MONTANA NORTHWEST COMPANY
Surveying • Mapping • Planning • Consulting

July 29, 2020

Mary McCrea
Development Services
435 Ryman - City Hall
Missoula, Montana 59802

RE: Application for Annexation, Joshua L. Green & Craig Langel.

Dear Development Services:

Please find the attached application for annexation. We are currently representing Joshua Green and Craig Langel to complete a boundary line adjustment to resolve an encroachment issue. In order to complete this process we understand that the small portion of land being brought into the city limit is required to be considered for annexation. The remaining land will continue to be in the county.

I have attached a copy of the Exhibits for your review. Please feel free to contact me if you have any questions of if I need to supply you with further information.

Thank you in advance for your time and assistance with this matter.

Sincerely,

Lynne M. Edens
Staff Planner - Office Manager

Enclosures

Missoula: PO Box 8777, 59807 • Phone 406.721.4033 • Fax 406.721.4066
Anaconda: PO Box 177, 59711 • Phone 406.559.5005 • Fax 406.559.5006
www.mtnwco.com

INTAKE FORM – LAND USE & ZONING APPLICATIONS

DEVELOPMENT SERVICES
435 RYMAN, MISSOULA, MT 59802-4292
PHONE: 406.552.6625
FAX: 406.552.6053
http://www.ci.missoula.mt.us/

OFFICE USE ONLY	
DESK STAFF:	DATE:
SUPERVISOR:	DATE:
CASE PLANNER:	DATE:

A. APPLICANT

Name: **Montana Northwest Company** Date: **January 12, 2021**

Address: **PO Box 8777, Missoula, MT 59807**

Phone Number: **406-721-4033**

Email: **lynne@mtnwco.com & ken@mtnwco.com**

B. SUBJECT PROPERTY

Property Owner: **Joshua L. Green** **PETITION FOR ANNEXATION TO CITY**

Address: **3946 Fox Den Court, Missoula, MT 59803**

Geocode: **04-2092-01-3-01-02-0000**

Legal Description (must be complete—attach metes and bounds if necessary):

Lot: **A1/A2**	Tract:	Township: **12N**
Block:	COS#:	Range: **20W**
Subdivision: **Fairway View Addition**		Section: **01**

*Size of Parcel: **+/- 3.01 acres**

Zoning: **Unzoned City and the portion of land being annexed comes from County C-RR2 Zoning.**

Applicable Growth Policy/ Comprehensive Plan and Land Use Designation:

1997 Miller Creek Area Comp Plan & 2019 Missoula Area Land Use Element

Floodplain Designation:

C. PROJECT DESCRIPTION /QUESTIONS

Provide a description of the project (you may attach a separate page) AND/OR explain the standard/regulation you request to vary from AND/OR describe the question you have:

In order to resolve a small encroachment issue between 3946 Fox Den Ct and 4190 Birdie Court we are proposing to bring in +/- .20 acres into 4190 Birdie Court, which is in the City. The small portion of land being adjusted into the city is the only portion of land that is requesting annexation.

*Note: If property less than 1 acre and no plan to connect to City Sewer system, consult with Missoula County Health Department regarding sanitation before submitting this form.

D. TYPE OF MEETING REQUESTED: (Check one):
Note for **Subdivisions**: Provide the information listed in Section E for a **scoping** meeting. For a subdivision **pre-application** meeting, provide the materials listed in the **Subdivision Pre-Application Meeting Flyer**. The materials are also listed in Article 4 of the City Subdivision Regulations.

☐ Scoping Meeting ☐ Pre-Application Meeting

E. INFORMATION TO ATTACH:

- ✓ Vicinity map with site identified
- ✓ Zoning map with site identified, if applicable
- ✓ Comprehensive plan map with site identified
- ✓ Floodplain map with site identified, if applicable
- ✓ Topographic map with site identified
- ✓ Aerial photograph with site identified, if available
- ✓ Parcel map, Certificate of Survey, or Subdivision Plat of subject property

OFFICE USE ONLY

F. OTHER AGENCIES TO CONTACT (Check applicable agencies):

_____City Engineer Division Development Services
_____City Building Division Development Services
_____City Fire Department
_____Other: _____
_____City Police Department / County Sheriff
_____City-County Health Department
_____Resource Agency

