

## **Annexation for 2617 6<sup>th</sup> St NW**

**Property Location:** 2617 6<sup>th</sup> St NW

**Applicant:** Leigh Larson

**Legal Description:** Lot 3, Block 3 of First Addition to Viles' and Robinson's Acre Tracts, Located in Section 35, T21N, R3E, P.M.M., Cascade County, Montana

**Request:** The applicant requests Annexation for connection to City Sewer.

**Basis of Decision:** The basis of decision for Annexation can be found within the Official Code of the City of Great Falls Title 17 Chapter 16 Article 7

**Additional Information:** This request is scheduled to go in front of the Planning Advisory Board/Zoning Commission on May 14<sup>th</sup>, 2024.

**Attachments:**

- Applicant Packet
- Aerial Map
- Basis of Decision

ANNX-000015-2024

Date Stamp:

RECEIVED  
FEB 05 2024

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • WWW.GREATFALLSMT.NET

BY: \_\_\_\_\_  
\$ 3,061.95

### LAND USE APPLICATION

Name of Project (if applicable):

2617 16<sup>th</sup> St NW Great Falls, MT 59404

Project Address:

Leigh Larson

Applicant/Owner Name:

2617 16<sup>th</sup> St NW Great Falls, MT 59404

Mailing Address:

406-403-4062

Phone:

leighlarson4@gmail.com

Email:

Representative Name:

Phone:

Email:

#### LEGAL DESCRIPTION:

Lot 3, BK 3, Viles' & Robinson's Acre Tracts 1<sup>st</sup>

Lot/Block/Subdivision:

Sec 35, T21N, R3E

Section/Township/Range:

#### ZONING (ZONING MAP AMENDMENT ONLY):

UR

Current:

R-2

Proposed:

#### LAND USE (CONDITIONAL USE ONLY):

SFR

Current:

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Proposed:

I (We), the undersigned, understand that the filing fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the application. I (We) further understand that public hearing notice requirements and associated costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.



Applicant/Owner's Signature:

2/3/2024

Date:

Representative's Signature:

Date:

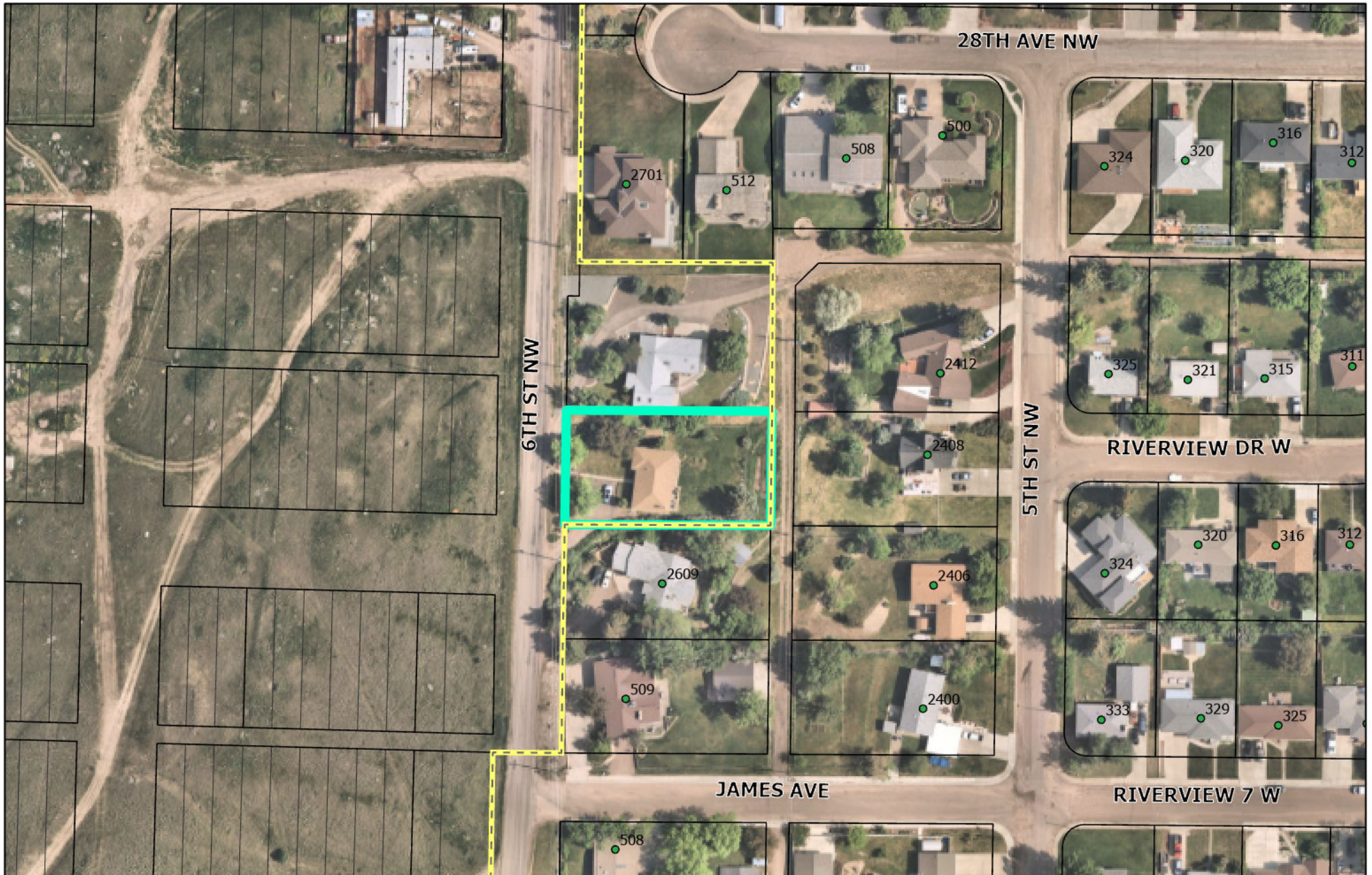
Leigh Larson  
2617 6th St NW  
Great Falls, MT 59404

Howdy,

My name is Leigh Larson, I live at 2617 6th St NW in Great Falls, MT 59404. I am seeking annexation to the city for city sewage. I am currently hooked to city water, but not to sewage, and the sewage connection looks to be behind my property in the alley. I have fully paid the annexation fee.

Thank you,  
Leigh

# Aerial Map



-  City Limit
-  Parcels
-  Subject Property



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### **17.16.7.050 Basis of decision.**

The Planning Board's recommendation and the City Commission's decision to approve, conditionally approve, or deny an application shall be based on whether the application, staff report, public hearing, Planning Board recommendation, or additional information demonstrates that each of the following criteria have been satisfied:

1. The subject property is contiguous to the existing City limits.
2. The proposed annexation is consistent with the City's growth policy.
3. The proposed annexation is consistent with applicable neighborhood plans, if any.
4. The proposed annexation is consistent with other planning documents adopted by the City Commission, including a river corridor plan, transportation plan, and sub-area plans.
5. The City has, or will have, the capacity to provide public services to the subject property.
6. The subject property has been or will be improved to City standards.
7. The owner(s) of the subject property will bear all of the cost of improving the property to City standards and or/ the owner(s) has signed an agreement waiving the right of protest to the creation of a special improvement district created to pay, in whole or in part, any necessary improvement.
8. The subject property has been or will be surveyed and officially recorded with the County Clerk and Recorder.
9. The City will provide both water and sewer service to each of the uses in the subject property that may require potable water and waste water treatment and disposal.
10. The subject property is not located in an area the City Commission has designated as unsuitable for annexation.
11. The subject property is not located in another city or town. (See: 7-2-4608 (1), MCA)
12. The subject property is not used in whole or in part for agriculture, mining, smelting, refining, transportation, or any other industrial or manufacturing purpose or any purpose incidental thereto. (See: 7-2-4608 (2), MCA)