



# Application for Zoning Permit

<b>Town of West Yellowstone</b> 406-646-7795  440 Yellowstone Avenue PO Box 1570 West Yellowstone, MT 59758  info@townofwestyellowstone.com	<b>Administrative Use Only</b> Date: <u>11/25/25</u> Accepted by: <u>ER</u> Fee: \$ <u>300</u> Cash/Check#: <u>CC</u> Zoning Permit # _____
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**\*\*A Zoning Permit is required for all new construction (residential or commercial), additions, renovations, relocation of a structure, or erection of a fence within Town limits. Submit this application and all required information to the Town Offices. Fees shall be paid according to the current schedule - contact Town Offices for fee information.**

**1. APPLICANT(S)** [owner of land or building, or person(s) authorized to represent the entity that is the owner of record, and to whom copies of all correspondence are to be sent]:

Name: High West Development Group, LLC - Kevin Perry  
 Mailing Address: 2327 E 6660 S  
 City/State/Zip: Cottonwood Heights, UT. 84121 Phone: (801)739-4737  
 Email: kevin@highwestgroup.com

**2. OWNER OF RECORD** (If different from Applicant):

Name: Beachfront LLC/Ramp Properties LLC  
 Mailing Address: 12741 E Caley Ave #126  
 City/State/Zip: Centennial, CO. 80111 Phone: (303)941-1920  
 Email: Doug@thebuyoutcompany.com

**3. LEGAL DESCRIPTION OF PROPERTY:** [the land or building that the petition is applicable to for this property owner/applicant]:

Street Address: 105 S Faithful St Subdivision: Grizzly Park Add Ph2  
 Block: 1 Lot: 4 Lot Size and Dimensions : 2.01 Acres/Square Feet (circle)

**4. USE AND OCCUPANCY:**

What is the use of the building or property? (list all) A new hotel with supporting facilities

Is this building or property mixed use? YES NO

If more than one use, please describe: R-1/ R-2 (basement), supporting spaces: A-2, A-3, B, F-1, S-1, S-2

What is the occupant load? 643 (whole building) Number of parking spots on site? 108

Number of buildings (Dwelling Units): 1 Number of Bedrooms (Sleeping Units): 100 + 8 (dwelling units)

**5. ATTACHMENTS:** Please attach the following:

- Detailed site plan showing the lot dimensions, acreage, and location of the property lot. Include building and/or wall setbacks, building dimensions and parking spaces available.
- A detailed description of the project which must include a legal description of the property lot upon which the construction, addition, relocation of a structure, remodel or erection of fence will take place.
- A legal survey may be required if the setbacks are in question.

**If your proposed building project does not meet the requirements as set forth above, you must apply for a variance. A separate variance application is available from the Town Office**

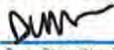
**Submit this completed application and accompanying documentation to the Town Office along with the application fee.**

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*I hereby certify that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. The signing of this application signifies permission for the Town of West Yellowstone officials and representatives to visit the property during the review. I understand that upon issuance of the Zoning Permit, any modifications to the project must be re-submitted to the Town for approval. Failure to do so may result in the project being halted and fines issued .*

	11/21/2025
Applicant Signature	Date

Applicant Signature	Date
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 <small>Doug Perry (Nov 21, 2025 14:42:51 MST)</small>	21/11/2025
Property Owner Signature if different than Applicant	Date

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**Final Approval – Official Use Only**

Town of West Yellowstone - Inspector	Date
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**Notes/Conditions**

DRG \_\_\_\_\_

Planning Board \_\_\_\_\_

Town Council \_\_\_\_\_





January 28, 2026

Town of West Yellowstone, Montana  
440 Yellowstone Ave.  
West Yellowstone, MT 59758

Attn: Town of West Yellowstone Planning Board

**RE: Zoning Permit for 105 S. Faithful St. West Yellowstone, MT**

To the Members of the Planning Board,

This letter serves as a summary of the attached staff report regarding the zoning permit at 105 S. Faithful St. West Yellowstone, MT. This document is intended to provide a clear and concise overview of the project.

The applicant has requested to develop a 100 bed hotel with 3 workforce housing units. The proposal is to remove the ropes course and develop the site further.

The applicant has had numerous meetings with the DRG and relevant conditions of approval have been included in the attached staff report. The applicant was successful in receiving a height variance from the Board of Adjustments, which is the Town Council sitting as the Board of Adjustment. The applicant was unsuccessful in a variance request from parking.

The applicant has submitted a site plan that if the conditions of approval are met staff feels comfortable with recommending approval. The Town has the ability and authority to enforce the conditions of approval to ensure that the project promotes proper use of land in West Yellowstone while not being detrimental to neighboring uses.

If you have any questions please contact me at either [shazelton@sunflowerpeakplanning.com](mailto:shazelton@sunflowerpeakplanning.com) or 406-475-2969.

Sincerely,

A handwritten signature in cursive script that reads "Scott Hazelton".

