



June 7<sup>th</sup>, 2024

Ramer Warren  
126 Davis St.  
Missoula, MT 59801

RE: Carrera Commons Subdivision  
IMEG #23002731.00

Dear property owners:

Our firm represents Homes for Missoula, LLC, who owns the property with a physical address of 123 S. Curtis St., Missoula, MT 59801 being adjacent to your property located at 126 Davis St., Missoula, MT 59801.

**REQUIREMENT:** The City of Missoula is requiring the property owner of the proposed Carrera Commons Subdivision request a formal connection into an existing water main in Craftsman Place. To achieve connection, an easement would have to be granted through your property as exhibited in the attached plan. This connection is the preferred option for water availability into the proposed lots according to both City of Missoula Subdivision regulations and Public Works Standards & Specifications Manual, please see attached exhibit.

**REQUEST:** To receive support for the enclosed scope of work as proposed along the adjoining property line and dedication of an easement through your property to achieve connection to Craftsman Place. Please review the enclosed letter of consent and mail to 1817 South Ave. West, Suite A, Missoula, MT 59801 or email a scanned copy to [tamara.r.ross@imegcorp.com](mailto:tamara.r.ross@imegcorp.com). This information will be submitted to the City of Missoula and included in their records.

Thank you for your time in reviewing this request.

Sincerely,  
**IMEG Corp.**

Prepared By:

A handwritten signature in black ink that reads "Tamara Ross".

Tamara Ross, Civil Designer / Planning Technician

"\\files\\Active\\Projects\\2023\\23002731.00\\Design\\Civil\\CC07 PLANNING\\3 Working Docs"

06-07-2024

Ramer Warren  
126 Davis Street  
Missoula, MT 59801

RE: Request for an Easement to Construct a Water Main – for 123 Curtis Street as part of the Carrera Commons proposed Subdivision.

Dear property owners,

City of Missoula staff are required the proposed subdivision to connect to the existing water main in Craftsman Place. This would require an easement to be granted through your property.

We would like to request a 20' x 20' wide water line easement at the southwest corner of your property. As the owner of the property which we would require an easement to connect, please let us know your response by checking one of the boxes below and providing any comments you have:

☐ **Yes, an easement will be authorized across the property owned by Byron & Leah Schurg for the water service to be constructed within this easement.**

☐ **No, the tract is not granted an easement to construct the water service.**

Additional Comments:

---

---

---

Ramer Warren

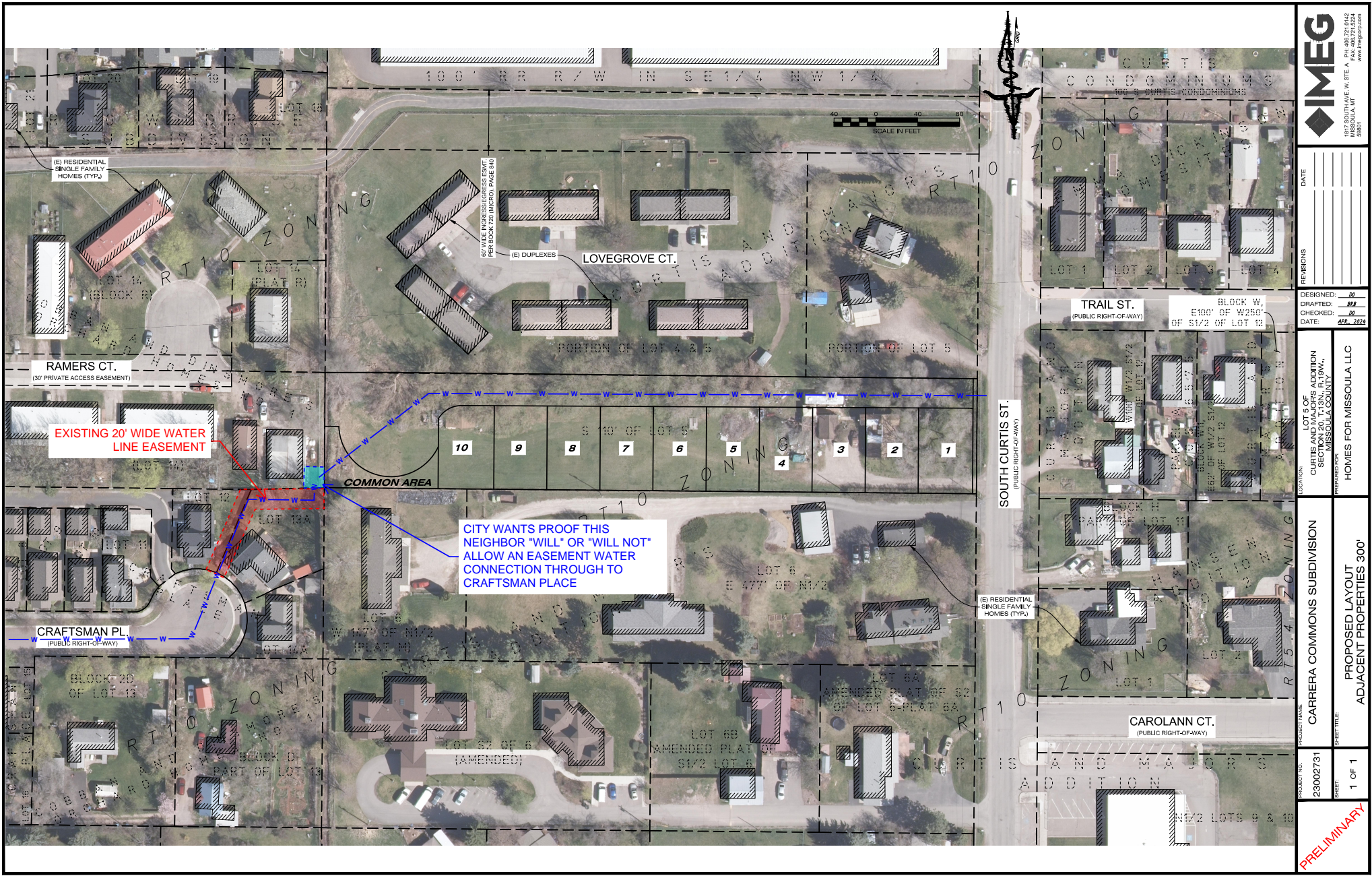
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Date

