

APPLICATION FORM

COUNTY ZONE CHANGE

County Zone Change # 696 - Project # PZ-19-00133

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

Present Zoning: Agricultural Open

Proposed Zoning: Residential 15000, Neighborhood Commercial

Tax ID # D00351, D00352, D00353, D00354 COUNTY COMMISSIONER DISTRICT # 3

Legal Description of Property: N2NWSW, E2SNWSW (Less COS 3053), E1N2SWSW, E1S2SWSW (Less COS 2221) S03, T01S, R25E, P.M.M., Yellowstone Co. MT (See exact description on zone change map)

Address or General Location (If unknown, contact County Public Works): 4601 Central Ave

Size of Parcel (Area & Dimensions): 78.809 Acres (See zone change map & description)

Present Land-Use: Agricultural

Proposed Land-Use: Residential (77.477 Ac), Commercial (1.332 Ac)

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): Regal Land Development, Inc. % Dan Wells, President

(Recorded Owner)

5847 Whisperingwoods Dr., Billings, MT 59106

(Address)

672-3390

(Phone Number)

Dan@wellsbuilt homes.com

(email)

Agent(s): In Site Engineering, P.C. % Scott Worthington, PE, President

(Name)

4118 Woodcreek Dr., Billings, MT 59106

(Address)

591-4355

(Phone Number)

siteproscott@gmail.com

(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: Dan Wells

(Recorded Owner)

Date: 7/26/2019



Explanation of Consistency of Zone Change with Yellowstone County's Growth Policy

The proposed zoning of this application is consistent with the primary goals and objectives of the Yellowstone County Growth Policy because it is consistent with adjacent land uses; it promotes economic development and affordable housing; it is associated with a development plan that creates an attractive, livable community; and it provides for an efficient use of natural resources, promoting orderly growth that protects public health and safety.

One of the goals of the land use element of the Growth Policy is to create new developments that are sensitive to and compatible with the character of adjacent and area neighborhoods. The compatibility of the proposed development with the neighboring residential properties, which is described in detail the "Explanation of Need for the Intended Zone Change" Section below, preserves neighborhood integrity. A neighborhood meeting was also held July 25, 2019. In that meeting, the owner presented the zone change request with those neighbors who chose to attend out of the surrounding property owners within 600 feet of the subject property boundary that were notified.

In terms of the economic development element of the Growth Policy, this proposed neighborhood will provide high quality, affordable housing to meet the needs of a diverse demographic of people in an attractive and accessible community. The construction of the infrastructure and houses will bolster the local economy by providing engineering, architectural, landscaping, and construction jobs. The neighborhood will attract individuals and families who are a part of the local work force and provide socio-economic stability to the community. The new homes will also increase the County's tax base. The 1.332 acre lot for which Neighborhood Commercial zoning is requested will provide a construction office with space for home design and construction processes, and potentially provide commercial space for business owners who live in the neighborhood.

The proposed new streets will be constructed to County standards and will provide infrastructure for safe and efficient access and circulation of cars and school buses as well as emergency vehicles. Sidewalks, constructed on both sides of the streets will promote walkability and non-motorized transportation. They will provide a means of separating motorized and non-motorized traffic. Access will be provided to adjacent undeveloped property to encourage inter-neighborhood connectivity. The adjacency to principal arterial streets along the west and south boundaries integrates the internal transportation system to the greater area, creating convenient connections and making efficient use of existing infrastructure. A traffic study is underway and will be completed as part of the preliminary plat process.

The proposed development is consistent with the natural resources, public facilities and services, and community health elements of the Growth Policy by virtue of the public water system that is proposed. This land overlies a conductive aquifer that will provide clean drinking

water for residents by means of a public community water system. A pumping test done on a DEQ approved public water source well on the site demonstrated an adequate water supply in terms of quality and quantity. A water rights permit has been applied for through the DNRC. The wastewater for the development will be collected, treated, and released through individual subsurface wastewater treatment drain fields. The nature of the native soil provides an effective and sanitary means of wastewater disposal, and the impact on the groundwater has been determined to be non-significant. Preliminary meetings have been held with the DEQ, and the public water and individual wastewater systems have been designed to state and local health standards. Approval of these systems by DEQ will be applied for during the preliminary subdivision process.

The proposed development, in conformance with the zoning requested by this application, is an efficient use of the land and resources that is consistent with the adjacent neighborhoods, the Yellowstone County Zoning Regulations, and the Growth Policy.

Explanation of Need for the Intended Zone Change

Residential 15000 zoning is requested for those areas of the development project where single family residences are proposed to be built. This residential land use is consistent with the residential land uses of the adjacent properties to the north and west and is not detrimental to the adjacent agricultural land uses.

This zone change application is also requesting 1.332 acre in the southeast corner of the subject land to be zoned Neighborhood Commercial. The purpose of this is to provide a commercial office space that will serve the neighborhood by providing a place where home owners can make selections for their new homes. This fits with the growth policy because of its very small relative size, because of its frontage on a principal arterial street (Central Avenue), and because of its proximity to another principal arterial street (48th Street West).

The proposed development described above could not be done in the current Agricultural Open Zone.

A. Legal Description

A zone change is requested by this application for land located in the W ½ of the SW ¼ of Section 3, Township 1 South, Range 25 East, P.M.M., Yellowstone County, Montana, which is more particularly described as follows:

Beginning at a Point that is the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 1440.97', thence N 89°34'26" E 298.54 feet, thence N 00°25'34" W 146.43 feet, thence S 89°34'26" W 298.54 feet, thence N 00°25'34" W 1052.30 feet, thence S 89°37'27" E 1336.67 feet, thence S 00°18'00" E 2310.50 feet, thence N 89°35'10" W 132.01 feet, thence S 00°18'00" E 330.00 feet, thence N 89°35'10" W 1198.57' to the Point of Beginning. Located in the West ½ of the Southwest ¼ of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, Yellowstone County, containing 78.809 acres.

The proposed zoning of the land described above is as shown on the map exhibit in Section B, and is broken down into the following categories:

<u>Zone</u>	<u>Area</u>
Residential 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 Acres

B. Zone Change Map Exhibit

A map of the proposed zone change areas is attached showing the dimensions, acreage, and location of each newly proposed zoning district as well as the zoning and land uses of all adjacent tracts.

C. Present and Proposed Zoning Classifications

The present zoning of all the land for which a zone change is requested is Agricultural Open. The proposed zoning classifications are (see also the map exhibit referenced in Section B above, attached):

Residential 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 Acres

D. Certified List of Property Owners within 600' of the Zone Change Boundary

A list, certified by the Yellowstone County Clerk and Recorder, of names, addresses, and legal descriptions of the owners of property within a radius of 600 feet of the exterior boundary of the proposed zone change, is attached.

E. Gummed Mailing Labels

Gummed mailing labels with names and mailing addresses of all of the property owners indicated on the certified list referenced in Section D, above, are attached to this application.

F. Name and Address of Land Owner & Agent

The owner of the land for which the zone change is requested is:

Regal Land Development, Inc.
c/o Dan Wells, President
5847 Whisperingwoods Dr
Billings, MT 59106

The owner's Agent is:

In Site Engineering, P.C.
c/o Scott Worthington, PE, President
4118 Woodcreek Dr
Billings MT 59106

G. Payment of all applicable fees

A check covering all applicable fees is submitted herewith.