Scott Hazelton AICP, CFM  
Owner, Sunflower Peak Planning  
[shazelton@sunflowerpeakplanning.com](mailto:shazelton@sunflowerpeakplanning.com)  
460-475-2969



# Staff Report

Town of West Yellowstone 440 Yellowstone Ave. West Yellowstone, Montana 59758  
406.646.7795 | shazelton@sunflowerparkplanning.com

## BOARD OF ADJUSTMENTS

<b><u>Report Date:</u></b>	<b>January 28, 2026</b>
<b><u>Meeting Date:</u></b>	<b>February 4<sup>th</sup>, 2026</b>
<b><u>Petitioner(s):</u></b>	<b>Kevin Perry on behalf of High West Development Group</b>
<b><u>Staff:</u></b>	<b>Scott Hazelton AICP, CFM</b>
<b><u>Zoning:</u></b>	<b>B-4 Expanded Business District</b>
<b><u>Address:</u></b>	<b>105 South Faithful St. West Yellowstone, MT 59758</b>
<b><u>Legal Description:</u></b>	<b>GRIZZLY PARK ADD PH 2, S34, T13 S, R05 E, BLOCK 1, Lot 4, ACRES 2.01, (IMPS ONLY RRG70560) PLAT J-194</b>
<b><u>Assessor Code(s):</u></b>	<b>00RRG32660</b>
<b><u>Geocode(s):</u></b>	<b>06-0062-34-3-76-01-0000</b>
<b><u>Submitted Materials:</u></b>	<b>Application, Site Plan, and Narrative</b>

## OVERVIEW

The petitioner, Kevin Perry on behalf of High West Development Group, seeks approval of a zoning permit the property was granted a variance for a height increase by the Town of West Yellowstone Board of Adjustment. The applicant is proposing a 100 bedroom hotel and 3 workforce housing units in the structure. The applicant's request for a 9' wide parking stall was denied by the Town of West Yellowstone Board of Adjustment. The property was previously the ropes course, directly east of Westmart.

The Town of West Yellowstone has not received any public comments at the date of this staff report.

This application is for a zoning permit to allow for the property to be developed into a 100 bedroom Marriott Towneplace Suites Hotel. The project will include workforce housing.

## EVALUATION

Staff provides their evaluation of the zoning code requirements in the B-4 District. The applicant's site plan complies with the following.

17.23.020 Permitted uses.  
Hotels are a permitted use.

17.23.040 Lot area and width.  
The lot area and width have been met by this application.

17.23.050 Coverage.  
The application meets the criteria of lot coverage.

17.23.060 Yards.

The setbacks on the proposal have been met.

17.23.070 Corner lots.

This lot is not considered a corner lot.

17.23.080 Yard encroachments.

The site plan as submitted meets the yard encroachment requirements.

17.23.090 Building height.

The Town of West Yellowstone Board of Adjustments granted a variance to allow for a height of 45' in the B-4 District.

17.23.100 Off-street parking.

The project has submitted a site plan that meet the off-street parking requirements.

17.23.110 Off-street loading.

There is no requirement for off street loading with this application.

17.23.130 Outdoor lighting.

Further information for lighting will be required and reviewed by the Town of West Yellowstone.

17.23.140 Signs.

The final signage plan will be required and reviewed by the Town of West Yellowstone.

## **FINDINGS**

Staff has determined that the submitted application requires additional information that will be reviewed by the Town of West Yellowstone.

## **RECOMMENDATION**

Staff makes a positive recommendation to the Planning Board. The Planning Board should evaluate the site plan for compliance with the B-4 Zoning District. If the Board decides to recommend the zoning permit for approval, the Board should include appropriate conditions to mitigate any circumstances the Board identified during their review of the request. Staff suggests the following conditions for the Planning Board to initially consider:

1. The applicant shall abide by all representations made by the applicant, either through testimony or materials submitted in the application and hearing process, unless the governing body deems otherwise.
2. The applicant secures all appropriate approvals and inspections from the appropriate agencies prior to occupying the space. This includes the Grizzly Park Architectural Review Committee.
3. That the applicant abides by all easements, covenants, or other regulations between public or private parties that are present on the parcel at the time of submission.
4. That prior to occupancy the applicant receives a valid business license from the Town of West Yellowstone.
5. That the applicant addresses any sewer and water concerns that could impact human health or safety.
6. That the applicant provide to the Town of West Yellowstone Public Works Department as-built drawings prior to occupancy.

7. That the applicant provide plans for any and all signage to be reviewed by the Town of West Yellowstone.
8. That the applicant provide details showing that every parking space is compliant regardless of back or front of curb measurements.
9. All drive aisles shall be 25' (twenty-five feet) in width at all points.
10. Any parking that reduces a lane width below 25' (twenty-five feet) in width shall be striped and marked as temporary parking only.
11. That the applicant submit an engineering design report for water, sewer, and storm drainage showing how the project meets State and Town requirements for approval. The report shall include calculations for anticipated daily and peak water and sewer demand, pipe sizing calculations, fire flow calculations for the building and new hydrant, and stormwater runoff and storage calculations.
12. Applicant to confirm the actual diameter of the existing water line north of the project at the proposed connection point.
13. That all sewer and water utilities are flow and pressure tested and that approved tests are submitted to the Town of West Yellowstone Public Works Department.
14. That all sewer and water lines are at least 10' (ten feet) in separation.
15. That all attempts should be made to preserve the trees as utilities are brought onto the property and that the applicant identify and submit a plan showing the removal of any existing vegetation.
16. A grease interceptor shall be installed if required by code. If a grease interceptor is not required by code, a grease trap(s) shall be installed if food or beverage of any kind is served.
17. That the radii on all turns interior to the site are 28' (twenty-eight feet) radii to maintain emergency access.
18. That all curb located in Town right-of-way be 2.5 feet (two and a half feet) wide roll over curb meeting the Town's standard drawings.
19. That the hydrant placed on the property must be a waterless hydrant that is approved by the Public Works Department and the Fire Chief of the Hebgen Basin Fire Department. All fire hydrants and lines supplying water to fire hydrants located on private property, shall be placed in a public utility easement acceptable to the Town of West Yellowstone.
20. That the Fire Department Connection is shown on a site plan and approved by the Hebgen Basin Fire Department.
21. That the applicant submit a site plan with the existing street lights are shown.
22. That the applicant submit a lighting plan to be reviewed by the Town of West Yellowstone Engineering Contractor and the Public Works Department.
23. That all utility easements for the property are approved and recorded with the Gallatin County Clerk and Recorder Office in Bozeman, Montana.
24. That all utilities have tracing lines or locate tape to the approval and inspection of the public works department.
25. That the applicant builds 100 hotel units and 3 workforce housing units. Any increase or alterations in the number of units requires approval by the Town of West Yellowstone.
26. All design and emergency egress plans for the workforce housing units are submitted to the Town and the Hebgen Basin Fire Department for their approval.
27. All curbs unless designated for parking must be painted as no parking per the approval of the Town of West Yellowstone.
28. The applicant shall provide a snow storage plan including designated areas on the site and any off-site snow storage plans.