Sincerely,  
**Homes for Missoula LLC. APPLICANT**





115 SOUTH AVE. W. STE. A  
MINNEAPOLIS, MN 55401  
TEL: 612.338.7121  
WWW.IMEG.COM

DATE	
REVISIONS	
DESIGNED: <i>DR</i>	
DRAFTED: <i>DR</i>	
CHECKED: <i>DR</i>	
DATE: <i>02.28.2024</i>	

LOCATION	LOT 5 OF CURTIS AND MAJOR'S ADDITION, MISSOURIA COUNTY
PREPARED FOR	HOMES FOR MISSOURIA LLC

PROJECT NAME	CARRERA COMMONS SUBDIVISION
PROJECT NO.	23002731
SHEET	1 OF 1

**PROPOSED LAYOUT ADJACENT PROPERTIES 300'**

**PRELIMINARY**





June 7<sup>th</sup>, 2024

Frances O'Connell, Karl Knudsen, Claudia Paillao  
219 S Curtis St.  
Missoula, MT 59801

RE: Carrera Commons Subdivision  
IMEG #23002731.00

Dear property owners:

Our firm represents Homes for Missoula, LLC, who owns the property with a physical address of 123 S. Curtis St., Missoula, MT 59801 being adjacent to the south of your property located at 219 S. Curtis Street.

**REQUIREMENT:** The City of Missoula is requiring the property owner of the proposed Carrera Commons Subdivision request a formal connection into an existing water main in Craftsman Place. To achieve connection, an easement would have to be granted through your property as exhibited in the attached plan. This connection is the preferred option for water availability into the proposed lots according to both City of Missoula Subdivision regulations and Public Works Standards & Specifications Manual, please see attached exhibit.

**REQUEST:** To receive support for the enclosed scope of work as proposed along the adjoining property line and dedication of an easement through your property to achieve connection to Craftsman Place. Please review the enclosed letter of consent and mail to 1817 South Ave. West, Suite A, Missoula, MT 59801 or email a scanned copy to [tamara.r.ross@imegcorp.com](mailto:tamara.r.ross@imegcorp.com). This information will be submitted to the City of Missoula and included in their records.

Thank you for your time in reviewing this request.

Sincerely,  
**IMEG Corp.**

Prepared By:

A handwritten signature in black ink that reads "Tamara Ross".

