

Attachment D  
Written Testimony of John Griffith 809 N 15<sup>th</sup> Street

March 26, 2014

John E Griffith  
809 North 15th Street  
Billings, Montana 59101

Billings City Council  
4/28/2014 Meeting  
Re: Zone Change #919 - 625 N 15th Street

I am writing this letter to the Mayor and members of the Billings City Council about the Zone Change # 919 - 625 N 15th Street. Before, you, the members of the City Council approve or block this zone change, I appose this zone change for the following reasons.

- This zone change can not be approved, as you are giving this man and all others that may follow the reward for not following proper procedures to acquire building and mechanical permits. This man on three separate occasions went to engineering department to get the permits, one for electrical and two for natural gas. Bypassing the department he needed to get the proper permit to move a mobile home on the lot. If he had followed the proper procedure he would not have been given any permits at all and we would not be dealing with this problem now.
- He removed the mobile homes that had been on the lot approximately 4-1/2 years ago. The current zoning states that mobiles can be put back on the property up to one year after the removal of a mobile. This man waited 4 years, why are we even considering this zone change. He should be forced to remove the mobile, NOW. The lot has been vacant for four year until the first of January 2014. Before the mobiles were removed 4-1/2 years ago, he had demolished the mobiles on site and there were appliances, fiberglass insulation, aluminum outer skin and the trailer frames and what he left behind for the neighborhood was an eye sore and a mess. He only removed the frames after the City of Billings forced the clean up.
- I talked to the owner of Majestic Homes Inc. about the mobile he moved in on 625 North 15th St as to why he set the mobile so close to the street. He responded that the customer told him where to put it on the lot. I have to question the City of Billings about that, does the mobile delivery service also have to know the zoning codes and proper set backs before they can deliver the product to the site? And why was Majestic Homes Inc. able to deliver or move such a large mobile on a Sunday morning, what were they trying to hide?
- A zone change approval will further devalue the homes and other properties in the area.
- The North Park Task Force and City of Billings had developed a 10 Point Plan for the betterment of the area and this is not in keeping with that plan.
- This also should be looked at from the stand point of what the City of Billings is trying to do with the east end, the area from North 27th Street to Metra Park and from 1st Avenue North to 6th Avenue North. Think of the businesses that will look at the surrounding neighborhoods and this may cause them to not invest in the area.
- I have owned my home at 809 North 15th Street since 1968. There have been some very nice improvements since then, but in the past 10 years the neighborhood has been going backward. The City of Billings has put a lot of focus on revitalizing the South Park area and South 27th Street. With that being great for that area, the displaced slum lords are now on the north side more and more. Most property now in North Park area is not owner occupied housing. It was not like that 10 to 15 years ago.
- Final point I would like offer, if this zone change was in your neighborhood or next door to your home, would you approve? I urge you to vote no on this zone change.

Addition - March 28, 2014

- The above portion of this letter was written on March 26, 2014. Since that date I have been made aware of a few more facts about this property at 625 North 15th Street.
- I now have copies of the permits issued to the 625 North 15th Street. Listed below.
- 12-24-2013 Permit # BP-13-04810, (see attached copy highlighted area) shows it is for "ELEC. MOBILE HOME IN COURT". This is not a court and never was a court on 625 North 15th St. What is Mr. Saunders intent to do with the property at 625 North 15th St. This is not zoned for that use and he knew that when he went after the permits on Christmas Eve.
- 1-16-2014 Permit # BP-14-00172, (see attached copy highlighted area) shows it is for "PLUM RES GAS-PIPING 1-5 OUTLETS". Why would someone need up to 5 natural gas outlets unless they were planning to do more than the property zoning allowed.
- 2-5-2014 Permit # ENG-14-00164, (see attached copy highlighted area) shows it is for "Install new gas service line". Why would a new service line be needed when this property had natural gas service in the past. Was the line size increased for an unspecified reason?
- In the past day I have been informed that a city inspector who went to 625 North 15th street to do the site inspection, openly admitted that he never got out of his vehicle to inspect the site and just signed off without doing a physical inspection. Also, it should have been part of his job to check zoning and building codes for the area before he signed off on the site.
- I have obtained copies of pasted code violations. (See attachments) The violations started in 2007 thru 2010 with complaints of junk vehicles, appliances in yard, trash and transients living in the mobiles while they were being demolished on site. We don't want this in the neighborhood again.
- The City of Billings did not do what the law requires and that is to protect people and property of the neighborhood by enforcing the city zoning and building codes. The City of Billings has left itself open for a civil suit.