H. Signed Statement

A signed statement is attached affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. A copy of the meeting notice, written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting, and written minutes of the meeting are included with the signed statement.

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A signed statement is attached affirming the pre-application neighborhood meeting was conducted in conformance with the requirements of Section 27-1508 (b) 3, and the zone change application is based on material presented at the meeting. A copy of the meeting notice, written materials provided to the surrounding property owners, a brief synopsis of the meeting results, a roster of the persons attending the meeting, and written minutes of the meeting are included with the signed statement.

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

- 1. **Present Zoning:** Agricultural Open
- 2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: see attached
- 3. **Subject Property Map:** please attach to this form
- 4. **Legal Description of Property:** N2NWSW, E S2NWSW (less COS 3053), E N2SWSW E S2 SWSW (less COS 2221) S03, T01S, R25E, P.M.M., Yellowstone Co, MT (see exact description on on
- 5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this zone change map) form
- 6. **A copy of the meeting notice.** please attach to this form
- 7. **A brief synopsis of the meeting results.** please attach to this form
- 8. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 25th day of July, 2019.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s): Dan Wells Telephone: 672-3390
Address: 5847 Whispering Woods Dr. Email: Dan@wellsbuilthomes.com
Billings, MT 59106

Agent (s): Scott A. Worthington Telephone: 591-4355
Address: 4118 Woodcreek Dr. Email: siteproscott@gmail.com
Billings, MT 59106

In Site Engineering, P.C.

4118 Woodcreek Dr
Billings, MT 59106

ph. 406.591.4355
siteproscott@gmail.com

July 18, 2019

Dear Neighbor,

In Site Engineering, P.C. is writing to inform you, in behalf of Regal Land Development, Inc., of a zoning pre-application neighborhood meeting being held Thursday, July 25, 2019, at 5:00 PM at the outdoor pavilion located at 3595 Monad Road in Billings. The purpose of the meeting is to discuss modifications to the zoning of neighboring property. You are receiving this notification because your property is located within 600 feet of the boundary of the area for which the modifications are proposed. The owner is requesting re-zoning of the property on the attached exhibit, which is legally described as follows:

Beginning at a Point that is the Southwest Corner of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, running thence N 00°25'34" W 1440.97', thence N 89°34'26" E 298.54 feet, thence N 00°25'34" W 146.43 feet, thence S 89°34'26" W 298.54 feet, thence N 00°25'34" W 1052.30 feet, thence S 89°37'27" E 1336.67 feet, thence S 00°18'00" E 2310.50 feet, thence N 89°35'10" W 132.01 feet, thence S 00°18'00" E 330.00 feet, thence N 89°35'10" W 1198.57' to the Point of Beginning. Located in the West ½ of the Southwest ¼ of Section 3, Township 1 South, Range 25 East, Principal Meridian of Montana, Yellowstone County, containing 78.809 acres.

The proposed zoning of the land described above is as shown on the attached exhibit, and is broken down into the following categories:

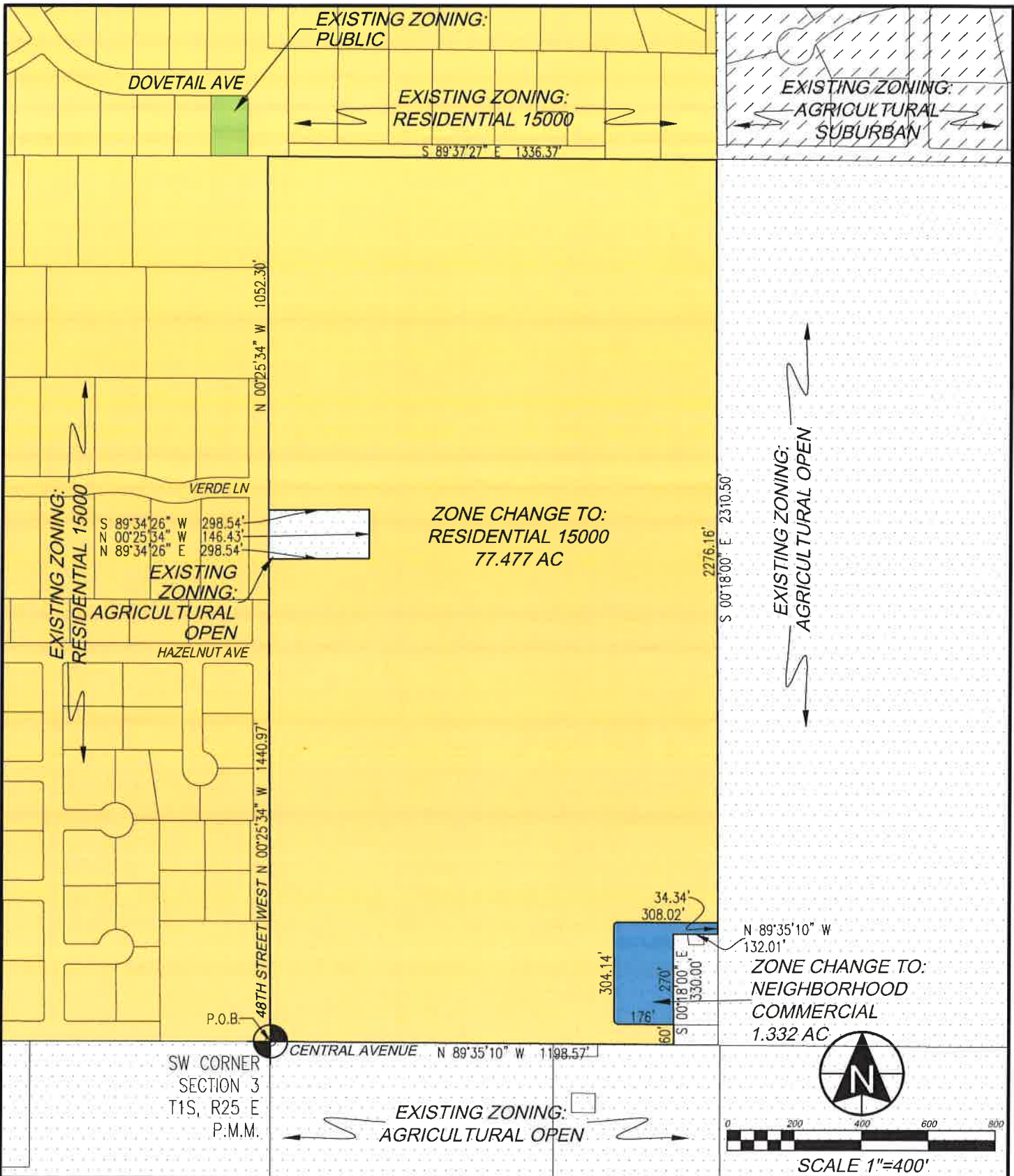
<u>Zone</u>	<u>Area</u>
Residential 15000	77.477 Acres
<u>Neighborhood Commercial</u>	<u>1.332 Acres</u>
Total Area:	78.809 Acres

The owner of the subject land is Regal Land Development, Inc., c/o Dan Wells, President, who can be reached at (406) 672-3390 and whose address is P.O. Box 80445, Billings, MT 59108. The owner and engineer will be present at the neighborhood meeting, and we look forward to discussing the proposed zoning with you.

