

September 5, 2024

Mr. Dave Green
City of Billings
Planning and Community Services Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59101

Reference: Trails West Subdivision, 6th Filing
Request for Extension of Preliminary Plat Approval
Project No. 05051.20

Dear Dave:

We are requesting an additional one-year extension of the Trails West Subdivision, 6th Filing preliminary plat approval, which is currently set to expire December 16, 2024. The original preliminary plat approval for Trails West Subdivision, 6th Filing was obtained on December 16, 2019, and we previously received a 2-year preliminary plat approval extension. The necessity for these extensions has been due to the slowing in the housing market due to increased interest rates over the last couple of years. This slowdown in the market has delayed the need for the 6th Filing lots. However, based on the current sales in previous filings we are eager to complete the Trails West Subdivision 6th Filing lots, with an expected completion in Spring/early Summer of 2025. The requested one-year extension would make the expiration of the Trails West Subdivision, 6th Filing preliminary plat approval December 16, 2025.

We appreciate your time and consideration of this request. Please feel free to contact me if you have any questions.

Sincerely,



Rod Wilson
Dorn-Wilson Development, LLC