

Mayor's Approval Letter—Zimmerman Trail Subdivision, Amended Lot 11A, Block 1

April 9, 2013

Gene Culver  
Kincaid Land, LLC  
3208 Rugby Drive  
Billings, MT 59102

Dear Mr. Culver:

On April 8, 2013, the Billings City Council conditionally approved the preliminary plat of Zimmerman Trail Subdivision, Amended Lot 11A, Block 1, subject to the following conditions of approval:

1. To ensure the provision of easements, the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
2. To minimize effects on local services, the subdivider shall obtain approval or denial of the emergency access road approach onto Highway 3 from Montana Department of Transportation (MDT) prior to final plat approval. If MDT denies the emergency access approach, the subdivider shall provide an additional fire hydrant along Zimmerman Place in accordance with Fire Department requirements, and updates to the final SIA shall be made to reflect this improvement.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Engineering 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 City of Billings, and the laws and Administrative Rules of the State of Montana.

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

Sincerely,

---

Thomas W. Hanel, Mayor

Pc: Pat Davies, Sanderson Stewart