

Mayor's Approval Letter

December 8, 2014

Empire Lath and Plaster, Inc.
508 ½ Bernard Street
Billings, MT 59106

Eggart Engineering
Attn: Scott Swanson
720 Lohwest Lane
Billings, MT 59106

Dear Applicants:

On December 8, 2014, the Billings City Council conditionally approved the preliminary plat of Amended Lot 6, Block 3, Burlington Northern Subdivision 19th Filing subject to the following conditions of approval:

1. To ensure the future of the storm water detention system that is in place, and that future owners can meet the requirements of proper storm water detention requirements, an agreement, as mentioned in the SIA under V Storm Drainage, shall be signed by all lot owners and recorded with the Clerk and Records office with the final plat approval.
2. To ensure the future lot owners are aware of possible wildlife in the area, a note shall be added to the SIA under Conditions That Run With the Land to bring that issue to their attention.
3. To ensure the continued use of existing sanitary sewer lines already in place, the subdivider will provide an easement document with the final plat for the sanitary sewer line that is connected to the building on proposed Lot 6A and crosses into proposed Lot 6B and then connects to the 8 inch sanitary sewer line in Charles Street.
4. To ensure legal and physical access to both lots from the single access point, a Reciprocal Access Easement document will be filed with the Clerk and Records office with the final plat.
5. 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.
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 Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us .

Sincerely,

Thomas W. Hanel, Mayor

Pc: Scott Swanson, Eggart Engineering