

## Mayor's Approval Letter

June 24, 2014

Richard and Mae Sartorie  
c/o Mike Sartorie  
1880 Hawthorne Lane  
Billings, MT 59105

Blueline Engineering  
2110 Overland Avenue Suite 119B  
Billings, MT 59102

Dear Applicants:

On June 23, 2014, the Billings City Council conditionally approved the preliminary plat of Sartorie Subdivision subject to the following conditions of approval:

1. To reduce the effect on local services and ensure utility companies are able to install utilities for the proposed subdivision, the applicant shall show utility easements on the face of the plat as requested and approved by the utility companies.
2. To ensure all local and state regulations have been met regarding the plat, prior to final plat approval the applicant shall lift the ag-restriction placed on the parcel when it was created.
3. To ensure future home builders and owners are aware of the possibility of high water table on lots, especially along the east edge by the ditch, the applicant will include language in the SIA under Conditions That Run With The Land that an investigation of water table levels be conducted and be submitted with the building permit.
4. To ensure future home builders and owners are aware of limitation to the sanitary sewer depth the applicant will include in the SIA under Conditions That Run With The Land a statement that informs them of the sanitary sewer depth limits and what they are able to build on the lots.
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 the Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us) .

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Marshall Phil, Blueline Engineering