



Planning & Community Development Dept.

P.O. Box 5021 Great Falls, MT 59403

MEMO

TO: Board of Adjustment Members, file
FROM: Craig Raymond, Director
DATE: July 2, 2015

RE: Design Waivers

After searching through our files, the attach are the Design Waivers that our department has formally approved since May 1, 2015. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Raymond".

Craig Raymond
Director, Planning and Community Development
City of Great Falls

CITY OF GREAT FALLS
PLANNING & COMMUNITY DEVELOPMENT DEPT.
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021
406.455.8415 • WWW.GREATFALLSMT.NET

DESIGN WAIVER APPLICATION

Galloway & Company, Inc. - Zell O. Cantrell
Owner/Representative Name:

303-770-8884
Phone:

March 31, 2014
Submittal Date:

CUP2014-3
Application Number:

5300 DTC Parkway, Suite 100 Greenwood Village, CO 80111
Mailing Address:

PROPERTY LOCATION:

1 1 East Great Falls Retail Center
Mark / Lot: Section: Township/Block: Range/Addition:
Not yet assigned
Street Address:

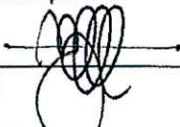
ZONING:

LAND USE

C-2, General Commercial No Change Vacant/Agricultural Retail Shopping Center
Current: Proposed: Current: Proposed:

PROJECT DESCRIPTION/REQUEST: (ATTACH ADDITIONAL INFO AS REQUIRED SEE CHECKLIST)

Request a waiver from Section 17.40.050 C. of the Great Falls Code of Ordinances which limits the heights of pole-mounted luminaires to a maximum of thirty (30) feet. We are requesting the maximum allowed height be adjusted to accommodate a proposed maximum pole height of 38' (35' pole with a 3' concrete base) interior to the site. Our client has found that the increased pole height accomplishes several key goals of successful site lighting design. Reduce the overall number of poles or light standards. By optimizing the height of the poles based on proposed light fixtures a more uniform light distribution can be achieved while reducing the overall pole and fixture count. Uniform light distribution creates a safer environment by minimizing transition zones between well lit areas and areas that tend to be darker. Please note that poles at the perimeter of the site will remain at the maximum allowed height of 30' in our efforts to eliminate light trespass on to adjacent properties and provide consistency with future development.


Property Owner's Signature:
REPRESENTATIVE

MARCH 31, 2014
Date:

I, Craig Raymond, Director of Planning and Community Development, hereby approve the above Design Waiver request.


Director Approval Signature:

3/31/2014
Date:

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DESIGN WAIVER APPLICATION

Neighborworks Great Falls

Owner/Representative Name:

406-761-5861

Phone:

509 1st Ave S, Great Falls, MT 59401

Mailing Address:

Submittal Date:

Application Number:

PROPERTY LOCATION:

West 20' of 12 & all Lot 13

Block 493

First Addition

Mark / Lot:

Section:

Township/Block:

Range/Addition:

1103 & 1105

1105 & 1109 9th Avenue South, Great Falls MT 59405

Street Address:

ZONING:

LAND USE

R-3

R-3

Vacant Residential

Residential

Current:

Proposed:

Current:

Proposed:

PROJECT DESCRIPTION/REQUEST: (ATTACH ADDITIONAL INFO AS REQUIRED SEE CHECKLIST)

As the owner of the property, we are requesting a Design Waiver Per (O.C.C.G.F.) 17.16.20, in order to do a boundary line adjustment that creates two lots (35 feet X 150 feet, 5,250 square feet) that will allow us to construct two- 1136 square foot, affordable, single-family residence with a common separation wall right down the property line as per the attached exhibits.

The existing lots are less than 60 feet in width each and are nonconforming to the current, O.C.C.G.F. 17.20.4.010.

Design Waiver to 17.20.4.010, Lot Area & Dimensional Standards, per the attached exhibits, allows the construction of two-single-family residences. Each residence on its own lot and a center common wall, dividing on the property line. The common elements of the two-single-family residence will be detailed out in a agreement filed with the Cascade County Clerk & Recorder for both lots.

The two-single-family residences shall meet all other land use and construction standards required by the current O.C.C.G.F.


