



July 20, 2020

Greetings neighbor,

We are writing to invite you to attend a meeting for a requested zone change for Lot 2, Block 1, Cherry Creek Estates Subdivision. The zone change would be from R-9600 and Public to R-7000 or R-8000, allowing new duplex buildings. The area of the zone change is 3.82 acres of public and 19.39 acres if R-9600, all of which will become R-7000 or R-8000.

The owner of the property is Cherry Island, LLC.

5855 Elysian Rd. Billings Mt, 59101

Attached to this letter is a site plan and zoning areas for your review.

We will hold a meeting at the project site (Cherry Creek Loop) on the northside of the property July 27, 2020 at 6 PM. I realize that we are all concerned with the need to maintain social distancing and I want to provide for that possibility. The meeting will be held outside so that we may keep social distancing separation. Due to the recent order for mandatory masks in outdoor gatherings of 50 or more people and we have no way to accurately verify how many participants will attend the meeting face-masks will be mandatory. If anyone is uncomfortable with attending the meeting, I will be available by phone and email to answer questions.

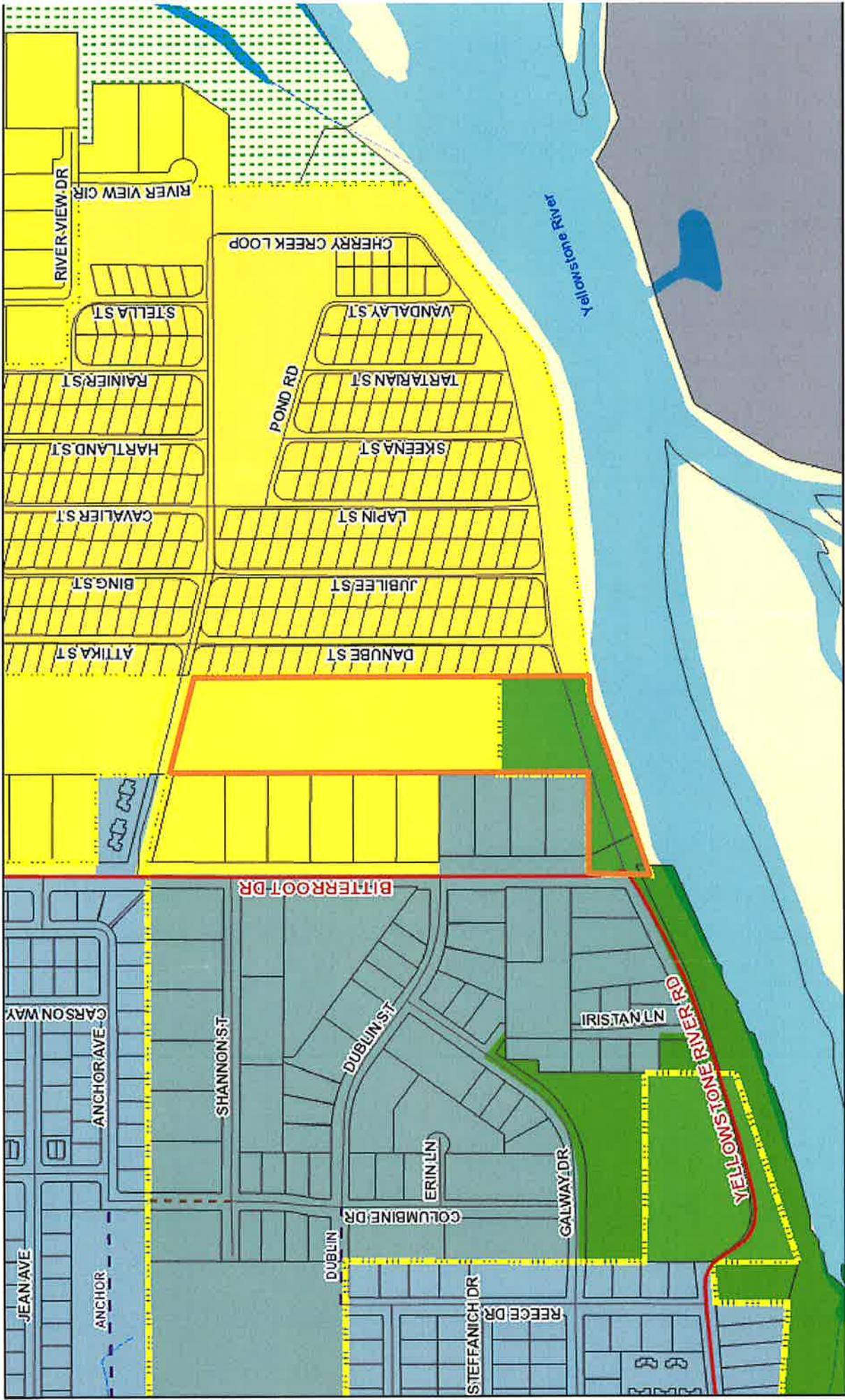
Please feel free to contact Marshall Phil at 406-860-4617 or [mphil@blueline-eng.com](mailto:mphil@blueline-eng.com). Your help is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Marshall Phil".

