

YELLOWSTONE COUNTY

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 on-line and any attachments along with a completed Special Review application form, including any required fees, for a special review to be processed by the Planning Division.

- 1. **Present Zoning:** Zoning District #14 (540 Ares - Total purchase 872 acres)
- 2. **Written description of the Special Review** including square footage of structures, total area of the site

SEE ATTACHED

- 3. **Subject Property Map:** please attach to this form
- 4. **Legal Description of Property:** SEE ATTACHED (Montana Cadastral Report)
- 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:**
 - a) The pre-application neighborhood meeting was held on the 22/23, day of August, 2025.
 - b) The special review application is based on materials presented at the meeting.

Owner (s): _____ **Telephone:** _____

Address: _____ **Email:** _____

Agent (s): Scott D. Cusanek **Telephone:** (602) 478-6512

Address: 27656 North 74th Street **Email:** ScottCusanek@ymail.com

Scottsdale, AZ 85266

Pre-Application Meeting

Letters sent to property owners identified by the County Planning Department. These names & addresses were then certified by the Clerk & Recorder of Yellowstone County.

- Letters sent on 08/13/2025
- Two meetings were scheduled as follows:
 - 08/22/2025 6pm Meeting Location: 3851 River Road, Laurel MT
 - 08/23/2025 11am Meeting Location: 3851 River Road, Laurel MT
- The intent was to meet at 3851 River Road, then drive up the hill to the property. We did not have any of the notified property owners show up for either meeting.

Attachments:

- A. Letter used to invite adjacent property owners.
- B. Sign in sheet(s). (no attendees)
- C. Exhibit "A" from the purchase agreement (legal description of both parcels)
 - Subject property in District #14 is part of Parcel "B")

Dear Property Owner,

We hope this message finds you well. We're writing to introduce ourselves and share our vision for the property on Grandkids Way. As we move forward with the Yellowstone County process, we wanted to reach out personally—to invite your thoughts and begin this relationship as good neighbors.

Our goal for the property on Grandkids Way is to create a thoughtfully designed Sporting Club focused on the outdoor shooting sports, that honors the natural beauty of the land and contributes meaningfully to the local community. The property would comprise several shooting disciplines—designed with safety, sound mitigation, and environmental sensitivity in mind—as well as spaces for families, junior to master-level sportsman, and guests interested in learning about firearms safety and responsible recreation.

The design and layout would be a collaborative effort that includes the Montana FWP (Fish, Wildlife & Parks) and the NRA (National Rifle Association). In doing so, all enclosed buildings would be planned for the northern portions of the two parcels and outside of the area deemed Special Zoning District 14. Within the acreage deemed District 14, our intent is to create multi-disciplinary areas to promote the shooting sports coupled with outdoor education. Considering the layout of the current parcels, these areas would encompass both District 14 and Non-District 14 property.

We're committed to keeping the land wild and welcoming. That means:

- Preserving native vegetation and wildlife corridors
- Using natural materials and rustic-modern architecture that blends into the landscape
- Partnering with local suppliers for everything from building materials to guest toiletries and cleaning products
- Hiring local tradespeople, instructors, and hospitality staff to ensure the property reflects Montana values and craftsmanship

Beyond recreation, we envision the Sporting Club as a place for:

- Families to gather and explore the outdoors
- Youth and adult shooting education, with certified instructors and a strong focus on safety
- Company retreats and team-building experiences rooted in the outdoors

- Community events, workshops, and seasonal gatherings that celebrate local culture

As part of our purchase process, we'll be submitting a special review for the property located in District 14, to Yellowstone County for use as sporting grounds. Step one in this process is to host a meeting with neighboring property owners within 300 feet of the parcel boundaries under consideration. We'd love for you to join us:

- **Meet at the driveway entrance: 3851 River Road, Laurel, MT**
 - **Friday, August 22, 2025 at 6:00 PM**
 - **Saturday, August 23, 2025 at 11:00 AM**
 - ✓ **Once everyone has arrived, we'll move up the hill to discuss our plan.**

We understand schedules can be tight, so we're offering two meeting times to accommodate. If neither works for you, please don't hesitate to reach out—we're happy to connect by phone/email (below) or meet at a time that suits your schedule.

