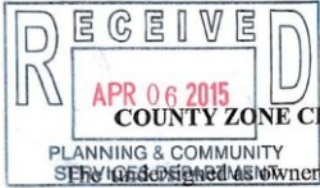


**Zone Change #660**

**Applicant Letter & Pre-application neighborhood meeting minutes**



**APPLICATION FORM**

**COUNTY ZONE CHANGE** County Zone Change # 660 - Project # P2-15-00061

The undersigned owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings-Yellowstone County Unified Zoning Regulations.

Present Zoning: Agricultural Open

Proposed Zoning: Residential One Acre Agriculture Suburban

Tax ID # 000381 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: 505, 701 1/2, R25 1/2, C.O.S. 1941, Parcel C

Address or General Location (If unknown, contact County Public Works): 6132 Grand Avenue  
Billings, MT 59106

Size of Parcel (Area & Dimensions): 20.009 acres 1352.62 feet x 657.53 feet

Present Land-Use: Agricultural with one acre residential

Proposed Land-Use: Residential

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Eugene and Dolores Jurovich

(Recorded Owner) 6132 Grand Avenue, Billings, MT 59106

(Address) 406 656 2034 doloresjurovich@gmail.com

(Phone Number) (email)

Agent(s): Same

(Name)

(Address)

(Phone Number) (email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Signature: Dolores Jurovich Date: 4-5-15  
Eugene Jurovich 4-5-15

(Recorded Owner)

April 6, 2015

**Parcel**  
**S05,T01S, R25 E, C.O.S. 1941, Parcel C**

**Introduction**

The attached Zone Change Application is being submitted by Eugene and Dolores Jurovich for a proposed zone change from Agricultural Open to Residential 15,000 for the above referenced parcel. An exhibit identifying the subject parcel is attached to this application for reference.

The following information is provided to satisfy the supplemental information requirements for the Zone Change Application.

*In what way is the proposal consistent with the goals and policies of the adopted growth policy?*

The proposed zone change request is consistent with some of the land use element goals and objectives as it is consistent with the zoning and uses of the adjacent properties.

*Explain the need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.*

The need for the zone change is to allow the property owners to divide the acreage up amongst their children for estate planning. Once it is divided the children intend to build another residence.

Zone change meeting

Location: 6132 Grand Avenue, Billings, MT 59106

Friday March 13th, 2015 6:00 PM

Attending:

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Dolores Jurovich  
Gene Jurovich  
Derek Jurovich  
No one else attended

Minutes:

We held the meeting on time at 6:00 PM.

waited 1 hour

We closed the meeting at 7:00 PM

Meeting adjourned