



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

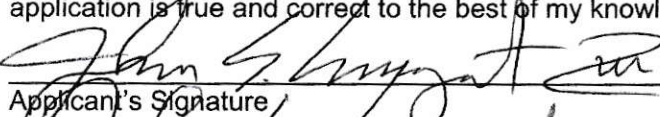
435 RYMAN • MISSOULA, MT 59802 - 4297 • (406) 552-6630 • FAX: (406) 552-6053

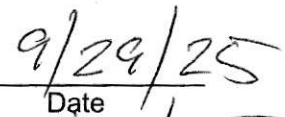
CITY CONDITIONAL USE APPLICATION

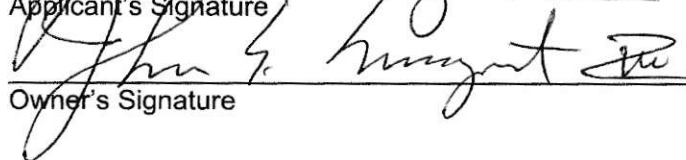
A. GENERAL INFORMATION

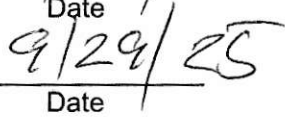
1. Submit a pdf of the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the Conditional Use fee the conditional use proposal will be scheduled for public hearing at City Council.
3. Name of Conditional Use Request: Tavern & Casino Conditional Use
4. Name(s) of Applicant: John Sargent
Mailing Address: 6955 Linda Vista Blvd, Missoula MT 59803
Telephone Number: 406-240-0157
Email Address: sarge.pressbox@gmail.com
5. Name(s) of all Owner of Record: MMW, LLC. (Brian Walker, Suzette Sargent, John Sargent)
Mailing Address: PO Box 17754, Missoula, MT 59808
Telephone Number: 406-327-1244
Email Address: brian@walkerhd.com, suzisarg@yahoo.com, sarge.pressbox@gmail.com
6. Name and Company of Representative: Paradigm 3 Architecture/Tori MacPherson
Mailing Address: 500 N Higgins Ave, Suite 203. Missoula, MT 59802
Telephone Number: 406-549-6120
Email Address: tori@paradigm3.com
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

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


Applicant's Signature


Date


Owner's Signature


Date

Representative's Signature

9/29/25
Date

SIGNATURE PAGE 1 OF 3

July 17, 2022



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION

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

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. Submit a pdf of the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the Conditional Use fee the conditional use proposal will be scheduled for public hearing at City Council.
3. Name of Conditional Use Request: Tavern & Casino Conditional Use
4. Name(s) of Applicant: John Sargent
Mailing Address: 6955 Linda Vista Blvd, Missoula MT 59803
Telephone Number: 406-240-0157
Email Address: sarge.pressbox@gmail.com
5. Name(s) of all Owner of Record: MMW, LLC. (Brian Walker, Suzette Sargent, John Sargent)
Mailing Address: PO Box 17754, Missoula, MT 59808
Telephone Number: 406-327-1244
Email Address: brian@walkerhd.com, suzisarg@yahoo.com, sarge.pressbox@gmail.com
6. Name and Company of Representative: Paradigm 3 Architecture/Tori MacPherson
Mailing Address: 500 N Higgins Ave, Suite 203. Missoula, MT 59802
Telephone Number: 406-549-6120
Email Address: tori@paradigmv3.com
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

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

Applicant's Signature

Owner's Signature

Date

9/19/25

Date

Representative's Signature

Date

SIGNATURE PAGE 2 OF 3

July 17, 2022



COMMUNITY PLANNING, DEVELOPMENT AND INNOVATION


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

CITY CONDITIONAL USE APPLICATION

A. GENERAL INFORMATION

1. Submit a pdf of the completed application with all attachments by email to the City Zoning Desk at ZoningDesk@ci.missoula.mt.us
2. Once the application is deemed complete by CPDI, Development Services and the applicant has paid the Conditional Use fee the conditional use proposal will be scheduled for public hearing at City Council.
3. Name of Conditional Use Request:
4. Name(s) of Applicant:
Mailing Address:
Telephone Number:
Email Address:
5. Name(s) of all Owner of Record:
Mailing Address:
Telephone Number:
Email Address: brian@walkerhd.com, suzisarg@yahoo.com, sarge.pressbox@gmail.com
6. Name and Company of Representative:
Mailing Address:
Telephone Number:
Email Address:
8. If the applicant is someone other than the property owner, the owner must also sign the application in the space provided below.

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

Applicant's Signature		Date
Owner's Signature		Date
Representative's Signature		Date

SIGNATURE PAGE 3 OF 3

July 17, 2022

B. SUBJECT PROPERTY INFORMATION

General location of subject property and address (if address has been assigned): 2315 Clark Fork Lane, Missoula, MT 59808

Legal Description - complete and unabbreviated: MULLAN CROSSING, S18, T13 N, R19 W, BUILDING 2, 33.3% COMMON AREA INTEREST

Bearings & Distances Descriptions (if boundaries of proposed Conditional Use are not exactly the same as the boundaries of the property legally described above):

Geocode:

C. ZONING AND GROWTH POLICY INFORMATION

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

	Zoning	Current Land Use
Adjacent (North)		
Adjacent (South)		
Adjacent (East)		
Adjacent (West)		

2. What is the current zoning of the property (including intensity designator)?

3. What is the applicable City Growth Policy (comprehensive plan) and land use designation for the property?

4. What is the conditional use requested?

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

SEE ATTACHED SHEET FOR RESPONSES TO THIS SECTION.

1. Describe how the proposal meets the following review criteria. Not all criteria will apply in every case. Only the applicable review criteria need to be met. Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.
2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:
 - a. Is in the interest of the public convenience and will not have a significant adverse impact on the neighborhood or community
 - b. Will not impede the orderly development and improvement of the surrounding properties for uses permitted in the district;
 - c. Has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation;

- d. Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized), and will be functional and safe in terms of pedestrian, bicycle and vehicular access, parking, loading and servicing;
- e. Is in accordance with the Growth Policy and other relevant adopted plans;
- f. That the site properly addresses open space, light, and protection of natural features; and,
- g. That uses are compatible with adjacent properties and uses in terms of physical elements such as open space design, screening and buffering, any applicable use-specific standards and any other elements considered important by the City Council.

E. FACTORS TO BE CONSIDERED

- 1. In determining whether all applicable review criteria have been satisfied, the City Council may specifically consider agency and public testimony.

F. ATTACHMENTS

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

- ☐ **A cover letter** describing the purpose of the proposed project, existing site conditions and a brief description of the proposal.
- ☐ **A vicinity map** showing the subject property and the area within 300 feet of the subject property.
- ☐ **A Zoning map** of the subject property and vicinity (showing the existing zoning district), extending at least 300 feet from the property boundaries.
- ☐ **An aerial photo** of the subject property and vicinity extending at least 300 feet from the property boundaries.
- ☐ **A Growth Policy/Comprehensive Plan map** of the subject property and vicinity extending at least 300 feet from the property boundaries for the applicable comprehensive plan, clearly showing the land use designation of the subject property and surrounding properties.
- ☐ **The current plat** of the subject property.
- ☐ **A site plan**, including existing and proposed landscaping, parking, streets/access, sidewalks, bike lanes and any improvements to the property.
- ☐ **Building elevation drawings** of all proposed structures and/or photos of existing structures.
- ☐ **Floor plans** of all existing buildings to remain and proposed buildings on the subject property.

D. RESPONSES TO TITLE 20 ZONING ORDINANCE CONDITIONAL USE REVIEW CRITERIA

- 1. Describe how the proposal meets the following review criteria. Not all criteria will apply in every case. Only the applicable review criteria need to be met.
Conditional use applications may be approved by the City Council only when they determine that the review criteria listed below, as applicable, have been satisfied. All of the applicable review criteria must be addressed in the City Council's findings of fact in support of their decision.**
- 2. Uses that require conditional use approval may be approved by the City Council when they determine that the proposed use:**
 - a. Is in the interest of the public convenience and will not have a significant adverse impact on the neighborhood or community:**

We believe the proposed conditional use would benefit the public and surrounding neighborhood. The site is located a few blocks West of the Mullan Rd. and N Reserve St. intersection in a very busy commercial area. To the West is a significant number of residential developments (from multi-family to single family residential). Having the services of a restaurant, tavern, and casino available to the community without the need to access the busy main thoroughfare of N Reserve Street would be beneficial. Multiple neighbors to this site have expressed a need and desire for more dining and entertainment options in the area. The area West of Reserve and North of the river has been the focus of very significant residential development over the last ten years and is slated through recent community master planning to have an even more intensive level of residential development in coming years. This massive increase in citizens living in this area will drive a continuing need for dining and entertainment options.

For these reasons, we feel this new business will serve as a significant public convenience.

As for adverse impact on the neighborhood or community, we feel that there are no adverse effects likely because of the creation of this amenity. There are currently similar uses nearby, for example the Magic Diamond Liquor Store and Casino is 200 yards to the East on Mullan Rd, and the Tap Club which included a Restaurant, Tavern, and Casino, is less than 300 yards from this site. Given these pre-existing businesses with the same uses we feel that the proposed conditional use would not have a significant impact on the neighborhood, and instead would fit into it well.

- b. Will not impede the orderly development and improvement of the surrounding properties for uses permitted in the district;**

The addition of a Tavern and Casino on this property will not impede with the development and improvement of surrounding properties. These uses will be contained within one building that also houses a restaurant and liquor store. The proposed building is the second of three structures being developed on this property, and has had no adverse effects on the design/development of the other two structures.

c. Has operating characteristics that are compatible with the surrounding area in terms of hours of operation, outdoor lighting, noise, and traffic generation;

The use of this site conforms to that of the surrounding area. The outdoor lighting conforms to the = surrounding properties, and the hours of operation, noise, and traffic generation are similar to the existing casino and lounge businesses two properties to the East.

Hours of Operation:

The proposed hours of operation for the Casino and Liquor Store functions will be 10am-12am, and the Restaurant/Tavern hours of operation will be 11am-12am. In terms of surrounding area, to the East: the Bank is open 9am-4pm, Movie Theater hours vary ranging from 10am-12am. To the North: residential = N/A. To the West: residential = N/A, To the South: Walmart Supercenter is open 6am-11pm, various commercial businesses 8am-5pm. Approximately 0.2 miles to the East is the intersection of Mullan Rd and N Reserve St. which contains two Casino/Liquor Stores; Magic Diamond's hours of operation are 8am-12:30am, Lucky Lil's Casino is open 24 hours.

Outdoor Lighting:

Site lighting will be provided for safety that complies with City and governmental codes.