We know any changes to the landscape brings questions, and we want to be thoughtful, transparent, and collaborative from the start. Our hope is to build something that feels like it belongs—not just on the land, but in the community.

Thank you for considering our vision. We're excited about the possibility of becoming part of this special place, and we look forward to meeting you.

Warm regards, Scott & Sheri Cusanek

(602) 478-6512

ScottCusanek@ymail.com

Attachments:

- 1) Owner & legal description of the property within District #14
- 2) List of possible uses per district regulations
- 3) Map of property within District #14 including 300' border

Pre-Application Meeting - Adjacent Property Owners

08/22/2025 - 6pm Meeting Place: 3851 River Road, Laurel MT

08/23/2025 - 11am Meeting Place: 3851 River Road, Laurel MT

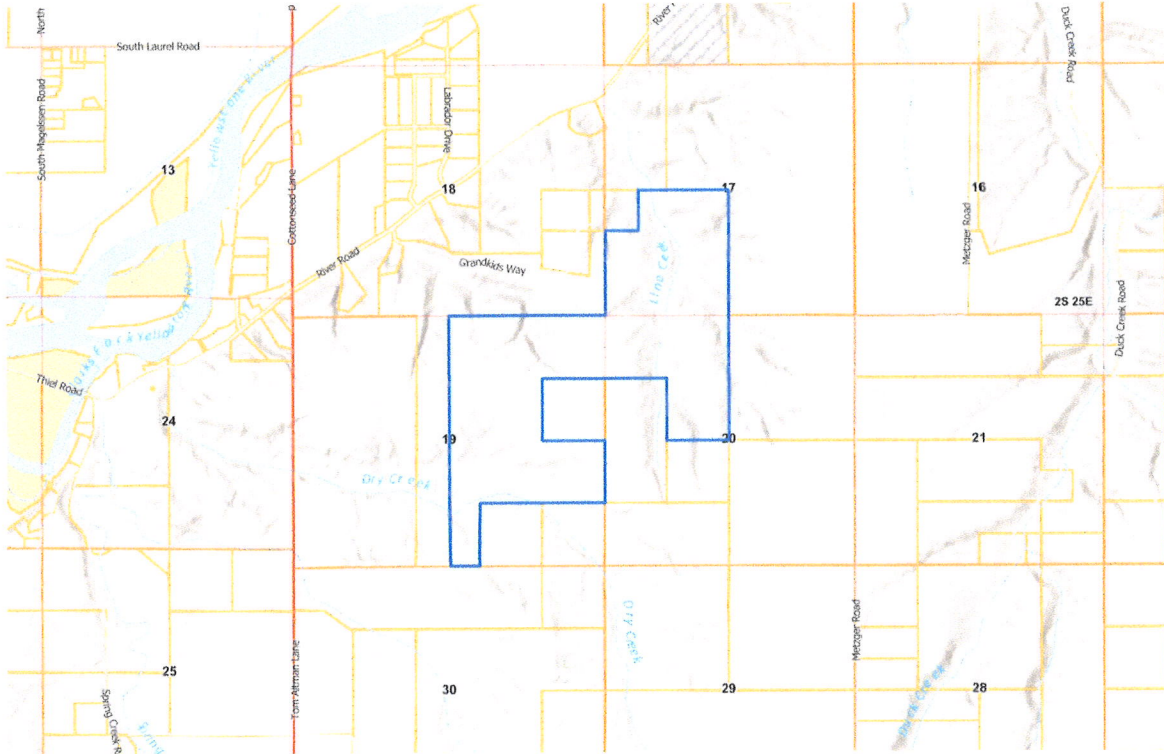
Full Name (Printed)

Signature

NO ATTENDEES FOR EITHER MEETING

Tax Year: 2025

Scale: 1:34536.68 Basemap: Cadastral Application Base Map



Summary

Primary Information

Property Category: RP

Subcategory: Agricultural and Timber Properties

Geocode: 03-0822-19-1-01-01-6001

Assessment Code: 000D031340

Primary Owner:

JLM LAND LLC
4460 RIVER RD
LAUREL, MT 59044-8883

Note: See Owners section for all owners

Property Address:

Certificate of Survey: 3414

Legal Description: S19, T02 S, R25 E, C.O.S. 3414, PARCEL 6A1, AMD TR 3-5, 6A, **MULTI-DISTRICT** 540 AC IN O7 & 222.076 AC IN O7L (17)

Last Modified: 7/17/2025 21:38:51 PM

Exhibit A.

