

ORDINANCE 3037

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO NORTHVIEW ADDITION, PHASE 4, IN THE SE¼ SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Jim Workman Construction Co., has petitioned the City of Great Falls to annex Northview Addition, Phase 4, located in the SE¼ of Section 25, Township 21 North, Range 3 East, P.M.M., Cascade County, Montana; and,

WHEREAS, Jim Workman Construction Co., has petitioned Northview Addition, Phase 4, be assigned a zoning classification of PUD Planned unit development district, upon annexation to the City; and,

WHEREAS, notice of assigning said zoning classifications to Northview Addition, Phase 4, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 2nd day of June, 2009, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and decided 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 classification of Northview Addition, Phase 4, be designated as PUD Planned unit development district, subject to the building envelopes and setbacks 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 Northview Addition, Phase 4, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission on first reading May 5, 2009.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading June 2, 2009.

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 certify that I did post as required by law and as prescribed and directed by the Commission, Ordinance 3037 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)

P.U.D. SITE PLAN NORTHVIEW ADDITION PHASE 4

EXHIBIT "A"

NOTE:
BUILDING HEIGHTS SHALL BE RESTRICTED TO A MAXIMUM OF 35'.



SCALE: 1" = 50'

EXISTING CONDOMINIUMS

10.00'
UTILITY
EASEMENT

10.00'
UTILITY
EASEMENT
20' UNDERGROUND
TELEPHONE EASEMENT

NORTH RIVERVIEW
TERRACE SECTION 6

NORTHVIEW PHASE 1

9TH ST. NE.

DIMENSIONS TYPICAL OF 3
CONDOMINIUMS ON THE NORTH
SIDE OF 37TH AVENUE NE

NORTHVIEW PHASE 2

FUTURE
DEVELOPMENT

37TH AVE NE

DIMENSIONS TYPICAL OF 3
CONDOMINIUMS ON THE SOUTH
SIDE OF 37TH AVENUE NE

CHURCH ADDITION

① BLOCK NUMBER

⑨ LOT NUMBER

