

Item 2:  
Annex, Connect City Sewer & Water, and Zone Change  
for Six 4-plex Multi-Family Housing Units  
Tract 2-A as shown on COS 579398/B

Proposed by Mitch West on behalf of Joe Nistler



## PRE-APPLICATION INFORMATION FORM

Please fill out this form as best you can and return to the City Planning Office **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**

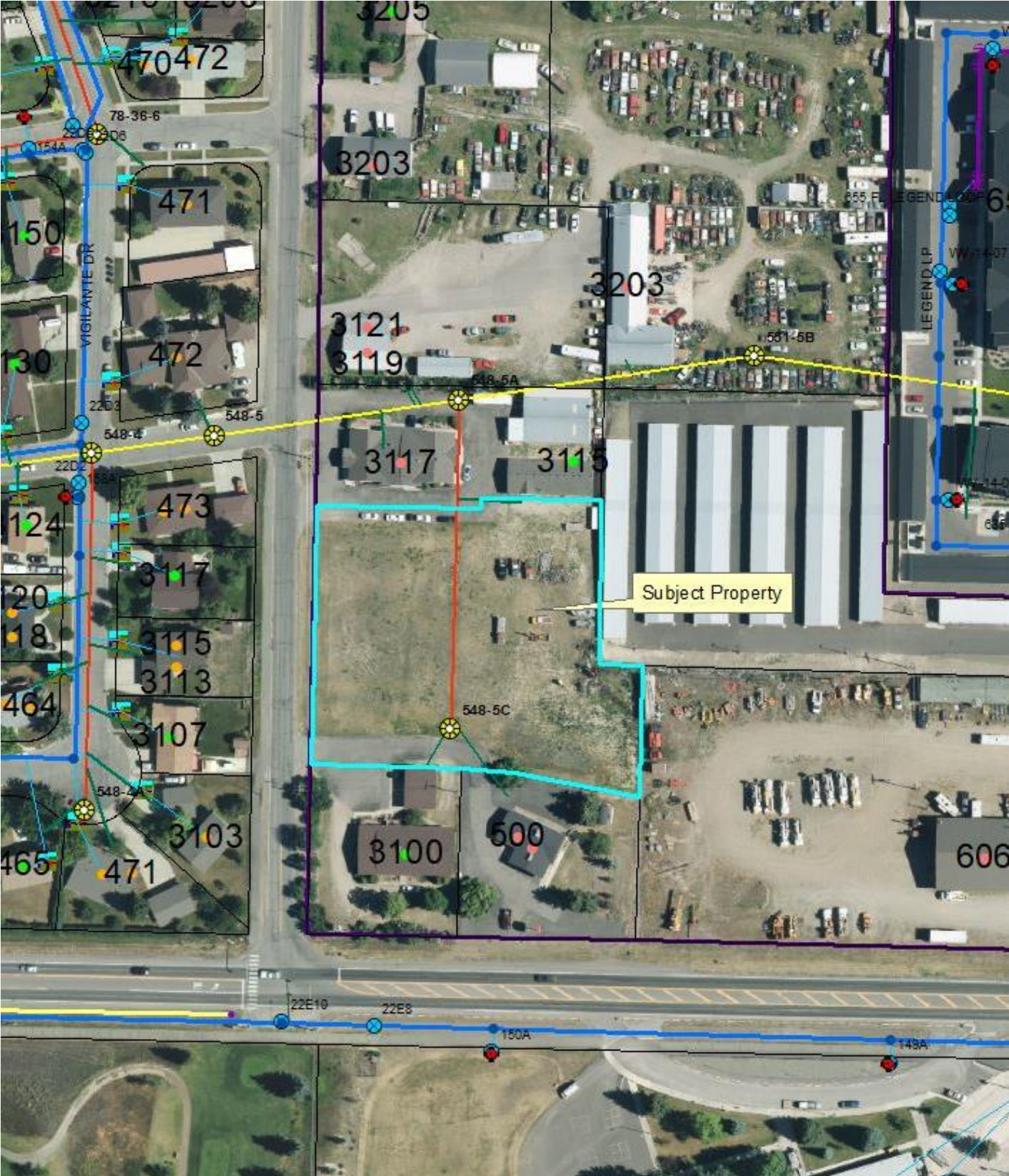
1. Name of Applicant Joe Nistler  
 Name of Property Owner (if different) \_\_\_\_\_  
 Address/City/State/Zip 4996 Smallwood Court, Helena, MT 59601  
 Email smfnistler@yahoo.com Phone(s) work (406) 439-7888 home \_\_\_\_\_
2. Contact person Mitch West Phone(s) work (406) 980-1014 home \_\_\_\_\_  
 Email mwest@tripletreemt.com
3. Location (general description) Exhibit B includes a vicinity map of the project.  
*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) Annexation/ Proposed Zoning B-2
5. What, if any, is the existing zoning? Outside of City Limits.
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? The documentation submitted along with this application includes our current understanding of conditions that may affect the project.
8. Describe proposed water and sewer system Proposed connection to city water.
9. Describe proposed streets/access Vigilante Drive, Russel Lane, Cooney Drive  
Existing access at intersection of Vigilante Drive and Russell Lane.
10. Do you intend to apply for a variance? Not Anticipated.
11. Describe drainage provisions (if applicable) Storm water will be addressed as required.

