

**Attachment D – Applicant Letter**  
Special Review #906 – 900 S 24<sup>th</sup> St West – Units 2 & 3

May 6, 2013

Planning & Community Services Division  
4<sup>th</sup> Floor, Parmly Library  
510 North Broadway  
Billings, MT

To Whom it May Concern:

We are submitting this Special Review Application for the property located at 900 24<sup>th</sup> St. West, Units 2&3 (Tax ID # A28359A). The following paragraphs are in response to the questions found within the City Special Review Application.

A) In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Economic Development Element Goal #1 asks for coordinated economic development efforts that target business recruitment, retention, and expansion. The opening of this business would serve this goal by creating new jobs and expanding upon the successful economic King Avenue region.

B) Why is there a need for the intended use of the property at this location?

This is an empty unit at this point, and with the permit resulting from a special review, it will encourage other businesses to also set up in the area.

C) How will the public interest be served if this application is approved?

Allowing the special review to be passed will further diversify and boost business for this mini-mall. More customers being attracted could boost the local economy and make the decision to open future businesses in the area more appealing.

D) The business petitioning for special review approval would occupy two of the building spaces on 900 24<sup>th</sup> St West. The business would be primarily gaming, with a food and wine license.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our re-zoning application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,

A handwritten signature in purple ink that reads "Marshall Phil". The signature is written in a cursive, flowing style.

Marshall Phil