

# TITLE COMPANY

Information



**1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801**  
**Phone (406)829-2540 | Fax (406)829-2570**

**Prepared Exclusively for:**  
**Cindy Waltz**  
**Ink Realty Group**  
**148 South Avenue West**  
**Missoula, MT 59801**

Date: **January 08, 2024**

Property Profile No.: **1123924-M**

Last Grantee of Record: **Wild Rockies Properties LLC**

Property Address (if of record): **2148 Dixon Ave, Missoula, MT 59801**

Brief Legal Description: **PARCEL I:**

**THE WEST 74 FEET OF TRACT 4 IN BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**EXCEPTING THEREFROM THE NORTH 48 FEET OF SAID WEST 74 FEET OF TRACT 4, BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**PARCEL II:**

**THE WEST 44 FEET OF THE EAST 53 FEET OF THE WEST 127 FEET OF TRACT NO. 4 IN BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**Attachments:**

- Last Conveyance [Deed](#) [Deed](#)
- Tax Information [Taxes](#)
- [Deed\(s\)](#) of Trust or Mortgage(s) [Deed of Trust](#)
- [Map](#) [Map](#)

**Whatever It Takes**

**We are officially Flying S Title and Escrow! We're the same people, same company now with a NEW look.**



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- CC&R's None
- [Cama](#)
- 

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Jake L Billington** at **(406)829-2540**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.

**Whatever It Takes**

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WHEN RECORDED RETURN TO:

Name: Karen Oberg  
Address: 820 Hilda Ave.  
Missoula, MT 59801  
File No.: STM-85220

201811553 B:999 P:569 Pages:1 Fee:\$7.00  
07/13/2018 12:20:49 PM Quit Claim Deed  
Tyler R. Gernant, Missoula County Clerk & Recorder



Tax ID: 2261608

**QUITCLAIM DEED**

**FOR VALUABLE CONSIDERATION**, receipt of which is acknowledged the undersigned, Karen Oberg as **GRANTOR**, does hereby convey release, remise and forever quit claim unto Wild Rockies Properties, LLC, **GRANTEE**, whose current address is 820 Hilda Avenue, Missoula, MT 59801, the following described premises in Missoula County, Montana to-wit:

All right, title and interest, in and to the following described real property:

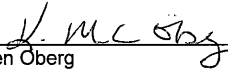
The West 74 feet of Tract 4 in Block 60 of Carline Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Excepting therefrom the North 48 feet of said West 74 feet of Tract 4, Block 60 Carline Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Recording Reference; Book 624 of Micro at Page 1830.

**TO HAVE AND TO HOLD** unto said Grantee, and to his/her heirs and assigns, forever, the said premises, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

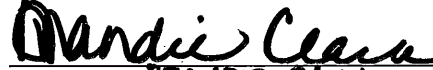
DATED this 10th day of July, 2018.

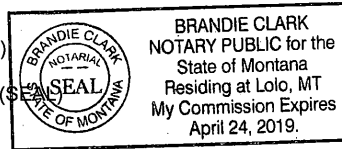
  
\_\_\_\_\_  
Karen Oberg

State of Montana  
County of Missoula

On this 10th day of July, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Oberg, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

 (SIGNATURE)  
Printed Name: BRANDIE CLARK  
Notary Public in and for the State of Montana  
Residing at Lolo  
My commission expires: 04/24/2019



575

WHEN RECORDED RETURN TO:  
Name: Karen Oberg  
Address: 820 Hilda Ave.  
Missoula, MT 59801  
File No.: STM-85220

201811553 B:999 P:569 Pages:1 Fee:\$7.00  
07/13/2018 12:20:49 PM Quit Claim Deed  
Tyler R. Gernant, Missoula County Clerk & Recorder



Tax ID: 2261608

### QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged the undersigned, Karen Oberg as GRANTOR, does hereby convey release, remise and forever quit claim unto Wild Rockies Properties, LLC, GRANTEE, whose current address is 820 Hilda Avenue, Missoula, MT 59801, the following described premises in Missoula County, Montana to-wit:

All right, title and interest, in and to the following described real property:

The West 74 feet of Tract 4 in Block 60 of Carline Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

pk

Excepting therefrom the North 48 feet of said West 74 feet of Tract 4, Block 60 Carline Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Recording Reference: Book 624 of Micro at Page 1830.

TO HAVE AND TO HOLD unto said Grantee, and to his/her heirs and assigns, forever, the said premises, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 10th day of July, 2018.

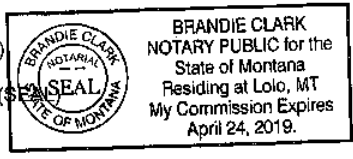
Karen Oberg  
Karen Oberg

State of Montana  
County of Missoula

On this 10th day of July, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen Oberg, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Brandie Clark (SIGNATURE)  
Printed Name: BRANDIE CLARK  
Notary Public in and for the State of Montana  
Residing at Lolo  
My commission expires: 04/24/2019



09/11/2020 02:41:56 PM Easement

Tyler R. Gernant, Missoula County Clerk & Recorder  
eRecording

E-3144

Return to: City of Missoula  
435 Ryman St.  
Missoula, Montana 59802

**PUBLIC RIGHT-OF-WAY EASEMENT**

Geocode:04-2200-32-3-49-05-0000  
SUID: 1314202

**THIS CONVEYANCE**, made this 1<sup>st</sup> day of July, 2020, by and between Wild Rockics Properties, LLC, as property owner(s) and party of the first part, Grantor, and the City of Missoula, a municipal corporation organized pursuant to the laws of the State of Montana and party of the second part, Grantee.

**KNOW ALL MEN BY THESE PRESENTS THAT** Grantor does hereby grant and convey, subject to the conditions and limitations herein set forth, to the Grantee an exclusive Public Right-of-Way Easement to operate and maintain a public roadway and other right-of-way usages over, upon and across the herein below described real estate including, but not limited to the right to install, construct, operate and maintain or permit installation, construction, operation and maintenance of public and/or private utilities upon, over, under and across said real estate as well as provide regulatory enforcement. Said Public Right-of-Way Easement being located over and across a portion of the following described real property:

The West 44 feet of the East 53 feet of the West 127 feet of Tract No. 4 in Block 60 of Car Line Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

Said easement over and across said portion being more particularly described as follows:

The **Northern 8 feet** of the West 44 feet of the East 53 feet of the West 127 feet of Tract No. 4 in Block 60 of Car Line Addition, a platted subdivision in the City of Missoula, Missoula County, Montana, according to the official recorded plat thereof.

**TO HAVE AND TO HOLD**, the same unto the said Grantee, together with all the rights and privileges incident to the use and enjoyment thereof, including but not limited to the right to install, construct, operate and maintain, or permit installation, construction, operation and maintenance of public and/or private utilities upon, over, under and across the above described premises including providing regulatory enforcement:

**Maintenance.** The Grantee agrees to supply all materials, labor and equipment to maintain and repair the herein described right-of-way pavement surface (excluding street reconstruction) and provide sweeping and snow removal consistent with municipal services provided to other residential and commercial areas of municipal right-of-way. The Grantee agrees that future reconstruction of the herein described right-of-way street surfaces will be provided in a similar manner as provided throughout the remainder of the City of Missoula right-of-ways. The Grantee agrees to provide regulatory enforcement of the usage of this public right-of-way in accordance with City of Missoula Municipal Codes applicable to public right-of-ways.

The Owner agrees not to build any kind of permanent structure which will prevent access to the easement for maintenance purposes.

The Grantor acknowledges that they are the lawful owner(s) and seized of the real property over which and upon the easement described herein are granted, and that they have good and lawful right and authority to grant said easement.

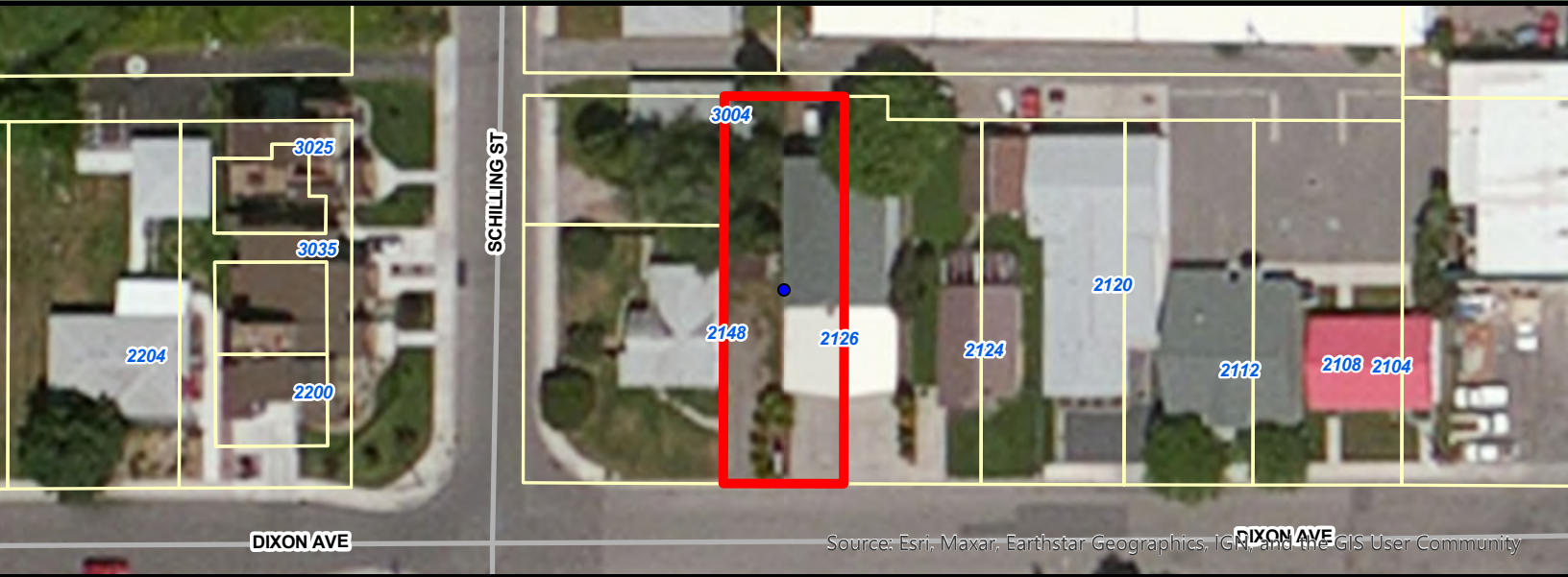
**Binding Effect.** This grant of Easement, which shall be recorded at the Missoula County Clerk



# FAST FACTS

Information





Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**Geocode:** -

**Tax ID:** 0001314202 **Tax Year:** 2023

**Physical Address(es)\*** (GIS: 258-4628)

**Owner:**  
WILD ROCKIES PROPERTIES LLC

2126 DIXON AVE

**Legal Description:**

**City or County?** City

CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, TRACT 4 W 44' OF E 53' OF W 127'

(This information provided by the Montana Department of Revenue: 329-1400)

**Fire District**

City Fire

**Permits\*** (City: 406-552-6635)

- SP20010713 (Sign) -
- SP20022628 (Sign) -
- SP20060079 (Sign) -
- BL01-96397 (Business License) -
- BL20040397 (Business License) -
- BL20080234 (Business License) -
- CE20080064 (BLIC Code Enforcement) -

**Zoning\*** (City: 406-552-6630)

Contact City of Missoula Planning  
406-552-6630

**Air Stagnation\*** (MCCHD: 258-4755)

Air Stagnation Zone  
Inside Air Stagnation Zone inside City

**Schools** (OPI: 888-231-9393)

- Elementary - Russell
- High School - Sentinel
- Middle School - Meadow Hill

**Floodplain\*** (City: 406-552-6625)

Contact City of Missoula Floodplain Administrator  
406-552-6625

**County MS4** (Public Works: 258-3701)

Not in MS4

**Sewer/Well\*** (MCCHD: 258-4755)

(None Available)

**Bear Buffer Zone** (MCCHD: 258-4755)

Outside of Zones

**Utility Contacts**

- Northwestern Energy - 888-467-2669
- Missoula Electric Coop - 406-541-4433

\* List may be incomplete. Please contact relevant department for more information.

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.





Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community

**Geocode:** -

**Tax ID:** 0002261608 **Tax Year:** 2023

**Physical Address(es)\*** (GIS: 258-4628)

**Owner:**  
WILD ROCKIES PROPERTIES LLC

2148 DIXON AVE

**Legal Description:**

**City or County?** City

CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, W 74' OF TRACT 4 BLK 60 LESS N 48'

(This information provided by the Montana Department of Revenue: 329-1400)

**Fire District**

City Fire

**Permits\*** (City: 406-552-6635)

- H20110912 (Historical Zoning) -
- H20112352 (Historical Zoning) -
- SP20022629 (Sign) -
- SP20022630 (Sign) -
- BL01-95868 (Business License) -
- BL97-61190 (Business License) -
- EXC02-2723 (Excavation) -

**Zoning\*** (City: 406-552-6630)

Contact City of Missoula Planning  
406-552-6630

**Air Stagnation\*** (MCCHD: 258-4755)

Air Stagnation Zone  
Inside Air Stagnation Zone inside City

**Schools** (OPI: 888-231-9393)

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(None Available)

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Outside of Zones

**Utility Contacts**

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# FLOOR PLAN

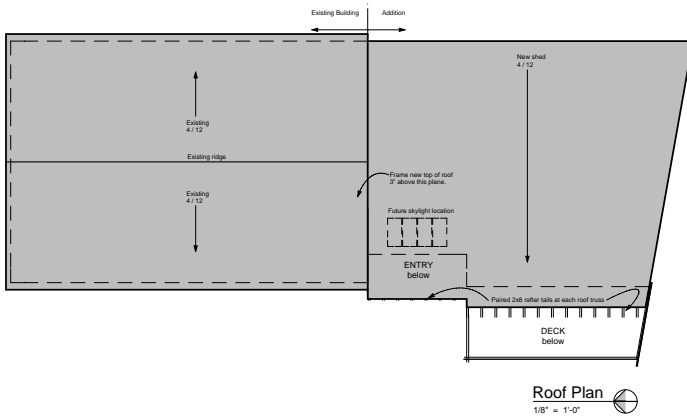
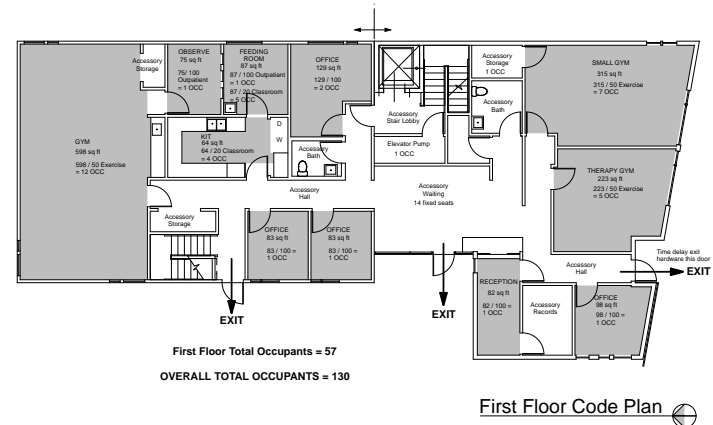
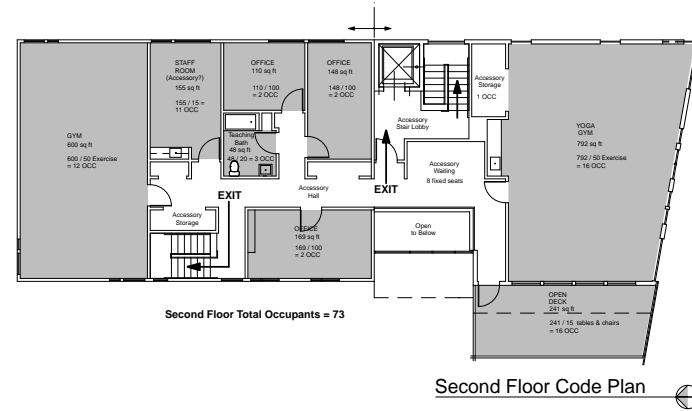
Information



**Parking Calc**

<b>Existing Building</b>	Shop: Treatment / Med:	2255sf 1379sf	3 employees @ 1/240	= 3 cars = 6 cars
	<b>Total Required:</b>			<b>9 cars</b>
<b>Proposed Building</b>	Office: Treatment / Med: Gyms:	906sf 283sf 2486sf	@ 1/180 @ 1/240 @ 1/360	= 2 cars (Office) = 1 car (Medical Office) = 7 cars (Personal Improvement)
	<b>Total Required:</b>			<b>10 cars</b>

