

September 24, 2013

Felton Associates, Inc.  
Charles Felton, President  
P.O. Box 460129  
Huson, MT 59846

Dear Property Owner:

On September 23, 2013, the Billings City Council conditionally approved the preliminary plat of Emma Jean Heights Subdivision, 2<sup>nd</sup> Filing, subject to the following conditions of approval:

1. To minimize effects on local services, the gated emergency access road connecting Columbine Drive to the southern property line shall be replaced with a full access built to City standards with this Filing. Section IV. of the final Subdivision Improvements Agreement (SIA) shall be made to reflect this requirement.
2. To minimize effects on local services, a note shall be added to the SIA indicating that the City of Billings reserves the right to construct sidewalks not completed within three (3) years of the date the final plat is recorded, and to assess the adjacent property owners for the cost of the sidewalk construction.
3. To minimize effects on local services, the cash in lieu payment for the parkland dedication requirement shall be collected and used toward the eventual construction of the neighborhood park planned for Emma Jean Heights Subdivision.
4. 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.
5. 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](mailto:spaldingj@ci.billings.mt.us).

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Chuck Strum, PE, Interstate Engineering