

August 26, 2014

Gary Oakland, President
High Sierra II, Inc.
175 North 27th Street, Suite 900
Billings, MT 59101

Dear Property Owners:

On August 25, 2014, the Billings City Council conditionally approved the preliminary plat of High Sierra Subdivision, 8th Filing, subject to the following conditions of approval:

1. To provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To ensure conformance with zoning, Lot 33, Block 5 shall be aggregated with the adjacent land to the north, at the time of final plat recording.
3. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnarounds at both ends of Cortez Avenue.
4. To mitigate impacts on local services, the 1.7528-acre park shown on the adopted Master Plan adjacent to the 8th Filing, north of Cortez Avenue shall be dedicated to the City of Billings on the final plat, and shall be counted as partial satisfaction of the parkland dedication requirements for the 8th Filing.
5. 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.
6. 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: Gary Owen, PE, Sanderson Stewart