



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 Canal Vista Subdivision, subject to the following conditions of approval:

1. To provide the required access easement for the BBWA and its canal 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, the potential for household debris to enter the canal, and the unauthorized use of water from the BBWA canal, the applicant will include language in the SIA under Conditions that Run With the Land notifying future property owners of these concerns. The HOA documents will also reflect the need to keep debris out of the ditch and warn against the unauthorized use of water from the canal.
2. To protect public health and safety and provide for private utilities to the proposed subdivision, prior to final plat approval the applicant will coordinate with the private utility companies to determine if there is a need for easements and where they are required to be placed. Those easements shall be shown on the face of the final plat.
3. To protect public health and safety and to ensure approved storm water systems are in place, prior to final plat approval the applicant will coordinate proposed storm water systems with City of Billings Engineering to determine what type of system will work best. It will be required to meet the specifications of City of Billings Storm Water Management Manual and be installed as approved by City of Billings Engineering.
4. To protect public health and safety and ensure correct installation of roads within the subdivision, prior to final plat approval the applicant will have all proposed street and sidewalk installation approved by City of Billings Engineering and the timing of those improvements approved by the City of Billings Engineering.
5. To provide for the safe delivery of mail to the subdivision, prior to final plat approval the applicant will provide a letter from the USPS to show they have coordinated with the USPS provided the correct and safe mail delivery system.
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, policies, and resolutions of the City of Billings, and the laws and



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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: WWC Engineering