

CITY SPECIAL REVIEW APPLICATION FORM

CITY SPECIAL REVIEW

City Special Review# 1002

- Project # PZX-25-00136

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: CMU2

Special Review Requested: New Casino

TAX ID# A30784 CITY ELECTION WARD # _____

Legal Description of Property: Holiday Business Park
SUB, 517, T01S, R26 E, Block 1 Lot 1

Address or General Location (If unknown, contact City Engineering):
5545 Holiday Ave.

Size of Parcel (Area & Dimensions): 35,152.92 Sq. Ft Area @ .807 Acres

Present Land-Use: Vacant No dwelling
Improved Property

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

Owner(s): Grizzly-Holiday LLC
(Recorded Owner)

140 Tower Dr. Burr Ridge, IL 60527-5784
(Address)

630-972-2235
(Phone Number)

DerekH@accelentertainment.com
(email)

Agent(s): Mark Fisher
(Name)

927 S. 32nd Street Billings, MT 59102
(Address)

406-560-2563
(Phone Number)

MarkF@yellowstonecasino.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:  DocuSigned by:
(Recorded Owner - digital signature allowed)

Date: 4/17/2025



City Zoning Board,

Development of 5545 Holiday Avenue. The existing property is a vacant lot and proposed use of the property would be to build a single level casino and 2 other tenant structures.

Legal description of the property is:

Holiday Business Park

SUB, S17, T01S, R26E, BLOCK 1 LOT 1

Owner:

Grizzly – Holiday LLC

140 Tower Dr

Burr Ridge, IL 60527-5784

Representative Owner contact name is Derek Harmer: 630-972-2235

Agent Representative is Mark Fisher (Director of Retail Operations) Grizzly Hospitality contact information 406-560-2563.

Respectfully,

Mark Fisher