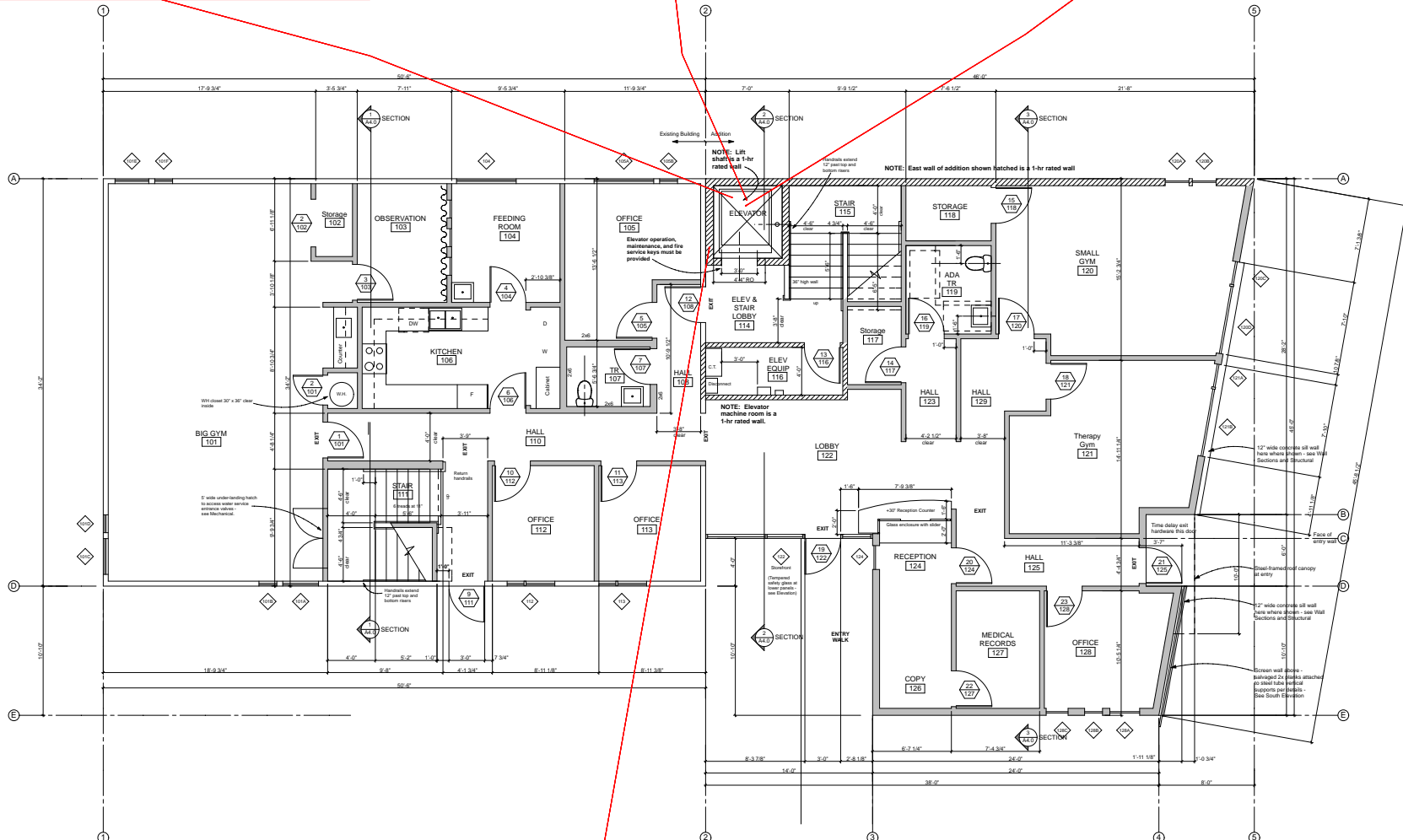
Existing parking is 4 cars. New required parking is determined by subtracting the proposed need from the existing need, 10 - 9 = 1. That number is the ADDITIONAL parking needed above what is existing, 4 + 1 = 5 cars total. The Site Plan this sheet shows a total of 7 spots in the new parking area, including a double van stall.



**DESIGNER TO ENSURE ELEVATOR HOISTWAY AND MACHINE ROOM SPRINKLER, DETECTION, POWER SHUTDOWN AND FIRE RESISTANCE RATING REQUIREMENTS ARE PROVIDED. (2013 NFPA 13 8.15.5)**

**CURRENT PLANS APPEAR TO SHOW THE INSTALL OF A NEW ELEVATOR. DESIGNER TO ENSURE ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS ARE PROVIDED. (2012 IFC 607)**

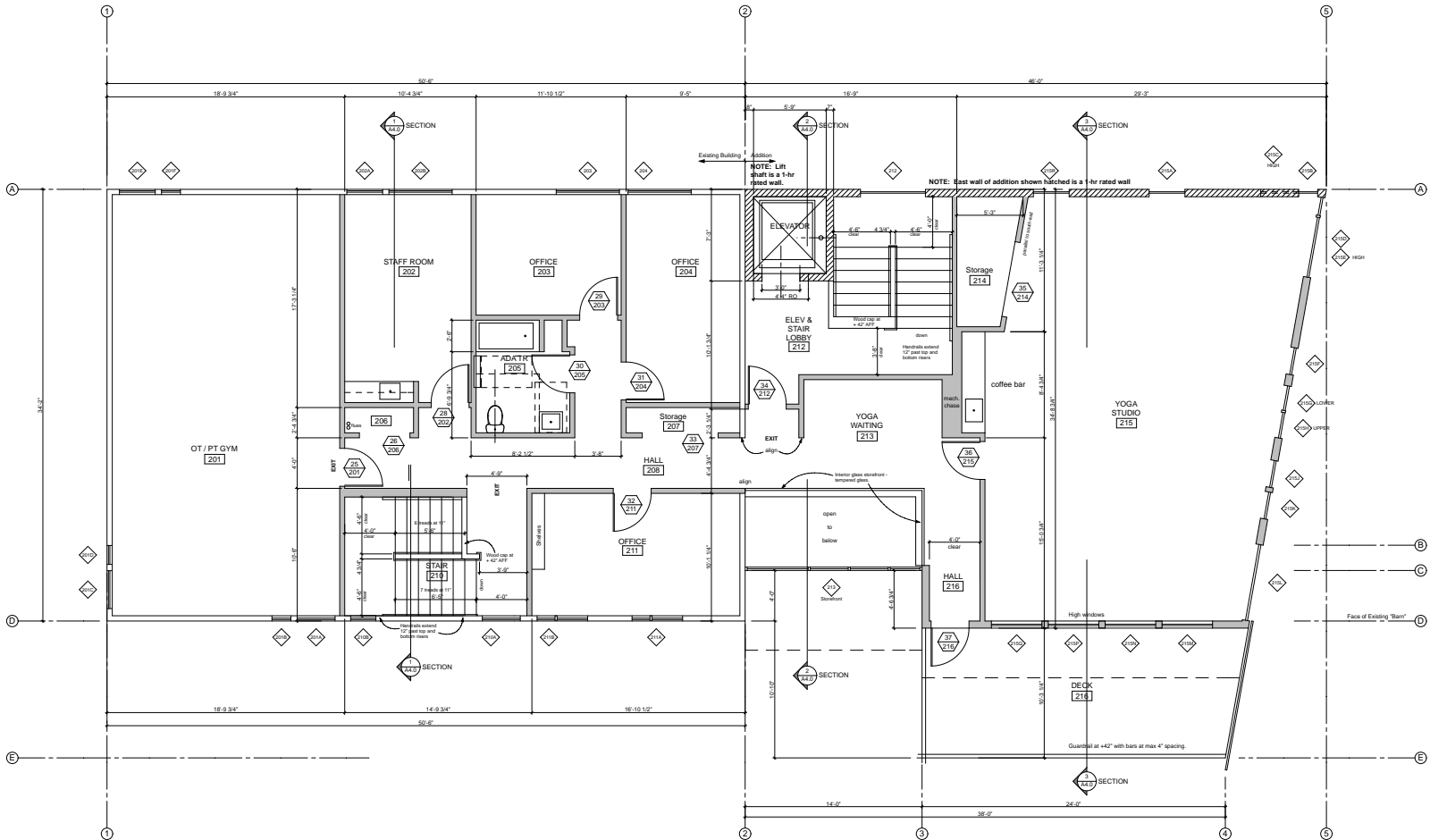
**DESIGNER TO ENSURE ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS ARE PROVIDED. (2012 IFC 607)**



**DESIGNER TO ENSURE PORTABLE FIRE EXTINGUISHERS ARE PROVIDED WHERE REQUIRED. (2012 IFC 906)**

**Main Floor Plan**  
1/4" = 1'-0"

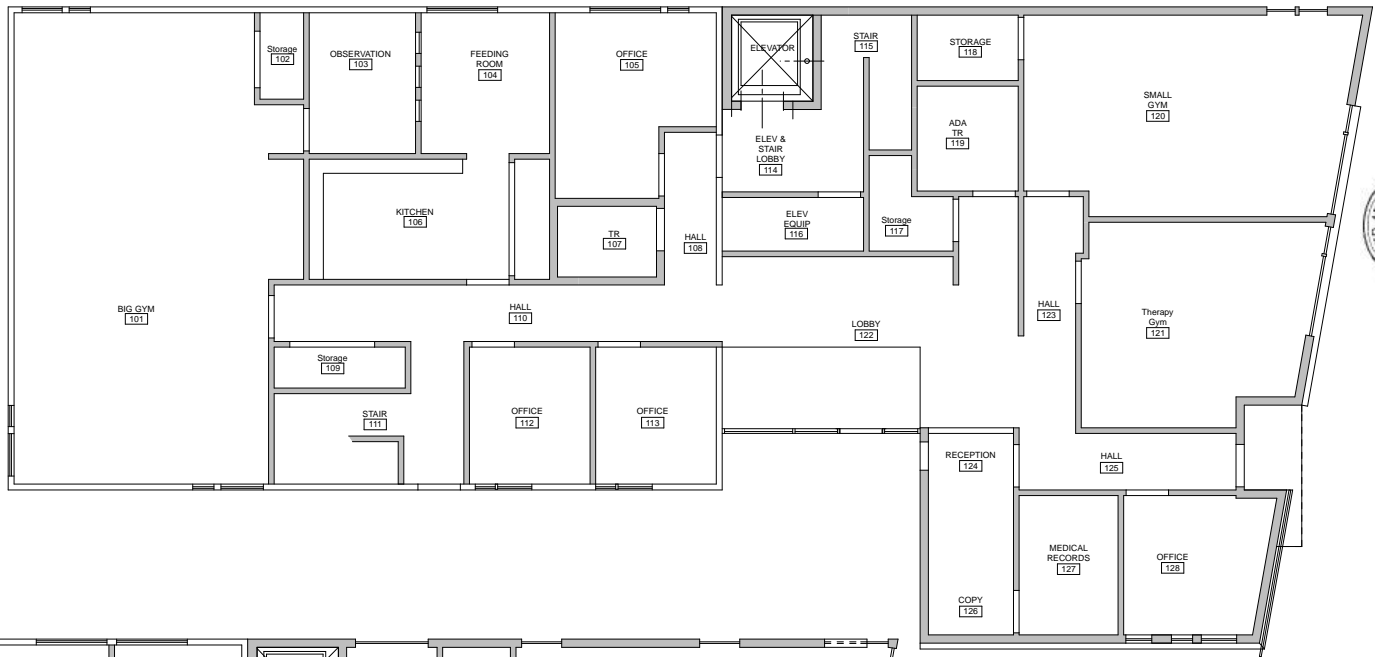




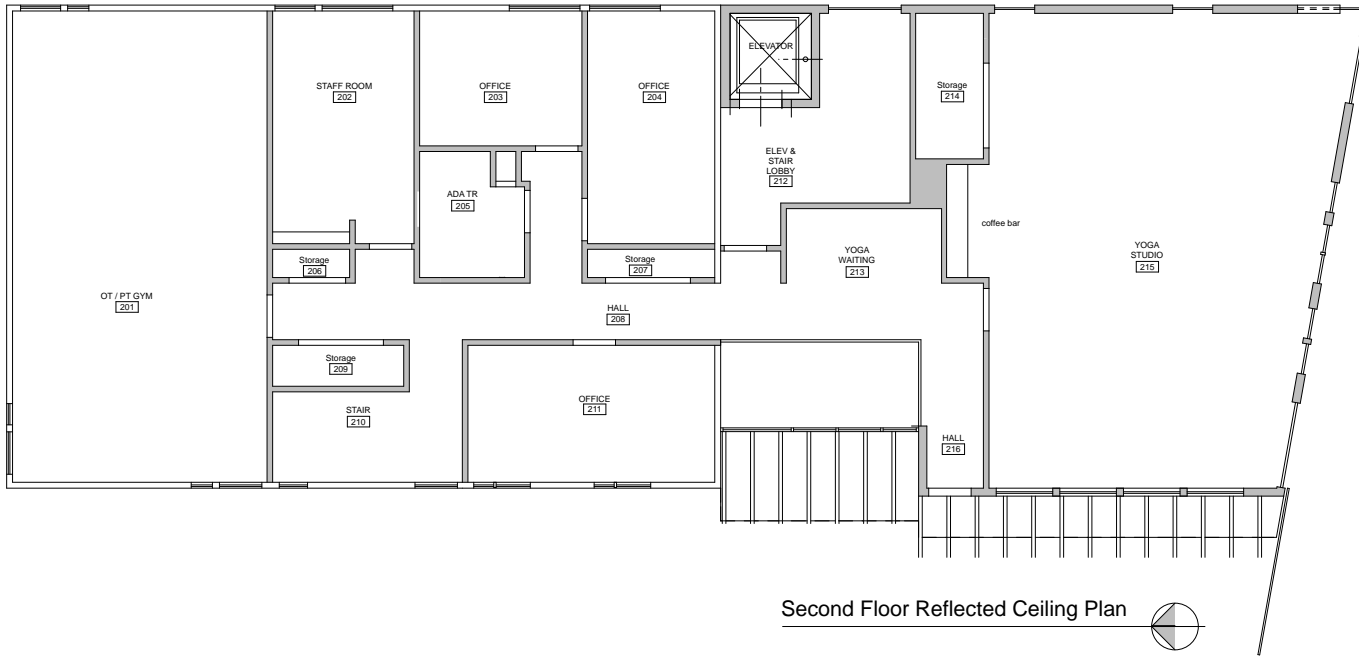
**Second Floor Plan** 

1/4" = 1'-0"





Main Floor Reflected Ceiling Plan



Second Floor Reflected Ceiling Plan



**GA**  
 Architecture + Design  
 1620 Gerald Ave  
 Missoula MT 59801  
 406.531.2796



**Aspen Grove Therapy  
 & Wellness Center**  
 2126 Dixon Ave Missoula MT

Reflected  
 Ceiling Plans

Permit App Set  
 7-02-19  
 City Revisions  
 9-25-19

**A2.3**

# PROPERTY REPORT CARD

Information



# Property Record Card

## Summary

### Primary Information

**Property Category:** RP **Subcategory:** Commercial Property  
**Geocode:** 04-2200-32-3-49-05-0000 **Assessment Code:** 0001314202  
**Primary Owner:** **PropertyAddress:** 2126 DIXON AVE  
WILD ROCKIES PROPERTIES LLC  
820 HILDA AVE  
MISSOULA, MT 59801-4332  
**COS Parcel:**

*NOTE: See the Owner tab for all owner information*

**Certificate of Survey:**  
**Subdivision:** CARLINE ADDITION

**Legal Description:**  
CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, TRACT 4 W 44' OF E 53' OF W 127'

**Last Modified:** 10/23/2023 7:46:54 PM

### General Property Information

**Neighborhood:** 204.810 **Property Type:** IMP\_U - Improved Property - Urban  
**Living Units:** 0 **Levy District:** 04-0583D-1-1D  
**Zoning:** **Ownership %:** 100  
**Linked Property:**

No linked properties exist for this property

### Exemptions:

Exemption Type	TIF Number
Tax Increment Financing District	04TU01

### Condo Ownership:

**General:** 0 **Limited:** 0

### Property Factors

**Topography:** **Fronting:**  
**Utilities:** **Parking Type:**  
**Access:** **Parking Quantity:**  
**Location:** **Parking Proximity:**

### Land Summary

Land Type	Acres	Value
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	0.136	351,033.00

### Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/10/2018	999	572	7/13/2018		Quit Claim Deed

7/9/2018	999	571	7/13/2018		Warranty Deed
8/17/2000	0624	01831			
7/7/1994	0418	01775			

## Owners

Party #1

**Default Information:** [WILD ROCKIES PROPERTIES LLC](#)  
[820 HILDA AVE](#)

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** [Conversion](#)

**Last Modified:** [7/26/2018 2:06:51 PM](#)

Other Names

Other Addresses

**Name**

**Type**

## Appraisals

### Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2023	351033	691767	1042800	INCOME
2022	274539	669461	944000	INCOME
2021	274539	669461	944000	INCOME

## Market Land

Market Land Item #1

**Method:** [Sqft](#)

**Type:** [Primary Site](#)

**Width:**

**Depth:**

**Square Feet:** [5,940](#)

**Acres:**

Valuation

**Class Code:** [2207](#)

**Value:** [351033](#)

## Dwellings

### Existing Dwellings

[No dwellings exist for this parcel](#)

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** [Commercial](#)

**Description:** [CPA2 - Paving, concrete, 4"](#)

**Quantity:** [1](#)

**Year Built:** [2020](#)

**Grade:** [A](#)

**Condition:**

**Functional:** [3-Normal](#)

**Class Code:** [3507](#)

Dimensions

**Width/Diameter:**

**Length:**

**Size/Area:** [1360](#)

**Height:**

**Bushels:**

**Circumference:**

## Commercial

### Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	Year Built	
1	2126 Dixon Ofcs	353 - Office Building, Low Rise (1 to 4 stories)	1	1971	<a href="#">View</a>

General Building Information

**Building Number:** 1      **Building Name:** 2126 Dixon Ofcs      **Structure Type:** 353 - Office Building, Low Rise (1 to 4 stories)  
**Units/Building:** 1      **Identical Units:** 1  
**Grade:** G      **Year Built:** 1971      **Year Remodeled:** 2019  
**Class Code:** 3507      **Effective Year:** 2020      **Percent Complete:** 0

