



November 16, 2023
 City of Missoula
 Community Planning, Development & Innovation
 Development Services Division
 Attn: Mary McCrea
 435 Ryman Street
 Missoula, MT 59802

RE: Linda Vista Estates Phases 2, 3, 4,
 and 5 Draft Phasing Plan Extension
 Request

Dear Mary:

This purpose of this letter is to request initial information from key agencies regarding a potential phasing plan extension for Linda Vista Estates (LVE) Phases 2, 3, 4, and 5. The proposed extensions are being requested based on the following circumstances:

- COVID 19, contractor availability, and infrastructure installation delays for LVE Phase 2.
 - Requesting Phasing Plan Extension from July 2024 to July 2025.
- Economic factors (material costs, supply shortages, etc.) and contractor availability delays for LVE Phases 3 and 4
 - Requesting Phasing Plan Extension from July 1, 2025, for Phase 3 and July 1, 2026, for Phase 4 to January 26, 2029, for both. It is anticipated that the planned infrastructure and utility extensions for Phases 3 and 4 will result in these two phases being filed concurrently.
- Economic factors (material costs, supply shortages, etc.) and contractor availability delays for LVE Phase 5
 - Requesting Phasing Plan Extension from July 1, 2027, to January 26, 2029.

Any new information from agencies that may result in changes to the conditions would be greatly appreciated with this request before we decide to formally move forward with the extension. If a scoping meeting would be the most efficient way to deliver this information, we are willing to help coordinate and schedule a virtual call as needed. If you need additional information beyond this letter and the updated dates on the existing, approved, phasing plan please let me know and it will be provided as soon as possible.

If you have any questions, comments, or require any additional information, please feel free to contact me by phone at 406-721-0142 or via email at Joseph.M.Dehnert@imegcorp.com / Cory.S.Davis@imegcorp.com

Sincerely,

IMEG Corp.

A handwritten signature in black ink, appearing to read 'Joe Dehnert'.

Joe Dehnert, Land Use Planner

Enclosers: As Noted Above

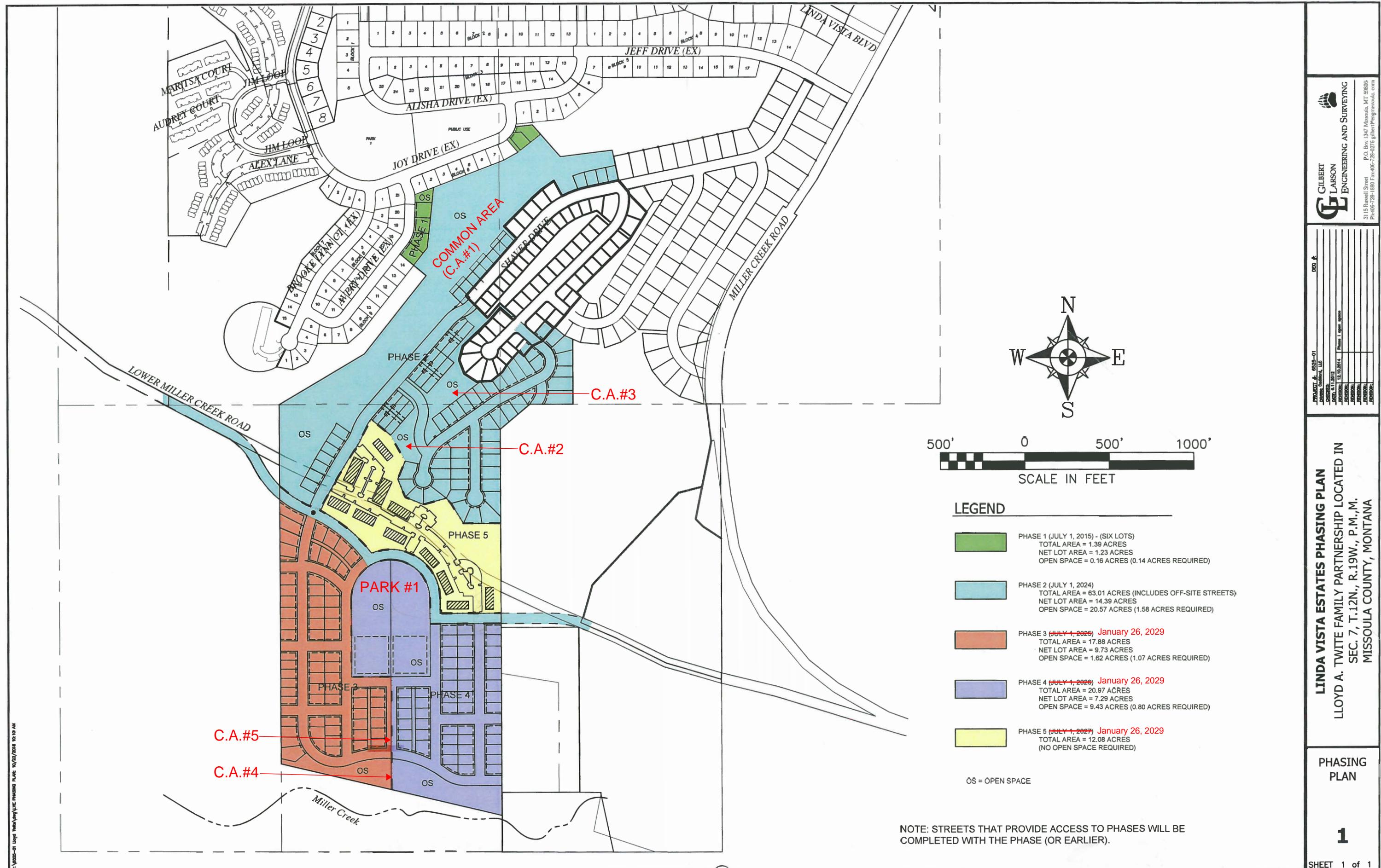
C. File & Scan (w/enclosures)

