

Application

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# 977 - Project # P2-19-00110

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: EGC

Special Review Requested: All Beverage & Gambling

TAX ID# A30490A CITY ELECTION WARD # 3

Legal Description of Property: Lot 2A Blys Operation Conty Sub Block 1 L2A 4825 Midland Rd

Address or General Location (If unknown, contact City Engineering): Midland Rd

Size of Parcel (Area & Dimensions): 339703 SF

Present Land-Use: Vacant

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): JJ RAYLL JERRY RAY
(Recorded Owner)
2646 GRAND AVE. 1#
(Address)
406 498 4932
(Phone Number) (email)

Agent(s): JERRY RAY
(Name)
2646 GRAND AVE 1#
(Address)
406.698-4932 RAYREALTOR2446@OUTLOOK.COM
(Phone Number) (Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 7-10-2019
(Recorded Owner)



Applicant Letter



July 15, 2019

Re: Special Review Application - Midland Road (address unassigned)

Attached please find an application and documentation to support the Owner's request for a Special Review to allow an All Beverage/Gaming operation at a proposed new facility as described in the attached documentation at location on Midland Road (address currently unassigned).

We've included narrative and descriptive information showing that the request is for a 3,500 s.f. new facility (not constructed as of now).

It can be noted that the zoning of the property does allow the use but that the Special Review is an automatic requirement due to the All Beverage/Gaming aspect of the project.

Sincerely,
Atwood Architecture

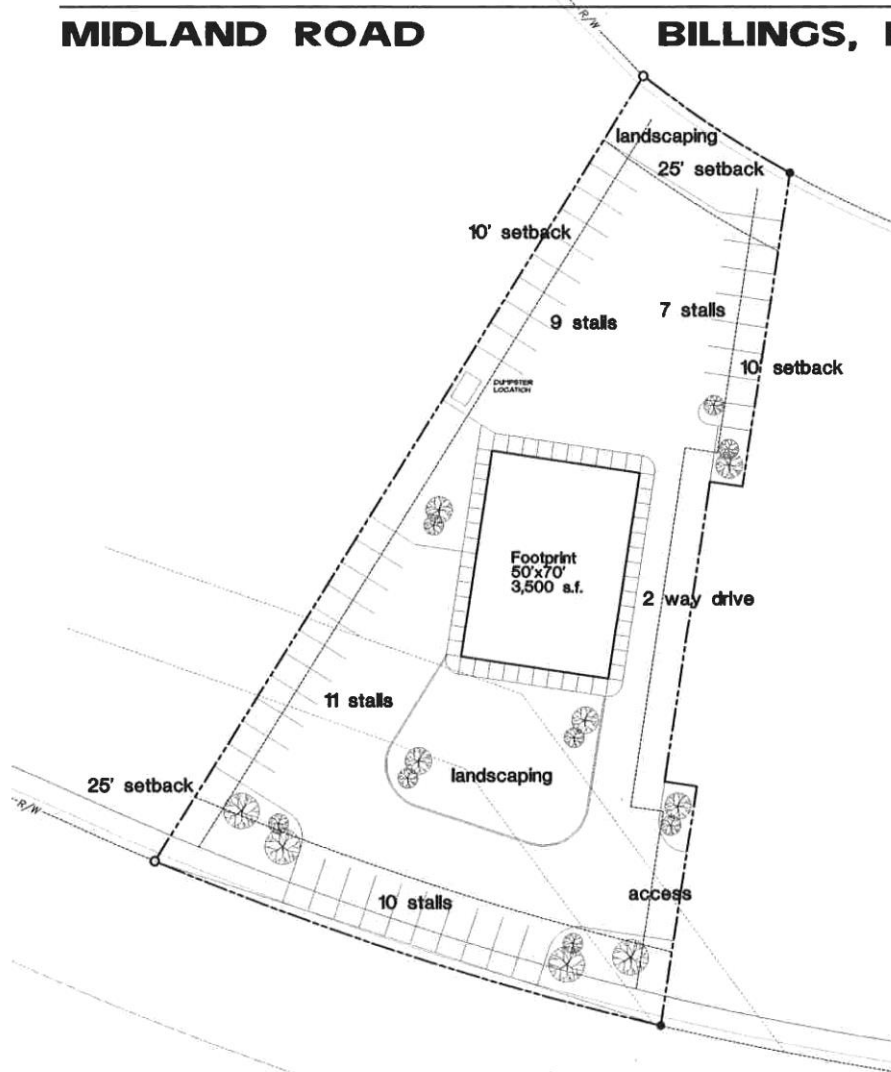
A handwritten signature in blue ink that reads 'Scott Atwood'.

Scott Atwood, Registered Architect

Attachments
copy: Jerry Ray

Site Plan

**PRELIMINARY FOOTPRINT STUDY FOR:
RAY'S PROPERTY DEVELOPMENT**
MIDLAND ROAD BILLINGS, MONTANA



REFERENCE NORTH

Footprint Study

1"=50' on 8 1/2x11 paper

Parking:
3,500 s.f. - 35 stalls required (assumed)
37 stalls shown



4-02-2019