

RESOLUTION 9904

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT
TO ALLOW A DUPLEX ON THE PROPERTY ADDRESSED AS 1024 2ND AVENUE
SOUTH AND LEGALLY DESCRIBED AS LOT 7, BLOCK 408, FIRST ADDITION
TO GREAT FALLS

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WHEREAS, Betty Mader, of Great Falls owns Lot 7, Block 408, First Addition to Great Falls; and,

WHEREAS, the owner purchased the property as an investment a couple of months ago and intends to renovate the structure as a duplex rental. When Ms. Mader applied for the permits to renovate the property, it was discovered the property was zoned as a single-family residence and not the duplex she thought she had purchased; and,

WHEREAS, subject property is zoned R-3 Single-family high-density district wherein a two-family residence (duplex) is permitted, upon processing and approval of a conditional use permit; and,

WHEREAS, the owner has applied for a conditional use permit to allow renovation of the existing single-family residence into a duplex on the property addressed as 1024 2nd Avenue South and legally described as Lot 7, Block 408, First Addition to Great Falls, subject to the property owner/applicant entering into an agreement with the City agreeing to renovate subject property substantially in accordance with the submitted plans; and,

WHEREAS, subject property is in an established stable neighborhood with improved streets and avenues and dedicated alley; and,

WHEREAS, the owner provides four off street parking spaces for the tenants located at the rear of the subject lot; and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on September 14, 2010, to consider said conditional use permit application and at the conclusion of said hearing, passed a motion recommend the City Commission grant a conditional use permit for a duplex on the property.

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

That a conditional use permit be granted to allow the property addressed as 1024 2nd Avenue South and legally described as Lot 7, Block 408, First Addition to Great Falls, be renovated into a duplex, subject to the property owner/applicant entering into an agreement with the City agreeing to renovate subject property substantially in accordance with the submitted plans; 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 this 16th day of November, 2010.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney