

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review# 987 - **Project #** P2-20-00208

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: 374 - multi-purpose, retail, multi-occupancy C1

Special Review Requested: moving locations from 1911 King Ave w #10 Billings MT to 2499 Grabel Rd 3128 sf existing building

TAX ID# A26159 CITY ELECTION WARD # _____

Legal Description of Property: Cenex Park Sub, S13, T01, S, R25 E Block 4, Lot 3

Address or General Location (If unknown, contact City Engineering): 2499 Grabel Rd #627 Billings, MT 59102

Size of Parcel (Area & Dimensions): whole building lot 68520

Present Land-Use: Retail, multi-purpose, multi-occupancy

Covenants or Deed Restrictions on Property: Yes _____ No

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): King McCall LLC / Jim Rantson
(Recorded Owner) P.O. Box 5, 25th St W Billings, MT 59108
(Address) 406-690-4452
(Phone Number) _____ (email) _____

Agent(s): Jason Palosi
(Name) 2931 Stillwater Drive Billings, MT 59102
(Address) 406-697-6393
(Phone Number) _____ (Email) jpalos11@gmail.com

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: Jason Palosi (Recorded Owner) Date: 9-4-20



Several reasons for Palagio's Pub and Casino relocating is #1 my landlord owns several businesses in my current strip mall (1911 King Ave W. #10 59102) and he now is in the process of opening his own casino and is choosing to either not renew my lease or raise my rent to where the business can't with stand it.

- A. The new move is not adding another license to the west end but just a transfer of our current one. To adapt to the growing challenges of today's time is crucial to the survival of our business, employees and our distributors.
- B. We will bring a fun, clean, and safe environment for all who choose to visit this location. I have been at my location for the past 11 years with no complaints, robberies, no violations on behalf of the city of Billings, the Dept. of Revenue, the Dept. of Justice, or gaming control.
- C. Upon our arrival at this location we will be adding 12-15 new positions from our current employees of 6, and in these uncertain times and people losing their businesses, jobs, home's, etc. we will continue to grow and keep staff employed. Our plan to open is like no other business in that area. Yes there are bars, casinos, restaurants, but we will not serve food, we will not be just a bar or just a casino. Our place will be on the upper end of the spectrum and therefore will keep the business class minded people there, such as the other great business around us (Jakes, Trailhead Spirits, By All Means) we will offer diversification for another great business on Gabel Rd.
- D. There will be minimal work done to the property but the work that is being done, is safety for everyone, owners, and property. We will be putting full sprinklers in with a monitory system as required by the state. We will also insure that all bathrooms, doorways, etc. are ADA quality. Minor plumbing and electrical will need to be done for our bar station, and casino, fire suppression system. All F, F & E will be top notch and will drive and or keep the money in that Gabel district.
- E. In conclusion we hope you accept our option to move and grow our family business. There are no churches, schools, residential zoned areas near our proposed move, therefore we see no issues regarding the move and we look forward to a new challenge and hope you can help us to get there. Thank you very much for your time and consideration.