

RESOLUTION 9948

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AT THE PROPERTY ADDRESSED AS 264 15TH STREET SOUTH AND LEGALLY DESCRIBED AS LOT 17, BLOCK 1, PROSPECT HEIGHTS ADDITION TO GREAT FALLS, SECTION 13, TOWNSHIP 20 NORTH, RANGE 3 EAST, CASCADE COUNTY, MONTANA, TO ALLOW A TWO-FAMILY RESIDENCE ON THE PROPERTY.

* * * * *

WHEREAS, Robert Cole owns Lot 17, Block 1, Prospect Heights Addition to Great Falls, Section 13, Township 20 North, Range 3 East, Cascade County, Montana; and,

WHEREAS, said Lot 17 is presently zoned as R-3 Single-family high density 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 garage structure located at the back of the property adjacent to the alley, addressed as 264 15th Avenue South and legally described as Lot 17, Block 1, Prospect Heights Addition to Great Falls, Section 13, Township 20 North, Range 3 East, Cascade County, Montana, 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. Applicant shall provide facilities for adequate mail delivery to both residences as required by the post office.
3. The applicant shall meet City Code requirements for off-street parking with two parking spaces per dwelling unit. A total of four spaces is required, which is two additional spaces for the Conditional Use Permit.

and,

WHEREAS, the Great Falls Zoning Commission conducted a public hearing on October 25, 2011, 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 property addressed as 264 15th Avenue South and legally described as Lot 17, Block 1, Prospect Heights Addition to Great Falls, Section 13, Township 20 North, Range 3 East, Cascade County, Montana, to allow a two-family residence.

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

That a conditional use permit be granted at the property addressed as 264 15th Avenue South and legally described as Lot 17, Block 1, Prospect Heights Addition to Great Falls, Section 13, Township 20 North, Range 3 East, Cascade County, Montana, to allow a two-family residence, conditioned upon 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, this 6th day of December, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney