

Mayor's Approval Letter

August 23, 2011

Aviara, Inc.
Dennis Buscher
3671 Aviara Ave.
Billings, MT 59106

Dear Applicant:

On August 22, 2011, the Billings City Council conditionally approved the preliminary plat of Whisper Ridge Subdivision, subject to the following conditions of approval:

1. To minimize effects on local services, the subdivider shall coordinate with United States Postal Service (USPS) to plan for centralized delivery boxes with sufficient pullouts to accommodate mail carrier vehicles. A letter from USPS shall be submitted with the final plat indicating its plan approval.
2. To ensure legal and physical access to all lots within the subdivision, an easement document for public access across Tract 3-B, C/S 1834 shall be provided with the final plat documents for recording.
3. To ensure the provision of easements for public and private utilities, a public utility easement for the sanitary sewer service across Tract 3-D-1, C/S 1834, 2nd Amended, shall be provided with the final plat documents for recording.
4. To minimize effects on local services, the two storm water retention areas shall be platted as separate lots, and deeded to the City. Additionally, the retention area behind Lots 1-3, Block 2, shall be connected to Yerger Drive by a ten-foot wide strip of land to become part of said storm water lot, on one of the common lot lines, as approved by City Engineering.
5. Minor changes may be made in the Subdivision Improvements Agreement (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 the Juliet Spalding at (406)247-8684 or by email at spaldingj@ci.billings.mt.us .

Sincerely,

Thomas W. Hanel, Mayor

Pc: Mac Fogelsong, PE, Sanderson Stewart