G. APPLICABLE PUBLIC PROCESS/PUBLIC BOARD (Check one):

_____City BOA
_____Zoning/Rezoning
_____Subdivision
_____Major
_____Minor
_____Lease or rent
_____Design Review Board
_____Floodplain
_____Other

H. NOTES:

_____
_____
_____
_____
_____
_____
_____

Return to: City Clerk
City of Missoula
435 Ryman Street
Missoula MT 59802-4297

PETITION NO. _____

BEFORE THE CITY COUNCIL

CITY OF MISSOULA

PETITION FOR ANNEXATION TO CITY

SUID#: 1376100
GeoCode#" 04-2092-01-3-01-02-0000

Dated this 13 day of January ,~~2020~~ 2021

COME NOW the undersigned and respectfully petitions the City Council of the City of Missoula requesting city annexation of the following real property into the City of Missoula.

The petitioner(s) requesting City of Missoula annexation of the property described herein hereby mutually agree with the City of Missoula that immediately upon annexation of the land all City of Missoula municipal services will be provided to the property described herein on substantially the same basis and in the same manner as such services are provided or made available within the rest of the municipality prior to annexation.

Petitioner(s) hereby agrees and submits the real property described herein to municipal taxation and assessments upon annexation, including but not limited to sanitary sewer utility assessments, in the same manner as other private property within the city is taxed and assessed for municipal tax, assessment and utility service purposes.

Petitioner(s) hereby states that there is no need to prepare a Municipal Annexation Service Plan for this annexation pursuant to Section 7-2-4610, MCA since the parties are in agreement as to the provision of municipal services to the property requested to be annexed.

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

PROPERTY ADDRESS:

OWNER(S)

OWNER
NAME, TITLE Joshua L. Green

NAME, TITLE

STATE OF MONTANA)
) ss.
County of Missoula)

On this day of , before me the undersigned, a Notary Public for the State of Montana, personally appeared Joshua L. Green , known to me personally (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name/s is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal on the day, month, and year in this certificate first above written.

Joyce M. Lyman

Joyce M. Lyman
(Printed name required)

Notary Public for the State of Montana.
Residing at Missoula, MT 59801
My Commission Expires: 2/14/24
MM/DD/YY

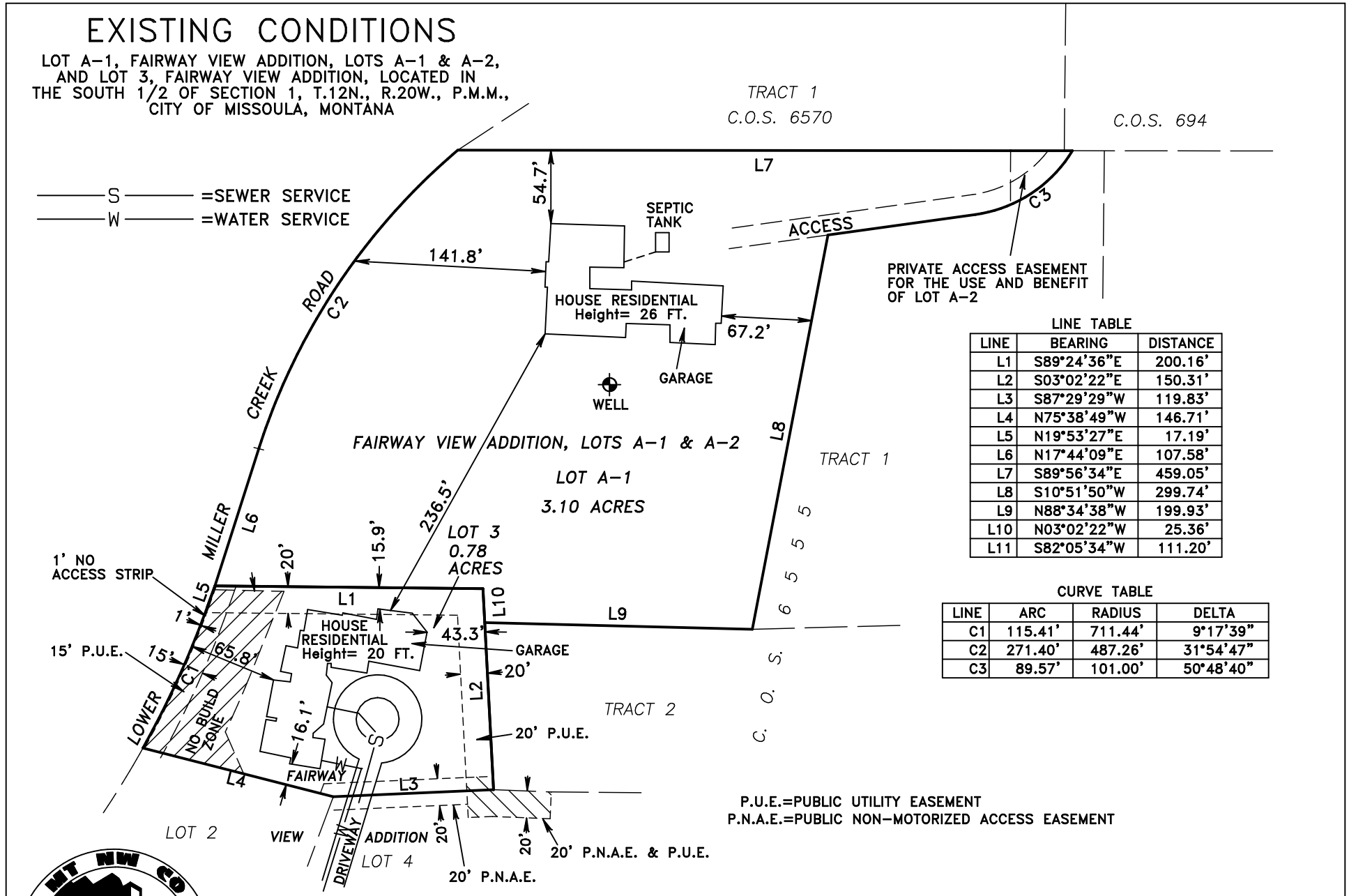
(SEAL)