Interior/Exterior Data Section #1

**Level From:** 01      **Level To:** 01      **Use Type:** 052 - Medical Center

Dimensions

**Area:** 3,414      **Use SK Area:** 1  
**Perimeter:** 285      **Wall Height:** 16

Features

**Exterior Wall Desc:** 02 - Frame      **Construction:** 1-Wood Frame/Joist/Beam      **Economic Life:** 45  
**% Interior Finished:** 100      **Partitions:** 2-Normal      **Heat Type:** 3-Unit or Space Heaters  
**AC Type:** 0-None      **Plumbing:** 0-None  
**Physical Condition:** 3-Normal      **Functional Utility:** 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

**Level From:** 02      **Level To:** 02      **Use Type:** 052 - Medical Center

Dimensions

**Area:** 3,414      **Use SK Area:** 1  
**Perimeter:** 285      **Wall Height:** 12

Features

**Exterior Wall Desc:** 07 - Metal, light      **Construction:** 1-Wood Frame/Joist/Beam      **Economic Life:** 45  
**% Interior Finished:** 100      **Partitions:** 2-Normal      **Heat Type:** 1-Hot Air  
**AC Type:** 0-None      **Plumbing:** 2-Normal  
**Physical Condition:** 3-Normal      **Functional Utility:** 3-Normal

Building Other Features

Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
PP5 - Porch, upper deck	1	24	10	0	00	13461.6	13462

Elevators and Escalators

No elevators or escalators exist for this building

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

# Property Record Card

## Summary

### Primary Information

Property Category: [RP](#)

Geocode: [04-2200-32-3-49-03-0000](#)

Primary Owner:

[WILD ROCKIES PROPERTIES LLC](#)

[820 HILDA AVE](#)

[MISSOULA, MT 59801-4332](#)

*NOTE: See the Owner tab for all owner information*

Certificate of Survey:

Subdivision: [CARLINE ADDITION](#)

Legal Description:

[CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, W 74' OF TRACT 4 BLK 60 LESS N 48'](#)

Last Modified: [10/23/2023 7:46:54 PM](#)

### General Property Information

Neighborhood: [204.009](#)

Property Type: [VAC\\_U - Vacant Land - Urban](#)

Living Units: [1](#)

Levy District: [04-0583D-1-1D](#)

Zoning:

Ownership %: [100](#)

Linked Property:

[No linked properties exist for this property](#)

Exemptions:

Exemption Type	TIF Number
Tax Increment Financing District	04TU01

Condo Ownership:

General: [0](#)

Limited: [0](#)

### Property Factors

Topography:

Fronting:

Utilities:

Parking Type:

Access:

Parking Quantity:

Location:

Parking Proximity:

### Land Summary

<u>Land Type</u>	<u>Acres</u>	<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

<b>Total Forest Land</b>	0.000	00.00
<b>Total Market Land</b>	0.148	180,239.00

**Deed Information:**

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
7/10/2018	999	569	7/13/2018		Quit Claim Deed
7/9/2018	999	568	7/13/2018		Warranty Deed
8/17/2000	0624	01830			
7/7/1994	0418	01773			

**Owners**

Party #1

**Default Information:** WILD ROCKIES PROPERTIES LLC  
820 HILDA AVE

**Ownership %:** 100

**Primary Owner:** "Yes"

**Interest Type:** Conversion

**Last Modified:** 7/26/2018 2:06:51 PM

Other Names

Other Addresses

**Name**

**Type**

**Appraisals**

**Appraisal History**

Tax Year	Land Value	Building Value	Total Value	Method
2023	180239	0	180239	COST
2022	109986	0	109986	COST
2021	109986	0	109986	COST

**Market Land**

Market Land Item #1

**Method:** Sqft

**Type:** Primary Site

**Width:**

**Depth:**

**Square Feet:** 6,438

**Acres:**

Valuation

**Class Code:** 2201

**Value:** 180239

**Dwellings**

**Existing Dwellings**

No dwellings exist for this parcel

**Other Buildings/Improvements**

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

## **Commercial**

### **Existing Commercial Buildings**

No commercial buildings exist for this parcel

## **Ag/Forest Land**

Ag/Forest Land

No ag/forest land exists for this parcel

# PROPERTY TAX

Information



# Missoula COUNTY

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**Parcel Number:** 1314202

**Status:** Current

**Receipt:** 9095

**2023 Owner(s):**  
WILD ROCKIES PROPERTIES LLC

**Mailing Address:**

820 HILDA AVE  
MISSOULA, MT 598014332

**Levy District:**

1.1D, CITY,TRANS,URBAN RENEWAL

#### 2023 Value:

**Market:** \$1,042,800  
**Taxable:** \$19,709

[Detail](#)

#### 2023 Taxes:

[View Pie Charts](#)

<b>First Half:</b>	\$8,575.60	<b>Due:</b> 12/8/2023
<b>Second Half:</b>	\$8,563.58	<b>Due:</b> 5/31/2024
<b>Total:</b>	\$17,139.18	

[Show Current Tax Bill](#)

[Detail](#)

#### 2023 Payments:

<b>First Half:</b>	\$8,575.60
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$8,575.60

(May include penalty & interest)

#### 2023 Legal Records:

**Geo Code:** 04-2200-32-3-49-05-0000 **Deed Book:** 999 **Page:** 572 **Date:** 2018-07-10

**Property address:** 2126 DIXON AVE, MISSOULA MT 59801

**Subdivision:** (CAR) CAR LINE ADD **Block:** 60

**TRS:** T13 N, R19 W, Sec. 32

**Legal:** CARLINE ADDITION, S32, T13 N, R19 W,  
BLOCK 60, TRACT 4 W 44' OF E 53' OF W  
127'

Acres: 0.14

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.





# Missoula COUNTY

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**Parcel Number:** 1314202

**Status:** Current

**Type:** RE

**Owner:** WILD ROCKIES PROPERTIES LLC

#### Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2023	1314202	2207	Commercial City/Town Lots	\$351,033	\$6,635
2023	1314202	3507	Improvements on Commercial City/Town Lots	\$691,767	\$13,074

**Current Market Value: \$1,042,800**

**Current Taxable Value: \$19,709**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

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200 W Broadway  
Missoula, MT 59802

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# Missoula COUNTY

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[Help](#)

**Tax Year:** 2023    **Parcel Number:** 1314202

**Status:** Current

**Type:** RE

**Owner:** WILD ROCKIES PROPERTIES LLC

### 2023 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
9095	City	CITY OF MSLA GEN FUND	\$947.80	\$947.80
9095	City	CPRK CITY PARK DIST.	\$406.00	\$406.00
9095	City	CRD CITY ROAD DIST.	\$433.00	\$433.00
9095	County	FT MSLA PARKS OPEN SPACE	\$74.11	\$74.10
9095	County	ROSP COUNTY OPEN SPACE	\$10.65	\$10.64
9095	County	CO. WEED CONTROL	\$9.46	\$9.46
9095	County	CO. AGING SERVICES	\$23.65	\$23.65
9095	County	COUNTY PUBLIC WORKS BRIDGES	\$12.72	\$12.72
9095	County	CAPITAL IMPROVEMENTS	\$33.06	\$33.06
9095	County	COUNTY SEARCH & RESCUE	\$1.09	\$1.09
9095	County	CO. SUBSTANCE ABUSE PREVENT	\$4.87	\$4.87
9095	County	COUNTY TECH FUND	\$20.24	\$20.24
9095	County	COMMUNITY & PLANNING SVC	\$17.41	\$17.41
9095	County	COMMUNITY ASSISTANCE FUND	\$11.07	\$11.07
9095	County	COUNTY COMMUNITY DAYCARE	\$0.90	\$0.90
9095	County	DETENTION CENTER	\$137.45	\$137.45
9095	County	DISTRICT COURT	\$8.99	\$8.99
9095	County	ELECTIONS CENTER	\$7.24	\$7.24
9095	County	COUNTY EXTENSION SERVICE	\$6.95	\$6.95
9095	County	COUNTY FAIR	\$8.99	\$8.99
9095	County	COUNTY GENERAL FUND	\$188.87	\$188.87
9095	County	GRANTS AND COMMUNITY SERVICES	\$9.84	\$9.84
9095	County	JUDGEMENT LEVY 2019	\$3.45	\$3.45
9095	County	JUDGEMENT LEVY 2022	\$10.55	\$10.55
9095	County	COUNTY LIBRARY	\$42.48	\$42.48
9095	County	LIBRARY GO BONDS	\$27.29	\$27.29
9095	County	LTGO 2017 BONDS	\$2.79	\$2.79
9095	County	COUNTY MENTAL HEALTH TREAT.	\$1.47	\$1.47

9095	County	COUNTY HISTORICAL MUSEUM	\$9.46	\$9.46
9095	County	COUNTY PARKS & REC	\$15.18	\$15.18
9095	County	CO.PERMISSIVE MEDICAL LEVY	\$52.93	\$52.93
9095	County	COUNTY/CITY PLANNING	\$9.13	\$9.13
9095	County	COUNTY PROP & LIAB. INS.	\$16.46	\$16.46
9095	County	COUNTY PUBLIC SAFETY FUND	\$105.57	\$105.57
9095	County	RELATIONSHIP VIOLENCE SERVICES	\$9.70	\$9.70
9095	Local School	RETIREMENT-ELEMENTARY	\$104.25	\$104.25
9095	Local School	RETIREMENT-HIGH SCHOOL	\$58.08	\$58.08
9095	Local School	101 MSLA ELEM GEN	\$362.37	\$362.36
9095	Local School	110 MSLA ELEM TRANS	\$144.69	\$144.69
9095	Local School	113 MSLA ELEM TUITION	\$33.72	\$33.73
9095	Local School	117 MSLA ELEM ADULT ED	\$1.75	\$1.75
9095	Local School	128 MSLA ELEM TECH	\$22.33	\$22.33
9095	Local School	150 MSLA ELEM DEBT	\$165.17	\$165.17
9095	Local School	161 MSLA ELEM BUILD RES	\$28.00	\$28.00
9095	Local School	201 MCHS GEN FUND	\$167.92	\$167.91
9095	Local School	210 MCHS TRANSPORTATION	\$29.75	\$29.75
9095	Local School	213 MCHS TUITION	\$9.98	\$9.98
9095	Local School	217 MCHS ADULT ED	\$3.97	\$3.97
9095	Local School	228 MCHS TECHNOLOGY	\$10.74	\$10.74
9095	Local School	250 MCHS DEBT SERVICE	\$71.00	\$71.00
9095	Local School	261 MCHS BUILDING RESERVE	\$14.28	\$14.28
9095	Local School	TRANSPORTATION-HS/ELEMENTARY	\$9.79	\$9.79
9095	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
9095	Special Districts	SOC SOIL CONSERV. DIST.	\$10.25	\$10.25
9095	Special Districts	MISSOULA IRRIGATION DISTR	\$17.00	\$17.00
9095	Special Districts	URBAN RENEWAL DIST 3 1-1D	\$3,927.93	\$3,927.93
9095	Special Districts	MSLA URBAN TRANS DIST	\$256.08	\$256.08
9095	State School	STATE HS EQUALIZATION	\$85.14	\$85.14
9095	State School	STATE ELEM EQUALIZATION	\$127.71	\$127.71
9095	State School	UNIVERSITY MILLS (TID)	\$30.75	\$30.74
9095	State School	STATE UNIVERSITY MILLAGE	\$28.38	\$28.38
9095	State School	STATE VO-TECH MILLAGE	\$6.15	\$6.15
9095	State School	STATE SCHOOL FOUNDATION EQUAL.	\$155.62	\$155.62

1st Half Total: \$8,575.60  
2nd Half Total: \$8,563.58  
**Total Tax: \$17,139.18**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

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200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

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**Parcel Number:** 2261608

**Status:** Current

**Receipt:** 19467

**2023 Owner(s):**  
WILD ROCKIES PROPERTIES LLC

**Mailing Address:**

820 HILDA AVE  
MISSOULA, MT 598014332

**Levy District:**

1.1D, CITY,TRANS,URBAN RENEWAL

#### 2023 Value:

**Market:** \$180,239  
**Taxable:** \$2,433

[Detail](#)

#### 2023 Taxes:

<b>First Half:</b>	\$1,083.97	<b>Due:</b> 12/8/2023
<b>Second Half:</b>	\$1,071.96	<b>Due:</b> 5/31/2024
<b>Total:</b>	\$2,155.93	

[View Pie Charts](#)

[Show Current Tax Bill](#)

[Detail](#)

#### 2023 Payments:

<b>First Half:</b>	\$1,083.97
<b>Second Half:</b>	\$0.00
<b>Total:</b>	\$1,083.97

(May include penalty & interest)

#### 2023 Legal Records:

**Geo Code:** 04-2200-32-3-49-03-0000 **Deed Book:** 999 **Page:** 569 **Date:** 2018-07-10

**Property address:** DIXON AVE, MISSOULA MT 59801

**Subdivision:** (CAR) CAR LINE ADD **Block:** 60

**TRS:** T13 N, R19 W, Sec. 32

**Legal:** CARLINE ADDITION, S32, T13 N, R19 W,

BLOCK 60, W 74' OF TRACT 4 BLK 60 LESS

N 48'

Acres: 0.15

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.



# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

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**Parcel Number:** 2261608

**Status:** Current

**Type:** RE

**Owner:** WILD ROCKIES PROPERTIES LLC

#### Value Breakdown:

Year	Parcel Number	Class Code	Description	Market Value	Taxable Value
2023	2261608	2201	Residential City/Town Lots	\$180,239	\$2,433

**Current Market Value: \$180,239**

**Current Taxable Value: \$2,433**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

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Missoula County  
200 W Broadway  
Missoula, MT 59802

Include Taxpayer ID with payments.





# Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

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[View Pie Charts](#)

[Help](#)

**Tax Year:** 2023    **Parcel Number:** 2261608

**Status:** Current

**Type:** RE

**Owner:** WILD ROCKIES PROPERTIES LLC

### 2023 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
19467	City	CITY OF MSLA GEN FUND	\$117.02	\$117.02
19467	City	CPRK CITY PARK DIST.	\$50.00	\$50.00
19467	City	CRD CITY ROAD DIST.	\$53.50	\$53.50
19467	County	FT MSLA PARKS OPEN SPACE	\$9.15	\$9.15
19467	County	ROSP COUNTY OPEN SPACE	\$1.32	\$1.31
19467	County	CO. WEED CONTROL	\$1.17	\$1.17
19467	County	CO. AGING SERVICES	\$2.92	\$2.92
19467	County	COUNTY PUBLIC WORKS BRIDGES	\$1.57	\$1.57
19467	County	CAPITAL IMPROVEMENTS	\$4.08	\$4.08
19467	County	COUNTY SEARCH & RESCUE	\$0.14	\$0.14
19467	County	CO. SUBSTANCE ABUSE PREVENT	\$0.60	\$0.60
19467	County	COUNTY TECH FUND	\$2.50	\$2.50
19467	County	COMMUNITY & PLANNING SVC	\$2.15	\$2.15
19467	County	COMMUNITY ASSISTANCE FUND	\$1.37	\$1.37
19467	County	COUNTY COMMUNITY DAYCARE	\$0.11	\$0.11
19467	County	DETENTION CENTER	\$16.97	\$16.97
19467	County	DISTRICT COURT	\$1.11	\$1.11
19467	County	ELECTIONS CENTER	\$0.89	\$0.89
19467	County	COUNTY EXTENSION SERVICE	\$0.86	\$0.86
19467	County	COUNTY FAIR	\$1.11	\$1.11
19467	County	COUNTY GENERAL FUND	\$23.32	\$23.32
19467	County	GRANTS AND COMMUNITY SERVICES	\$1.22	\$1.22
19467	County	JUDGEMENT LEVY 2019	\$0.43	\$0.43
19467	County	JUDGEMENT LEVY 2022	\$1.30	\$1.30
19467	County	COUNTY LIBRARY	\$5.24	\$5.24
19467	County	LIBRARY GO BONDS	\$3.37	\$3.37
19467	County	LTGO 2017 BONDS	\$0.34	\$0.34
19467	County	COUNTY MENTAL HEALTH TREAT.	\$0.18	\$0.18

19467	County	COUNTY HISTORICAL MUSEUM	\$1.17	\$1.17
19467	County	COUNTY PARKS & REC	\$1.87	\$1.87
19467	County	CO.PERMISSIVE MEDICAL LEVY	\$6.54	\$6.54
19467	County	COUNTY/CITY PLANNING	\$1.13	\$1.13
19467	County	COUNTY PROP & LIAB. INS.	\$2.03	\$2.03
19467	County	COUNTY PUBLIC SAFETY FUND	\$13.04	\$13.04
19467	County	RELATIONSHIP VIOLENCE SERVICES	\$1.20	\$1.20
19467	Local School	RETIREMENT-ELEMENTARY	\$12.87	\$12.87
19467	Local School	RETIREMENT-HIGH SCHOOL	\$7.17	\$7.17
19467	Local School	101 MSLA ELEM GEN	\$44.74	\$44.74
19467	Local School	110 MSLA ELEM TRANS	\$17.86	\$17.86
19467	Local School	113 MSLA ELEM TUITION	\$4.16	\$4.16
19467	Local School	117 MSLA ELEM ADULT ED	\$0.22	\$0.22
19467	Local School	128 MSLA ELEM TECH	\$2.76	\$2.76
19467	Local School	150 MSLA ELEM DEBT	\$20.39	\$20.39
19467	Local School	161 MSLA ELEM BUILD RES	\$3.46	\$3.46
19467	Local School	201 MCHS GEN FUND	\$20.73	\$20.73
19467	Local School	210 MCHS TRANSPORTATION	\$3.67	\$3.67
19467	Local School	213 MCHS TUITION	\$1.23	\$1.23
19467	Local School	217 MCHS ADULT ED	\$0.49	\$0.49
19467	Local School	228 MCHS TECHNOLOGY	\$1.33	\$1.33
19467	Local School	250 MCHS DEBT SERVICE	\$8.77	\$8.77
19467	Local School	261 MCHS BUILDING RESERVE	\$1.76	\$1.76
19467	Local School	TRANSPORTATION-HS/ELEMENTARY	\$1.21	\$1.21
19467	Special Districts	WQD WATER QUAL DIST.	\$11.98	\$0.00
19467	Special Districts	SOC SOIL CONSERV. DIST.	\$1.27	\$1.26
19467	Special Districts	MISSOULA IRRIGATION DISTR	\$17.00	\$17.00
19467	Special Districts	URBAN RENEWAL DIST 3 1-1D	\$484.81	\$484.81
19467	Special Districts	MSLA URBAN TRANS DIST	\$31.62	\$31.62
19467	State School	STATE HS EQUALIZATION	\$10.51	\$10.51
19467	State School	STATE ELEM EQUALIZATION	\$15.77	\$15.77
19467	State School	UNIVERSITY MILLS (TID)	\$3.80	\$3.79
19467	State School	STATE UNIVERSITY MILLAGE	\$3.50	\$3.50
19467	State School	STATE VO-TECH MILLAGE	\$0.76	\$0.76
19467	State School	STATE SCHOOL FOUNDATION EQUAL.	\$19.21	\$19.21

1st Half Total: \$1,083.97  
2nd Half Total: \$1,071.96  
**Total Tax: \$2,155.93**

**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 01/08/2024 01:00 PM.

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Missoula, MT 59802

Include Taxpayer ID with payments.



