



BERKSHIRE HATHAWAY
HomeServices
Montana Properties

Aaron Curtis <aaron.curtis@bhhsmt.com>

Density

zoner <zoner@missoulacounty.us>

Thu, Feb 11, 2021 at 9:54 AM

To: Aaron Curtis <aaron.curtis@bhhsmt.com>

Hello Aaron,

These lots are unzoned, so there are no zoning regulations for the property that would stipulate a maximum density. The land-use designation is Live/Make Neighborhood with a recommended residential density between 3 and 11 units per acre.

A proposed increase in density and sewer connection may need approval from the City Utility Services Review Committee. Please contact City Development Services for more information regarding that process:

<https://www.ci.missoula.mt.us/1258/Development-Services>

Let us know if you have additional questions about the property.

Thanks

Information Desk Staff

As of Wednesday, Nov. 4th, the CAPS office will be closed to visitors, except those dropping off applications and other work-related materials. The reception and information desk staff will continue to be available by phone and email Monday through Friday from 10:00 a.m. to 2:00 p.m. Virtual meetings are strongly encouraged for the foreseeable future. Please call (406) 258-4657 for appointments or visit our website (www.missoulacounty.us/caps) for additional information

[Missoula County Planning and Zoning Information](#)

[Property Information System](#)

[Community and Planning Services](#)

Missoula County

Phone: (406) 258-4642

Mail: [200 West Broadway, Missoula, MT 59802](#)

From: Aaron Curtis <aaron.curtis@bhhsmt.com>
Sent: Wednesday, February 10, 2021 2:54 PM
To: zoner <zoner@missoulacounty.us>
Subject: Density

Good afternoon,

I hope you are well and enjoying your Wednesday thus far!

I am writing today regarding several lots in East Missoula and a desire to better understand the potential building density of these parcels. The land is all located in the East Missoula addition and is owned by Denise Peterson.

The legal descriptions are as follows: EAST MISSOULA ADDITION, S24, T13 N, R19 W, BLOCK 35, **Lots 3-5 and Lots 26 - 30**

In case it is helpful, I have included an aerial overview of parcels below.



I will be listing these properties for sale and I would like to ensure that I communicate the correct information regarding the potential development density of these parcels. If possible, I would love to speak to someone in your office regarding this land and potential development.

Thank you so much! I look forward to hearing from you,

[Redacted signature]

Aaron A. Curtis

Broker | C.R.S. | M.A.
call or text: 406-396-2721

www.aaronacurtis.com
314 N Higgins, Missoula, MT 59802



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East Missoula Lots

3 messages

Aaron Curtis <aaron.curtis@bhhsmt.com>
To: zoner@co.missoula.mt.us

Mon, Apr 25, 2022 at 9:21 AM

Good morning

I hope you are well and having a nice start to your week.

I am writing today regarding several lots in East Missoula and a desire to better understand the potential building density of these parcels. The land is all located in the East Missoula addition and is owned by Denise Peterson.

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Thank ou so much ook orar to hearin rom ou

Aaron A. Curtis

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zoner <zoner@missoulacounty.us>

Mon, Apr 25, 2022 at 11:48 AM

To: Aaron Curtis <aaron.curtis@bhhsmt.com>

Cc: Jennie Dixon <jdixon@missoulacounty.us>, Lindsey Romaniello <lromaniello@missoulacounty.us>

Hello Aaron – You are correct these parcels are currently unzoned. As unzoned properties you could add up to 3 dwelling units on an individual tract before triggering Buildings for Lease or Rent, however b/c this would require city sewer and water, their approval would be needed for any new connections and they usually stipulate the property be zoned for more than two connections on an individual tract of record.

The 345 Montana Ave addresses may be part of a trailer court. For info on that I would talk to the Health Department.

Last, these properties are intended to be zoned with our zoning update that is on-going. They are currently proposed to be zoned Live Make which has a max density of 11 homes per Acre <https://storymaps.arcgis.com/collections/8557766a8ff546bcb0d3904cbd48a332?item=2> . I have cc'd my coworkers Jennie and Lindsey on here for zoning update questions if you have them.

NZ



Nick Zanetos (he/him/his)

Planner II

Community & Planning Services

 406.258.3869

 nzanetos@missoulacounty.us



From: Aaron Curtis <aaron.curtis@bhhsmt.com>
Sent: Monday, April 25, 2022 9:21 AM
To: zoner <zoner@missoulacounty.us>
Subject: East Missoula Lots

Good morning

I hope you are well and having a nice start to your week.

I am writing today regarding several lots in East Missoula and a desire to better understand the potential building density of these parcels. The land is all located in the East Missoula addition and is owned by Denise Peterson.

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Aaron Curtis <aaron.curtis@bhhsmt.com>

Tue, Apr 26, 2022 at 2:18 PM

To: zoner <zoner@missoulacounty.us>

Cc: Jennie Dixon <jdixon@missoulacounty.us>, Lindsey Romaniello <lromaniello@missoulacounty.us>

Good afternoon Nick,

This was a very helpful response - thank you! I will share this information with any prospective purchasers and will encourage them to contact your department directly if they have any follow up questions. Thanks again for your time and help,



Aaron A. Curtis

Broker | C.R.S. | M.A.

call or text: 406-396-2721

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