Sincerely,



Scott Worthington, P.E.
Principal
In Site Engineering



PROPOSED ZONE CHANGE EXHIBIT

LOCATED IN THE W 1/2 OF THE SW 1/4 OF SECTION 3, T.1S, R.25 E, P.M.M.,
YELLOWSTONE COUNTY, MT

DEVELOPER
Regal Land Development
P.O. Box 80445
Billings, MT 59108

CIVIL ENGINEER
In Site Engineering, P.C.
4118 Woodcreek Dr
Billings, MT 59106

Neighborhood Meeting for Proposed Zone Change 78.809 Acres at 48th St. West & Central Ave. Associated with The Meadows Development

Meeting held Thursday, July 25, 2019, at Pavilion located at 3595 Monad Rd

Attendees:

Name	Address
Darryl & Dana Love	393 48th ST W. Billings, MT 59106
Les & Joanne Love	4825 48th St W. Billings, MT 59106
Dawn & Markay Marsich	5213 Onyx Blvd. Billings, MT. 59106
Jimmy & Brad Hardt	4620 Central Billings, MT 59106
Wanda & Jim Smith	4720 Wyo. BkP MT 59106
KEN PIETZ	4645 N. WOODHAVEN WAY 59106
Gary Grider	108 48th St. W. Billings 59106
GARY BRADSHAW	4717 N. WOODHAVEN 59106
Wendy Mason	4848 Custer Ave 59106

Zone Change Pre-Application Neighborhood Meeting Minutes

(Associated with The Meadows Proposed Development near the Northeast Corner of Central Ave and 48th Street West)

July 25, 2019

5:00 PM

Pavilion located at 3595 Monad Rd

Dan Wells, owner and President of Regal Land Development, Inc. discussed how the prior zone change application for this property was withdrawn. Scott Worthington, consulting engineer and President of In Site Engineering was also present to answer questions. The neighbors in attendance are listed on the sign in sheet with these minutes.

Mr. Wells presented the new zone change application which is requesting Residential 15000 zoning for 77.477 acres and Neighborhood Commercial zoning for 1.332 acres. He pointed out that the Residential 15000 zoning being requested is consistent with and identical to the existing zoning on the adjacent land to the north and west of this property. He presented the purposes and regulations associated with the requested Residential 15000 and Neighborhood Commercial zones and discussed that the neighborhood commercial area would have a sales office for the neighborhood.

He opened the meeting to questions from the 14 neighbors in attendance. One question was whether twin homes would be proposed, to which the response was no, twin homes are not an allowed use in this zone. Neighbors asked about the character of the development that could be expected, and Dan replied that it would be consistent with other neighborhoods he has developed in areas of the same zoning, such as Oak Ridge and Granite Park. One question was asked about where accesses to the subdivision would be, to which the response was that two accesses would be required and would likely be one on 48th Street West and one on Central Avenue. Other questions relating to the layout were deferred and the specifics of such will be addressed during the preliminary plat application review process.

Neighbors stated that they were not opposed to the proposed zoning because of its consistency with the neighboring zoning.

It was discussed that the application would go to the Zoning Commission who would hold a public hearing and make a recommendation to the Board of County Commissioners.

The meeting was adjourned.

**STATE OF MONTANA
COUNTY OF YELLOWSTONE**

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE CHECKED THE RECORDS IN MY OFFICE FROM **04/25/2019 TO 05/17/2019** AND THE LISTED PEOPLE ARE THE OWNERS OF RECORD FOR THE ENCLOSED LISTED PROPERTY.

SIGNED AND SEALED THIS **22ND** DAY OF **MAY 2019**.

161 NAMES	\$ 80.50
CERT	<u>2.00</u>
TOTAL	\$ 82.50

JEFF MARTIN
CLERK & RECORDER

BY

K. Dopken

Date: 05/17/2019
Time: 10:21:01
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 1

RANGES: TAX YEAR: (R) 2019 - 2019
PARCEL# : (L) A25592, A25593, A25594,
A25595, A25596, A25597, A25598,
A25599, A25600, A25601, A25602,
A25603, A25604, A25605, A25606,
A25607, A25633, A25634, A25635,
A25636, A27805, A27806, A27807,
A27808, A27809, A27810, A27811,
A27812, A27813, A27814, A27815,
A27816, A27817, A27818, A27819,
A27820, A27821, C11880B, C11889,
C11890, C12063, C12064, C12065,
C12066, C12112, C12113, C12115,
C12116, C12117, C12195, C12196,
C12197, C12902, C12903, C12904,
C12905, C12906, C12937, C12938,
C12939, C12940, C12941, C12944,
C12945, C12946, C14594, C17138,
C17139, C17140, C17149, C17150,
C17151, D00347B, D00347C, D00349,
D00351, D00351A, D00352, D00353,
D00354, D00369, D00369A, D00370,
D00370B, D00371A, D00371C, D00371D,
D00372A, D00466A, D00467, D00485,
D00485C, D00486, D12601

TAX TYPE: (A)
LEVY DISTRICT: (A)
SUB-LEVY DIST: (A)
MISC CODE : (A)
LIST CODE: (A)

OPTIONS: SORT ORDER: N INCL RANGES/OPTIONS?: Y

RECEIVED
Certified MAY 09 2019
MT DEPT OF REVENUE
YELLOWSTONE CO
RG

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
A25636	ALBERTA, CASSIDY RICHARD & AIMEE 4841 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-13-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 4	02		RE
A27820	ALDINGER, ROGER A & ELEANOR R 4610 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-18-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 9	02		RE
C12196	ANDERSON, BRIAN K & KATHERINE D 4730 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-04-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
A25634	ANDERSON, LARRY G & SHARON F 4821 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-15-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 2	02		RE

Date: 05/17/2019
Time: 10:21:23
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 2

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
C12902	AQUANET, INC ✓ WELLS, DAN ✓ PO BOX 80445 BILLINGS MT 59108-0445	03-0926-04-1-02-01-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 1, (01)	02		RE

Date: 05/17/2019
Time: 10:21:31
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
C12117	BALTRUSCH, CARL L JR ✓ BALTRUSCH, LINDA L ✓ 740 BLUEGRASS DR W	03-0926-03-2-08-18-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03,	02		RE

Date: 05/17/2019
Time: 10:21:36
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 4

