

PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION 23RD FILING

BEING LOT 6A-1, BLOCK 19 OF AMENDED PLAT OF LOT 1A1-A1, BLOCK 33 HIGH SIERRA SUBDIVISION,
14TH FILING AND LOT 6A, BLOCK 19, HIGH SIERRA SUBDIVISION, 21ST FILING
SITUATED IN THE SW1/4 OF SECTION 9 AND NE1/4, T.1N., R. 26 E., P.M.M.,

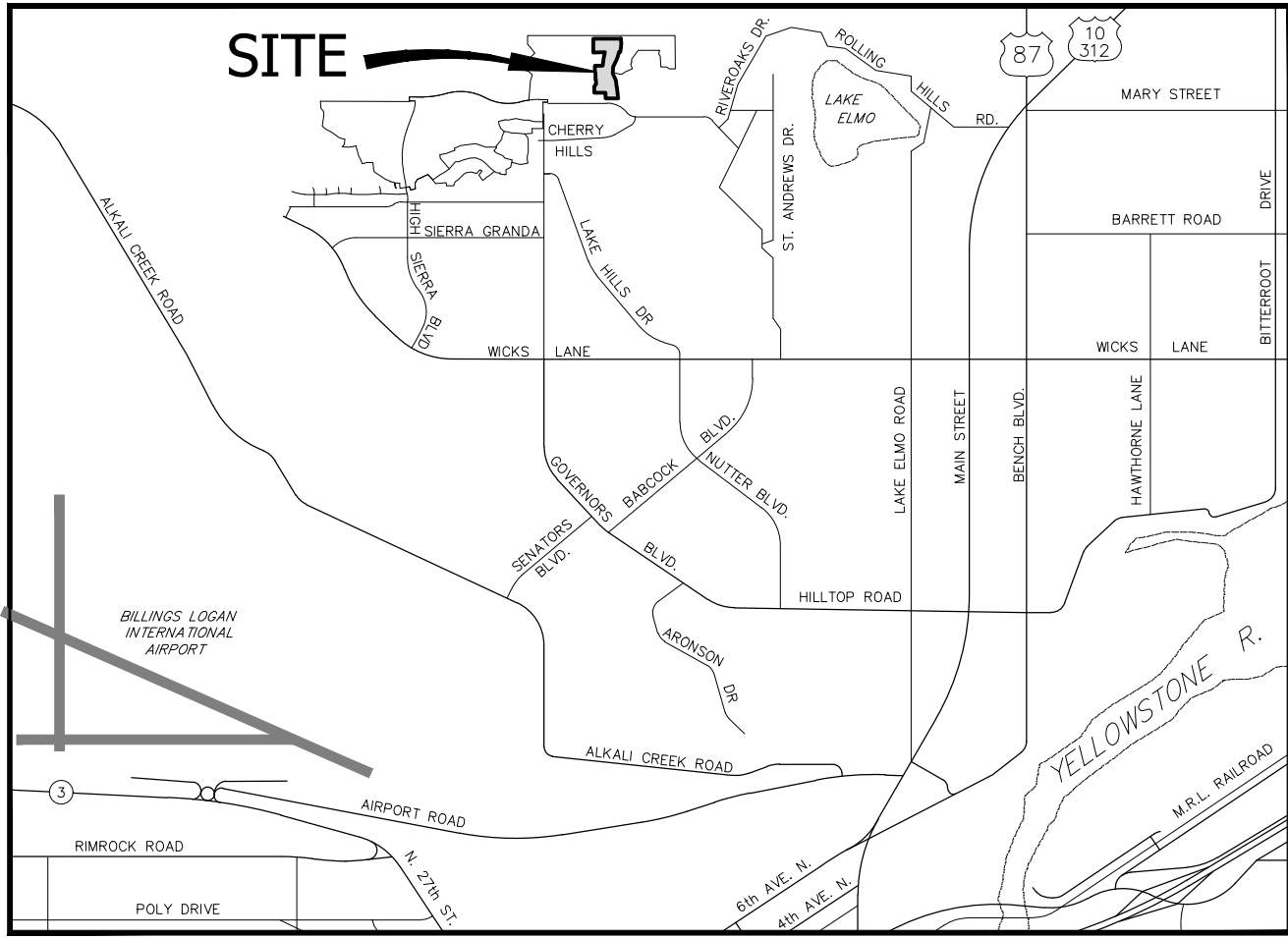
CITY OF BILLINGS
YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