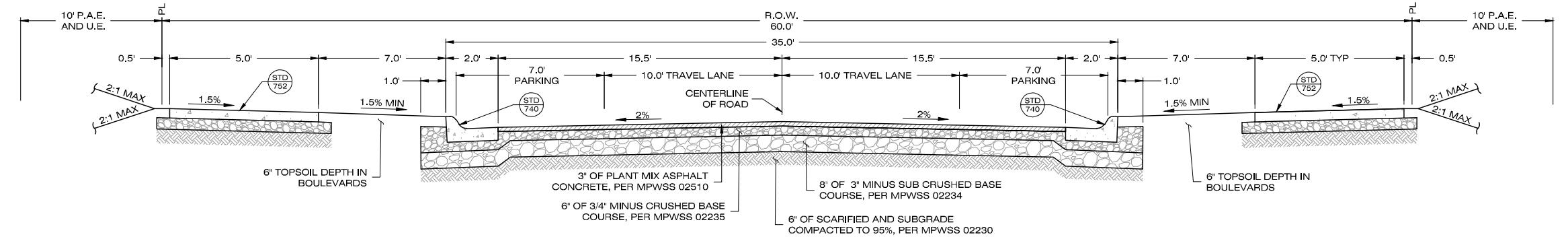
IMEG Corp.

A handwritten signature in black ink, appearing to read 'Cory Davis'.

Cory Davis, P.E.

