



# CITY OF BILLINGS

THOMAS W. HANEL, MAYOR

P.O. BOX 1178  
BILLINGS, MONTANA 59103  
(406) 687-8296  
FAX (406) 657-8390

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May 8, 2017

Norm & Cathy Evans  
1445 Wicks Lane  
Billings, MT 59105

Dear Applicant:

On May 8, 2017, the Billings City Council conditionally approved the preliminary plat of Evens Subdivision, Being Spartan Acreage Tracts, Block 1, Lot 7., subject to the following conditions of approval:

1. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the plat for proposed water and sewer lines as well as those requested by the private utility companies.
2. To minimize effects on local services, prior to final plat approval language must be added to the SIA clarifying the property owner at a future date is responsible for the construction of curb and gutter, sidewalk, and street paving/widening on Bitterroot Drive and Natalie Street, and these types of improvements are also included in the waiver of right to protest.
3. 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.
4. 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 Karen Husman at (406) 247-8684 or by email at [husmank@ci.billings.mt.us](mailto:husmank@ci.billings.mt.us) .

Sincerely,

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Thomas W. Hanel, Mayor

Pc: Territorial Landworks

