

May 15, 2012

Copper Ridge Development Corp.
175 N 27th St., Suite 900
Billings, MT 59101

Dear Sirs:

On May 14, 2012, the Billings City Council conditionally approved the preliminary plat of Copper Ridge Subdivision, 3rd Filing, subject to the following conditions of approval:

1. To mitigate impacts on local services, previously dedicated right-of-way for Copper Penny Lane and East Copper Ridge Loop within the area of Copper Ridge Subdivision, 3rd Filing shall be vacated prior to final plat approval.
2. To minimize impacts on local services, the subdivider shall provide an acceptable appraisal or comparative market analysis, conducted by a 3rd party licensed appraiser or realtor of the park property in question, and compensate the City for the value of the vacated parkland (0.386 acres) prior to final plat approval.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
4. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Juliet Spalding at (406) 247-8684 or by email at spaldingj@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Mac Fogelsong, PE, Sanderson Stewart