

ORDINANCE 3020

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO NEW CASTLE CONDOMINIUMS SUBDIVISION, IN THE SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> SECTION 18 AND GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 20 NORTH, RANGE 4 EAST, CASCADE COUNTY, MONTANA, ALL AS SHOWN ON THE SITE PLAN ATTACHED HERETO MARKED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

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WHEREAS, Harold Poulsen, Owner, has petitioned the City of Great Falls to annex New Castle Condominiums Subdivision, in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> Section 18 and Government Lot 1, Section 19, Township 20 North, Range 4 East, Cascade County, Montana; and,

WHEREAS, the Owner has petitioned the City of Great Falls to assign a City zoning classification of PUD Planned unit development district, upon annexation of New Castle Condominiums Subdivision; and,

WHEREAS, the Owner has agreed that any development of the subject property shall be in accordance with the P.U.D. Site Plan attached, as Exhibit "A"; and,

WHEREAS, notice of assigning a zoning classification of PUD Planned unit development district to New Castle Condominiums Subdivision was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 18<sup>th</sup> day of November, 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 New Castle Condominiums Subdivision be designated as PUD Planned unit development district subject to the building envelopes, setbacks and heights attached hereto as Exhibit "A".

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 resolution annexing New Castle Condominiums Subdivision 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 18<sup>th</sup> day of November, 2008.

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Dona R. Stebbins, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

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, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Ordinance 3020 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 18<sup>th</sup> day of November, 2008.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 18<sup>th</sup> day of November, 2008.

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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 18<sup>th</sup> day of November, 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 3020 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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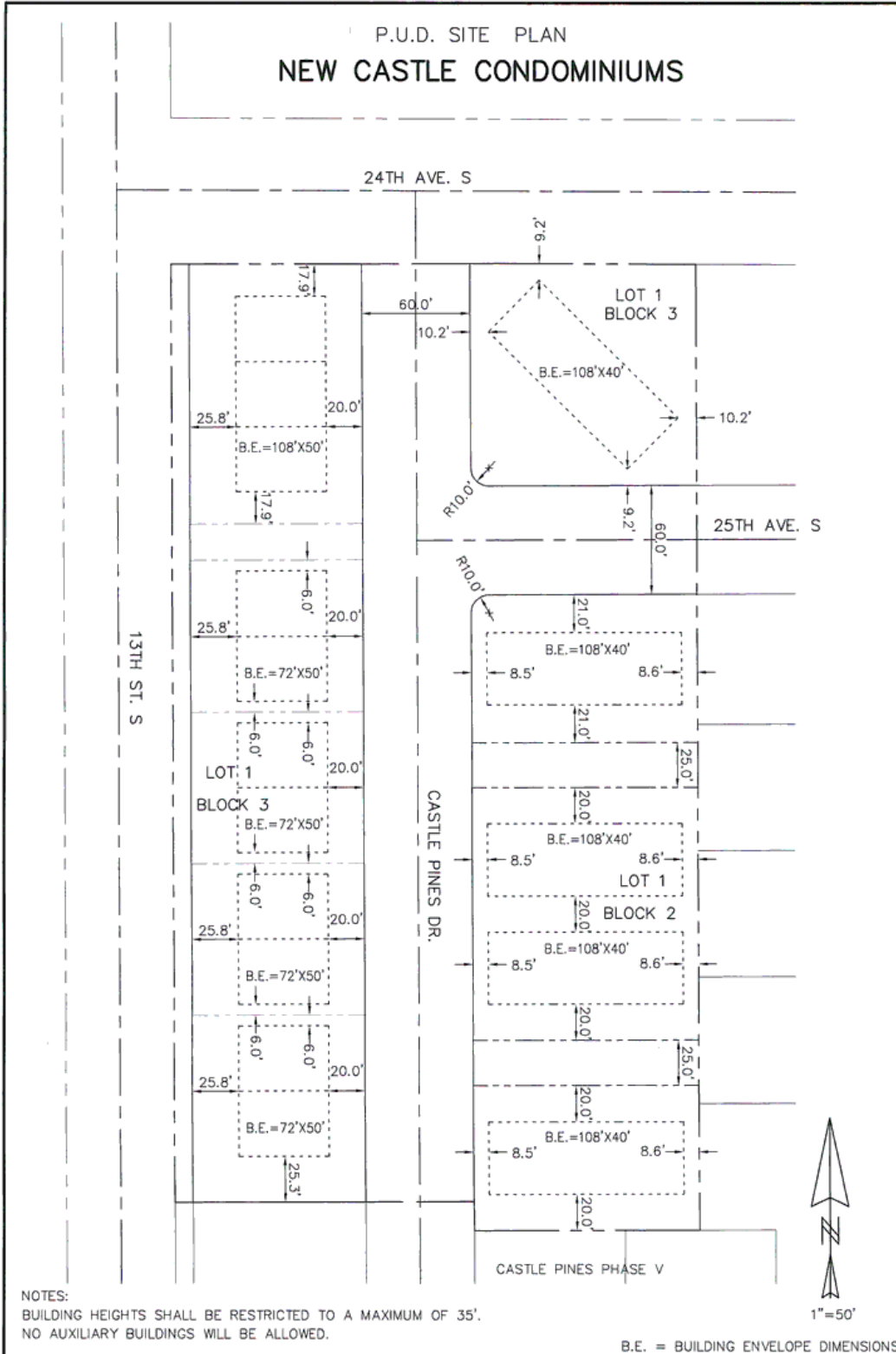
Lisa Kunz, City Clerk

(CITY SEAL)



EXHIBIT "A"

P.U.D. SITE PLAN  
NEW CASTLE CONDOMINIUMS



NOTES:  
BUILDING HEIGHTS SHALL BE RESTRICTED TO A MAXIMUM OF 35'.  
NO AUXILIARY BUILDINGS WILL BE ALLOWED.

B.E. = BUILDING ENVELOPE DIMENSIONS