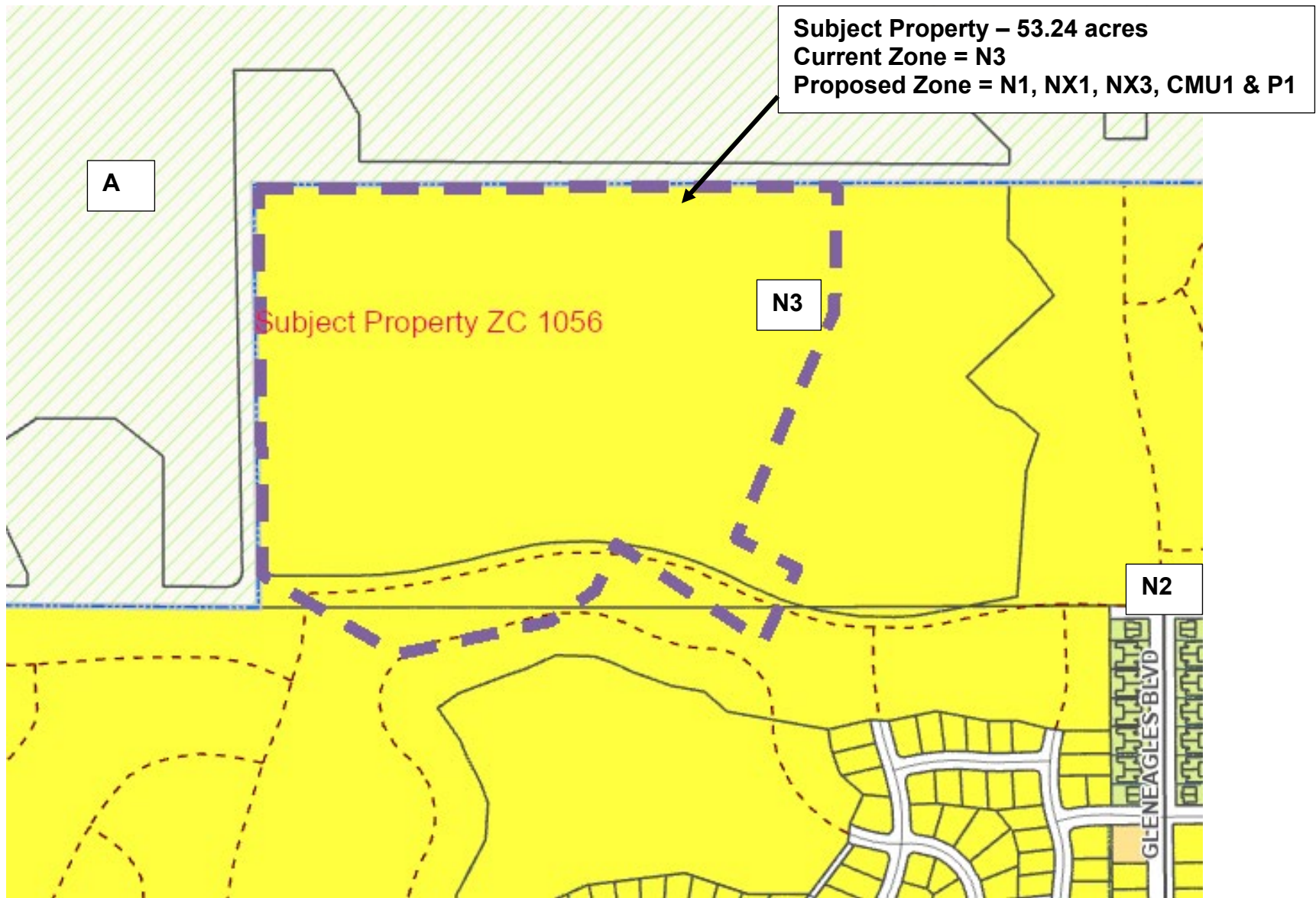


City Zone Change 1056 – High Sierra Sub 14<sup>th</sup> and C/S 3776 – 53.26 acres N3 to N1, NX1, NX3, CMU1 and Public 1  
Zoning Map and Site Photos