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	BILLINGS MT 59106-4536	T01 S, R25 E, BLOCK 5, Lot 7			
D00349	BARBER, DONNA MARIE & DIANA LYNNE KAREN ELLEN BARBER KIEHLBAUCH, MADELINE TRUSTEE FOR 4511 CENTRAL AVE BILLINGS MT 59106-2452	03-0926-03-3-04-01-0000 S03, T01 S, R25 E, C.O.S. 2007, PARCEL 1A, TR 1-A COS 2007 AMD	02		RE
A27816	BOYER, JAMES H & PATRICIA A 4642 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-10-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 5	02		RE
A27809	BROWNING, JARED W & KRISTI M 4719 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-24-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 12	02		RE
A25606	BUECHLER, ANTHONY J 213 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-15-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 15	02		RE
D00371C	BUNDY, BRENT CURTIS & KARIE ELIZABETH 4857 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-21-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 1B, AMD (09)	02		RE
A27811	BUSCH, CRAIG A & SUSAN 4737 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-28-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 14	02		RE
C12945	BUSH, TYLER N & TONYA BARZ 4820 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-17-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 9, (01)	02		RE
A25605	CHAFFIN, JOHN C & DEBORAH H 207 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-14-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 14	02		RE
D00347C	CHIPANA-SCHULZ, MARTHA TRUSTEE MARTHA CHIPANA-SCHULZ TRUST 4612 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-06-05-0000 S03, T01 S, R25 E, C.O.S. 2533, PARCEL 1D, TR 1D COS 2533 AMD	02		RE
C17138	COMPTON, KELLY J & KIMBERLY A 4805 VERDE LN BILLINGS MT 59106-2708	03-0926-04-4-17-05-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
C12939	CONVERSE, ANGELA SUE &	03-0926-04-1-03-05-0000	02		RE

Date: 05/17/2019
Time: 10:22:52
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 5

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	RENO, SHELLY ANNETTE ✓ 4845 DOVETAIL AVE BILLINGS MT 59106-4401	ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 3, (01)			
A27805	COX, DAVID & KARA ✓ 4621 S WOODHAVEN WAY BILLINGS MT 59106-2493	03-0926-03-2-10-16-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 8	02		RE
D00371D	CUNNINGHAM, DAVID S & RALNA D ✓ 4841 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-26-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 1C, AMD (09)	02		RE
C11889	DENNY, LESLIE L & JAN R ✓ 4640 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-04-01-0000 SKE SKALKAHO ESTATES SKALKAHO ESTATES, S03, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
C12063	DILLEY, MICHAEL E ✓ 116 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-01-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 1, (96)	02		RE
D00369A	DK BAR INC ✓ 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-51-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
C17139	DK BAR INC ✓ 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-09-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 3	02		RE
C17149	DK BAR INC ✓ 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-49-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 13	02		RE
C12940	DODGE, TIMOTHY P & JODI M ✓ 4867 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-07-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 4, (01)	02		RE
A25592	DUKE, CYNTHIA P ✓ 4839 CENTRAL AVE BILLINGS MT 59106-2337	03-0926-04-4-07-01-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
A27806	EDAM, TROY & COLETTE G ✓ 4637 S WOODHAVEN WAY BILLINGS MT 59106-2493	03-0926-03-2-10-18-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 9	02		RE

Date: 05/17/2019
Time: 10:23:30
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 6

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Type
C12064	EGGEBRECHT, WADE & SHELBY 114 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-03-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 2, (96)	02		RE
A27818	ERICKSON, ROCKY A & KRISTI K 4624 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-14-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 7A, AMND LT 7-8	02		RE
C12938	FENHAUS, JASON E & CHERYL M 4819 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-03-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 2, (01)	02		RE
D00372A	FORTY EIGHT (48TH) ST WEST CHURCH OF CHRIST 14 48TH ST W BILLINGS MT 59106-4400	03-0926-04-4-09-15-0000 S04, T01 S, R25 E, C.O.S. 1940, PARCEL 1B, TR 1B COS 1940 AMND	02		RE
C12066	GRIDER, GARY P GRIDER, KATHIE E 108 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-07-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 4, (96)	02		RE
C12904	HADLE, JERRY DEAN & NICOLE SHERMAN 4840 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-05-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 3, (01)	02		RE
A25597	HALVORSON, ROSS M & DEBORAH L 4829 CATTAIL LN BILLINGS MT 59106-2342	03-0926-04-4-07-06-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 6	02		RE
A25599	HANSEN, BRIAN W & CYNTHIA L 4843 CATTAIL LN BILLINGS MT 59106-2342	03-0926-04-4-07-08-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 8	02		RE
D00370B	HANSON, WENDY L 4848 CUSTER AVE BILLINGS MT 59106-2491	03-0926-04-4-21-01-0000 S04, T01 S, R25 E, C.O.S. 2068, PARCEL 1F, TR 1F COS 2068 AMND	02		RE
C12941	HARVEY, SHARON L 4883 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-09-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 5, (01)	02		RE
A27808	HEFFNER, GERARD M & KAREN A 4707 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-22-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03,	02		RE

Date: 05/17/2019
Time: 10:24:43
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 7

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
		T01 S, R25 E, BLOCK 2, Lot 11			
A25633	HOWELL, MICHAEL R ✓ HOWELL, KAREN M ✓ 4803 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-16-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 5, Lot 1	02		RE
A27819	IVERSON, CURTIS K & AMY ✓ 4616 S WOODHAVEN WAY BILLINGS MT 59106-2492	03-0926-03-2-09-16-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 8A, AMND LT 7-8	02		RE
A25601	JENSEN, MICHAEL O & MELANIE ✓ 223 HONEYSUCKLE ST BILLINGS MT 59106-2346	03-0926-04-4-07-10-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 10	02		RE
A25607	KEIPPEL, JON F & JOETTE M ✓ 225 SWEETHEART PL BILLINGS MT 59106-2378	03-0926-04-4-07-16-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 16	02		RE
A27815	LAMM, FRANK R & JENNIFER JO ✓ 4706 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-08-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 4	02		RE
C12113	LONG, JOEL T & ANDREA H ✓ 730 BLUEGRASS PL BILLINGS MT 59106-4533	03-0926-03-2-08-06-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 3A	02		RE
D00370	LOVE, BRUCE A & BARBARA J ✓ 7810 KING AVE W BILLINGS MT 59106-3024	03-0926-04-4-21-10-0000 S04, T01 S, R25 E, C.O.S. 2068, PARCEL 1A, AMD	02		RE
D12601	LOVE, DARRYL & DANA ✓ 393 48TH ST W BILLINGS MT 59106-2347	03-0926-03-3-14-10-0000 S03, T01 S, R25 E, C.O.S. 3053, PARCEL 1, (2001) 1.0 AC	02		RE
D00371A	LOVE, LESLIE S ✓ LOVE, JOANNE M ✓ 4825 CUSTER AVE BILLINGS MT 59106-2410	03-0926-04-4-26-10-0000 S04, T01 S, R25 E, C.O.S. 2887, PARCEL 2, (97)	02		RE
C12116	LUCE, DAVID P & MICHELLE D ✓ 780 BLUEGRASS DR W BILLINGS MT 59106-4536	03-0926-03-2-08-15-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 6	02		RE
A25603	LUND, CHRISTOPHER ✓ 222 SWEETHEART PL	03-0926-04-4-07-12-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND	02		RE

