

Attachment C Site plan

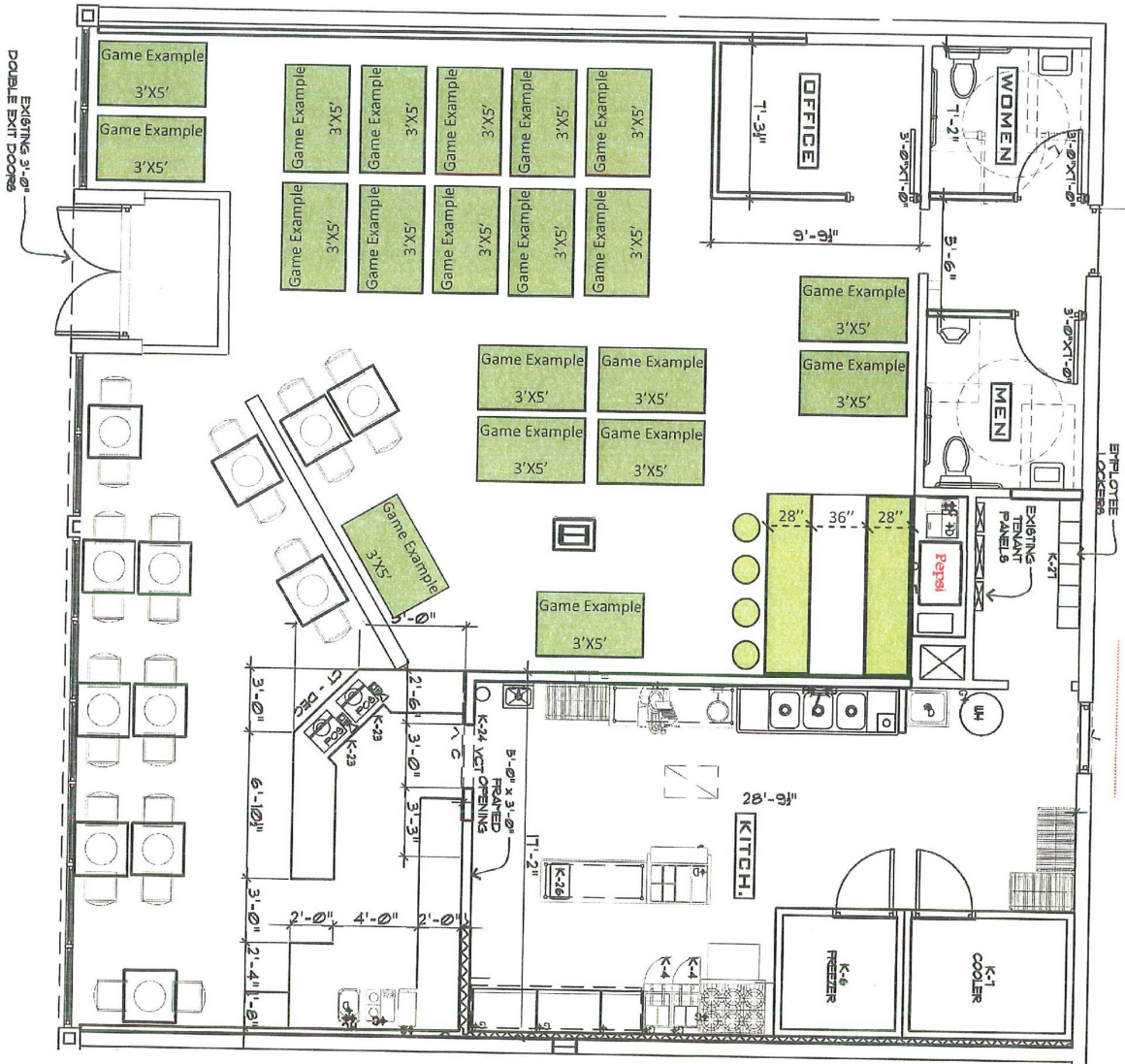
Wooly Bugger, Inc., a Montana close corporation

d/b/a Jackrabbit Red's Casino

111 South 24th Street West, Suite 14 of Rimrock Mini Mall

Billings, Yellowstone County, Montana

Montana On-Premise Consumption Retail Beer/Wine License No. 03-101-9253-301



Attachment C Applicant Letter



2110 Overland Avenue, Suite 119B
Billings, MT 59102
Work: 406-294-2294
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June 3, 2013

Planning & Community Services Division
4th 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 111 South 24th Street West, #14 (Tax ID # A04891). 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 one of the building spaces on 111 S 24th St West. The business would be primarily gaming, with a food and wine license.

This property is located within 600 feet of Central Heights School. We are requesting a waiver from the 600-foot separation required in Section 27-613, of the City of Billings Code. The physical barriers listed below are reasons to approve the waiver:

1. In response to 27-612 (a)(1)b.2., this commercial development faces South 24th Street. All advertising and access to the businesses are from the street, not the alley. The back of the structure functions as one of the buildings that obstruct the view from the school. The residential buildings on the west side of Pueblo Drive do not fully obstruct the view, but a large majority of the building is blocked.
2. In response to 27-612 (a)(1)b.3., there is no direct physical access between the school property and this complex. An individual must walk along Eldorado Drive, cross Pueblo Street and arrive at South 24th Street. Then that pedestrian walks along South 24th Street until arriving at the location. Cross the parking lot and then enter the front door. It is approximately 550 feet to the front door from the NE corner of Eldorado Drive and Pueblo Street. There is an additional 350 feet to the entrance to the school.

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 special review application. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marshall Phil".

Marshall Phil