

Special Review 930
Site Plan and Applicant Letter



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Billings, MT 59102
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July 2, 2015

Planning & Community Services Department
2825 3rd Ave North, 4th Floor
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this special review request for the following parcel: Block 1, Lot 8C (AMD. 12) Montana Sapphire Subdivision, Section 15, T. 01S, R. 25E, in Yellowstone County, Montana (Tax ID # A34623).

The following paragraphs are in response to the questions found within the City Zone Change Application.

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

The rezoning of this property supports the Growth Policy in the following ways:

- a. Land Use Element Goal #6 emphasizes more housing and business choices within each neighborhood. Our proposal offers increased business choices within the neighborhood, making it more self-contained as well as reducing inter-city commutes.
- b. Economic Development Element Goal #1 promotes economic development efforts that target business recruitment, retention, and expansion. Our proposal offers to strengthen the area economy by increasing business and living-wage jobs.
- c. Economic Development Element Goal #2 looks to increase the median income of households and individuals. Our proposal outlines an additional business that will offer competitive wages, improving the quality of life for residents.

2. Why is there a need for the intended use of the property at this location?

There is increased consumer traffic due to commercial growth in the area. As such, consumers are spending extended periods of time in the area. The proposed development will provide a location to spend time and will create economic growth.

3. How will the public interest be served if this application is approved?

The proposed development will offer gaming and alcohol sales which cater to the interests of adult consumers.

4. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

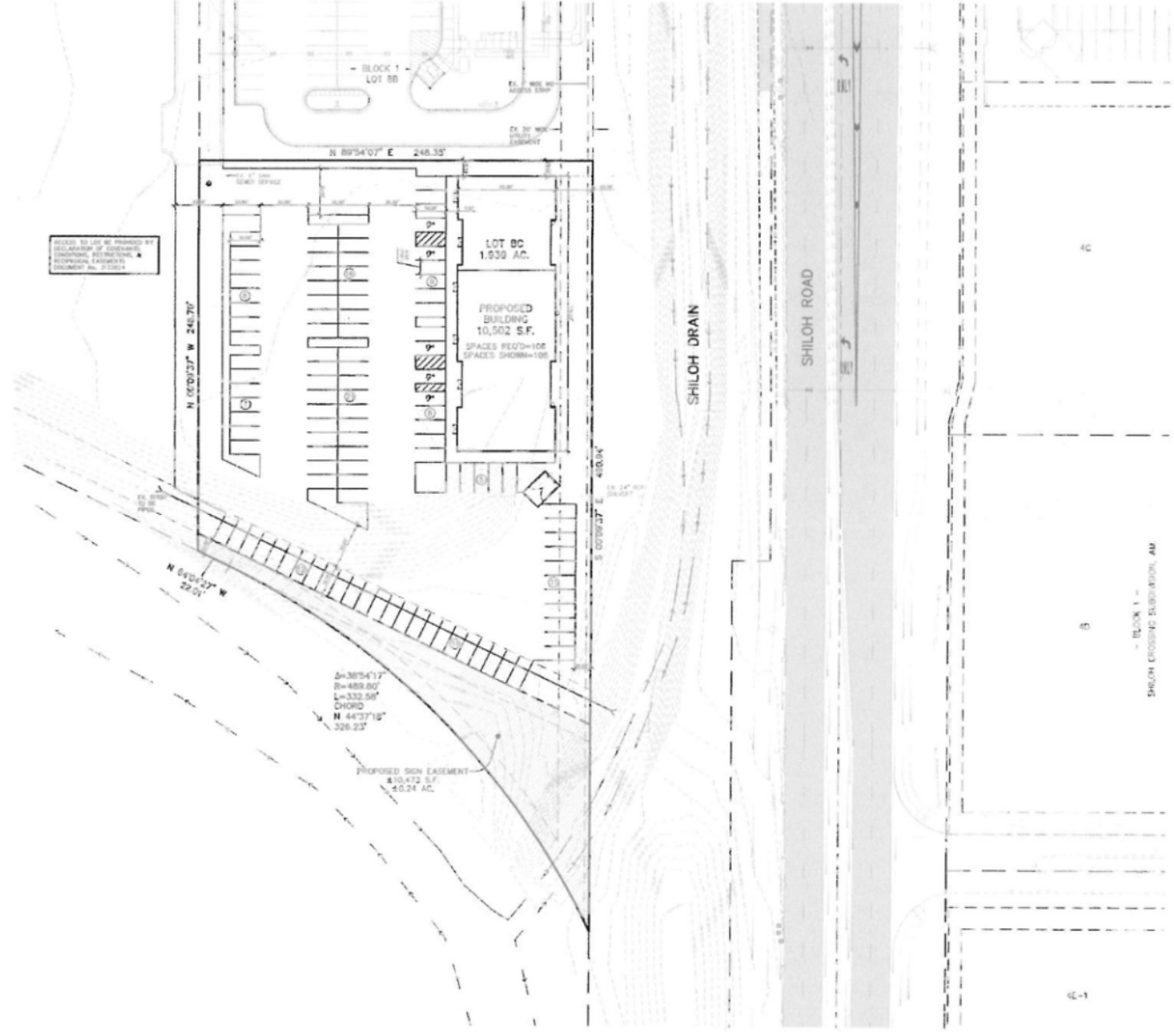
We request a review of this new structure which will include a casino with gaming and beer & wine sales in a portion of the structure.