Date: 05/17/2019
 Time: 10:26:20
 Oper: rgarza

Yellowstone County
 TA Reports - Parcel Master List

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Tax Type
	BILLINGS MT 59106-2367	WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 12			
A25593	LUX, W DOUGLAS ✓ 4830 DANDELION LN BILLINGS MT 59106-2369	03-0926-04-4-07-02-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 2	02		RE
C12905	MAHN, KURT E & SHELLY L ✓ 4864 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-07-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 4, (01)	02		RE
C17151	MARSICH, DANIEL N & MARKAY ✓ 5213 ONYX BLVD BILLINGS MT 59106-3214	03-0926-04-4-17-57-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 16	02		RE
C12937	METHERD, CHARLES & JOANN ✓ 4801 DOVETAIL AVE BILLINGS MT 59106-4401	03-0926-04-1-03-01-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB 006, S04, T01 S, R25 E, BLOCK 1, Lot 1, LT 1 BLK 1 OAK RIDGE ESTATES SUB (OLD D12494, 12495, 12496) (2001)	02		RE
C12197	MISNER, HARLEY L & LE ANN M ✓ 4735 WYOMING AVE BILLINGS MT 59106-4518	03-0926-03-2-01-08-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 3D, 2ND AMD AMD LT 3A & 3B 1.005AC (04)	02		RE
A25604	MOORE, LAURA LEE ✓ 208 SWEETHEART PL BILLINGS MT 59106-2367	03-0926-04-4-07-13-0000 WG2 WELLS GARDEN ESTATES SUBD 2ND WELLS GARDEN ESTATES SUBD 2ND, S04, T01 S, R25 E, BLOCK 1, Lot 13	02		RE
D00347B	MURPHY, JOYCE R & ✓ PHILLIPS, DEBBIE M & MICHAEL ✓ 4618 WYOMING AVE BILLINGS MT 59106-2468	03-0926-03-2-06-01-0000 S03, T01 S, R25 E, C.O.S. 2533, PARCEL 1C, AMND 1.250 AC	02		RE
A27813	PECHTOL, RICHARD & GAIL L ✓ 4726 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-04-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 2	02		RE
D00369	PETERSON, KENNETH D & CHERYE L ✓ 4820 VERDE LANE BILLINGS MT 59106	03-0926-04-4-17-01-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 14	02		RE
A25598	RASCHKOW, ALVIN J & JOYCE E & ✓ LAURIE, SCOTT F & MYRENDA L ✓	03-0926-04-4-07-07-0000 WGE WELLS GARDEN ESTATES SUBD 1ST	02		RE

Date: 05/17/2019
Time: 10:28:23
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 10

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Dist	Tax Type
	217 HONEYSUCKLE ST BILLINGS MT 59106-2346	WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 9			
A25595	RUSSELL, GREG M ✓ 4841 DANDELION LN BILLINGS MT 59106-2343	03-0926-04-4-07-04-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 4	02		RE
A25594	SANDY, JOHNATHON & KAYLA ✓ 4829 DANDELION LN BILLINGS MT 59106-2343	03-0926-04-4-07-03-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 3	02		RE
C12944	SIMONSEN, ERIC W ✓ 4846 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-15-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 8, (01)	02		RE
C12946	SINGER, MATTHEW K & REBECCA C ✓ 4806 CEDAR RIDGE CIR BILLINGS MT 59106-4416	03-0926-04-1-03-19-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 1, Lot 10, (01)	02		RE
C14594	SMITH, JAMES E & WANDA J ✓ 4720 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-09-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 3C, 2ND AMD AMD LTS 3A & 3B (04) .865 AC	02		RE
D00467	STALEY FAMILY IRREVOCABLE LAND TRUST ✓ 4904 CENTRAL AVE BILLINGS MT 59106-2336	03-0926-09-1-16-01-0000 S09, T01 S, R25 E, C.O.S. 1880, PARCEL 1B2, 3RD AMD (10)	02		RE
D00466A	STALEY FAMILY IRREVOCABLE LAND TRUST ✓ 4904 CENTRAL AVE BILLINGS MT 59106-2336	03-0926-09-1-20-15-0000 S09, T01 S, R25 E, C.O.S. 1880, PARCEL 2B, 3RD AMD	02		RE
D00485	STALEY FAMILY TRUST ✓ 335 S 48TH ST W BILLINGS MT 59106-2957	03-0926-10-2-01-01-0000 S10, T01 S, R25 E, W2NW (LESS SURVEYS) (40 ACRES)	02		RE
A27810	STALEY, SARA L & ✓ SALTER, TRAVIS ✓ 4725 S WOODHAVEN WAY BILLINGS MT 59106-2495	03-0926-03-2-10-26-0000 AA3 ALDINGER ACRES SUBD 3ND FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 2, Lot 13	02		RE
C17150	STEPHENSON, STEVE & KERRI ✓ 303 SUMMER SKY CIR BILLINGS MT 59106-2551	03-0926-04-4-17-53-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 15	02		RE
A27817	STREIFF, GORDON & SUZANNE ✓	03-0926-03-2-09-12-0000	02		RE

Date: 05/17/2019
Time: 10:29:24
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 11

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist	Type
	4636 S WOODHAVEN WAY BILLINGS MT 59106-2492	AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 6			
C12112	SUSAN M SULLIVAN REVOCABLE TRUST & STEPHEN A ZABAWA REVOCABLE LIVING TRUST ZABAWA, STEPHEN A TRUSTEE SULLIVAN, SUSAN M TRUSTEE 810 BLUEGRASS PL BILLINGS MT 59106-4503	03-0926-03-2-08-03-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 2	02		RE
A25596	SWARTZ, ANDY L & SUSAN LORIC 115 HONEYSUCKLE ST BILLINGS MT 59106-2359	03-0926-04-4-07-05-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 5	02		RE
C17140	TALAFUSE, NATHAN J & ANNA 4829 VERDE LN BILLINGS MT 59106-2708	03-0926-04-4-17-13-0000 VME SubDivision VME VERDE MEADOW ESTATES SUBD (17), S04, T01 S, R25 E, BLOCK 1, Lot 4	02		RE
C12195	THE ALAN M HOLOM REVOCABLE TRUST 4740 WYOMING AVE BILLINGS MT 59106-4519	03-0926-03-2-01-01-0000 CTY CASSITY SUBD CASSITY SUBD, S03, T01 S, R25 E, BLOCK 1, Lot 1	02		RE
A25602	TIMBERMAN, CLAYTON O & JUDITH C 4824 HAZELNUT AVE BILLINGS MT 59106-2360	03-0926-04-4-07-11-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 1, Lot 11	02		RE
C12906	TREVINO, CHRIS & DESTYNEE A 4880 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-09-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 5, (01)	02		RE
C12903	WAGENHALS, DANA M & CATHERINE AL 4816 DOVETAIL AVE BILLINGS MT 59106-4415	03-0926-04-1-02-03-0000 ORE OAK RIDGE ESTATES SUB OAK RIDGE ESTATES SUB, S04, T01 S, R25 E, BLOCK 2, Lot 2, (01)	02		RE
C12065	WALEN, REID & JULIE C 110 48TH ST W BILLINGS MT 59106-4404	03-0926-04-4-09-05-0000 CTS COUNTRY SUBD COUNTRY SUBD, S04, T01 S, R25 E, BLOCK 1, Lot 3, (96)	02		RE
A25635	WEISE, WILLIAM D WEISE, BECKY A 4827 HAZELNUT AVE BILLINGS MT 59106-2344	03-0926-04-4-16-14-0000 WGE WELLS GARDEN ESTATES SUBD 1ST WELLS GARDEN ESTATES SUBD 1ST, S04, T01 S, R25 E, BLOCK 5, Lot 3	02		RE
C12115	WILLIAMS, DALE W & DANIELLE R 700 BLUEGRASS PL	03-0926-03-2-08-12-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI	02		RE

