

June 19, 2013

Ms. Juliet Spalding, AICP
Planner II, Subdivision Coordinator
City of Billings Planning Department
510 North Broadway
Billings, MT 59101

Reference: Private Contract No. 667 – Shiloh Road Approach for Rimrock Auto GMC/Cadillac
Lot 9A-3 of Montana Sapphire Subdivision
Project No. 92077.42

Dear Juliet:

On behalf of the Owners of Lot 9A-3 of Montana Sapphire Subdivision, Rimrock II, LLC, we are requesting an amendment to the Subdivision Improvements Agreement (SIA) for the Plat of Amended Lot 9A, Block 1 of Montana Sapphire Subdivision recorded September 16, 2011, under Document No. 3599460.

The request is to amend Section III (E) (3) on page five of the SIA to allow a right in/right out approach from Shiloh Road in lieu of the previously approved one-way ingress access. Attached is the current page five of the SIA showing the existing language along with the proposed page five of the SIA, which includes the proposed language to Section III (E) (3).

It is our understanding that the City Engineer's Office has reviewed and approved the request for the right in/right out approach.

Please contact me if you have any questions or need any additional information. Thank you.

Sincerely,



Patrick Davies, PE, SCDP, LEED AP
Associate Principal/Senior Engineer

PJD/bjm
Enc.

c: Rimrock Auto Group
P:92077_42_SIA_Amendment_061913

E. Access

No access will be permitted to the Amended Lot 9A from Shiloh Road and King Avenue West except by the street approaches as follows:

1. Montana Sapphire Drive (private drive) along the southern boundary of Lot 9A-5
2. The existing access from King Avenue West located in the northwest corner of Lot 9A-1
3. A right-in/right-out approach into Lot 9A-3 centered on the mid-point of the eastern boundary of Lot 9A as approved by the Montana Department of Transportation and the City of Billings. Design details for the right-in/right-out approach and Shiloh Drain crossing shall be reviewed and approved separately by the City Engineer's Office. The Shiloh Drain can only be piped for this access and the culvert shall be corrugated metal pipe or reinforced concrete pipe.

The following existing one-foot wide no access strips will be amended as follows:

1. The existing one-foot wide no access strip located on the eastern side of the access from King Avenue West in the northwest corner of Lot 9A will be modified to 50 feet in length as shown on the plat.
2. A 40-foot opening centered on the mid point of the eastern boundary of Lot 9A-3 will be provided within the one-foot no access strip running parallel to Shiloh Road.
3. The existing one-foot no access strip along the southern boundary of Lot 9A-5 shall be modified to 100 feet in length as shown on the plat.

The interior access roads within the Montana Sapphire development will provide the network for traffic circulation and connection with the above-described accesses to Shiloh Road and King Avenue West per the Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easements filed with the original subdivision plat under records of the Yellowstone County Clerk and Recorder, Document No. 3173824.

City and Subdivider agree that access shall be provided between lots to provide interconnectivity. Access shall be provided from each lot for