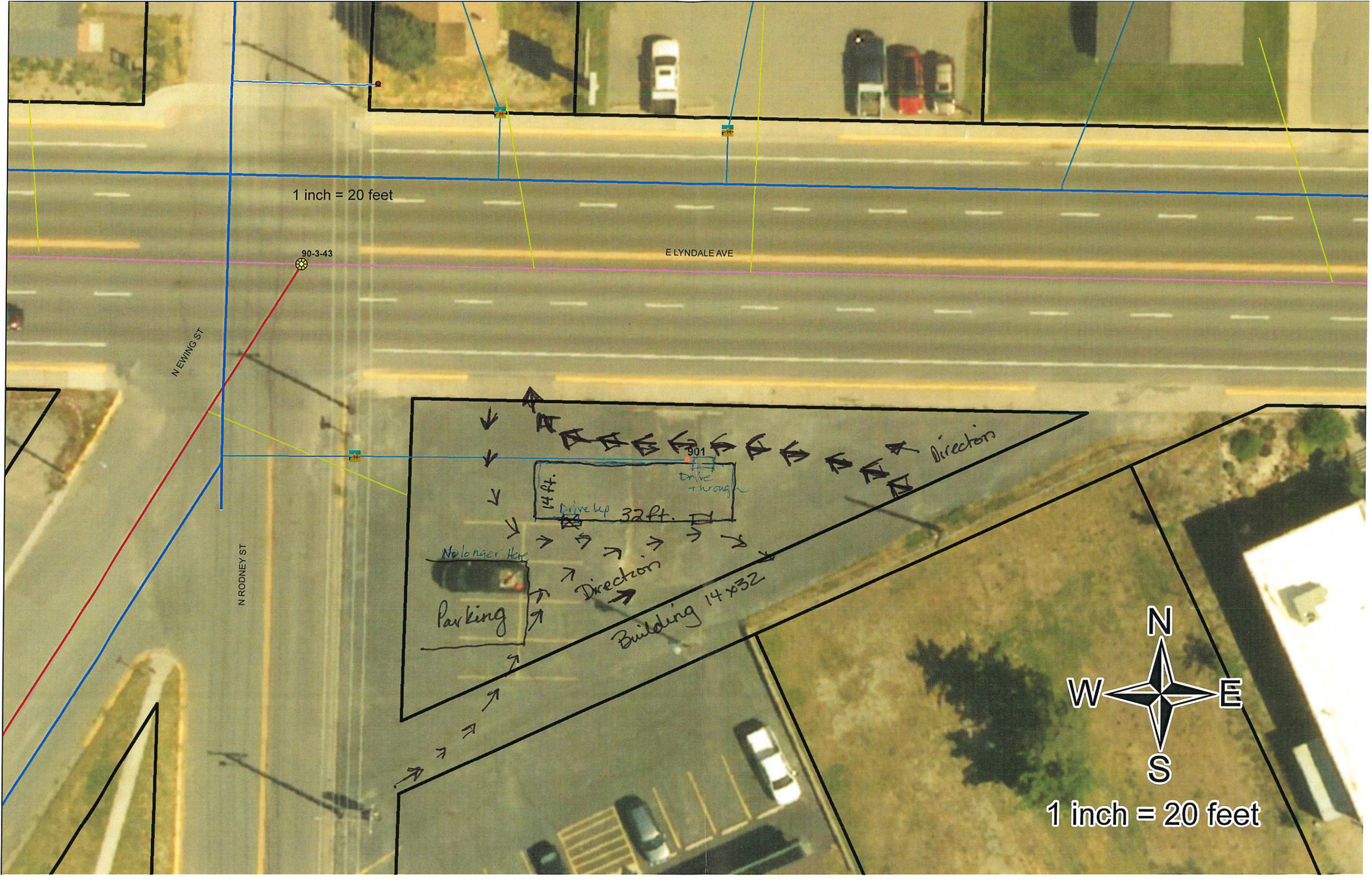
For Subdivision Pre-Application Conference, please complete the following additional information:

12. Name of proposed subdivision: _____
13. Number and size of lots: _____ approximate size of subdivision: _____
14. How do you intend to meet the park dedication requirement? cash donation park dedication
 Combination n/a

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

SUBDIVISION PRE-APPLICATION CONFERENCE

- A. Prior to submitting a preliminary plat application, a subdivider for a subdivision must consult with the Planning division of the Community Development Department to become familiar with the City's subdivision application requirements and review process. The subdivider must attend a pre-application meeting prior to submitting a subdivision application or resubmitting a previously submitted subdivision application that has material changes or amendments made by the subdivider after the original application has been determined by the City to contain required elements and sufficient information.
- B. The pre-application meeting will be scheduled within thirty (30) days after the subdivider submits a written request for a pre-application consultation and submits the pre-application materials to the City.
- C. To be considered for review, a subdivision application must be submitted within one hundred eighty (180) days of the pre-application meeting consultation. If an application is not submitted within that time frame, the subdivider must request a new pre-application consultation prior to submitting the subdivision application.
- D. In order to make the pre-application consultation productive, the subdivider should provide as much of the following information as possible:
- 1. Names and addresses of the subdivider and the owner of the property proposed to be subdivided;
 - 2. Name of proposed subdivision;
 - 3. Location of the property to be subdivided;
 - 4. Existing zoning of the property to be subdivided;
 - 5. Number and size of proposed subdivided lots;
 - 6. Size of the proposed subdivision;
 - 7. Name and contact information for any engineer or surveyor that have been retained;
 - 8. Proposed water and wastewater systems;
 - 9. Nearest existing water and wastewater mains to the property and type, size, and location of existing wastewater treatment facilities, including septic systems;
 - 10. Proposed streets;
 - 11. Whether the subdivider intends to apply for a zone change, zoning variance, or subdivision regulation variance;
 - 12. Description of any physical and environmental site conditions on the property;
 - 13. Stormwater drainage system;
 - 14. Proposed special improvement or maintenance districts;
 - 15. Proposed park land dedication;
 - 16. Legible drawing of the proposed subdivision showing layout of existing streets in relationship to proposed improvements and topography of the tract, if possible (drawing does not need to be to scale);
 - 17. A general vicinity map showing existing streets and north arrow;
 - 18. Existing structures on the property;
 - 19. Existing easements and right-of-ways on the property;
 - 20. Existing and proposed covenants or deed restrictions;
 - 21. Water rights, including the name of owner(s), amount of water by flow rate or volume, date of priority of the right, purpose of use, place of use, and place and means of diversion;
 - 22. Types and locations of agricultural water facilities; and
 - 23. Analysis on how the proposed subdivision complies with the City Growth Policy.