# New Zone Change Proposal

## EXHIBIT A

ZONE CHANGE

WITHIN A PORTION OF

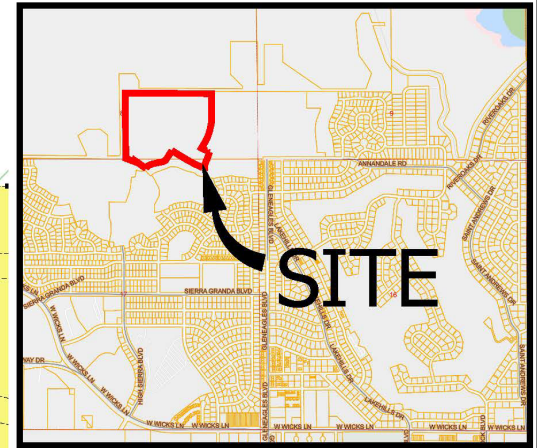
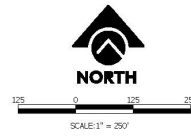
TRACT 1 OF CERTIFICATE OF SURVEY NO. 3894

PREPARED FOR : HIGH SIERRA II INC.

NOVEMBER, 2024

PREPARED BY : **sanbell**

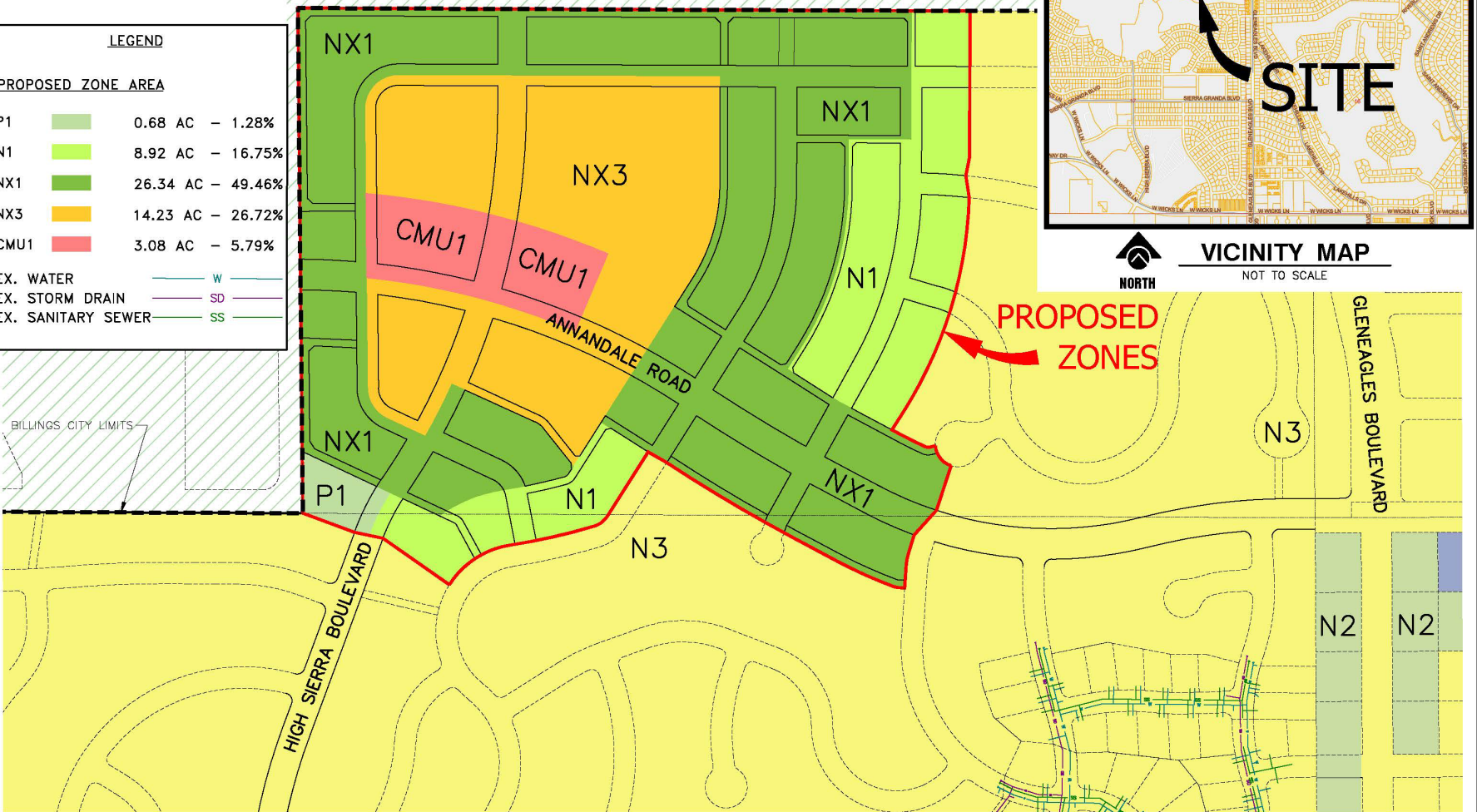
BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

