



CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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

March 11, 2019

Canal Vista, LLC
2519 Sunnyview Lane
Billings, MT 59102

Dear Applicant:

On March 11, 2019, the Billings City Council conditionally approved the preliminary plat of Lake Hills Subdivision, 25th Filing, Amended, subject to the following conditions of approval:

1. To provide the required access easement for the BBWA and their ditch along the east edge of the proposed subdivision, prior to final plat approval the applicant will coordinate the required easement width with the BBWA and show it on the face of the plat. Also, to address safety concerns regarding household debris obstructing the canal and the potential for unauthorized use of water from the canal, the applicant will include language in the SIA under Conditions that run with the land notifying future property owners of those concerns.
2. To ensure the existing public right of way is removed to provide a single lot in compliance with subdivision regulations Section 23-404(C), prior to final plat approval the applicant will have the process of street vacation completed through City of Billings Engineering and the City Council.
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 Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us .

Sincerely,

William A. Cole, Mayor



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Pc: WWC Engineering