

Attachments for Zone Change 734

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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 zone change application form, including any required fees, for a zone change to be processed by the Planning Division.

1. Present Zoning: A - Agriculture 10+ Acres
2. Written description of the Zone Change Plan including square footage or acres of proposed new zoning:
A change of the current zoning of A - Agriculture 10+ Acres to P3 - Educational Campus
for a portion of Tracts 2 and 3 of Certificate of Survey 699.
3. Subject Property Map: please attach to this form
4. Legal Description of Property: Section 9, Township 01 S, Range 25 E, Tracts 2 and 3 of Certificate of Survey 699,
Dimensions of zone change shown on zoning exhibit.
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, day of December, 2025.
 - b) The zone change application is based on materials presented at the meeting.

Owner (s): RVU Ranch, LLC Telephone: 720-874-2468

Address: 8401 S. Chambers Road; Englewood, Colorado, 80112 Email: dforstein@rvu.edu

DocuSigned by:

Dr. David Forstein

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Agent (s): Taylor Kasperick (Performance Engineering) Telephone: (406) 384-0080

Address: 3412 Colton Blvd., Suite 202 Email: taylor@performance-ec.com

Billings, MT 59102

Taylor Jay Kasperick

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3412 Colton Blvd., Suite 202, • Billings, MT 59102 • (406) 384-0080

December 15th, 2025

Dear Interested Neighbor,

On behalf of Rocky Vista University, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **Monday, December 22nd** at the **White Aspen Ranch Equine Facility**. Interested parties can attend the meeting at 5:30 PM. If attending, please plan to enter the White Aspen Ranch facility from 56th Street West (you will need to progress through the front gate), and park in front of the Arena.

The meeting is being held to discuss a proposed zone change regarding a portion of the White Aspen Ranch property along South 56th Street West. The owner is requesting the portion of the properties shown on the attached exhibit, and described below, to be rezoned:

A portion of Tracts 2 & 3 of Certificate of Survey No. 699, located in S 09, T 01 S, R 25 E, Yellowstone County, Montana, having a total area of approximately 6.6 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject properties, discuss the potential for development, and to answer questions about the project. Below is a summary of the existing zoning and the proposed changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
A	38.7	A	32.1
		P3	6.6

Yellowstone County generally describes the zoning districts included in this application as:

- A: Agriculture (10+ Acres)
- P3 – Educational Campus
- A total of 6.6 acres is included in the proposed zone change.