Date: 05/17/2019
Time: 10:30:17
Oper: rgarza

Yellowstone County
TA Reports - Parcel Master List

Page: 12

Tax Code	Owner/Mailing Address	Legal Description	Levy Dist	Sub Tax Dist Type
	BILLINGS MT 59106-4533	CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot 4A		
A27812	WISEMAN, BARBARA L & ROBERT M ✓ 4736 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-01-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 1	02	RE
C11880B	YELLOWSTONE COUNTY (PARK) ✓ PO BOX 35001 BILLINGS MT 59107-5001	03-0926-03-2-82-03-0000 CM3 CLOVERLEAF MEADOWS SUBD 3RD FI CLOVERLEAF MEADOWS SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 5, Lot PARK, (96)	02	RE
A27814	YORGASON, MICHAEL R ✓ 4714 S WOODHAVEN WAY BILLINGS MT 59106-2494	03-0926-03-2-09-06-0000 AA3 ALDINGER ACRES SUBD 3RD FILING ALDINGER ACRES SUBD 3RD FILING, S03, T01 S, R25 E, BLOCK 3, Lot 3	02	RE

TAX ID	OWNER NAME	ADDRESS NUM	PRE DIR	STREET	ST SUFFIX	POST DIR	Subdivision	SUB BLOCK	SUB LOT
A25592	DUKE, CYNTHIA P	4839		CENTRAL	AVE		WELLS GARDEN ESTATES SUBD 1ST		1
A25593	LUX, W DOUGLAS	4830		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		12
A25594	SMITH, RYAN E & ALISSA J	4829		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		13
A25595	RUSSELL, GREG M	4841		DANDELION	LN		WELLS GARDEN ESTATES SUBD 1ST		14
A25596	SWARTZ, ANDY L & SUSAN LORI	115		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		15
A25597	HALVORSON, ROSS M & DEBORAH L	4829		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		16
A25598	RASCHKOW, ALVIN J & JOYCE E & LAURIE, SCOTT F & MYRENDA L	4831		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		17
A25599	HANSEN, BRIAN W & CYNTHIA L	4843		CATTAIL	LN		WELLS GARDEN ESTATES SUBD 1ST		18
A25600	ROMERO, MARGARET	217		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		19
A25601	JENSEN, MICHAEL O & MELANIE	223		HONEYSUCKLE	ST		WELLS GARDEN ESTATES SUBD 1ST		110
A25602	TIMBERMAN, CLAYTON O & JUDITH C	4824		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		111
A25603	LUND, CHRISTOPHER	222		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		112
A25604	MOORE, LAURALEE	208		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		113
A25605	CHAFFIN, JOHN C & DEBORAH H	207		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		114
A25606	BUECHLER, ANTHONY J	213		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		115
A25607	KEIPEL, JON F & JOETTE M	225		SWEETHEART	PL		WELLS GARDEN ESTATES SUBD 2ND		116
A25633	HOWELL, MICHAEL R	4803		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 2ND		51
A25634	ANDERSON, LARRY G & SHARON F	4821		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		52
A25635	WEISE, WILLIAM D	4827		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		53
A25636	ALBERTA, CASSIDY RICHARD & AMIEE	4841		HAZELNUT	AVE		WELLS GARDEN ESTATES SUBD 1ST		54
A27805	COX, DAVID & KARA	4621	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		28
A27806	EDAM, TROY & COLETTE G	4637	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		29
A27807	RODRIGUEZ, EDWIN & EILEEN	4643	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		210
A27808	HEFNER, GERARD M & KAREN A	4707	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		211
A27809	BROWNING, JARED W & KRISTIN	4799	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		212
A27810	STALEY, SARA L & SALTER, TRAVIS	4725	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		213
A27811	BUSCH, CRAIG A & SUSAN	4737	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		14
A27812	WISEMAN, BARBARA L & ROBERT M	4736	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		1
A27813	PECHTOL, RICHARD & GAIL L	4728	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		2
A27814	YORGASON, MICHAEL R	4714	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		3
A27815	LAMM, FRANK R & JENNIFER JO	4706	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		4
A27816	BOYER, JAMES H & PATRICIA A	4642	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		5
A27817	STREIF, GORDON & SUZANNE	4636	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		6
A27818	ERICKSON, ROCKY A & KRISTI K	4624	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		7A
A27819	IVERSON, CURTIS K & AMY	4618	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		8A
A27820	ALDINGER, ROGER A & ELEANOR R	4610	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		9
A27821	ROGER N JACOBSON REVOCABLE TRUST	4604	S	WOODHAVEN	WAY		ALDINGER ACRES SUBD 3RD FILING		10
C11880B	YELL OWSTONE COUNTY (PARK)			48TH	ST	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		5
C11889	DENNY, LESLIE L & JAN R	4640		WYOMING	AVE		SKALKAHO ESTATES		1
C11890	ROBERTS, JOSEPH C & LEONAA A	4636		WYOMING	AVE		SKALKAHO ESTATES		2
C12063	DILLEY, MICHAEL E	116		48TH	ST	W	COUNTRY SUBD		1
C12064	EGGEBRECHT, WADE & SHELBY	114		48TH	ST	W	COUNTRY SUBD		2
C12065	WALEN, REID & JULIE C	110		48TH	ST	W	COUNTRY SUBD		3
C12066	GRIDER, GARY P	108		48TH	ST	W	COUNTRY SUBD		4
C12112	SUSAN M SULLIVAN REVOCABLE TRUST & STEPHEN A ZABAWA REVOCABLE LIVING TRUST & SULLIVAN, SUSAN M TRUSTEE & ZABAWA, STEPHEN A TRUSTEE	810		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING		2
C12113	LONG, JOEL T & ANDREA H	730		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING		3A
C12115	WILLIAMS, DALE W & DANIEL R	700		BLUEGRASS	PL		CLOVERLEAF MEADOWS SUBD 3RD FILING		4A
C12116	LUCE, DAVID P & MICHELLE D	780		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		6
C12117	BALTRUSCH, CARL L JR	740		BLUEGRASS	DR	W	CLOVERLEAF MEADOWS SUBD 3RD FILING		7
C12195	PRIBYL, ROBERT	4740		WYOMING	AVE		CASSITY SUBD		1