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

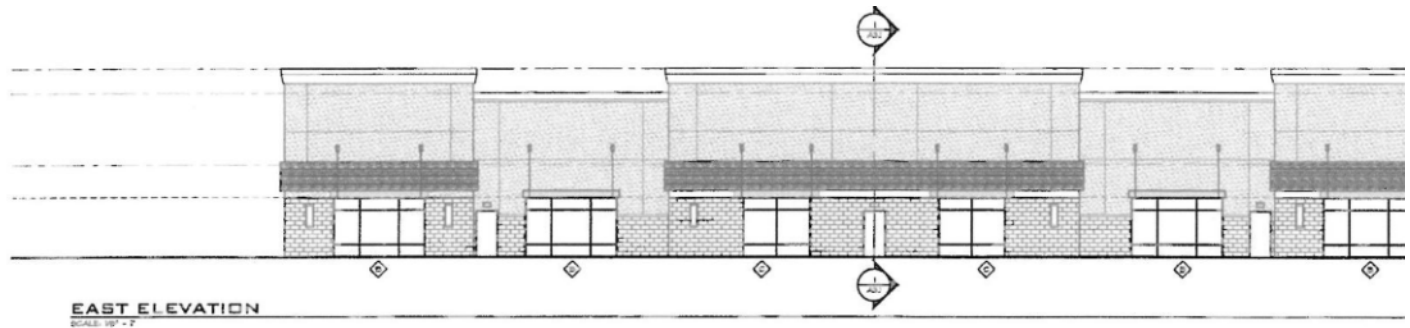
Sincerely,



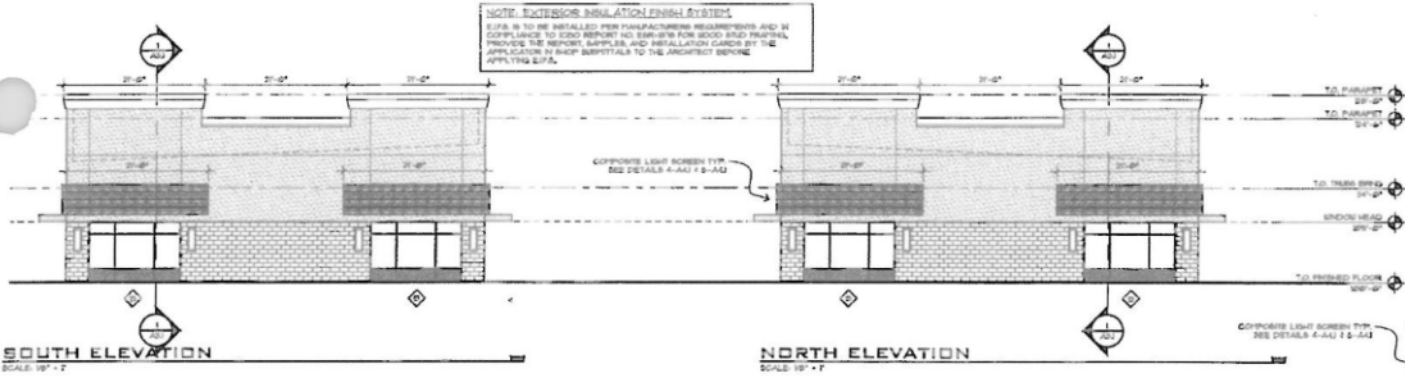
Nicholas McDowell



REFERENCE TO LOT 80 PROVIDED BY
 DECLARATION OF COVENANTS,
 CONDITIONS, RESTRICTIONS,
 RESERVATIONS, EASEMENTS
 DOCUMENT No. 271022-4



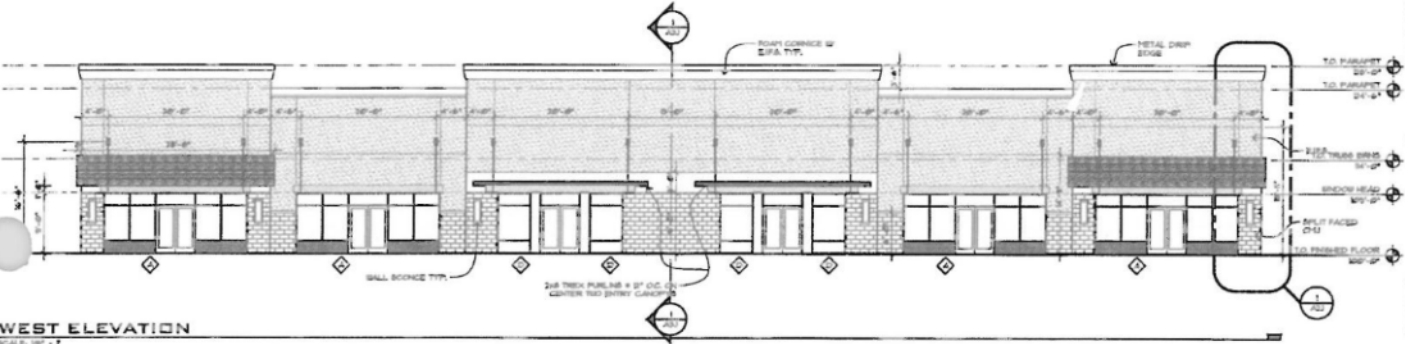
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTE: EXTERIOR INSULATION FINISH SYSTEM
EIFS IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND IN COMPLIANCE TO ICBO REPORT NO. ESR-878 FOR GOOD STUD FINISHES. PROVIDE THE REPORT, SAMPLES, AND INSTALLATION GUIDES BY THE APPLICATOR IN SHOP SUBMITTALS TO THE ARCHITECT BEFORE APPLYING EIFS.

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

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