The seller's full names are:

Parcel A- James L. McIntosh Revocable Trust.

Legal Description:

Parcel A:

That part of Sections 17, 18, 19 and 20, Township 2 South, Range 25 East, of the Principal Montana Meridian, Yellowstone County, Montana, described as Tract 2, of Certificate of Survey No. 3414 , on file in the office of the Clerk and Recorder of said County, under Document No. 3527600

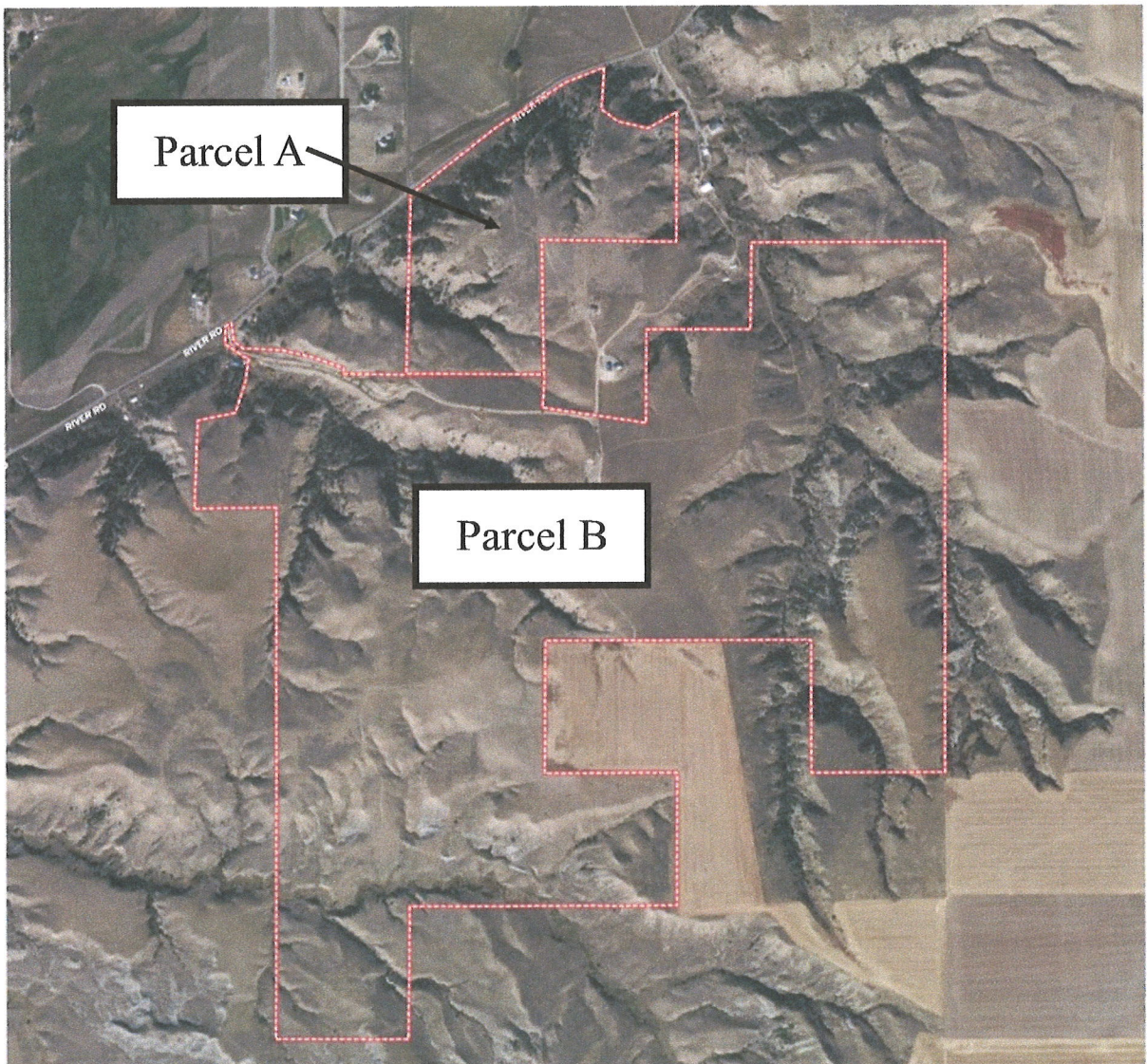
Parcel B- JLM Land, LLC

Legal Description:

Parcel B:

That part of Sections 17, 18, 19 and 20, Township 2 South, Range 25 East, of the Principal Montana Meridian, Yellowstone County, Montana, described as Tract 6A-1, of Certificate of Survey No. 3414 Amended Tracts 3, 4, 5 and 6A, on file in the office of the Clerk and Recorder of said County, under Document No. 3800119.

Seller's Initial's _____ Date _____ Buyer's Initial's _____, _____ Date _____



Total Purchase 872 Acres - Includes District #14 property

ATTENTION County Planning:

Sending same notification to the planning department based on the process that outlines the neighborhood meeting I have requested. This process is pre-special review application due on September 2nd. ~ ~ Scott Cusanek (602) 478-6512



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Owner Information

Jim Land Llc
4460 River, Laurel, MT, 59044-8883

Land Information

45.64893, -108.66722

Total acres

540

Land sqft.

23,522,400

Assessed year

2024

Assessed property value

\$27,835

Land value

\$27,835

Land use type

Agricultural (Nec)

County

Yellowstone

Contact by mail

Yes

Parcel id

03-0822-19-1-01-01-6001 (3082219101016001)

Parcel & Tax Information

1970

Tax code area

\$395.72

Tax amount

2024

Tax year

Account number

D031340

Legal description

S19, T02 S, R25 E, C.O.S. 3414, Parcel 6 A1, Amd Tr 3 5, 6 A, **Multi District 540 Ac In O7 & 222.076 Ac In O7 L (17)**

