

July 23, 2013

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

Dear Property Owners:

On July 23, 2013, the Billings City Council conditionally approved the preliminary plat of Copper Ridge Subdivision, 5th Filing, subject to the following conditions of approval:

1. To minimize effects on local services, plans to complete the extension of the water and sewer mains in Rimrock Road from the intersection of West Copper Ridge Loop to the western boundary of the subject property shall be specified in Section VI. of the final Subdivision Improvements Agreement (SIA) as approved by City Public Works prior to final plat approval.
2. To minimize effects on local services, design specifications of the storm water 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 a note to this effect in Section V.
3. To minimize effects on local services, the street vacation of the section of Cove Creek Drive previously platted on the south side of Copper Ridge Square Park shall be approved prior to final plat approval.
4. To minimize effects on local services, Section III.B. of the final SIA shall be updated to indicate that the developer will install boulevard sidewalks along the north and west boundaries of Copper Ridge Square Park at the time of adjacent street improvement.
5. To mitigate impacts on local services, the parkland exchange shall be completed prior to final plat approval.
6. 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.
7. 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.

If 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