LEGEND		
PROPOSED_ZONE_AREA		
P1		0.68 AC - 1.28%
N1		8.92 AC - 16.75%
NX1		26.34 AC - 49.46%
NX3		14.23 AC - 26.72%
CMU1		3.08 AC - 5.79%
EX. WATER		W
EX. STORM DRAIN		SD
EX. SANITARY SEWER		SS



# Previous Zone Change Proposal

## EXHIBIT A ZONE CHANGE

WITHIN A PORTION OF

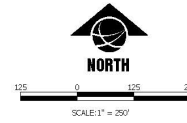
HIGH SIERRA SUB 14TH FILING BLOCK 33, LOT 1A1 & COS 3776 TRACT 1B

PREPARED FOR : HIGH SIERRA II INC.

AUGUST, 2024

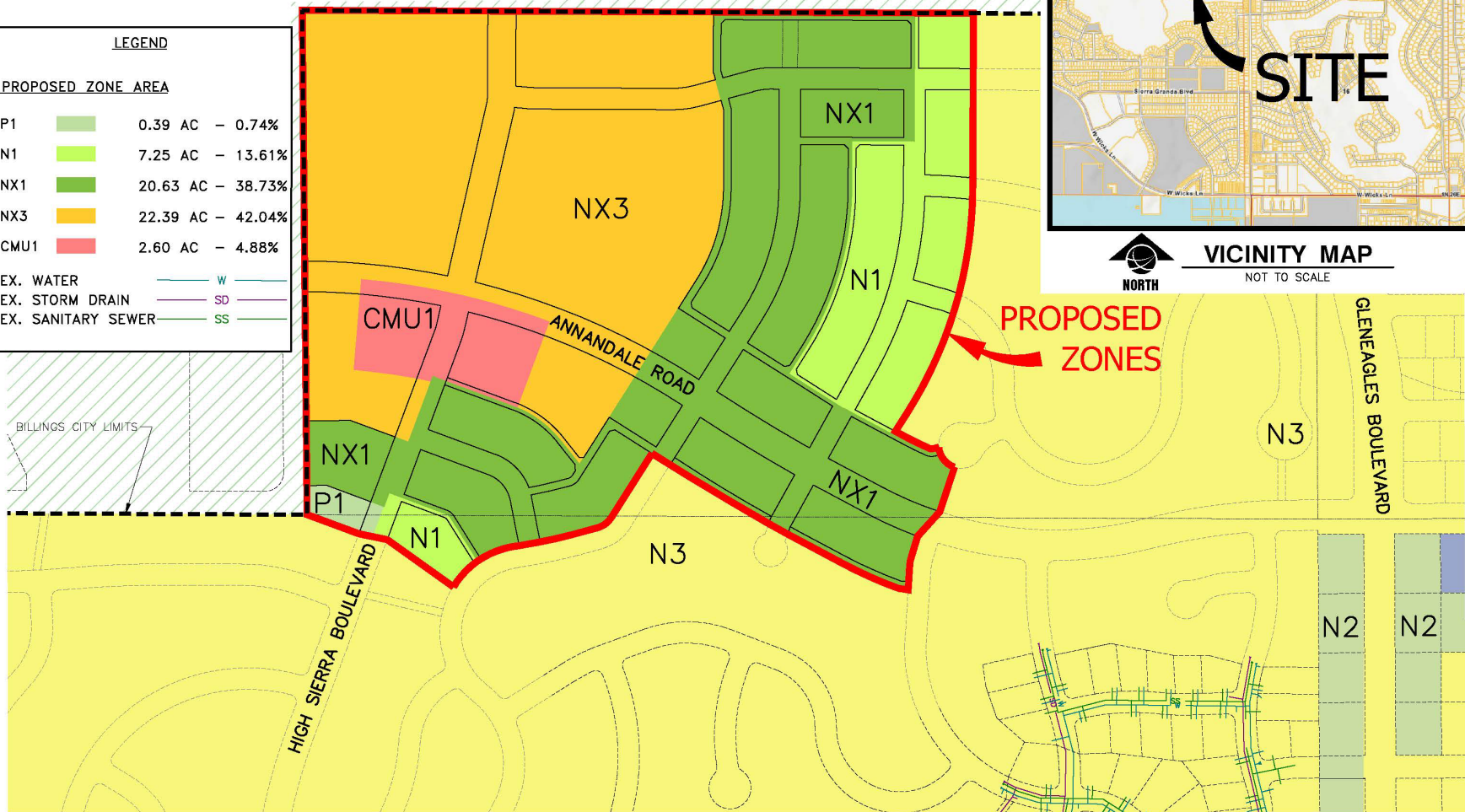
PREPARED BY : SANDERSON STEWART

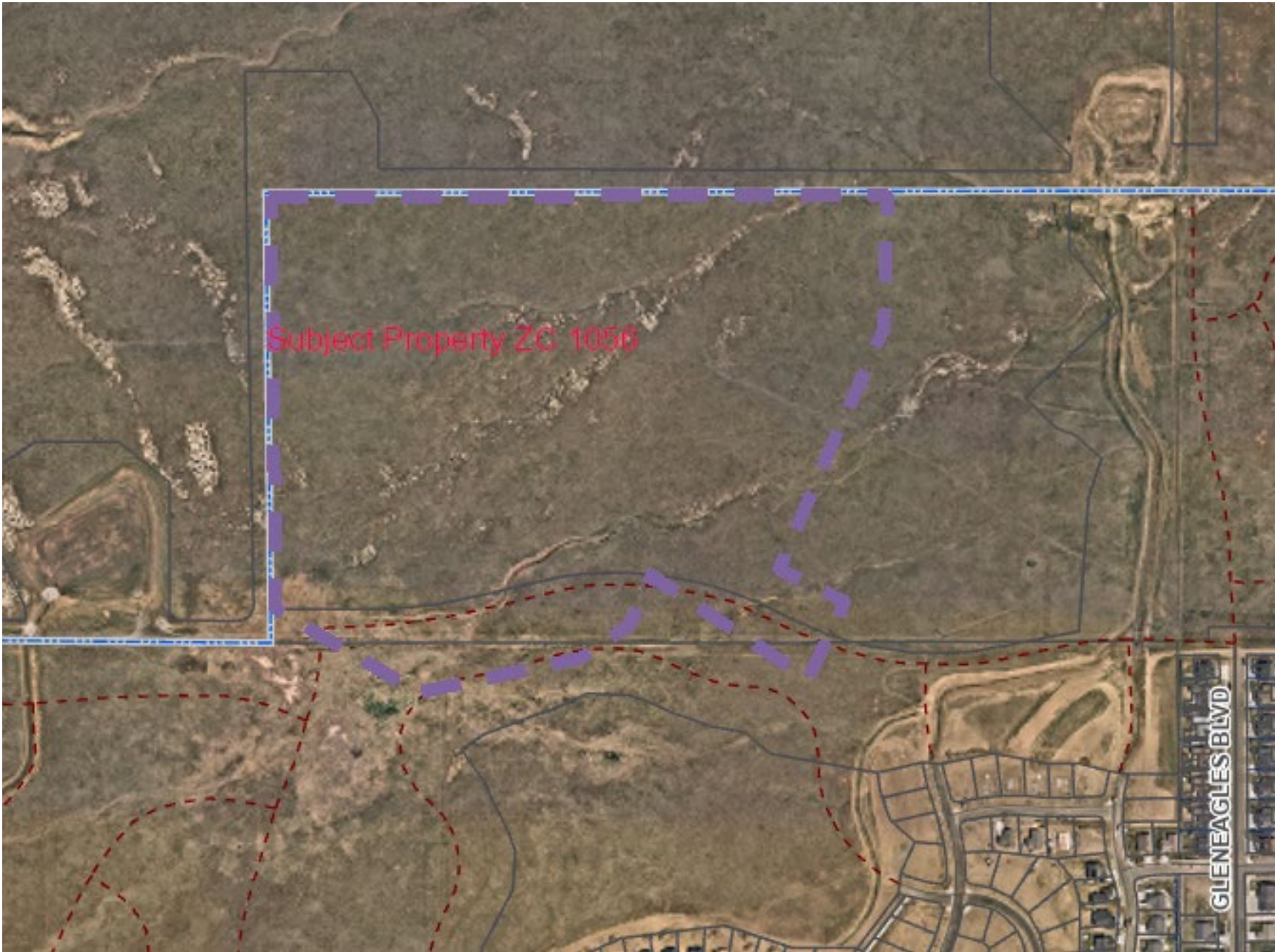
