



June 23, 2025

Craig Dalton  
Performance Engineering  
3412 Colton Blvd  
Billings, MT 59102

Bill Cole, Mayor  
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Dear Applicant/Engineer:

On June 23, 2025, the Billings City Council conditionally approved the preliminary plat of Clearwater Estates Subdivision, 2<sup>nd</sup> Filing, subject to the following conditions of approval:

1. To meet the requirements of subdivision regulations, prior to final plat approval, the applicant shall provide a break in block length of a minimum 30' wide for Lots 1-16, Block 5. Block design standards shall be in accordance with City of Billings Subdivision Regulations, Table 23-405.1 Required Block Design.
2. To minimize the effects on local services, prior to final plat approval, the applicant shall provide a proportionate share contribution as indicated within the Traffic Impact Study and approved by City of Billings Engineering.
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 deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents and businesses.
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) 247-8666 or by email at [greend@billingsmt.gov](mailto:greend@billingsmt.gov)

Sincerely,

William A. Cole, Mayor