Property Owner's Signature:


Date:

I, Craig Raymond, Director of Planning and Community Development, hereby approve the above Design Waiver request.

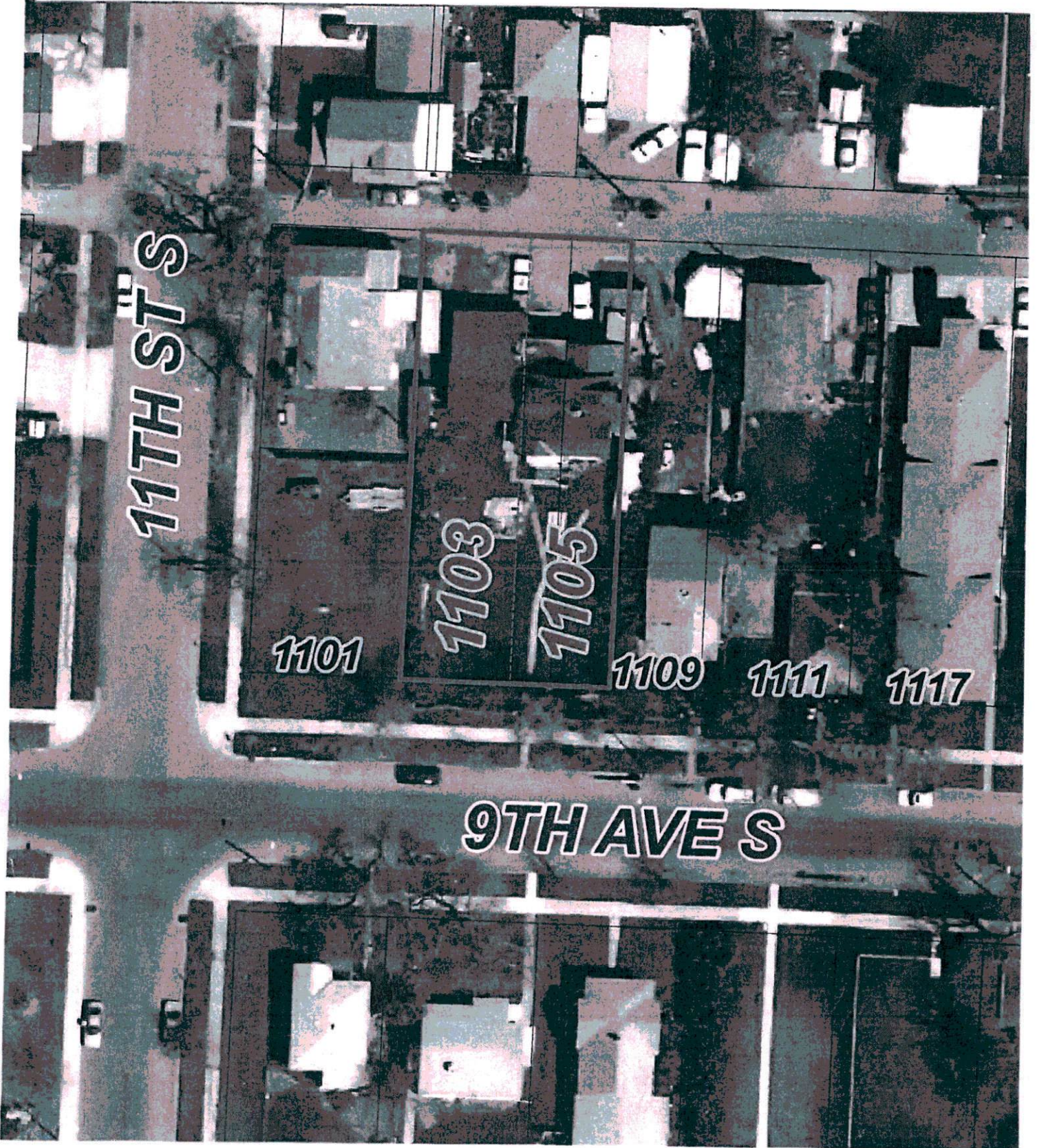

Director Approval Signature:


Date:

Neighborworks



New Construction - Two Townhome Units
Raze Existing Structure



11TH ST S

1101

1103

1105

1109

1111

1117

9TH AVE S