### **SAMPLE MOTIONS**

Staff has provided sample motions for the Town of West Yellowstone Council below. The Council may utilize this language in making the motion for their decision regarding the application but should include the Council's findings, any amendments to the conditions presented by staff, and/or adding additional conditions to the applicants proposal that promote health, safety, or general welfare of the public.

**SAMPLE MOTION FOR APPROVAL WITH NO AMENDMENTS TO ANY CONDITION OF APPROVAL**  
I move to approve the High West Development Zoning Permit finding that the proposed development is consistent with the intent of the B-4 District and the Town of West Yellowstone Growth Policy. I further find that the Zoning Permit meets the conditions of the B-4 District and other relevant sections of the Town Code. I move to adopt the conditions of approval presented in the staff report and adopt the staff evaluation and findings presented for the High West Development Zoning Permit.

**SAMPLE MOTION FOR APPROVAL WITH AMENDMENTS TO ANY CONDITION OF APPROVAL**  
I move to approve the High West Development Zoning Permit finding that the proposed development is consistent with the intent of the B-4 District and the Town of West Yellowstone Growth Policy. I further find that the site plan submitted is in compliance with the conditions of the B-4 District. I move to adopt the conditions of approval presented in the staff report and amend condition of approval number \_\_\_\_\_ to read as stated "STATE AMENDMENT PROPOSED" and adopt the staff evaluation and findings presented for the High West Development Zoning Permit \_\_\_\_\_.

**SAMPLE MOTION FOR APPROVAL REMOVING ANY CONDITION OF APPROVAL**  
I move to approve the High West Development Zoning Permit finding that the proposed development is consistent with the intent of the B-4 District and the Town of West Yellowstone Growth Policy. I further find that the site plan complies with the B-4 District. I move to adopt the conditions of approval presented in the staff report and remove condition of approval number \_\_\_\_\_ and adopt the staff evaluation and findings presented for the High West Development Zoning Permit.



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Scott Hazelton AICP, CFM  
Owner, Sunflower Peak Planning  
7137 Tulane Ave. Unit 2F  
University City, MO 63130  
406-475-2969  
[shazelton@sunflowerpeakplanning.com](mailto:shazelton@sunflowerpeakplanning.com)

1/28/2026  
Date



# Finding of Fact

Town of West Yellowstone 440 Yellowstone Ave. West Yellowstone, Montana 59758  
406.646.7795 | shazelton@sunflowerparkplanning.com

## TOWN OF WEST YELLOWSTONE BOARD OF ADJUSTMENT

### FINDINGS OF FACT

**High West Development, Height Variance for Marriott Hotel**

**105 S. Faithful St.**

**West Yellowstone, MT 59758**

**Variance Request from 17.23.090 Building Height of the Town of West Yellowstone Zoning Code**

**January 6<sup>th</sup>, 2026**

#### OVERVIEW

The petitioner, Kevin Perry on behalf of High West Development Group, seeks approval of a variance request in the B-4 Expanded Business Zoning District. The variance is for an increase in the allowable height in the B-4 District. The property was previously the ropes course across the street from Westmart. The applicant is proposing to develop the site into a one hundred bed hotel with four two-bedroom workforce housing units in the basement. The applicant submitted a narrative, variance application, and a site plan proposing a height of forty-five feet, which exceeds the thirty-five feet maximum building height in the B-4 District. Title 17 Chapter 23 establishes a maximum building height of 35' unless an architectural feature, which can allow for an additional 6' in height.

#### FINDINGS OF FACT

1. On December 17<sup>th</sup>, 2025, Kevin Perry on behalf of High West Development Group, submitted a variance application.
2. The Town of West Yellowstone reviewed the request pursuant to the Town's Growth Policy, Zoning Regulations, and all pertinent ordinances.
3. The Town subsequently composed a January 2<sup>nd</sup>, 2026 Staff Report for the benefit of the Town of West Yellowstone Board of Adjustment. The Report contained mapping exhibits, a copy of the application, and staff's analysis of the criteria with proposed staff conditions.
4. The Town of West Yellowstone properly noticed the Board of Adjustment's meeting scheduled for January 6<sup>th</sup>, 2026, in the Town Hall in West Yellowstone. The Town posted the meeting agenda in the Town Hall, and West Yellowstone Post Office, as well as the agenda and staff report on the Town of West Yellowstone website.
5. The Town received one written comment from the public.
6. On January 6<sup>th</sup>, 2026, the Board of Adjustment, with four members present, held a public hearing at the Town Hall of West Yellowstone to consider the request. The Board of Adjustment received testimony from Mr. Scott Hazelton the Town of West Yellowstone Planner, the applicant, and members of the public.
7. The Board of Adjustment discussed previous buildings, the updated zoning code, fire safety, precedent, and impacts to the neighborhood.