JOYCE M LYMAN NOTARIAL SEAL STATE OF MONTANA

JOYCE M LYMAN
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, Montana
My Commission Expires
February 14, 2024

EXISTING CONDITIONS

LOT A–1, FAIRWAY VIEW ADDITION, LOTS A–1 & A–2, AND LOT 3, FAIRWAY VIEW ADDITION, LOCATED IN THE SOUTH 1/2 OF SECTION 1, T.12N., R.20W., P.M.M., CITY OF MISSOULA, MONTANA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°24'36"E	200.16'
L2	S03°02'22"E	150.31'
L3	S87°29'29"W	119.83'
L4	N75°38'49"W	146.71'
L5	N19°53'27"E	17.19'
L6	N17°44'09"E	107.58'
L7	S89°56'34"E	459.05'
L8	S10°51'50"W	299.74'
L9	N88°34'38"W	199.93'
L10	N03°02'22"W	25.36'
L11	S82°05'34"W	111.20'

CURVE TABLE

LINE	ARC	RADIUS	DELTA
C1	115.41'	711.44'	9°17'39"
C2	271.40'	487.26'	31°54'47"
C3	89.57'	101.00'	50°48'40"

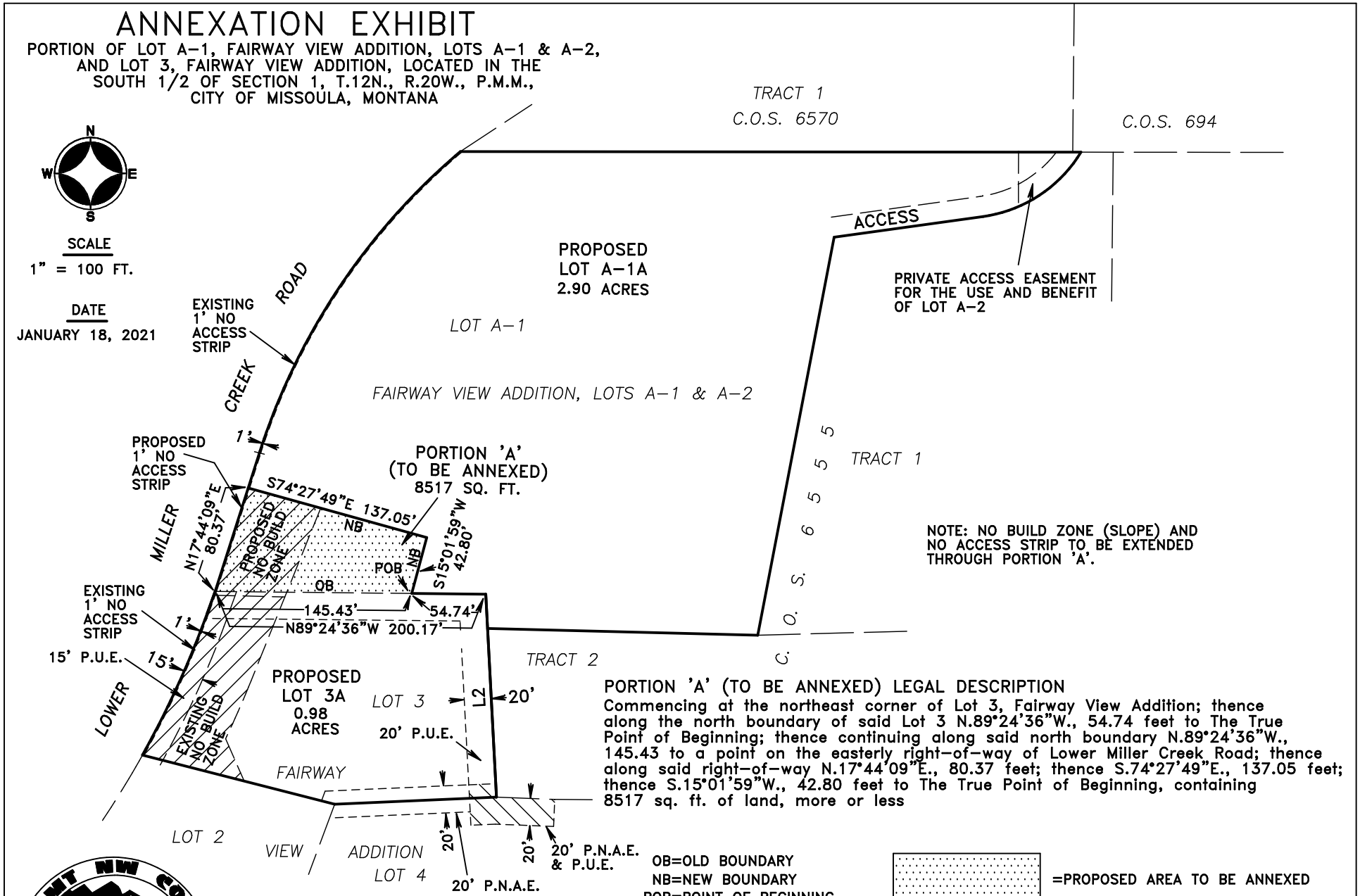
P.U.E.=PUBLIC UTILITY EASEMENT
P.N.A.E.=PUBLIC NON–MOTORIZED ACCESS EASEMENT

MONTANA NORTHWEST COMPANY
SURVEYING MAPPING PLANNING CONSULTING
