

# EXHIBIT B

## ZONE CHANGE WITHOUT VARIANCE

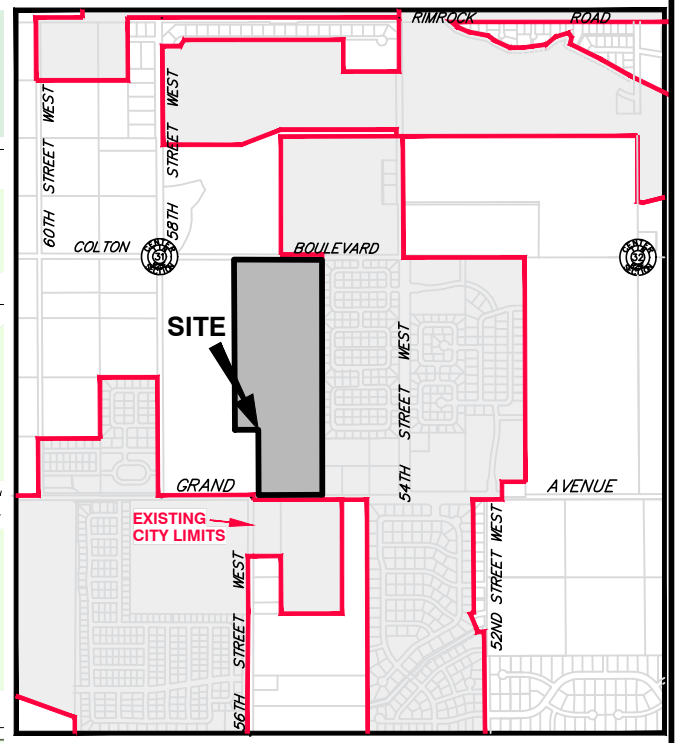
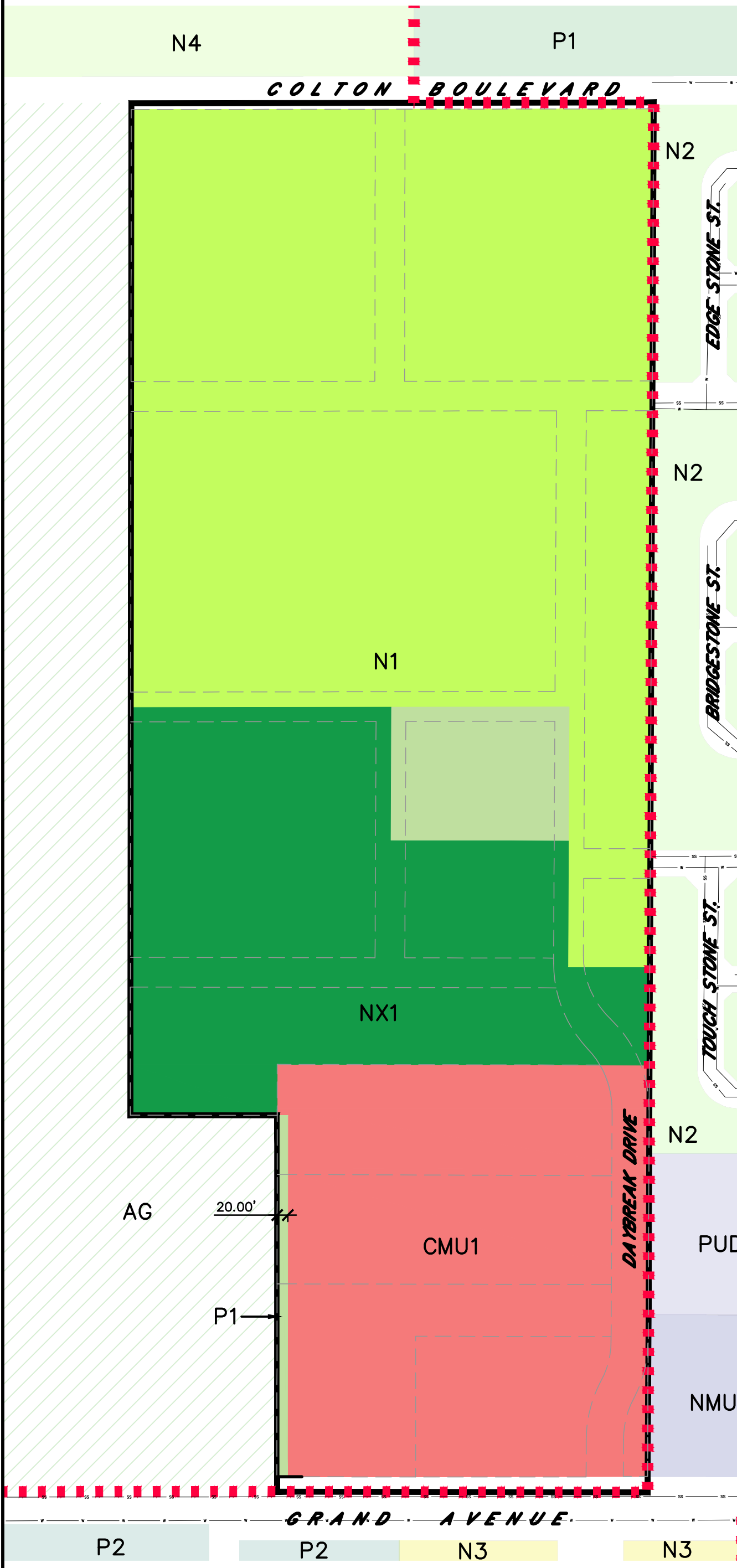
WITHIN  
 LOTS 66A1 AND 67A1 OF AMENDED LOTS 66A AND 67A SUNNY COVE FRUIT FARMS  
 YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : GRAND AVE. LLC.

