

ORDINANCE 3078  
(Revised)

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-6 MULTI-FAMILY RESIDENTIAL HIGH DENSITY DISTRICT TO LOT 1B OF AN AMENDED PLAT OF LOT 1, BLOCK 2, FIRST ADDITION TO GREAT FALLS CLINIC ADDITION, SECTION 17, T20N, R4E, CASCADE COUNTY, MONTANA TO BE KNOWN AS CASCADE RIDGE

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WHEREAS, Lot 1B, of an Amended Plat of Lot 1, Block 2, First Addition to Great Falls Clinic Addition, Section 17, Township 20 North, Range 4 East, Cascade County, Montana was annexed into the City of Great Falls on March 15, 2005; and,

WHEREAS, at the time of annexation, the City of Great Falls assigned a zoning classification of PLI Public land and institutional district classification to said Lot 1, First Addition to Great Falls Clinic Addition; and,

WHEREAS, Mountain Plains Equity Group, has petitioned the City of Great Falls to rezone said Lot 1B, First Addition to Great Falls Clinic Addition, to R-6 Multi-family residential high density district classification; and,

WHEREAS, notice of assigning said zoning classification to said Lot 1B, First Addition to Great Falls Clinic Addition, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 2<sup>nd</sup> day of August, 2011, before final passage of said Ordinance herein; and,

WHEREAS, the approval of said zoning classification is subject to the developer fulfilling the conditions of approval in the Planning Advisory Board / Zoning Commission agenda report dated June 14, 2011; and,

~~WHEREAS, the approval of said zoning classification is subject to the developer entering into a Development Agreement with the City of Great Falls that describes the obligations to fulfill said conditions of approval; and,~~

WHEREAS, following said public hearing, it was found and decided that the said rezoning 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 said Lot 1B, First Addition to Great Falls Clinic Addition, be designated as R-6 Multi-family residential high density district.

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 Lot 1B of the Amended Plat of Lot 1, Block 2, First Addition to Great Falls Clinic Addition, Section 17, Township 20 North, Range 4 East, Cascade County, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading July 5, 2011.

PASSED, APPROVED AND ADOPTED by the city Commission of the City of Great Falls, Montana on second reading August 2, 2011.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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James W. Santoro, 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 I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3078 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)