

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: Bolan Family Properties						
	Name of Property Owner (if different): Ronald Bolan						
	Address/City/State/Zip: 3904 Ed Rose Drive						
	Email: ron_dani@outlook.com Primary Phone: (406) 431-8835						
_	Secondary Phone: (406) 442-1004						
2.	Contact person: Ron Bolan Primary Phone: (406) 431-8835 Email: ron_dani@outlook.com Secondary Phone:						
	occondary Fhorie.						
3.	Legal Description and general location: 3359 Tricia St Helena, MT 59601.						
	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.): Commercial B2. Subdivide current commercial lot into 2 commercial lots.						
5.	What, if any, is the existing zoning? Commercial B2						
6.	Do you plan to hire an engineer? Yes No Do you plan to hire a surveyor? Yes No						
7.							
8.	Describe proposed water and sewer system: There is existing water/sewer/power in place. City of Helena provides water and sewer. Northwestern Energy provides power. Hook up only needed.						
9.	Describe proposed streets/access: There is existing access to the property. Current access off Tricia Street, and current access off Irene Street.						
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:						
	additional miormation:						
12.	Name of proposed subdivision: Bolan Family Properties						
13.	Number and size of lots: 2 Lots, one 4.6 acre, one .6 acre lot approximate size of subdivision: 5.2 acre						
14.	How do you intend to meet the park dedication requirement? ☐ cash donation ☐ park dedication ☐ Combination ☐ n/a						
Plea	se include a sketch of the proposed subdivision showing the layout of the existing streets in relation to						

the site.

Property Record Card

Summary

Primary Information

Property Category: RP

Geocode: 05-1888-27-3-03-01-0000

Primary Owner:

BOLAN FAMILY PROPERTIES LLC

3355 TRICIA ST

HELENA, MT 59601

Subcategory: Commercial Property

PropertyAddress: 3351 TRICIA ST

Assessment Code: 0000020154

COS Parcel:

HELENA, MT 59601-6467

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: SLEEPING GIANT PUD NO 13

Legal Description:

SLEEPING GIANT PUD NO 13, S27, T10 N, R03 W, BLOCK 3, Lot 1, COS #359639

Last Modified: 10/23/2023 7:38:04 PM

General Property Information

Neighborhood: 205.207.C

Property Type: IMP_U - Improved Property - Urban

Living Units: 0

Levy District: 05-448715-0115

Zoning:

Ownership %: 100

Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 0

Limited: 0

Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access:

Parking Quantity:

Location:

Parking Proximity:

Land Summary

Land Type	Acres	<u>Value</u>
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	5.272	1,035,268.00

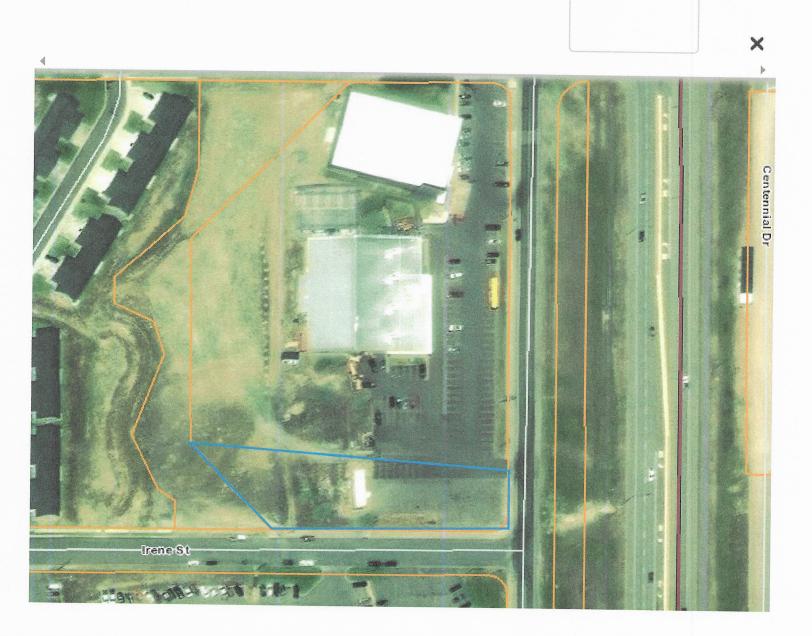
Deed Information:

Deed Date 7/1/2020 3/1/2017 11/28/2016	M57 M52	Page 3303 7259 1897	7/1/2020 5/2/2017	Document Number 3357663 3304729 3298799	Document Type Quit Claim Deed Warranty Deed Warranty Deed
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Switch Map Tool...

- O Identify
- O Quick Zoom
- O Buffer/Area Select

Measure



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