PREPARED BY : **sanbell**

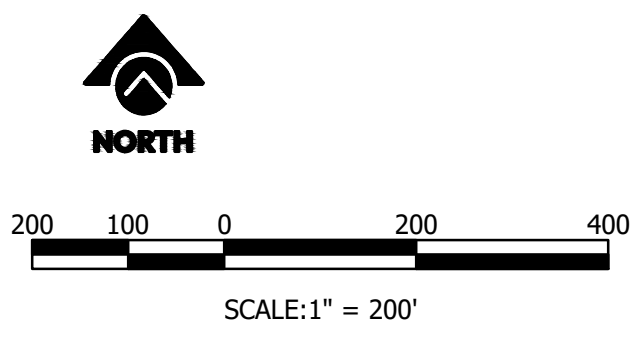
JULY, 2025

BILLINGS, MONTANA



**VICINITY MAP**  
 NOT TO SCALE

LEGEND	
PROPOSED ZONE AREA	
P1	2.33 AC - 4.4%
N1	27.02 AC - 50.6%
NX1	12.05 AC - 22.5%
CMU	12.12 AC - 22.7%
EX. WATER MAIN	— W —
EX. STORM MAIN	— SD —
EX. SANITARY MAIN	— SS —



P:\24583\_Homestead\_Storage\_Grand\_Avenue\CADD\_C3DIPRODUCTION\_DWG\Homestead\_Res\_Concept.2.dwg, 11X17ZC (4), 8/1/2025 12:06:51 PM, cscodes, 1:1



**ZONING REQUEST**

ZONE CHANGE  
1070  
SPECIAL REVIEW  
VARIANCE

A rectangular sign with a yellow-to-orange gradient background. It features the text 'ZONING REQUEST' at the top. Below the title, there are two columns of text on the left and a central graphic of a color-coded map with green, yellow, and red sections. To the right of the map, the text 'ZONE CHANGE 1070', 'SPECIAL REVIEW', and 'VARIANCE' is listed vertically. The sign is mounted on a black post.

**ZONING REQUEST**

ZONE CHANGE  
Amended  
25-04  
SPECIAL REVIEW  
VARIANCE

A rectangular sign with a yellow-to-orange gradient background, similar to the one on the left. It features the text 'ZONING REQUEST' at the top. Below the title, there are two columns of text on the left and a central graphic of a color-coded map. To the right of the map, the text 'ZONE CHANGE Amended', '25-04', 'SPECIAL REVIEW', and 'VARIANCE' is listed vertically. The sign is mounted on a black post.



BE  
AL  
V



Maybrook Dr

WELCOME





PEDESTRIAN CROSSING

33

FINES DOUBLE



33

FINES DOUBLE



