

## **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:** Lots 17-18 NX-1 Mixed Residential/Lot 19 N4, Large Lot Suburban Neighborhood
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: the owner is requesting zone change of the 1.9 acres to conform to the existing use of the property
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** Lots 17-19 of Meadowbrook Subdivision
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this 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 18, day of May, 2023.
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Chris Vlahos

Telephone: 406-672-3661

Address: 832 Granite Estates Lane, Billings, 59101

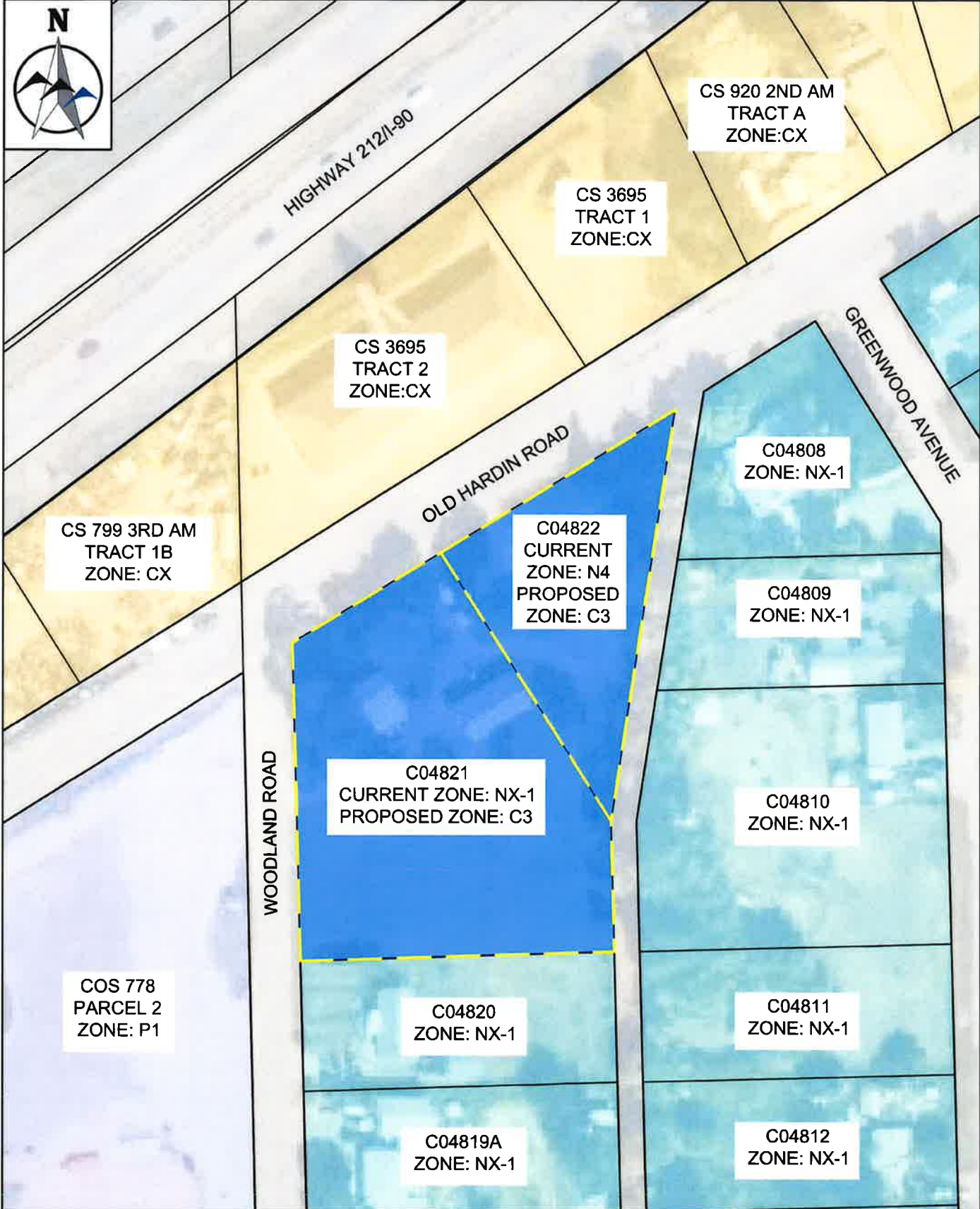
Email: superbuilds@gmail.com

**Agent (s):** WWC Engineering; Aaron Redland

Telephone: 406-671-5606

Address: 550 S. 24th Street W, Ste 201, Billings, 59102

Email: aredland@wwcengineering.com



<p><b>Zone Change - Lots 17-19 Meadowbrook Subdivision Proposed Zoning YELLOWSTONE COUNTY, MT</b></p>	<p>PREPARED FOR <b>CHRIS VLAHOS</b></p>	<p>SUPERIOR CONSTRUCTION PROPERTIES, LLC 832 GRANITE ESTATES LN BILLINGS, MT 59101-6888</p>	<p>DESIGNED BY: <u>BSR</u> DRAWN BY: <u>BSR</u> CHECKED BY: <u>GTR</u> DATE: <u>5/10/2023</u></p>
	<p>PREPARED BY  <b>WWC ENGINEERING</b></p>	<p>550 S. 24TH ST. W., SUITE 201 BILLINGS, MT 59102 (406) 894-2210 www.wwcengineering.com</p>	<p>SHEET <b>1</b></p>

 Pre-Application Neighborhood Zone Change Meeting - Superior Construction/Vlahos  
May 18, 2023 at 6:30pm

	<u>Name</u>	<u>Address</u>	<u>Phone no.</u>
1	PAULA HARRIS	548 Greenwood	259-1692
2	Lisa Duzts	540 Greenwood AVE	406-672-1776
3	Paul Sunderlove	1511 Old Hardin Rd.	406-708-0436
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**Superior Construction/Vlahos Zone Change Pre-Application Neighborhood Meeting Minutes**

May 22, 2023, at 6:30pm

**Attendance:**

Greg Reid – WWC Engineering

Aaron Redland – WWC Engineering

