

ORDINANCE NO. 2948

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF C-2 GENERAL COMMERCIAL DISTRICT TO EAST GREAT FALLS RETAIL CENTER ADDITION, PORTIONS OF 10<sup>TH</sup> AVENUE SOUTH AND U.S. HIGHWAY 87 & 89 AND SEGMENTS OF 50<sup>TH</sup> AND 52<sup>ND</sup> STREETS SOUTH, ALL IN THE NW1/4 OF SECTION 15 AND THE NE1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA,

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WHEREAS, multiple property owners have petitioned the City of Great Falls to annex East Great Falls Retail Center Addition, located in the NW1/4 of Section 15, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, being annexed simultaneously with said East Great Falls Retail Center Addition, are portions of 10<sup>th</sup> Avenue South and U.S. Highway 87 & 89 and segments of 50<sup>th</sup> and 52<sup>nd</sup> Streets South, all as shown on the Minor Subdivision Plat of East Great Falls Retail Center Addition; and,

WHEREAS, it is proposed said East Great Falls Retail Center Addition, portions of 10<sup>th</sup> Avenue South and U.S. Highway 87 & 89, and segments of 50<sup>th</sup> and 52<sup>nd</sup> Streets South, be assigned a City zoning classification of C-2 General commercial district, upon annexation to City; and,

WHEREAS, notice of assigning a zoning classification of C-2 General commercial district, to said East Great Falls Retail Center Addition, portions of 10<sup>th</sup> Avenue South and U.S. Highway 87 & 89, and segments of 50<sup>th</sup> and 52<sup>nd</sup> Streets South, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 5th day of September, 2006, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and recommended that the said zoning designation be made, NOW THEREFORE,

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein requested zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning of East Great Falls Retail Center Addition, portions of 10<sup>th</sup> Avenue South and U.S. Highway 87 & 89, and segments of 50<sup>th</sup> and 52<sup>nd</sup> Streets South, all as described on the Minor Subdivision Plat East Great Falls Retail Center Addition, be designated as C-2 General commercial district classification.

Section 3. This ordinance shall be in full force and effect either thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolutions annexing East Great Falls Retail Center Addition, portions of 10<sup>th</sup> Avenue South and U.S. Highway 87 & 89, and segments of 50<sup>th</sup> and 52<sup>nd</sup> Streets South, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

PASSED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, this 5th day of September, 2006.

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Dona R. Stebbins, Mayor

ATTEST:

\_\_\_\_\_  
Peggy J. Bourne, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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David V. Gliko, City Attorney

State of Montana     )  
County of Cascade    : ss.  
City of Great Falls    )

I, Peggy J. Bourne, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Ordinance No. 2948 was placed on its final passage and passed by the Commission of the City of Great Falls, Montana at a meeting thereof held on the 5th day of September, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 5th day of September, 2006.

\_\_\_\_\_  
Peggy J. Bourne, City Clerk

(SEAL OF CITY)

State of Montana     )  
County of Cascade    : ss.  
City of Great Falls    )

Peggy J. Bourne, being first duly sworn, deposes and says: That on the 5th day of September, 2006, and prior thereto, she was the City Clerk of the City of Great Falls, Montana; that as said City Clerk she did publish and post as required by law and as prescribed and directed by the Commission, Ordinance No. 2948 of the City of Great Falls, in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;  
On the Bulletin Board, first floor, Cascade County Court House;  
On the Bulletin Board, Great Falls Public Library

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Peggy J. Bourne, City Clerk

(SEAL OF CITY)