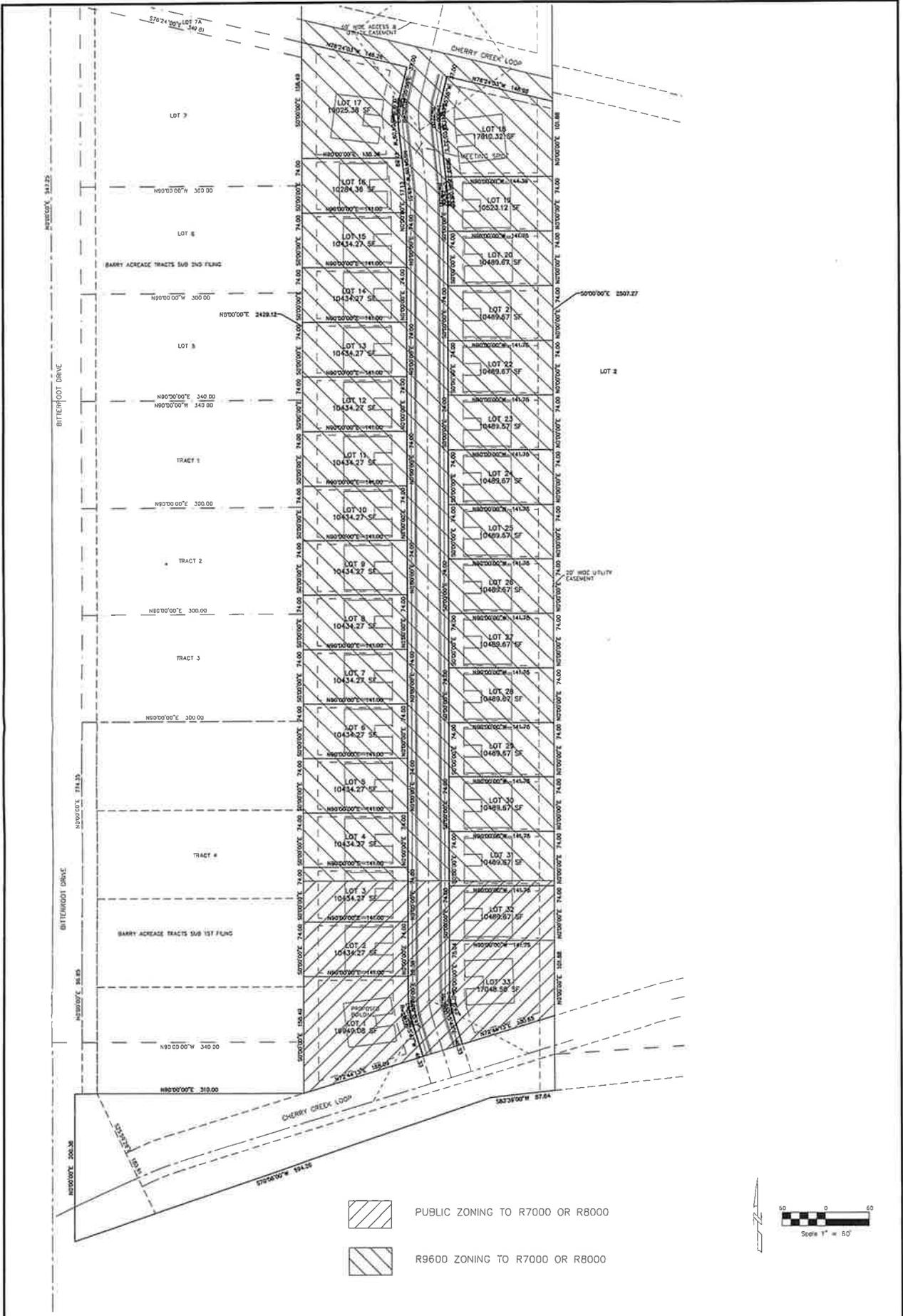
Marshall Phil  
Blueline Engineering  
724 1<sup>st</sup> Avenue N  
Billings, MT 59101

# Cherry Creek ZC Zoning Map



6/19/2020, 7:38:37 AM





1  
1  
SHEET

LOT 2, BLOCK 1,  
CHERRY CREEK ESTATES SUB  
SITE PLAN

NO.	REVISIONS
DATE	
DESIGNED BY	
CHECKED BY	
SCALE	1"=50'
DRAWING NO.	
DATE	6/22/20
DESIGNED BY	KLP
CHECKED BY	UPB
DRAWING	STEVEN DING

**blueline** ENGINEERING  
 724 1ST AVENUE N  
 BILLINGS, MT 59101  
 PHONE (406) 294-2294  
 FAX (406) 294-2295