

PRELIMINARY PLAT OF
HIGH SIERRA SUBDIVISION 22ND FILING

BEING LOT 8A, BLOCK 30 OF HIGH SIERRA SUBDIVISION, 17TH FILING AMENDED
 SITUATED IN THE SE1/4 OF SECTION 8, THE SW1/4 OF SECTION 9 AND NE1/4 AND NW1/4 OF
 SECTION 17, T.1N., R. 26 E., P.M.M.,
 CITY OF BILLINGS
 YELLOWSTONE COUNTY, MONTANA

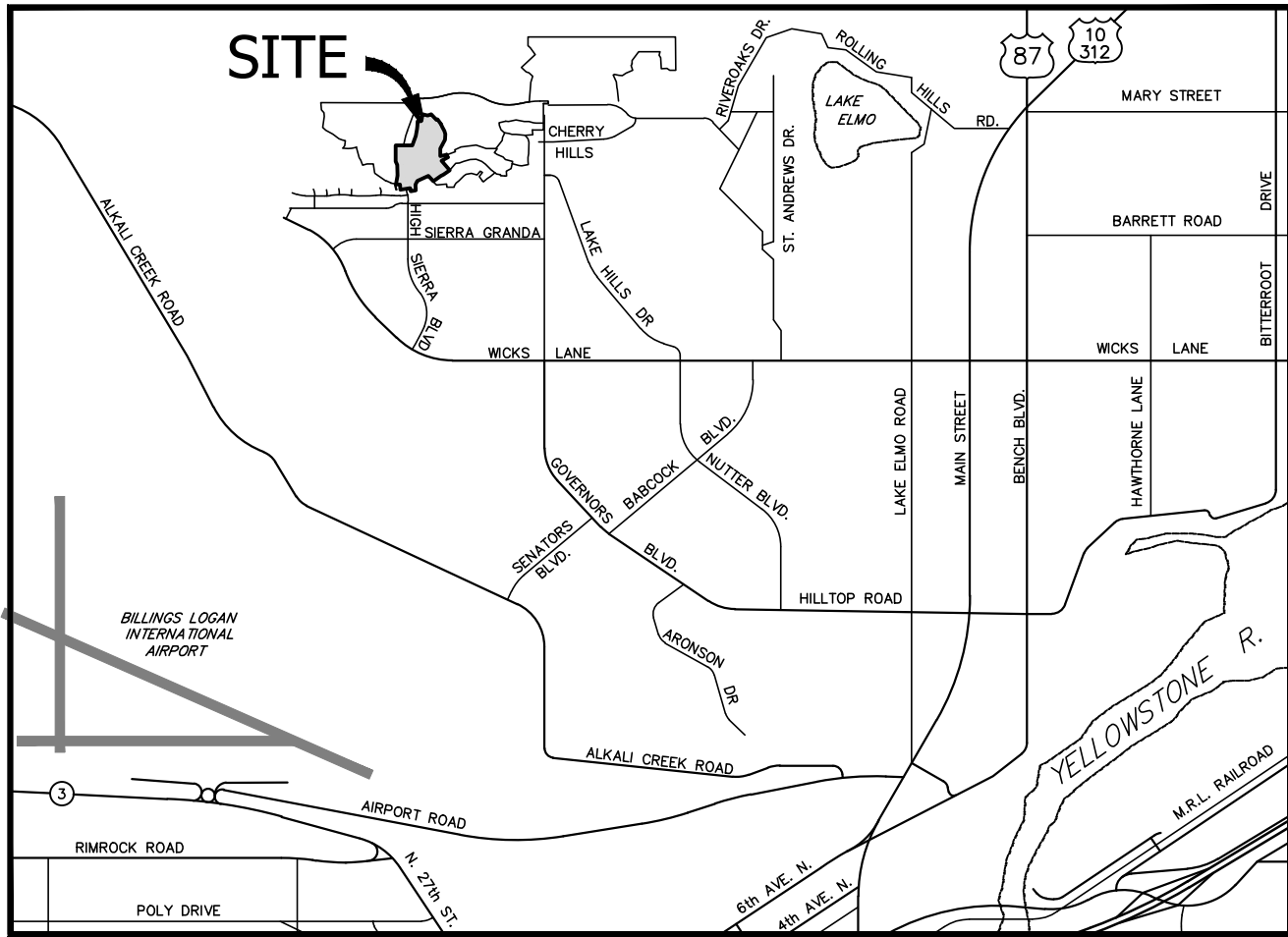
PREPARED FOR : HIGH SIERRA II, INC.

