

After Recording Return to:  
City Clerk  
435 Ryman St.  
Missoula, MT 59802

**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE TO REZONE THE PARCELS  
LEGALLY DESCRIBED AS:**

**PARCEL 1: W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5,  
TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M.,  
MISSOULA COUNTY, MONTANA - RECORDING  
REFERENCE: BOOK 810 OF MICRO RECORDS AT  
PAGE 1424**

**PARCEL 2: E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5,  
TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M.,  
MISSOULA COUNTY, MONTANA - RECORDING  
REFERENCE: BOOK 810 OF MICRO RECORDS AT  
PAGE 1425**



**PARCEL 3: A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5,  
TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA,  
BEING MORE PARTICULARLY DESCRIBED AS TRACT A OF CERTIFICATE OF SURVEY  
NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1426**

**PARCEL 4: A TRACT OF LAND LOCATED IN THE W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5,  
TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA,  
BEING MORE PARTICULARLY DESCRIBED AS TRACT B OF CERTIFICATE OF SURVEY  
NO. 1328. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1427**

**PARCEL 5: E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 19 WEST,  
P.M.M., MISSOULA COUNTY, MONTANA. - RECORDING REFERENCE: BOOK 810 OF  
MICRO RECORDS AT PAGE 1428**

**PARCEL 6: A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 12  
NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE  
PARTICULARLY DESCRIBED AS TRACT C-G-1 OF CERTIFICATE OF SURVEY NO. 2412.**

**PARCEL 7: A TRACT OF LAND LOCATED IN THE SE $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 12  
NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA, BEING MORE  
PARTICULARLY DESCRIBED AS TRACT C-G-2 OF CERTIFICATE OF SURVEY NO. 2412.  
TOGETHER WITH A TRACT OF LAND LOCATED IN THE NW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 5,  
TOWNSHIP 12 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA,  
BEING MORE PARTICULARLY DESCRIBED AS PORTION A OF CERTIFICATE OF**

SURVEY NO. 4322. - RECORDING REFERENCE: BOOK 810 OF MICRO RECORDS AT PAGE 1429

REZONING FROM RM0.5 RESIDENTIAL (MULTI-DWELLING), RM0.5 RESIDENTIAL (MULTI-FAMILY), R5.4 RESIDENTIAL, R8 RESIDENTIAL AND B2-1 COMMUNITY BUSINESS WITH A PORTION INCLUDING THE HILLVIEW HEIGHTS OVERLAY TO RM0.5 RESIDENTIAL (MULTI-FAMILY), RM1-35 RESIDENTIAL (MULTI-FAMILY), AND R5.4 RESIDENTIAL, REMOVING THE HILLVIEW HEIGHTS OVERLAY FROM THE ENTIRETY OF THE SUBJECT PROPERTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOULA:

**THAT** THE ABOVE DESCRIBED PROPERTY IS HEREBY WITHDRAWN FROM THE ZONING OF RM0.5 RESIDENTIAL (MULTI-DWELLING), RM0.5 RESIDENTIAL (MULTI-FAMILY), R5.4 RESIDENTIAL, R8 RESIDENTIAL AND B2-1 COMMUNITY BUSINESS WITH A PORTION INCLUDING THE HILLVIEW HEIGHTS OVERLAY AND REPLACED WITH THE CLASSIFICATION OF RM0.5 RESIDENTIAL (MULTI-FAMILY), RM1-35 RESIDENTIAL (MULTI-FAMILY), AND R5.4 RESIDENTIAL, REMOVING THE HILLVIEW HEIGHTS OVERLAY FROM THE ENTIRETY OF THE SUBJECT PROPERTY.

Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, and words thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, and if for any reason this ordinance should be declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

PASSED by a \_\_\_\_\_ vote and

APPROVED by the Mayor this \_\_\_\_\_ of \_\_\_\_\_, 2024.

ATTEST:

APPROVED:

\_\_\_\_\_  
Claire Trimble  
City Clerk  
(SEAL)

\_\_\_\_\_  
Andrea Davis  
Mayor