

ORDINANCE NO. 2816

AN ORDINANCE CHANGING THE USE CLASSIFICATION ON LOTS 12-14, BLOCK 266, THIRD ADDITION TO GREAT FALLS TOWNSITE, CASCADE COUNTY, MONTANA, ADDRESSED AS 1701 THROUGH 1709 2<sup>ND</sup> AVENUE NORTH FROM ITS AB@ RESIDENCE USE DISTRICT CLASSIFICATION TO AC@ RESIDENCE USE DISTRICT CLASSIFICATION.

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WHEREAS, on the 24<sup>th</sup> 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: AAN 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 6<sup>th</sup> 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 a AB@ RESIDENCE USE District Classification, as defined therein:

Lots 12 through 14, Block 266, Third Addition to Great Falls Townsite, Cascade County, Montana, addressed as 1701-1709 2<sup>nd</sup> Avenue North.

WHEREAS, notice of rezoning and changing said use purpose of the above-mentioned property from the existing AB@ RESIDENCE USE District Classification to a AC@ 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 15<sup>th</sup> day of January, 2002, 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 AC@ 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 a AB@ RESIDENCE USE Classification to a AC@ RESIDENCE USE District Classification, with permitted uses on subject Lot 14 limited to those in AB@ Residence Use District and an office building and permitted uses on subject Lots 12 and 13 limited to those in "B" Residence Use District and a parking lot, upon granting of an appropriate conditional use permit.

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 15<sup>th</sup> day of January, 2002.

\_\_\_\_\_  
Randall H. Gray, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

(SEAL OF CITY)

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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. 2816 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 15<sup>th</sup> day of January, 2002, and approved by the Mayor of said City on the 15<sup>th</sup> day of January, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 15<sup>th</sup> day of January, 2002.

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Peggy J. Bourne, City Clerk

(SEAL OF CITY)

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

Peggy J. Bourne, being first duly sworn, deposes and says: That on the 15<sup>th</sup> day of January, 2002, and prior thereto, she was the City Clerk of the City of Great Falls, Montana; that as said City Clerk she did publish and post as required by law and as prescribed and directed by the Commission, Ordinance No. 2816 of the City of Great Falls, in three conspicuous places within the limits of said City to-wit:

- On the Bulletin Board, first floor, Civic Center Building;
- On the Bulletin Board, first floor, Cascade County Court House;
- On the Bulletin Board, Great Falls Public Library

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Peggy J. Bourne, City Clerk

(SEAL OF CITY)