OCTOBER, 2024

PREPARED BY : **sanbell**

YELLOWSTONE COUNTY, MONTANA

BILLINGS, MONTANA



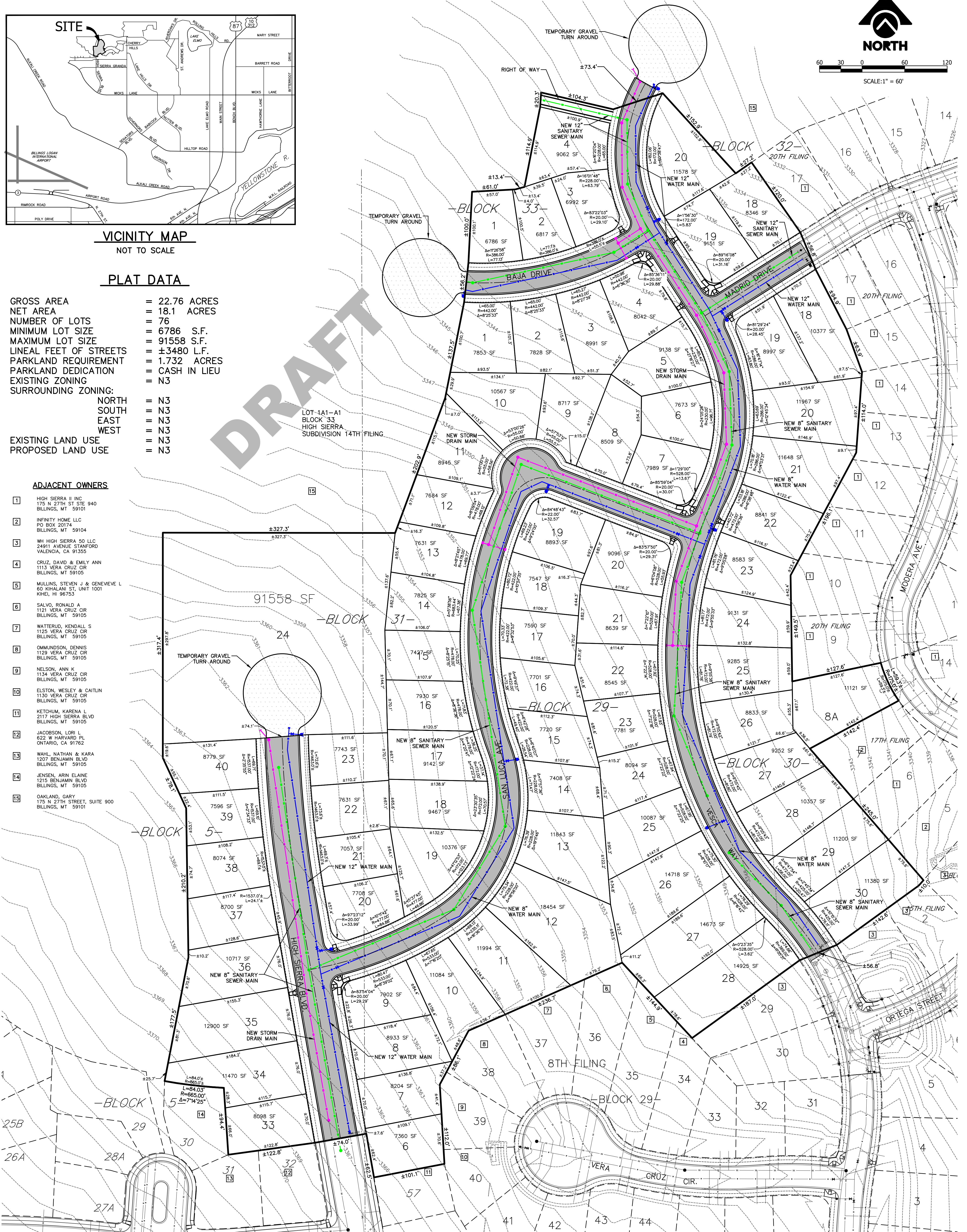
VICINITY MAP
 NOT TO SCALE

PLAT DATA

GROSS AREA	= 22.76 ACRES
NET AREA	= 18.1 ACRES
NUMBER OF LOTS	= 76
MINIMUM LOT SIZE	= 6786 S.F.
MAXIMUM LOT SIZE	= 91558 S.F.
LINEAL FEET OF STREETS	= ±3480 L.F.
PARKLAND REQUIREMENT	= 1.732 ACRES
PARKLAND DEDICATION	= CASH IN LIEU
EXISTING ZONING	= N3
SURROUNDING ZONING:	
NORTH	= N3
SOUTH	= N3
EAST	= N3
WEST	= N3
EXISTING LAND USE	= N3
PROPOSED LAND USE	= N3

ADJACENT OWNERS

- 1 HIGH SIERRA II INC
175 N 27TH ST STE 940
BILLINGS, MT 59101
- 2 INFINITY HOME LLC
PO BOX 20174
BILLINGS, MT 59104
- 3 WH HIGH SIERRA 50 LLC
24911 AVENUE STANFORD
VALENCIA, CA 91355
- 4 CRUZ, DAVID & EMILY ANN
1113 VERA CRUZ CIR
BILLINGS, MT 59105
- 5 MULLINS, STEVEN J & GENEVIEVE L
60 KHALANI ST, UNIT 1001
KIHAI, HI 96753
- 6 SALVO, RONALD A
1121 VERA CRUZ CIR
BILLINGS, MT 59105
- 7 WATTERUD, KENDALL S
1125 VERA CRUZ CIR
BILLINGS, MT 59105
- 8 OMMUNDSON, DENNIS
1129 VERA CRUZ CIR
BILLINGS, MT 59105
- 9 NELSON, ANN K
1134 VERA CRUZ CIR
BILLINGS, MT 59105
- 10 ELSTON, WESLEY & CAITLIN
1130 VERA CRUZ CIR
BILLINGS, MT 59105
- 11 KETCHUM, KARENA L
2117 HIGH SIERRA BLVD
BILLINGS, MT 59105
- 12 JACOBSON, LORI L
622 W HARBARD PL
ONTARIO, CA 91762
- 13 WAHL, NATHAN & KARA
1207 BENJAMIN BLVD
BILLINGS, MT 59105
- 14 JENSEN, ARIN ELAINE
1215 BENJAMIN BLVD
BILLINGS, MT 59105
- 19 OAKLAND, GARY
175 N 27TH STREET, SUITE 900
BILLINGS, MT 59101



60 30 0 60 120
 SCALE: 1" = 60'

DRAFT