8. Board of Adjustment President Watt accepted a motion from Member Benike seconded by Member Wilson the vote passed 4-0 in approving the variance.
9. The Town of West Yellowstone Board of Adjustment has the jurisdiction to hear the submitted request to approve a variance through the Town of West Yellowstone Zoning Regulations.

#### **17.50.060: APPROVAL**

Before any variance can be granted, the Board of Adjustment shall make findings of fact setting forth and showing that the following circumstances exist:

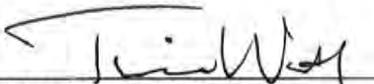
- A. Such modifications will not be inconsistent with the intent and purpose of this title and/or any adopted growth policy.
- B. That strict compliance with the provisions of this title would create unnecessary hardship or unreasonable situation on a particular property due to unusual or extreme topography, unusual shape of the property, or the prevalence of similar conditions in the immediate vicinity of the property
- C. That such modifications will have minimal adverse effect on abutting properties or the permitted uses thereof.
- D. That the lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The Board of Adjustment found that to deny the height variance would place the project out of conformance with the existing architectural form in the district. The Board of Adjustment also found, based on comments of the fire chief, that the height variance would not impact emergency services.

#### **CONDITIONS OF APPROVAL**

The Board granted the variance and included appropriate conditions to mitigate any circumstances the Board identified during their review of the request. The Board adopted the Staff suggested conditions below:

1. The applicant shall abide by all representations made by the applicant, either through testimony or materials submitted in the application and hearing process, unless the governing body deems otherwise.
2. The applicant secures all appropriate approvals and inspections from the appropriate agencies prior to occupying the space. This includes the Grizzly Park Architectural Review Committee.
3. That the applicant abides by all easements, covenants, or other regulations between public or private parties that are present on the parcel at the time of submission.
4. That prior to occupancy the applicant receives a valid business license from the Town of West Yellowstone.
5. That the applicant addresses any sewer and water concerns that could impact human health or safety.
6. That the applicant provide to the Town of West Yellowstone Public Works Department as-built drawings prior to occupancy.



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Mayor Travis Watt  
Town of West Yellowstone Mayor

1/9/2026

Date



# Finding of Fact

Town of West Yellowstone 440 Yellowstone Ave. West Yellowstone, Montana 59758  
406.646.7795 | shazelton@sunflowerparkplanning.com

## TOWN OF WEST YELLOWSTONE BOARD OF ADJUSTMENT

### FINDINGS OF FACT

**High West Development, Parking Width Variance for Marriott Hotel**

**105 S. Faithful St.**

**West Yellowstone, MT 59758**

**Variance Request from Figure 17.37.030 Parking Layout of the Town of West Yellowstone Zoning  
Code**

**January 6<sup>th</sup>, 2026**

#### OVERVIEW

The petitioner, Kevin Perry on behalf of High West Development Group, seeks approval of a variance request in the B-4 Expanded Business Zoning District. The variance is for a reduction in the width of 90-degree parking spaces. The property was previously the ropes course across the street from Westmart. The applicant is proposing to develop the site into a one hundred bed hotel with four two-bedroom workforce housing units in the basement. The applicant submitted a narrative, variance application, and a site plan proposing parking stalls that are nine feet in width. Title 17 Chapter 37 establishes that the Town requires parking stalls to be ten feet in width.

#### FINDINGS OF FACT

1. On December 17<sup>th</sup>, 2025, Kevin Perry on behalf of High West Development Group, submitted a variance application.
2. The Town of West Yellowstone reviewed the request pursuant to the Town's Growth Policy, Zoning Regulations, and all pertinent ordinances.
3. The Town subsequently composed a January 2<sup>nd</sup>, 2026, Staff Report for the benefit of the Town of West Yellowstone Board of Adjustment. The Report contained mapping exhibits, a copy of the application, and staff's analysis of the criteria with proposed staff conditions.
4. The Town of West Yellowstone properly noticed the Board of Adjustment's meeting scheduled for January 6<sup>th</sup>, 2026, in the Town Hall in West Yellowstone. The Town posted the meeting agenda in the Town Hall, and West Yellowstone Post Office, as well as the agenda and staff report on the Town of West Yellowstone website.
5. The Town received one written comment from the public.
6. On January 6<sup>th</sup>, 2026, the Board of Adjustment, with four members present, held a public hearing at the Town Hall of West Yellowstone to consider the request. The Board of Adjustment received testimony from Mr. Scott Hazelton the Town of West Yellowstone Planner, the applicant, and members of the public.
7. The Board of Adjustment discussed previous parking variance requests, the updated zoning code, fire access, snow storage, precedent, and impacts to the neighborhood.

8. Board of Adjustment President Watt accepted a motion from Member Benike seconded by Member Forsythe the motion failed on the vote and the variance was not approved.
9. The Town of West Yellowstone Board of Adjustment has the jurisdiction to hear the submitted request.

