



# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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

June 24, 2019

Mont Vista, LLC  
P.O. Box 333  
Reed Point, MT 59069

Dear Applicant:

On June 24, 2019, the Billings City Council conditionally approved the preliminary plat of Western Sky Subdivision, 2<sup>nd</sup> Amended, subject to the following conditions of approval:

1. To protect the public health and safety and ensure all infrastructure is installed correctly, prior to final plat approval the applicant will have all plans for water, sewer and storm management reviewed and approved by the City of Billings Engineering Division and the MDEQ.
2. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat for proposed water and sewer line as well as those requested by the private utility companies.
3. To protect public health and safety and to ensure correct construction of roads prior to final plat approval the applicant will submit all drawings for road construction to the City of Billings Engineering Division for review and approval prior to construction.
4. To minimize the effects on local services, prior to final plat approval the subdivider will provide a letter from the United States Postal Service acknowledging its agreement with the placement of mail delivery facilities in the subdivision.
5. To ensure the construction of trails in the subdivision, prior to final plat approval the applicant will show easements on the final plat indicating where the trails will be placed and in the SIA under the heading F. Billings Area Bikeway and Trail Master Plan, the lots that will have the trails in them will be called out, Lots 1, 4 and 5.
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.



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Should you have questions please contact Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us) .

Sincerely,

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William A. Cole, Mayor

pc: Sanderson Stewart