



**DIAMOND**  
REAL ESTATE

145 Grand Avenue, Suite 8  
Billings, Montana 59101  
office 406-256-0400  
[diamond-real-estate.com](http://diamond-real-estate.com)

**Neighborhood Meeting  
Pre-zone Change Application**

**WHEN:** Wednesday, April 24, 2019, 6:00 pm

**WHERE:** 2811 Highway 87 N.

**LEGAL DESCRIPTION:** Tract 2-A, Certificate of Survey 603 2<sup>nd</sup> Amended  
Sec. 11, T1N, R26E, Yellowstone County, MT

**OWNER:** Donald A. Hurley

**AGENT:** Chuck Platt, Diamond Real Estate

**PROPOSED ZONE CHANGE:** R-9600 to Community Commercial

**DESCRIPTION:**

I have owned this property since 1982. It consists of 1.869 acres currently zoned R-9600 (residential) which is adjacent, on the north to the 1.388 acre parcel I live on, which is zoned Highway Commercial.

I have tried for several years to sell the property and have had no success. All the prospects that we have had that have shown interest in the property want commercial zoning.

**ATTACHMENTS:**

300' Radius Map prepared by the Planning Department  
Plat Map of the subject property

Wednesday April 24, 2019

Name

Address

Ken & Suzette George 2801 Saratoga Trl  
Marilyn Ann Guzman - Independent School  
Jerry Goff



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**Pre-Application Meeting**  
**Held Wednesday, April 24, 2019 @6:00 pm**  
**2811 Highway 87 N**

The Pre-Application Meeting was held at Don Hurley's residence adjacent to the subject property.

One of the neighbors, Ken and Suzette George attended and a representative of Independent School, Ann Guzman and her husband Marty attended, along with a tenant on the property.

We had an informal gathering with questions concerning the proposed zoning of Community Commercial. The questions had to do with what could go on the property. There is no specific use proposed at this time. One of the things that was pointed out is that a Bar or Casino could not be located at the site because it is adjacent to Independent School.

When asked why he wanted to change the zoning, the owner told them because he has been unable to sell the property for the past three years with the existing residential zoning. The requests have been for zoning that allowed commercial uses.

A handwritten signature in blue ink that reads "Chuck Platt". The signature is written in a cursive style and is positioned above a horizontal line.

**Chuck Platt, Agent**