



DEVELOPMENT SERVICES

435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

CITY REZONE APPLICATION

A. GENERAL INFORMATION

1. One submittal packet is required for Completeness/Sufficiency Review.
2. Once the application is deemed complete by Development Services (DS), the application fee and 27 submittal packets shall be submitted or 15 submittal packets for Planning Board and staff if an electronic submittal packet is also submitted meeting the electronic packet submittal guidelines. The packets submitted for governing body review must be exactly the same as the packet that was deemed complete.
3. Name of proposed Rezone: **500 S. Higgins/Missoulia Rezone**
4. Name(s) of Applicant: **Lee Enterprises, Inc., A Delaware Corporation**
Mailing Address: **4600 E 53rd St Davenport, IA 52807-3479**
Telephone Number: **406-531-9543**
Email Address: **Jim.Strauss@lee.net**
5. Name(s) of Owner of Record: **Lee Enterprises, Inc., A Delaware Corporation**
Mailing Address: **4600 E 53rd St Davenport, IA 52807-3479**
Telephone Number: **406-531-9543**
Email Address: **Jim.Strauss@lee.net**
6. Name and Company of Representative: **Jamie Erbacher, WGM Group Inc.**
Mailing Address: **1111 E. Broadway Missoula MT 59802**
Telephone Number: **406-531-9661**
Email Address: **jerbacher@wgmgroup.com**
7. Does the applicant(s) whose signature(s) are included below own at least 35% of the area or number of the parcels included within the area proposed to be rezoned? (Requirement of Title 20, 85.050(A)) Yes
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

Certification: I hereby certify that the foregoing information contained or accompanied in this application is true and correct to the best of my knowledge.

	<u>5/6/21</u>
Applicant's Signature	Date
	<u>5/6/21</u>
Owner's Signature	Date
	<u>6/21/21</u>
	Date
_____ Representative's Signature	Date

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 500 S. Higgins Ave
Legal Description - complete and unabbreviated: See Attached Legal Description
Township, Range, Section(s): **T13N, R19W, Section 22**
Subdivision, Lot(s), Block(s): **See Attached Legal Description**
Tract(s), COS#: **See Attached Legal Description**
Bearings & Distances Descriptions (if boundaries of proposed rezone are not exactly the same as the boundaries of the property legally described above):
Geocode: **04-2200-22-3-18-01-0000, 04-2200-22-3-18-03-0000**

C. ZONING AND GROWTH POLICY INFORMATION

1. Complete the following table (where applicable, indicate Unzoned):

	Zoning	Current Land Use
Adjacent (North)	Unzoned	Clark Fork River
Adjacent (South)	RT2.7/NC-UD Overlay C1-4/DE-D Overlay Hip Strip	Commercial Retail and Residential
Adjacent (East)	M1R-2	Toole Park, City Open Space
Adjacent (West)	C1-4/DE-D Overlay Hip Strip	Commercial Retail

- 2. What is the current zoning of the property (including intensity designator)? **Missoulian PUD and M1R-2**
- 3. What is the requested zoning for the property (including intensity designator)? **C1-4/DE-D Hipstrip south of the irrigation canal and OP1 north of the irrigation canal**
- 4. What is the applicable comprehensive plan and land use designation for the property? **Urban Center, Parks and Open Land per the 2035 Our Missoula Growth Policy**
- 5. What is the intended use for the property? **The growth policy supports developments that include commercial, retail sales, arts and entertainment, eating and drinking establishments, and residential uses**

D. RESPONSES TO REVIEW CRITERIA REQUIRED BY STATE LAW & THE CITY OF MISSOULA TITLE 20 ZONING ORDINANCE

Review Criteria. Provide a response to the following review criteria for rezone requests.

- 1. Whether the zoning is made in accordance with a growth policy;
The proposed C1-4/ DE-D Hip Strip and OP1 zoning are made in accordance with the Our Missoula City Growth Policy, the Downtown Master Plan, A Place to Call Home, and the Design Excellence Manual and Regulations. The Growth Policy designation for the property south of the irrigation canal is Urban Center, which supports developments that include commercial, retail sales, arts and entertainment, eating and drinking establishments, and residential uses. Relatable zoning designations, per the Urban Center designation include C1-4, C2-4, and CBD. The Downtown Master Plan and the Housing Policy encourage a downtown for everyone and housing that Missoulians can afford. Design Excellence encourages and requires good design. The C1-4 zone and the Design Excellence Overlay both allow for commercial and dense residential developments where infrastructure and services already exist. The area north of the

irrigation canal is designated as Parks and Open Lands. Relatable zoning includes OP1. This designation includes publicly owned recreation lands and some private lands that have conservation easements.

The Growth Policy looks to create a place where people can live, work, and recreate within minutes of each activity. It is supportive of 24/7 activity areas with many vibrant uses and services to accommodate residents, employees, and visitors to our community. Urban streetscapes, plazas, outdoor seating, public art, and hardscaped open space and park amenities are all encouraged.

To improve the liability of Missoula, additional objectives of the Growth Policy include redevelopment of older, under-utilized, commercial areas; promoting urban design that emphasized pedestrian scale and considers the interaction of development with the built environment; creating and maintaining a trail system that connects parks, neighborhoods, and green spaces.

The proposed zoning would allow for the opportunity to construct high density residential and high density commercial, which would ultimately bring life back to the street and create a walkable attraction along the Hip Strip.

The Downtown Master Plan, The Housing Policy, The Growth Policy, and Design Excellence all support focus inward developments that provide a walkable context, smaller, well-designed units, parking on-site or within a parking structure, and a downtown for everyone. The focus inward strategy encourages new growth where infrastructure, neighborhoods, and public services exist. It promotes sustainable urban development and re-use rather than consumption and expansion into natural areas, agricultural areas, and open space. Additionally, the growth policy aims to reduce the automobile-dominated suburban development that currently exists.

The Missoulian site provides for a great opportunity to further these goals and the ability to connect downtown Missoula to the Hip Strip. What was once a “dead zone” can now be revitalized and help facilitate life on the street.