P.O. BOX 8777, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNWCO.COM
P.O. BOX 177, ANACONDA, MT 59711 PHONE 406-559-5005 FAX 406-559-5006 MTNWCO.COM

PREPARED AT THE REQUEST OF JOSH GREEN
MTNWCO PROJECT NO. 2761–20 D–1571

ANNEXATION EXHIBIT

PORTION OF LOT A–1, FAIRWAY VIEW ADDITION, LOTS A–1 & A–2, AND LOT 3, FAIRWAY VIEW ADDITION, LOCATED IN THE SOUTH 1/2 OF SECTION 1, T.12N., R.20W., P.M.M., CITY OF MISSOULA, MONTANA



PORTION 'A' (TO BE ANNEXED) LEGAL DESCRIPTION

Commencing at the northeast corner of Lot 3, Fairway View Addition; thence along the north boundary of said Lot 3 N.89°24'36"W., 54.74 feet to The True Point of Beginning; thence continuing along said north boundary N.89°24'36"W., 145.43 to a point on the easterly right–of–way of Lower Miller Creek Road; thence along said right–of–way N.17°44'09"E., 80.37 feet; thence S.74°27'49"E., 137.05 feet; thence S.15°01'59"W., 42.80 feet to The True Point of Beginning, containing 8517 sq. ft. of land, more or less