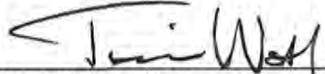
**17.50.060: APPROVAL**

Before any variance can be granted, the Board of Adjustment shall make findings of fact setting forth and showing that the following circumstances exist:

- A. Such modifications will not be inconsistent with the intent and purpose of this title and/or any adopted growth policy.
- B. That strict compliance with the provisions of this title would create unnecessary hardship or unreasonable situation on a particular property due to unusual or extreme topography, unusual shape of the property, or the prevalence of similar conditions in the immediate vicinity of the property
- C. That such modifications will have minimal adverse effect on abutting properties or the permitted uses thereof.
- D. That the lawful conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The Board of Adjustment found that the application did not meet the criteria above. The Board of adjustment stated that the application failed on the hardship, due diligence, and that previous projects in the B-4 District had been made to comply with the parking requirements of the Town. The Board of Adjustment also found, based on comments of the Board Members that the Town has previously denied a similar request in the B-4 District.

The application from Kevin Perry, on behalf of High West Development, for a reduction in the parking width to nine feet at 105 S. Faithful St. West Yellowstone, MT 59758, was DENIED.

  
\_\_\_\_\_  
Mayor Travis Watt  
Town of West Yellowstone Mayor

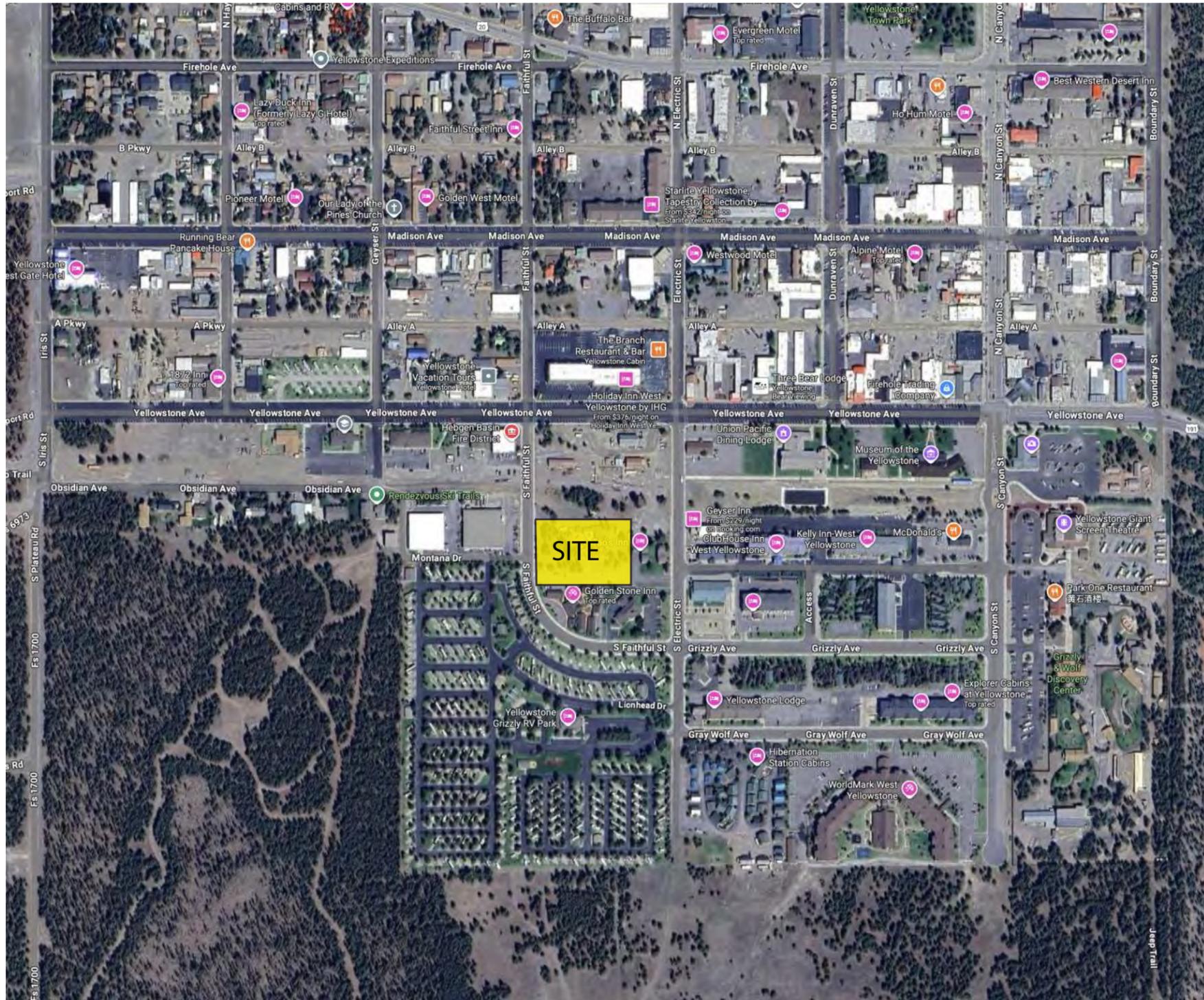
1/9/2026  
Date







**TOWNE PLACE by MARRIOTT, WEST YELLOWSTONE | DESIGN PACKAGE**  
01.13.26



VACINITY MAP

**PROJECT NARRATIVE**

THIS PROJECT INVOLVES THE NEW CONSTRUCTION OF A THREE-STORY, 100-ROOM HOTEL BRANDED AS TOWNEPLACE SUITES BY MARRIOTT. THE BUILDING WILL INCLUDE A PARTIAL BASEMENT LEVEL WITH HOTEL SUPPORT SPACES, INCLUDING EIGHT EMPLOYEE DWELLING UNITS.

