

Mayor's Approval Letter—Western Sky Subdivision, Amended Lot 2A, Block 1

September 24, 2013

Cal Kunkel
6238 Golden Eagle Way
Billings, MT 59106

Dear Sir:

On September 23, 2013, the Billings City Council conditionally approved the preliminary plat of Western Sky Subdivision, Amended Lot 2A, Block 1, subject to the following conditions of approval:

1. To minimize effects on agricultural water user facilities, the vacation of the existing ditch easement and relocation of the drain shall be approved by all parties with an interest in the ditch. The subdivider shall provide evidence of this agreement between all parties with the final plat documents.
2. To ensure the provision of easements, the subdivider shall provide utility easements on the final plat as requested by the City Engineering Division and the private utility companies.
3. To minimize effects on local services, the proposed accesses onto South 44th Street West shall be approved by City Engineering and the final plat shall show breaks in the no-access strip for those approved access points.
4. To minimize effects on the natural environment and to comply with the Section 23-414 of the City Subdivision Regulations, any area of the subdivision within the 100-year floodplain for Hogan's Slough will need to be shown on the final plat, and the area within it shall be labeled as "No-Build Area".
5. Minor changes may be made in the Subdivision Improvements Agreement and final documents, as requested by the Planning, Legal or Engineering 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 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: Marshall Phil, PE, Blueline Engineering