OB=OLD BOUNDARY
NB=NEW BOUNDARY
POB=POINT OF BEGINNING
P.U.E.=PUBLIC UTILITY EASEMENT
P.N.A.E.=PUBLIC NON–MOTORIZED ACCESS EASEMENT

=PROPOSED AREA TO BE ANNEXED

MT NW CO
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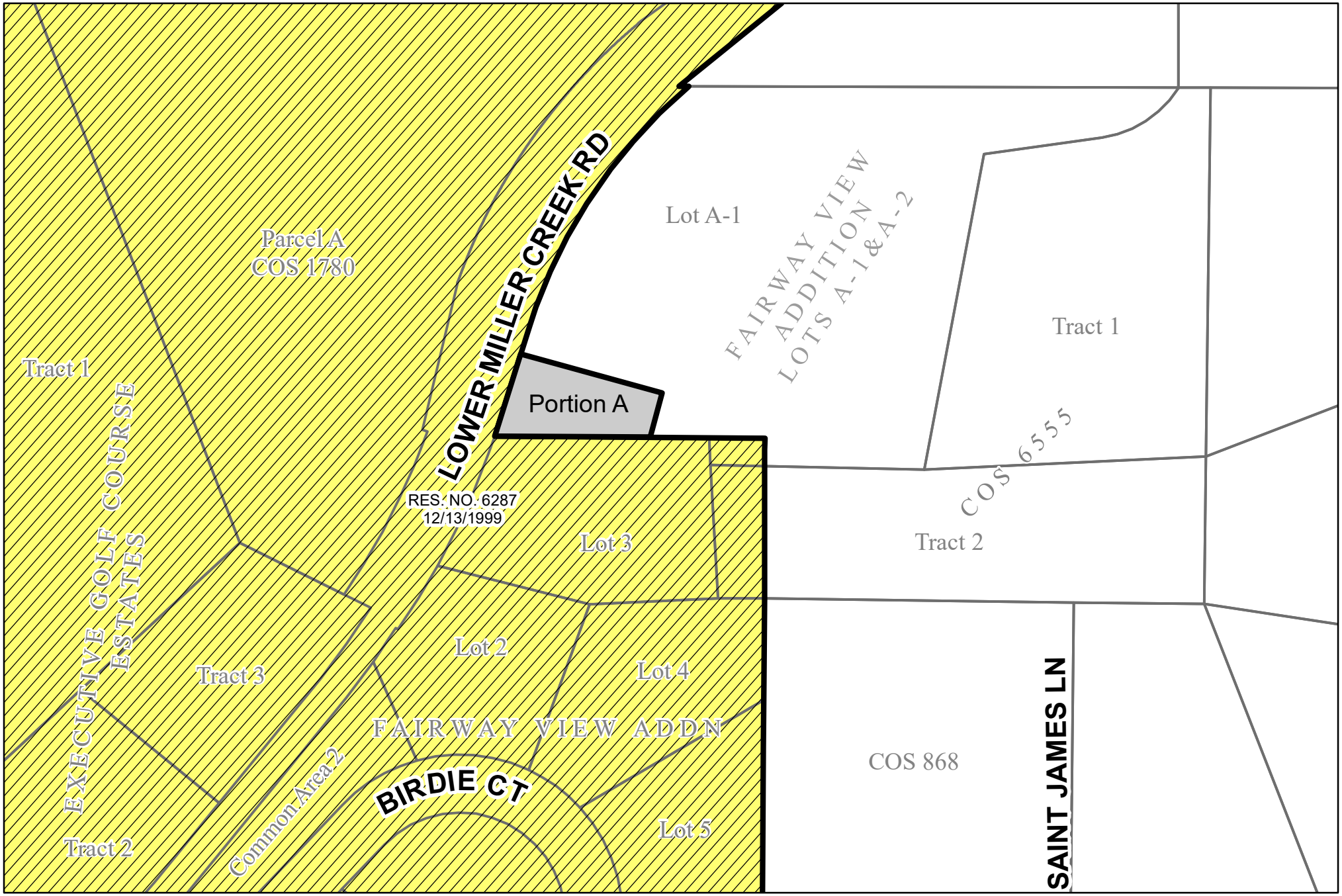


