



# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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

September 10, 2018

Big Sky Endeavors, LLC  
2222 Virginia Lane  
Billings, MT 59102

Dear Applicant:

On September 10, 2018, the Billings City Council conditionally approved the preliminary plat of O'Malley Farms Subdivision, 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 final plat for water and sewer lines as well as those requested by the private utility companies.
2. Access to each parcel will be clearly shown on the final plat and specified in the Access section of the SIA.
3. Remove wording in the SIA for variances #1 and #2 (they are not necessary as City Engineering has agreed to have the improvements installed later and cover the requirement in the Waiver of Right to Protest future special improvement districts).
4. Prior to final plat approval, within the Streets section of the SIA, wording shall be added as follows: "The street widening of O'Malley Drive and Oak Street are not required at this time. Street widening is included in the Waiver of Right to Protest."
5. To ensure public health and safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with USPS and provide a letter from USPS stating the proposed location is acceptable.
6. 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.
7. 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 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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William A. Cole, Mayor

Pc: Performance Engineering