

RESOLUTION 10017

A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT FOR THE PROPERTY ADDRESSED AS 624 3RD AVENUE NORTH AND LEGALLY DESCRIBED AS NORTH 96' LOT 7, BLOCK 255, GREAT FALLS ORIGINAL TOWNSITE, SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, PMM, CASCADE COUNTY, MONTANA, TO ALLOW A TWO-FAMILY RESIDENCE TO BE ESTABLISHED ON THE PROPERTY.

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WHEREAS, David Knudson is the owner of record of the property legally described as the North 96' Lot 7, Block 255, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, PMM, Cascade County, Montana; and,

WHEREAS, said property is presently zoned R-9 Mixed residential district wherein a two-family residence is permitted upon processing and approval of a Conditional Use Permit; and,

WHEREAS, the owner has applied for a Conditional Use Permit to allow a two-family residence be established within the existing structure, addressed as 624 3rd Avenue North subject to the following conditions:

1. The applicant shall ensure that all relevant permits for construction are obtained and kept in good standing with the City of Great Fall Building Department, and that the applicant shall call for all required inspections throughout the construction process.
2. The applicant shall pave the parking pad, and widen the curb cut to 20 feet. Construction must be done in accordance with section 17.32.150 of the Municipal Code and appropriate construction standards. The proposed driveway contractor should coordinate construction with the Engineering Division.

3. Applicant shall work with the City's addressing department to establish a new address for the second residence and provide facilities for adequate mail delivery to both residences as required by the post office.

and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on March 26, 2013, to consider said Conditional Use Permit application, and at the conclusion of said hearing passed a motion recommending a Conditional Use Permit be granted to allow the establishment of a two-family residence on subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

That a Conditional Use Permit be granted for the property addressed as 624 3rd Avenue North and legally described as the North 96' Lot 7, Block 255, Great Falls Original Townsite, Section 12, Township 20 North, Range 3 East, PMM, Cascade County, Montana, to allow a two-family residence, contingent on the owner complying with the said conditions; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective immediately upon its passage and approval.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on May 7, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

David L. Nielsen, Interim City Attorney