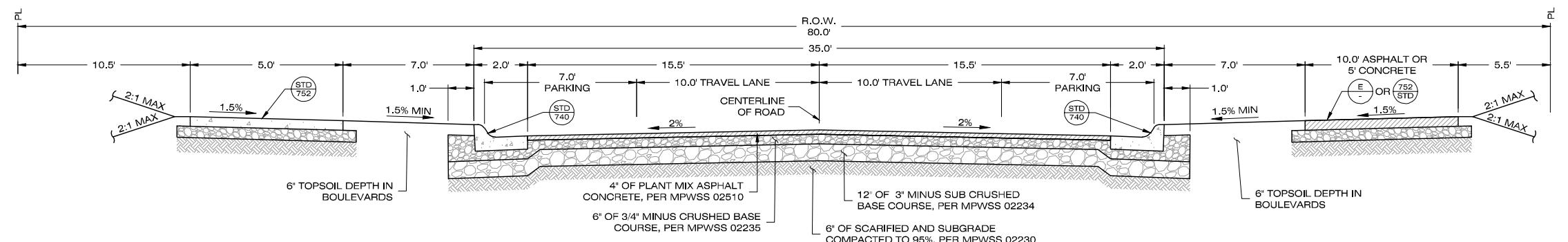






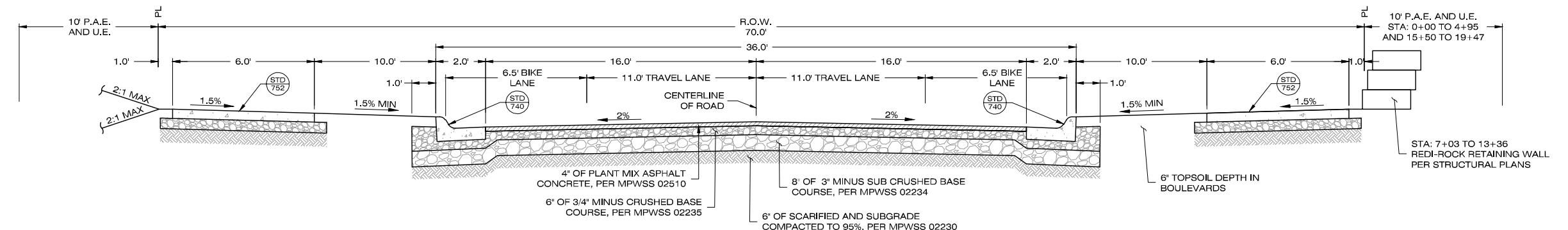
A TYPICAL 35' WIDE ROAD CROSS SECTION

NOT TO SCALE



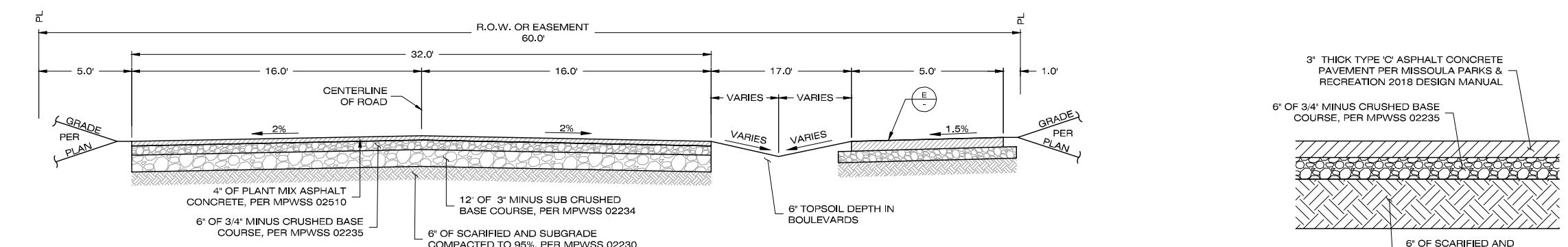
B TYPICAL 35' WIDE ROAD CROSS SECTION (LOWER MILLER CREEK)

NOT TO SCALE



C TYPICAL 36' WIDE ROAD CROSS SECTION (SHAVER)

NOT TO SCALE



D LOWER MILLER CREEK ROAD (OFF-SITE)

NOT TO SCALE

MULTI-USE PATH SECTION

SECTION



PO BOX 5224
MISSOULA, MT 59801
FAX: 406.721.5224
www.imegcorp.com
PILOT DATE: 11/29/2023 5:31

VISIONS	DATE
MARKER LEE CT UPDATES	7/31/2023
JL-DE-SAC UPDATES	9/7/2023
ME & RETWALL UPDATE	11/29/2023

DESIGNED:	CD
DRAFTED:	JW
CHECKED:	CD
DATE:	SEPT., 2022

ON: LINDA VISTA ESTATES PHASE 2
SECTION 13, T12N, R20W, P.M.M.
MISSOURI A, MISSOURI COUNTY, MT
LLOYD A TWITE
FAMILY PARTNERSHIP, LLC
REDFOR

LOCATION: LINE SECT MISSO PREPARED FOR FAM

PROJECT NAME: LINDA VISTA ESTATES PHASE 2
HEET TITLE: GRAVEL, DRAINAGE, AND ROAD PLANS
DETAIL SHEET
DRAWINGS/AUTOCAD/PLAN/SET/ROAD/GRD-2-010228.DWG