

Zone Change 1068 Attachments

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CITY ZONE CHANGE Pre-Application Statement of Owner(s) and 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: NMU
2. Written description of the Zone Change Plan including existing and proposed new zoning:
CMU1 to move my current pawn shop at 1235 Grand Ave to this location and build a new building.
3. Legal Description of Property:
S31, T01 N, R26 E, C.O.S. 456, Parcel A, D, & E. COMBO (23)
4. Neighborhood Task Force Area: Yes /// No . If Yes, Name of Task Force
NO
5. Roster of persons who attended the pre-application neighborhood meeting: please attach to on line application
6. A brief synopsis of the meeting results including any written minutes or audio recording.
please attach to on line application
7. The undersigned affirm the following:
 - 1) The pre-application neighborhood meeting was held on the 06, day of 24, 2025.
 - 2) The zone change application is based on materials presented at the meeting.

Owner (s):

Signed by:

James Black

Signed by:

Lavonne Black

Telephone: 406-656-1085

Address:

833 Ave R

Email: michelleblack0911@gmail.com

Agent (s):

AUSTIN CHESSER

Telephone: 406-697-0524

Address: 1235 GRAND AVE

Email: AUSTINCHESSER151989@GMAIL.COM

Complete this form and upload to your on-line Zone Change application

City Pre-app statement 2024-2025

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(406) 697-0524

June 12, 2025

To: Surrounding Property Owners, Billings Planning Division, and Neighborhood Task Force (if applicable)

Subject: Notice of Pre-Application Neighborhood Meeting for Zone Change Request

In accordance with the requirements set forth by the City of Billings for a zone change application, this letter serves as official notice of a Pre-Application Neighborhood Meeting.

Meeting Details

- Date: Tuesday, June 24, 2025
- Time: 7:00 PM – 8 PM
- Location: CITY BREW COFFEE, 1604 Grand Ave, Billings, MT 59102

Zone Change Information

- Current Zoning: NMU (Neighborhood Mixed Use)
- Proposed Zoning: CMU1 (Community Mixed Use 1)

Property Description

- Legal Description: S31, T01 N, R26 E, C.O.S. 456, Parcel A, D, & E. COMBO (23)
- Physical Address: 1503 13th Street West, Billings, MT 59102

Applicant Contact Information

- Name: Austin Chesser
- Email: Austinchesser151989@gmail.com
- Phone: (406) 697-0524

The purpose of this meeting is to inform surrounding property owners about the proposed zoning change and to gather any questions or concerns in advance of a formal application. This meeting is a required step by the City of Billings prior to the submission of a zone change request.

We welcome your attendance and input.

Sincerely,

Austin Chesser

Owner, Back Country Pawn

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Disposition of Pre-Zoning Meeting

Date: 06/24/2025

Location: City Brew Coffee at 1604 Grand Ave in Billings, Mt 59102

Attendees:

- Austin Chesser
- Tucker Veltkamp Realtor
- Joseph Fleming (Public Attendee)

Summary:

A pre-zoning meeting was held on 06/24/2025 to provide information regarding a proposed zoning matter. One member of the public, Joseph Fleming, attended the meeting. Mr. Fleming's purpose for attending was to seek clarification about the meeting's subject matter, as he believed it might pertain to a potential rezoning of his own property.

After clarifying the scope and intent of the meeting, it was determined that the discussion did not involve Mr. Fleming's property. No additional comments or concerns were raised by the attendee.

Conclusion:

The meeting proceeded without incident, with the single attendee receiving the clarification he sought. No formal objections or public concerns were recorded.