



City/County  
Planning Division  
Billings  
Metropolitan  
Planning  
Organization  
2224 Montana  
Ave  
P 406.247.8676

September 11, 2024

Craig Dalton  
Performance Engineering, INC.  
608 N 29<sup>th</sup> St  
Billings, MT 59101

Dear Applicant/Engineer:

On September 11, 2024 the City of Billings Planning & Community Services Department conditionally approved the preliminary plat of Clearwater Estates Subdivision, subject to the following conditions of approval:

1. In order to provide for adjacent access for adjacent undeveloped land, and prevent the unlawful division of a single lot due to an existing access easement (Section 23-406.A.1 & Section 23-404.D) the applicant shall provide a signed and notarized easement documents which dissolved the existing easement and establish a new access easement prior to final plat approval. Any party that benefits from the easement will need to consent to the vacation. These easement documents shall be included in the Subdivision Improvements Agreement under Section III.A "Streets" and Section III.E "Access."
2. To minimize the effects on local service prior to final plat approval, the applicant shall coordinate with the USPS to determine what type of deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents.
3. Minor changes may be made in the Subdivision Improvements Agreement (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 any questions please contact Hunter Kelly at (406) 247-8613 or by email at [kellyh@billingsmt.gov](mailto:kellyh@billingsmt.gov)

Sincerely,

  
Wyeth Friday, Director, PCSD

[billingsmt.gov](http://billingsmt.gov)