

ORDINANCE 2999

AN ORDINANCE ASSIGNING
A ZONING CLASSIFICATION OF
PUD PLANNED UNIT DEVELOPMENT DISTRICT
TO COTTAGE GROVE ADDITION PHASE 3,
IN SECTION 4, TOWNSHIP 20 NORTH, RANGE 4 EAST,
P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Discovery Meadows Inc., has petitioned the City of Great Falls to annex Cottage Grove Addition Phase 3, located in Section 4, Township 20 North, Range 4 East, P.M.M., Cascade County, Montana; and,

WHEREAS, Discovery Meadows Inc., has petitioned said Cottage Grove Addition Phase 3, be assigned a City zoning classification of PUD Planned unit development district to accommodate affordable single-family residences, upon annexation to City; and,

WHEREAS, notice of assigning a zoning classification of PUD Planned unit development district on the lots within said Cottage Grove Addition Phase 3, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 4th day of March, 2008, 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 described 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 Cottage Grove Addition Phase 3, be designated as PUD Planned unit development district classification subject to the building envelopes, setbacks and heights attached hereto as Exhibit "A" and by this reference made a part hereof.

Section 3. This ordinance shall be in full force and effect 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 resolution annexing Cottage Grove Addition Phase 3 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 4th day of March, 2008.

Dona R. Stebbins, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David V. Gliko, City Attorney

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

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Ordinance 2999 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 4th day of March, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 4th day of March, 2008.

Lisa Kunz, City Clerk

(CITY SEAL)

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

Lisa Kunz, being first duly sworn, deposes and says: That on the 4th day of March, 2008, 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 2999 of the City of Great Falls, in three conspicuous places within the limits of said City to-wit:

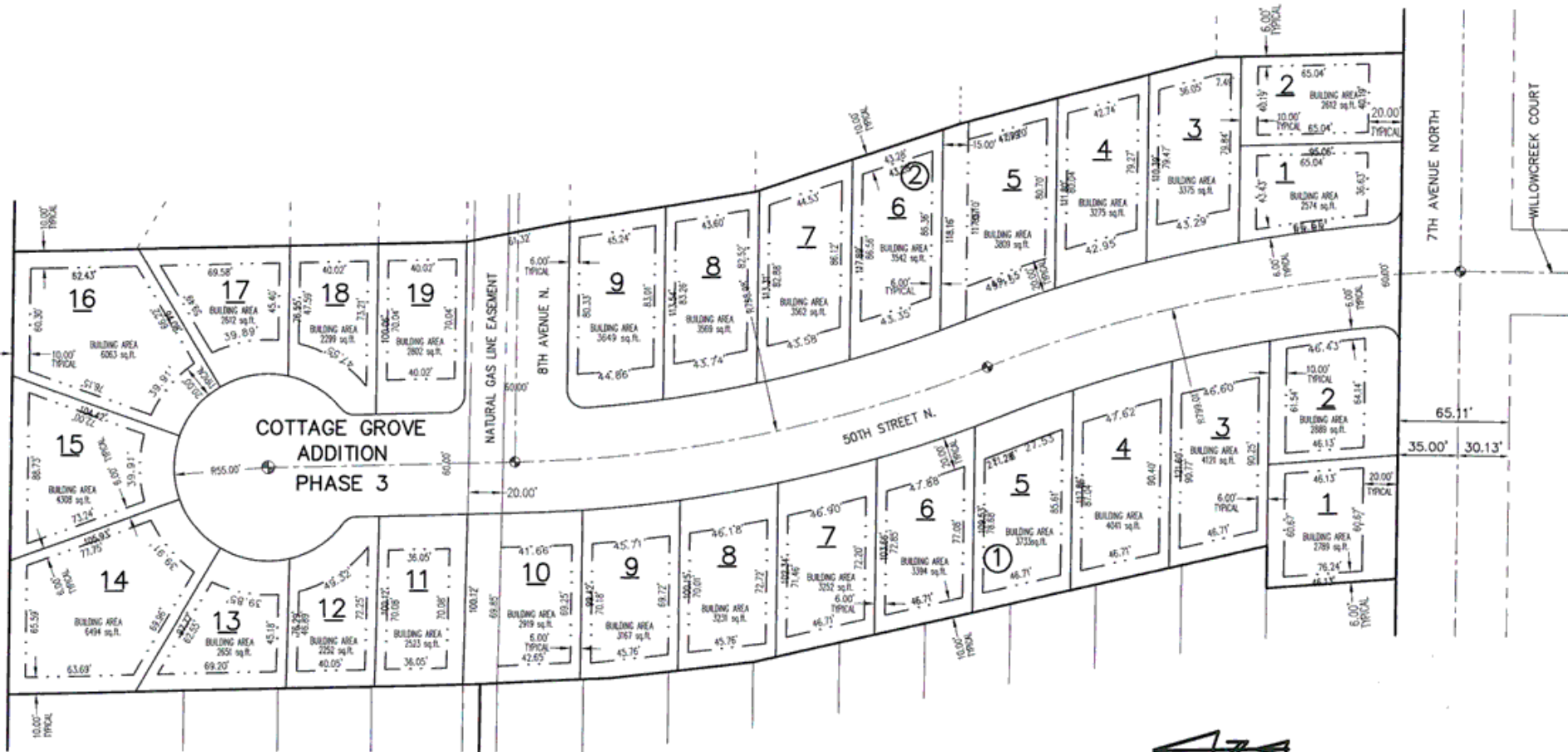
On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY

SEAL)

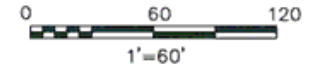
MAXIMUM BUILDING HEIGHT OF PRINCIPAL BUILDING IS 35 FEET.
 MAXIMUM BUILDING HEIGHT OF DETACHED ACCESSORY BUILDINGS IS 24 FEET.



COTTAGE GROVE ADDITION PHASE 3

BUILDING ENVELOPE SETBACKS AND HEIGHTS

EXHIBIT "A"



WOITH ENGINEERING, INC.
ENGINEERS & SURVEYORS
 P.O. BOX 7326, GREAT FALLS, MONTANA 59406