

Mayor's Approval Letter

November 18, 2013

Aaron Sparboe
P.O. Box 1942
Billings, MT 59103

Sanderson Stewart
1300 North Transtech Way
Billings, MT 59102

Dear Applicants:

On December 9, 2013, the Billings City Council conditionally approved the preliminary plat of Shadow Lawn Estates Subdivision and the variance from Section 23-406(B)(6), BMCC subject to the following conditions of approval:

1. To ensure the provision of easements, the subdivider shall provide utility easements on the final plat as requested by the private utility companies.
2. To clarify future construction project timing and City responsibilities for improvements, the following modifications to the SIA shall be made before final plat approval:
 - Revise paragraph 2 from Section III (A) Streets. (1) of the SIA to read, "The City Public Works Department anticipates improvements to Poly Drive will occur in 2015. This project will include utilizing the additional ten feet of right-of-way to allow for a bike lane and a new five-foot-wide sidewalk. This work will be done by the city at no cost to the subdivider or the adjacent property owners."
 - Revise paragraph 3 in Section III (A) Streets. (1) of the SIA to read, "The City will discourage but cannot prevent the construction of overhead utilities on the south side of Poly Drive and the west side of Virginia Lane adjacent to Certificate of Survey No. 3538 and Shadow Lawn Estates Subdivision."
 - Revise the second sentence in paragraph 1 of Section III (B) Sidewalks of the SIA to read, "The Poly Drive Sidewalk will be replaced in the future with a 5-foot sidewalk by the City."
 - Revise paragraph 2 from Section III (B) Sidewalks of the SIA to read, "The 5-foot wide sidewalk along Virginia Lane will be completed by the City at its expense."
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Engineering Departments to clarify the documents and bring them into the standard acceptable format.

4. 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 Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us .

Sincerely,

Thomas W. Hanel, Mayor

Pc: Pete Knapp, PE, Sanderson Stewart