



CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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BILLINGS, MONTANA 59103
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December 10, 2018

Propriedad LLC
P.O. Box 20853
Billings, MT 59104

Dear Applicant:

On December 10, 2018, the Billings City Council conditionally approved the preliminary plat of 44 West Subdivision subject to the following conditions of approval:

1. To ensure the proper installation of public utilities, prior to final plat approval the subdivider shall provide a storm water report and proposed water and sewer installation documents to be reviewed and approved by City of Billings Engineering Division before installation begins.
2. To ensure for placement of private utilities in the subdivision, prior to final plat approval the applicant will coordinate utility easements on the final plat as requested by the private utility companies.
3. To ensure correct language in the SIA for streets, storm water and utilities prior to final plat approval the applicant will address all comments from engineering from the attached document included with this staff report titled Engineering Comments.
4. To ensure public safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with the USPS and provide a letter from them stating the proposed location is acceptable to the USPS.
5. To ensure correct information about floodplain/floodway prior to final plat approval, the applicant will verify the information in the SIA under Conditions That Run With The Land number 5 to staff to ensure there is a need for that condition to be included in the SIA. If it is correct the applicant will show the floodplain/floodway on the final plat.
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 Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us .

Sincerely,

William A. Cole, Mayor

Pc: Sanderson Stewart