



# CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

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November 13, 2017

Copper Ridge Development, Corp  
175 North 27<sup>th</sup> Street, Suite 900  
Billings, MT 59101

Dear Property Owners:

On November 13, 2017, the Billings City Council conditionally approved the preliminary plat of Copper Ridge Subdivision, 7<sup>th</sup> Filing, subject to the following conditions of approval:

1. To minimize the effects on local services and ensure public safety, prior to final plat approval the applicant will submit an updated storm water report to City Engineering for review and approval.
2. To minimize effects on local services and to ensure understanding of the use of an easement, prior to final plat approval the applicant will include an easement document for the temporary cul-de-sac at the north end of 70th Street west as shown on the proposed plat.
3. To ensure public safety for fire suppression and access for the City Fire Department, prior to final plat approval the applicant will include language in the SIA regarding construction of the temporary road to be able to support a 40-ton truck in all weather conditions, and that the temporary road will be maintained by the developer until the temporary road is replaced with a hard surface paved road.
4. To ensure public safety and that roads are built to handle increased traffic, prior to final plat approval the applicant will submit an update SIA to City Engineering for review and approval.
5. To ensure correct procedure for providing a cash in lieu contribution, prior to final plat approval the applicant will follow the Billings Subdivision Regulations Section 23-1006 to determine the correct procedure and amount of the contribution to the City for park land cash contribution.

6. To minimize the effects on local service, prior to final plat approval the applicant will coordinate with the USPS to determine what type of deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents.

7. 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.

8. 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 Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us).

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Sanderson Stewart