I thank you

John E. Griffith

  
CC: Thomas Hanel - Mayor

CC: Christina Volek - City Administrator

CC: City Zoning Commission

CITY OF BILLINGS  
BUILDING DIVISION  
2825 3RD AVENUE NORTH, 4TH FLOOR  
BILLINGS, MT 59101  
Office: (406) - 657-8270  
Fax: (406) - 657-8252

PERMIT # BP-13-04810

Type: ELECTRICAL PERMIT RESIDENTIAL

Date Issued: 12/24/2013  
Job Address: 625 N 15 ST  
Legal Description: NORTH PARK SUBD, S33, T01 N, R 26 E, BLOCK 2, Lot 53 - 54

Owner: SAUNDERS, WILLIAM RICHARD III  
Contractor: ACTION ELECTRIC INC.  
Description of Work:

Information:

Special Conditions:

Fees:	
ELEC. MOBILE HOME IN COURT:	\$25.00
Total Fees:	\$25.00

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING, AND ENGINEERING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. ALL EXTERIOR WORK MUST BE COMPLETED WITHIN 18 MONTHS.

THE APPLICANT HEREBY AGREES THAT THE PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND STATEMENT HEREWITH SUBMITTED AND IN CONFORMITY WITH THE PROVISIONS OF THE CITY ORDINANCE PERTAINING TO THE ERECTION OF BUILDINGS IN THE CITY OF BILLINGS. CURB, GUTTER AND SIDEWALK WILL BE INSTALLED.

CITY OF BILLINGS  
BUILDING DIVISION  
2825 3RD AVENUE NORTH, 4TH FLOOR  
BILLINGS, MT 59101  
Office: (406) - 657-8270  
Fax: (406) - 657-8252

PERMIT # BP-14-00172

Type: PLUMBING PERMIT RESIDENTIAL

Date Issued: 01/16/2014  
Job Address: 625 N 15 ST  
Legal Description: NORTH PARK SUBD, S33, T01 N, R 26 E, BLOCK 2, Lot 53 - 54

Owner: SAUNDERS, WILLIAM RICHARD III  
Contractor: ZION ELECTRIC (RESIDENTIAL)  
Description of Work:

Information:

Special Conditions:

Fees:	
PLUMBING RES BASE FEE:	\$20.00
PLUM RES GAS-PIPING 1-5 OUTLETS:	\$5.00
Total Fees:	\$25.00

COMPLIANCE WITH THE REQUIREMENTS OF THE STATE BUILDING CODE FOR PHYSICAL ACCESSIBILITY TO PERSONS WITH DISABILITIES DOES NOT NECESSARILY GUARANTEE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, THE REHABILITATION ACT OF 1973, THE FAIR HOUSING AMENDMENTS ACT OF 1988, TITLE 49, CHAPTER 2, COMMONLY KNOWN AS THE MONTANA HUMAN RIGHTS ACT, OR OTHER SIMILAR FEDERAL, STATE, OR LOCAL LAWS THAT MANDATE ACCESSIBILITY TO COMMERCIAL CONSTRUCTION OR MULTIFAMILY HOUSING.

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION OR AIR CONDITIONING, AND ENGINEERING.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. ALL EXTERIOR WORK MUST BE COMPLETED WITHIN 18 MONTHS.

THE APPLICANT HEREBY AGREES THAT THE PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND STATEMENT HEREWITH SUBMITTED AND IN CONFORMITY WITH THE PROVISIONS OF THE CITY ORDINANCE PERTAINING TO THE ERECTION OF BUILDINGS IN THE CITY OF BILLINGS. CURB, GUTTER AND SIDEWALK WILL BE INSTALLED.

**CITY OF BILLINGS**  
2224 MONTANA AVENUE  
BILLINGS, MT 59101  
Office: (406) - 657-8307  
Fax: (406) - 237-6291

**ENG - EXCAVATION - GRAVEL ALLEY  
PERMIT # ENG-14-00164**

**Service Number:** 0183900  
**Route Number:** 040115  
**Location ID:** 011207200  
**Tax ID:** A12072

**Date Issued:** 02/05/2014  
**Job Address:** 625 N 15 ST  
**Subdivision Name:** NPS NORTH PARK SUBD  
**Subdivision/Block/Lot:** NPS/002/053

