

Jan. 5. 2015 10:57AM

Oakland Companies

No. 1970 P. 1



January 5, 2015

Planning & Community Services Department  
Attn: Juliet Spalding, AICP  
510 North Broadway, 4<sup>th</sup> Floor  
Billings, MT 59101

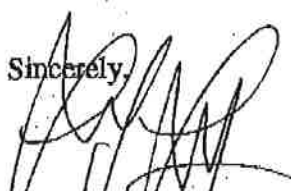
RE: High Sierra Subdivision, 6<sup>th</sup> Filing.

Dear Mrs. Spalding,

Please accept this letter as our official request to the Planning Department for a two year extension of the High Sierra 6<sup>th</sup> Filing preliminary plat approval

If you have any questions, please call my office.

Sincerely,



Landy Leep  
Vice President  
High Sierra II, Inc.

Cc: Mac Fogelsong, Sanderson Stewart.

## Spalding, Juliet

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**From:** Landy Leep <lleep@oaklandcompanies.com>  
**Sent:** Thursday, January 08, 2015 4:09 PM  
**To:** Spalding, Juliet; 'Mac Fogelsong'; Landy Leep  
**Subject:** RE: High Sierra, 6th Prelim Plat extension

Good Afternoon Juliet,

We are requesting a two-year extension for the following reason:

As you know, the High Sierra 5<sup>th</sup> and 7<sup>th</sup> are already built. We are also in the process of beginning construction of an additional 94 lots in the 8<sup>th</sup> filing. The activity on the western portion of the High Sierra master plan continues to move ahead nicely. With the construction of the 8<sup>th</sup> filing, the western portion of the subdivision should have plenty of inventory for our customers for the 2015 building season. The 6<sup>th</sup> filing will be our first development on the eastern portion of the High Sierra master plan. There are some financial and physical reasons the 6<sup>th</sup> filing needs additional time before we begin, but I feel comfortable we would be able to start the construction within the 2 year extension time-frame.

Thanks for your consideration,

Landy Leep, VP High Sierra II, Inc.

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**From:** Spalding, Juliet [<mailto:SpaldingJ@ci.billings.mt.us>]  
**Sent:** Thursday, January 08, 2015 11:44 AM  
**To:** Mac Fogelsong ([mfogelsong@sandersonstewart.com](mailto:mfogelsong@sandersonstewart.com)); Landy Leep  
**Subject:** High Sierra, 6th Prelim Plat extension

Good morning Landy and Mac,

I received a fax from Landy's office requesting a further 2-year extension on the preliminary plat approval on High Sierra 6th. Can you tell me anything else that I can use in my report as to the purpose, the expected development date, reason's the 2 years are needed, etc.? City Council has to consider whether or not to approve, and I need to be able to make a recommendation based on your reasons.

I have attached the criteria we are supposed to use to evaluate the request.

Thanks!

**Juliet Spalding, AICP**

Planner II, Subdivision Coordinator

City of Billings/Yellowstone County Planning

2825 3<sup>rd</sup> Ave. North, 4<sup>th</sup> Floor Billings, MT 59101

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