



Mike Nelson, Mayor
P.O. Box 1178
Billings, MT 59103
P 406.657.8296
F 406.657.8390

March 9, 2026

Bryan Alexander
Sanbel
1300 N Transtech Way,
Billings, MT 59102

Dear Applicant/Engineer:

On March 9, 2026, the Billings City Council conditionally approved the preliminary plat of Homestead Acres 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 deliver system is preferred and to locate and provide the correct amount of space for safely delivering the mail to the residents.
2. 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.
3. 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.
4. To ensure public health and safety, on the face of the final plat, the portion of Lot 1, Block 2 that is north of the 25' wide reciprocal access easement between the Homestead Acres and Lot 3 of MK Subdivision, as shown on the plat, shall be dedicated as part of the right-of-way of the street labeled Harvey Park Drive.

Should you have any questions please contact Hunter Kelly at (406) 247-8613 or by email at kellyh@billingsmt.gov

Sincerely,

Mike Nelson, Mayor