

May 15, 2012

Reflections at Copper Ridge, LLC  
175 N 27<sup>th</sup> St., Suite 900  
Billings, MT 59101

Dear Sirs:

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

1. To mitigate impacts on local services, previously dedicated right-of-way for Reflections Circle within the area of the Reflections at Copper Ridge Subdivision, 3<sup>rd</sup> Filing shall be vacated prior to final plat approval.
2. To minimize effects on local services, if not previously made, the subdivider shall make the appropriate contributions to future improvements at the Rimrock Road/62<sup>nd</sup> Street West intersection for Reflections at Copper Ridge Subdivision, 3<sup>rd</sup> Filing as identified in the Traffic Impact Analysis completed for this subdivision
3. To mitigate impacts on local services, the parkland exchange shall be completed prior to final plat approval.
4. 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.
5. 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](mailto:spaldingj@ci.billings.mt.us).

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Mac Fogelsong, PE, Sanderson Stewart