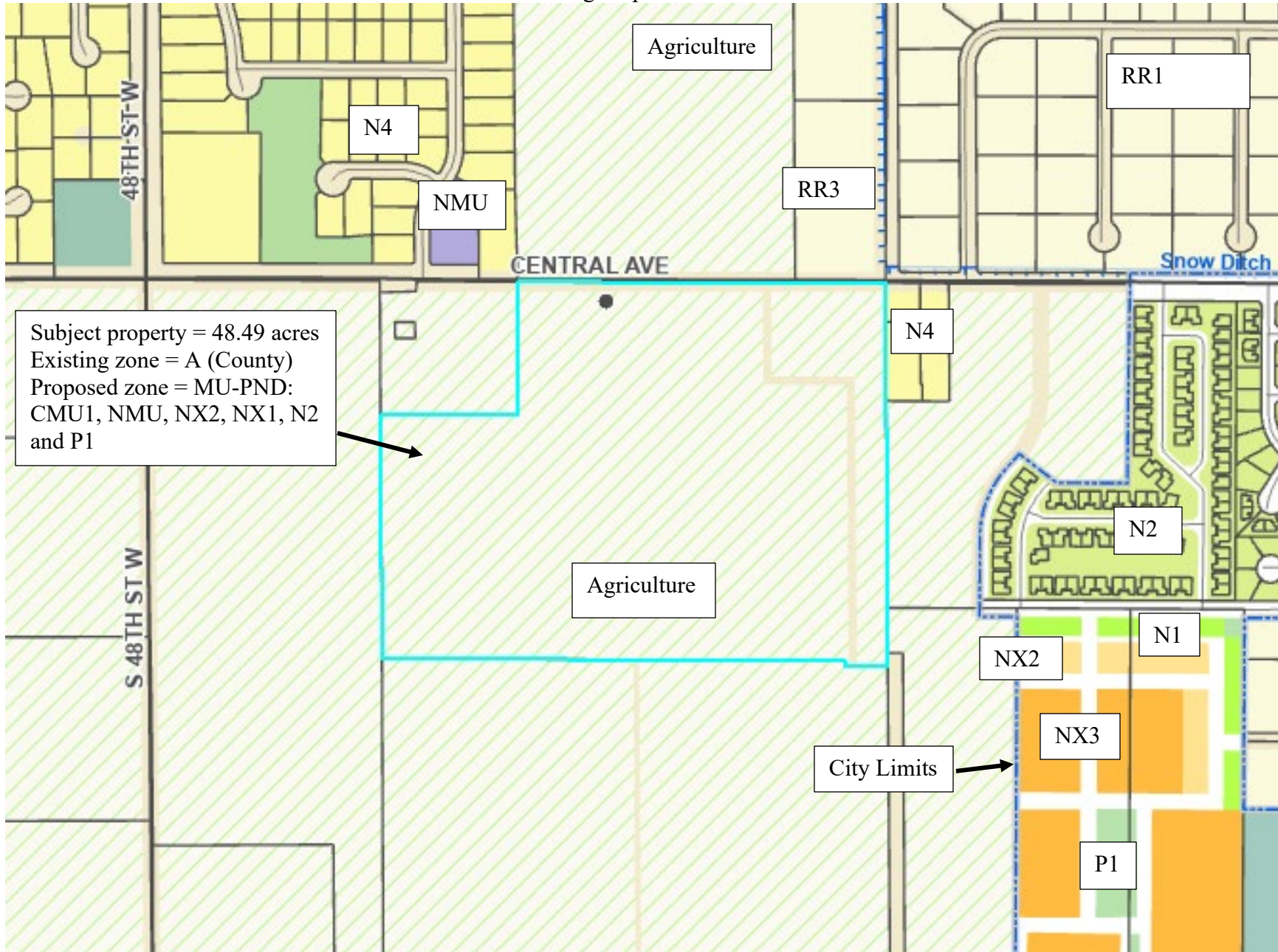