See attached sign-in sheet and email received

The meeting was opened by WWC Engineering (WWC) giving a description of the current zoning and the proposed zoning. WWC also explained the zone change process along with the Zoning and Commissioner meetings that are required for the zone change to be completed.

The area residents were then asked to provide comments or concerns regarding the zone change. There were not any specific comments on the zone change, they were mainly curious about what the owner's plans were for the future development of the property. The neighbors had questions about future fences or required improvements adjacent to their properties if the zoning is changed.

## Aaron Redland

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**From:** Aaron Redland  
**Sent:** Thursday, May 18, 2023 11:43 AM  
**To:** 4068609030@mms.att.net  
**Subject:** RE:

Received. I will include this comment response section of the application packet.

Aaron Redland | Project Manager  
550 S 24th St. W. Ste.201 | Billings, MT 59102  
406-894-2210 | Cell 406-671-5606  
www.wwcengineering.com

-----Original Message-----

From: 4068609030@mms.att.net <4068609030@mms.att.net>  
Sent: Monday, May 15, 2023 12:12 PM  
To: Aaron Redland <aredland@wwcengineering.com>  
Subject:

WARNING: This email originated from an external sender. Please use caution when clicking links or opening attachments.

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I see our money hungry pos neighbor is at it again. Glad he couldn't get his 4 or 8 plex housing project. And now he wants to rezone commercial so he can do just about anything. His motor home and trailer project is an eyesore. I don't know how he ever got that approved if he did ????? My vote is NO. I don't want him putting up an adult porn store or whatever. What the he'll does he want t o do besides ruin our neighborhood and make money. Kent.kreiter@yahoo.com  
439 woodland rd.