

ORDINANCE 3107

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-1 SINGLE-FAMILY SUBURBAN DISTRICT TO MARK 10A, RANCHOS GRANDE VISTA NO.1, LOCATED IN SE 1/4 OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 3 EAST, PMM, CASCADE COUNTY, MONTANA

* * * * *

WHEREAS, Leslie Baldrige has petitioned the City of Great Falls to annex Mark 10A, Ranchos Grande Vista No. 1, and abutting portion of Flood Road right-of-way along the west boundary of the subject property, located in SE 1/4 of Section 22, Township 20 North, Range 3 East, PMM, Cascade County, Montana, herein referred to as Subject Property, and;

WHEREAS, Leslie Baldrige has petitioned the Subject Property be assigned a zoning classification of R-1 Single-family suburban district upon annexation to the City; and,

WHEREAS, the portion of Flood Road abutting the western boundary of Mark 10A, Rancho Grande Vista No. 1 shall be assigned zoning consistent with the adjacent properties of R-1 Single-family suburban upon annexation; and,

WHEREAS, notice of assigning said zoning classifications to Subject Property was published in the *Great Falls Tribune* advising that a public hearing on this zoning designation would be held on the 7th day of May, 2013, 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 of Mark 10A, Ranchos Grande Vista No. 1, and abutting portion of Flood Road right-of-way along the west boundary of the subject property, consisting of ±8.916 acres, located in SE 1/4 of Section 22, Township 20 North, Range 3 East, PMM, Cascade County, Montana, shall be designated R-1 Single-family suburban district consistent with adjacent property upon annexation as attached hereto as Attachment "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 Mark 10A, Ranchos Grande Vista No. 1, and abutting portion of Flood Road right-of-way along the west boundary of the subject property, located in

SE 1/4 of Section 22, Township 20 North, Range 3 East, PMM, Cascade County, Montana, consisting of ±8.916 acres, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading April 16, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim 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 3107 in three conspicuous places within the limits of said City to-wit:

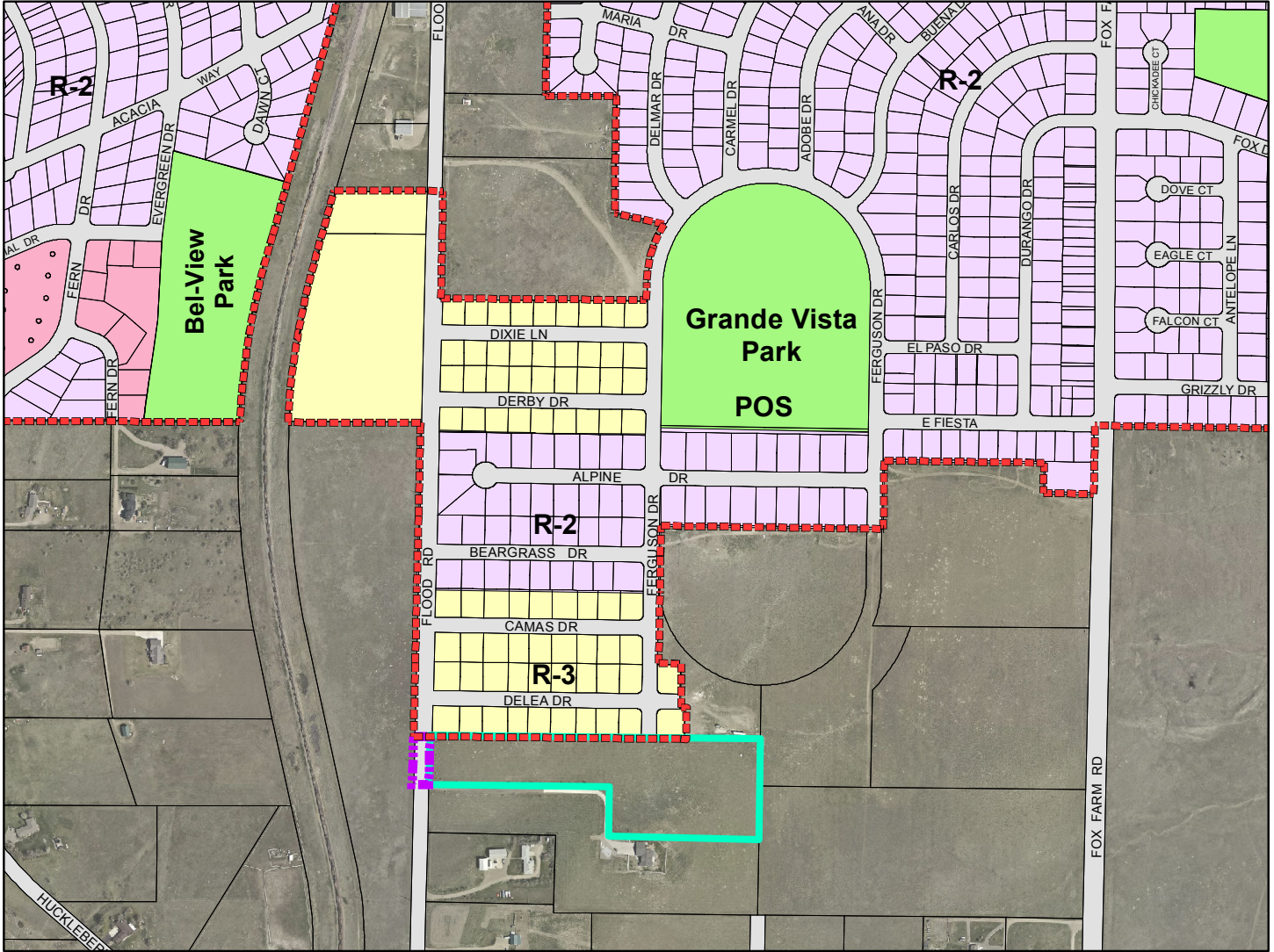
On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

Attachment A

Ordinance 3107



Flood Rd Annexation Area	C-3 Highway commercial	PUD Planned unit development
4201 Flood Rd Annexation Area	C-4 Central business core	R-1 Single-family suburban
Tracts of Land	C-5 Central business periphery	R-2 Single-family medium density
City Limits	I-1 Light industrial	R-3 Single-family high density
Right-of-way	I-2 Heavy industrial	R-5 Multi-family medium density
ZONING	M-1 Mixed-use district	R-6 Multi-family high density
AI Airport Industrial	M-2 Mixed-use transitional	R-9 Mixed residential
C-1 Neighborhood commercial	PLI Public lands institutional	R-10 Mobile home park
C-2 General commercial	POS Park Open Space	Unincorporated Enclave

N

 320 160 0 320 Feet
 Annexation 4201 Flood Rd