# 2126 Dixon Ave - Missoula Irrigation SID Taxes

Missoula Irrigation



Map Center: X: -114.03134 - Y: 46.84100

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# URBAN RENEWAL DISTRICT

Information

**M**issoula's historic downtown is a different place today than it was 30 years ago. Caras Park and its pavilion on the riverfront draw people from around the city and surrounding areas for music and fun. The pedestrian-friendly streets are lined with graceful trees and hanging baskets of flowers in summer. Bicyclists and people on foot travel the trail system along the river, enjoying public art, green parks and the refurbished buildings that house thriving businesses.

Many of the downtown's improvements are the result of the Missoula Redevelopment Agency's 25-year partnership with private enterprise. Now, the city agency is building on its success in a new area, Urban Renewal District III in Midtown Missoula. URD III was adopted in 2000, recognizing that growth to the south and west of Missoula has made Midtown the geographical center of the city. The approximately 555-acre district is hindered by sparse landscaping, lack of streetscape improvements, disconnected sidewalks, and diagonal streets that cause irregular lot shapes and difficult intersections. Through redevelopment efforts, these conditions can be improved. Buildings built closer to streets can bring development on a people-friendly scale. Streets can work for bicyclists, pedestrians and mass transit as well as for cars. An urban renewal district can promote projects that provide living space, employment opportunities, professional/retail space and public places.



## MIDTOWN MISSION:

*To transform the area into a vibrant and healthy place to live, work and shop.*



*“I want to thank the MRA for their great work and advocacy for the redevelopment of Missoula. I look forward to seeing the great projects that lie ahead for Midtown.”*

**BRENT GYURICZA** | Vice President  
Missoula Midtown Association



140 West Pine Street  
Missoula MT 59802  
[www.ci.missoula.mt.us/mra](http://www.ci.missoula.mt.us/mra)  
406.552.6160 - phone  
406.552.6162 - fax  
[mra@ci.missoula.mt.us](mailto:mra@ci.missoula.mt.us) - email

# MIDTOWN

M I S S O U L A  
URBAN RENEWAL DISTRICT III

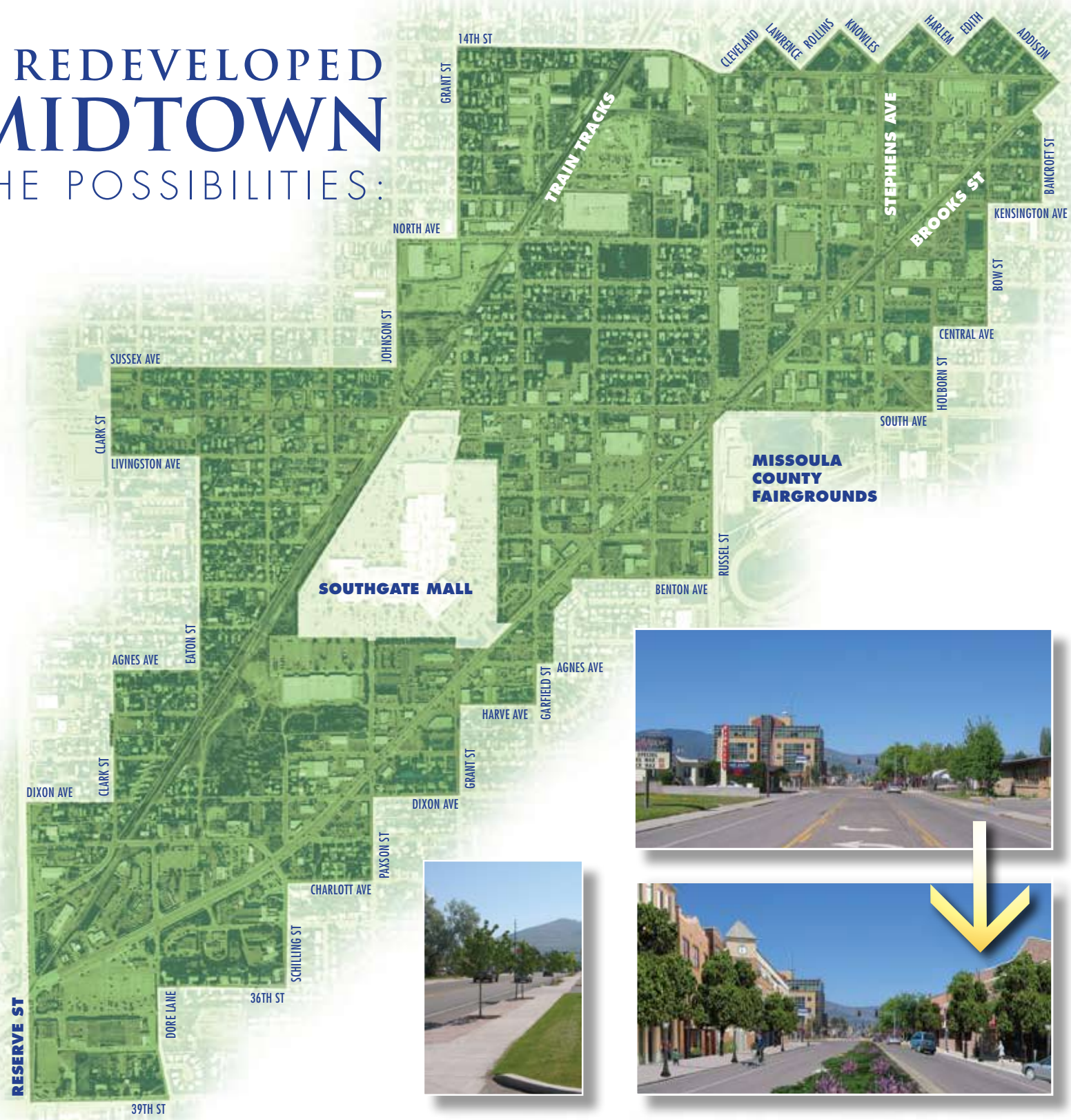




# A REDEVELOPED MIDTOWN

## THE POSSIBILITIES:

- ▶ A recognizable place with its own unique "Midtown" feel, incorporating elements such as street trees, planters and distinctive streetscape treatments
- ▶ Safe, comfortable, pedestrian and bicycle-friendly mixed-use neighborhoods that connect to the University, Downtown, Southgate Mall and other destinations
- ▶ Landscaping and outdoor points-of-interest that create a pleasant walking atmosphere
- ▶ Reuse of the railroad tracks and right-of-way for alternative transportation such as trolleys and trails
- ▶ Redevelopment that promotes strong, cohesive neighborhoods designed for neighbor interaction through public spaces, retail opportunities, and safe, enjoyable pedestrian routes
- ▶ New retail and entertainment district that includes dining, arts and events, cultural attractions, a variety of shopping experiences, and public spaces that complement established retail anchors
- ▶ An educational research and development campus for developing new technologies and sharing resources and intellectual ideas
- ▶ Clusters of related uses such as medical, educational and financial offices
- ▶ Enhanced digital communications and other specialized infrastructure required by technology research and development firms



# Urban Renewal District III

[Is your property located in a district? Click here to find out!](#)



CLICK ON MAP TO ENLARGE



## Information & Resources

- [URD III Plan \(PDF\)](#) - Adopted December 11, 2000
- Sunset Date of URD III - June 30, 2040
- [Urban Land Institute Report](#)
- [Transit-Oriented Development \(TOD\) - Brooks St. Corridor Study](#)
- [Brooks Street Corridor - Final Report 12-20-16](#)
- [URD III Boundary Modification 2015](#)
- [URD III Brochure](#)
- [URD III MRA Programs](#)
- [URD III Ordinance 3557](#)
- [URD III Sidewalk Needs Assessment](#)

## Programs Available in URD III

- [Tax Increment Financing \(TIF\)](#)
- [Facade Improvement Program \(FIP\)](#)

# SEWER/SEPTIC

Information

# Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA  
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

PERMIT NUMBER: 4069

PROPERTY OWNER:

ISSUED:

PERMIT TYPE: Utility Excavation  
Sanitary Sewer Service  
Historic

PERMIT STATUS: **CONNECTED**

---

ISSUED TO:

PERMIT LOCATION:

PHYSICAL ADDRESS:

2126 DIXON AVE

LOCATION:

WORK DESCRIPTION:

LEGAL DESCRIPTION:

CARLINE #1-TRACT 4 W 44' OF E 53'  
OF W 127' BLK 60

GEOCODE:

04220032349050000

---

CONDITIONS:

COMMENTS:

WORKFLOW:

INSPECTIONS:

---

Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.



# Application for Sanitary Sewer Connection No.            ✓

Permit No. 41069

TO THE CITY ENGINEER:

Missoula, Montana, MAY 6, 1967

Please issue to Len Cron, Licensed Drainlayer, permit for a 4 inch  
San Sewer, Lot 17 Blk 4

Block 60 Baird Addition, for Premises No.           

2126 Street Dixon Avenue. Description of Property

Served Res

Location of Sewer Alley

Grade of Sewer at Building to be 2 feet

below Trailer house on alley Floor. I hereby agree that all work pertaining to said Sewer Connection shall be done in strict conformity with the City Ordinances regulating such work. I further agree to save the City of Missoula harmless should any damage arise or be occasioned by the above described work. I hereby authorize the above Licensed Drainlayer to sign for me such receipt for the above permit as is required by the regulations of the Engineering Department.

Wye used 15+54

W. O. Lungen Owner

Len Cron Agent

DIAGRAM ON OPPOSITE SIDE

Addition Carline Add #3

Block 5 Lot 17

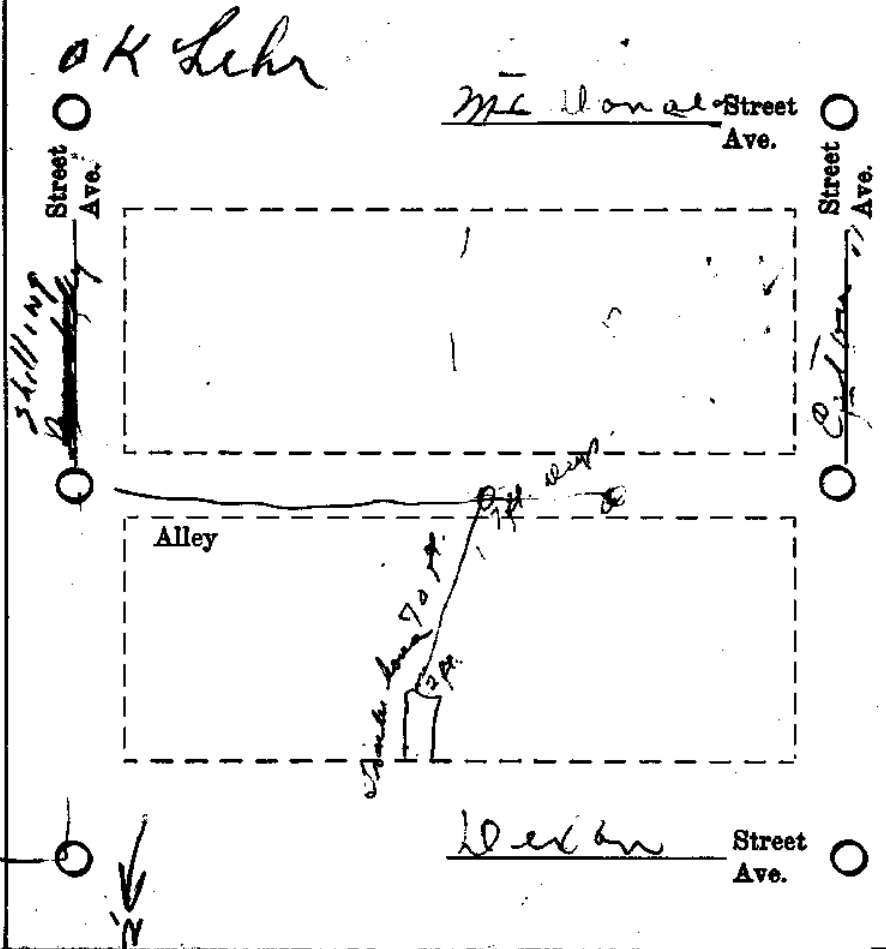
Address 2126 Dixon

Wye used 15+54

**INSTRUCTIONS**

1. Draw main line used
2. Offset distances from house
3. Location of cesspool and indicate if filled by you.
4. Definitely locate service line entry.
5. No card accepted unless above instructions followed. **No Additional Permits** issued until card is in order.

Remarks .....





# Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA  
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

## Engineering/Utility Excavation/Sanitary Sewer Service/NA

**PERMIT NUMBER:** 2018-MSS-SWR-00534

**ISSUED:** 07/23/2018

**PROPERTY OWNER:**

HERN KENT D & DEBORAH A

PO BOX 2205

MISSOULA MT

**PERMIT TYPE:** Utility Excavation

Sanitary Sewer Service

NA

**PERMIT STATUS:** Closed

---

### ISSUED TO:

PO BOX 3932

MISSOULA, MT 59806

AAA CONSTRUCTION OF MISSOULA LLC

PO BOX 3932

MISSOULA, MT 59806

### PERMIT LOCATION:

#### PHYSICAL ADDRESS:

2126 DIXON AVE

#### LOCATION:

#### LEGAL DESCRIPTION:

CARLINE ADDITION, S32, T13 N, R19  
W, BLOCK 60, TRACT 4 W 44' OF E  
53' OF W 127'

#### GEOCODE:

04220032349050000

### WORK DESCRIPTION:

SFR/REPAIR SECTION AT MAIN

---

### CONDITIONS:

IF ANY PART OF THE WORK BEING AUTHORIZED BY THIS PERMIT IS ON AN EASEMENT, IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW, LOCATE AND DEFINE THE EDGES OF ANY EASEMENT(S) BEING USED IN CONJUNCTION WITH THIS PERMIT AS WELL AS THE EDGES AND BOUNDARIES OF PRIVATE AND PUBLIC PROPERTY. THIS PERMIT DOES NOT ALLOW OR APPROVE THE TRESPASS ON ANOTHER PROPERTY.

If any portion of the work authorized by this permit is located in the public right-of-way, contact the Parks and Recreation Department at 406-552-6253.

A charge separate from the excavation permit fee must be paid by the excavation contractor for each square foot of pavement that was removed or damaged when work was performed. The square footage will be measured upon completion of work and an invoice will be sent to the excavation contractor for this assessment. This fee is charged on streets that are ten (10) years old or less or on streets that are older than ten (10) years that are in excellent condition. See the current fee schedule for amounts.