C12196	ANDERSON, BRIAN K & KATHERINE D	4730	WYOMING	AVE		CASSITY SUBD	1	2
C12197	MISNER, HARLEY L & LE ANN M	4735	WYOMING	AVE		CASSITY SUBD	1	3D
C12902	AQUANET, INC	4802	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	1
C12903	WAGENHALS, DANA M & CATHERINE A	4816	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	2
C12904	HAIDLE, JERRY DEAN & NICOLE SHERMAN	4840	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	3
C12905	MAHN, KURT E & SHELLY L	4864	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	4
C12906	TREVINO, CHRIS & DESTYNEE A	4880	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	2	5
C12937	METHERD, CHARLES & JOANN	4801	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	1
C12938	FENHAUS, JASON E & CHERYL M	4819	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	2
C12939	CONVERSE, ANGELA SUE &	4845	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	3
C12940	DODGE, TIMOTHY P & JODIM	4867	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	4
C12941	HARVEY, SHARON L	4883	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	5
C12942	SIMONSEN, ERIC W	4846	DOVETAIL	AVE		OAK RIDGE ESTATES SUB	1	6
C12945	BUSH, TYLER N & TONYA BARZ	4820	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	8
C12946	SINGER, MATTHEW R & REBECCA C	4806	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	9
C14594	SMITH, JAMES E & WANDA J	4720	CEDAR RIDGE	CIR		OAK RIDGE ESTATES SUB	1	10
C17138	COMPTON, KELLY J & KIMBERLY A	4805	WYOMING	AVE		CASSITY SUBD	1	3C
C17139	DK BAR INC	4821	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	1
C17140	TALAFUSE, NATHAN J & ANNA	4829	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	3
C17149	DK BAR INC	4828	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	4
C17150	STEPHENSON, STEVE & KERRI	4812	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	13
C17151	MARSICH, DANIEL N & MARKAY	4804	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	15
D00347B	MURPHY, JOYCE R & PHILLIPS, DEBBIE M & MICHAEL	4618	WYOMING	AVE		VERDE MEADOW ESTATES SUBD (17)	1	16
D00347C	CHIPANA-SCHULZ, MARTHA TRUSTEE	4612	WYOMING	AVE		C.O.S. 2533 Amended		1C
D00349	BARBER, DONNA MARIE & DIANA LYNNIE	4449	CENTRAL	AVE		C.O.S. 2533 Amended		1D
D00351	REGAL LAND DEVELOPMENT	4743	CENTRAL	AVE		C.O.S. 2007 Amended		1A
D00351A	RICHARD AND BETTY HARDT LIVING TRUST & HARDT, BRADLEY W & HARDT, RICHARD L TRUSTEE	4601	CENTRAL	AVE		S03, T01 S, R25 E, S2SWSW (LESS C/S 2221)		
D00352	REGAL LAND DEVELOPMENT	211	CENTRAL	ST	W	C.O.S. 2221		1
D00353	REGAL LAND DEVELOPMENT					S03, T01 S, R25 E, N2SWSW		
D00354	REGAL LAND DEVELOPMENT					S03, T01 S, R25 E, S2NWSW (LESS COS 3053)		
D00369	PETERSON, KENNETH D & CHERYE L	4820	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	14
D00369A	DK BAR INC	4820	VERDE	LN		VERDE MEADOW ESTATES SUBD (17)	1	2
D00370	LOVE, BRUCE A & BARBARA J	604	ST		W	VERDE MEADOW ESTATES SUBD (17)	1	1A
D00370B	HANSON, WENDY L	4848	CUSTER	AVE		C.O.S. 2068 Amended		1A
D00371A	LOVE, LESLIE S	4848	CUSTER	AVE		C.O.S. 2068 Amended		1F
D00371C	BUNDY, BRENT CURTIS & KARIE ELIZABETH	4825	CUSTER	AVE		C.O.S. 2897		2
D00371D	CUNNINGHAM, DAVID S & RALNA D	4857	CUSTER	AVE		C.O.S. 2887 Amended		1B
D00372A	FORTY EIGHT (48TH) ST WEST CHURCH	4841	CUSTER	AVE		C.O.S. 1940 Amended		1C
D00466A	STALEY FAMILY IRREVOCABLE LAND TRUST	14	ST		W	C.O.S. 1880 3rd Amended		1B
D00467	STALEY FAMILY IRREVOCABLE LAND TRUST	4834	CENTRAL	AVE		C.O.S. 1880 3rd Amended		2B
D00485	STALEY FAMILY TRUST	347	CENTRAL	AVE		C.O.S. 1880 3rd Amended		1B2
D00485C	RICHARD AND BETTY HARDT LIVING TRUST (3/4 INT) &	4620	ST		W	S10, T01 S, R25 E, W2NW (LESS SURVEYS)		
D00486	RICHARD AND BETTY HARDT LIVING TRUST &	4524	CENTRAL	AVE		C.O.S. 2719 & COS 2715		Parcel 1 & Tract 1
D12601	LOVE, DARRYL & DAMA	393	CENTRAL	AVE		E2NW S10-T1S-R25E		
			48TH	ST	W	C.O.S. 3053		1