Tamara Ross, Civil Designer / Planning Technician

"\\files\\Active\\Projects\\2023\\23002731.00\\Design\\Civil\\CC07 PLANNING\\3 Working Docs"



06-07-2024

Frances O'Connell, Karl Knudsen, Claudia Paillao  
219 S Curtis St  
Missoula, MT 59801

RE: Request for an Easement to Construct a Water Main – for 123 Curtis Street as part of the  
Carrera Commons proposed Subdivision.

Dear property owners,

City of Missoula staff are required the proposed subdivision to connect to the existing water main in  
Craftsman Place. This would require an easement to be granted through your property.

We would like to request a 20' x 20' wide water line easement at the northwestern corner of your  
property. As the owner of the property which we would require an easement to connect, please let us  
know your response by checking one of the boxes below and providing any comments you have:

☐ **Yes, an easement will be authorized across the property owned by Byron & Leah Schurg for  
the water service to be constructed within this easement.**

☐ **No, the tract is not granted an easement to construct the water service.**

Additional Comments:

---

---

---

Frances O'Connell or Karl Knudsen or Claudia Paillao

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print

\_\_\_\_\_  
Date

Sincerely,  
**Homes for Missoula LLC. APPLICANT**



115 SOUTH AVE. W. STE. A  
MINNEAPOLIS, MN 55404  
TEL: 612.338.1100  
WWW.IMEG.COM

DATE	
DESIGNED:	DR
DRAFTED:	DR
CHECKED:	DR
DATE:	02/25/2024

LOCATION	LOT 5 OF CURTIS AND MAJOR'S ADDITION, MISSOURIA COUNTY
PREPARED FOR	HOMES FOR MISSOURIA LLC

PROJECT NAME	CARRERA COMMONS SUBDIVISION
PROJECT NO.	23002731
SHEET	1 OF 1

PROPOSED LAYOUT ADJACENT PROPERTIES 300'

**PRELIMINARY**

***This page intentionally left blank.***





June 7<sup>th</sup>, 2024

Frances O'Connell, Karl Knudsen, Claudia Paillao  
219 S Curtis St.  
Missoula, MT 59801

RE: Carrera Commons Subdivision  
IMEG #23002731.00

Dear property owners:

Our firm represents Homes for Missoula, LLC, who owns the property with a physical address of 123 S. Curtis St., Missoula, MT 59801 being adjacent to the south of your property located at 219 S. Curtis Street.

**REQUIREMENT:** The City of Missoula is requiring the property owner of the proposed Carrera Commons Subdivision request a formal connection into an existing water main in Craftsman Place. To achieve connection, an easement would have to be granted through your property as exhibited in the attached plan. This connection is the preferred option for water availability into the proposed lots according to both City of Missoula Subdivision regulations and Public Works Standards & Specifications Manual, please see attached exhibit.

**REQUEST:** To receive support for the enclosed scope of work as proposed along the adjoining property line and dedication of an easement through your property to achieve connection to Craftsman Place. Please review the enclosed letter of consent and mail to 1817 South Ave. West, Suite A, Missoula, MT 59801 or email a scanned copy to [tamara.r.ross@imegcorp.com](mailto:tamara.r.ross@imegcorp.com). This information will be submitted to the City of Missoula and included in their records.

Thank you for your time in reviewing this request.

Sincerely,  
**IMEG Corp.**

Prepared By:

A handwritten signature in black ink that reads "Tamara Ross".

Tamara Ross, Civil Designer / Planning Technician

"\\files\\Active\\Projects\\2023\\23002731.00\\Design\\Civil\\CC07 PLANNING\\3 Working Docs"

06-07-2024

Frances O'Connell, Karl Knudsen, Claudia Paillao  
219 S Curtis St  
Missoula, MT 59801

RE: Request for an Easement to Construct a Water Main – for 123 Curtis Street as part of the  
Carrera Commons proposed Subdivision.

Dear property owners,

City of Missoula staff are required the proposed subdivision to connect to the existing water main in  
Craftsman Place. This would require an easement to be granted through your property.

We would like to request a 20' x 20' wide water line easement at the northwestern corner of your  
property. As the owner of the property which we would require an easement to connect, please let us  
know your response by checking one of the boxes below and providing any comments you have:

☐ Yes, an easement will be authorized across the property owned by Byron & Leah Schurg for  
the water service to be constructed within this easement.

☒ No, the tract is not granted an easement to construct the water service.

Additional Comments:

Frances O'Connell or Karl Knudsen or Claudia Paillao

Signature Print

Date

Sincerely,  
Homes for Missoula LLC. APPLICANT

