

CITY OF GREAT FALLS  
PLANNING & COMMUNITY DEVELOPMENT DEPT.  
P.O. BOX 5021, GREAT FALLS, MT, 59403-5021  
406.455.8430 • WWW.GREATFALLSMT.NET

# CONDITIONAL USE PERMIT APPLICATION

**Name of Project:** Rental unit renovation

**Owner Name:** Ramona Ramadas

**Mailing Address:** 727 4th Ave N  
Great Falls, MT 59401

**Phone:** 206-228-7363

**Email:** ramona.ramadas@gmail.com

**Representative Name:**

**Phone:**

**Email:**

## PROPERTY DESCRIPTION / LOCATION:

**Mark/Lot:**

**Section:**

**Township/Block:**

**Range/Addition:**

727 4th Ave N

Great Falls 59401

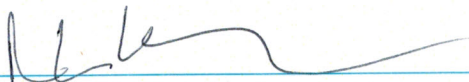
**Street Address:**

## PROPOSED LAND USE:

## CURRENT ZONING:

Housing for travel nurses  
in garage space

I (We), the undersigned, understand that the fee accompanying this application is not refundable. I (We) further understand that the fee pays for the cost of processing, and the fee does not constitute a payment for approval of the requested action. I (We) further understand that public hearing notice publication costs for land development projects are my (our) responsibility. I (We) further understand that other fees may be applicable per City Ordinances. I (We) also attest that the above information is true and correct to the best of my (our) knowledge.



**Property Owner's Signature:**

2/20/2023

**Date:**

**Representative's Signature:**

**Date:**

## Process for Conditional Use Permit

**Pre-submittal meeting.** Before submitting an application, the applicant or the applicant's agent shall meet with Planning Staff to:

1. Review applicable regulations and procedures;
2. Review applicable goals and objectives of the City's growth policy and the applicable neighborhood plan(s), if any; and
3. Review the proposal.

**Neighborhood council contact recommended.** Prior to submitting an application, the applicant should meet with representatives of the neighborhood council in which the project is located to present the project and solicit feedback.

**Submittal of application.** The applicant shall submit an application to the Planning and Community Development Department along with the application fee as may be established by the City Commission.

**Determination of completeness.** Within ten (10) days, but not sooner than four (4) days, of submittal, staff shall determine whether the proposed application is complete or incomplete and notify the applicant of any deficiencies. If the application is incomplete, the applicant has six (6) months to resubmit the application or forfeit the application fee. Staff shall take no further steps to process the application until the deficiencies are remedied.

**Schedule date of review.** Following a determination of completeness, staff shall schedule a public hearing with the Zoning Commission allowing for proper public notice.

**Notice.** Consistent with Article 4 of this chapter, staff shall provide for public notice, neighborhood council notification, property owner notification, agency notification, and posting of a sign on the premises.

**Staff report.** Staff shall prepare a written report as described in this article and mail it to each member of the Zoning Commission, the applicant, and the applicant's agent, if any, no later than three (3) days prior to the public hearing. He/she shall also provide a copy to interested people upon request.

**Public hearing.** The Zoning Commission shall conduct a public hearing to review the application.

**Zoning commission recommendation.** Within ten (10) days of the public hearing (unless the applicant consents in writing to an extension of the review period), the Zoning Commission after considering the comments and recommendations of the staff report shall make a recommendation to the City Commission, based on the decision criteria contained in this article, to either:

1. Approve the conditional use permit,
2. Approve the conditional use permit with conditions, or
3. Deny the conditional use permit.