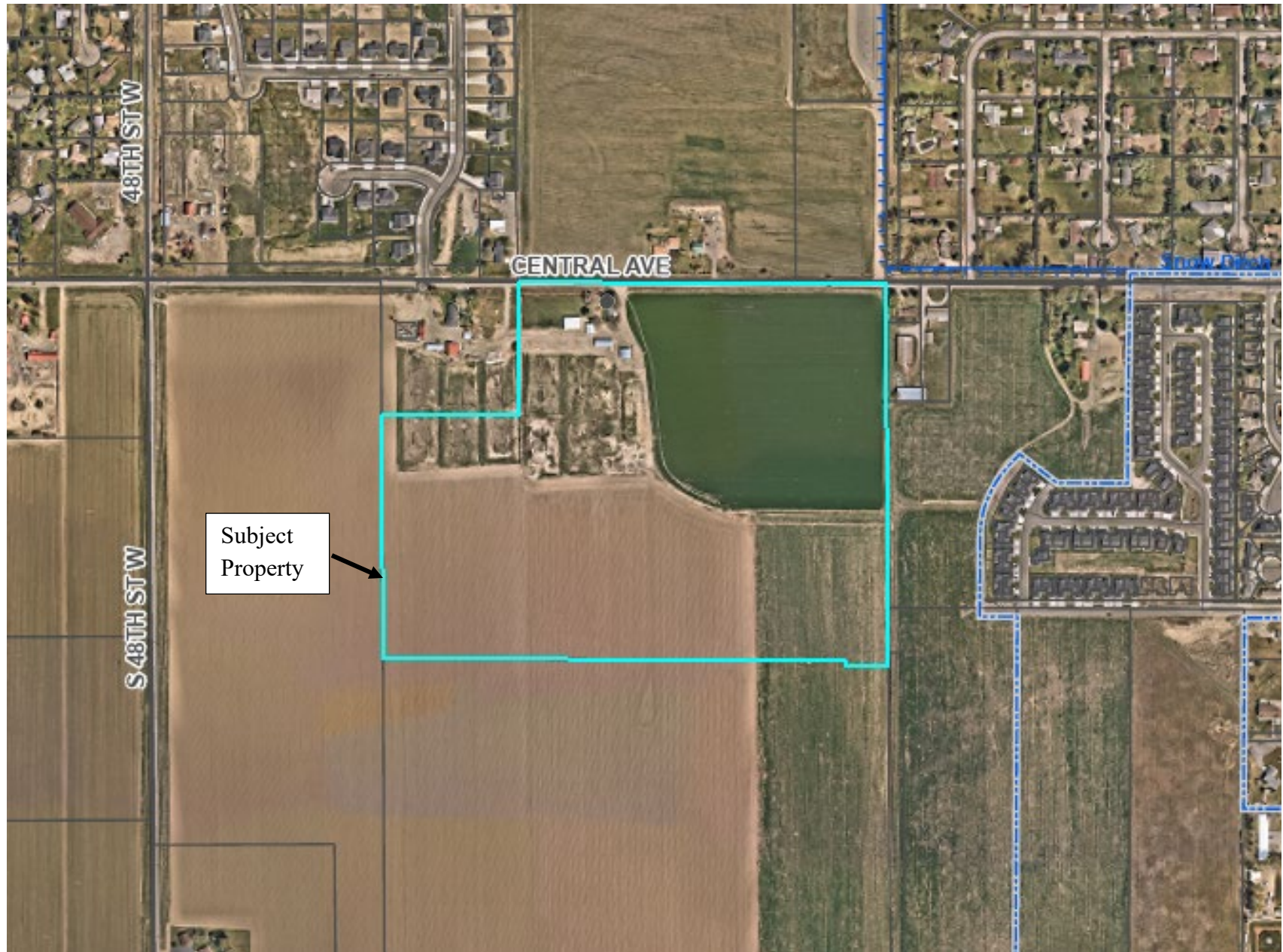


