



City/County  
Planning Division  
Billings  
Metropolitan  
Planning  
Organization  
316 N 26<sup>th</sup> St  
Billings, MT  
P 406.247.8676

December 23, 2024

Taylor Kasperick  
Performance Engineering  
3412 Colton Boulevard, Suite 202  
Billings, MT 59102

Dear Applicant/Engineer:

On December 23, 2024 the City of Billings Planning & Community Services Department conditionally approved the preliminary plat of Nalkuk Subdivision, subject to the following conditions of approval:

1. 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.
2. To protect public health and safety, the applicant shall update the Subdivision Improvements Agreement (SIA) under heading III Transportation to include the following language, "driveways exceeding 150' shall have an approved temporary turnaround."
3. To protect public health and safety, prior to final plat approval, the applicant shall update the SIA under heading VI Utilities to include the following language, "The Developer will be responsible to reimburse the City for the 8-inch sanitary sewer fronting the property along Calhoun Lane."
4. To protect public health and safety, prior to final plat approval, the applicant shall depict on the final plat a no access strip for the entire frontage of King Avenue East and along Calhoun Lane exclusive of the 40-foot reciprocal access easement and existing approach for proposed Lot 1.
5. 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.
6. 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, Planning and Community Services Director

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