AT THE MAIN ENTRY LEVEL, THE HOTEL WILL FEATURE VARIOUS AMENITY SPACES SUCH AS A COMMUNITY AREA, BREAKFAST AREA, GUEST HUB, FITNESS CENTER, AND SWIMMING POOL. SUPPORT SPACES ON THIS LEVEL WILL INCLUDE A FOOD PREPARATION ROOM AND HOTEL MANAGEMENT OFFICES. ADJACENT TO THE INDOOR AMENITIES, THERE WILL BE OUTDOOR GATHERING AREAS, INCLUDING A FIRE PIT ON THE SOUTH SIDE, A BBQ AREA ON THE NORTH SIDE, AND A COVERED OUTDOOR HOT TUB.

SCOPE OF THE PROJECT INCLUDES, BUT NOT LIMITED TO, SITE GRADING AND IMPROVEMENT, BUILDING CONSTRUCTION. THE EXISTING OUTDOOR FACILITY (A ZIPLINE PARK) CURRENTLY ON THE SITE WILL BE REMOVED AND REPLACED WITH THE NEW HOTEL DEVELOPMENT DESCRIBED ABOVE.

**SITE AND ZONING INFORMATION**

LOCATION:	105 S FAITHFUL ST, WEST YELLOWSTONE, MT	
LOT SIZE:	PARCEL	06006234376010000
	TOTAL AREA	2.00 ACRES
JURISDICTION:	CITY OF WEST YELLOWSTONE, MT	
ZONE:	B-4 EXPANDED BUSINESS DISTRICT	
USE:	HOTEL ALLOWED	
LOT AREA & WIDTH:	NO MINIMUM REQUIRED	
COVERAGE:	NO MAX REQUIRED	
YARD:	NO REQUIRED	
LOT SIZE:	NO REQUIREMENTS	
HEIGHT REQUIRED:	35' MAX FROM ABE	
HIGHT PROPOSED:	45' FROM ABE (DEPARTURE REQUEST)	

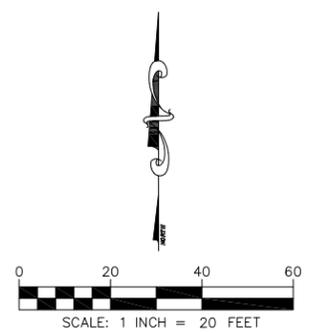
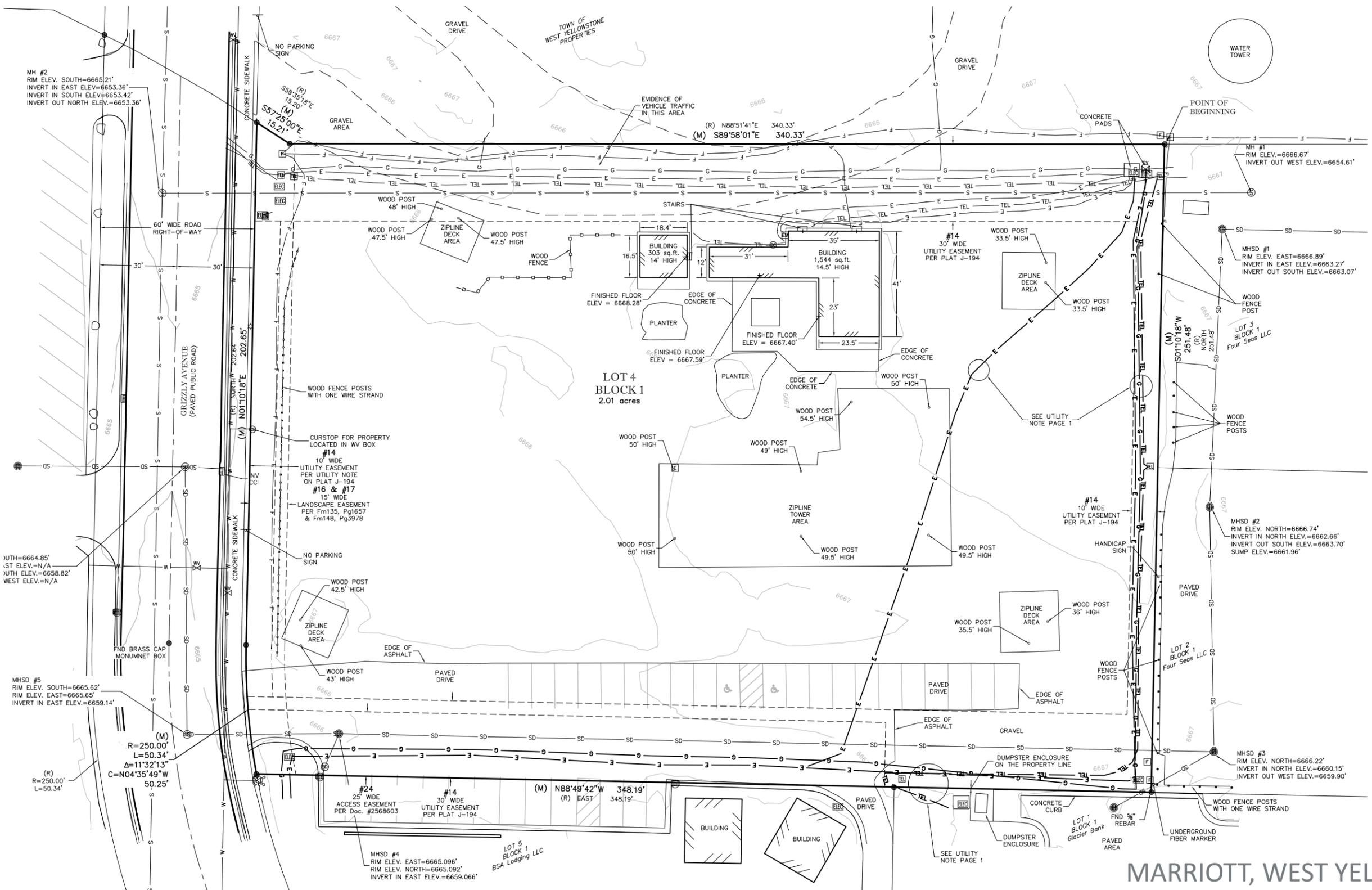
**PARKING REQUIREMENTS:**