Noise:

While no excessive noise is anticipated outside the acceptable level for a Restaurant/Tavern/ & Casino, any noise produced by the proposed business will be contained within the building. Any exterior noise will be consistent with surrounding areas ie. traffic, pedestrians, mechanical equipment, etc.

Traffic Generation:

As part of this development, Clark Fork Lane has been connected through, increasing traffic connectivity in the area, and adding another non-motorized route from north to south in the area. Any increased traffic generation will be during business hours and the site improvements noted above will allow this site to operate in conjunction with the surrounding area.

d. Will not have a significant adverse impact on traffic safety or comfort, including all modes of transport (non-motorized and motorized), and will be functional and safe in terms of pedestrian, bicycle and vehicular access, parking, loading and servicing;

As part of this development, Clark Fork Lane has been connected through, increasing traffic connectivity in the area, and adding another non-motorized route from north to south in the area. The site's surrounding frontage and on-site parking area will be functional and safe in terms of pedestrian, bicycle, and all other uses.

e. Is in accordance with the Growth Policy and other relevant adopted plans;

As part of this site's annexation into the city, it was already reviewed to make sure it aligned with the area's growth policy and all other relevant adopted plans.

The Our Missoula 2045 Land Use Plan designates this site as Limited Urban Mixed-Use (LUM).

*Per City of Missoula:
Limited Urban Mixed-Use*

These areas, often located on the edges of historic city centers, have developed with a strong influence from automobiles, serving as hubs for large shopping centers, department stores, and a variety of businesses.

Primarily commercial in nature, these places offer neighborhood and community-serving businesses and services, with residential uses allowed but not prioritized.

Care should be taken in managing transitions between commercial and residential uses. Buildings are predominantly medium to large commercial structures, with some medium to large multi-dwelling buildings as well.

Comprehensive transportation options are limited, making driving the preferred choice for most residents and visitors accessing these commercial services. Where these areas evolve toward more mixed-use environments, they retain their focus on serving the community's commercial needs while gradually integrating residential elements.

Under current City of Missoula Title 20, 20.10.020 Allowed Uses: Restaurant and Food & Beverage Retail Sales are permitted uses in this zone, Tavern and Casino are conditional uses.

f. That the site properly addresses open space, light, and protection of natural features;

This building and parking area design for this site was developed in order to maximize the open space, and preserve the natural light in the area. The site was previously developed and contained no undisturbed natural features or native habitat. The site will be fully developed but landscape areas will be created in a manner to create natural features and introduce flora and fauna to the site. Erosion protection protocol's, dust control measures, site clean-off mats and other standards of care have been and will continue to be implemented during construction to protect surrounding sites and natural areas.

g. That uses are compatible with adjacent properties and uses in terms of physical elements such as open space design, screening and buffering, any applicable use-specific standards and any other elements considered important by the City Council.

The design of this development was created in a manner to exceed the requirements of the Use and Building Specific Standards in Chapter 20.40 of Title 20. These standards apply to this use and deal in detail and at length with issues of screening and buffering as well as many other standards intended to ensure the development is cohesive, attractive, pedestrian friendly and fits into the context of our community and neighborhoods. As a result, we are confident that the design is compatible with adjacent properties and will enhance the neighborhood. See below for reference to the design standards addressed with this design:

Per Title 20, 20.40.040 – Casinos, Taverns and Nightclubs; Casinos must be located on parcels with frontage on an arterial street. The requirement for frontage on an arterial street does not, however, apply to casinos in the CBD district.

- *Per City of Missoula Functional Classification of Streets to be Used for Designing Traffic Control Plans, Mullan Rd is a 2 Lane Arterial street.*

Per Title 20, 20.40.170 – Commercial Uses Not Exceeding 30,000 square feet;

- *The building has been oriented to face public and private streets. Being a corner lot, this building has been placed to “hold the corner”.*
- *The main customer entrance is located on the North elevation facing the customer parking lot and connected to the site’s sidewalk system.*
- *Ground or wall mounted mechanical equipment, utility cabinets, junction boxes, valve boxes, utility meters, and the like will not be placed on, or in front of, primary facades.*
(The South, East, and North elevations are considered primary facades).
- *As shown on the site plan, a dumpster enclosure will be provided as part of the development to screen trash receptacles from view.*
- *Surface parking is located behind the building as required.*
- *General Commercial Design Standards that will be met by the proposed project:*
 - 1) *Provide color variation in the building façade, including building trim or accent areas,*
 - 2) *Provide building façade modulation,*
 - 3) *Provide exterior materials that are clearly visibly texturally diverse.*
 - 4) *Incorporate windows, doors, and other transparencies to encompass at least 25% of the first story of the building façade between finished grade and 12ft above grade.*
 - 5) *Provide varied roof lines and multiple roof planes, with three or more roof slope planes,*

**Please note the exterior materials and colors have not been finalized, however the final selections will comply with the required standards above.*

To Whom It May Concern,

On behalf of the property owners of 2315 Clark Fork Ln. Missoula, MT 59808, we are requesting a Conditional Use Permit for Tavern and Casino uses at the above noted address. Please note a conditional use permit was approved for these uses at this address in 2022. The project is being re-submitted as the building has been reduced in size from a 2 story + basement, to a single story.

This proposed food and beverage establishment, "Cru", is designed to elevate the dining, shopping, and entertainment offerings currently available in the neighborhood. "Cru" will feature a diverse bistro-style menu, including fine steaks, fresh seafood, artisanal pizzas, and other high-quality offerings intended to appeal to a broad range of tastes. The pub area will be a large airy atrium space with a central bar. There will also be a fine dining area that will be quieter and more subdued for a more intimate and relaxed dining experience. Additional features will include a casino and a market which will feature fine wines & spirits. The overarching goal of Cru is to create a destination where residents of this part of Missoula can enjoy exceptional food and beverage offerings in a dynamic yet welcoming environment. Attached you will find the proposed floor plans and building elevations.

The property currently has three buildings, two of which are under design and development; the 1st being an office building (existing), the second the restaurant under this submittal, and the third TBD by developer.

Under current City of Missoula Title 20, 20.10.020 Allowed Uses: Restaurant and Food & Beverage Retail Sales are permitted uses in this zone, Tavern and Casino are conditional uses. As noted in our application, there are multiple examples of businesses with the same uses within ¼ mile of this site.

Our client believes this development will be beneficial to the neighborhood and surrounding area. It is clear given the incredible growth in residential units in this area that there is a desire and need for more dining and entertainment venues to serve the many current, as well as thousands of soon-to-be, neighbors.

We look forward to working through the CUP process with you.

Sincerely,
Tori MacPherson
tori@paradigm3.com

RE: Conditional Use Scoping Meeting

Date: 9/16/21

Attendants: DS Staff Lauren Stevens, Cassie Tripard, and Tori MacPherson

In response to items brought up during the previous Conditional Use Scoping Meeting in 2021 concerning this property:

Building square footage:

It is the developer's intent that the total square footage for all three buildings on site DOES NOT exceed 30,000 square feet, therefore the Enterprise Commercial conditional use is not being requested.

Parking:

Vehicular:

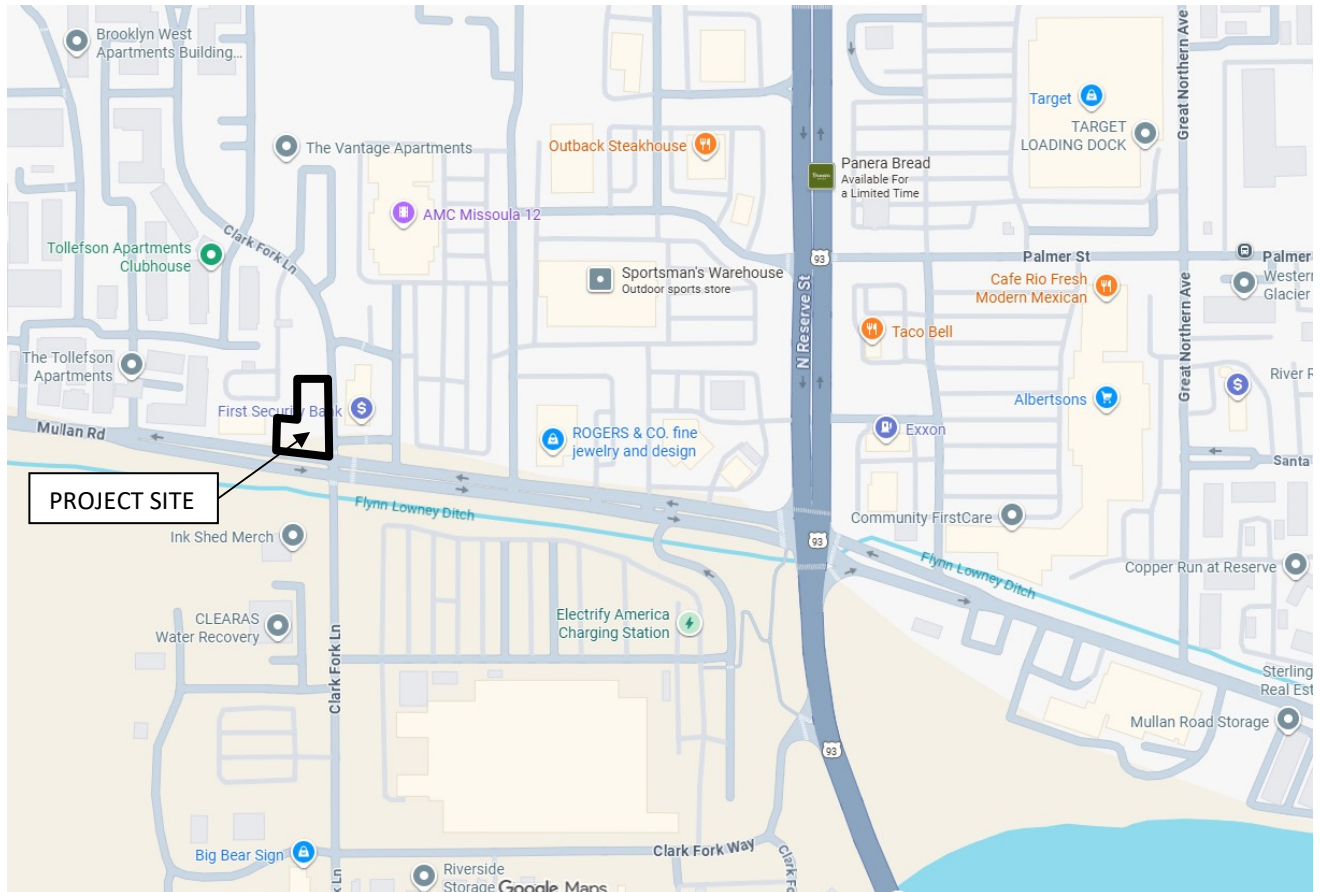
This development provides 101 parking spaces. 18 spaces are required for the completed commercial building, as submitted by others. 60 spaces are required for the proposed restaurant building under this application. The developer is aware this leaves 23 spaces to support the third, TBD building. The developer will provide either a shared parking agreement or a building that only requires 23 spaces, at the time that building is submitted to the AHJ. The design and development of the third building is by others, and not included in this submittal.