**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.***

Vicinity Map  
Tract 2-A in COS 579398/B  
Helena, MT 59601





April 28, 2021

City Planning Office

**RE: Cooney Drive Lot Pre-Application Meeting Information**

To Whom it May Concern:

Joe Nistler owns Tract 2A, located on the east side of Cooney Drive near the intersection of Russel Lane. The property is located in Section 18, Township, 10 North, Range 3 West and consists of 1.57 acres (Geocode – 15-1888-18-3-01-31-0000). **Exhibit A** includes the Pre-Application Information Form and **Exhibit B** includes a vicinity and site map.

Tract 2A is an undeveloped lot located outside of city limits. It is proposed to annex Tract 2A into the City of Helena and zone the property as B-2. It is planned to construct six 4-plex multifamily housing units on the property. **Exhibit B** includes the layout of the property.

Currently, City sewer extends through the center of the property, but the nearest water main is located on Vigilante Drive. It is proposed to connect to the City's water main at the intersection of Vigilante Drive and Russell Lane and extend a proposed water main down Russel Lane to the east and turn south down Cooney Drive until the southwest corner of Tract 2A. A proposed fire hydrant will be placed at the end of the water main. The proposed water main extension is shown in **Exhibit B**.

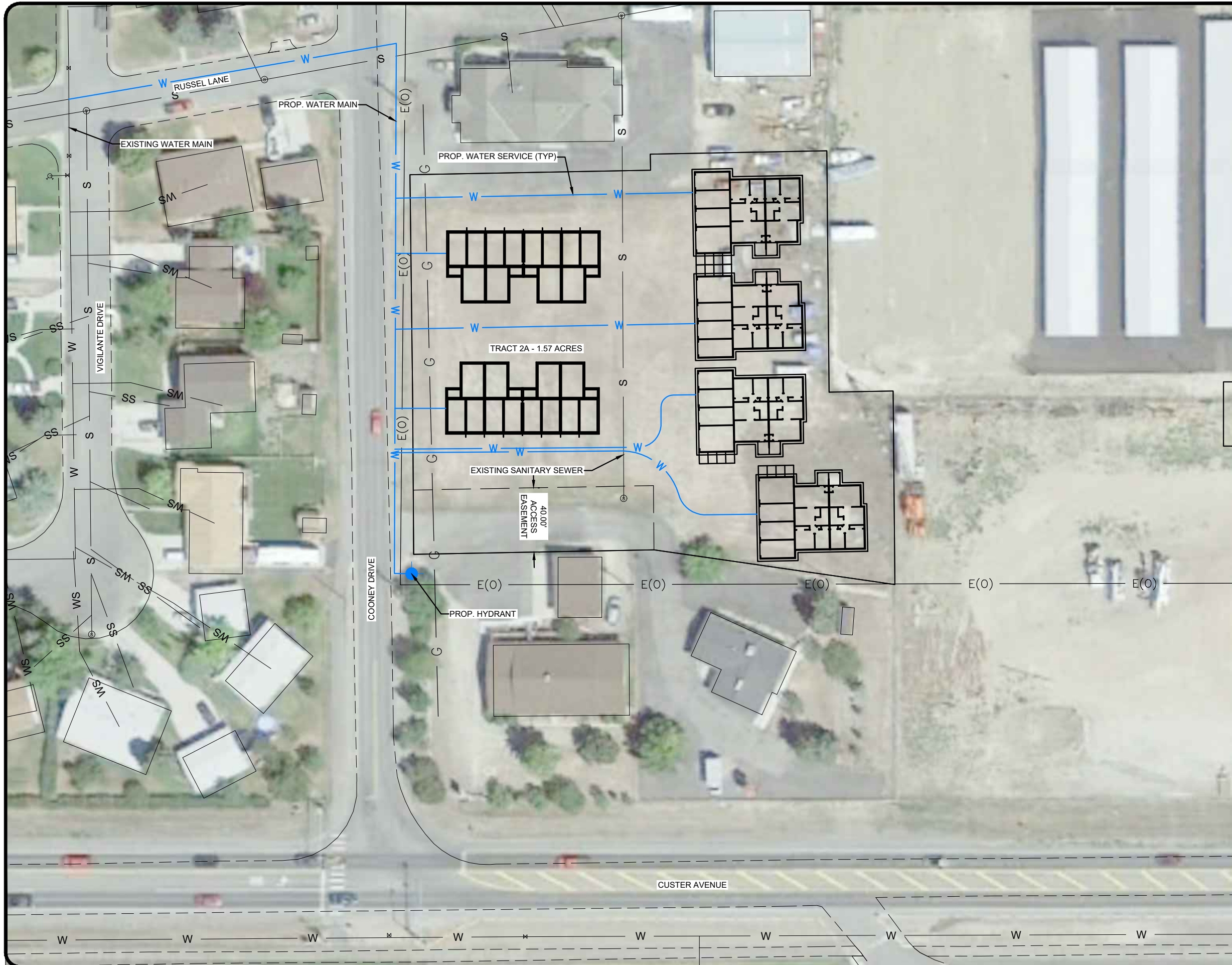
Please call me at (406)461-0692 if you have any questions or need additional information.

Sincerely,

**Triple Tree Engineering, Inc.**

Mitch West





PRELIMINARY  
 NOT FOR  
 CONSTRUCTION



| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
|           |      |             |
|           |      |             |

**NISTLER COONEY LOT**  
 NISTLER  
 HELENA, MT  
**SITE MAP**

|             |            |
|-------------|------------|
| PROJECT #   | 20-47      |
| DRAFTED BY: | CE         |
| CHECKED BY: | BJK        |
| DATE:       | 02/02/2021 |
| SHEET       |            |

Apr 28, 2021 - 3:09pm - P:\Helena\20-47\_NistlerCooneyLot\Design\CADD\Exhibits\20-47\_SiteMap.dwg