

Application, Applicant Letter

APPLICATION FORM

CITY SPECIAL REVIEW Billings Special Review# _____ - Project # PZX-20-00117

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: Community Commercial

Special Review Requested: Waiver from the 600 foot separation required in Subsection 1

TAX ID# 85-1047946 CITY ELECTION WARD # 3

Legal Description of Property: Sunset subd 2nd filing, S05, T01S, R26 E, Block 2, Lot 11A-12A, AMD 21716 sq ft (06)

Address or General Location (If unknown, contact City Engineering): 926 Grand Ave, Billings, MT 59102

Size of Parcel (Area & Dimensions): 21716 sq ft.

Present Land-Use: Restaurant - Commercial

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

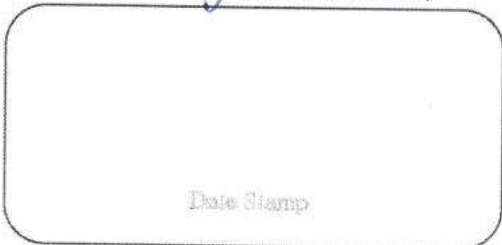
*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): Raise the Bar Investments LLC
(Recorded Owner) 2001 Rosebud Dr. Ste C, Billings MT 59102
(Address) 406-811-4463 (Phone Number) s0stax@gmail.com (email)

Agent(s): Janelle Crowley
(Name) 2001 Rosebud Dr. Ste C Billings MT 59102
(Address) 406-811-4463 (Phone Number) s0stax@gmail.com (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: 10/1/2020
(Recorded Owner)



RAISE THE BAR INVESTMENTS LLC.

June 1, 2020

To Whom it May Concern:

I am writing this letter as part of a Special Review Application for 926 Grand Ave, Project #PZX-20-00117. We are asking that the property at 926 Grand Ave be approved for use as a Restaurant, Bar, and Casino. The property was the former location of Grains of Montana, a restaurant with a cabaret beer and wine license. They closed their business and we purchased the building in hopes of opening an upscale bar and casino with a restaurant.

The building is within 600 feet of a church but we are asking for a waiver from the 600 foot separation because a physical barrier exists between the building and the church. Several buildings entirely obstruct the view, and no direct physical access exists between the separated uses.

Our proposal is consistent with the goals and policies of the Growth Policy in the following ways:

- We are planning an extensive interior and exterior remodel of the building which will add value to Grand Avenue. We would like to create a nice outdoor patio space for customers to enjoy. The interior and exterior will be designed in true upscale Montana fashion.
- We will generate increased property tax value and also gaming revenue.
- We intend to provide a safe, attractive, and clean environment for customers and employees.
- We will create at least ten to fifteen jobs for the community.
- We will showcase and promote local artists and musicians.
- This will be a successful and long standing business for the community to enjoy.

There is a need for the intended use of this property at this location to provide a restaurant in the Midtown area and also an entertainment facility close to home for many residents. Our promotion of small live music events with local musicians will provide the area with entertainment not currently available close by.

The public interest will be served if our application is approved by offering another option for dining and entertainment in the area. Our newly remodeled location will provide a clean and friendly environment for customers to eat and relax.

We intend to remodel the interior and exterior of the building. We are awaiting a bid from Hardy Construction regarding raising the entire roof of the building several feet. We feel that increasing the building height will add a modern look and improve the structure in general. We intend to upgrade the façade of the exterior and completely remodel the interior. We are waiting on the details of those plans until we see if raising the entire building is feasible.

Thank you for considering our request. If you have any other questions please feel free to contact us.

Sincerely,



Janelle Crowley and Dave Hoiness
Owners

2001 Rosebud Dr
Suite C
Billings, MT 59102

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