

RESOLUTION NO. 9569

A RESOLUTION APPROVING A CONDITIONAL  
USE PERMIT TO ALLOW THE EXPANSION OF  
THE EXISTING NONCONFORMING USE ON LOT  
7, BLOCK 467, FIRST ADDITION, TO GREAT  
FALLS, CASCADE COUNTY, MONTANA

\* \* \* \* \*

WHEREAS, Dave Dickman owns Lot 7, Block 467, First Addition to Great Falls, Cascade County, Montana, addressed as 600 13<sup>th</sup> Street South; and,

WHEREAS, Owner has prepared plans to expand an existing legal non-conforming use located on subject Lot 7; and,

WHEREAS, subject Lot 7, Block 467, First Addition is presently zoned as R-3 Single-family high density district wherein an auto repair use existed prior to the adoption of the Unified Land Development Code, which states, "A nonconforming, nonresidential use may be changed to another nonconforming use, or may be increased or expanded, through a conditional use permit procedure as set forth in Chapter 16."; and,

WHEREAS, Owner has applied for a conditional use permit to allow the expansion of said non-conforming use, upon subject Lot 7, Block 467, First Addition; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on April 25, 2006, 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 existing nonconforming use on Lot 7, Block 467, First Addition to be expanded in accordance with the preliminary site plan dated April 4, 2006 by Dave Dickman, attached hereto as Exhibit "A" and by this reference made a part hereof.

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

That a conditional use permit is hereby granted to allow the existing nonconforming use on Lot 7, Block 467, First Addition to be expanded in accordance with the preliminary site plan attached hereto as Exhibit "A", dated April 4, 2006 by Dave Dickman.

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective thirty (30) days after its passage and approval.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,  
on this 6th day of June, 2006.

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Dona R. Stebbins, Mayor

ATTEST:

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Peggy J. Bourne, City Clerk

(SEAL OF CITY)

Approved for legal content:

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David V. Gliko, City Attorney

State of Montana     )  
County of Cascade   :ss  
City of Great Falls   )

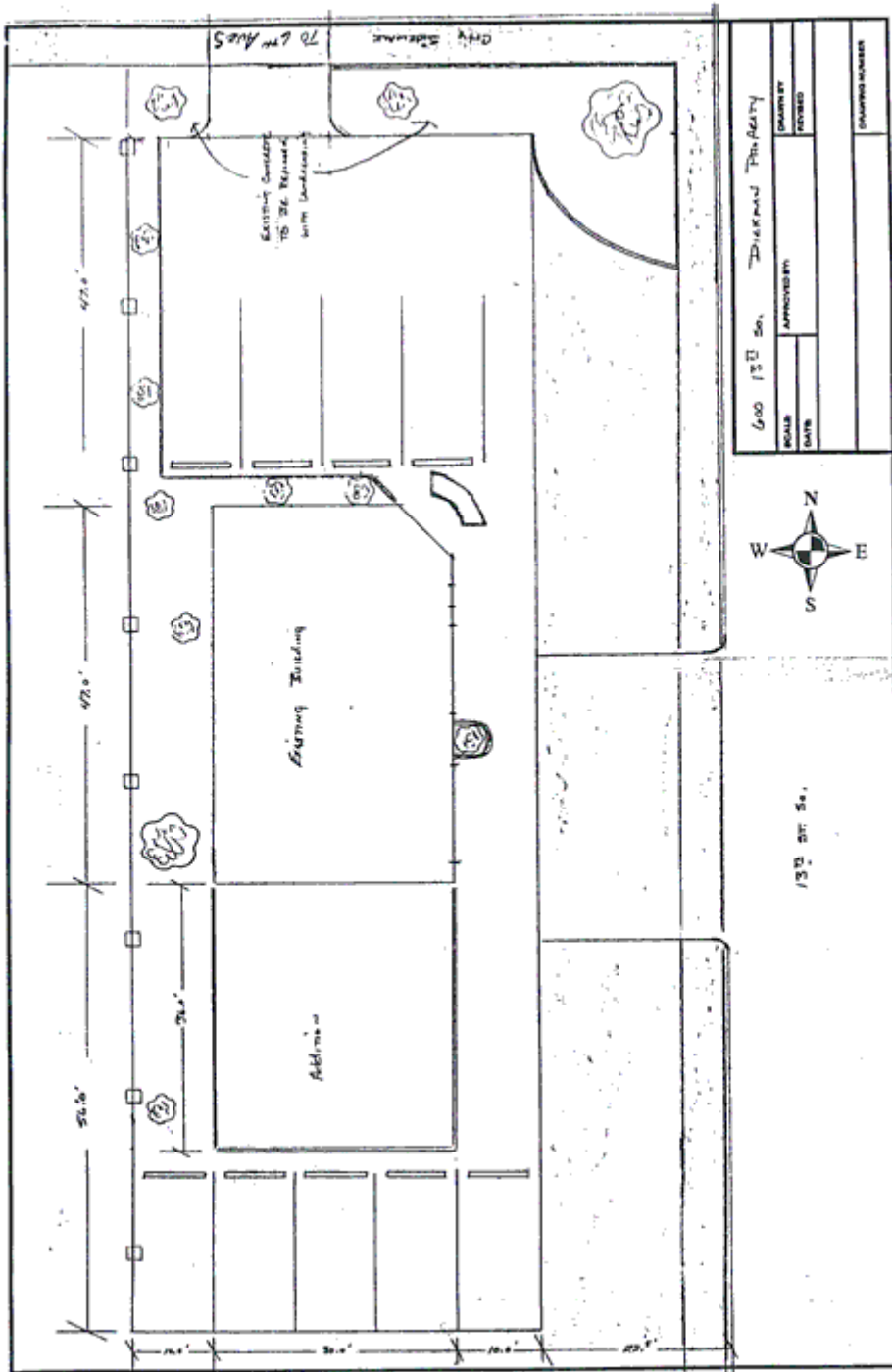
I, Peggy J. Bourne, City Clerk of the City of Great Falls, Montana, do hereby certify that the foregoing Resolution No. 9569 was placed on its final passage by the Commission of the City of Great Falls, Montana, at a meeting thereof held on the 6th day of June, 2006, wherein it was approved by said Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 6th day of June, 2006.

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Peggy J. Bourne, City Clerk

(SEAL OF CITY)



Arch Exhibit "A"

13th St. S. 100' x 100' x 100'