

Mayor's Approval Letter—Falcon Ridge Estates Subdivision, 2<sup>nd</sup> Filing

May 14, 2013

Dennis Buscher  
Falcon Ridge II, Inc.  
3671 Spalding Ave.  
Billings, MT 59106

Dear Mr. Buscher:

On May 13, 2013, the Billings City Council conditionally approved the preliminary plat of Falcon Ridge Estates Subdivision, 2<sup>nd</sup> Filing, subject to the following conditions of approval:

1. To minimize effects on local services, design specifications and construction timing of the stormwater management area within the parkland on the southern portion of the subdivision shall be reviewed and approved by City Engineering and City Parks, Recreation and Public Lands (PRPL) prior to final plat approval. The final Subdivision Improvements Agreement (SIA) shall include construction timing details within the phasing section (Section X.) as approved by City Engineering and PRPL.
2. To minimize effects on local services, a final analysis of the Traffic Impact Study for the subdivision shall be provided by the subdivider and approved by City Engineering prior to final plat approval. If traffic mitigation measures such as left turn lanes at 62<sup>nd</sup> St. West and Western Bluffs Way and/or Masters Blvd. are warranted, details of their construction timing shall be included in the final SIA, as approved by City Engineering.
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 the 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: Lauren Waterton, Sanderson Stewart