### COMMENTS:

**WORKFLOW:**

Workflow Process	Status	Status Date	Action By	Comments
Application Intake	Complete	7/23/2018	KAUCUTT	
Issue Permit	Issued	7/23/2018	KAUCUTT	
Plan Review	Complete	7/23/2018	KAUCUTT	
Drawing	Drawing Pending	7/25/2018	BRILEY	Set by script
Inspections	Asphalt Repair Not Done	7/25/2018	BRILEY	Set by Script
Drawing	Complete	7/26/2018	EANDERSEN	
Inspections	Complete	9/18/2018	MMORIN	Closed by script, Asphalt Passed
Warranty	In Process	9/18/2018	MMORIN	Set by Script
Drawing	Drawing Pending	10/3/2022	MMORIN	Updated by Script.
Warranty	Complete	10/3/2022	MMORIN	Closed by script, Warranty Inspection Passed
Complete	Complete	11/2/2022	ASTRAYER	
Drawing	Complete	11/2/2022	ASTRAYER	

**INSPECTIONS:**

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
7/25/2018	7/25/2018	Trench Final	Pass		Brad Riley
9/18/2018	9/18/2018	Asphalt Inspection	Pass		Mickey Morin
8/14/2020	10/3/2022	Asphalt Warranty Inspection	Pass	closed, warranty expired	
8/14/2020	10/3/2022	Asphalt Warranty Inspection	Pass	Scheduled via Script	

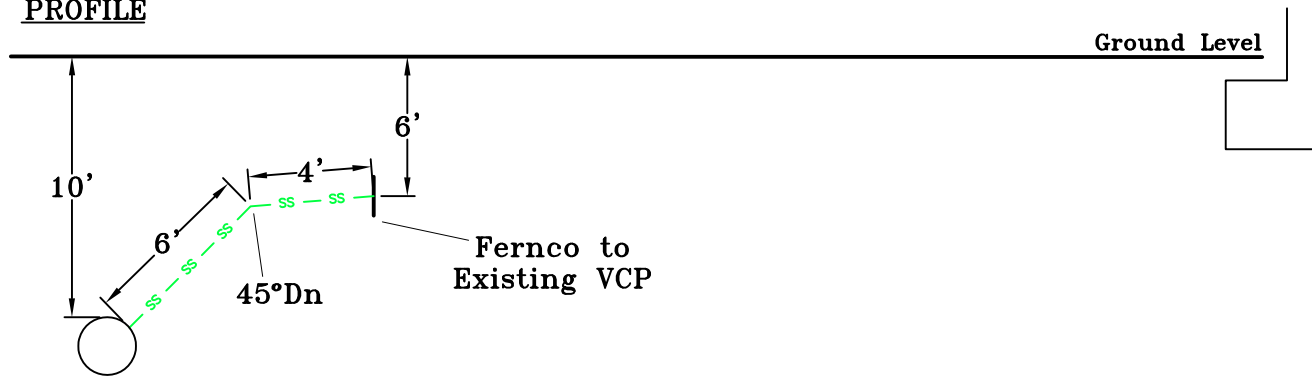
Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

# SANITARY SEWER CONNECTION

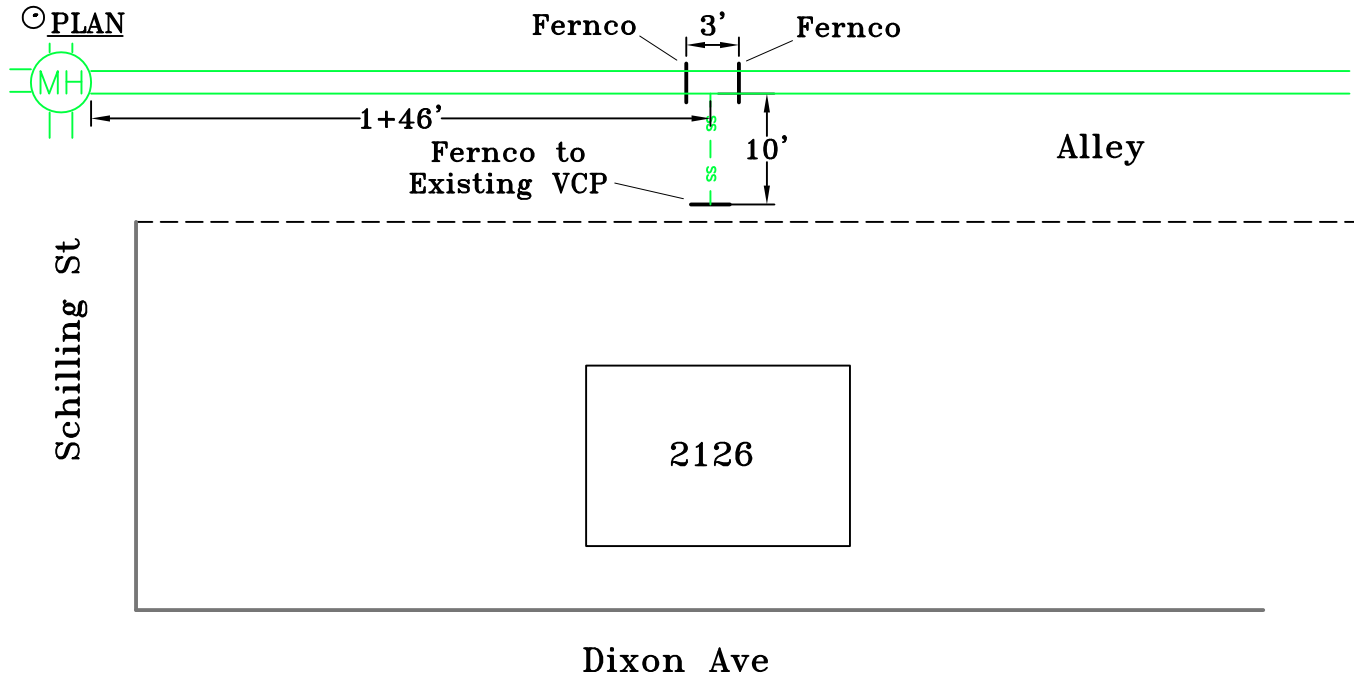
PERMIT NO. 2018-MSS-SWR-00534 DATE 7/23/18 CONNECTION TYPE RC  
 (<DS>Drystub (<C>Connection (<RC>Repair (<STS>STEP System (<DLS>Dry Laid STEP  
 CONTRACTOR AAA Construction of Missoula  
 ADDRESS 2126 Dixon Ave MATERIALS 4" Sch40 PVC  
 LEGAL Car Line Addn Blk 60 W44' of E53' of W127' of Tract 4  
 Main Location Alley Station 1+46'

**REMARKS**

**PROFILE**



**PLAN**



**NOTICE:** The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone. On-site field verification by excavation or detection methods is always necessary to locate any sanitary sewer line.

# WELL/WATER

Information

# Permit Summary

DEVELOPMENT SERVICES • CITY OF MISSOULA  
435 RYMAN • MISSOULA, MT 59802-4297 • (406) 552-6630 • FAX: (406) 327-2125

## Engineering/Utility Excavation/Water Service/NA

**PERMIT NUMBER:** 2019-MSS-WTR-00565

**ISSUED:** 09/30/2019

**PROPERTY OWNER:**

WILD ROCKIES PROPERTIES LLC

820 HILDA AVE

MISSOULA MT

**PERMIT TYPE:** Utility Excavation

Water Service

NA

**PERMIT STATUS:** Closed

---

### ISSUED TO:

1660 39TH STREET

MISSOULA, MT 59803

MONTANA EXCAVATION SERVICE INC

1660 39TH ST

MISSOULA, MT 59803

### PERMIT LOCATION:

#### PHYSICAL ADDRESS:

2126 DIXON AVE

#### LOCATION:

ASPEN GROVE THERAPY & WELLNESS

#### LEGAL DESCRIPTION:

CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, W 74' OF TRACT 4 BLK 60 LESS N 48'

#### GEOCODE:

04220032349030000

04220032349050000

### WORK DESCRIPTION:

ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL / REPLACE GALVANIZED LINE WITH POLY, FROM CURB BOX TO BLD / SLEEVING

---

### CONDITIONS:

IF ANY PART OF THE WORK BEING AUTHORIZED BY THIS PERMIT IS ON AN EASEMENT, IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW, LOCATE AND DEFINE THE EDGES OF ANY EASEMENT(S) BEING USED IN CONJUNCTION WITH THIS PERMIT AS WELL AS THE EDGES AND BOUNDARIES OF PRIVATE AND PUBLIC PROPERTY. THIS PERMIT DOES NOT ALLOW OR APPROVE THE TRESPASS ON ANOTHER PROPERTY.

If any portion of the work authorized by this permit is located in the public right-of-way, contact the Parks and Recreation Department at 406-552-6253.

A charge separate from the excavation permit fee must be paid by the excavation contractor for each square foot of pavement that was removed or damaged when work was performed. The square footage will be measured upon completion of work and an invoice will be sent to the excavation contractor for this assessment. This fee is charged on streets that are ten (10) years old or less or on streets that are older than ten (10) years that are in excellent condition. See the current fee schedule for amounts.

### COMMENTS:

**WORKFLOW:**

Workflow Process	Status	Status Date	Action By	Comments
Application Intake	Complete	9/30/2019	JPLUMMER	
Issue Permit	Issued	9/30/2019	JPLUMMER	
Plan Review	Complete	9/30/2019	JPLUMMER	
Complete	Complete	7/10/2023	MMORIN	Inspection(s) Passed.
Inspections	Complete	7/10/2023	MMORIN	Closed by script.
Warranty	Not Required	7/10/2023	MMORIN	Closed by script.

**INSPECTIONS:**

Scheduled Date	Completed Date	Inspection Type	Status	Comments	Inspector Name
9/30/2019	9/30/2019	Pipe Inspection	Pass		

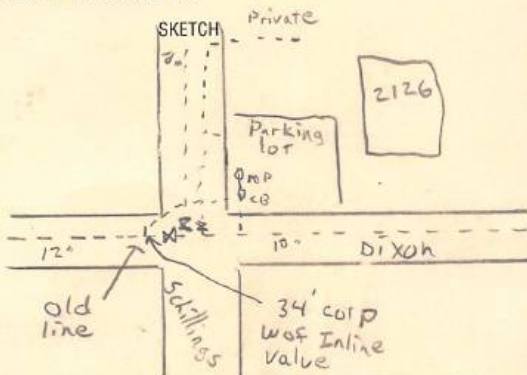
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Please note that this document is not a copy of the actual permit issued. It is merely a summary of the information contained within the City of Missoula's permit record system for the permit number shown above.

DATE AND INITIALS	STREET	ADDRESS	LOT #
2-1-19 BB	2126 Irrigation	(2148 Dixon)	

### WATER SERVICE PIPE STATISTICS - MISSOULA

DATE TAP MADE 5-13-1936  
 TAP MADE BY \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_  
 C.B. TO MAIN MEAS. \_\_\_\_\_  
 SIZE AND TYPE OF MAIN 10" ST  
 SIZE AND TYPE OF SERVICE PIPE 3/4" Galv  
 DEPTH OF SERVICE AT MAIN 6'  
 DEPTH OF SERVICE AT C. BOX 6'  
 CURB BOX MEAS. \_\_\_\_\_  
 METER PIT MEAS. \_\_\_\_\_



Address now 2126 Dixon but use to be 2148 Dixon  
will be 1212 for parking lot 2/1/19 KE

**Notice:** The City of Missoula is not responsible for insuring or guaranteeing the accuracy of the compilation of this information and shall not be held accountable for the accuracy of these records and/or for any expenses or damages incurred from any reliance on these records by anyone.

# PLAT MAP/AERIAL MAP

Information



# 2126 Dixon Ave



Map Center: X: -114.03100 - Y: 46.84075



Date:  
1/8/2024

The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.

# FLOOD PLAIN

Information



# National Flood Hazard Layer FIRMette



114°2'11"W 46°50'39"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

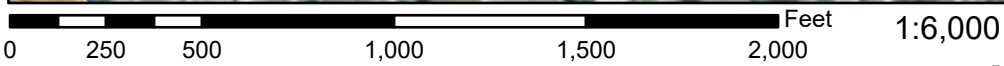
<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
<b>MAP PANELS</b>		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/8/2024 at 4:07 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

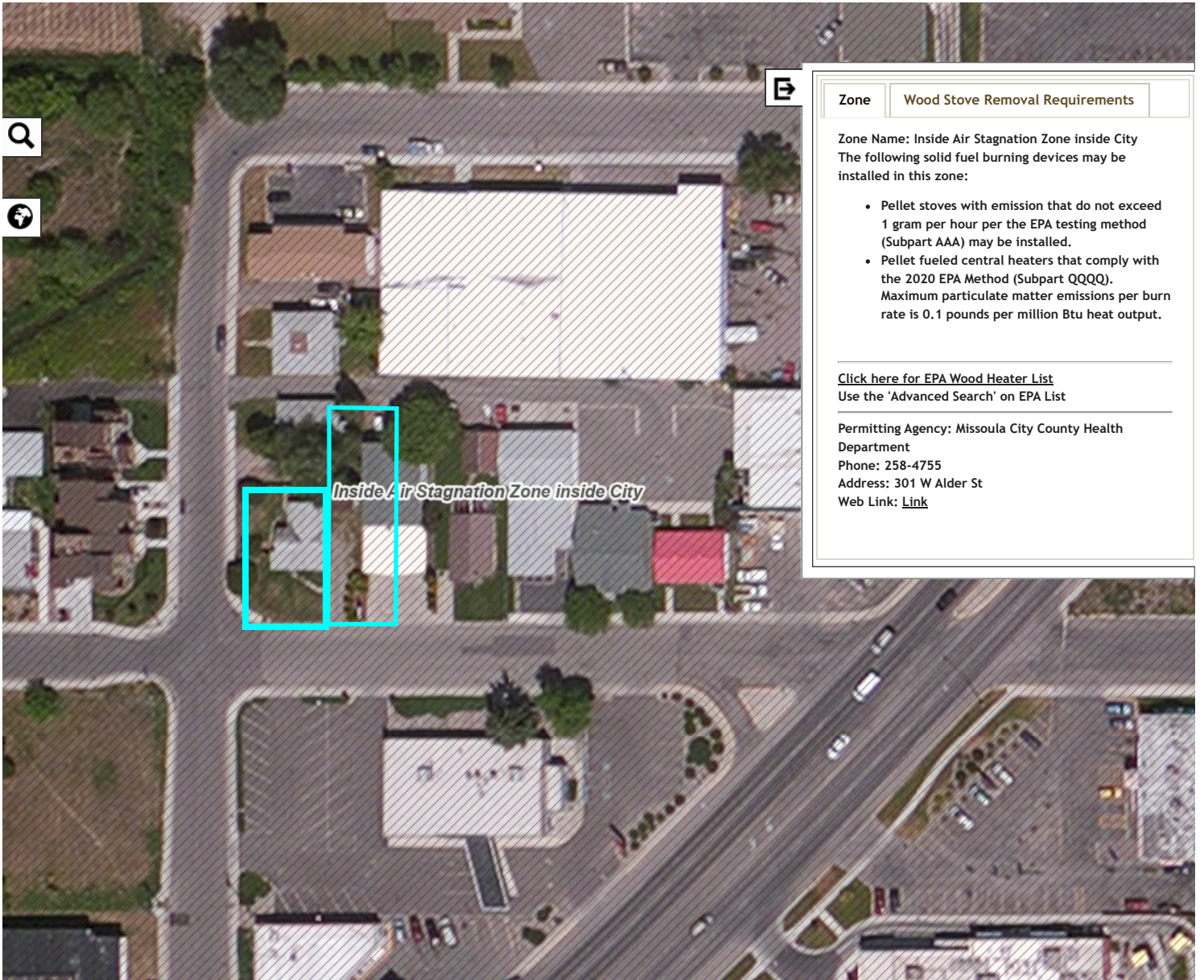


114°1'34"W 46°50'15"N

# AIR STAGNATION ZONE

Information





Zone	Wood Stove Removal Requirements
------	---------------------------------

Zone Name: Inside Air Stagnation Zone inside City  
 The following solid fuel burning devices may be installed in this zone:

- Pellet stoves with emission that do not exceed 1 gram per hour per the EPA testing method (Subpart AAA) may be installed.
- Pellet fueled central heaters that comply with the 2020 EPA Method (Subpart QQQQ). Maximum particulate matter emissions per burn rate is 0.1 pounds per million Btu heat output.

[Click here for EPA Wood Heater List](#)  
 Use the 'Advanced Search' on EPA List

Permitting Agency: Missoula City County Health Department  
 Phone: 258-4755  
 Address: 301 W Alder St  
 Web Link: [Link](#)

Inside Air Stagnation Zone inside City



Click anywhere in the county to see Zone information.

Open Property Information



CONTACT

# PROPERTY DISCLOSURE

Information

# LEAD-BASED PAINT DISCLOSURE



1 Date: 01/01/2024

2  
3 **Property Address:** 2126 Dixon Ave Missoula MT 59801

4  
5 **Lead Warning Statement:** Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978  
6 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing  
7 lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced  
8 intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The  
9 Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from  
10 risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk  
11 assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking  
13 the appropriate boxes as follows:

- 14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
  - 15  Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):
  - 16
  - 17
  - 18  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
- 19 (b) Records and Reports available to the Seller (check one below):
  - 20  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or
  - 21 lead-based paint hazards in the property. Those reports and records are itemized as follows:
  - 22
  - 23
  - 24  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.


25 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

- 26 (c) \_\_\_\_\_ Buyer has received copies of all information listed in item (b), if any.
- 27 (d) \_\_\_\_\_ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- 28 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell
- 29 Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.
- 30 (e) \_\_\_\_\_ Buyer has (check one below):
  - 31  Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or
  - 32 inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-
  - 33 Based Paint Contingency Addendum); or
  - 34  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based
  - 35 paint and/or lead-based paint hazards.


36 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/  
37 Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

- 38 (f) CW Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is
- 39 aware of his/her responsibility to ensure compliance.

40 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information,  
41 which they have provided is true and accurate.

42  Karen Oberg 01/07/2024

43 Seller Karen Oberg Date Buyer Date

44  
45  
46  
47  \_\_\_\_\_ Date Buyer Date

48 Cindy Waltz 01/01/24

49 Seller Broker/Salesperson Date

50 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)

51 Cindy Waltz

**NOTE:** Unless otherwise expressly stated the term days means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.



# MOLD DISCLOSURE



The use of this form is for REALTOR® members only (members of the Montana Association of REALTORS®) and cannot be used by any other party for any purpose. Use of these forms by other parties may result in legal action by the Montana Association of REALTORS®.

