

Tax ID	LegalDescriptionShort	Property Physical Address	OwnerName	OwnerAddress1	OwnerCity	OwnerState	OwnerZipCode	Sign Protest Petition?
D01655	S10, T01 S, R26 E, C.O.S. 1231, PARCEL 1	440 RIVERSIDE RD	BERMES, JOHN M	1105 SAINT JOHNS AVE	BILLINGS	MT	59102-5516	Yes
			BERMES, BEVERLY A					Yes
D01735	S10, T01 S, R26 E, N2W3/4 OF NWSE4 15 AC	441 Riverside Rd	CITY OF BILLINGS	PO BOX 1178	BILLINGS	MT	59103-1178	
D01726A	WESTERN SUGAR COOPERATIVE SUB, S10, T01 S, R26 E, BLOCK 1, Lot 2	SUGAR AVE	WESTERN SUGAR COMPANY	7555 E HAMPDEN AVE STE 520	DENVER	CO	80231-4830	
C16758	BROCOPP SUB (14), S10, T01 S, R26 E, BLOCK 1, Lot 4	RIVERSIDE RD	BROCOPP, MARILYN G	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
D01656A	BROCOPP SUB (14), S10, T01 S, R26 E, BLOCK 1, Lot 5	444 RIVERSIDE RD	BROCOPP, MARILYN G	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
D01656B	S10, T01 S, R26 E, C.O.S. 1231, PARCEL 2B2, 2ND AMD 1.000AC	442 RIVERSIDE RD	BROCOPP, MARILYN	2031 EDGEWOOD DR	BILLINGS	MT	59102-2892	Yes
A13100	REEVES SUBD, S10, T01 S, R26 E, BLOCK 1, Lot 1 - 2	336 RIVERSIDE RD	WEBER, JOHN O	1821 LAURA CIR	BILLINGS	MT	59106-1715	
			BROWN, BRADLEY D					
			STEVENSON, BARBARA T					

This is a valid protest petition requiring a 2/3 majority vote of the City Council

4 lots in protest

7 lots within 150 ft of Zone Change 1061

25% of lots must sign protest petition for valid protest

2 or more lots must protest to create a valid protest for Zone Change 1061

Valid protest triggers a 2/3 majority vote requirement from the present and voting members of the City Council on 1st and 2nd reading of the zone change ordinance

ALL owners of a lot must sign for the lot to be in protest of the zone change

Chief Executive Officer signature of a corporation is the signatory for any company-owned lot

PETITION AGAINST CITY ZONE CHANGE
 ZONE CHANGE No. 1061

GENERAL LOCATION: 441 Riverside Rd – NW 5.1 acres of Wilson Park

WE, the undersigned are against the above proposed zone change for the following reasons:

extra traffic, noise, Wilson Park needs to remain a park. Animal shelter doesn't belong in residential area. Can't stop disease from sick animals being dropped off or walked all over the neighborhood.

NAME (PRINT) SIGNATURE PROPERTY OWNED (ADDRESS)

John M. Bermes	<i>John M Bermes</i>	440 Riverside Rd, C/S 1231 Parcel 1
Beverly A Bermes	<i>Beverly A Bermes</i>	440 Riverside Rd C/S 1231 Parcel 1
City of Billings, City Admin – Chris Kukulski		441 Riverside Rd (park outside of Zone Change 1061) – unplatted
Western Sugar Company Rodney D. Perry, CEO		Sugar Ave, Western Sugar Coop Sub, Block 1, Lot 2
Marilyn G. Brocopp Timothy R. Brocopp MICHELE B ZANDER	<i>Timothy R. Brocopp</i>	Brocopp Sub, Block 1, Lots 4 & 5; C/S 1231 Parcel 2B2, 2 nd amnd
John O. Weber		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2
Bradley D. Brown		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2
Barabara T. Stevenson		336 Riverside Rd, Reeves Sub, Block 1, Lots 1 & 2

Please note protests against a zone change for property more than 150 feet from the zone change property will not trigger a “valid protest” vote by the City Council.

Protest Petitions delivered in person must be received by the Planning Department at City Hall, 316 N 26th St, 5th Floor, Billings, MT by 5:00 pm on the Friday before the first City Council meeting

Protest petitions that are mailed to the Planning Division, P.O. Box 1178, Billings, MT 59103 must also be received by 5:00 pm on the Friday before the first City Council meeting.

Return to:
Tim Filz
Christensen Fulton & Filz, PLLC
19 36th Street West, Suite 3 e
Billings, MT 59102-4303

QCD

4087028

10/04/2024 01:33 PM Pages: 1 of 2 Fees: 16.00

Jeff Martin Clerk & Recorder, Yellowstone MT



QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged on September 30, 2024, the undersigned:

Grantor:

Marilyn Brocopp
2031 Edgewood Dr
Billings, MT 59102

hereby quitclaims to:

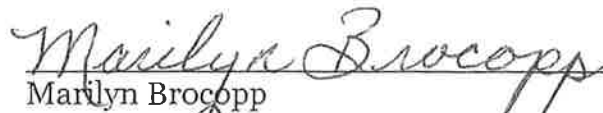
Grantees:

Timothy Brocopp
1585 Westridge Circle
Billings, MT 59102

Michele Zander
4905 Diamond Falls Road
Billings, MT 59105

as equal tenants in common, the following legally described real property located in Yellowstone County, Montana:

That part of the SW¹/₄ of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as **Tract 2B2**, Amendment of Tract 2B of Certificate of Survey 1231 Amended, on file in the office of the Clerk and Recorder of said County under Document No. 1642035.


Marilyn Brocopp

[NOTARY PAGE FOLLOWS]

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Tim Filz
Christensen Fulton & Filz, PLLC
19 36th Street West, Suite 3
Billings, MT 59102-4303 e

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hereby quitclaims to:

Grantees:

Timothy Brocopp
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Michele Zander
4905 Diamond Falls Road
Billings, MT 59105

as equal tenants in common, the following legally described real property located in Yellowstone County, Montana:

Parcel A

That part of the SW₁/₄ of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 5, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.



Parcel B

That part of the SW₁/₄ of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 2, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.

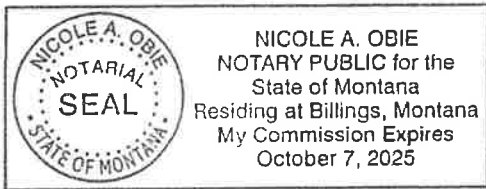
Parcel C

That part of the SW₁/₄ of Section 10, Township 1 South, Range 26 East of the PMM, Yellowstone County, Montana, described as Lot 4, Block 1, of Brocopp Subdivision according to the official plat on file in the office of the Clerk and Recorder of said County under Document No. 3679214.

Marilyn G Brocopp
Marilyn G. Brocopp

STATE OF MONTANA)
 :SS.
County of Yellowstone)

This instrument was acknowledged before me on September 30, 2024 by Marilyn G. Brocopp.



Nicole A. Obie
[affix notary stamp beside or below signature]