Some key components of the Downtown Master Plan Implementation Strategies that could be addressed if this site is rezoned include the following:

Downtown needs to be more than one “postcard” view

- Make the Hip Strip more people-oriented
- Incorporating a parking garage into a design of a larger building to allow a mix of uses
- Improve mobility, health, and safety
- Increase supply of short- and long-term bike parking
- Designate curb space for rideshare pick-up & drop-off zones
- Extend width of path
- Potential new connections to the river

Stay original, stay authentic, be green and create jobs

- Identify/create a gathering place
- Potential pop-up art locations
- Encourage tourism
- Create a partnership with the Missoula Downtown Association

Enhance parks and public spaces and better utilize the river

- Create new park-like areas
- Consider crime prevention in design
- Enhance trails-site connection to Hip Strip

- Encourage social interaction for all Missoulians to gather
- Engage with the river by facing dining areas toward it
- Incorporate a minimum 100-foot setback between the river and buildings in new developments where possible

Downtown for everyone

- Support plans to increase housing downtown
- Implement the strategies included in the City’s new housing policy, “A Place to Call Home: meeting Missoula’s housing needs”
- Develop a space for visual and performing arts for the community
- Create indoor as well as outdoor spaces for kids to play free of charge

Design Excellence

- Maintain and enhance downtown’s design character and its distinct identity
- A key design principle is to maintain and enhance downtown’s identity as the urban core of the City
- Downtown’s traditional buildings are pedestrian-friendly, well-detailed and use durable materials
- They engage the public realm through carefully designed facades, and inviting ground floor spaces, entries, and other design elements
- Each improvement project in downtown should convey those qualities

Promote diversity in design

- Diversity in architectural design should be celebrated and encouraged in downtown
- It is a major cultural hub for the region and, as such, architectural creativity and experimentation are encouraged, provided that the result is compatible with the traditional design qualities of downtown’s buildings

Support the Downtown Master Plan

- The Downtown Master Plan identifies a vision for land use and design that should be considered when planning improvements
- The design guidelines draw upon those fundamental design principles

2a. Whether the zoning is designed to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements

2b. Whether the zoning considers the effect on motorized and non-motorized transportation systems;
The proposed OP1 zoning district is intended to preserve open space and sensitive natural resource areas. Uses are restricted and only allow Parks/Recreation, Utilities, Agricultural Uses, and Wireless Communication Facilities. The intent of this space will be open to the public and allow the expansion of the existing Kim Williams Nature Trail easement. Water and wastewater services will not be necessary on this portion of the property.

The proposed zoning will require motorized and non-motorized parking. Parking ratios are established based on use. We are currently working with the City and MPO on their Higgins Avenue Study with a goal to improve access to 4th Street with the addition of a dedicated left turn lane. Trip generation is not completed to date, but we will work with the MPO and the City to develop a traffic demand management program that will help encourage bicycling and walking. Multiple modes of transportation can be utilized from this site including, walking, biking, transit, and vehicular transportation. A traffic signal exists at the corner of the property (4th and Higgins) and multiple other safety improvements have been made in the general vicinity, including improvements to the Higgins Street Bridge and ADA/PROWAG compliant ramps along Higgins from Brooks Street to 4th Street.

The property is located near the Missoula Police Department and the Missoula Fire Department. Improvements to the Higgins Street Bridge will increase the response time for these departments as well as Missoula Emergency Services. By zoning the property C1-4, the goals of focus inward can be achieved and developments can occur where these services exist.

The proposed C1-4 zoning will mirror the zoning along the Hip Strip. The maximum height in the C1-4 district is 125 feet. This is the same height allowance that is permitted along the rest of the Hip Strip. Development up to the maximum height of 125 feet will be limited by the parking regulations and the Design Excellence Regulations. The Design Excellence Regulations will only allow four stories or 65 feet at the street and then any proposed development is required to step back. If zoned C1-4, the existing building could be removed and through design, the property could provide for an open corridor from the intersection of 4th and Higgins to the Kim Williams Trail and the river.

The proposed zoning conserves the value of buildings and encourages the most appropriate use of land throughout the jurisdictional area. The rezoning will encourage development and promote growth. The zoning has the ability to convert the Hip Strip from a stop to a destination by providing parking and additional commercial development. A residential development within a mixed-use building strengthens the retail component and identity of the Hip Strip as a neighborhood. This site will create the final pillar of downtown. What was once a dark corner of the neighborhood can be lit up with activity. Uses permitted within the zone will mirror what is already existing along the Hip Strip. The open space zoning will allow a natural buffer from proposed development and create a gathering area directly off of the Kim Williams Trail.

3. Whether the zoning considers the promotion of compatible urban growth;

In order for any new development to happen on this property, the site must be rezoned. The existing zoning was established for a specific use - the Missoulia - hence the name Missoulia PUD. If zoned C1-4 there is potential for mixed-used development to occur where services and infrastructure exist. The C1-4 zoning allows for a density of 43 dwelling units per acre and commercial uses that are similar to those that already exist along the Hip Strip and downtown. It is important to note that C1-4 zoning already exists along the Hip Strip and is recommended by the Growth Policy. The Downtown Master Plan envisioned a redevelopment of this site, along with the Hip Strip. This design increased the height and intensity of uses along the Hip Strip. The goals of the Downtown Master Plan, focus inward, and the Growth Policy cannot be gained if this site is not rezoned.

Unlike the CBD zoning that is in place north of the river, parking will be required in the C1-4 zoning district. Parking is a necessary component to new developments along the Hip Strip. Given the proximity to the existing neighborhoods, parking should not overflow into these areas.

The proposed OP1 district north of the irrigation canal will allow a natural open space buffer to the river for the public to enjoy. This will also protect the natural environment that exists along this stretch of the river bank.

As you can see this site has a great potential to add to the vibrancy of the Hip Strip and create additional housing stock. Rather than finalizing a design at this time, the applicant is interested in talking with the community through a series of charrettes. Some of the charrettes may take place before the zoning is finalized, and some may take place after the zoning process is completed.

4a. Whether the zoning is designed to promote public health, public safety, and the general welfare;

4b. Whether the zoning is designed to secure safety from fire and other dangers;

4c. Whether the zoning considers the reasonable provision of adequate light and air;

4d. Whether the zoning conserves the value of buildings and encourages the most appropriate use of

land throughout the jurisdictional area;

The City of Missoula zoning regulations are updated on a regular basis. Public health, safety, and the general welfare of the community remain the top priorities when considering zoning districts and design standards. This property is located in the heart of Missoula, adjacent to the Kim Williams Trail. Adding life to the street will improve the safety of the property and overall general welfare along the Hip Strip.

Multiple modes of transportation can be utilized from this site including, walking, biking, transit, and vehicular transportation. A traffic signal exists at the corner of the property (4th and Higgins) and multiple other safety improvements have been made in the general vicinity, including improvements to the Higgins Street Bridge and ADA/PROWAG compliant ramps along Higgins from Brooks Street to 4th Street.

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5. Whether the zoning considers the character of the district and its peculiar suitability for particular uses;

The proposed C1-4 zoning district will allow commercial and residential uses. This district fits within the character of the the neighborhood and will allow similar uses. The requested commercial zoning will be the same zoning that already exists along the Hip Strip. The consistency of uses has the ability to create a destination rather than a one stop shop along the Hip Strip. It would allow the infill of residential units where services exist and build on to the Hip Strip Neighborhood Identity.

E. ATTACHMENTS

As separate attachments (8.5" x 11" or 11" x 17"), provide the following materials with the site clearly identified. Where appropriate, required information may be combined as long as the information is clearly presented. Please check the box if the material is included in the packet. If the material is not included in the submittal packet, please note "N/A".

A vicinity map showing the subject property and the area within 300 feet of the subject property.

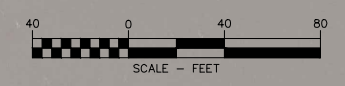
- ☒ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☒ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☒ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☒ **The current plat** of the subject property.



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PRELIMINARY

PLOTTED: 4/13/21
SAVED: 4/13/21



CLARK FORK RIVER

S. 3RD STREET W.

HIGGINS AVENUE

S. 4TH STREET W.

GERALD AVENUE

AERIAL PHOTOGRAPH MAP
LEE ENTERPRISES INC. AND MISSOULIAN
MISSOULA, MONTANA

REVISIONS:
NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

PROJECT: 21-01-26
LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

SHEET **1 OF 1**

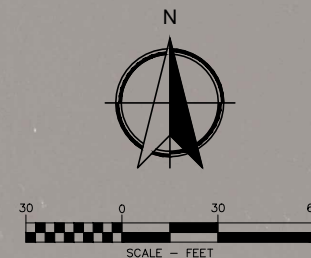
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PRELIMINARY

PLOTTED: 4/19/21
SAVED: 4/19/21

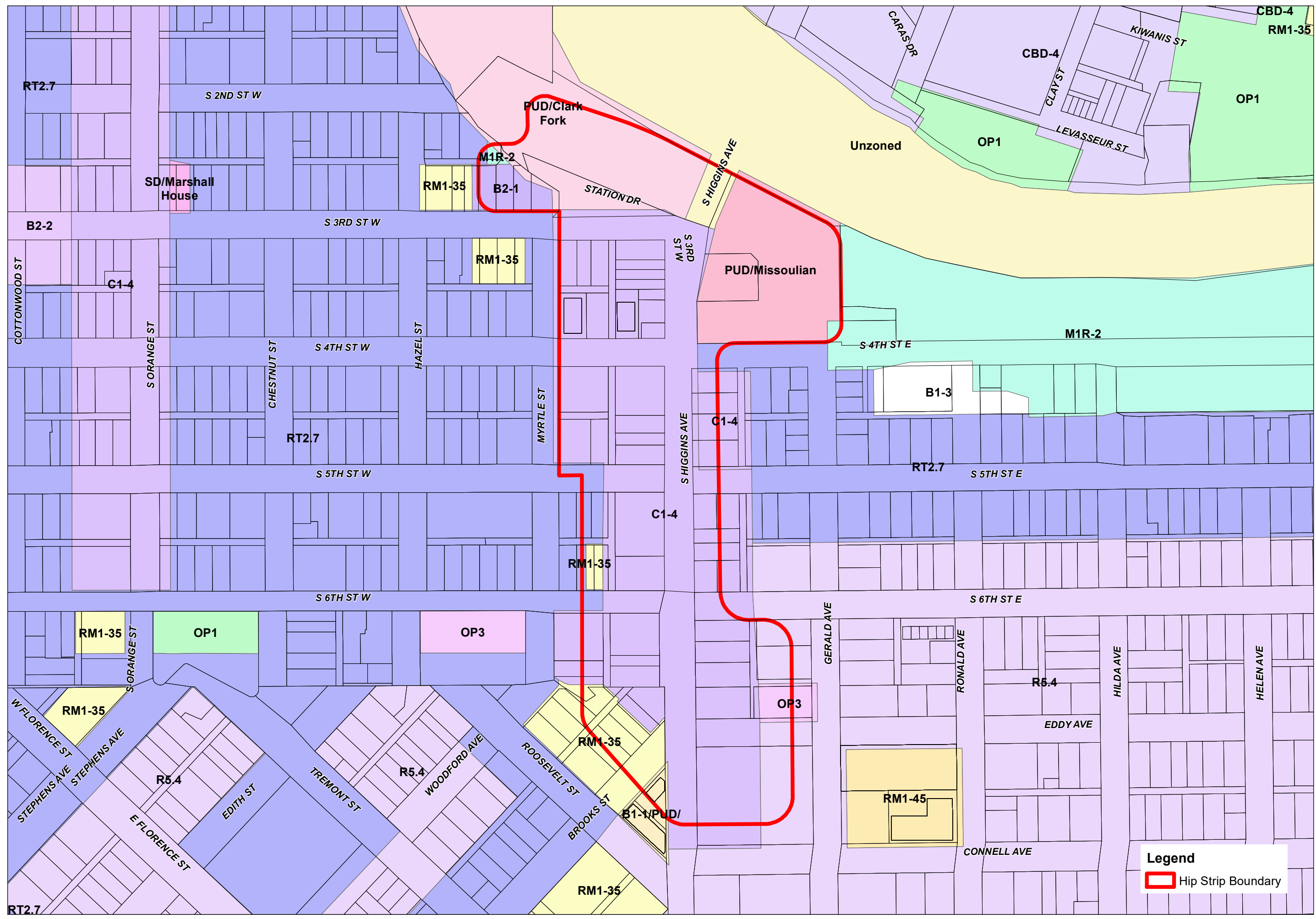
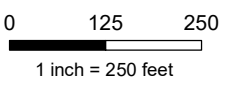


EXISTING CONDITIONS EXHIBIT
LEE ENTERPRISES INC. AND MISSOULIAN
MISSOULA, MONTANA

NO.	DESCRIPTION	DATE

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LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JE
DATE: APRIL 2021

FILE: W:\Projects\210126\CAD Data\Exhibits\210126_cond-exh1.dwg



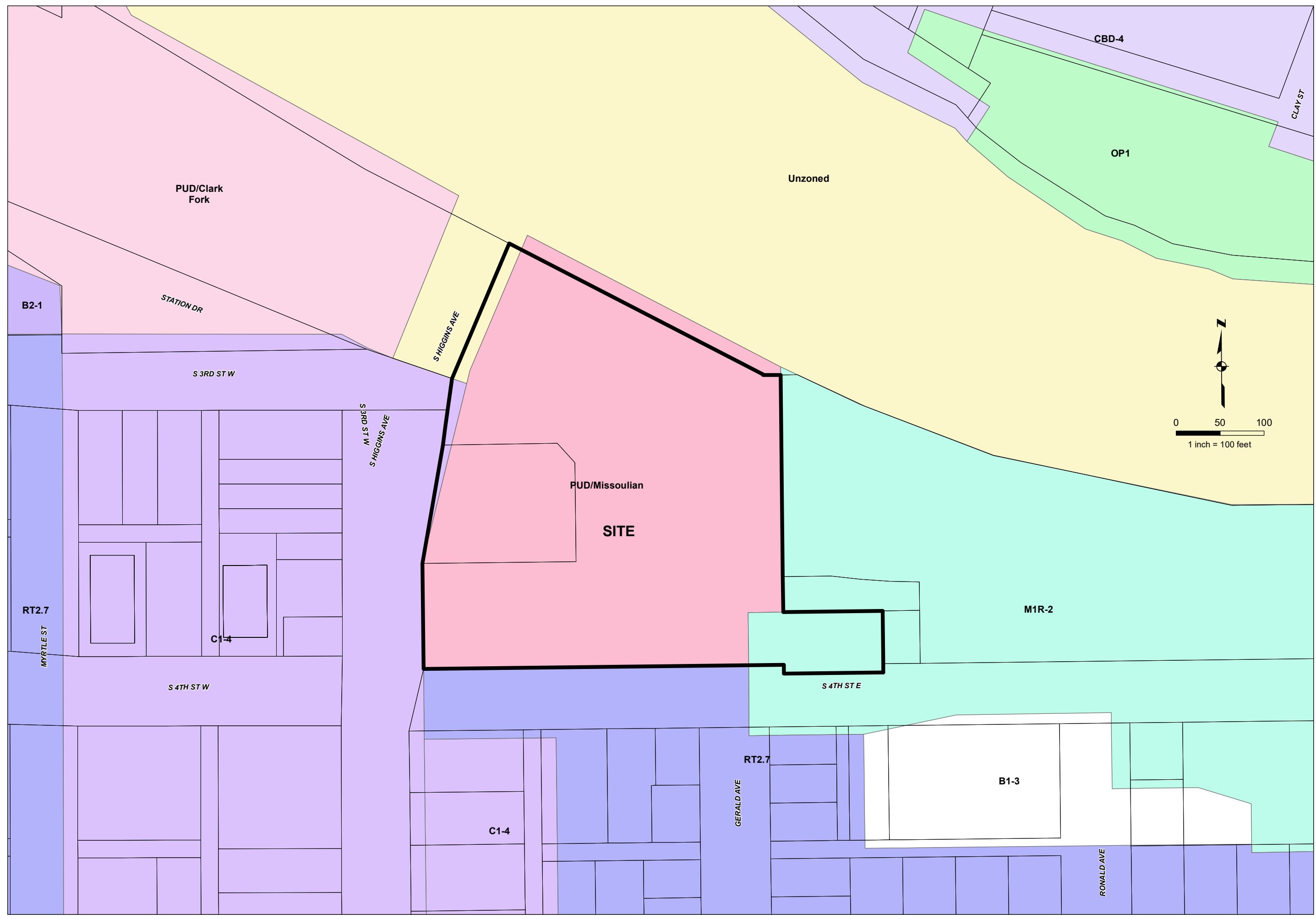
ZONING EXHIBIT
HIP STRIP
MISSOULA, MONTANA

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 21-01-26
FILE NO: 210126_zoning-hip_strip.mxd
FILE PATH: W:\PROJECTS\210126\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

Legend
 Hip Strip Boundary



0 50 100
1 inch = 100 feet

**ZONING EXHIBIT
LEE ENTERPRISES INC. AND MISSOULIAN
MISSOULA, MONTANA**

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FILE NO: 210126_zoning.mxd
FILE PATH: W:\PROJECTS\210126\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021



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0 100 200
1 inch = 200 feet

FLOODPLAIN EXHIBIT
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MISSOULA, MONTANA

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PROJECT: 21-01-26
FILE NO: 210126_floodplain.mxd
FILE PATH: W:\PROJECTS\210126\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

SHEET
1 OF 1



LEGEND

- Site
- Flood Hazard Areas**
- Flood Zone**
- Zone A
- Zone AE
- AE (FLOOD FRINGE)
- AE (FLOODWAY)
- Zone AH
- Zone AO
- Zone X (shaded)

Flood Insurance Rate Map
No. 30063C1480E
Effective Date: July 6, 2015



OUR MISSOULA GROWTH POLICY LAND USE DESIGNATION

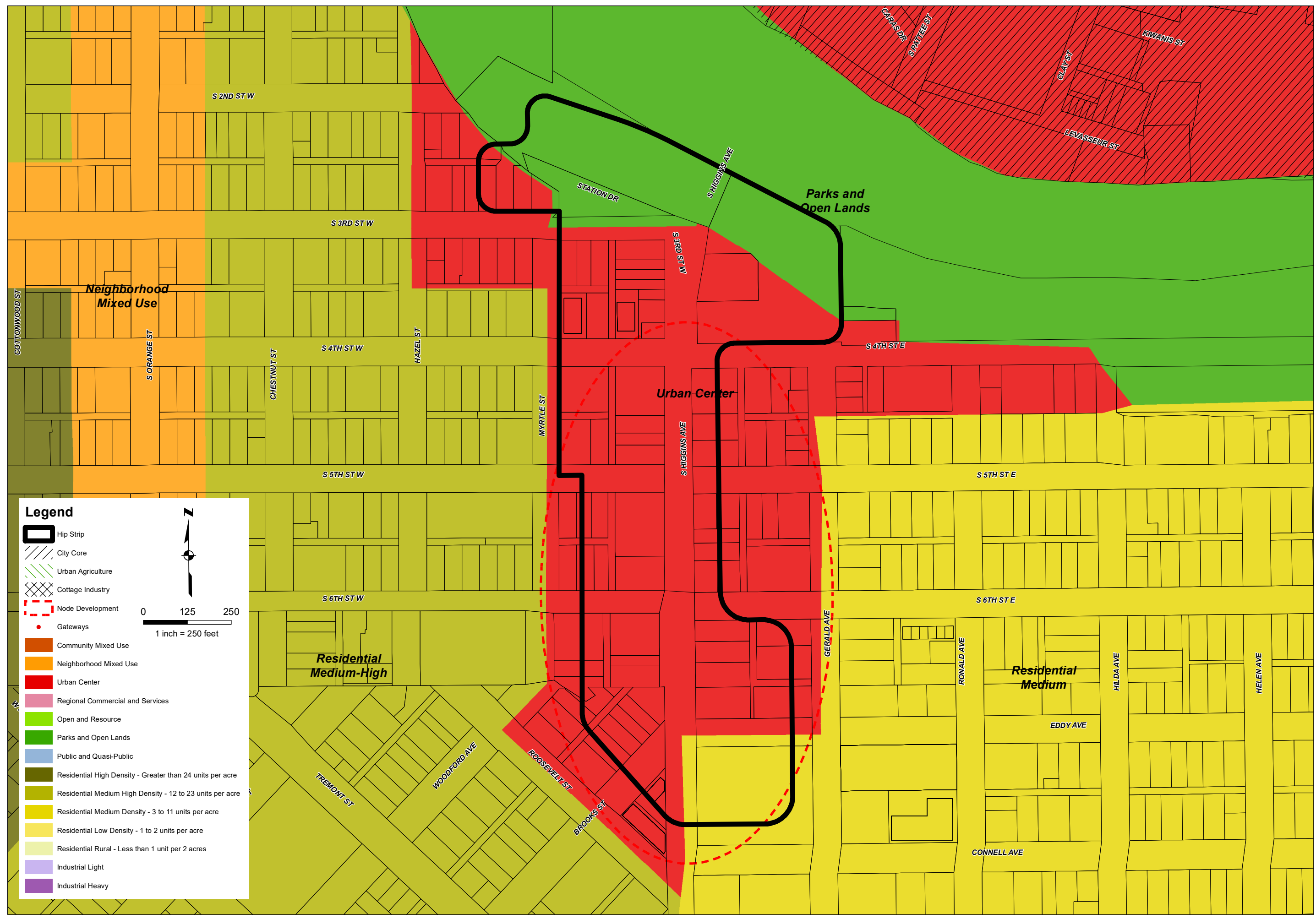
CITY GROWTH POLICY 2035

HIP STRIP
MISSOULA, MONTANA

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FILE NO: 210126_land_use.mxd
FILE PATH: W:\PROJECTS\210126\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021



Legend

- Hip Strip
- City Core
- Urban Agriculture
- Cottage Industry
- Node Development
- Gateways
- Community Mixed Use
- Neighborhood Mixed Use
- Urban Center
- Regional Commercial and Services
- Open and Resource
- Parks and Open Lands
- Public and Quasi-Public
- Residential High Density - Greater than 24 units per acre
- Residential Medium High Density - 12 to 23 units per acre
- Residential Medium Density - 3 to 11 units per acre
- Residential Low Density - 1 to 2 units per acre
- Residential Rural - Less than 1 unit per 2 acres
- Industrial Light
- Industrial Heavy

