

ORDINANCE NO. 2804

AN ORDINANCE CHANGING THE USE CLASSIFICATION ON LOT 8, BLOCK 6, FAIRVIEW ADDITION, CASCADE COUNTY, MONTANA, MORE COMMONLY KNOWN AS 1425 ELEVENTH AVENUE SOUTH FROM ITS "A" RESIDENCE USE DISTRICT CLASSIFICATION TO "C" RESIDENCE USE DISTRICT CLASSIFICATION.

WHEREAS, on the 24th day of March, 1930, the Council of the City of Great Falls, Montana, passed, and its Mayor, on said last mentioned day, approved a certain Ordinance designated as Ordinance No. 634 entitled: "AN ORDINANCE CLASSIFYING, REGULATING AND RESTRICTING THE LOCATIONS OF TRADES AND INDUSTRIES AND THE LOCATION OF BUILDINGS DESIGNED FOR SPECIFIED USES; REGULATING AND LIMITING THE INTENSITY OF THE USE OF LOT AREAS, AND REGULATING AND DETERMINING THE AREA OF YARDS, COURTS, AND OTHER OPEN SPACES WITHIN AND SURROUNDING SUCH BUILDINGS; ESTABLISHING THE BOUNDARIES OF DISTRICTS FOR THE SAID PURPOSES; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS," and,

WHEREAS, said Ordinance No. 634 was recodified and is now contained in Title 17 of the Official Code of the City of Great Falls, adopted upon passage of Ordinance No. 1994 by the Mayor and City Commission on the 6th day of April, 1977, to which said Ordinance and any and all ordinances amendatory thereto or supplementary thereto, reference is hereby made; and,

WHEREAS, said Ordinances have placed the following described property situated in the City of Great Falls, Cascade County, Montana, in an "A" RESIDENCE USE District Classification, as defined therein:

Lot Eight (8), Block Six (6), Fairview Addition, Cascade County, Montana, more commonly known as 1425 Eleventh Avenue South.

WHEREAS, notice of rezoning and changing said use purpose of the above-mentioned property from the existing "A" RESIDENCE USE District Classification to a "C" RESIDENCE USE District Classification was published in the Great Falls Tribune, advising that a public hearing on this proposed change in zoning would be held on the 17th day of July, 2001, before final passage of said Ordinance herein; and,

WHEREAS, pursuant to said Ordinances, a hearing was duly held after notice thereof was first duly given according to said Ordinances, for the purpose of considering changing said use purpose of said property to a "C" RESIDENCE USE District Classification; and,

WHEREAS, following said public hearing, it was found and recommended that the said change be made, NOW THEREFORE,

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. That the use purpose classification of the property hereinbefore described be changed from an "A" RESIDENCE USE Classification to a "C" RESIDENCE USE District Classification, with permitted uses limited to those in "A" Residence Use District and a parking lot as may be granted through the conditional use process.

Section 2. All Ordinances and parts of Ordinances in conflict herewith, are hereby repealed.

Section 3. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission and approval by the Mayor.

PASSED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, this 17th day of July, 2001.

Randall H. Gray, Mayor

ATTEST:

City Clerk

(SEAL OF CITY)

APPROVED AS TO FORM: 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 Ordinance No. 2804 was placed on its final passage and passed by the Commission of the City of Great Falls, Montana, at a meeting thereof held on the 17th day of July, 2001, and approved by the Mayor of said City on the 17th day of July, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 17th day of July, 2001.

(SEAL OF CITY)

Peggy J. Bourne, City Clerk