Bike Parking:

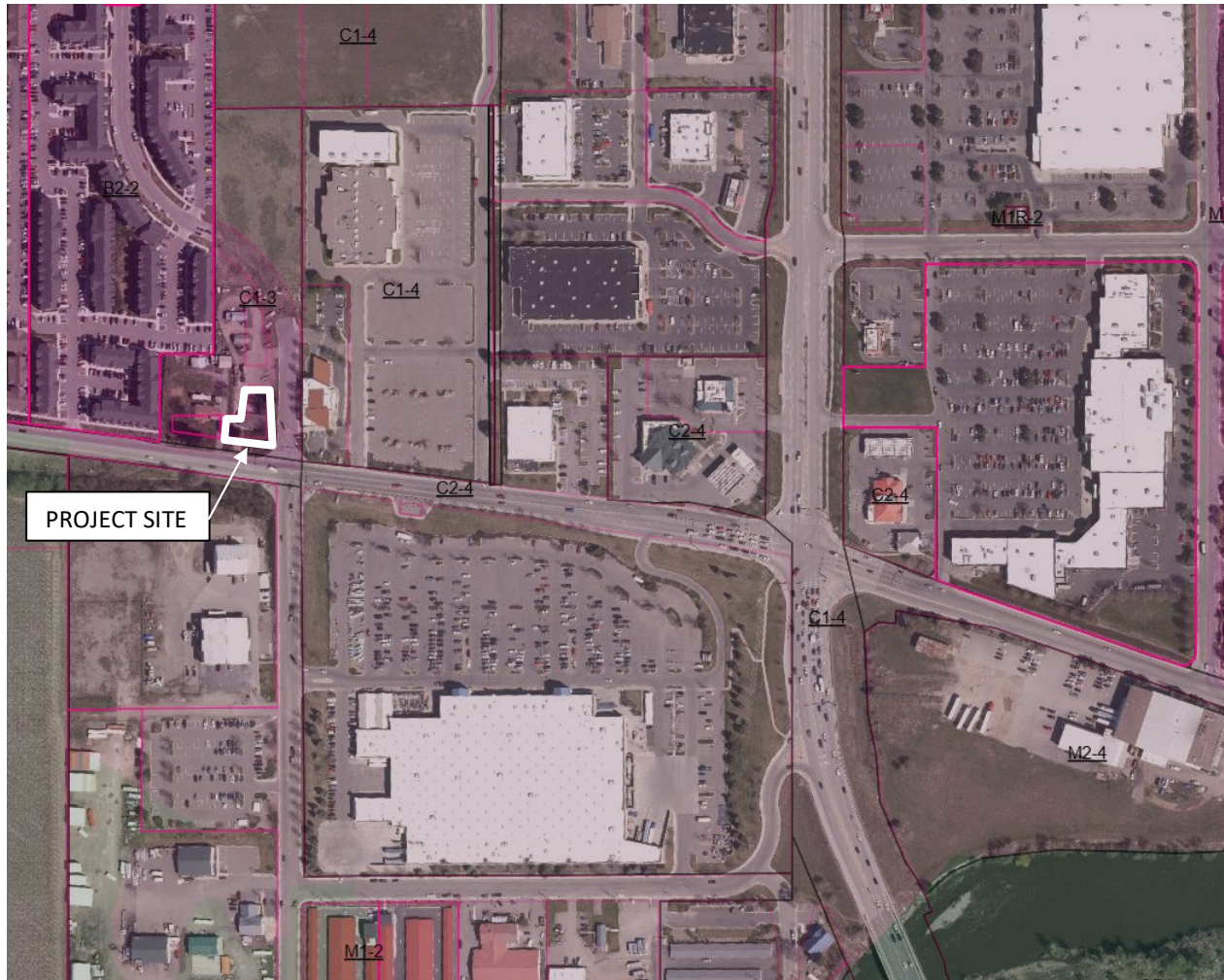
Short term and long term bike parking for the proposed restaurant building is included on the site plan. Required bike parking for the other two buildings on site is by others and not included in this submittal.

Please see attached parking calculations included on the floor plans.

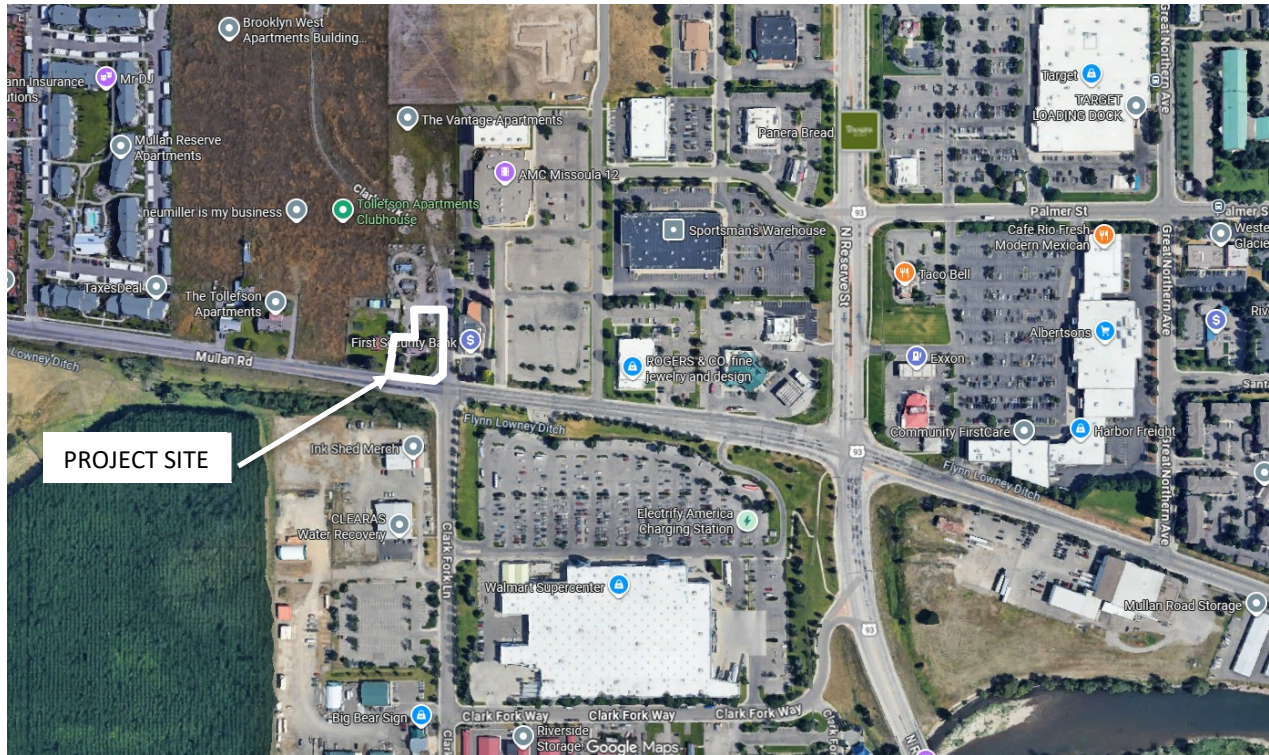
VICINITY MAP:



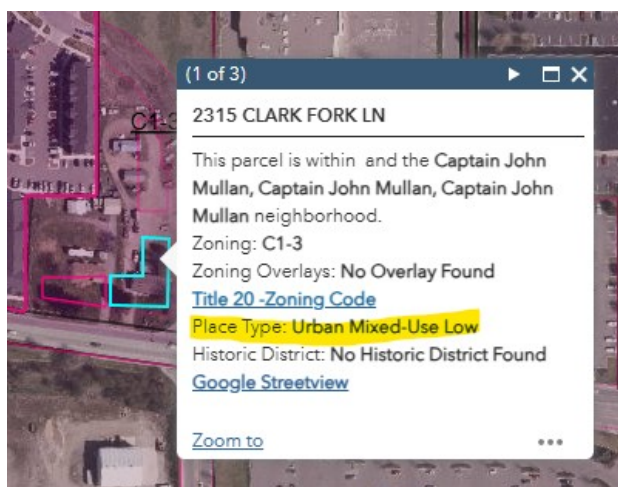
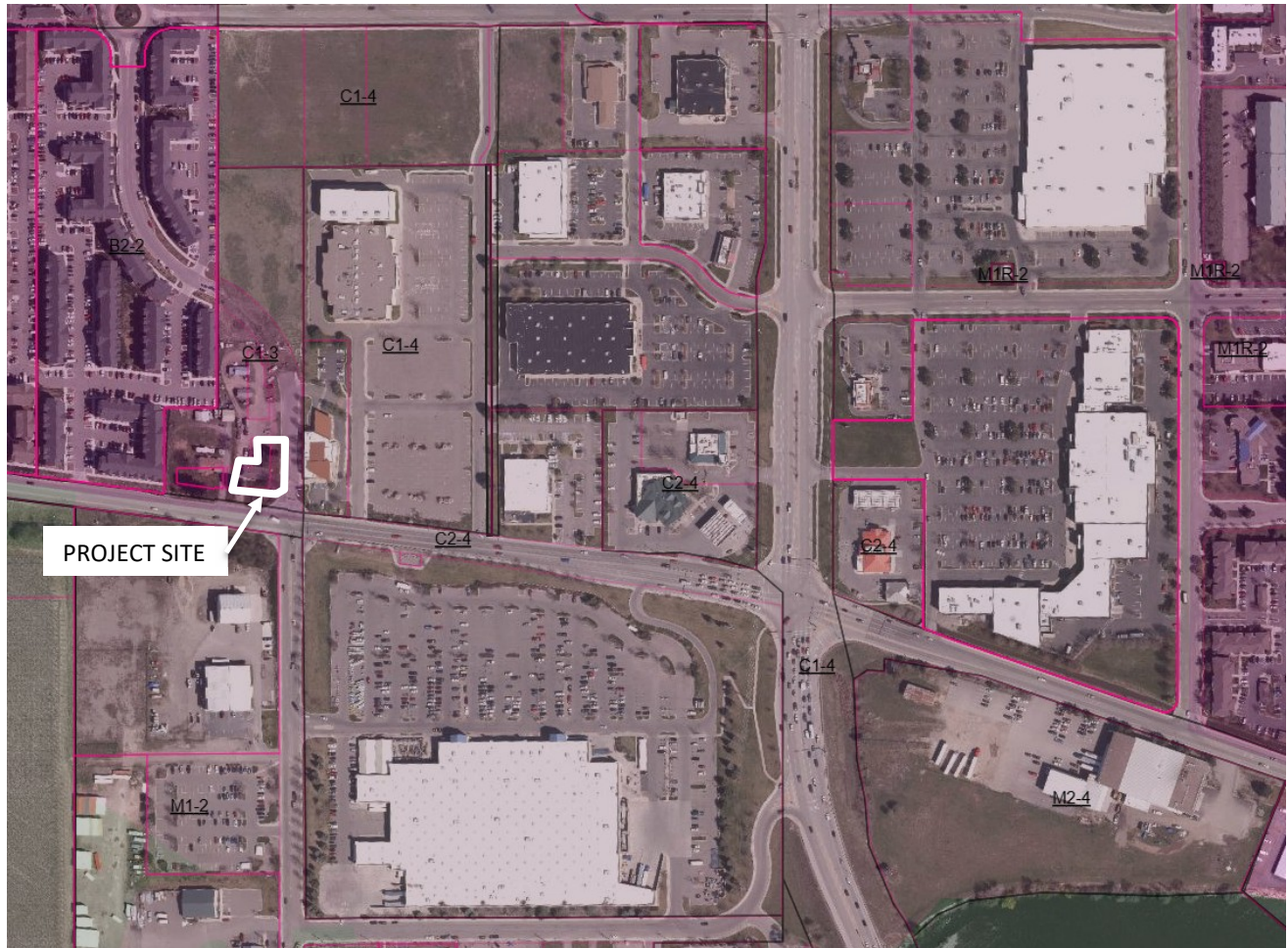
ZONING MAP:



AERIAL PHOTO:-

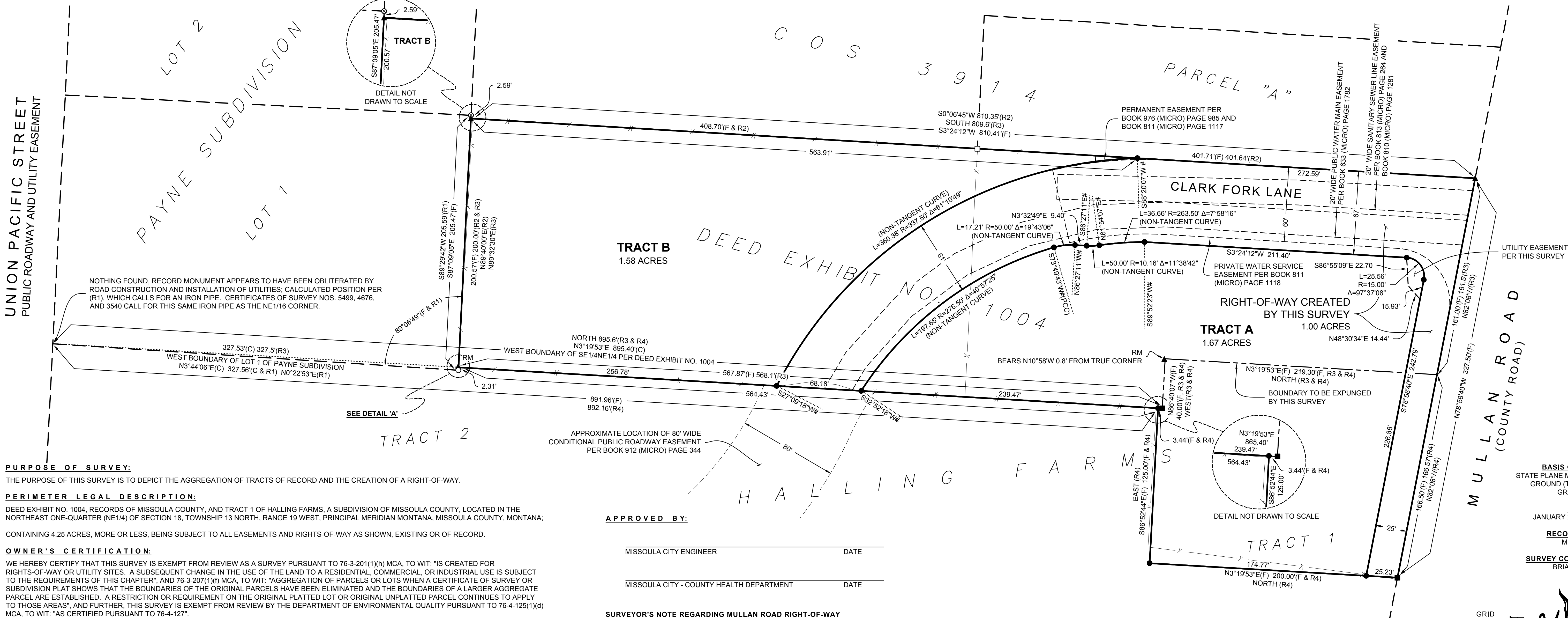


GROWTH POLICY/COMPREHENSIVE PLAN FROM OUR MISSOULA 2045 LAND USE PLAN:



HALLING FARMS, TRACT 1

LOCATED IN THE NE1/4 OF SECTION 18, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AGGREGATION OF TRACTS OF RECORD AND THE CREATION OF A RIGHT-OF-WAY.

PERIMETER LEGAL DESCRIPTION:

DEED EXHIBIT NO. 1004, RECORDS OF MISSOULA COUNTY, AND TRACT 1 OF HALLING FARMS, A SUBDIVISION OF MISSOULA COUNTY, LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA;

CONTAINING 4.25 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN, EXISTING OR OF RECORD.

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SURVEY PURSUANT TO 76-3-201(1)(h) MCA, TO WIT: "IS CREATED FOR RIGHTS-OF-WAY OR UTILITY SITES. A SUBSEQUENT CHANGE IN THE USE OF THE LAND TO A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL USE IS SUBJECT TO THE REQUIREMENTS OF THIS CHAPTER", AND 76-3-207(1)(f) MCA, TO WIT: "AGGREGATION OF PARCELS OR LOTS WHEN A CERTIFICATE OF SURVEY OR SUBDIVISION PLAT SHOWS THAT THE BOUNDARIES OF THE ORIGINAL PARCELS HAVE BEEN ELIMINATED AND THE BOUNDARIES OF A LARGER AGGREGATE PARCEL ARE ESTABLISHED. A RESTRICTION OR REQUIREMENT ON THE ORIGINAL PLATTED LOT OR ORIGINAL UNPLATTED PARCEL CONTINUES TO APPLY TO THOSE AREAS", AND FURTHER, THIS SURVEY IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO 76-4-125(1)(d) MCA, TO WIT: "AS CERTIFIED PURSUANT TO 76-4-127".

MMW, LLC

BY: _____
AS: _____ FOR MMW, LLC.

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____, BY _____
AS _____ FOR MMW, LLC.

SS _____
NOTARY PUBLIC

CITY OF MISSOULA ACCEPTANCE OF RIGHT-OF-WAY:

THE CITY OF MISSOULA DOES HEREBY APPROVE AND ACCEPT THAT RIGHT-OF-WAY SURVEYED AND SHOWN HEREON, TO BE USED AS A PUBLIC RIGHT-OF-WAY.

DATED THIS ____ DAY OF _____, 20____.

SS _____
MAYOR, CITY OF MISSOULA

ATTEST: _____
CLERK, CITY OF MISSOULA

PREPARED BY:



1817 SOUTH AVE. W. STE. A PH: 406.721.0142
MISSOULA, MT FAX: 406.721.5224
59801 www.imegcorp.com

IMEG PROJECT NO. 20001714

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION, AND SUBSTANTIALLY COMPLETED ON THE DATE SHOWN HEREON.

SS _____
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR DATE _____
MONTANA LICENSE NO. 13748LS



APPROVED BY:

MISSOULA CITY ENGINEER DATE _____

MISSOULA CITY - COUNTY HEALTH DEPARTMENT DATE _____

SURVEYOR'S NOTE REGARDING MULLAN ROAD RIGHT-OF-WAY

MULLAN ROAD IS KNOWN TO BE A SIXTY-SIX FOOT WIDE PUBLIC RIGHT-OF-WAY PER "AN ACT REGULATING THE WIDTH OF ROADS" AND "AN ACT TO DELCLARE THE MILITARY OR MULLAN ROAD A PUBLIC HIGHWAY" ESTABLISHED BY THE FIFTH LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA IN 1889 AND THE FIRST LEGISLATIVE ASSEMBLY OF THE TERRITORY OF MONTANA IN 1865. THIS FACT IS COMPLICATED BY THE PRECEDENT SET IN MORE RECENT HISTORY BY SURVEYORS, ATTORNEYS AND TITLE PROFESSIONALS WHO HAVE PURPORTED THE RIGHT-OF-WAY TO BE SIXTY FEET IN WIDTH.

GIVEN THAT THE NORTH LINE OF THE SIXTY-SIX FOOT WIDE RIGHT-OF-WAY WOULD LAY INSIDE OF THE PUBLIC RIGHT-OF-WAY INTENDED TO BE CREATED AND GRANTED TO THE CITY OF MISSOULA BY THIS SURVEY, THE DISCREPANCY BETWEEN THE LOCATION OF THE ACTUAL SIXTY-SIX FOOT RIGHT-OF-WAY AND THE LOCATION OF THE PURPORTED SIXTY FOOT WIDE RIGHT-OF-WAY IS NOT GRAPHICALLY DEPICTED OR ADDRESSED HEREON.

GRANT OF RIGHT-OF-WAY AND UTILITY EASEMENT:

WE DO HEREBY DEDICATE THAT RIGHT-OF-WAY SURVEYED AND SHOWN HEREON TO THE CITY OF MISSOULA AS A PUBLIC RIGHT-OF-WAY, AND

FURTHER, WE DO HEREBY GRANT UNTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WATER, OR SEWER SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, AND REMOVAL OF THEIR LINES AND OTHER FACILITIES, IN, OVER, UNDER, AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

MMW, LLC

BY: _____
AS: _____ FOR MMC, LLC.

STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,
BY _____ AS _____ FOR MMW, LLC.

