



CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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(406) 687-8296
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October 22, 2018

Copper Ridge West Inc.
175 N 27th Street, Suite 900
Billings, MT 59101

Dear Applicant:

On October 22, 2018, the Billings City Council conditionally approved the preliminary plat of Copper Ridge Subdivision, 8th Filing subject to the following conditions of approval:

1. To minimize the effects on local services and protect the health and safety of future residents, prior to final plat approval the applicant will submit to City Engineering for review and approval of the proposed water, sewer and storm water infrastructure to be used in Copper Ridge 8th Filing.
2. To minimize effects on local services and to provide for sidewalks throughout the proposed subdivision, prior to final plat approval the applicant will include language in the SIA that states the developer will be responsible for installing sidewalk along the road frontage of Lot 9, Block 3 in the subdivision.
3. 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.
4. 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.
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.

Should you have questions please contact Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us .

Sincerely,

William A. Cole, Mayor

Pc: Sanderson Stewart