

## Attachment C Applicant's Letter

Neighborhood meeting  
Held: May 23, 2013  
Location: Yellowstone Country Club - Meeting room

### Roster of persons who attended

Ray Christopher 406-534-1330 3148 Golden Acres Drive  
Ryan Helgeson 406-698-3019 3138 Golden Acres Drive  
Dennis Buscher 406-698-1488 3671 Spalding Avenue  
Stan Helgeson 406-698-9180 Po Box 1332 Billings, MT 59103

### Synopsis of meeting:

Ray Christopher who is the present Vice President of the Villas of Falcon Ridge Home Owners Association stated that a meeting was held by the Home Owners Association to discuss this zone change. He said that all the members were excited about the project and were all in favor of the zone change. He was at the meeting to represent the Falcon Ridge Home Owners Association. They like the fact that Stan Helgeson is going to build the same quality units that the Falcon Ridge Home Owners Association home owners are living in.

A. In what ways is this proposal consistent with the 2008 growth policy?

1.) This zone change will preserve the neighborhoods integrity because the development is just extending the Villa's at Falcon Ridge high end patio homes development. All city services will be extended to this property.

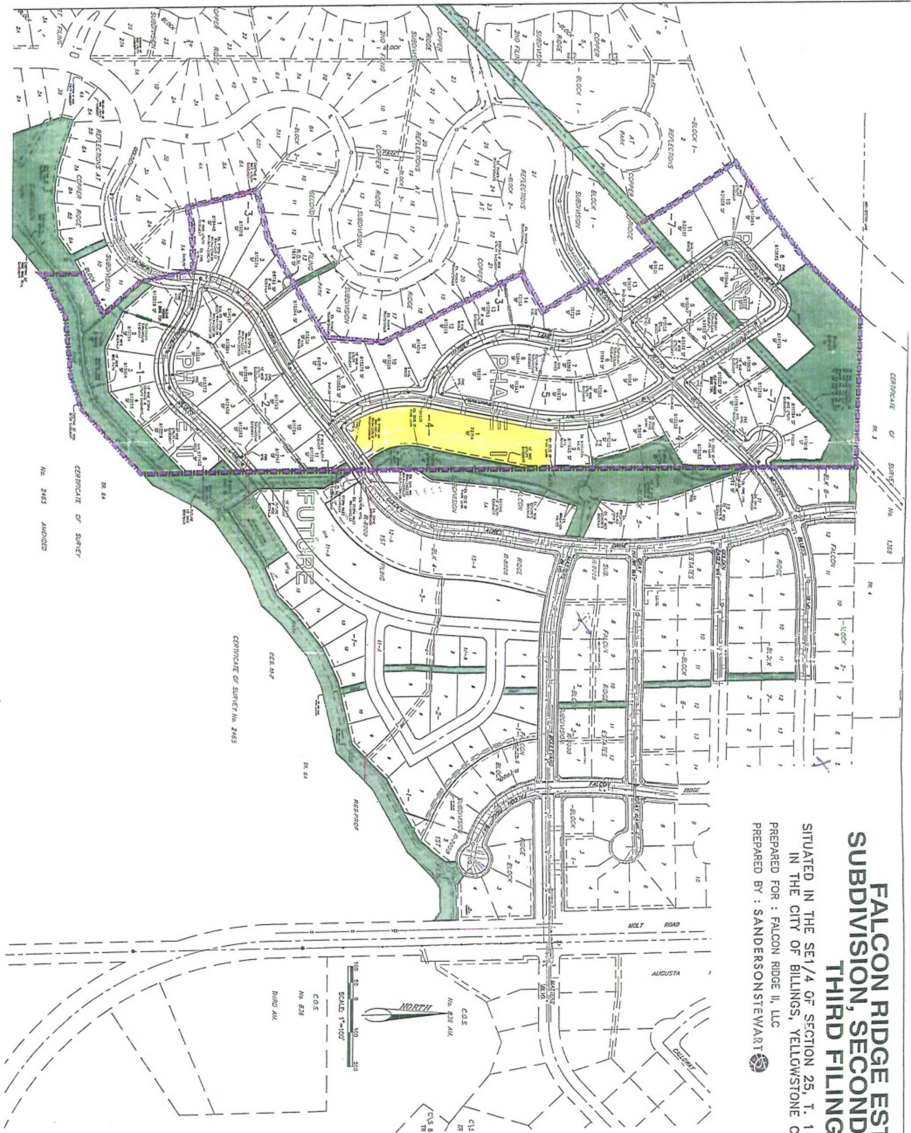
2.) This will be a contiguous fill in development .

B. Why do we need the zone change?

1.) We are planning on building high end patio homes just like the Villa's at Falcon Ridge development. This development is popular because of the low maintenance and smaller yards.

2.) The feasibility of the project is greatly enhanced by being able to build 8 units on the land instead of 6 units.

Sincerely,  
Dennis Buscher - President  
Falcon Ridge LLC  
406-698-1488



**FALCON RIDGE ESTATES  
SUBDIVISION, SECOND FILING &  
THIRD FILING**

SITUATED IN THE SE 1/4 OF SECTION 25, T. 1 N., R. 24 E., P.M.M.  
IN THE CITY OF BILLINGS, TELLONSTONE COUNTY, MONTANA  
PREPARED FOR : FALCON RIDGE II, LLC  
MARCH, 2013  
PREPARED BY : SANDERSON STEWART