City Zone Change 1045 – 4524 Central Ave – MU-PND - Clearwater
Zoning Map and Site Photos



Subject Property



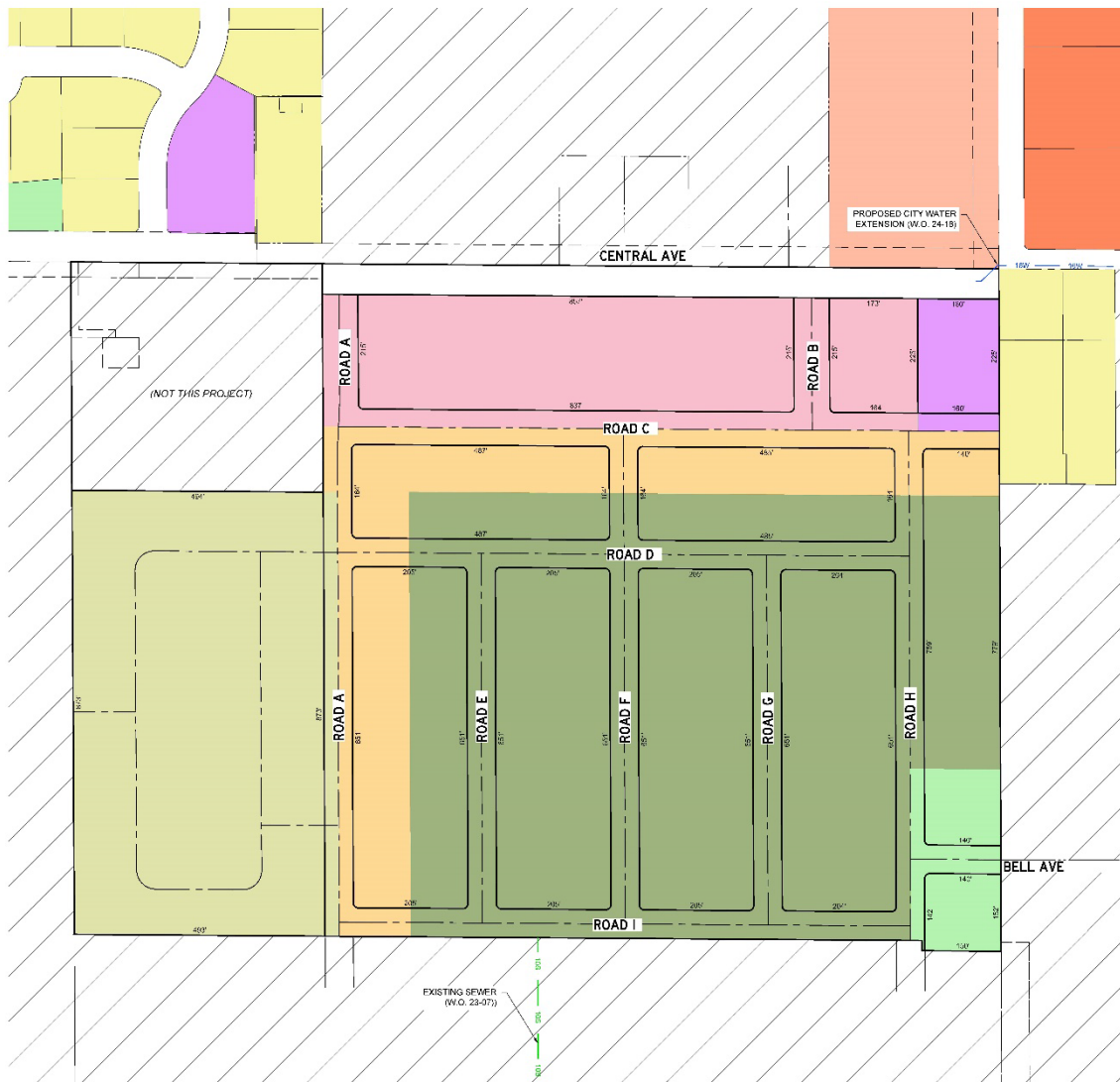
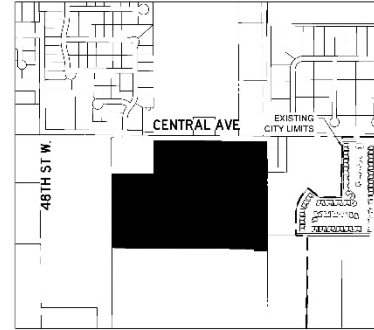
Zoning Master Plan Clearwater – ZC 1045

PROPOSED PLANNED NEIGHBORHOOD DEVELOPMENT FOR TRACT 2 OF CERTIFICATE OF SURVEY 3844 LOCATED NW 1/4 OF SECTION 10, T 01 S, R 25 E, P.M.M. YELLOWSTONE COUNTY, MT



PREPARED FOR : BROWN DEVELOPMENT, LLC
PREPARED BY : PERFORMANCE ENGINEERING, LLC

ZONING INFORMATION		
ZONING DISTRICT	ACRES	PERCENTAGE
CMU 1	6.986	14.4
NMU	0.954	2.0
NX1	21.947	45.3
NX2	6.704	13.8
N2	10.452	21.6
P1	1.452	2.9
TOTAL	48.492	100.0



ZONING LEGEND

- | | | | | | |
|--|---------------------------------------|--|---------------------------------------|--|------------------------|
| | CMU 1 - COMMERCIAL MIXED USE 1 | | RR1 - RURAL RESIDENTIAL 1 | | P1 - OPEN SPACE |
| | N2 - 1 TO 2 DWELLING UNITS/STRUCTURE | | RR3 - RURAL RESIDENTIAL 3 | | AO - AGRICULTURAL OPEN |
| | NX1 - 1 TO 4 DWELLING UNITS/STRUCTURE | | NX2 - 2 TO 8 DWELLING UNITS/STRUCTURE | | |
| | NMU - NEIGHBORHOOD MIXED USE | | N4 - LARGE LOT SUBURBAN | | |





Subject Property – view south from Central Avenue at west property line



Subject Property from Central Avenue east property line



View south and east from subject property at east property line



View west on Central across subject property frontage from east property line



View north and east across Central Avenue from east property line



View north and west across Central Avenue from east property line



View west on Central from west property line of subject parcel



View north and east across Central Avenue from west property line of subject property



Subject Property – Summer 2021