



Bill Cole, Mayor
P.O. Box 1178
Billings, MT 59103
P 406.657.8296
F 406.657.8390

Sanbell
1300 N Transtech Way
Billings, MT 59102

Dear Applicant:

On February 24, 2025 the Billings City Council conditionally approved the preliminary plat of High Sierra Subdivision, 22nd Filing subject to the following conditions of approval:

1. To protect public health and safety, prior to final plat approval, the applicant will submit all drawings and specifications for water systems, sewer systems, and stormwater systems to the City of Billings Public Works for review and approval prior to installation.
2. To protect public health and safety, prior to final plat approval, the applicant will coordinate with City of Billings Public Works and update the finished floor elevations under Section II Property Conditions and Information for Lot Purchasers of the Subdivision Improvements Agreement (SIA).
3. To minimize the effects on local service prior to final plat approval, the applicant will coordinate with the USPS to determine what type of delivery system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents.
4. 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.
5. 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 Administrative Rules of the State of Montana.

Should you have any questions please contact Dave Green at (406) 657-8666 or by email at greend@billingsmt.gov

February 24, 2025

Sincerely,

William A. Cole, Mayor