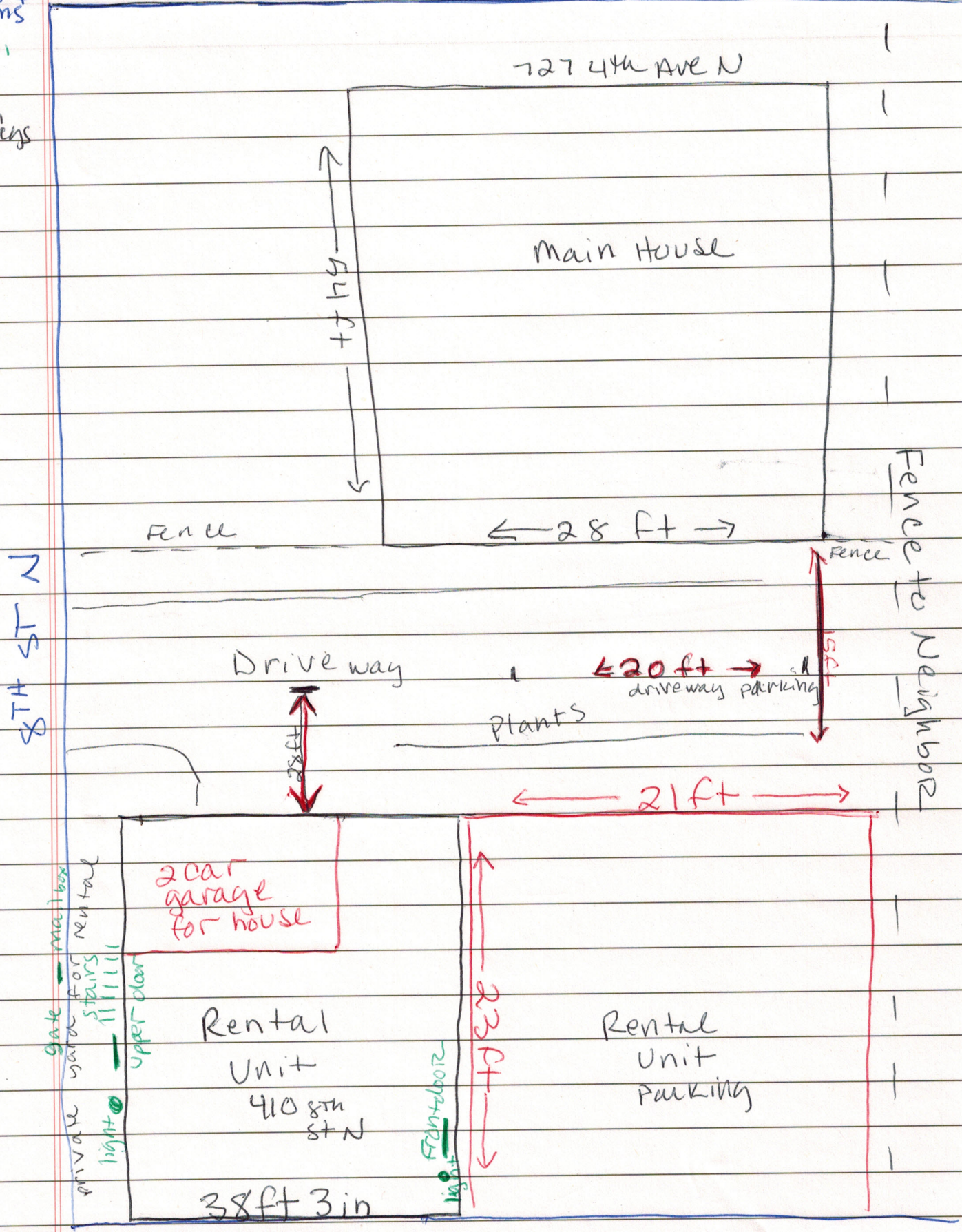
**City commission public hearing.** Allowing for proper public notice, the City Commission shall conduct a public hearing to consider the application.

**City commission decision.** Within ten (10) days of the public hearing (unless the applicant consents in writing to an extension of the review period), the City Commission after considering the comments and recommendation of the Zoning Commission and after reviewing the staff report shall make a decision, based on the decision criteria contained in this article, to either:

1. Approve the conditional use permit,
2. Approve the conditional use permit with conditions, or
3. Deny the conditional use permit.

- Legend:
- Parking
  - Street + directions
  - Lights, doors, stairs
  - Bldgs, walkways

# 4th Ave N



Conditional Use Permit - RN Housing  
 Ramona Ramadas  
 727 4th Ave N

Alley

City of Great Falls

Planning and Community Development Dept.

PO Box 5021

Great Falls, MT 59403 -5021

Re: Narrative for Conditional Use Permit Application at 727 4<sup>th</sup> Ave N/410 8<sup>th</sup> St N

Dear City Planning,

727 4<sup>th</sup> Ave N and the "Carriage House" located at 410 8<sup>th</sup> St N have a special place in the history of the city's development. It is our understanding that the home was originally built by an investor in the city's innovative roots in electricity. Innovation has continued as the backbone of the home – as the owners of the property for just under a year, we've learned of a prominent Great Falls lawyer, an architect, and had visits by the students and families of several music students that learned within the walls of the home under its most recent owner.

In this spirit, we have been working to restore the home, honoring the architecture, craftsmanship, and innovation of those that came before us. More importantly, we have brought the "carriage house" (a true carriage house, we learned from our neighbor) back to life. Our vision is to support one of the most important needs facing every community today, the nursing shortage. Investments in University of Providence and Great Falls College will help address this growing concern within Great Falls and beyond. With these investments, nurse educators and travel nurses wishing to be part of this wave of change will want to be part of the community for short, and perhaps long periods of time.

As an actively licensed RN, I am well positioned to create a space that meets the needs of a healthcare worker, and my family and I are excited to give back to the industry and community in this way. We believe we can provide a safe and friendly haven at the end of the shift for this rewarding but incredibly demanding role. Simultaneously, the income we receive will allow us to continue making investments into the home, the arts community in Great Falls, and my continued contributions to nursing innovation.

The specific activities we have undertaken to prepare a safe and comfortable space include:

- Upgraded electrical panel and fixtures
- Upgraded plumbing
- Refinished wood floors
- New high-efficiency furnace
- New hot water tank
- Updated bathroom
- Upgraded insulation
- New paint and appliances

We hope that you'll support our vision and this project. Thank you for your consideration!

Ramona Ramadas