

ORDINANCE NO. 2849

AN ORDINANCE CHANGING THE USE CLASSIFICATION ON 53 PARCELS OF LAND LOCATED BETWEEN 15TH & 25TH STREETS NORTH AND BETWEEN THE BNSF RAILROAD ROW AND RIVER DRIVE, FROM "B" RESIDENCE USE DISTRICT CLASSIFICATION TO "GC" GENERAL COMMERCIAL DISTRICT CLASSIFICATION

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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, the following described property situated in the City of Great Falls, Cascade County, Montana, was rezoned from 2nd Industrial District to "C" Residence Use District by Ordinance No. 895 adopted in 1943 and was subsequently rezoned from "C" Residence District to "B" Residence District by Ordinance No. 992 adopted in 1948:

Blocks 1 and 2 and Lots 1 – 4, Block 3, Edgewater Industrial Tracts; Lots 1 and 2, Block 1, Edgewater Industrial Tracts No. 2; Lot 1, Block 1, and Lot 2, Block 3, Edgewater Industrial Tracts No. 3; and Parcel Mark No.s 8, 9, 10, 11, 12, 13, 14, 15, 17, 17A, 17B, and 17C, in Section 4, Township 20 North, Range 4 East, Cascade County, Montana.

WHEREAS, notice of rezoning and changing said use designation on the above-mentioned property from the existing "B" RESIDENCE USE District Classification to a "GC" GENERAL COMMERCIAL 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 1st day of April, 2003, 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 zoning use designation on said property to a "GC" GENERAL COMMERCIAL 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 zoning use designation on the property hereinabove described be changed from a "B" Residence Use District Classification to a "GC" GENERAL COMMERCIAL District Classification.

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 1st day of April, 2003.

Randall H. Gray, Mayor

ATTEST:

City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT: 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. 2849 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 1st day of April, 2003, and approved by the Mayor of said City on the 1st day of April, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said City on this 1st day of April, 2003.

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 1st day of April, 2003, 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. 2849 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

Peggy J. Bourne, City Clerk

(SEAL OF CITY)