Total value calculated

\$27,835

Building Information

Agricultural

Property Type

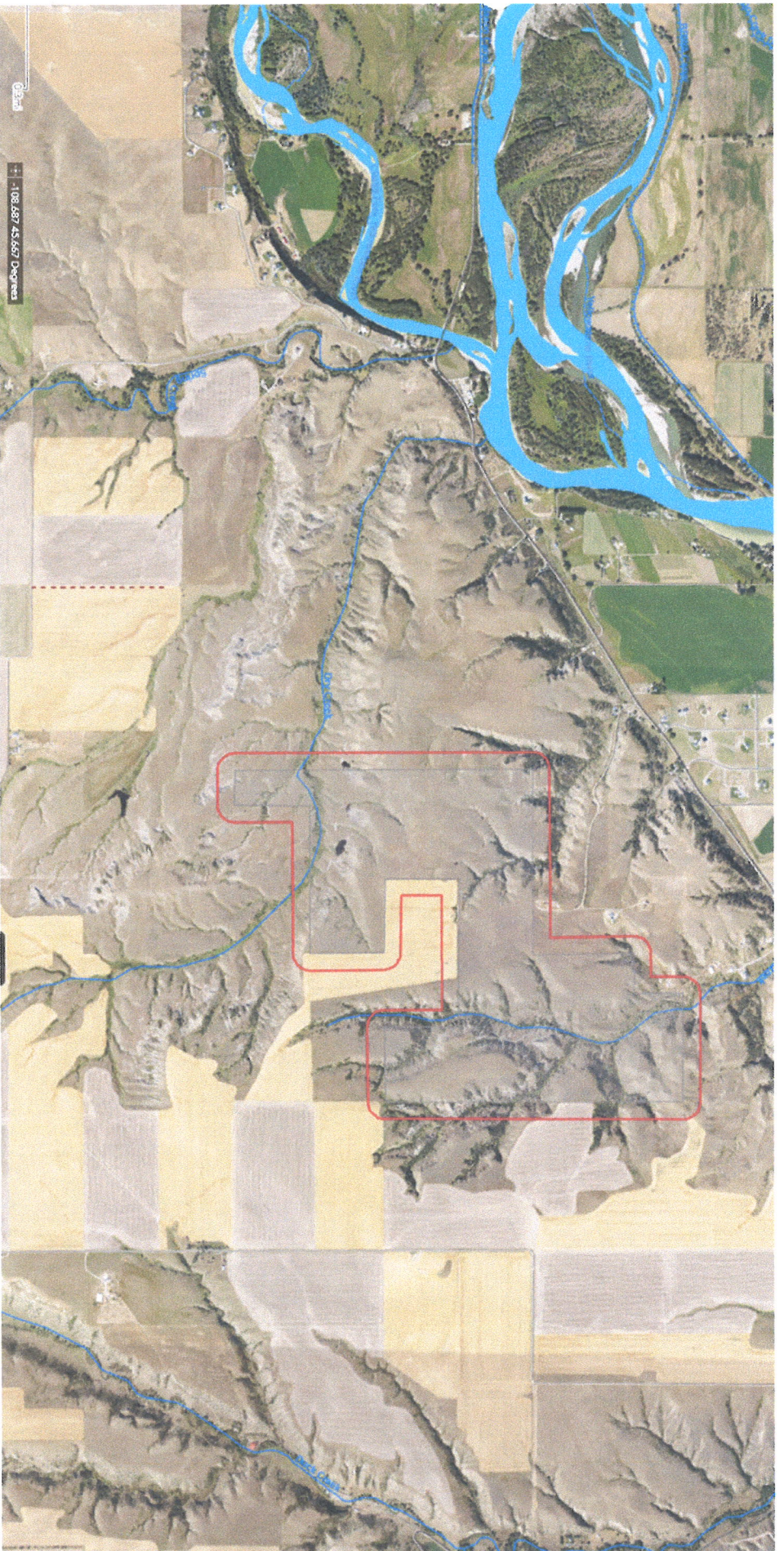
ARTICLE IV DISTRICT REGULATIONS

LIST OF USES

SE-SPECIAL EXCEPTION
A-ALLOWED

A-O RS RMH P

	A-O	RS	RMH	P
Accessory uses and structures incidental to and on the same lot as the principal use	A	A	A	A
Agricultural uses	A	A		
Animal hospitals - veterinary clinic	A			
Auction houses - for livestock sales yards only	A			
Blacksmith	A			
Cemetery	A	A	A	A
Churches, convents, monasteries and other places of worship	A	A	A	A
Commercial livestock feeding yard	A			
X Commercial recreation	SE			SE
Dwellings: A. Single-family	A	A	A	A
B. Mobile homes			A	
Farm tenant house - mobile home	A			
Fire station or other emergency services customary accessory uses supported by Yellowstone Co. or a special district	A	A	A	A
Frozen food lockers	A			
Fur farm	A			
Grain Elevators	A			
Gravel Excavation	SE			
Guest house as an accessory building - not for permanent occupancy	A			
X Gun & archery range - indoor and/or outdoor	SE	SE		
Home occupation	A	A	A	A
Horticulture nurseries & commercial greenhouses	A	SE	SE	SE
Kennel - Commercial	A			
Landfill, reclamation, sanitary septic-tank disposal sites, and sanitary incinerators	SE			
Mobile home parks			A	
Parks and playgrounds, private	A	A	A	A
Parks and playgrounds, public	A	A	A	A



Property in question.

Red line shown is the 300' border required by the County. Those neighboring property owners within this boundary are being contacted as part of this process.

The area included within the red border only reflects the property within Zoning District #14.