JUNE, 2025

PREPARED BY : **sanbell**

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

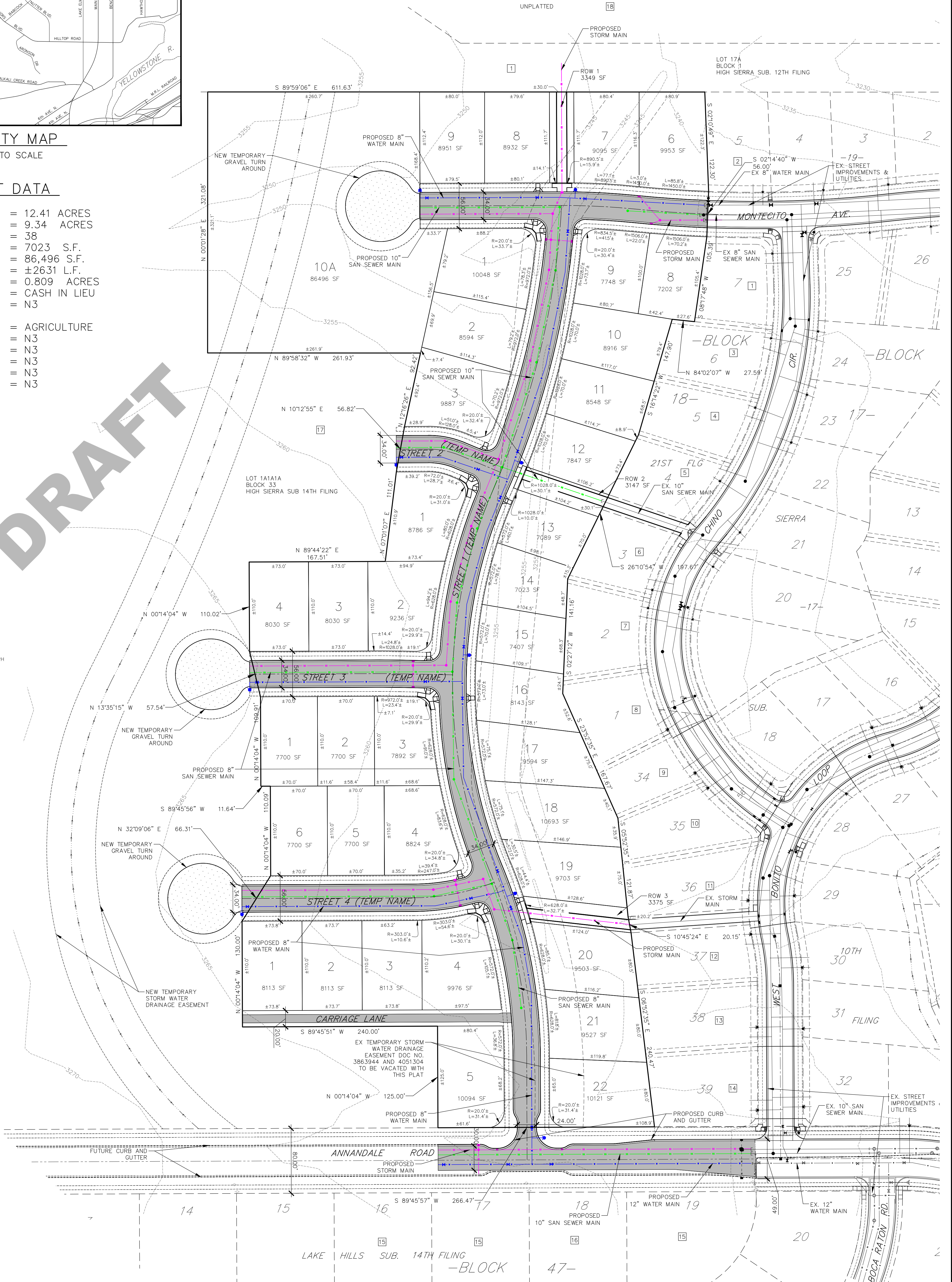
PLAT DATA

GROSS AREA	= 12.41 ACRES
NET AREA	= 9.34 ACRES
NUMBER OF LOTS	= 38
MINIMUM LOT SIZE	= 7023 S.F.
MAXIMUM LOT SIZE	= 86,496 S.F.
LINEAL FEET OF STREETS	= ±2631 L.F.
PARKLAND REQUIREMENT	= 0.809 ACRES
PARKLAND DEDICATION	= CASH IN LIEU
EXISTING ZONING	= N3
SURROUNDING ZONING:	
NORTH	= AGRICULTURE
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 BUCKNER, ROBERT L CO TRUSTEE
527 MONTECITO AVE
BILLINGS, MT 59105
- 3 HUTCH, KEMPER & MELANIE
608 CHINO CIR
BILLINGS MT, 59105
- 4 HOWE, AUSTIN & MELLISA
602 CHINO CIR
BILLINGS, MT, 59105
- 5 MEYER, STEVE & SANDRA
590 CHINO CIR
BILLINGS, MT, 59105
- 6 CARTON, JOHN & VICKI
584 CHINO CIR
BILLINGS, MT, 59105
- 7 INFINITY HOME LLC
PO BOX 20174
BILLINGS, MT 59104
- 8 MCCOMBS, DUSTIN & DEIDRA
572 CHINO CIR
BILLINGS, MT, 59105
- 9 KOPSTEIN, JASON
566 CHINO CIR
BILLINGS, MT, 59105
- 10 GIANNINI, SHELBY NICOLE & JAMES JOSEPH
560 CHINO CIR
BILLINGS, MT, 59105
- 11 HELTERBRAN, ALLIE A & RICHARD P JR.
2422 W BONITO LOOP
BILLINGS, MT, 59105
- 12 ALVAREZ, ANDREW & RAMINTA
2414 W BONITO LOOP
BILLINGS, MT, 59105
- 13 WILLIAMS, CARLY
2408 W BONITO LOOP
BILLINGS, MT, 59105
- 14 BORER, KALI J & NATHAN C
2404 W BONITO LOOP
BILLINGS, MT, 59105
- 15 RON S HILL LIVING TRUST
2241 CLUBHOUSE WAY
BILLINGS, MT 59105
- 16 DEIBELE, TOM
447 BOCA RATON RD
BILLINGS, MT, 59105
- 17 OAKLAND, GARY
175 N 27TH STREET, SUITE 900
BILLINGS, MT 59101
- 18 DOVER RANCH
P.O. BOX 51389
BILLINGS, MT 59105

DRAFT



SCALE: 1" = 60'