

August 13, 2013

McCall Development, Inc.
1536 Mallowney Lane, Suite 100
Billings, MT 59101

Dear Property Owners:

On August 12, 2013, the Billings City Council conditionally approved the preliminary plat of Josephine Crossing Subdivision, 4th Filing, subject to the following conditions of approval:

1. In order to mitigate potential impacts to public health and safety, a note shall be added to the 'Conditions that Run with the Land' section of the SIA as follows:
"Lot owners should be aware that the Yellowstone River Channel Migration Study sponsored by the Yellowstone River Conservation District Council and the U.S. Army Corps of Engineers has identified areas which may be susceptible to erosion by the Yellowstone River. Owners are encouraged to review the extent to which bank erosion may pose a threat to structures built in this subdivision."
2. 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.
3. 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: Dennis Randall, PE, Sanderson Stewart