

CITY SR 996

APPLICATION FORM

ID: **Billings**

- Project # P2X-22-303

The undersigned as owner(s) of the following described property hereby request a Variance from the terms of the City of Billings Zoning Regulations.

PROPERTY TAX ID # A16683 CITY ELECTION WARD # _____

Legal Description of Property: SUNSET SUBD 4th FILING, S05,T01 S, R26 E, Lot 1A, & 7th FIL AMD (06) (I-725 TELE TOWER HERE) (02)

Address or General Location (If unknown, contact City Engineering): 1010 Grand Ave. Billings, MT

Zoning Classification: CMU1 - Corridor Mixed-Use 1

Size of Parcel (Area & Dimensions): .47

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

Variance(s) Requested: Change of tower height.

Facts of Hardship: (attach letter)

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

Owner(s): ATC Sequoia LLC

(Recorded Owner) 10 Presidential Way Woburn, MA 01801

(Address)

(Phone Number) _____ (email) _____

Agent(s): Josh Gray (Authorized Rep for American Tower)

(Name) 408 S. Eagle Rd. Suite 200 Eagle, ID 83616

(Address) 925-352-2677 josh.gray@powderriverdev.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 Variance. Also, I attest that all the information presented herein is factual and correct.

Signature: See Letter of Authorization Date: _____

(Recorded Owner)



Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed Special Review application packet, including any required fees, for a Special Review to be processed by the Planning Division.

1. **Present Zoning:** CMU1 - Corridor Mixed-Use 1 _____
2. **Written description of the Special Review** including existing conditions and proposed development:
30' Tower Extension, New fenced area, new concrete pad and ice bridge within leased area. _____
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:**
SUNSET SUBD 4th FILING, S05,T01 S, R26 E, Lot 1A, & 7th FIL AMD (06) (I-725 TELE TOWER HERE))02) _____
5. **Neighborhood Task Force Area:** Yes /// No . If Yes, Name of Task Force and mailing address of Chairperson:
Midtown Community Collaborative 2728 Louise Lane Billings, MT 59102 _____
6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
7. **A copy of the meeting notice.** please attach to this form
8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form
9. **The undersigned affirm the following:**
 - 1) The pre-application neighborhood meeting was held on the 22 , day of 02 , 2023.
 - 2) The Special Review application is based on materials presented at the meeting.

Owner (s): Highland Rim Properties _____ Telephone: _____
Address: 214 Mc Rae Sprague Rd. _____ Email: _____
Forsyth, MT 59327 _____

Agent (s): Josh Gray/Cameron Colgan _____ Telephone: 925-352-2677 _____
Address: 408 S. Eagle Rd Suite 200 _____ Email: josh.gray@powderriverdev.com _____
Eagle, ID 83616 _____

Public Meeting Minutes

- **Explanation of project and Introduction**
 - 30' tower extension for TMO collocation
 - Expand TMO Coverage
 - Keeps them from building another tower
- **Public Comments**
 - Dan Schwartz – He's ok with the expansion. Not worried