1 Date: 01/01/2024

3 Property Address: 2126 Dixon Ave Missoula MT 59801

5 MOLD DISCLOSURE: There are many types of mold. Inhabitable properties are not, and cannot be, constructed to exclude  
6 mold. Moisture is one of the most significant factors contributing to mold growth. Information about controlling mold growth  
7 may be available from your county extension agent or health department. Certain strains of mold may cause damage to  
8 property and may adversely affect the health of susceptible persons, including allergic reactions that may include skin, eye,  
9 nose, and throat irritation. Certain strains of mold may cause infections, particularly in individuals with suppressed immune  
10 systems. Some experts contend that certain strains of mold may cause serious and even life-threatening diseases.  
11 However, experts do not agree about the nature and extent of the health problems caused by mold or about the level of  
12 mold exposure that may cause health problems. The Centers for Disease Control and Prevention is studying the link  
13 between mold and serious health conditions. The seller, landlord, seller's agent, buyer's agent, or property manager cannot  
14 and does not represent or warrant the absence of mold. It is the buyer's or tenant's obligation to determine whether a mold  
15 problem is present. To do so, the buyer or tenant should hire a qualified inspector and make any contract to purchase, rent,  
16 or lease contingent upon the results of that inspection. A seller, landlord, seller's agent, buyer's agent, or property manager  
17 who provides this mold disclosure statement, provides for the disclosure of any prior testing and any subsequent mitigation  
18 or treatment for mold, and discloses any knowledge of mold is not liable in any action based on the presence of or  
19 propensity for mold in a building that is subject to any contract to purchase, rent, or lease.

21 The undersigned, Seller, Landlord, Seller's Agent and/or Property Manager disclose that they have knowledge that the  
22 building or buildings on the property have mold present in them. This disclosure is made in recognition that all  
23 inhabitable properties contain mold, as defined by the Montana Mold Disclosure Act (any mold, fungus, mildew or  
24 spores). The undersigned are not representing that a significant mold problem exists or does not exist on the property,  
25 as such a determination may only be made by a qualified inspector.

27 If Seller/Landlord knows a building located on the property has been tested for mold, Seller/Landlord has previously  
28 provided or with this Disclosure provides the Buyer/Tenant a copy of the results of that test (if available) and evidence of  
29 any subsequent mitigation or treatment.

30 <u>Karen Oberg</u>	<u>01/07/2024</u>	<u>Cindy Waltz</u>	<u>01/01/24</u>
31 Seller/Landlord	Date	Seller's Agent/Property Manager	Date
32 <u>Karen Oberg</u>		<u>Cindy Waltz</u>	
33 Seller/Landlord	Date	Seller's Agent/Property Manager	Date

37 ACKNOWLEDGMENT: The undersigned Buyer/Tenant, Buyer's Agent or Statutory Broker acknowledges receipt of this  
38 Disclosure, the test results (if available) and evidence of subsequent mitigation or treatment. The undersigned  
39 Buyer/Tenant agrees that it is their responsibility to hire a qualified inspector to determine if a significant mold problem  
40 exists or does not exist on the property. They further acknowledge that the Seller, Landlord, Seller's Agent, Buyer's  
41 Agent, Statutory Broker and/or Property Manager, who have provided this Disclosure, are not liable for any action based  
42 on the presence of or propensity for mold in the property.

45 <u>Buyer/Tenant</u>	<u>Date</u>	<u>Buyer's Agent/Statutory Broker</u>	<u>Date</u>
46			
47 <u>Buyer/Tenant</u>	<u>Date</u>	<u>Buyer's Agent/Statutory Broker</u>	<u>Date</u>

**NOTE:** Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.



# MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 01/01/2024

3 Property: 2126 Dixon Ave Missoula MT 59801

4 Seller(s): Wild Rockies Properties LLC

5 Seller Agent: Cindy Waltz

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known to the seller agent, except that the seller agent is not required to inspect the property or verify any statements made by the seller; and
- 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of information regarding adverse material facts that concern the property.

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s). Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
- 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern the Property

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any, is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

34 Seller Agent Signature:   
36 Cindy Waltz

37 Dated: 01/01/24

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

41 Buyer Agent: \_\_\_\_\_

43 Buyer Agent Signature: \_\_\_\_\_

45 Dated: \_\_\_\_\_

47 Buyer Signature: \_\_\_\_\_

49 Dated: \_\_\_\_\_

# OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL) MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: 01/01/2024

2  
3 The undersigned Owner is the owner of certain real property located at \_\_\_\_\_  
4 2126 Dixon Ave, in the City of Missoula,  
5 County of Missoula, Montana, which real property is legally described as:  
6 **CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, TRACT 4 W 44' OF E 53' OF W 127'**  
7  
8  
9

10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse  
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be  
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real  
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the  
14 Property, or that presents a documented health risk to occupants of the Property.

### OWNER'S DISCLOSURE

- 15  
16  
17  
18  Owner has never occupied the Property.  
19  Owner has not occupied the Property since \_\_\_\_\_ (date).

20  
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on  
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any  
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and  
24 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless  
25 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the  
26 Owner to disclose any adverse material facts known to the Owner.

27  
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above  
29 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and  
30 buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

31  
32 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

- 33  
34 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,  
35 Freezer, Washer, Dryer)  
36 Dryer works, but needs to be hand spun before starting;  
37  
38  
39 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Water Heater,  
40 Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound  
41 systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door  
42 Openers, and Security Gates)  
43 Security Cameras are installed, but not connected  
44

\_\_\_\_\_/\_\_\_\_\_  
Buyer's or Lessee's Initials      © 2021 Montana Association of REALTORS®      KO / \_\_\_\_\_  
Owner's Property Disclosure Statement (Commercial), October 2021      Owner's Initials  
Page 1 of 6

- 45 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)
- 46 \_\_\_\_\_
- 47 \_\_\_\_\_
- 48 \_\_\_\_\_
- 49 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
- 50 a. Faucets, fixtures, etc.
- 51 \_\_\_\_\_
- 52 \_\_\_\_\_
- 53 \_\_\_\_\_
- 54 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
- 55 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
- 56 \_\_\_\_\_
- 57 \_\_\_\_\_
- 58 \_\_\_\_\_
- 59 c. Septic Systems permit in compliance with existing use of Property
- 60 \_\_\_\_\_
- 61 \_\_\_\_\_
- 62 \_\_\_\_\_
- 63 Date Septic System was last pumped? \_\_\_\_\_
- 64 \_\_\_\_\_
- 65 d. Public Sewer Systems (Clogging and Backing Up)
- 66 \_\_\_\_\_
- 67 \_\_\_\_\_
- 68 \_\_\_\_\_
- 69 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
- 70 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
- 71 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)\_\_\_\_\_
- 72 \_\_\_\_\_
- 73 \_\_\_\_\_
- 74 \_\_\_\_\_
- 75 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
- 76 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
- 77 \_\_\_\_\_
- 78 \_\_\_\_\_
- 79 \_\_\_\_\_
- 80 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
- 81 \_\_\_\_\_
- 82 \_\_\_\_\_
- 83 \_\_\_\_\_
- 84 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
- 85 Screens, Slabs, Driveways, Sidewalks, Fences)
- 86 \_\_\_\_\_
- 87 \_\_\_\_\_
- 88 \_\_\_\_\_
- 89 \_\_\_\_\_
- 90 \_\_\_\_\_
- 91 \_\_\_\_\_
- 92 \_\_\_\_\_
- 93 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
- 94 \_\_\_\_\_
- 95 \_\_\_\_\_
- 96 \_\_\_\_\_
- 97 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
- 98 \_\_\_\_\_
- 99 \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_  
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Commercial), October 2021


 / \_\_\_\_\_

Owner's Initials

- 100 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
- 101 \_\_\_\_\_
- 102 \_\_\_\_\_
- 103 \_\_\_\_\_
- 104 \_\_\_\_\_
- 105 \_\_\_\_\_
- 106 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
- 107 \_\_\_\_\_
- 108 \_\_\_\_\_
- 109
- 110 a. Private well
- 111 \_\_\_\_\_
- 112 \_\_\_\_\_
- 113
- 114 b. Public or community water systems
- 115 \_\_\_\_\_
- 116 \_\_\_\_\_
- 117
- 118 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
- 119 or un-landscaped yard)
- 120 \_\_\_\_\_
- 121 \_\_\_\_\_
- 122
- 123 14. Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
- 124 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:
- 125 \_\_\_\_\_
- 126 \_\_\_\_\_
- 127
- 128 15. ACCESS: (If the Property is not on a public street note any Driveway Agreements, Private Easements and Legal
- 129 Disputes Concerning Access)
- 130 \_\_\_\_\_
- 131 \_\_\_\_\_
- 132
- 133 16. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
- 134 \_\_\_\_\_
- 135 \_\_\_\_\_
- 136
- 137 17. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
- 138 knowledge that the Property  has  has not been used as a clandestine Methamphetamine drug lab and
- 139  has  has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
- 140 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of Methamphetamine,
- 141 Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and
- 142 provide any documents or other information that may be required under Montana law concerning the use of the
- 143 Property as a clandestine Methamphetamine drug lab or the contamination of the Property from smoke from the
- 144 use of Methamphetamine.
- 145
- 146 18. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents
- 147 that to the best of Owner's knowledge the Property  has  has not been tested for radon gas and/or radon
- 148 progeny and the Property  has  has not received mitigation or treatment for the same. If the Property has
- 149 been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation
- 150 or treatment.

\_\_\_\_\_/\_\_\_\_\_  
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement (Commercial), October 2021  
Page 3 of 6

 / \_\_\_\_\_  
Owner's Initials


- 151 19. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner  
 152  has  has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has  
 153 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports  
 154 and records concerning that knowledge.  
 155
- 156 20. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner  
 157 represents to the best of Owner's knowledge that the Property  has  has not been tested for mold and that  
 158 the Property  has  has not received mitigation or treatment for mold. If the Property has been tested for mold  
 159 or has received mitigation or treatment for mold, attached are any documents or other information that may be  
 160 required under Montana law concerning such testing, treatment or mitigation.  
 161

162 **If any of the following items or conditions exist relative to the Property, please check the box and provide**  
 163 **details below.**

- 164 1.  Asbestos.  
 165 2.  Noxious weeds.  
 166 3.  Pests, rodents.  
 167 4.  Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or  
 168 treated, attach documentation.)  
 169 5.  Common walls, fences and driveways that may have any effect on the Property.  
 170 6.  Encroachments, easements, or similar matters that may affect your interest in the Property.  
 171 7.  Building additions, structural modifications, or other alterations or repairs made without necessary permits  
 172 or association and architectural committee permission.  
 173 8.  Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.  
 174 9.  Health department or other governmental licensing, compliance or issues.  
 175 10.  Landfill (compacted or otherwise) on the Property or any portion thereof.  
 176 11.  Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work  
 177 conducted by Seller in or around any natural bodies of water.  
 178 12.  Settling, slippage, sliding or other soil problems.  
 179 13.  Flooding, draining, grading problems, or French drains.  
 180 14.  Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.  
 181 15.  Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,  
 182 smell, noise or other pollution.  
 183 16.  Hazardous or Environmental Waste: Underground storage tanks or sump pits.  
 184 17.  Neighborhood noise problems or other nuisances.  
 185 18.  Violations of deed restrictions, restrictive covenants or other such obligations.  
 186 19.  Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.  
 187 20.  Zoning, Historic District or land use change planned or being considered by the city or county.  
 188 21.  Street or utility improvement planned that may affect or be assessed against the Property.  
 189 22.  Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).  
 190 23.  Proposed increase in the tax assessment value or homeowner's association dues for the Property.  
 191 24.  "Common area" problems.  
 192 25.  Tenant problems, defaults or other tenant issues.  
 193 26.  Notices of abatement or citations against the Property.  
 194 27.  Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.  
 195 28.  Airport affected area.  
 196 29.  Animal damage.  
 197 30.  Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases  
 198 or reservations.  
 199 31.  Environmental Phase I, II or III and any environmental reports or remediation records or known  
 200 Environmental conditions  
 201 32.  Railroad leases affecting the Property .  
 202 33.  Other matters as set forth below.


\_\_\_\_\_/\_\_\_\_\_  
 Buyer's or Lessee's Initials

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 Owner's Property Disclosure Statement (Commercial), October 2021

 / \_\_\_\_\_  
 Owner's Initials

203 Additional details:  
 204 #3-Box Elder Bugs on South Side, but cleaning leaves by doors helps; sugar ants on rare occasion  
 205 #6-City has easement through alley  
 206 #30-SW office leased through May 31st, 2024; Afternoon use of 2nd office leased through May 31st, 2024  
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250 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief  
251 as of the date signed by Owner.

252  Karen Oberg 01/07/2024  
 253  
 254 Owner's Signature **Karen Oberg** Date  
 255  
 256 \_\_\_\_\_  
 257 Owner's Signature Date



BUYER'S/LESSEE'S ACKNOWLEDGEMENT

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Subject Property Address: 2126 Dixon Ave Missoula MT 59801  
CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 60, TRACT 4 W 44' OF E 53' OF W 127'

Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. **The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.**

Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. **Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

\_\_\_\_\_  
Buyer's/Lessee's Signature Date  
  
\_\_\_\_\_  
Buyer's/Lessee's Signature Date

**NOTE:** Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

# **GAS/ELEC USAGE**

Information



# Usage History

Oct 2022 - Dec 2023

Electric Usage:

Average: \$393.23

High: \$640.91

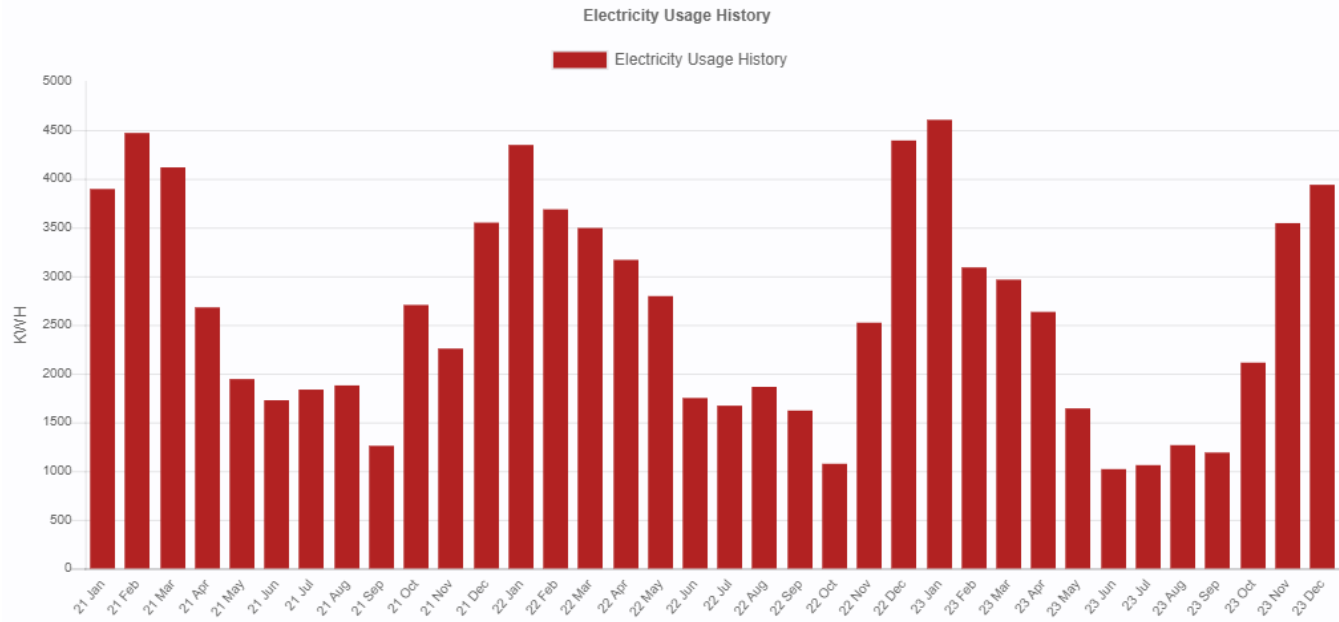
Low: \$179.05

Property address:

2126 DIXON AVE, MISSOULA, MT, 598018226

Show usage for

Electricity



## View Usage

- Usage (kWh)
- Cost (Dollars)

## Previous Usage

Usage Period	Service Type	Usage (kWh)	Demand	Number of Days	Amount Billed
Dec 2023	Electricity	3938	13.34	29	\$557.24
Nov 2023	Electricity	3545	10.05	29	\$464.62
Oct 2023	Electricity	2113	9.5	29	\$327.53
Sep 2023	Electricity	1190	7.06	33	\$215.83
Aug 2023	Electricity	1266	8.49	29	\$242.46
Jul 2023	Electricity	1061	6.4	32	\$194.79
Jun 2023	Electricity	1020	5.72	31	\$181.66
May 2023	Electricity	1643	12.04	29	\$325.98
Apr 2023	Electricity	2634	14.64	32	\$453.53
Mar 2023	Electricity	2965	21.58	29	\$579.24
Feb 2023	Electricity	3090	21.56	29	\$590.57
Jan 2023	Electricity	4605	15.61	33	\$640.91
Dec 2022	Electricity	4393	11.85	30	\$564.03
Nov 2022	Electricity	2523	10.98	29	\$381.02
Oct 2022	Electricity	1075	6.53	31	\$179.05