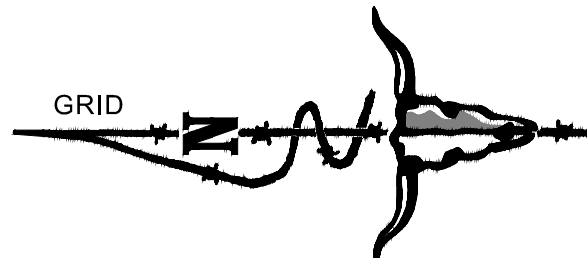
SS _____
NOTARY PUBLIC

BASIS OF BEARING:
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE:
JANUARY 2020 - APRIL 2021

RECORD OWNER:
MMW, LLC

SURVEY COMMISSIONED BY:
BRIAN WALKER



40 0 40 80
SCALE IN FEET

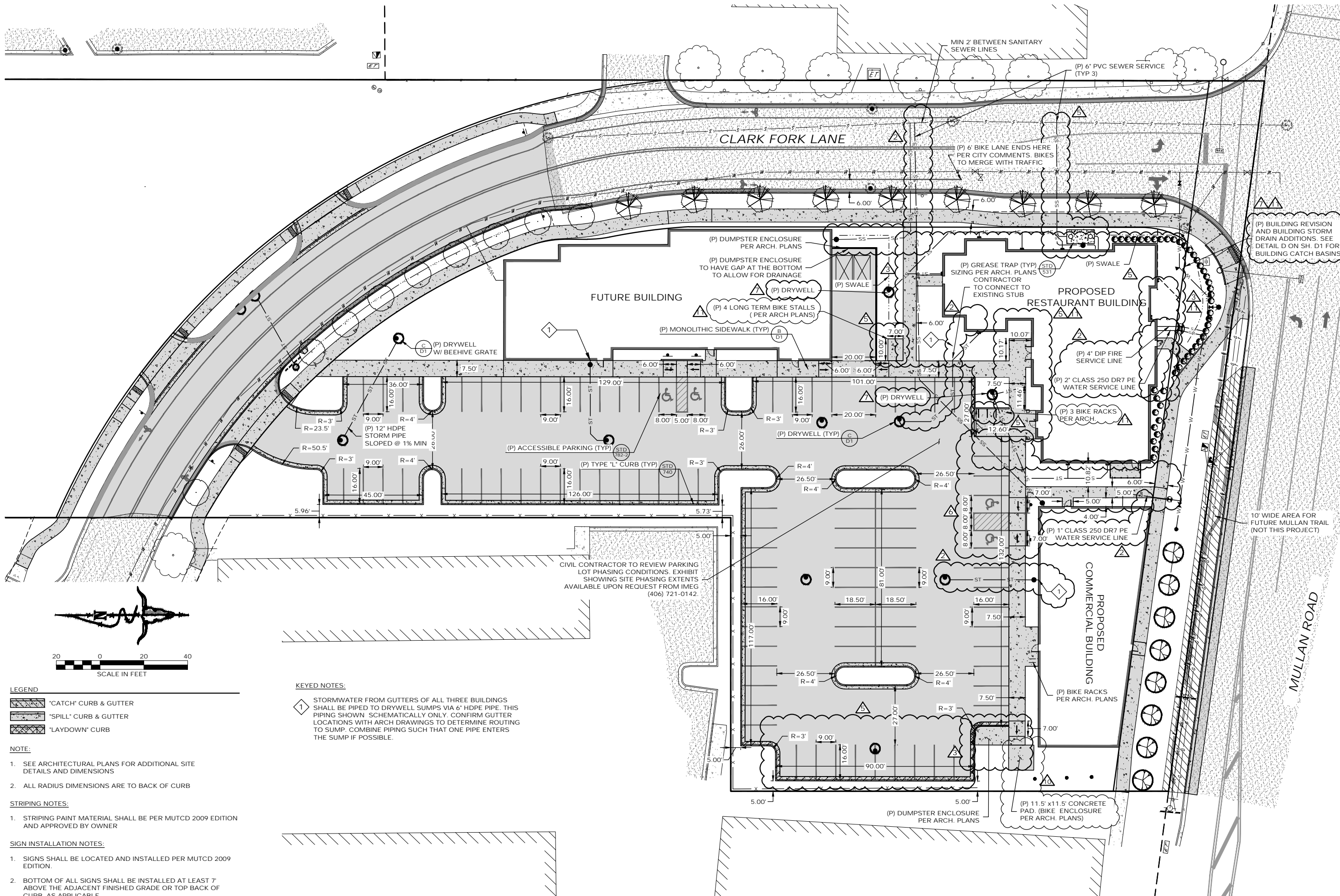
LEGEND

- = SET 5/8"x24" REBAR WITH 1-1/4" YELLOW PLASTIC CAP (JACOBSON, 13748LS)
- ⊗ = FOUND 1-1/4" YELLOW PLASTIC CAP (WGM GROUP KFA 13734LS)
- = FOUND 1-1/4" YELLOW PLASTIC CAP (HOWARD 8376S)
- = FOUND BOAT SPIKE
- ▲ = FOUND 1-1/2" SQUARE HEAD BOLT
- = FOUND 5/8" REBAR (NO CAP)
- (F) = FOUND THIS SURVEY
- (R1) = RECORD OR ADDITIVE PER PAYNE SUBDIVISION
- (R2) = RECORD OR ADDITIVE PER CERTIFICATE OF SURVEY NO. 3914
- (R3) = RECORD OR ADDITIVE PER DEED EXHIBIT NO. 1004
- (R4) = RECORD OR ADDITIVE PER HALLING FARMS
- RM = REFERENCE MONUMENT
- # = RADIAL BEARING
- (PCC) = POINT OF COMPOUND CURVATURE
- X— = FENCELINE (EXISTING AT TIME OF FIELD SURVEY)

1/4	SEC.	T.	R.
<input checked="" type="checkbox"/>	18	13N.	19W.

SHEET 1 OF 1
HALLING FARMS, TRACT 1
AN AMENDED SUBDIVISION OF MISSOULA COUNTY

COUNTY TRACKING NO. 21-00456



- LEGEND**
- "CATCH" CURB & GUTTER
 - "SPILL" CURB & GUTTER
 - "LAYDOWN" CURB
- NOTE:**
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL SITE DETAILS AND DIMENSIONS
 - ALL RADIUS DIMENSIONS ARE TO BACK OF CURB
- STRIPING NOTES:**
- STRIPING PAINT MATERIAL SHALL BE PER MUTCD 2009 EDITION AND APPROVED BY OWNER
- SIGN INSTALLATION NOTES:**
- SIGNS SHALL BE LOCATED AND INSTALLED PER MUTCD 2009 EDITION.
 - BOTTOM OF ALL SIGNS SHALL BE INSTALLED AT LEAST 7' ABOVE THE ADJACENT FINISHED GRADE OR TOP BACK OF CURB, AS APPLICABLE.

KEYED NOTES:

1. STORMWATER FROM GUTTERS OF ALL THREE BUILDINGS SHALL BE PIPED TO DRYWELL SUMPS VIA 6" HDPE PIPE. THIS PIPING SHOWN SCHEMATICALLY ONLY. CONFIRM GUTTER LOCATIONS WITH ARCH DRAWINGS TO DETERMINE ROUTING TO SUMP. COMBINE PIPING SUCH THAT ONE PIPE ENTERS THE SUMP IF POSSIBLE.

PROJECT NO

19-5458

PROJECT NAME

CRU RESTAURANT

SHEET

1 OF 1

PREPARED FOR

MMW, LLC

LOCATION

D.E. 1004, TRACT 1 OF HALLING FARMS
SECTION 18, T.13N., R.19W., P.M.M.
MISSOULA COUNTY, MONTANA

DESIGNED:

CM

DRAFTED:

AE

CHECKED:

JR

DATE:

04/06/2021

DATE

09/03/2021

REV3

10/22/2021

REV4

06/28/2022

REV5

10/19/2022

REV6

11/09/2022

REV7

09/24/2025

REV8

09/24/2025

REV9

09/24/2025

REV10

09/24/2025

REV11

09/24/2025

REV12

09/24/2025

REV13

09/24/2025

REV14

09/24/2025

REV15

09/24/2025

REV16

09/24/2025

REV17

09/24/2025

REV18

09/24/2025

REV19

09/24/2025

REV20

09/24/2025

REV21

09/24/2025

REV22

09/24/2025

REV23

09/24/2025

REV24

09/24/2025

REV25

09/24/2025

REV26

09/24/2025

REV27

09/24/2025

REV28

09/24/2025

REV29

09/24/2025

REV30

09/24/2025

REV31

09/24/2025

REV32

09/24/2025

REV33

09/24/2025

REV34

09/24/2025

REV35

09/24/2025

REV36

09/24/2025

REV37

09/24/2025

REV38

09/24/2025

REV39

09/24/2025

REV40

09/24/2025

REV41

09/24/2025

REV42

09/24/2025

REV43

09/24/2025

REV44

09/24/2025

REV45

09/24/2025

REV46

09/24/2025

REV47

09/24/2025

REV48

09/24/2025

REV49

09/24/2025

REV50

09/24/2025

REV51

09/24/2025

REV52

09/24/2025

REV53

09/24/2025

REV54

09/24/2025

REV55

09/24/2025

REV56

09/24/2025

REV57

09/24/2025

REV58

09/24/2025

REV59

09/24/2025

REV60

09/24/2025

REV61

09/24/2025

REV62

09/24/2025

REV63

09/24/2025

REV64

09/24/2025

REV65

09/24/2025

REV66

09/24/2025

REV67

09/24/2025

REV68

09/24/2025

REV69

09/24/2025

REV70

09/24/2025

REV71

09/24/2025

REV72

09/24/2025

REV73

09/24/2025

REV74

09/24/2025

REV75

09/24/2025

REV76

09/24/2025

REV77

09/24/2025

REV78

09/24/2025

REV79

09/24/2025

REV80

09/24/2025

REV81

09/24/2025

REV82

09/24/2025

REV83

09/24/2025

REV84

09/24/2025

REV85

09/24/2025

REV86

09/24/2025

REV87

09/24/2025

REV88

09/24/2025

REV89

09/24/2025

REV90

09/24/2025

REV91

09/24/2025

REV92

09/24/2025

REV93

09/24/2025

REV94

09/24/2025

REV95

09/24/2025

REV96

09/24/2025

REV97

09/24/2025

REV98

09/24/2025

REV99

09/24/2025

REV100

09/24/2025

REV101

09/24/2025

REV102

09/24/2025

REV103

09/24/2025

REV104

09/24/2025

REV105

09/24/2025

REV106

09/24/2025

REV107

09/24/2025

REV108

09/24/2025

REV109

09/24/2025

REV110

09/24/2025

REV111

09/24/2025

REV112

09/24/2025

REV113

09/24/2025

REV114

09/24/2025

REV115

09/24/2025

REV116

09/24/2025

REV117

09/24/2025

REV118

09/24/2025

REV119

09/24/2025

REV120

09/24/2025

REV121

09/24/2025

REV122

09/24/2025

REV123

09/24/2025

REV124

09/24/2025

REV125

09/24/2025

REV126

09/24/2025

REV127

09/24/2025

REV128

09/24/2025

REV129

09/24/2025

REV130

09/24/2025

REV131

09/24/2025

REV132

09/24/2025

REV133

09/24/2025

REV134

09/24/2025

REV135

09/24/2025

REV136

09/24/2025

REV137

09/24/2025

REV138

09/24/2025

REV139

09/24/2025

REV140

09/24/2025

REV141

09/24/2025

REV142

09/24/2025

REV143

09/24/2025

REV144

09/24/2025

REV145

09/24/2025

REV146

09/24/2025

REV147

09/24/2025

REV148

09/24/2025

REV149

09/24/2025

REV150

09/24/2025

REV151

09/24/2025

REV152

09/24/2025

REV153

09/24/2025

REV154

09/24/2025

REV155

09/24/2025

REV156

09/24/2025

REV157

09/24/2025

REV158

09/24/2025

REV159

09/24/2025

REV160

09/24/2025

REV161

09/24/2025

REV162

09/24/2025

REV163

09/24/2025

REV164

09/24/2025

REV165

09/24/2025

REV166

09/24/2025

REV167

09/24/2025

REV168

09/24/2025

REV169

09/24/2025

REV170

09/24/2025

REV171

09/24/2025

REV172

09/24/2025

REV173

09/24/2025

REV174

09/24/2025

REV175

09/24/2025

REV176

09/24/2025

REV177

09/24/2025

REV178

09/24/2025

REV179

09/24/2025

REV180

09/24/2025

REV181

09/24/2025

REV182

09/24/2025

REV183

09/24/2025

REV184

09/24/2025

REV185

09/24/2025

REV186

09/24/2025

REV187

09/24/2025

REV188

09/24/2025

REV189

09/24/2025

REV190

09/24/2025

REV191

09/24/2025

REV192

09/24/2025

REV193

09/24/2025

REV194

09/24/2025

REV195

09/24/2025

REV196

09/24/2025

REV197

09/24/2025

REV198

09/24/2025

REV199

09/24/2025

REV200

09/24/2025

REV201

09/24/2025

REV202

09/24/2025

REV203

09/24/2025

REV204

09/24/2025

REV205

09/24/2025

REV206

09/24/2025

REV207

09/24/2025

REV208

09/24/2025

REV209

09/24/2025

REV210

09/24/2025

REV211

09/24/2025

REV212

09/24/2025

REV213

09/24/2025

REV214

09/24/2025

REV215

09/24/2025

REV216

09/24/2025

REV217

09/24/2025

REV218

09/24/2025

REV219

09/24/2025

REV220

09/24/2025

REV221

09/24/2025

REV222

09/24/2025

REV223

09/24/2025

REV224

09/24/2025

REV225

09/24/2025

REV226

09/24/2025

REV227

09/24/2025

REV228

09/24/2025

REV229

09/24/2025

REV230

09/24/2025

REV231

09/24/2025

REV232

09/24/2025

REV233

09/24/2025

REV234

09/24/2025

REV235

09/24/2025

REV236

09/24/2025

REV237

09/24/2025

REV238

09/24/2025

REV239

09/24/2025

REV240

09/24/2025

REV241

09/24/2025

REV242

09/24/2025

REV243

09/24/2025

REV244

09/24/2025

REV245

09/24/2025

REV246

09/24/2025

REV247

09/24/2025

REV248

09/24/2025

REV249

09/24/2025

REV250

09/24/2025

REV251

09/24/2025

REV252

09/24/2025

REV253

09/24/2025

REV254

09/24/2025

REV255

09/24/2025

REV256

09/24/2025

REV257

09/24/2025

REV258

09/24/2025

REV259

09/24/2025

REV260

09/24/2025

REV261

09/24/2025

REV262

09/24/2025

REV263

09/24/2025

REV264

09/24/2025

REV265

09/24/2025

REV266

09/24/2025

REV267

09/24/2025

REV268

09/24/2025

REV269

09/24/2025

REV270

09/24/2025

REV271

09/24/2025

REV272

09/24/2025

REV273

09/24/2025

REV274

09/24/2025

REV275

09/24/2025

REV276

09/24/2025

REV277

09/24/2025

REV278

09/24/2025

REV279

09/24/2025

REV280

09/24/2025

REV281

09/24/2025

REV282

09/24/2025

REV283

09/24/2025

REV284

09/24/2025

REV285

09/24/2025

REV286

09/24/2025

REV287

09/24/2025

REV288

09/24/2025

REV289

09/24/2025

REV290

09/24/2025

REV291

09/24/2025

REV292

09/24/2025

REV293

09/24/2025

REV294

09/24/2025

REV295

09/24/2025

REV296

09/24/2025

REV297

09/24/2025

REV298

09/24/2025

REV299

09/24/2025

REV300

09/24/2025

REV301

09/24/2025

REV302

09/24/2025

REV303

09/24/2025

REV304

09/24/2025

REV305

09/24/2025

REV306

09/24/2025

REV307

09/24/2025

REV308

09/24/2025

REV309

09/24/2025

REV310

09/24/2025

REV311

09/24/2025

REV312

09/24/2025

REV313

09/24/2025

REV314

09/24/2025

REV315

09/24/2025

REV316

09/24/2025

REV317

09/24/2025

REV318

09/24/2025

REV319

09/24/2025

REV320

09/24/2025

REV321

09/24/2025

REV322

09/24/2025

REV323

09/24/2025

REV324

09/24/2025

REV325

09/24/2025

REV326

09/24/2025

REV327

09/24/2025

REV328

09/24/2025

REV329

09/24/2025

REV330

09/24/2025

REV331

09/24/2025

REV332

09/24/2025

REV333

09/24/2025

REV334

09/24/2025

REV335

09/24/2025

REV336

09/24/2025

REV337

09/24/2025

REV338

09/24/2025

REV339

09/24/2025

REV340

09/24/2025

REV341

09/24/2025

REV342

09/24/2025

REV343

09/24/2025

REV344

09/24/2025

REV345

09/24/2025

REV346

09/24/2025

REV347

09/24/2025

REV348

09/24/2025

REV349

09/24/2025

REV350

09/24/2025

REV351

09/24/2025

REV352

09/24/2025

REV353

09/24/2025

REV354

09/24/2025

REV355

09/24/2025

REV356

09/24/2025

REV357

09/24/2025

REV358

09/24/2025

REV359

09/24/2025

REV360

09/24/2025

REV361

09/24/2025

REV362

09/24/2025

REV363

09/24/2025

REV364

09/24/2025

REV365

09/24/2025

REV366

09/24/2025

REV367

09/24/2025

REV368

09/24/2025

REV369

09/24/2025

REV370

09/24/2025

REV371

09/24/2025

REV372

09/24/2025

REV373

09/24/2025

REV374

09/24/2025

REV375

09/24/2025

REV376

09/24/2025

REV377

09/24/2025

REV378

09/24/2025

REV379

09/24/2025

REV380

09/24/2025

REV381

09/24/2025

REV382

09/24/2025

REV383

09/24/2025

REV384

09/24/2025

REV385

09/24/2025

REV386

09/24/2025

REV387

09/24/2025

REV388

09/24/2025

REV389

09/24/2025

REV390

09/24/2025

REV391

09/24/2025

REV392

09/24/2025

REV393

09/24/2025

REV394

09/24/2025

REV395

09/24/2025

REV396

09/24/2025

REV397

09/24/2025

REV398

09/24/2025

REV399

09/24/2025

REV400

09/24/2025

REV401

09/24/2025

REV402

09/24/2025

REV403

09/24/2025

REV404

09/24/2025

REV405

09/24/2025

REV406

09/24/2025

REV407

09/24/2025

REV408

09/24/2025

REV409

09/24/2025

REV410

09/24/2025

REV411

09/24/2025

REV412

09/24/2025

REV413

09/24/2025

REV414

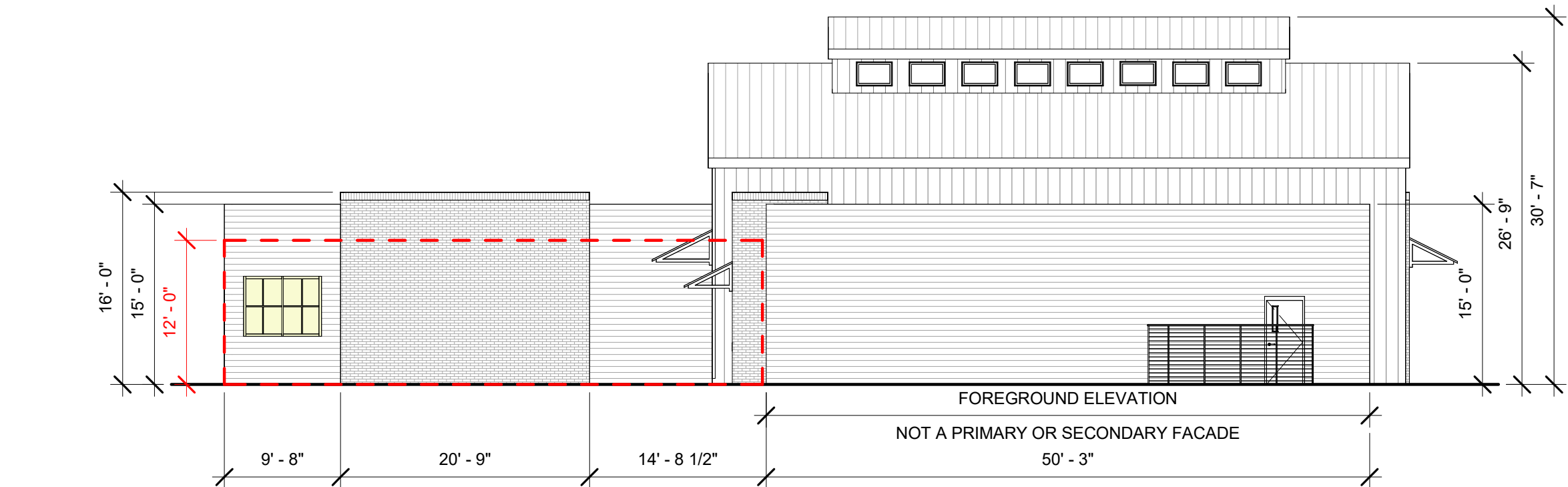
09/24/2025

REV415

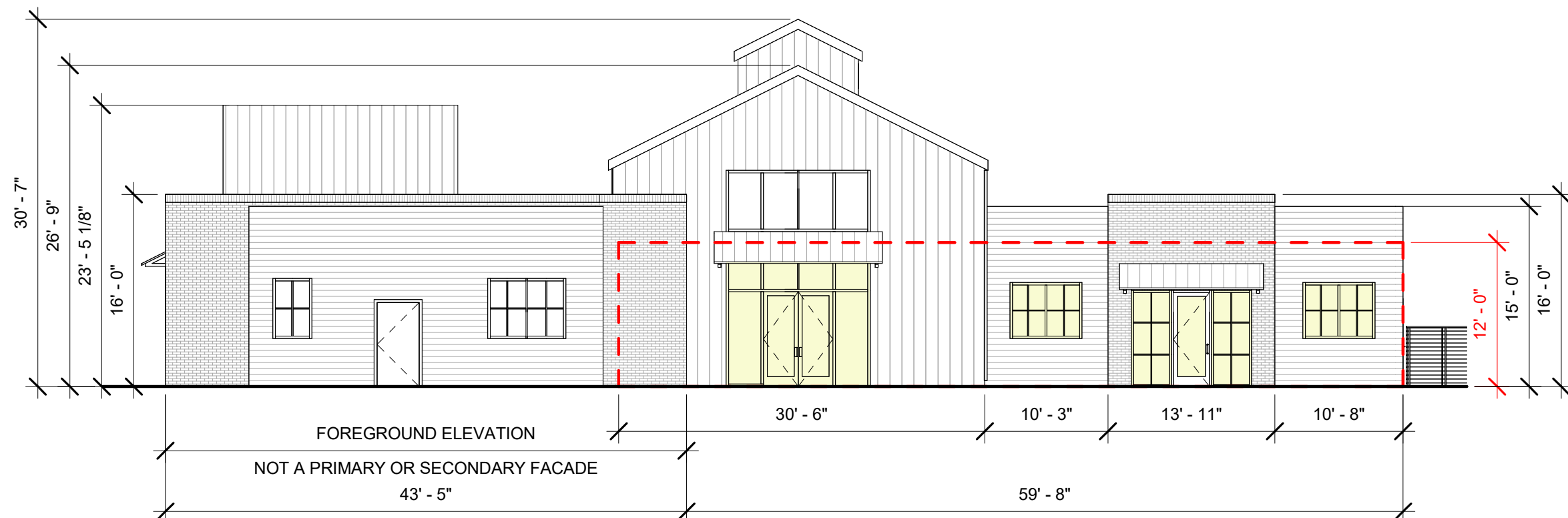
09/24/2025

REV416

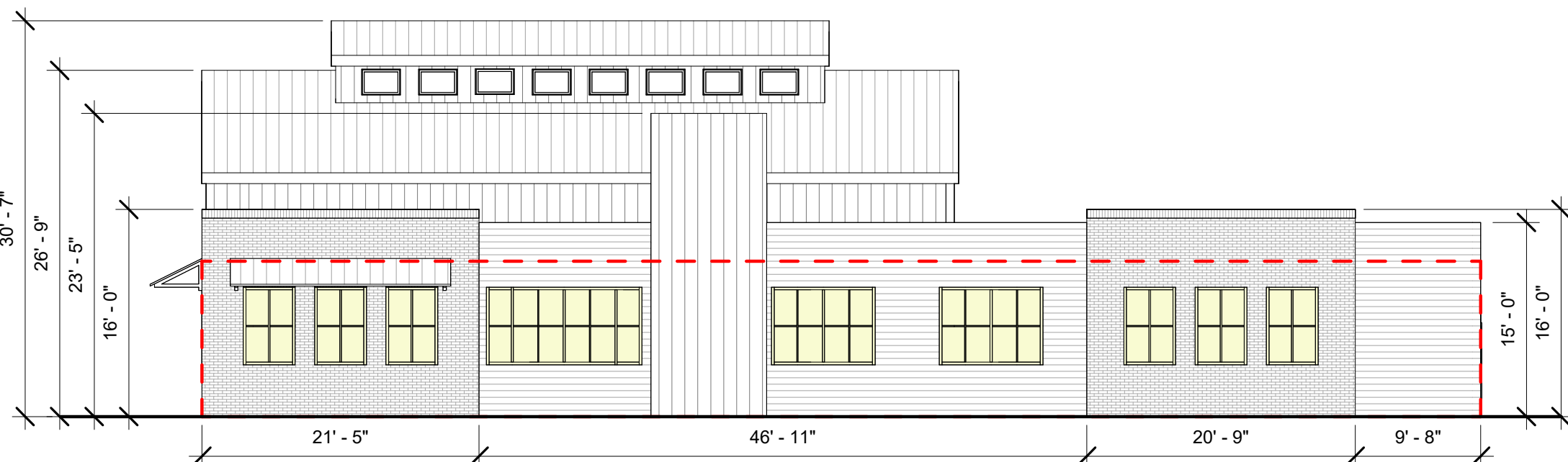
09/24/202



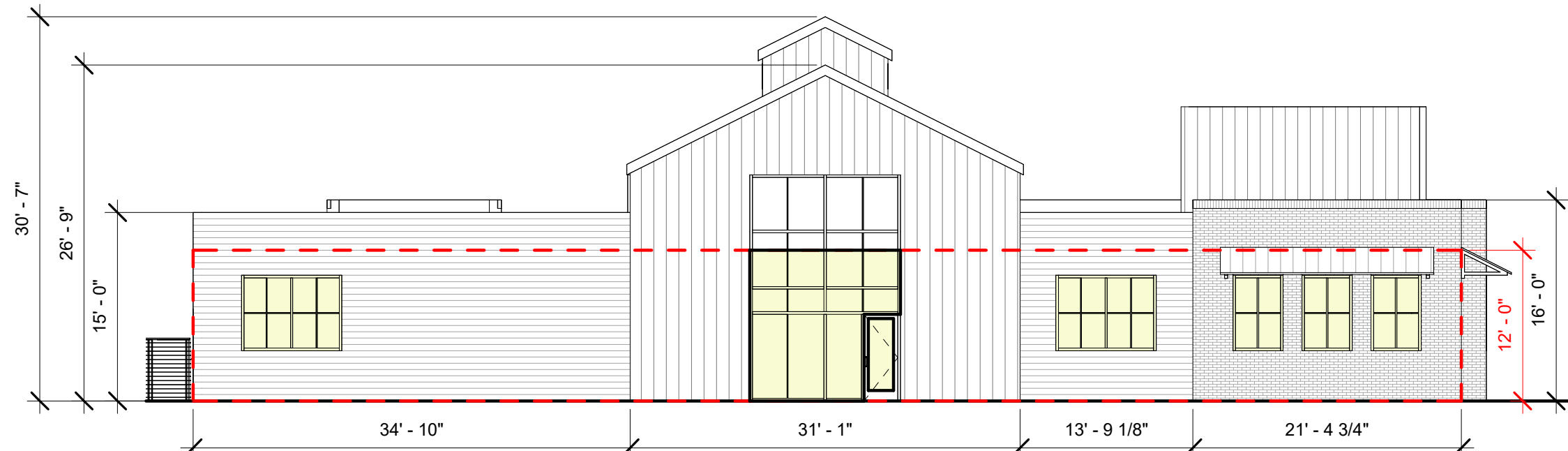
5 WEST ELEVATION - GLAZING & FACADE MODULATION
3/32" = 1'-0"



4 NORTH ELEVATION - GLAZING & FACADE MODULATION
3/32" = 1'-0"



3 EAST ELEVATION - GLAZING & FACADE MODULATION
3/32" = 1'-0"



2 SOUTH ELEVATION - GLAZING & FACADE MODULATION
3/32" = 1'-0"

DESIGN STANDARDS PER CITY OF MISSOULA TITLE 20, SECTION 20.40.170, J:

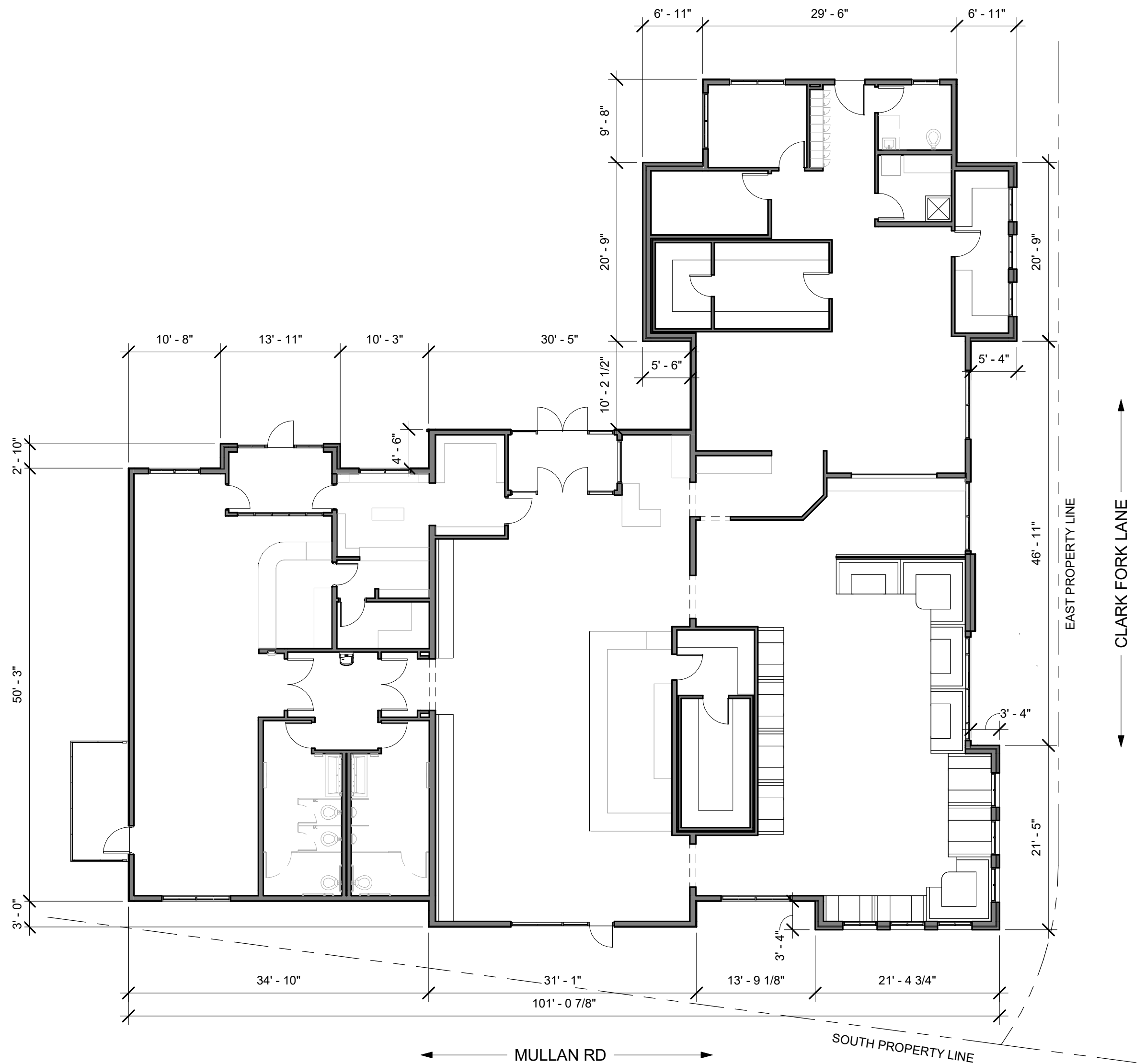
I. GENERAL COMMERCIAL:

This standard shall apply to certain non-residential uses in the C1, C2, CBD, M1R and M1 zoning districts. Primary and secondary facades shall incorporate at least three of the following options. The options are:

1. Provide color variation in the building façade, including building trim or accent areas;
2. Provide building façade modulation, such as projections, recesses, off-set planes, overhangs, arcades and/or clearly defined, highly visible pedestrian entrances encompassing at least 75% of the first story of the building façade. No uninterrupted (un-modulated) length of the façade shall exceed 80 feet in length. The break in the façade shall be at least eight feet in length and a minimum two feet in depth;
3. Provide exterior materials that are clearly visibly texturally diverse. Predominant exterior building materials may not include smooth-faced concrete block, tilt up concrete panels or prefabricated steel panels. This is not intended to exclude the use of architectural metal wall systems;
4. Incorporate windows, doors and other transparencies to encompass at least 25% of the first story of the building façade between finished grade and 12 feet above grade. Darkly tinted, mirrored or highly reflective glazing or doors with less than 50% glass may not be counted toward minimum glazed area requirements;
5. Provide varied roof lines and multiple roof planes, with three or more roof slope planes, or a rooftop garden or rooftop deck; varied roof lines should not preclude the installation of renewable energy systems;
6. Provide a primary customer entrance which is clearly defined and highly visible facing the street or public right-of-way. Where a customer entrance is provided to meet the requirement in 20.40.170.E, it shall be counted as meeting one of the design alternatives for that façade.

MATERIALS LEGEND

	METAL ROOF		BRICK
	METAL SIDING		HORIZONTAL WOOD SIDING



1 FACADE MODULATION PLAN
3/32" = 1'-0"

PARKING CALCULATIONS

SEAT COUNT

BIKE PARKING COUNT

VEHICLE PARKING REQUIREMENTS PER TITLE 20 TABLE 20.60-1 OFF STREET PARKING SCHEDULE:

- RESTAURANT: 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES
- TAVERN: 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES + 1 SPACE PER BILLIARD TABLE + 1 SPACE PER 2 GAMBLING MACHINES.
- CASINO: 1 SPACE PER 4 SEATS + 1 SPACE PER 2 EMPLOYEES + 1 SPACE PER BILLIARD TABLE + 1 SPACE PER 2 GAMBLING MACHINES.
- FOOD AND BEVERAGE RETAIL SALES: 1 SPACE PER 480 SQFT.
- ADMIN/OFFICE: 1 SPACE PER 480 SQFT

BICYCLE PARKING REQUIREMENTS PER TITLE 20, 20.60.090:
SPACES REQUIRED FOR COMMERCIAL USE:

- SHORT TERM: 1 PER 10 VEHICLE SPACES; 2 SPACES MIN.
- LONG TERM: 1 SPACE PER 5 EMPLOYEES, 1 SPACE MIN.

SIZE:

- SHORT TERM: 2FT WIDE, 6FT LONG, 7FT OVERHEAD CLEAR
- LONG TERM: 2FT WIDE, 6FT LONG, 7FT OVERHEAD CLEAR (LOCKERS EXEMPT).

VEHICLE PARKING CALCULATIONS:

1ST FLOOR:
153 SEATS
ADMIN/OFFICE = 169 SQFT
RETAIL = 253 SQFT
GAMBLING MACHINES = 20 COUNT

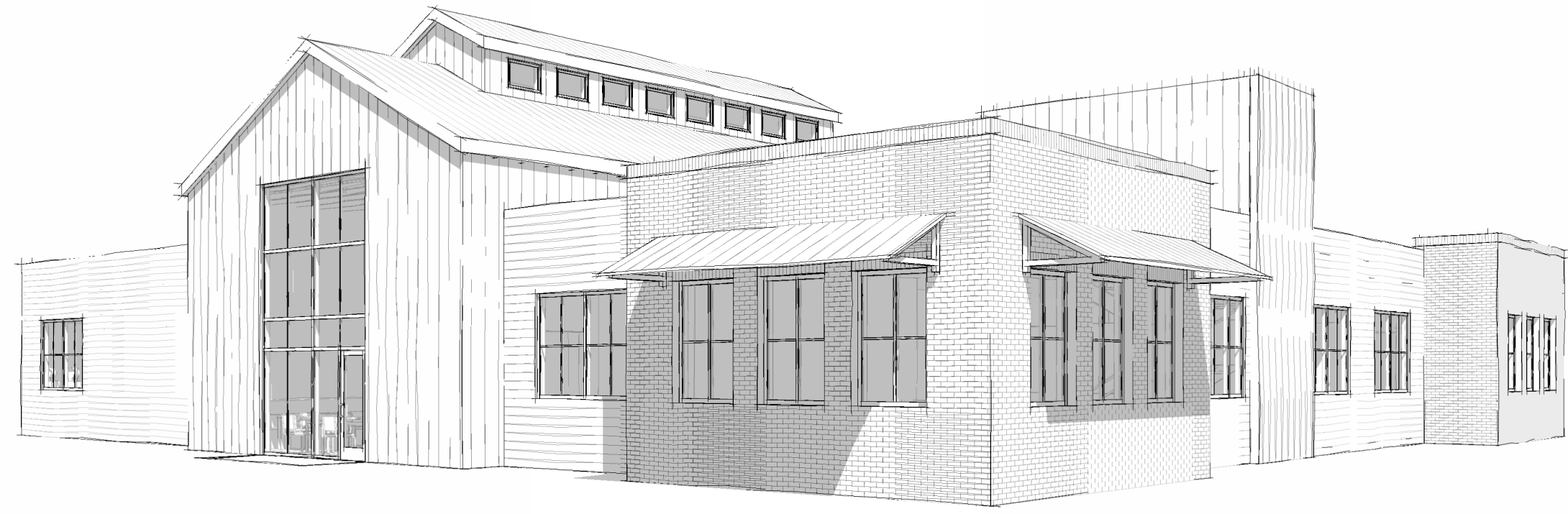
TOTAL SEATS = 153/4 = 39 SPACES
TOTAL EMPLOYEES = 19/2 = 9 SPACES
TOTAL GAMBLING MACHINES = 20/2 = 10 SPACES
TOTAL ADMIN/OFFICE = 169/480 = 1 SPACE
TOTAL RETAIL = 253/480 = 1 SPACE

TOTAL SPACES REQUIRED = 60

BICYCLE PARKING CALCULATIONS:
SHORT TERM = 60/10 = **6 SPACES**
LONG TERM = 18/5 = 3.6 = **4 SPACES**



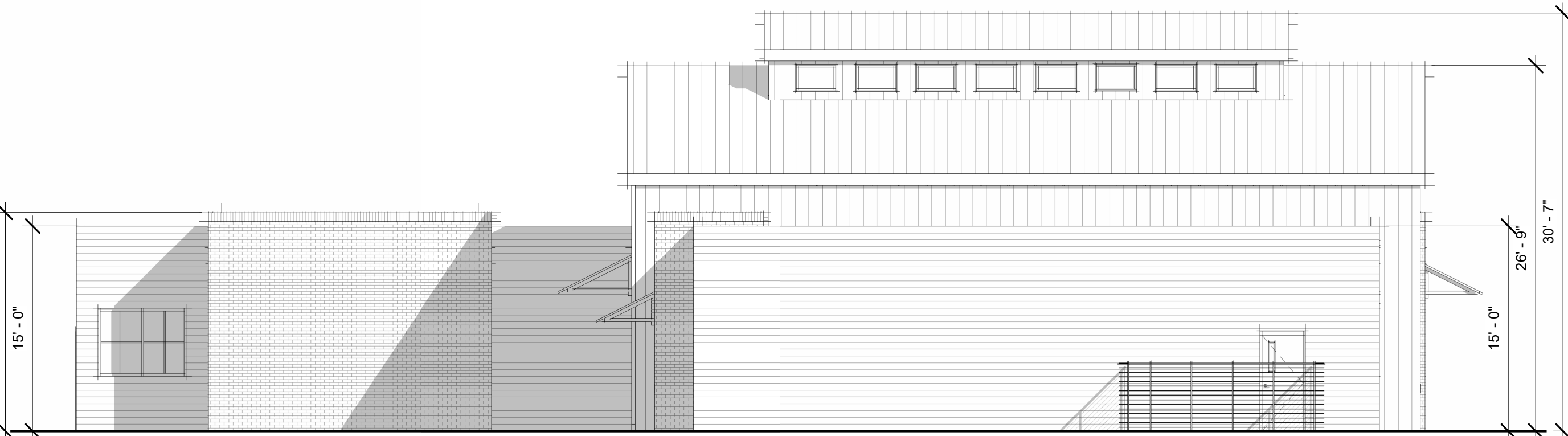
1 FLOOR PLAN
1/8" = 1'-0"



5 SE CORNER PERSPECTIVE



6 NW CORNER PERSPECTIVE



4 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



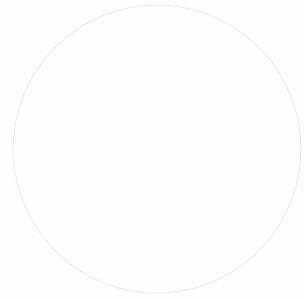
2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

	METAL ROOF		BRICK
	METAL SIDING		HORIZONTAL WOOD SIDING



PARADIGM
ARCHITECTURE

CRU RESTAURANT & BAR

2315 CLARK FORK LANE // MISSOULA, MT 59808

REVISIONS

2025.09.19

BUILDING ELEVATIONS

A.2

CONDITIONAL USE
PERMIT