BILLINGS, MONTANA



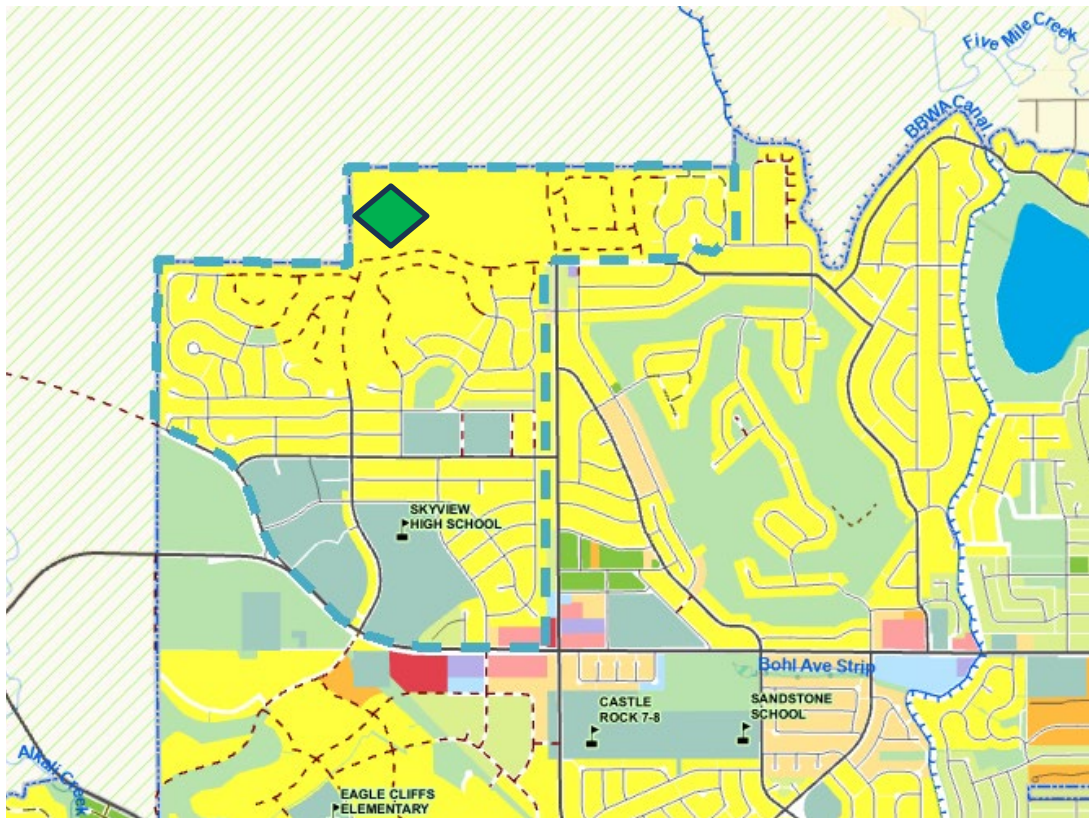
**VICINITY MAP**  
NOT TO SCALE

LEGEND		
PROPOSED ZONE AREA		
P1		0.39 AC - 0.74%
N1		7.25 AC - 13.61%
NX1		20.63 AC - 38.73%
NX3		22.39 AC - 42.04%
CMU1		2.60 AC - 4.88%
EX. WATER		W
EX. STORM DRAIN		SD
EX. SANITARY SEWER		SS

