

CITY ZONE CHANGE APPLICATION FORM

CITY ZONE CHANGE Billings Zone Change # 1044 Project # PZX-24-00044

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 RURAL RESIDENTIAL (RR-1)

Proposed Zoning: NX-2

PARCEL TAX ID# D11914 CITY ELECTION WARD N/A

Legal Description of Property: TRACT 4-B OF CERTIFICATE OF SURVEY 2735

Address or General Location (If unknown, contact City Engineering): 60<sup>th</sup> STREET W/ GRAND AVE

Size of Parcel (Area square feet or acres): 1.00 ACRE

Present Land-Use: VACANT

Proposed Land-Use: RESIDENTIAL SUBDIVISION

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s) George H Jurovich  
(Record Owner)

3647 DONNA DR Billings MT 59602  
(Address)

(Phone Number) (email)

Agent(s): Taj MUKADAM  
(Name)

6214 IRONWOOD DR Billings MT 59106  
(Address)

406 647 2353 taj.mukadam@gmail.com  
(Phone Number) (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: George H. Jurovich Date: 1-29-24  
(Record Owner - Digital Signature Allowed)

January 26, 2024

To Whom It May Concern

Re: Proposed Zone Change

The purpose of this letter is to explain how the proposed zone change and annexation for Tract 4-B of Certificate of Survey No 2735 is consistent with the City of Billings Growth Policy and how it meets the statutory guidelines, and how it fits within the existing or planned developments.

The proposed zone change for this parcel is NX-2. The intended request matches the current zoning of the property located directly North of the subject property. Currently, the subject property is surrounded by property in the City of Billings creating a "County Island" (See Exhibit 1). Therefore, the current zoning of the undeveloped property no longer makes sense.

To utilize this property properly with the new zoning, an agreement with the neighboring property owner has been developed to allow for access of the nearby public utilities. (See Exhibit 2)

The use of the property will then match the use of the parcel to the North.

I believe that this proposed zone change meets the following 10 review criteria:

- (1) The new zoning is designed in accordance with the growth policy.
- (2) The new zoning is designed to secure from fire and other dangers.
- (3) The new zoning will promote public health, public safety and general welfare.
- (4) The new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.
- (5) The new zoning will provide adequate light and air.
- (6) The new zoning will affect motorized and nonmotorized transportation.
- (7) The new zoning will promote compatible urban growth.
- (8) The new zoning considers the character of the district and the peculiar suitability of the property for particular uses.
- (9) The new zoning will conserve the value of buildings; and
- (10) The new zoning will encourage the most appropriate use of land throughout the City of Billings.

I hope that after your review you agree with my findings.

Regards,

A handwritten signature in blue ink, appearing to be 'Taj Mukadam', written in a cursive style.

Taj Mukadam  
406.647.2353  
[tajmukadam@gmail.com](mailto:tajmukadam@gmail.com)

Encl.: Exhibit 1, 2.