

DEPARTMENT OF NATURAL RESOURCES
AND CONSERVATION



BRIAN SCHWEITZER, GOVERNOR

SOUTHERN LAND OFFICE

— STATE OF MONTANA —

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AIRPORT BUSINESS PARK
1371 RIMTOP DRIVE
BILLINGS, MT 59105-1978

27 June 2011

Juliet Spalding, AICP, Planner II
Planning & Community Services Department
510 North Broadway, 4th Floor
Billings, MT 59101

Dear Ms. Spalding:

This letter is written regarding Skyview Ridge Subdivision, 1st Filing which was granted preliminary plat approval by the Billings City Council on 13 August 2007. Since that time, the Department of Natural Resources & Conservation (DNRC) completed a Park Master Plan for the subdivision, which was approved by the Council. The Park Master Plan encompassed the entire Trust parcel, including future filings. This fulfilled one of the conditions of preliminary plat approval.

On 12 July 2010, the City Council approved a one year extension of the preliminary plat approval to 13 August 2011. The DNRC is waiting for an improvement in market conditions before filing the final plat. The current intent of DNRC is to sell the single-family residential areas for development by a private developer and retain the commercial and multi-family areas and offer them for development them through a ground lease.

Based on the approval of House Bill 522 by the 2011 Legislature, the DNRC is requesting that the preliminary plat approval be extended for two additional years, until 13 August 2013.

If you have any questions, please feel free to contact me at jbollman@mt.gov or 247-4404.

Cordially,

A handwritten signature in black ink, appearing to read "JB", written over a horizontal line.

Jeff Bollman, AICP
Area Planner

Cc: Dennis Randall, Sanderson Stewart