



2611 Gabel Road  
Billings, MT 59102-7329  
406 245 5499  
[KLJENG.COM](http://KLJENG.COM)

December 9, 2025

Hunter Kelly  
Planner I  
City of Billings  
2825 3rd Avenue North, 4th Floor  
Billings, MT 591010

Re: Fifty Four West Subdivision – Request for Preliminary Plat Approval Extension

Dear Hunter:

The Fifty Four West Subdivision Preliminary Plat was approved by the City Council on 5/22/23. The approval will expire 5/23/26. The owner plans to complete construction of all required subdivision improvements prior to Final Plat recordation. Unfortunately, the cost to complete the subdivision improvements in accordance with all requirements in the Conditions of Approval and current City standards far exceeds the Owner's original budget for the project. Some of the larger contributing factors include extensive drainage improvement to deal with a large off-site contributing watershed, and extensive frontage improvements. These costs have delayed the project, while the Owner has been in process of procuring funds. No construction has yet been completed.

The Owner has now secured all necessary funds and would like to commence with construction. Construction is anticipated to be completed in 2026, with some punch list and warranty items potentially carrying over into 2027, after the current Preliminary Plat expiration date. We hereby request a 2-year Preliminary Plat approval extension accordingly. The new expiration date would be 5/23/28. This allows some added contingency time to address any unforeseen issues.

Please let us know if any additional information is required for the City to process this request.

Sincerely,

KLJ

A handwritten signature in blue ink, appearing to read 'Travis Copper'.

Travis Copper, PE  
Project Manager