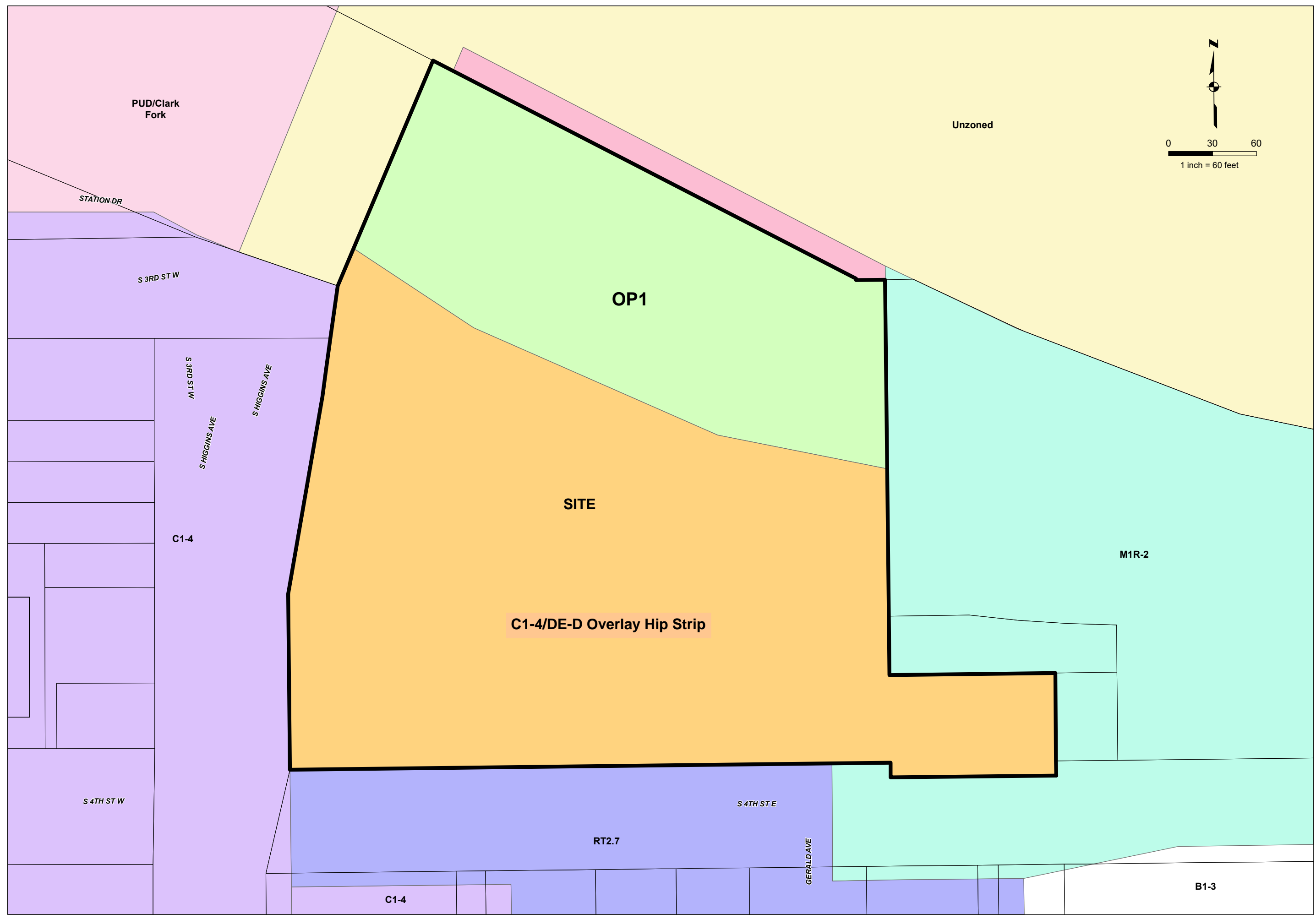
0 125 250
1 inch = 250 feet



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0 30 60
1 inch = 60 feet



**PROPOSED ZONING EXHIBIT
LEE ENTERPRISES INC. AND MISSOULIAN
MISSOULA, MONTANA**

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FILE PATH:
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DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

SHEET **1** OF **1**



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PRELIMINARY

PLOTTED: 4/1/21
SAVED: 4/1/21

DESIGN EXCELLENCE ZONING CONTEXT MAP

DOWNTOWN

MISSOULA, MONTANA

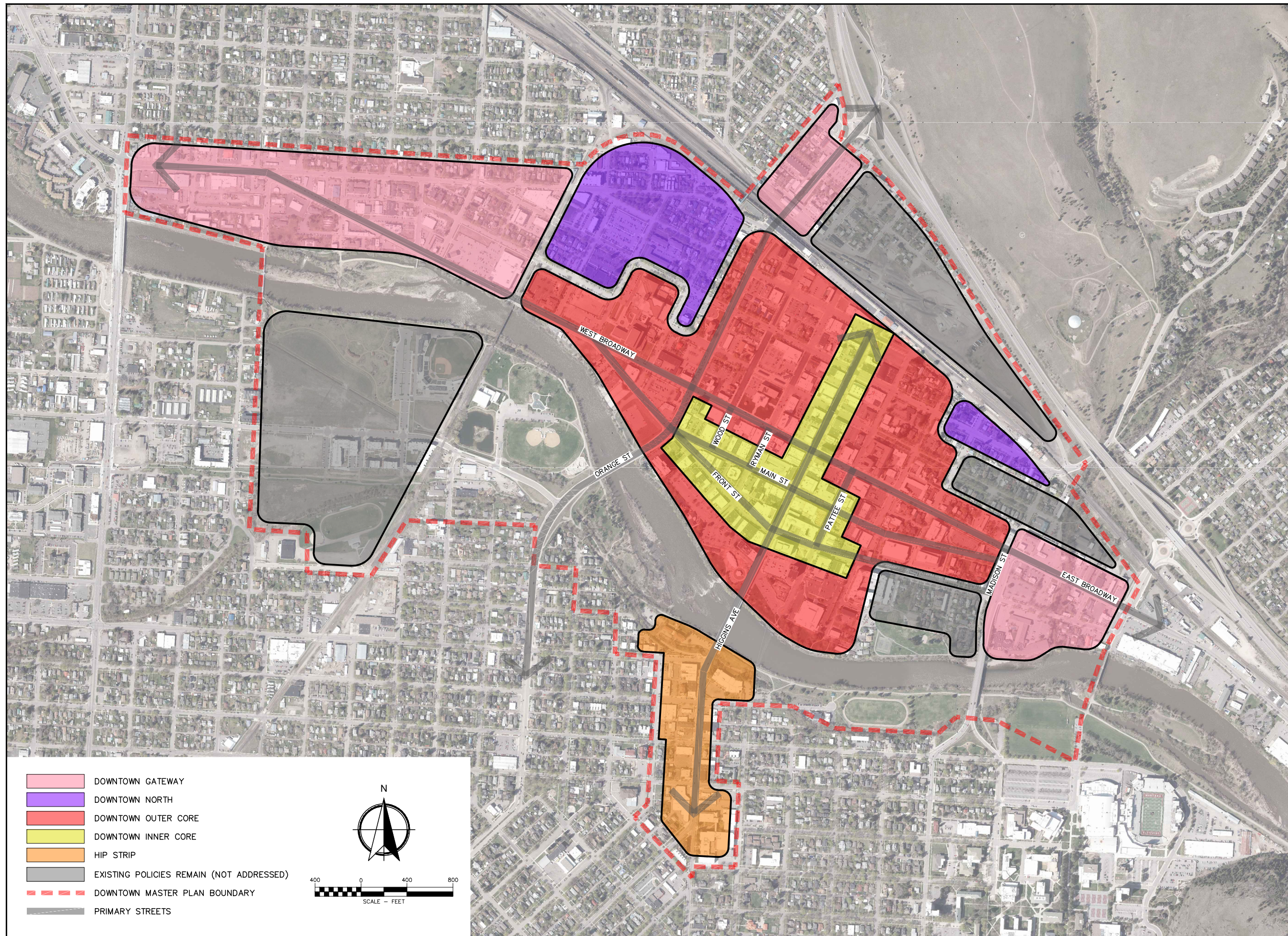
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NO. DESCRIPTION DATE

