

Exhibit B

Melby, Karen

From: Ornelas Jr, Armando
Sent: Tuesday, March 14, 2017 2:51 PM
To: Melby, Karen
Subject: FW: Council directed staff to negotiate agreement (3/13/17; AI 9.4)

For the project file.

From: Gardner, Teresa
Sent: Tuesday, March 14, 2017 10:47 AM
To: ggordon@lrrc.com; Shamilton@hamiltonsolarusa.com
Cc: Ornelas Jr, Armando <aornelas@cityofsparks.us>
Subject: Council directed staff to negotiate agreement (3/13/17; AI 9.4)

Good morning Mr. Gordon and Mr. Hamilton,

On Monday, March 13, 2017 the Sparks City Council directed staff to negotiate and prepare a development agreement pursuant to NRS 278.0201 concerning the development of Highland Ranch Park, a 67.4 acre property with Washoe County Assessor Parcel Numbers of 083-011-12 and 083-11-13 located at the southwest corner of the intersection of Highland Ranch Parkway and the Pyramid Highway.

If you have any questions, please contact Armando Ornelas at (775) 353-1644 or amornelas@cityofsparks.us. Thank you.

Teresa Gardner, CMC

City Clerk, City of Sparks

431 Prater Way, Sparks, NV 89431 / PO Box 857, Sparks, NV 89432
(O) 775.353.2397 / (C) 775.722.4674 / tgardner@cityofsparks.us

Exhibit C

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street
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775.823.2900 main
775.823.2929 fax
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Garrett D. Gordon
Admitted in Nevada
775.321.3420 direct
775.321.5589 fax
ggordon@lrc.com

September 21, 2017

Our File Number: 154743

VIA E-MAIL [AORNELAS@CITYOFSPARKS.US]

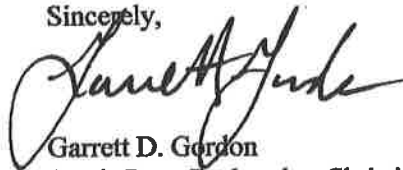
Armando Ornelas, Jr.
Assistant Community Services Director
City of Sparks
431 Prater Way
Sparks, Nevada 89431

RE: Highlands Ranch

Dear Mr. Ornelas,

Per your request, this letter confirms our conversations with City staff that a development agreement is no longer necessary for the Highlands Ranch master plan and re-zoning applications.

Sincerely,



Garrett D. Gordon
Lewis Roca Rothgerber Christie LLP

Attachments

cc: Client

Exhibit C

Melby, Karen

From: Ornelas Jr, Armando
Sent: Tuesday, October 03, 2017 10:30 AM
To: Gordon, Garrett
Cc: Martini, John; Melby, Karen; Thornley, Doug; Smith, Marilie
Subject: RE: 3650 Wedekind & Highland Ranch cases

Garret:

We will proceed with a Planning Commission meeting on October 19th for the Highland Ranch comprehensive plan amendment and rezoning requests. Please submit the neighborhood notice to the City and the notarized certificate on October 12th.

Regarding the Wedekind annexation and rezoning cases, to be added to the November 2nd Planning Commission meeting agenda please submit the additional information by close of business on October 18th. Please also confirm to me no later than the morning of October 16th that you will be able to submit the additional materials by October 18th.

Please let me know if you have any questions.

Regards,

Armando Ornelas
Assistant Community Services Director
City of Sparks
431 Prater Way, Sparks, NV 89431
775.353.1644 / aornelas@cityofsparks.us

From: Gordon, Garrett [mailto:GGordon@lrrc.com]
Sent: Monday, October 02, 2017 10:10 AM
To: Ornelas Jr, Armando <aornelas@cityofsparks.us>
Cc: Martini, John <jmartini@cityofsparks.us>; Melby, Karen <kmelby@cityofsparks.us>; Thornley, Doug <dthornley@cityofsparks.us>; Smith, Marilie <msmith@cityofsparks.us>
Subject: RE: 3650 Wedekind & Highland Ranch cases

Armando,

Thank you for the comprehensive email.

Regarding Highlands Ranch, we mailed out flyers on Friday, September 29th for a neighborhood meeting on October 11th. Given this neighborhood meeting is scheduled prior to October 13th, is it possible to still proceed with a Planning Commission hearing on October 19th? We would appreciate it.

Regarding Wedekind Ranch, we will need some additional time to complete these items given it will require additional meetings with the church and economist. Please let me know the deadline for the below items to make the first Planning Commission meeting in November.

Thanks again for the email. It was very helpful.

Exhibit C

Garrett D. Gordon
Partner
775.321.3420 office
775.321.5569 fax
ggordon@lrrc.com

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
50 West Liberty Street, Suite 410
Reno, Nevada 89501-1922
lrrc.com

From: Ornelas Jr, Armando [<mailto:aornelas@cityofsparks.us>]
Sent: Thursday, September 28, 2017 3:27 PM
To: Gordon, Garrett
Cc: Martini, John; Melby, Karen; Thornley, Doug; Smith, Marilie
Subject: 3650 Wedekind & Highland Ranch cases
Importance: High

Garrett:

To follow up on the conversation that you, John Martini and I had on Monday, to schedule the Wedekind annexation and rezoning cases for consideration by the Planning Commission on October 19, 2017, certain steps and deadlines must be met. This also applies to the Highland Ranch comprehensive plan land use amendment and rezoning cases.

Specifically:

- Noticing. Both Wedekind and Highland Ranch involve the noticing of surrounding property owners as well as newspaper notices. Marilie Smith is preparing to notice these cases but the drop-dead date to do so is this coming Wednesday (10/4).
- Staff reports. City staff disseminate staff reports to the Planning Commission, and post the full meeting agenda packet to the City's website, by noon on the Friday preceding the Planning Commission meeting. For the 10/19 meeting, this would be on 10/13.

City staff wish to be sure, prior to noticing, that you or your clients will submit the additional/remaining application materials specified below for each of these cases. In order to have all those who need to review these materials have an opportunity to do so, and allow sufficient time for the preparation of staff reports, City staff will need to receive, for each set of cases, the information below, **by close of business day on Wednesday 10/4**. In addition, to proceed with noticing I am requesting that you confirm to those of us on this **email by close of business on Monday 10/2** that the materials will be submitted by the 10/4 deadline. City staff wish to avoid the mailing and publication of notices if the cases may not be ready for consideration by the Planning Commission on 10/19. If that could be the case I would urge you to request that these cases be deferred until a Planning Commission meeting in November.

Additional/remaining application materials for 3650 Wedekind:

1. For the proposed new access, the applicant will need to provide proof of access through the adjacent property currently owned by the Church of the Nazarene. Such proof could be in the form of:
 - A recorded easement (if intent is to have private streets)

- A recorded deed restriction (if intent is to have public streets)
- An application for merger and resubdivision (or other appropriate map) and proof of fee title transfer for future dedication to the City (if intent is to have public streets)

2. An update of the fiscal impact analysis that reflects any changes that would result from the proposed new primary access to the site, particularly with regard to the City's costs for upgrades to and maintenance of public right-of-way.

Additional/remaining application materials for Highland Ranch:

1. A notice to the City and notarized certificate verifying that the applicant has conducted the neighborhood meeting for a master plan amendment required per NRS 278.210.2.

Please contact me should you have any questions.

Regards,

Armando Ornelas
 Assistant Community Services Director
 City of Sparks
 431 Prater Way, Sparks, NV 89431
 775.353.1644 / aornelas@cityofsparks.us

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