

ORDINANCE NO. 03- 5261

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION
ON NW ¼, NW ¼ Section 12, Township 1 South, Range 25 East,
PMM, less C/S 1702 and Emerick Subdivision

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the twelve (12) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the twelve (12) criteria required by state law.*

2. DESCRIPTION. NW ¼, NW ¼ Section 12, Township 1 South, Range 25 East, PMM, less C/S 1702 and Emerick Subdivision is presently zoned **Residential 9,600** and is shown on the official zoning map within this zone.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for the following described property is hereby changed from **Residential 9,600** to **Residential 7,000** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining **Residential 7,000** as set out in the Billings, Montana City Code.

Beginning at a point which is situated N 89°34'38" E a distance of 1314.84 feet and S 00°22'06" E a distance of 660.61 feet from the northwest corner of Section 12, T. 1 S., R. 25 E., P.M.M.; thence S 00°22'06" E a distance of 660.61 feet; thence S 89°32'30" W a distance of 605.50 feet; thence N 00°20'24" W a distance of 375.00 feet; thence S 89°32'30" W a distance of 710.00 feet; thence N 00°20'24" W a distance of 60.00 feet; thence N 89°32'30" E a distance of 710.00 feet; thence N 00°20'24" W a distance of 225.98 feet; thence N 89°34'38" E a distance of 605.17 feet to the point of beginning.

4. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for the following described property is hereby changed from **Residential 9,600** to **Residential Multi-Family Restricted** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining **Residential Multi-Family Restricted** as set out in the Billings, Montana City Code.

Beginning at a point which is situated N 89°34'38" E a distance of 710.00 feet from the northwest corner of Section 12, T. 1 S., R. 25 E., P.M.M.; thence N 89°34'38" E a distance of 604.84 feet; thence S 00°22'06" E a distance of 660.61 feet; thence S 89°34'38" W a distance of 605.17 feet; thence N 00°20'24" W a distance of 660.61 feet to the point of beginning, and

Beginning at a point which is situated S 00°20'25" E a distance of 947.03 feet from the northwest corner of Section 12, T. 1 S., R. 25 E., P.M.M.; thence N 89°32'30" E a distance of 710.00 feet; thence S 00°20'24" E a distance of 375.00 feet; thence S 89°32'30" W a distance of 710.00 feet; thence N 00°20'24" W a distance of 375.00 feet to the point of beginning.

5. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

6. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading November 24, 2003

PASSED, ADOPTED AND APPROVED on second reading December 8, 2003.

CITY OF BILLINGS:

BY: _____
Charles F. Tooley, Mayor

ATTEST:

BY: _____
Marita Herold, CMC/AAE, City Clerk

ZC#721