

December 18, 2012

Grand Peaks, LLC
Jeff Junkert
1644 Castle Stone Square
Billings, MT 59106

Dear Sirs:

On December 17, 2012, the Billings City Council conditionally approved the preliminary plat of Grand Peaks Subdivision, 3rd Filing, subject to the following conditions of approval:

1. To minimize impacts on local services, centralized mail delivery site(s) shall be coordinated and identified prior to final plat approval. A letter from the USPS shall be provided for verification.
2. To minimize impacts on local services, the previously dedicated right-of-way for Grand Peaks Drive and Thunder Mountain Trail within the area of this 3rd Filing shall be vacated 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: Dennis Randall, PE, Sanderson Stewart