1 inch = 20 feet

90-3-43

E LYNDAL AVE

N EWING ST

N RODNEY ST

No longer here

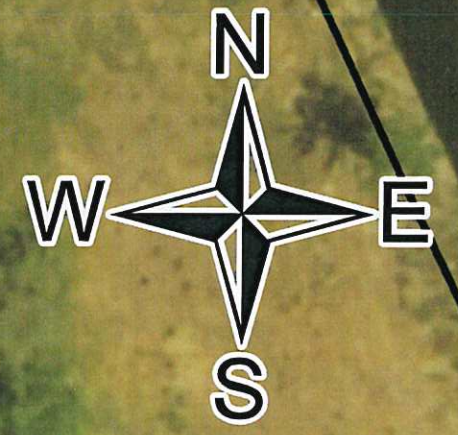
Parking

Building 14x32

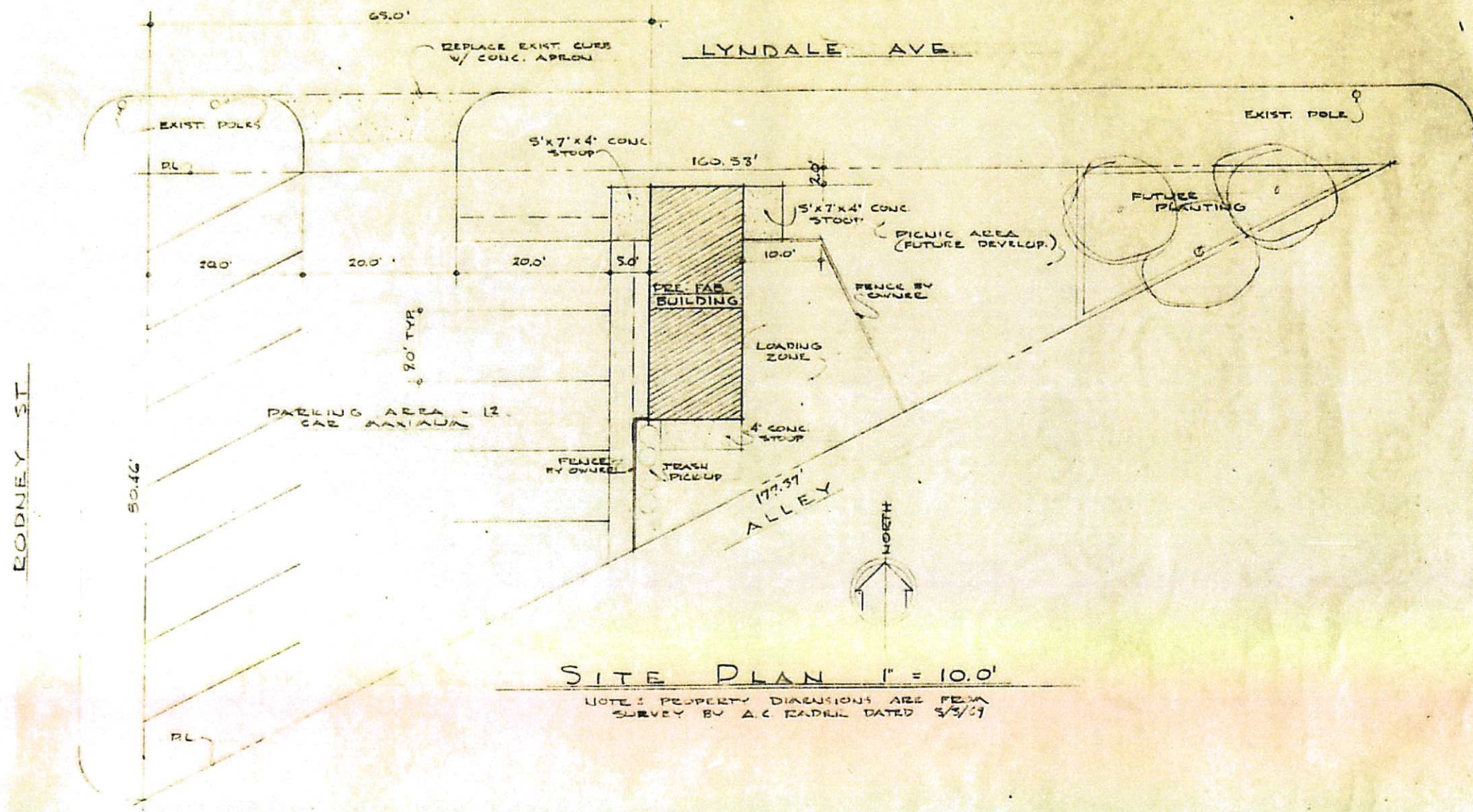
14 ft. Drive up
32 ft. Drive through

Direction

Direction



1 inch = 20 feet



SITE PLAN 1" = 10.0'

NOTE: PROPERTY DIMENSIONS ARE FROM SURVEY BY A.C. RADNILL DATED 5/5/59

TACO JOHNS
901 E LYNDALE
5-5-69

MAY 5, 1969

SITE DEVELOPMENT
LOTS 1&2 - BLOCK 26 - LOCKEY
ADDITION
HELENA - MONTANA
CARPEAU & CRENNEN - AIA - ARCHITECTS
GRANITE BUILDING - HELENA, MONTANA