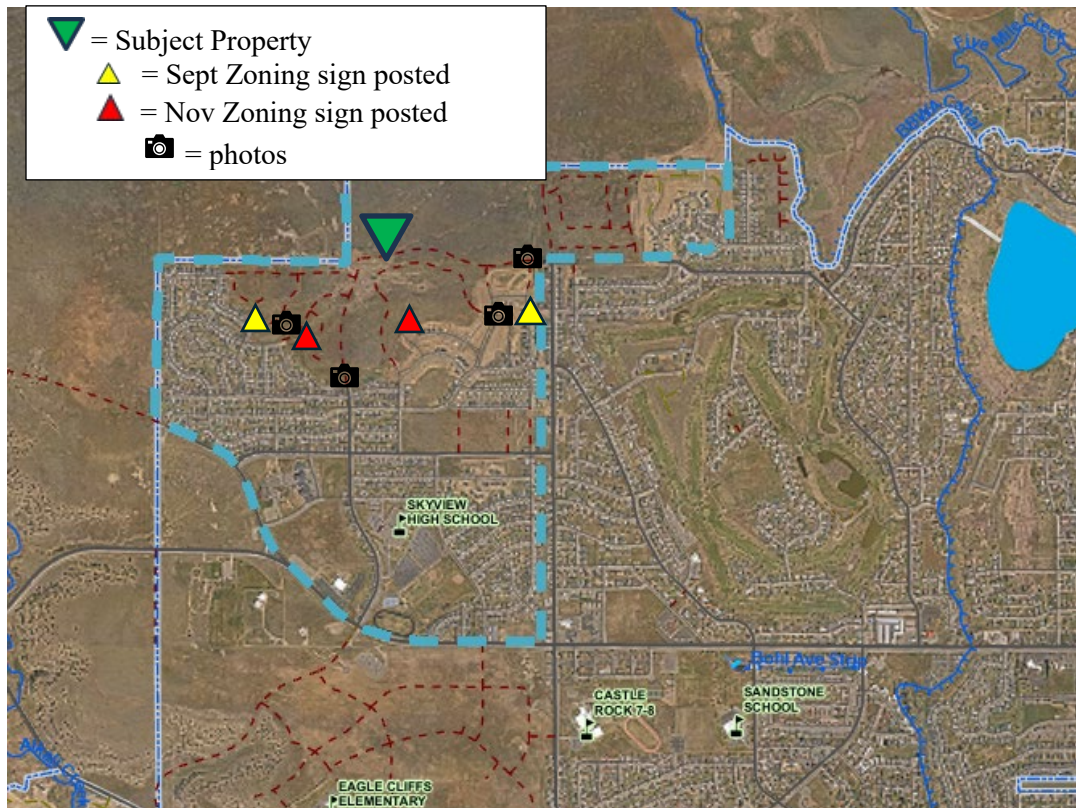




Current aerial of subject property



High Sierra Neighborhood Zoning and Aerial





Subject Property - view east/northeast from current dead-end of Las Palmas  
September posting



View northeast from current dead-end of Las Palmas



November posting at the deadend of Modera Ave



September posting on southwest corner of Gleneagles Blvd and Cherry Hills Rd



Cherry Hills Rd

Gleneagles Blvd

View east on Cherry Hills Rd to Gleneagles Blvd



Subject parcel

November posting at the deadend of Topanga Ave



View northwest from intersection of Hermosa St and Matador Ave



View west from current dead-end of Las Palmas



View south across public park between Las Palmas and Topanga Ave



View north from current dead-end of High Sierra Blvd



View west from current dead-end of Gleneagles Blvd and Annandale Rd