



CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

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July 11, 2016

Melodee Haagenson, et al
P.O. Box 1151
Billings, MT 59103

Dear Property Owners:

On June 11, 2016, the Billings City Council conditionally approved the preliminary plat of Pemberton Subdivision, Amended Lot 22A, and the variance request, subject to the following conditions of approval:

1. To ensure the provision of easements for utilities are correct, prior to final plat approval the subdivider shall amend the SIA VI Utilities B to read; The sanitary sewer services for Lots 22A-2 and 22A-3 shall tie into the public sanitary sewer main located in an easement near the east side of this property. Each lot shall have its own separate and independent sewer service tying into the public main. This will also require there to be a sewer service easement through Lots 22A-2 and 22A-3 in which the sewer service for Lots 22A-1 and 22A-2 will pass.
2. To ensure the provision of easements for utilities, prior to final plat approval, the subdivider shall provide utility easements on the final plat for existing water and sewer lines, as well as for new utility lines for water and sewer, and those requested by the private utility companies.
3. To ensure the ability to install a sidewalk in the future along the north side of North Lakeview Drive, prior to final plat approval the applicant will show a 5-foot-wide sidewalk easement on the north edge of the proposed road right of way and include an easement document for the sidewalk easement.
4. 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.

5. 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.

If you have questions please contact Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Pinpoint Land Surveys, PLLC