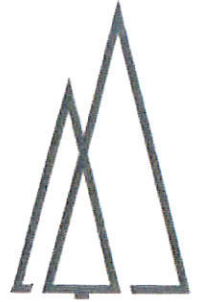


TRIPLE TREE ENGINEERING



May 1, 2019

Sandor Hopkins
Cascade County Public Works Planning Division
121 4th St N., Ste 2H/I
Great Falls MT, 59401

**RE: River Bend Estates Phase II Subdivision
Zoning Change Application**

Dear Sandor:

Mr. and Mrs. Higgins are proposing to develop a second subdivision on their property south of Great Falls, Montana. The property is located south of and adjacent to the current River Bend Estates (RBE) subdivision located in the southwest corner of section 34, T 20 N, R 03 E. The project is positioned east of Flood Road, south of Dick Road, and west of Fox Farm Road.

The property includes Missouri River frontage. In accordance with the Cascade County Subdivision Regulations and as described in the April 15th Sufficiency Review Letter we have extrapolated the Base Flood Elevation (BFE) from the upstream studied area across the property along the waterway. The area below the BFE has been delineated as separate lot(s) and we are requesting the area be rezoned as Open Space as required in Section 10-14 of the Subdivision Regulations.

Please call me at (406)461-2115 if you have any questions.

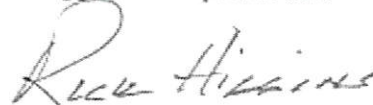
Sincerely,

Triple Tree Engineering, Inc.



Jason Crawford, PE

Higgins Enterprises LTD



Rick Higgins, Owner

Encl: Cascade County Zoning Change Application
Rezone Vicinity Map
River Bend Estates Phase II Plat