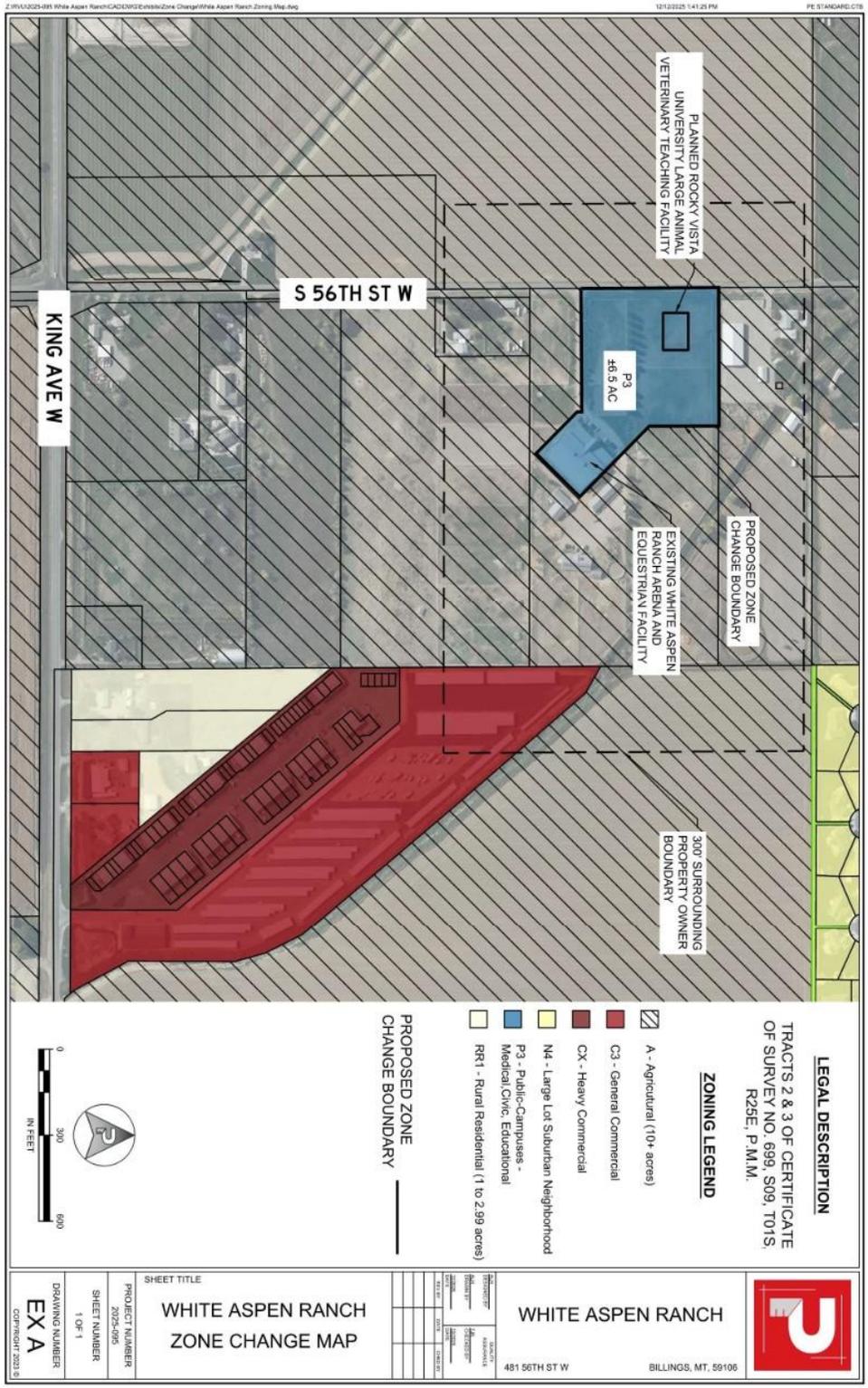
Representatives for Performance Engineering, LLC will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 3412 Colton Boulevard, Suite 202, Billings, MT 59102, attention Taylor Kasperick, or emails may be sent to taylor@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you at 5:30 PM on **December 22nd** at **481 56th St W, Billings, MT 59106 (White Aspen Ranch)**.

Thank you,

A handwritten signature in blue ink that reads "Taylor Kasperick".

Taylor Kasperick, PE
Project Manager

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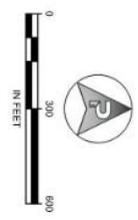


LEGAL DESCRIPTION
 TRACTS 2 & 3 OF CERTIFICATE
 OF SURVEY NO. 699, S09, T01S
 R25E, P.1M1.

ZONING LEGEND

- A - Agricultural (10+ acres)
- C3 - General Commercial
- CX - Heavy Commercial
- N4 - Large Lot Suburban Neighborhood
- P3 - Public-Campuses - Medical, Civic, Educational
- RR1 - Rural Residential (1 to 2.99 acres)

PROPOSED ZONE
 CHANGE BOUNDARY



WHITE ASPEN RANCH

481 56TH ST W BILLINGS, MT, 59106

**WHITE ASPEN RANCH
 ZONE CHANGE MAP**

PROJECT NUMBER
 2025-095
SHEET NUMBER
 1 OF 1
DRAWING NUMBER
EX A
 C:\P\2025\095\2025 5

DATE	BY	REVISION