GUESTROOMS:	100	
HOUSING UNITS:	4	
PARKING: REQUIRED:	HOTEL	108 PARKING STALLS MIN. @ 1.075/ROOM
	HOUSING	6 PARKING STALLS MIN @ 1.5/ROOM
	<b>TOTAL</b>	<b>114 PARKING STALLS</b>
PROPOSED:	HOTEL	114 PARKING STALLS
PARKING STALL REQ:	STANDARD - 10'W X 18'L WITH 25' AISLE	
PARKING STALL PROPOSED:	STANDARD - 10'W X 18'L WITH 25' AISLE	



ALTA/NSPS LAND TITLE SURVEY OF  
**LOT 4, BLOCK 1, GRIZZLY PARK ADDITION - PHASE 2, TO THE TOWN OF WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA, (PLAT J-194)**  
 LOCATED IN THE SOUTHWEST ONE-QUARTER SECTION 34,  
 TOWNSHIP 13 SOUTH, RANGE 5 EAST, PRINCIPAL MERIDIAN MONTANA,  
 TOWN OF WEST YELLOWSTONE, GALLATIN COUNTY, MONTANA

- LEGEND**
- 6665 INDEX CONTOUR
  - 6666 CONTOUR MINOR (1' INTERVALS)
  - — — — — PROPERTY LINE
  - - - - - EASEMENT LINE
  - ○ ○ ○ ○ WOOD FENCE
  - ○ ○ ○ ○ FENCE POST WITH ONE WIRE STRAND
  - S SEWER MAIN
  - SS SEWER SERVICE
  - W WATER MAIN
  - WS WATER SERVICE
  - SD STORM MAIN
  - OHP OVERHEAD POWER
  - G UNDERGROUND GAS
  - F UNDERGROUND FIBER
  - P UNDERGROUND ELECTRIC
  - TEL UNDERGROUND TELEPHONE
  - — — — — ROAD CENTERLINE
  - - - - - EDGE OF GRAVEL
  - /// EDGE OF BUILDING
  - FOUND YPC (3111ES) UNLESS OTHERWISE NOTED
  - SET 3/8" REBAR WITH 2" ALUMINUM CAP
  - ⊙ SEWER MANHOLE
  - ⊙ SEWER CLEANOUT
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ STREET SIGN
  - ⊙ WOOD POST
  - ⊙ LIGHT POLE
  - ⊙ POWER POLE
  - ⊙ GUY ANCHOR
  - ⊙ ELECTRICAL METER
  - ⊙ ELECTRICAL BOX
  - ⊙ ELECTRICAL OUTLET
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ FIBER PEDESTAL
  - ⊙ GAS VALVE
  - ⊙ MANHOLE STORM DRAIN
  - ⊙ CURB INLET
  - ⊙ GRATE INLET
  - ⊙ FINISHED FLOOR
  - ⊙ FENCE POST
  - ⊙ YPC YELLOW PLASTIC CAP



**BASIS OF BEARING, COORDINATES**  
 BEARINGS SHOWN ARE MONTANA STATE PLANE GRID.  
 DISTANCES ARE GROUND DISTANCES IN INTERNATIONAL FEET.