**Owner:** SAUNDERS, WILLIAM RICHARD III  
**Contractor:** MONTANA DAKOTA UTILITIES CO.

**Water Meter Size:** 5/8" METER  
**Water Service Line Size:** WA SVC LINE 3/4"

**Water Service Line Type:** WA LINE COPPER  
**Water House Line Size:**

**Project Name:**

**Description of Work:** Install new gas service line.

ENGINEERING NATURE OF WORK: VALID FOR 365 DAYS - CALL 24 HOURS IN ADVANCE FOR INSPECTION

Gravel Alley Opening 5

UTILITIES NATURE OF WORK: VALID FOR 90 DAYS - CALL 2 HOURS IN ADVANCE FOR INSPECTION

<b>FEES:</b>	
ENG - ALLEY EXCV. - GRAVEL:	\$335.00
<b>Total Fees:</b>	\$335.00

**Special Conditions:**

1) Traffic Control - Typical Alley Closure 2) Maintain a minimum of 6 feet of horizontal separation between proposed underground utilities and any existing public underground utilities (i.e. sewer main lines and/or water main lines and service lines) with parallel runs, and 18 inches of vertical separation with perpendicular crossings 3) Place proposed utilities within the Public Right-of-Way in such a way that they are parallel or perpendicular to the Public Right-of-Way.

Dated \_\_\_\_\_ Name of Company \_\_\_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_

657-8327

BILLINGS POLICE DEPARTMENT  
SUPPLEMENTARY REPORT

REPORT #

DATE  
11-6-10

REPORT MUST BE LEGIBLY PRINTED OR TYPED

[REDACTED]

Penni:

While we were tagging Vehicle in Allen between North 14th and North 15th St, [REDACTED] approached us about the vacant lot located between 621 and 701 15th St. N on East side of Street.

Used to be 2 trailer homes - Parked in their.  
1. Power line pole is leaning, rotten and about ready to break off (thru and)

2. Sewer lines are open and sewer gas killing (thru and)

3. Noxious Weeds growing all over lot!

4. Lots of Trash on the lot.

Comp Wants Fire Marshall to come back and Follow up.

Reporting Officer/ID #

R. D. Hrusell V2P

Approved by

Date/Time

11/6/10

REPORT A VIOLATION  
CODE ENFORCEMENT

NO 10-1983  
DATE 11/17/10  
INITIALS *JK*

COMPLAINANT  ONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

COMPLAINT *Trash @ all over lot - vacant lot*  
*- Power pole leaning & rolled - hazard*  
*\* See attached \**

LOCATION *7150 N 15th St - between 625 N 15th St & 621st St*

LEGAL INFO: LOT \_\_\_\_\_ BLK \_\_\_\_\_ SUB \_\_\_\_\_  
C/S # \_\_\_\_\_ TAX # \_\_\_\_\_

OWNER \_\_\_\_\_  
ADDRESS \_\_\_\_\_

1<sup>st</sup> INSPECTION *11-17-10 piles of branches on back of lot*

DATE NOTICE SENT \_\_\_\_\_  
SECOND INSPECTION *2-26-10 Property cleaned up*

DATE NOTICE SENT \_\_\_\_\_  
FOLLOW-UP \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VIOLATION RESOLVED COMPLIANCE \_\_\_\_\_ CITATION \_\_\_\_\_



PHONE: (406) 247-8647

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**

510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101

FAX: (406) 657-8327

EMAIL: PlanCSD@ci.billings.mt.us



**WILLIAM RICHARD III SAUNDERS**  
7516 BURLINGTON AVE  
BILLINGS, MT 591061950

CASE NUMBER: 10-00001983

**NOTICE OF CITY CODE VIOLATION**

November 22, 2010

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings Municipal City Code:

**Violation Description**

**SECTION 27-601(a)(8). PARKING AND STORAGE RESTRICTIONS - In any residential zone the open storage for more than five (5) consecutive days of junk, salvage and trash is prohibited.**

**Violation Text**

Piles of branches on the back of the lot

**625 N 15 ST  
NPS 002 053, NORTH PARK SUBD  
TAX ID #A12072**

**Violations Details: Piles of branches on the back of the lot**

**Date Inspected: November 22, 2010**

In order to avoid fines or penalties, you are required to clean up all branches and debris.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you that this violation must be corrected within ten (10) days of the date of this notice otherwise, the City will take appropriate legal action.

**PLEASE BE ADVISED, violations of this section or failure to comply within the requested time period is a municipal infraction and can result in civil penalties as specified in section 18-1304 of the city code.**

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_

Cal Meyer, 657-8288  
Code Enforcement Officer

REPORT A VIOLATION  
CODE ENFORCEMENT

NO 49-2087  
DATE 12-23-09  
INITIALS \_\_\_\_\_

COMPLAINANT 7/11/10 PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

COMPLAINT Yard full of branches, old lumber and junk

LOCATION 625 N. 15<sup>th</sup> St

LEGAL INFO: LOT \_\_\_\_\_ BLK \_\_\_\_\_ SUB \_\_\_\_\_  
C/S # \_\_\_\_\_ TAX # \_\_\_\_\_

OWNER William Sanders  
ADDRESS \_\_\_\_\_

1<sup>ST</sup> INSPECTION 12-24-09 Yard full of branches, old pallets, appliances  
and other misc junk

DATE NOTICE SENT 12-23-09

SECOND INSPECTION 2-2-10 Yard cleaned up.

DATE NOTICE SENT \_\_\_\_\_  
FOLLOW-UP \_\_\_\_\_

VIOLATION RESOLVED COMPLIANCE \_\_\_\_\_ CITATION \_\_\_\_\_



PHONE: (406) 657-8281

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**

510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101

FAX: (406) 657-8327

EMAIL: PlanCSD@ci.billings.mt.us



WILLIAM RICHARD III SAUNDERS  
1018 1/2 HANNON RD  
BILLINGS, MT 591015607

CASE NUMBER: 08-00001857

**NOTICE OF CITY CODE VIOLATION**

December 23, 2008

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings Municipal City Code:

**Violation Description:** SECTION 18-302, DANGEROUS (NUISANCE) STRUCTURE. "DANGEROUS (NUISANCE) STRUCTURE" means any dangerous, decaying, un-kept, falling or damaged residential dwelling or other structure suitable for human occupancy excluding any structure related to an agricultural or farming operation.

**Violation Text:** Two vacant trailers on lot have vagrants living in them and they have dogs that are not being taken care of.

625 N 15 ST  
NPS 002 053, NORTH PARK SUBD  
TAX ID #A12072

**Violations Details:**

**Date Inspected:** December 23, 2008

In order to avoid fines or penalties, you are required to Board and secure the property to keep the vagrants out or remove the trailers from the lot at the above named location.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you that this violation must be corrected within ten (10) days of the date of this notice otherwise, the City will take appropriate legal action.

PLEASE BE ADVISED, violations of a City Ordinance or failure to comply with this notice is a misdemeanor. A person convicted of a misdemeanor may be fined up to five hundred dollars (\$500) or imprisoned for up to six months, or both. The convicted person will also be required to pay all legal costs and expenses. Each day the violation continues will be considered a separate offense.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_

Cal Meyer, 657-8288  
Code Enforcement Officer



PHONE: (406) 657-8281

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101

FAX: (406) 657-8327

EMAIL: PlanCSD@ci.billings.mt.us



WILLIAM RICHARD III SAUNDERS  
1018 1/2 HANNON RD  
BILLINGS, MT 591015607

CASE NUMBER: 09-00000127

**NOTICE OF CITY CODE VIOLATION**

January 15, 2009

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings Municipal City Code:

**Violation Text:** Open storage of old furniture, appliances and down branches in the yard.

625 N 15 ST  
NPS 002 053, NORTH PARK SUBD  
TAX ID #A12072

**Violations Details:**

**Date Inspected:** January 15, 2009

In order to avoid fines or penalties, you are required to remove the open storage from the yard at the above named location.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you that this violation must be corrected within ten (10) days of the date of this notice otherwise, the City will take appropriate legal action.

PLEASE BE ADVISED, violations of a City Ordinance or failure to comply with this notice is a misdemeanor. A person convicted of a misdemeanor may be fined up to five hundred dollars (\$500) or imprisoned for up to six months, or both. The convicted person will also be required to pay all legal costs and expenses. Each day the violation continues will be considered a separate offense.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_  
Cal Meyer, 657-8288  
Code Enforcement Officer

CITIZEN REQUEST FOR ACTION  
CODE ENFORCEMENT

NO #127 & #128  
DATE 1-14-09

COMPLAINANT  ONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

COMPLAINT *yard full of furniture & branches and trailers  
are vacant and open*

LOCATION *625 N. 15<sup>th</sup> St.*

LEGAL INFO: LOT \_\_\_\_\_ BLK \_\_\_\_\_ SUB \_\_\_\_\_  
C/S# \_\_\_\_\_ TAX# \_\_\_\_\_

OWNER *William Saunders*  
ADDRESS \_\_\_\_\_

.....  
1<sup>ST</sup> INSPECTION *1-14-09 Inspection found open storage of old  
furniture, appliances, and downed tree branches. Trailers  
are both open to access -*

DATE NOTICE SENT *1-15-09*  
.....  
SECOND INSPECTION *2-17-09 Old furniture has been removed.  
Some branches still in back yard. Trailers are secure.*

DATE NOTICE SENT \_\_\_\_\_  
.....  
FOLLOW-UP \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VIOLATION RESOLVED COMPLIANCE \_\_\_\_\_ CITATION \_\_\_\_\_



PHONE: (406) 657-8281

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101

FAX: (406) 657-8327

EMAIL: PlanCSD@ci.billings.mt.us



WILLIAM RICHARD III SAUNDERS  
1018 1/2 HANNON RD  
BILLINGS, MT 591015607

CASE NUMBER: 09-00000128

**NOTICE OF CITY CODE VIOLATION**

January 15, 2009

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings Municipal City Code:

**Violation Description:** SECTION 18-302, DANGEROUS (NUISANCE) STRUCTURE. "DANGEROUS (NUISANCE) STRUCTURE" means any dangerous, decaying, unkept, falling or damaged residential dwelling or other structure suitable for human occupancy excluding any structure related to an agricultural or farming operation.

**Violation Text:** Two mobile homes left un-secured.

625 N 15 ST  
NPS 002 053, NORTH PARK SUBD  
TAX ID #A12072

**Violations Details:**

**Date Inspected:** January 15, 2009

In order to avoid fines or penalties, you are required to Board and secure the mobile homes or have them removed from the property at the above named location. This is your final notice to secure the property or we will proceed with the abatement of the property.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you that this violation must be corrected within ten (10) days of the date of this notice otherwise, the City will take appropriate legal action.

PLEASE BE ADVISED, violations of a City Ordinance or failure to comply with this notice is a misdemeanor. A person convicted of a misdemeanor may be fined up to five hundred dollars (\$500) or imprisoned for up to six months, or both. The convicted person will also be required to pay all legal costs and expenses. Each day the violation continues will be considered a separate offense.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_

Cal Meyer, 657-8288  
Code Enforcement Officer

CITIZEN REQUEST FOR ACTION  
CODE ENFORCEMENT

NO #1857  
DATE 12-9-08

COMPLAINANT [REDACTED] ONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

COMPLAINT *Migrants living in vacant mobile home & stealing electricity from neighbors house - Dogs left unattended in mobile home.*

LOCATION *625 N. 15<sup>th</sup> St.*

LEGAL INFO: LOT \_\_\_\_\_ BLK \_\_\_\_\_ SUB \_\_\_\_\_  
C/S # \_\_\_\_\_ TAX # \_\_\_\_\_

OWNER *William Saunders*  
ADDRESS \_\_\_\_\_

.....  
1<sup>ST</sup> INSPECTION *12-9-08 Check of home found it secure, no one home, and no dogs inside. Notice for open storage to be sent.*

DATE NOTICE SENT \_\_\_\_\_  
.....  
SECOND INSPECTION *1-6-09 No violation at this time.*

DATE NOTICE SENT \_\_\_\_\_  
.....  
FOLLOW-UP \_\_\_\_\_

VIOLATION RESOLVED COMPLIANCE \_\_\_\_\_ CITATION \_\_\_\_\_



PHONE: (406) 657-8281

**CODE ENFORCEMENT DIVISION**  
"PROTECTING QUALITY OF LIFE IN BILLINGS"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
510 N. BROADWAY 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101  
FAX: (406) 657-8327



EMAIL: PlanCSD@ci.billings.mt.us

WILLIAM RICHARD III SAUNDERS  
7516 BURLINGTON AVE  
BILLINGS, MT 591061950

CASE NUMBER: 09-00002087

**NOTICE OF CITY CODE VIOLATION**

December 23, 2009

In Billings, we value neighborhood and community efforts to maintain a beautiful City. We also rely on property owners to do their part in keeping our City safe and attractive. City Ordinances regulate some property owner responsibilities that are necessary to ensure Billings remains an appealing community in which to live and prosper. The property identified below, located within the City of Billings, Yellowstone County, has been inspected and found to be in violation of Billings Municipal City Code:

**Violation Description:** SECTION 27-601(a)(8). OPEN STORAGE for more than five (5) consecutive days of junk, salvage and trash is prohibited.