NO.	DESCRIPTION	DATE

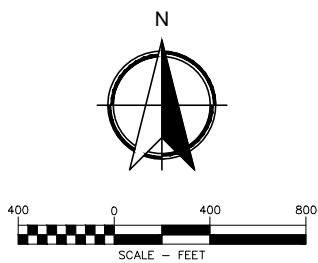
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LAYOUT: Layout1
SURVEYED: ---
DESIGN: ---
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

SHEET 1 OF 1



- DOWNTOWN GATEWAY
- DOWNTOWN NORTH
- DOWNTOWN OUTER CORE
- DOWNTOWN INNER CORE
- HIP STRIP
- EXISTING POLICIES REMAIN (NOT ADDRESSED)
- DOWNTOWN MASTER PLAN BOUNDARY
- PRIMARY STREETS



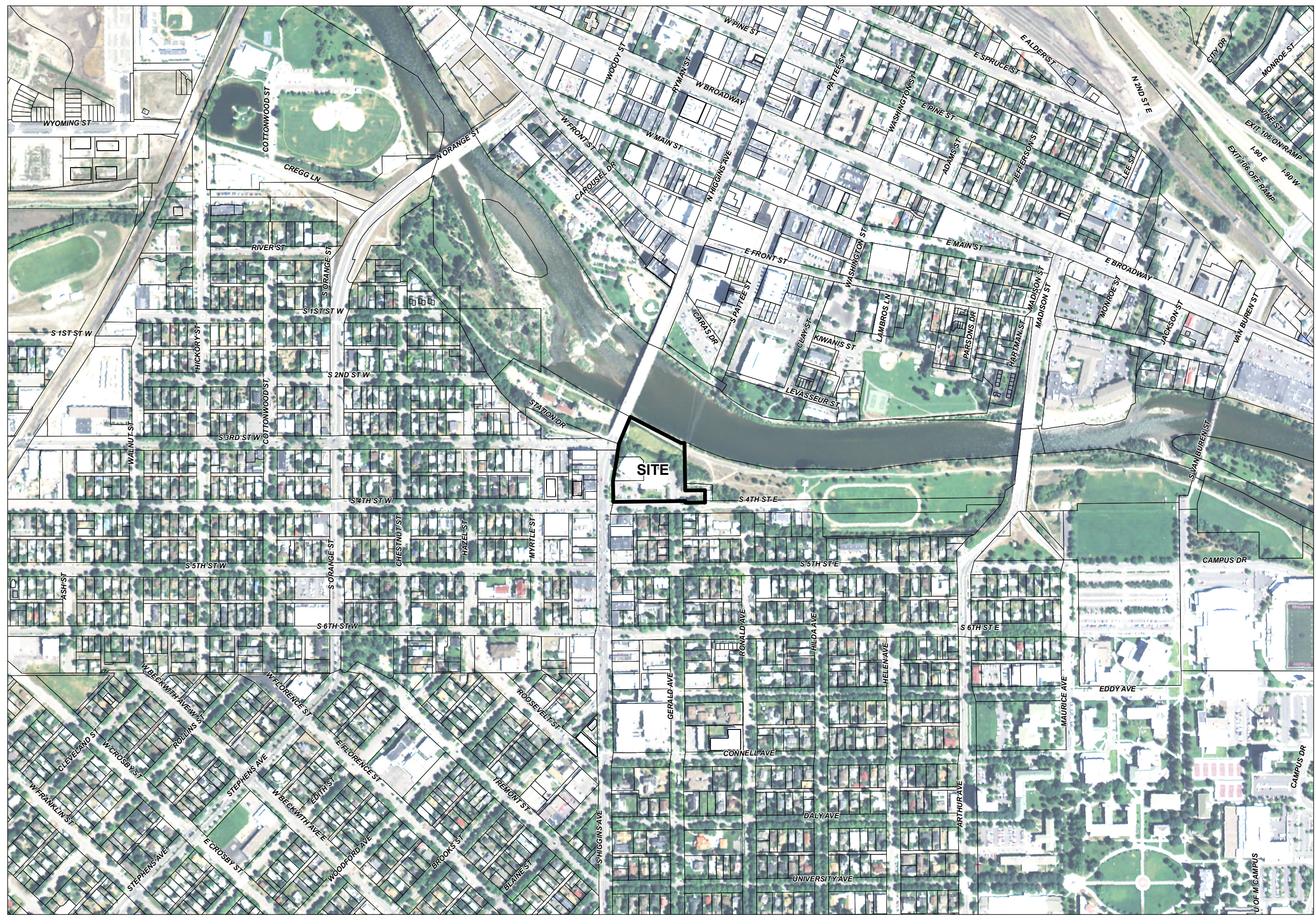
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0 250 500
1 inch = 500 feet



VICINITY MAP EXHIBIT
LEE ENTERPRISES INC. AND MISSOULIAN
MISSOULA, MONTANA

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PROJECT: 21-01-26
FILE NO: 210126_vicinity.mxd
FILE PATH: W:\PROJECTS\210126\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

APRIL 2021

SHEET
1 OF 1

The Land is described as follows:

PARCEL 1 (TAX ID# 1340901):

THE SOUTH 20 FEET OF LOT 14, AS MEASURED ALONG AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LOT 14; ALL OF LOTS 15, 16 AND 17; THE NORTH 15 FEET OF LOT 18; AS MEASURED ALONG AND PARALLEL TO THE LOT LINE COMMON TO LOTS 17 AND 18, ALL IN BLOCK 10, MONTANA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS FILED IN THE CLERK AND RECORDER'S OFFICE, MISSOULA COUNTY, MONTANA, LYING EAST OF HIGGINS AVENUE, EXCEPT ALL FRACTION PORTION OF THE SOUTH 20 FEET OF LOT 14 AND LOTS 15, 16, 17 AND THE NORTH 15 FEET OF LOT 18, IN BLOCK 10, MONTANA ADDITION TO THE CITY OF MISSOULA, SITUATED WEST OF A LINE WHICH LINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 56.3 FEET DUE EAST OF THE ORIGINAL NORTHWEST CORNER OF BLOCK 10, MONTANA ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF; SAID POINT ALSO LIES ON THE NORTH LINE OF LOT 12, BLOCK 10; THENCE S.14°24'W., 226.4 FEET TO A POINT OF INTERSECTION WITH THE WEST PROPERTY LINE OF BLOCK 10; SAID POINT OF INTERSECTION BEING 219.25 FEET DUE SOUTH OF THE NORTHWEST CORNER OF BLOCK 10, MONTANA ADDITION.

THIS PROPERTY IS MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND LOCATED IN BLOCK 10, MONTANA ADDITION, ACCORDING TO THE OFFICIAL PLAT BOUNDED AS FOLLOWS:

BEGINNING AT A POINT 128.25 FEET SOUTH OF THE ORIGINAL NORTHWEST CORNER OF BLOCK 10, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 16, BLOCK TEN (10) , MONTANA ADDITION; THENCE N.23°42'E., 54.58 FEET TO A POINT; THENCE DUE EAST 14.26 FEET TO A POINT; THENCE S.14°24'W., 130.1 FEET TO A POINT; THENCE DUE WEST 4.1 FEET TO A POINT ON THE WEST BOUNDARY LINE OF BLOCK 10; THENCE DUE NORTH 75 FEET AND ALONG THE WEST BOUNDARY LINE OF BLOCK 10 TO THE POINT OF BEGINNING, MISSOULA COUNTY, MONTANA.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJACENT TO SAID LOTS WHICH ATTACHED TO SAID PROPERTY BY OPERATION LAW PURSUANT TO RESOLUTION NO. 4240.

RECORDING REFERENCES: BOOK 433 MICRO RECORDS AT PAGE 939 AND BOOK 433 MICRO RECORDS AT PAGE 941

PARCEL 2 (TAX ID# 5851710):

LOTS 1, 2, 3, 4, 19, 20, 21 AND 22 IN BLOCK 10 OF MONTANA ADDITION, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF. TOGETHER WITH THE VACATED 20' WIDE ALLEY ADJOINING SAID LOTS.

RECORDING REFERENCE: BOOK 408 MICRO RECORDS AT PAGE 1043 AND BOOK 408 MICRO RECORDS AT PAGE 1045

AND

LOTS 17A AND 18A OF THE MONTANA ADDITION, BLOCK 9, LOTS 17 AND 18, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

TOGETHER WITH THAT PORTION OF VACATED GERALD AVENUE WHICH ATTACHED TO SAID PROPERTY BY OPERATION OF LAW PURSUANT TO RESOLUTION NO. 4413 RECORDED IN BOOK 212 OF MICRO RECORDS AT PAGE 10.

AND

PARCEL 18A OF AMENDED PLAT OF ORIGINAL TOWNSITE, BLOCK 18, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.

AND

LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13 IN BLOCK 10 OF MONTANA ADDITION, A PLATTED SUBDIVISION IN MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF. TOGETHER WITH THAT PORTION OF VACATED GERALD AVENUE LYING ADJACENT TO LOTS 3, 4, 5, 6, 7, 8, 9, 10 AND 11 IN SAID BLOCK 10 WHICH ATTACHED TO SAID LOTS BY OPERATION OF LAW PURSUANT TO RESOLUTION FILED OCTOBER 8, 1912 AS SHOWN ON CERTIFICATE OF SURVEY NO. 2490.

LOT FOURTEEN (14), LESS THE SOUTH 20 FEET OF LOT 14, IN BLOCK TEN (10) OF MONTANA ADDITION TO THE CITY OF MISSOULA, MONTANA. DEED REFERENCE: BOOK 127 OF DEEDS AT PAGE 269.

LESS:

THOSE PORTIONS OF LOTS 12 AND 13, AND THE NORTHERLY 10 FEET OF LOT 14 OF BLOCK 10, MONTANA ADDITION TO THE CITY OF MISSOULA, MONTANA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 12 WHICH IS 56.3 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT RUNNING THENCE SOUTHWESTERLY TO A POINT 10 FEET SOUTHERLY MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY LINE OF SAID LOT 13 WHICH IS 36.2 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 14.

RECORDING REFERENCE: BOOK 176 MICRO RECORDS AT PAGE 1583