CASSIDY & AIMEE ALBERTA
4841 HAZELNUT AVE
BILLINGS MT 59106-2344

ROGER & ELEANOR ALDINGER
4610 S WOODHAVEN WAY
BILLINGS MT 59106-2492

BRIAN & KATHERINE
ANDERSON
4730 WYOMING AVE
BILLINGS MT 59106-4519

LARRY & SHARON ANDERSON
4821 HAZELNUT AVE
BILLINGS, MT 59106-2344

AQUANET, INC
DAN WELLS
PO BOX 80445
BILLINGS MT 59108-0445

CARL & LINDA BALTRUSCH
740 BLUEGRASS DR W
BILLINGS MT 59106-4536

DONNA MARIE & DIANA LYNNE, KAREN
BARBER, KIEHLBAUCH, MADELINE TRUSTEE
4511 CENTRAL AVE
BILLINGS MT 59106-2452

JAMES & PATRICIA BOYER
4642 S WOODHAVEN WAY
BILLINGS MT 59106-2492

JARED & KRISTI BROWNING
4719 S WOODHAVEN WAY
BILLINGS MT 59106-2495

ANTHONY BUECHLER
213 SWEETHEART PL
BILLINGS MT 59106-2378

BRENT & KARIE BUNDY
4857 CUSTER AVE
BILLINGS MT 59106-2410

CRAIG & SUSAN BUSCH
4737 S WOODHAVEN WAY
BILLINGS MT 59106-2495

TYLER & TONYA BUSH
4820 CEDAR RIDGE CIR
BILLINGS MT 59106-4416

JOHN & DEBORAH CHAFFIN
207 SWEETHEART PL
BILLINGS MT 59106-2378

MARTHA CHIPANA-SCHULZ
TRUST
4612 WYOMING AVE
BILLINGS MT 59106-2468

KELLY & KIMBERLY COMPTON
4805 VERDE LN
BILLINGS MT 59106-2708

ANGELA CONVERSE & SHELLY RENO
4845 DOVETAIL AVE
BILLINGS MT 59106-4401

DAVID & KARA COX
4621 S WOODHAVEN WAY
BILLINGS MT 59106-2493

DAVID & RALNA CUNNINGHAM
4841 CUSTER AVE
BILLINGS MT 59106-2410

LESLIE & JAN DENNY
4640 WYOMING AVE
BILLINGS MT 59106-2468

MICHAEL E DILLEY
116 48TH ST W
BILLINGS MT 59106-4404

DK BAR INC
4820 VERDE LANE
BILLINGS MT 59106

TIMOTHY & JODI DODGE
4867 DOVETAIL AVE
BILLINGS MT 59106-4401

CYNTHIA DUKE
4839 CENTRAL AVE
BILLINGS MT 59106-2337

TROY & COLETTE EDAM
4637 S WOODHAVEN WAY
BILLINGS MT 59106-2493

WADE & SHELBY EGGBRECHT
114 48TH ST W
BILLINGS MT 59106-4404

ROCKY & KRISTI ERICKSON
4624 S WOODHAVEN WAY
BILLINGS MT 59106-2492

JASON & CHERYL FENHAUS
4819 DOVETAIL AVE
BILLINGS MT 59106-4401

48TH ST WEST CHURCH OF
CHRIST
14 48TH ST W
BILLINGS MT 59106-4400

GARY & KATHIE GRIDER
108 48TH ST W
BILLINGS MT 59106-4404

JERRY & NICOLE HAIDLE
4840 DOVETAIL AVE
BILLINGS MT 59106-4415

WENDY HANSON
4848 CUSTER AVE
BILLINGS MT 59106-2491

MICHAEL & KAREN HOWELL
4803 HAZELNUT AVE
BILLINGS MT 59106-2344

JON & JOETTE KEIPPEL
225 SWEETHEART PL
BILLINGS MT 59106-2378

BRUCE & BARBARA LOVE
7810 KING AVE W
BILLINGS MT 59106-3024

DAVID & MICHELLE LUCE
780 BLUEGRASS DR W
BILLINGS MT 59106-4536

KURT & SHELLY MAHN
4864 DOVETAIL AVE
BILLINGS MT 59106-4415

HARLEY & LEANN MISNER
4735 WYOMING AVE
BILLINGS MT 59106-4518

RICHARD & GAIL PECHTOL
4726 S WOODHAVEN WAY
BILLINGS MT 59106

REGAL LAND DEVELOPMENT
PO BOX 80445
BILLINGS MT 59108-0445

ROSS & DEBORAH HALVORSON
4829 CATTAIL LN
BILLINGS MT 59106-2342

SHARON HARVEY
4883 DOVETAIL AVE
BILLINGS MT 59106-4401

CURTIS & AMY IVERSON
4616 S WOODHAVEN WAY
BILLINGS MT 59106-2492

FRANK & JENNIFER LAMM
4706 S WOODHAVEN WAY
BILLINGS MT 59106-2494

DARRYL & DANA LOVE
393 48TH ST W
BILLINGS MT 59106-2347

CHRISTOPHER LUND
222 SWEETHEART PL
BILLINGS MT 59106-2367

DANIEL & MARKAY MARSICH
5213 ONYX BLVD
BILLINGS MT 59106-3214

LAURA MOORE
208 SWEETHEART PL
BILLINGS MT 59106-2367

KENNETH & CHERYE
PETERSON
4820 VERDE LN
BILLINGS MT 59106

RICHARD & BETTY HARDT LIVING TRUST
4620 CENTRAL AVE
BILLINGS MT 59106-2451

BRIAN & CYNTHIA HANSEN
4843 CATTAIL LN
BILLINGS MT 59106-2342

GERARD & KAREN HEFFNER
4707 S WOODHAVEN WAY
BILLINGS MT 59106-2495

MICHAEL & MELANIE JENSEN
223 HONEYSUCKLE ST
BILLINGS MT 59106-2346

JOEL & ANDREA LONG
730 BLUEGRASS PL
BILLINGS MT 59106-4533

LESLIE LOVE, JOANNE LOVE
4825 CUSTER AVE
BILLINGS MT 59106-2410

W DOUGLAS LUX
4830 DANDELION LN
BILLINGS MT 59106-2369

CHARLES & JOANN METHERD
4801 DOVETAIL AVE
BILLINGS MT 59106-4401

JOYCE MURPHY
DEBBIE & MICHAEL PHILLIPS
4618 WYOMING AVE
BILLINGS MT 59106-2468

ALVIN & JOYCE RASCHKOW
SCOTT & MYRENDA LAURIE
4831 CATTAIL LN
BILLINGS MT 59106-2342

JOSEPH & LEONA ROBERTS
4636 WYOMING AVE
BILLINGS MT 59106-2468

EDWIN & EILEEN RODRIGUEZ
4643 S WOODHAVEN WAY
BILLINGS MT 59106-2493

ROGER N JACOBSON REVOCABLE TRUST
4604 S WOODHAVEN WAY
BILLINGS MT 59106-2492

MARGARET ROMERO
217 HONEYSUCKLE ST
BILLINGS MT 59106-2346

GREG M RUSSELL
4841 DANDELION LN
BILLINGS MT 59106-2343

JONATHON & KAYLA SANDY
4829 DANDELION LN
BILLINGS MT 59106-2343

ERIC W SIMONSEN
4846 CEDAR RIDGE CIR
BILLINGS MT 59106-4416

MATTHEW & REBECCA SINGER
4806 CEDAR RIDGE CIR
BILLINGS MT 59106-4416

JAMES & WANDA SMITH
4720 WYOMING AVE
BILLINGS MT 59106-4519

STALEY FAMILY IRREVOCABLE
LAND TRUST
4904 CENTRAL AVE
BILLINGS MT 59106-2336

STALEY FAMILY TRUST
335 S 48TH ST W
BILLINGS MT 59106-2957

SARA STALEY & TRAVIS SALTER
4725 S WOODHAVEN WAY
BILLINGS MT 59106-2495

STEVE & KERRI STEPHENSON
303 SUMMER SKY CIR
BILLINGS, MT 59106-2551

GORDON & SUZANNE STREIFF
4636 S WOODHAVEN WAY
BILLINGS MT 59106-2492

SUSAN M SULLIVAN REVOCABLE TRUST
STEPHEN A ZABAWA REV. LIVING TRUST
810 BLUEGRASS PL
BILLINGS MT 59106-4503

ANDY & SUSAN SWARTZ
115 HONEYSUCKLE ST
BILLINGS MT 59106-2359

NATHAN & ANNA TALAFUSE
4829 VERDE LN
BILLINGS MT 59106-2708

THE ALAN M HOLOM REVOCABLE TRUST
4740 WYOMING AVE
BILLINGS MT 59106-4519

CLAYTON & JUDITH TIMBERMAN
4824 HAZELNUT AVE
BILLINGS MT 59106-2360

CHRIS & DESTYNEE TREVINO
4880 DOVETAIL AVE
BILLINGS MT 59106-4415

DANA & CATHERINE
WAGENHALS
4816 DOVETAIL AVE
BILLINGS MT 59106-4415

REID & JULIE WALEN
110 48TH ST W
BILLINGS MT 59106-4404

WILLIAM & BECKY WEISE
4827 HAZELNUT AVE
BILLINGS MT 59106-2344

DALE & DANIELLE WILLIAMS
700 BLUEGRASS PL
BILLINGS MT 59106-4533

BARBARA & ROBERT WISEMAN
4736 S WOODHAVEN WAY
BILLINGS MT 59106-2494

YELLOWSTONE COUNTY (PARK)
PO BOX 35001
BILLINGS MT 59106-5001

MICHAEL YORGASON
4714 S WOODHAVEN WAY
BILLINGS MT 59106-2494

**County Zone Change Application
73.801 Acres at 48th Street West and Central Ave
Located in the W ½ of the SW ¼ of
Section 3, T.1S., R.25E, P.M.M.,
Yellowstone County, Montana**

Prepared for:

**Regal Land Development, Inc.
5847 Whisperingwoods Dr
Billings, MT 59106**

Prepared by:

**Scott Worthington, P.E.
In Site Engineering, Inc.
4118 Woodcreek Dr
Billings, MT 59106**

July 31, 2019