

**REQUEST TO VACATE PUBLIC RIGHT-OF-WAY  
CITY OF BILLINGS**

**Description of Right-of-Way to be vacated:**

Town. Alley right of way within Block 81 of the Original  
Block 120 of the Original Town. North-South Alley right of way within

**We, being all the abutting property owners, request of the City Council the vacation of the above described:**

       Street                        X   Alley                             Other R/W

<u>SIGNATURE</u>	<u>DATE</u>	<u>PROPERTY OWNERSHIP</u>
	12/2/19	J+S Properties Inc

(Additional signatures, if needed, can be on additional sheets.)

**WE, the utility companies and governmental departments, listed below, approve, or disapprove this request as noted by our signatures.**

	Approved By/Date	Disapproved By/Date
City Public Works	 12/2/19	
Heights Water	NA	
Montana Dakota Utilities	 11/4/19	
Northwestern Energy	see attached letter	
Charter	 11/4/19	
CenturyLink		
City/Co. Planning	 12/17/19	

(A letter of explanation may be attached with "See Attached Letter" entered in the appropriate signature slot.)

**Petitioner's interest in vacating the public right-of-way:** \_\_\_\_\_

**The petitioner acknowledges and understands that the City will appoint an appraiser to estimate the value of the real property being vacated, and the petitioner agrees that the fee for the appraiser will be borne by the petitioner(s).**

**ATTACHMENTS:** Yellowstone County Owner Information  
 Title Report(s)  
 Comments from all Utilities  
 Map of R/W to be Vacated  
 NA Traffic Accessibility Study (When required by the City)



October 16, 2019

Mr. Scott Chesarek, President  
J & S Properties, Inc  
PO Box, 31292 Billings, MT 59107-1292

Dear Mr. Chesarek,

On October 4<sup>th</sup>, 2019 NorthWestern Energy (NWE) was approached by your company to relocate an existing distribution overhead facility. The motive behind the relocation is vacating the existing public ROW's (alley's) on the following block:

1600 blocks of 1<sup>st</sup> Avenue North, including both sides of 1<sup>st</sup> Avenue North.

The City of Billings will grant the vacation of alleyway provided NWE make alternative arrangements with J & S Properties. On all projects such as these, the Montana utility rate tariff defines the "cost causer" shall pay for any utility relocations that need to be made for said customer jobs. Specifically on this request, NWE does have an existing 12.5 KV distribution overhead feeder that CAN be relocated.

NWE will agree to relocate the existing overhead facilities previously mentioned with the following bullet points needing to take place prior to relocation.

- NWE electrical relocation design must be completed
- NWE quote must be completed and paid in full
- NWE construction agreement must be executed

Please keep in mind that once a quote is completed, and received by said customer, it is valid for 120 days thereafter. At that time if a customer still requests a current quote, a new one can be produced; however, updated costs for materials, labor, tax charges, etc. shall be utilized.

If this arrangement sounds agreeable, please take this letter as NWE providing appropriate/alternate arrangements for the vacation of existing public ROW's (alley's) as mentioned above.

Respectfully,



Kane Claunch  
Construction Manager – Billings Division



# Yellowstone County, Montana

**Disclaimer:** Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.

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## Owner Information

**\*Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A00537

### Primary Party

Primary Owner Name: J & S PROPERTIES INC     [Ownership History](#)

2019 Mailing Address: J & S PROPERTIES INC  
PO BOX 31292  
BILLINGS, MT 59107-1292

Property Address: 1617 1ST AVE N

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 81 Lot: 13

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 81, Lot 13 - 24, (09)

GeoCode: 03-1033-33-4-14-01-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

### 2019 Assessed Value Summary

Assessed Land Value = \$ 311,969.00  
Assessed Building(s) Value = \$ 0.00  
Total Assessed Value = \$ 311,969.00

### Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots =	\$ 311,969.00
Total =	\$ 311,969.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

### City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2000</u>	10,867.48 P	10,867.48 P	21,734.96
<u>2001</u>	11,675.12 P	11,675.11 P	23,350.23



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Tax ID: A00537A

### Primary Party

Primary Owner Name: J & S PROPERTIES INC [Ownership History](#)

2019 Mailing Address: J & S PROPERTIES INC  
PO BOX 31292  
BILLINGS, MT 59107-1292

Property Address: 1ST AVE N

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 81 Lot: 1

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 81, Lot 1  
- 12, (09)

GeoCode: 03-1033-33-4-14-20-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

### 2019 Assessed Value Summary

Assessed Land Value = \$ 311,969.00  
Assessed Building(s) Value = \$ 53,431.00  
Total Assessed Value = \$ 365,400.00

### Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 311,969.00
3507 - Improvements on Commercial City or Town Lots	= \$ 53,431.00
<b>Total</b>	<b>= \$ 365,400.00</b>

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### City of Billings SID Payoff Information

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### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2009</u>	1,893.11 P	1,893.07 P	3,786.18



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Tax ID: A00872

### Primary Party

Primary Owner Name: J & S PROPERTIES INC [Ownership History](#)

2019 Mailing Address: J & S PROPERTIES INC  
PO BOX 31292  
BILLINGS, MT 59107-1292

Property Address: 1616 1ST AVE N

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 120 Lot: 13

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 120, Lot 13 - 18

GeoCode: 03-1033-33-4-11-03-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

#### 2019 Assessed Value Summary

Assessed Land Value = \$ 158,162.00

Assessed Building(s) Value = \$ 24,538.00

Total Assessed Value = \$ 182,700.00

#### Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 158,162.00
3507 - Improvements on Commercial City or Town Lots	= \$ 24,538.00
<b>Total</b>	<b>= \$ 182,700.00</b>

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### City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2000</u>	916.91 P	916.90 P	1,833.81



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Tax ID: A00873

### Primary Party

Primary Owner Name: J&S PROPERTIES, INC     [Ownership History](#)

2019 Mailing Address: J&S PROPERTIES, INC  
PO BOX 31292  
BILLINGS, MT 59107-1292

Property Address: 9 N 16TH ST

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 120 Lot: 19

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 120, Lot 19 - 24

GeoCode: 03-1033-33-4-11-02-0000

[Show on Map](#) (May not work for some newer properties.)

### Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

#### 2019 Assessed Value Summary

Assessed Land Value = \$ 158,162.00

Assessed Building(s) Value = \$ 24,538.00

Total Assessed Value = \$ 182,700.00

#### Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots =	\$ 158,162.00
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### City of Billings SID Payoff Information

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### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<u>2000</u>	916.91 P	916.90 P	1,833.81