

# APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1016 - Project # PZX-22-00166

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

Present Zoning Light Industrial L-1

Proposed Zoning: Mixed Use Commercial - CX

TAX ID# See Attached CITY ELECTION WARD 5

Legal Description of Property: See Attached

Address or General Location (If unknown, contact City Engineering): 1400 South 24<sup>th</sup> St.

Size of Parcel (Area & Dimensions): 12.967 Acres

Present Land-Use: Mixed use commercial

Proposed Land-Use: Mixed use commercial

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

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): 1400 South 24<sup>th</sup> LLC

(Recorded Owner)

(Address) 1010 Central Ave Ste 1 Billings 59102

(Phone Number) 406-256-0362 (email) janine@gniffindevlp.com

Agent(s): Janine Giffen

(Name)

(Address) 1010 Central Ave Ste 1 Billings 59102

(Phone Number) 406-256-0362 (email) janine@gniffindevlp.com

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: [Signature]  
(Recorded Owner)

Date: 6-27-22



## Legal Description of Property for 1400 South 24<sup>th</sup> Street Complex

**Taxid: D00558C** Legal Description: CENEX PARK SUB, S13, T01 S, R25 E, BLOCK 5, Lot 10B1, AMD (22)

Address: 1400 S 24TH ST W **Operating outside Zoning Code Change February 25, 2021**

**Taxid: D00559A** Legal Description: CENEX PARK SUB, S13, T01 S, R25 E, BLOCK 5, Lot 10A, AMD BLK 5 LT 10 (18).

Address: 1390 S 24TH ST W

**Taxid: A26170** Legal Description: CENEX PARK SUB, S13, T01 S, R25 E, BLOCK 5, Lot 10C1, AMD (22)

Address: 1420 S 24TH ST W **Operating outside Zoning Code Change February 25, 2021**

**Taxid: D00559** Legal Description: S13, T01 S, R25 E, C.O.S. 738, PARCEL 1B1, AMD TR 1B & LT 11 BLK 5 CENEX PARK S\* **Operating outside Zoning Code Change February 25, 2021**

Address: 2490 GABEL RD

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**Taxid:** D00558D

**Geocode:** 03092613414080000

**Property owner:** 1400 S 24TH LLC

**Subdivision:**

**Block:**

**Lot:**

**Certificate of Survey:** CS 2095

**Tract:** 1C2

**Legal Description:** S13, T01 S, R25 E, C.O.S. 2095, PARCEL 1C2, AMEND TR:1C (**UNDEEDED ROAD**)

**Address:**

**Taxid:** D00559B

**Geocode:** 03092613414060000

**Property owner:** CITY OF BILLINGS

**Subdivision:**

**Block:**

**Lot:**

**Certificate of Survey:** CS 738

**Tract:** 1B3

**Legal Description:** S13, T01 S, R25 E, C.O.S. 738, PARCEL 1B3, AMEND TR 1B

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: Light Industrial L1

2. Written description of the Zone Change Plan including existing and proposed new zoning:

Must be changed to meet building permit already issued and built. Holding up financing

3. Subject Property Map: please attach to this form

4. Legal Description of Property:

See attached

5. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:

Janine Griffin 1010 Central Ave Ste 1 Billings 59102

6. Roster of persons who attended the pre-application neighborhood meeting: please attach to this form

7. A copy of the meeting notice. please attach to this form

8. A brief synopsis of the meeting results including any written minutes or audio recording. please attach to this form

9. The undersigned affirm the following:

1) The pre-application neighborhood meeting was held on the 27, day of June, 2022

2) The zone change application is based on materials presented at the meeting.

Owner (s): 1400 S. 24th LLC Janine Griffin Telephone: 406-256-0362

Address: 1010 Central Ave Ste 1 Email: janine@griffindelp.com

Agent (s): Janine Griffin Telephone: 406-256-0362

Address: 1010 Central Ave Ste 1 Email: janine@griffindelp.com

June 17, 2022

**1400 South 24<sup>th</sup> LLC**  
1010 Central Ave Ste 1  
Billings, Mt 59102

Re: ZONE CHANGE

**City of Billings**  
P.O. Box 1178  
Billings Mt, 59103-1178

Dear City of Billings

Our property is located at 1400 South 24<sup>th</sup> Street. You might know it as the trampoline park building, or By all Means Brewing is located.

1400 South 24<sup>th</sup> LLC is requesting a zone change. Today we are zoned light industrial under the new zoning codes established last February 2021. We will be requesting to go back to a similar code that we had prior the zone change last spring. We are requesting CX which allows for professional use.

If you are interested and would like to learn more, you invited to a neighborhood meeting. There will also be a public hearing in July and then in August the city council will vote on the zone change.

Neighborhood meeting

- When: June 27, 2022
- What time: 6:00 pm
- Where: By all means Brewing is located at 1400 south 24<sup>th</sup> street by the trampoline park.

If you have any questions before that date, I can be reached by email at [Janine@griffindvlp.com](mailto:Janine@griffindvlp.com)

Sincerely,

Janine Griffin