625 N 15 ST  
NPS 002 053, NORTH PARK SUBD  
TAX ID #A12072

**Violations Details:**

**Date Inspected:** December 23, 2009

In order to avoid fines or penalties, you are required to REMOVE THE OPEN STORAGE FROM THE YARD AT THE ABOVE NAMED LOCATION.

We always attempt to work with property owners in correcting City Code violations and we courteously advise you that this violation must be corrected within ten (10) days of the date of this notice otherwise, the City will take appropriate legal action.

PLEASE BE ADVISED, violations of a City Ordinance or failure to comply with this notice is a misdemeanor and can result in penalties as specified in Section 1-110, BMCC. The convicted person will also be required to pay all legal costs and expenses. Each day the violation continues will be considered a separate offense.

FOR THE SAKE OF A SAFE AND ATTRACTIVE COMMUNITY, your prompt attention and cooperation in resolving this matter is greatly appreciated. If for some reason, you are unable to correct the above violation within the time set forth, or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_  
Cal Meyer, 657-8288  
Code Enforcement Officer

CITIZEN REQUEST FOR ACTION  
CODE ENFORCEMENT

NO 342  
DATE 2-21-07

COMPLAINANT  HOME \_\_\_\_\_

ADDRESS \_\_\_\_\_

COMPLAINT White van & blue van no plates

LOCATION 625 N. 15<sup>th</sup> St

LEGAL INFO: LOT \_\_\_\_\_ BLK \_\_\_\_\_ SUB \_\_\_\_\_  
C/S # \_\_\_\_\_ TAX # \_\_\_\_\_

OWNER William Saunders  
ADDRESS \_\_\_\_\_

.....  
1<sup>ST</sup> INSPECTION 2-22-07 There are two vehicles in driveway and neither have plates on them.

DATE NOTICE SENT 2-27-07

SECOND INSPECTION 5-14-07 Vehicles are currently licensed and operable. Close

DATE NOTICE SENT \_\_\_\_\_  
FOLLOW-UP \_\_\_\_\_

VIOLATION RESOLVED COMPLIANCE \_\_\_\_\_ CITATION \_\_\_\_\_



PHONE: (406) 657-8281

**CODE ENFORCEMENT DIVISION**  
"SERVING BILLINGS, BROADVIEW AND YELLOWSTONE COUNTY"  
**PLANNING & COMMUNITY SERVICES DEPARTMENT**  
510 NORTH BROADWAY, 4<sup>TH</sup> FLOOR  
BILLINGS, MONTANA 59101  
FAX: (406) 657-8327



EMAIL: PlanCSD@ci.billings.mt.us

February 22, 2007

Comp. # 07-0000342

WILLIAM RICHARD III SAUNDERS  
1018 1/2 HANNON RD  
BILLINGS, MT 591015607

**NOTICE OF VIOLATION**

**YOU ARE HEREBY NOTIFIED** that a recent inspection found a violation of Billings Montana City Code:

**Violation Description:** INOPERABLE/JUNK VEHICLES 27-601(h) Inoperable vehicle or junk vehicle. Storage, parking or leaving any inoperable vehicle or junk vehicle shall not be permitted in any district. This Section shall not apply to: 1. Automobiles stored in commercial or industrial districts which are regulated by BMCC sections 27-301, et seq.; or 2. An automobile or part thereof which is completely enclosed within a building in a lawful manner and where it is not visible from the street or other public or private property.

**Violation Text:** Two inoperable vehicles in driveway.

**LOCATION OF VIOLATION:** 625 N 15 ST

**DESCRIPTION OF VIOLATION:** Inoperable / Junk Vehicles

**YOU ARE HEREBY REQUIRED** to remove the vehicles at the above named location. Failure to correct this violation within ten (10) days of the date of this notice will result in appropriate legal action by the City of Billings.

Violation of a City Ordinance or failure to comply with written notice of correction constitutes a misdemeanor. Any person who fails to comply with the requirements of the City Ordinance "shall upon conviction thereof be fined not more than five hundred dollars (\$500.00) or imprisoned for not more than six months, or both, and in addition shall pay all costs and expenses involved. Each day such violation continues shall be considered a separate offense."

Your prompt attention and cooperation in resolving this matter is appreciated. If for some reason, you are unable to correct the above mentioned violation within the time set forth or if you have any questions, please call the Code Enforcement Officer.

By \_\_\_\_\_  
Cal Meyer, 657-8288, Code Enforcement Officer