<b>Usage Period</b>	<b>Service Type</b>	<b>Usage (kWh)</b>	<b>Demand</b>	<b>Number of Days</b>	<b>Amount Billed</b>
<b>Sep 2022</b>	Electricity	1621	7.09	31	\$212.94
<b>Aug 2022</b>	Electricity	1864	7.51	29	\$236.41
<b>Jul 2022</b>	Electricity	1671	7.59	32	\$220.46
<b>Jun 2022</b>	Electricity	1750	7.01	30	\$217.42
<b>May 2022</b>	Electricity	2796	11.34	29	\$343.77
<b>Apr 2022</b>	Electricity	3168	9.5	33	\$351.04
<b>Mar 2022</b>	Electricity	3495	14.92	29	\$430.08
<b>Feb 2022</b>	Electricity	3686	12.92	29	\$422.63
<b>Jan 2022</b>	Electricity	4347	24.51	32	\$500.14
<b>Usage Period</b>	<b>Service Type</b>	<b>Usage (kWh)</b>	<b>Demand</b>	<b>Number of Days</b>	<b>Amount Billed</b>
<b>Dec 2021</b>	Electricity	3550	12.21	31	\$433.61
<b>Nov 2021</b>	Electricity	2257	8.91	31	\$291.77
<b>Oct 2021</b>	Electricity	2705	8.35	28	\$318.62
<b>Sep 2021</b>	Electricity	1259	5.71	31	\$171.83
<b>Aug 2021</b>	Electricity	1879	6.49	32	\$229.28
<b>Jul 2021</b>	Electricity	1836	8.45	30	\$245.37
<b>Jun 2021</b>	Electricity	1727	8.08	29	\$230.02
<b>May 2021</b>	Electricity	1944	10.03	32	\$268.37
<b>Apr 2021</b>	Electricity	2680	8.49	32	\$332.89
<b>Mar 2021</b>	Electricity	4117	0	31	\$526.46
<b>Feb 2021</b>	Electricity	4470	0	29	\$566.78
<b>Jan 2021</b>	Electricity	3895	0	31	\$491.05

Oct 2022 - Dec 2023

Gas Usage:

Average: \$46.58

High: \$76.78

Low: \$24.99

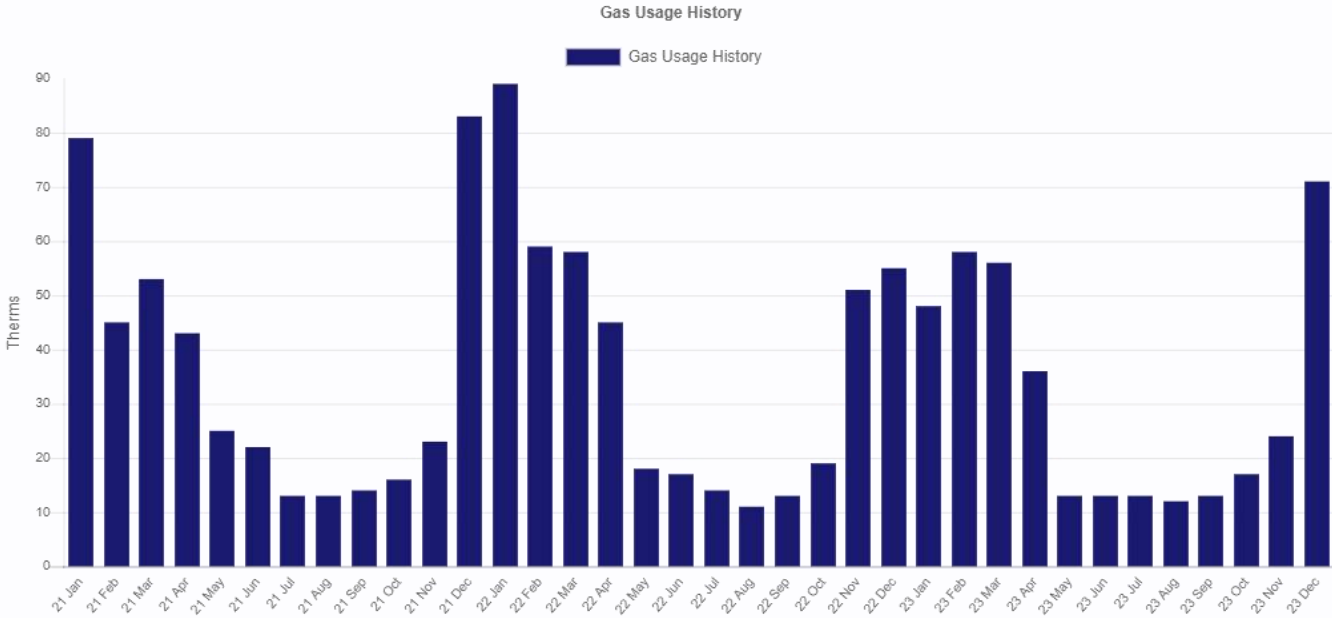
Property address:

Show usage for

# Usage History

2126 DIXON AVE, MISSOULA, MT, 598018226

Gas



## View Usage

- Usage (Therms)
- Cost (Dollars)

## Previous Usage

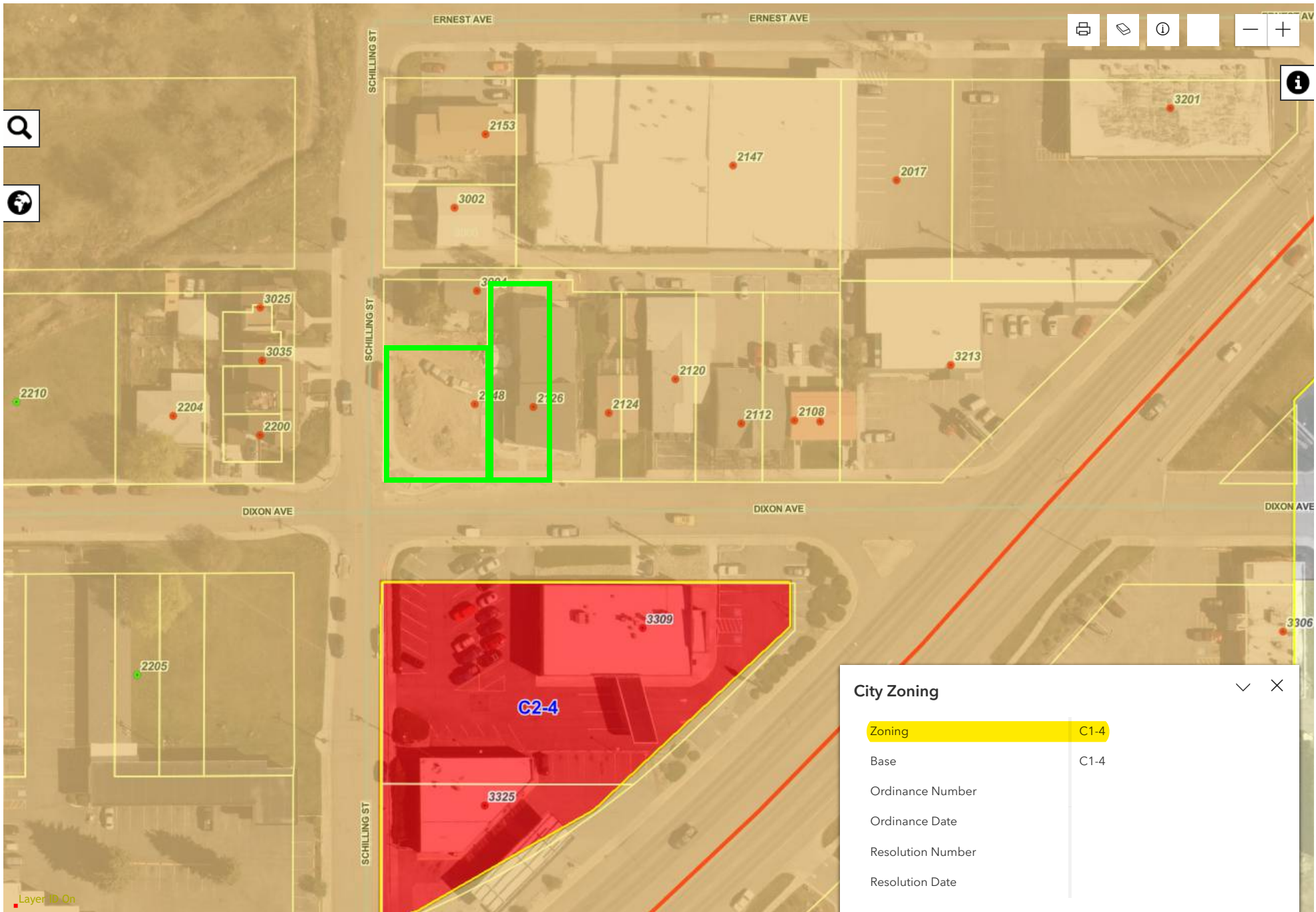
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Dec 2023	Gas	71	29	\$76.78
Nov 2023	Gas	24	29	\$38.03
Oct 2023	Gas	17	29	\$29.17
Sep 2023	Gas	13	33	\$26.04
Aug 2023	Gas	12	29	\$24.99
Jul 2023	Gas	13	32	\$25.15
Jun 2023	Gas	13	31	\$25.27
May 2023	Gas	13	29	\$26.6
Apr 2023	Gas	36	32	\$47.97
Mar 2023	Gas	56	29	\$69.21
Feb 2023	Gas	58	29	\$73.97
Jan 2023	Gas	48	33	\$63.51
Usage Period	Service Type	Usage (Therms)	Number of Days	Amount Billed
Dec 2022	Gas	55	30	\$69.37
Nov 2022	Gas	51	29	\$66.9
Oct 2022	Gas	19	31	\$35.76

	<b>Usage Period</b>	<b>Service Type</b>	<b>Usage (Therms)</b>	<b>Number of Days</b>	<b>Amount Billed</b>
	<b>Sep 2022</b>	Gas	13	31	\$29.25
	<b>Aug 2022</b>	Gas	11	29	\$26.8
	<b>Jul 2022</b>	Gas	14	32	\$30.38
	<b>Jun 2022</b>	Gas	17	30	\$33.63
	<b>May 2022</b>	Gas	18	29	\$32.98
	<b>Apr 2022</b>	Gas	45	33	\$54.21
	<b>Mar 2022</b>	Gas	58	29	\$63.81
	<b>Feb 2022</b>	Gas	59	29	\$64.06
	<b>Jan 2022</b>	Gas	89	32	\$88.47
	<b>Usage Period</b>	<b>Service Type</b>	<b>Usage (Therms)</b>	<b>Number of Days</b>	<b>Amount Billed</b>
	<b>Dec 2021</b>	Gas	83	31	\$85.82
	<b>Nov 2021</b>	Gas	23	31	\$35.71
	<b>Oct 2021</b>	Gas	16	28	\$29.36
	<b>Sep 2021</b>	Gas	14	31	\$27.13
	<b>Aug 2021</b>	Gas	13	32	\$26.01
	<b>Jul 2021</b>	Gas	13	30	\$28.02
	<b>Jun 2021</b>	Gas	22	29	\$39.4
	<b>May 2021</b>	Gas	25	32	\$40.14
	<b>Apr 2021</b>	Gas	43	31	\$52.9
	<b>Mar 2021</b>	Gas	53	32	\$55.98
	<b>Feb 2021</b>	Gas	45	29	\$47.44
	<b>Jan 2021</b>	Gas	79	31	\$70.53

[Download spreadsheet](#)

# ZONING

Information



**City Zoning** ▼ ×

Zoning	C1-4
Base	C1-4
Ordinance Number	
Ordinance Date	
Resolution Number	
Resolution Date	

🔍 Zoom to



## Chapter 20.10 - Business and Commercial Districts

### 20.10.010 - General

#### A. Districts

##### 1. List

The city's business and commercial zoning districts are listed below. When this zoning ordinance refers to "business," "B," "commercial" or "C" zoning districts, it is referring to these districts.

Map Symbol	District Name
B1	Neighborhood Business
B2	Community Business
B3	Business Mixed-Use
C1	Neighborhood Commercial
C2	Community Commercial
CBD	Central Business District

##### 2. Deciphering the District Names and Map Symbols

The B and C district names and map symbols shown above provide only a general, relative indication of the types and scale of uses allowed within respective B and C districts. On the zoning map these districts include at least one other essential information component: an intensity designator, which is identified by a dash and a numeral following the initial letter-number combination, as in B2-2 (B2 dash 2). The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

#### B. Purposes

Missoula's business and commercial zoning districts are primarily intended to accommodate and promote neighborhood and community-serving business and commercial uses (e.g.,

retail, service, office), as well as mixed-use development consisting of business uses and residential uses in the same building or on the same site. Encouraging true mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.

(Ord. 3586, 2016; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.020 - Allowed Uses

**A. Use Table**

Uses are allowed in B and C zoning districts in accordance with Table 20.10-1, below.

**B. Use Classification System**

For the purpose of this zoning ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Chapter 20.105. Uses are identified in the first column of Table 20.10-1.

**C. Permitted Uses**

Uses identified with a "P" in Table 20.10-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

**D. Conditional Uses**

Uses identified with a "C" in Table 20.10-1 may be allowed if reviewed and approved in accordance with the conditional use procedures of 20.85.070. Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

**E. Prohibited Uses**

Uses identified with a "-" are expressly prohibited.

**F. Use Standards**

The "use standards" column of Table 20.10-1 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

**Table 20.10-1 Uses Allowed in Business and Commercial Districts**

Use Category <small>L</small> specific use type	B1	B2	B3	C1	C2	CBD	Standards
RESIDENTIAL							
Household Living							



↳ In <u>Vertical Mixed-use Building</u>	P	P	P	P	P	P	
↳ In <u>Single-purpose Residential Building</u>	P	P	P	P	P	P	
↳ In <u>Mixed-use Building</u>	P	P	P	P	P	P	
Group Living (except as noted below)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Community Residential Facility (8 or fewer)	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Health Care Facility	P	P	P	P	P	P	
PUBLIC/CIVIC							
Fraternal Organization	-	P	P	P	P	P	
College/University	P	P	P	P	P	P	
Day Care (except as noted below)	P	P	P	P	P	P	
↳ Day Care Center (13+)	P	P	P	P	P	P	
Emergency Homeless Shelter	C	C	C	P	P	C	<u>20.40.045</u>
Hospital	-	C	C	P	P	P	
Library/Cultural Exhibit	P	P	P	P	P	P	
Meal Center	C	C	C	P	P	C	<u>20.40.085</u>
Park/Recreation	P	P	P	P	P	P	
Preschool (except as noted below)	P	P	P	P	P	P	

↳ Preschool Center (13+)	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	
Safety Services	P	P	P	P	P	P	
School	P	P	P	P	P	P	
Utilities and Services							
↳ Minor	P	P	P	P	P	P	
↳ Major	C	C	C	C	C	C	
COMMERCIAL							
Animal Services							
↳ Sales and Grooming	P	P	P	P	P	P	<u>20.40.020</u>
↳ Shelter or Boarding Kennel	-	-	-	P	P	C	
↳ Veterinary	P	P	P	P	P	P	
Artist Work or Sales Space	P	P	P	P	P	P	<u>20.40.170</u>
Building Maintenance Service	-	C	C	P	P	C	
Business Equipment Sales and Service	P	P	P	P	P	P	<u>20.40.170</u>
Business Support Service	-	P	P	P	P	P	<u>20.40.170</u>
Communication Service Establishments	-	P	P	P	P	P	<u>20.40.170</u>
Construction Sales and Service	-	-	-	P	P	-	

Day Labor Employment Agency	-	-	-	P	P	P	<u>20.40.170</u>
Eating and Drinking Establishments							
└ Restaurant	P	P	P	P	P	P	<u>20.40.170</u>
└ Tavern or Nightclub	-	C	C	C	P	P	<u>20.40.040</u> <u>20.40.170</u>
Enterprise Commercial Use	-	-	-	P	P	P	<u>20.40.050</u>
Entertainment and Spectator Sports							
└ Small Venue	-	P	P	P	P	P	
└ Medium Venue	-	-	-	P	P	P	
└ Large Venue	-	-	-	P	P	P	
Financial Services (except as noted below)	-	P	P	P	P	P	<u>20.40.170</u>
└ Check cashing/loan service	-	-	-	P	P	-	<u>20.40.170</u>
└ Pawn Shop	-	-	-	-	P	P	<u>20.40.170</u>
Food and Beverage Retail Sales	P	P	P	P	P	P	<u>20.40.170</u>
Funeral and Interment Services							
└ Cemetery/Columbarium/Mausoleum	-	-	-	-	-	-	
└ Cremating	-	-	-	-	-	-	
└ Undertaking	-	P	P	P	P	-	



Sports and Recreation, Participant (except as noted below)	-	-	-	P	P	P	
↳ Casino	-	-	-	C	C	C	<u>20.40.040</u> <u>20.40.170</u>
Vehicle Sales and Service							
↳ Car Wash/Cleaning Service	-	-	-	C	P	-	
↳ Heavy Equipment Sales/Rentals	-	-	-	C	P	-	
↳ Light Equipment Sales/Rentals	-	-	-	P	P	P	
↳ Motor Vehicle Repair, Limited	-	-	-	P	P	P	
↳ Motor Vehicle Repair, General	-	-	-	-	P	-	
↳ Vehicle Storage and Towing	-	-	-	-	P	-	
<b>INDUSTRIAL</b>							
Cidery	-	C	C	P	P	P	
Manufacturing, Production and Industrial Service							
↳ Artisan	P	P	P	P	P	P	
↳ Limited	-	-	P	P	P	P	
<u>Microbrewery/Microdistillery</u>	-	P	P	P	P	P	
Recycling Service							
↳ Limited	-	-	-	-	P	-	

<sup>L</sup> General	-	-	-	-	-	-	
Residential Storage Warehouse	-	-	C	C	C	-	<u>20.40.110</u>
Warehousing, Wholesaling and Freight Movement							
<sup>L</sup> Limited	-	-	-	P	P	P	
<sup>L</sup> General	-	-	-	P	P	-	
Winery	-	C	C	P	P	P	
OTHER							
Agriculture, Crop	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	
Transportation Terminals	-	-	-	-	-	P	
Wireless Communication Facility							
<sup>L</sup> Ground mounted support <u>structure</u>	P	P	P	P	P	P	<u>20.40.160</u>
<sup>L</sup> Roof-mounted and <u>structure</u> mounted support <u>structures</u>	P	P	P	P	P	P	<u>20.40.160</u>

(Ord. 3705, 2022; Ord. 3689, 2021; Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3559, 2015; Ord. 3549, 2015; Ord. 3519, 2014; Ord. 3511, 2013; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

#### 20.10.025 - Building with Residential Use

Mixed-use buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (See 20.05.030) are permitted as-of-right.

(Ord. 3471, 2011)

20.10.030 - Parcel and Building Standards

A. **General**

This section establishes basic parcel and building standards for all development in B and C districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "B1-2" (B1 dash 2).

B. **Basic Standards**

All residential and nonresidential development in B and C districts must comply with the parcel and building standards of Table 20.10-2, except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

**Table 20.10-2 Parcel and Building Standards (B and C Districts)**

Standard	-1	-2	-3	-4
<b><u>Parcel Size</u></b>				
<sup>L</sup> Minimum parcel area (sq. feet)	None	None	None	None
<sup>L</sup> <u>Single-Purpose Residential Building / Mixed-Use Building</u> in B1, B2, B3, C1, C2 districts	3,000	3,000	3,000	3,000
<sup>L</sup> Minimum parcel area per unit (sq. ft.)				
<sup>L</sup> <u>Vertical Mixed-Use Building</u>	None	None	None	None
<sup>L</sup> <u>Single-Purpose Residential Building / Mixed-Use Building</u> in B1, B2, C1, C2 districts	1,000	1,000	1,000	1,000
<sup>L</sup> B3[4]	2,000	2,000	2,000	2,000
<sup>L</sup> <u>Single-Purpose Residential Building / Mixed-Use Building</u> in CBD	None	None	None	None
<b><u>Minimum Front Setback [2]</u></b>				

↳ Abutting residential district	[1]	[1]	[1]	[1]
↳ Not abutting R district	None	None	None	None
<b>Minimum Rear Setback</b>				
↳ Abutting R district				
↳ % of <u>parcel</u> depth	25	25	25	25
↳ Maximum required (feet)	20	20	20	20
↳ Not abutting R district	None	None	None	None
<b>Minimum Interior Side Setback</b>				
↳ Abutting residential district	[2]	[2]	[2]	[2]
↳ Not abutting R district	None	None	None	None
<b>Minimum Street Side Setback</b>				
↳ Abutting residential district	[1]	[1]	[1]	[1]
↳ Not abutting R district	None	None	None	None
<b>Maximum Building Height (feet)</b>	40 [3]	50 [3]	65 [3]	125 [3]

**Notes to Table 20.10-2**

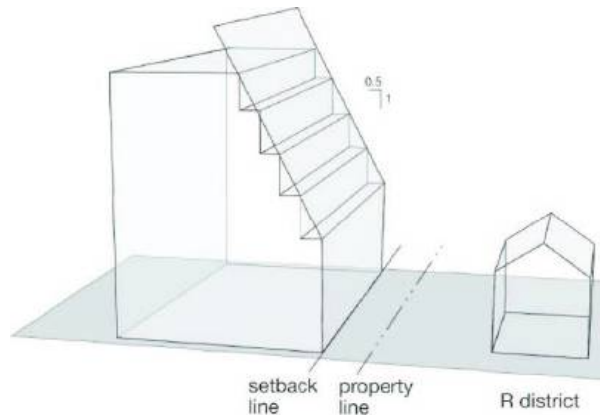
[1] Front and street side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the B- or C-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, but no greater than the required setback for the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the B- or C-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.



[2] Interior side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel. In such cases, the B- or C-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.

[3] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to one foot (vertical) for each 6 inches of building setback or upper floor step-back.

[4] Minimum district size is 40,000 square feet.



(Ord. 3586, 2016; Ord. 3471, 2011; Ord. 3483, 2012; Ord. 3439, 2010; Ord. 3410, 2009)

## 20.10.040 - Site, Design and Operational Standards

### A. Enterprise Commercial Uses

Enterprise commercial uses are prohibited in B zoning districts. Enterprise commercial uses in C districts are subject to the standards of Section 20.40.050.

### B. Floodplain Setbacks for CBD District

Within the CBD zoning district, no building may be located within 50 feet of the 100-year floodplain. This minimum floodplain setback area may contain pedestrian plazas, walkways, bikeways and other pedestrian-oriented facilities, but it may not be used for parking lots, driveways or other vehicular uses.

### C. Indoor/Outdoor Operations

#### 1. B and CBD Districts

All allowed office, business, service and commercial activities in B zoning districts and the CBD district must be conducted within completely enclosed buildings unless otherwise expressly stated. This requirement does not apply to off-street parking or loading areas, automated teller machines, outdoor dining areas or any drive-through facilities allowed in

such districts. It is also not intended to prohibit the outdoor display of plants, flowers, produce or similar goods intended for retail sale when such outdoor display areas do not exceed 800 square feet in area.

## 2. C Districts

Outdoor storage and display is allowed in C districts, subject to the buffer and screening standards of Chapter 20.65.

(Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

### 20.10.050 - Other Regulations

Uses and development in B and C districts may be subject to other provisions of this zoning ordinance, including the following:

#### A. Overlay Districts

See Chapter 20.25.

#### B. Use and Building Specific Standards

See Chapter 20.40.

#### C. Accessory Uses and Structures

See Chapter 20.45.

#### D. Natural Resource Protection

See Chapter 20.50.

#### E. Parking and Access

See Chapter 20.60.

#### F. Landscaping

See Chapter 20.65.

#### G. Signs

See Chapter 20.75.

#### H. Nonconformities

See Chapter 20.80.

(Ord. 3648, 2019; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

# BUILDING PERMIT

Information

# Certificate of Occupancy



## *Community Planning, Development and Innovation*

*This Certificate is issued pursuant to the requirements of Section 111 of the International Building Code certifying that at the time of issuance this structure was in substantial compliance with the various ordinances of the jurisdiction regulating building construction or use. For the following:*

Building Address: 2126 Dixon Avenue

Building Locality: Missoula MT

Building Permit Number: 2019-MSS-COM-00199

Property Owner: Wild Rockies Properties

General Contractor: Earth & Tool

Occupancy Load: 130

Project Description: ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B

  
Aaron Bowman, Building Official

Prepared By: Aucutt

Date: December 11, 2020

The City of Missoula was not the construction supervisor for this project and the issuance of this certificate is not a guarantee that this project was built according to all applicable codes. Issuance of a certificate of occupancy shall be limited to the intended use stated by the property owner and shall not be construed as an approval of a violation of the provisions of the International Building Code or of any other ordinances of the jurisdiction. This certificate does not give authority to violate or cancel the provisions of the International Building Code or any other ordinances of the jurisdiction. The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of the International Building Code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion there of is in violation of any ordinance or regulation or any of the provisions of the International Building Code.

Compliance with the requirements of the state building code for physical accessibility to persons with disabilities does not necessarily guarantee compliance with the Americans with Disabilities Act of 1990, the Rehabilitation Act of 1973, the Fair Housing Amendments Act of 1988, Title 49, chapter 2, commonly known as the Montana Human Rights Act or other similar federal, state or local laws that mandate accessibility to commercial construction or multifamily housing.

**POST IN A CONSPICUOUS PLACE**

Address	Geocode / Tax ID	Legal	PLSS	Point	Road	Name	Docs	Plats
Address:								
Number	Road Name							
<input type="text" value="2126"/>	<input type="text" value="DIXON AVE"/>							
								<input type="button" value="Go"/>

Permit #	Type	Description	Status	Source	Date
2018-MSS-COM-00324		comm bldg/ reroof garage & apt section only	Closed	ORION	2018-12-06
2019-MSS-COM-00199		ASPEN GROVE THERAPY & WELLNESS ADDITION/REMODEL	Closed	ORION	2019-10-01

Filter:

Showing 1 to 2 of 2 entries

Layer ID Off





Search...

Search Permits

# Search for Permits

Enter at least one search criteria below to search for permits.

- Property Address
- Permit Number
- Parcel Number / Geocode

Use the drop-down list to change the search type.

## General Search

Street No.:  -  Direction:  Street Name:  Street Type:  Street Suffix:  Unit No:

Permit Number:  Parcel No. (Geocode):

Permit Type:  Start Date:   End Date:

Search Clear

### 5 Record results matching your search results

Click any of the results below to view more details.

Showing 1-5 of 5

<input type="checkbox"/>	Date	Permit Number	Permit Type	Description	Address	Status	Action	Short Notes
<input type="checkbox"/>	01/30/2020	2020-MSS-	Mechanical Permit	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B/	2126 DIXON AVE,	Final		ASPEN GROVE

		<b>MEC-00120</b>		Installation of Furnace, A/C, (4) Minisplits, HRV, Dryer and Bath Fan, Gas line	MISSOULA MT 59801		THERAPY & WELLNESS
<input type="checkbox"/>	11/27/2019	<b>2019-MSS-ELC-01155</b>	Electrical Permit	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B/ Electrical for remodel and addition.	2126 DIXON AVE, MISSOULA MT 59801	Final	ASPEN GROVE THERAPY AND WELLNESS
<input type="checkbox"/>	10/20/2019	<b>2019-MSS-PLM-00874</b>	Plumbing Permit	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B/ TUB/ 3 LAV/ 3 TOILET/ KS/ 5 BAR SINK/ DW/ 5 FLR DRN/ WH	2126 DIXON AVE, MISSOULA MT 59801	Final	ASPEN GROVE THERAPY & WELLNESS
<input type="checkbox"/>	07/05/2019	<b>2019-MSS-COM-00199</b>	Building Commercial	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B	2126 DIXON AVE, MISSOULA MT 59801	C of O	ASPEN GROVE THERAPY & WELLNESS
<input type="checkbox"/>	12/06/2018	<b>2018-MSS-COM-00324</b>	Building Commercial	COMM BLDG/REROOF GARAGE & APT SECTION ONLY/TEAR OFF/SYNTHETIC UDL/ICE & WATER/ARCH SHINGLES/TWO STORY/5:12/VB/B/R-3	2126 DIXON AVE, MISSOULA MT 59801	Final	



Address	Geocode / Tax ID	Legal	PLSS	Point	Road	Name	Docs	Plats
Address:								
Number		Road Name						
<input type="text" value="2126"/>		<input type="text" value="DIXON AVE"/>						
								<input type="button" value="Go"/>

Permit #	Type	Description	Status	Source	Date
2019-MSS-COM-00199		ASPEN GROVE THERAPY & WELLNESS ADDITION/REMODEL	Closed	ORION	2019-10-01
2019-MSS-DEM-00011		SFR/DEMO ENTIRE HOUSE	Closed	ORION	2019-02-19

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# ENGINEERING PERMIT

Information



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Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information

Select the search type from the drop-down list.

### General Search

Street No.:  -    
 Direction:    
 Street Name:    
 Street Type:    
 Street Suffix:    
 Unit No:

Permit Number:    
 Parcel No. (Geocode):

Permit Type:    
 Start Date:     
 End Date:

Search    Clear

7 Record results matching your search results

Click any of the results below to view more details.

Showing 1-5 of 7

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Description	Status	Action
<input type="checkbox"/>	06/16/2020	2020-MSS-	Engineering/Fence/NA/NA	ASPEN GROVE THERAPY	ASPEN GROVE THERAPY & WELLNESS/ WOOD FENCE IN REAR	Closed	

<input type="checkbox"/>	04/07/2020	<b>FNC-00088</b> <b>2020-MSS-RWC-00034</b>	Engineering/Right-of-Way/Construction/NA	& WELLNESS  ASPEN GROVE THERAPY & WELLNESS	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B / new curb 154 lf / sw 770 sq ft / curb cut 24 lf	Closed
<input type="checkbox"/>	10/01/2019	<b>2019-MSS-PAV-00218</b>	Engineering/Paving/NA/NA	ASPEN GROVE THERAPY & WELLNESS	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B/INSTALL RGRD PARKING LOT PAVING	Closed
<input type="checkbox"/>	10/01/2019	<b>2019-MSS-ADA-00046</b>	Engineering/ADA/NA/NA	ASPEN GROVE THERAPY & WELLNESS	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL/VB/B/INSTALL RGRD ADA PARKING LOT IMPROVEMENTS	Closed
<input type="checkbox"/>	09/30/2019	<b>2019-MSS-WTR-00565</b>	Engineering/Utility Excavation/Water Service/NA	ASPEN GROVE THERAPY & WELLNESS	ASPEN GROVE THERAPY & WELLNESS/ADDITION/REMODEL / REPLACE GALVANIZED LINE WITH POLY, FROM CURB BOX TO BLD / SLEEVING	Closed



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- Contractor License Information
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- Record Information

Select the search type from the drop-down list.

### General Search

Street No.:  -     Direction:     Street Name:     Street Type:     Street Suffix:     Unit No:

Permit Number:     Parcel No. (Geocode):

Permit Type:     Start Date:      End Date:

Search    Clear

7 Record results matching your search results

Click any of the results below to view more details.

Showing 6-7 of 7

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Description	Status	Action
<input type="checkbox"/>	07/23/2018	<b>2018-MSS-SWR-00534</b>	Engineering/Utility Excavation/Sanitary Sewer Service/NA		SFR/REPAIR SECTION AT MAIN	Closed	

03/06/1967 **4069**

Engineering/Utility  
Excavation/Sanitary  
Sewer  
Service/Historic

CONNECTED

< Prev	1	<b>2</b>	Next >
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- Parcel Number
- Record Information

Select the search type from the drop-down list.

### General Search

Street No.:  Direction:  Street Name:  Street Type:  Street Suffix:  Unit No:

Permit Number:  Parcel No. (Geocode):

Permit Type:  Start Date:   End Date:

Search Clear

### 6 Record results matching your search results

Click any of the results below to view more details.

Showing 1-5 of 6

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Description	Status	Action
<input type="checkbox"/>	12/30/2020	2020-MSS-WSH-04146	Engineering/Utility Excavation/Water Service/Historic		WATER DITCH CARD	Closed	

<input type="checkbox"/>	07/30/2019	<b>2019-MSS-EXC-00082</b>	Engineering/Utility Excavation/NA/NA	TRENCHING INTO SCHILLING TO RETIRE GAS SERVICE	Closed
<input type="checkbox"/>	01/29/2019	<b>2019-MSS-WTR-00032</b>	Engineering/Utility Excavation/Water Service/NA	DIG TO EXPOSE CORP AND PRESSURE TEST WATER SERVICE LINE	Closed
<input type="checkbox"/>	01/29/2019	<b>2019-MSS-SWR-00029</b>	Engineering/Utility Excavation/Sanitary Sewer Service/NA	ABANDON SEWER SERVICE AT PROPERTY LINE	Closed
<input type="checkbox"/>	12/04/2002	<b>EXC02-2723</b>	Engineering/Utility Excavation/NA/NA	REPAIR CURB BOX	FINALED



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Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information

Select the search type from the drop-down list.

### General Search

Street No.:  Direction:  Street Name:  Street Type:  Street Suffix:  Unit No:

Permit Number:  Parcel No. (Geocode):

Permit Type:  Start Date:   End Date:

6 Record results matching your search results

Click any of the results below to view more details.

Showing 6-6 of 6

<input type="checkbox"/>	Date	Record Number	Record Type	Project Name	Description	Status	Action
<input type="checkbox"/>	02/01/1967	4047	Engineering/Utility Excavation/Sanitary			CONNECTED	





# COVENANTS & RESTRICTIONS

Information



**1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801  
Phone (406)829-2540 | Fax (406)829-2570**

**Prepared Exclusively for:  
Cindy Waltz  
Ink Realty Group  
148 South Avenue West  
Missoula, MT 59801**

Date: **January 08, 2024**  
Property Profile No.: **1123924-M**  
Last Grantee of Record: **Wild Rockies Properties LLC**  
Property Address (if of record): **2148 Dixon Ave, Missoula, MT 59801**  
Brief Legal Description: **PARCEL I:**

**THE WEST 74 FEET OF TRACT 4 IN BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**EXCEPTING THEREFROM THE NORTH 48 FEET OF SAID WEST 74 FEET OF TRACT 4, BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**PARCEL II:**

**THE WEST 44 FEET OF THE EAST 53 FEET OF THE WEST 127 FEET OF TRACT NO. 4 IN BLOCK 60 OF CAR LINE ADDITION, A PLATTED SUBDIVISION IN THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF.**

**Attachments:**

- Last Conveyance [Deed](#) [Deed](#)
- Tax Information [Taxes](#)
- [Deed\(s\)](#) of Trust or Mortgage(s) [Deed of Trust](#)
- [Map](#) [Map](#)

**Whatever It Takes**

**We are officially Flying S Title and Escrow! We're the same people, same company now with a NEW look.**



**1006 West Sussex/PO Box 549 (59806), Missoula, MT 59801**  
**Phone (406)829-2540 | Fax (406)829-2570**

- CC&R's None
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- 

Flying S Title and Escrow of Montana, Inc. appreciates your business. If we can be of further assistance please contact, **Jake L Billington** at **(406)829-2540**.

This information is furnished in conformance with the rules established by the Montana Commissioner of Securities and Insurance. A detailed examination of title may disclose additional liens and encumbrances not noted herein. Accordingly, it is not intended that this property profile be relied upon as a title report. Flying S Title and Escrow of Montana, Inc. is not responsible for any errors or omissions in the information provided.

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