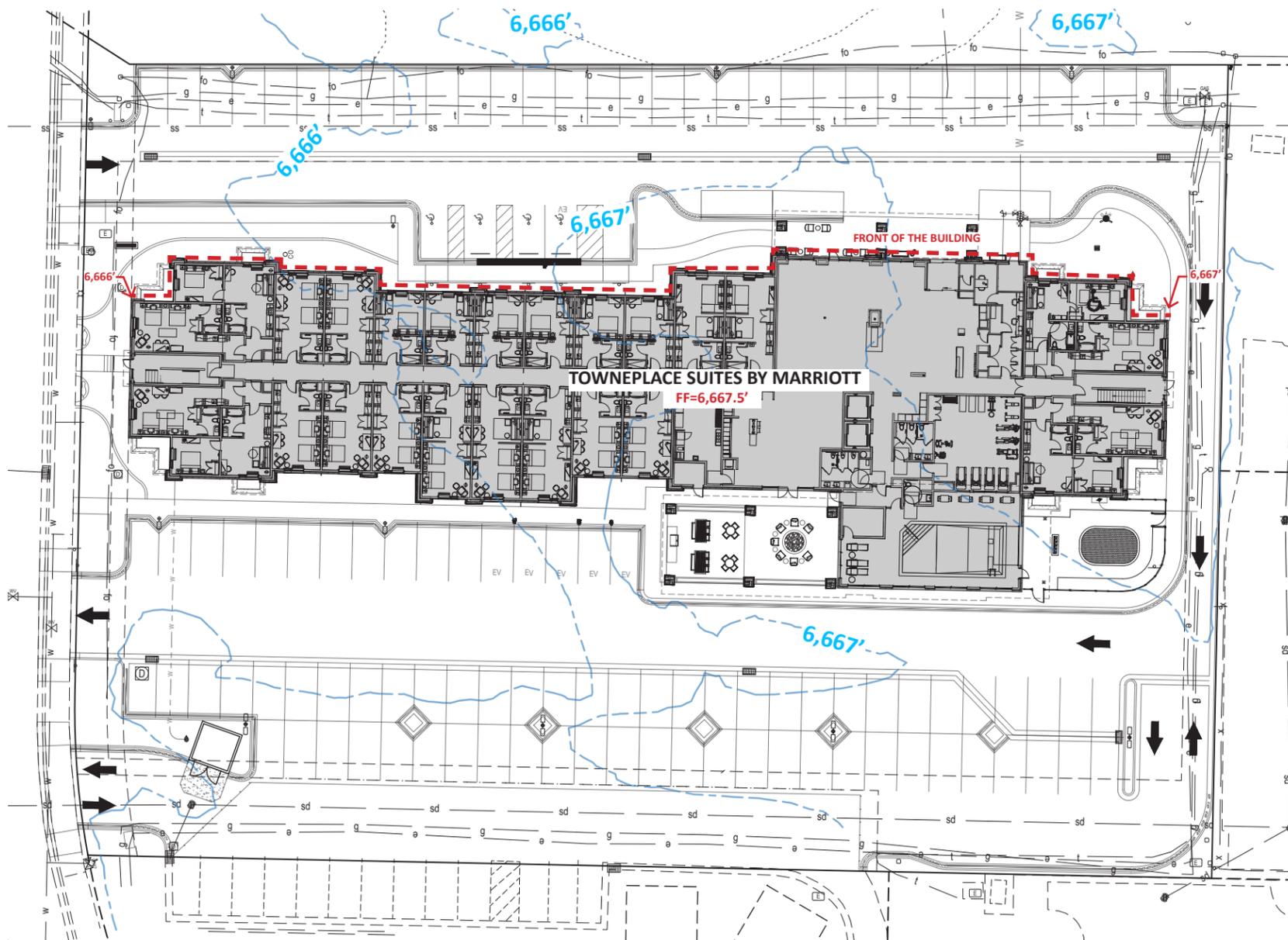
MONTANA COORDINATE SYSTEM NAD 83  
 HORIZONTAL DATUM: REFERENCED FROM NGS OPUS SOLUTION,  
 ADJUSTED FROM NGS CORS

PID DESIGNATION  
 DL7705 NONT NONT\_EBRY\_M1999 CORS ARP  
 DK7547 MTSU BOZEMAN CORS ARP  
 DI1692 IDBY REXBURG CORS ARP

MONTANA STATE PLANE NAD 83(2011)(EPOCH: 2010.0000)  
 NORTH LATITUDE 44°39'28.31822"  
 WEST LONGITUDE 111°06'22.50246"  
 UNITS: INTERNATIONAL FEET  
 Convergence angle: -01°10'30"



**FRONT ELEVATION**



**SITE PLAN**

**17.23.090 BUILDING HEIGHT**

MAXIMUM BUILDING HEIGHT IN THIS DISTRICT SHALL BE **THIRTY-FIVE FEET**. ALL ELEMENTS OF A STRUCTURE SHALL BE AT OR BELOW THE MAXIMUM HEIGHT IN THE DISTRICT, UNLESS IT IS AN ARCHITECTURAL FEATURE, AS DEFINED IN CHAPTER 17.04, WHICH MAY EXTEND TO **SIX FEET** ABOVE THE MAXIMUM HEIGHT.

**17.04.070-110 Building height:**

"Building height" means the vertical distance from the average elevation of the proposed finished grade at the front of a building to the highest point of a flat roof, the deck line of a mansard roof, and the mean height between eaves and ridge for gable, hip, and gambrel roofs. (Ord. 93-§1(2.6); 1982) any element of the building not defined as an architectural feature.

**"BUILDING HEIGHT"**

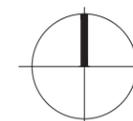
MEANS THE VERTICAL DISTANCE FROM THE AVERAGE ELEVATION OF THE PROPOSED FINISHED GRADE AT THE FRONT OF A BUILDING TO THE HIGHEST POINT OF ANY ELEMENT OF THE BUILDING NOT DEFINED AS AN ARCHITECTURAL FEATURE.

**BUILDING HEIGHT CALCULATION**

HEIGHT REQUIRED: 35' MAX FROM ABE  
 HIGHT PROPOSED: 45' FROM ABE (DEPARTURE REQUEST)

**AVERAGE GRADE CALCULATION @ FRONT OF THE BUILDING:**

HIGHEST FINISH GRADE = 6,667'  
 LOWEST FINISH GRADE = 6,666'  
 AVERAGE ELEVATION =  $\frac{6667 + 6666}{2} = 13,333 / 2 = 6,666.5'$





**NORTH ELEVATION**



**SOUTH ELEVATION**

**MATERIAL LEGEND**

-  1. LOW ROOF:  
STANDING SEAM METAL ROOF
-  2. MAIN ROOF:  
ASPHALT SHINGLES
-  3. DARK WOOD
-  4. SHINGLE SIDING
-  5. HORIZONTAL SIDING
-  6. NATURAL STONE



**WEST ELEVATION**

**EAST ELEVATION**





MARRIOTT, WEST YELLOWSTONE, MT  
**NORTH-WEST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**SOUTH-WEST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**NORTH-EAST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**SOUTH-EAST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**NORTH-EAST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**SOUTH-WEST VIEW**





MARRIOTT, WEST YELLOWSTONE, MT  
**FRONT VIEW**