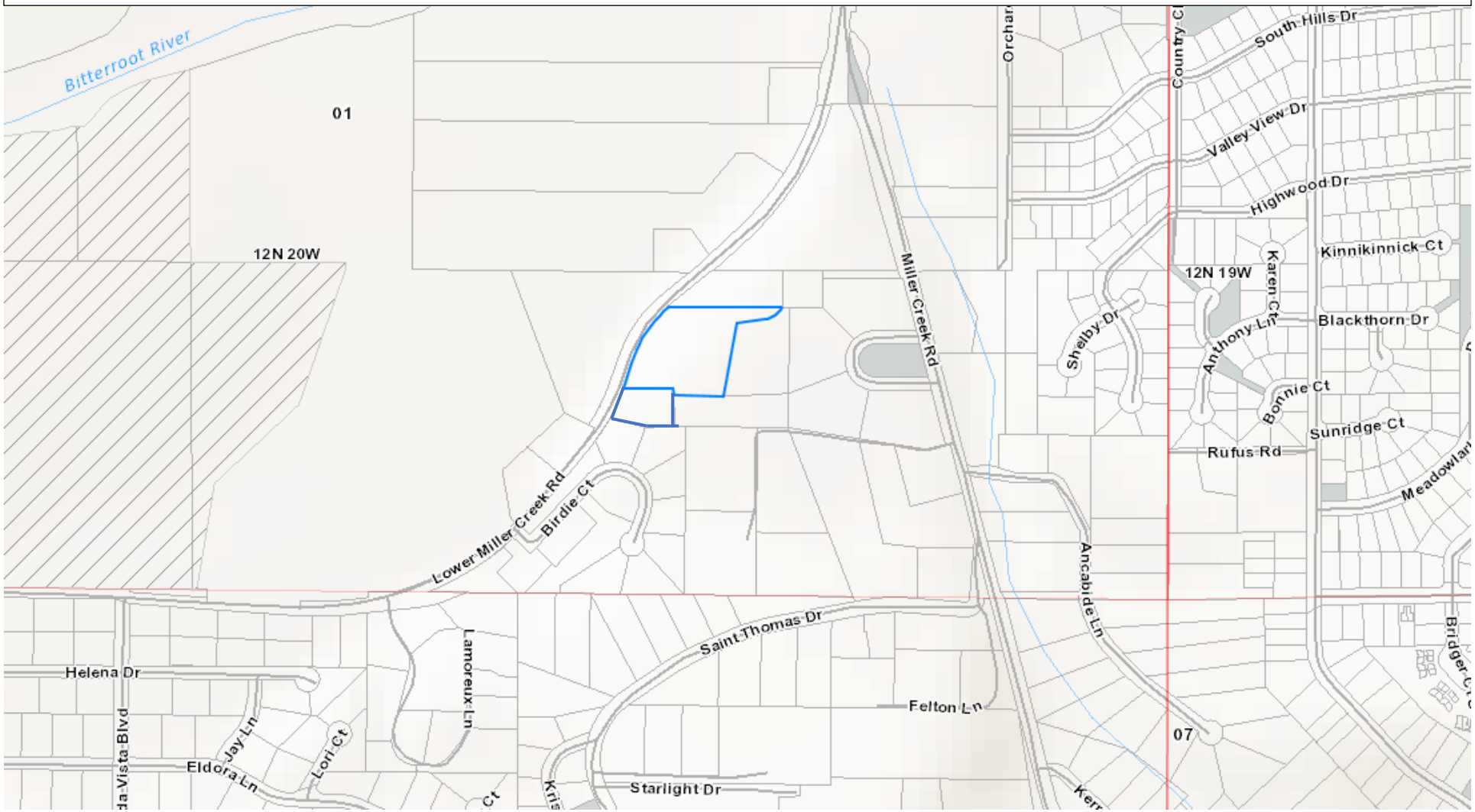
EXHIBIT A

Portion 'A' of Lot A-1
Fairway View Addition, Lots A-1 & A-2
All Located in Section 1, T.12 N., R.20 W., P.M.M.

Prepared by: CITY OF MISSOULA GIS SERVICES

0 50 100 150 200 250 Feet

Legend
- Annexation Land
- Existing Annexation Resolutions
- City Limits
- Parcel Boundaries

Boundary Adjustment with Josh Green & Craig Langel

VICINITY MAP