

Sagebrush Development LLC

February 20, 2025

Deschutes County Property Management
Attn: Kristie Bollinger, Property Manager
14 NW Kearney Ave.
Bend, OR 97703

Subj: Request for Termination of Development Contract for Neighborhood Park and Collector Roads – Quadrant 1C in the Newberry Neighborhood.
[Deschutes County Document No. 2007-349 recorded in the Deschutes County Official Records as recording no. 2007-38888].

Dear Kristie:

Sagebrush Development LLC (Sagebrush) has satisfied the development conditions for the Deschutes County Document No. 2007-349 recorded in the Deschutes County Official Records as recording no. 2007-38888 and respectfully requests the Termination of Development Contract recording no. 2007-38888 be formalized with Deschutes County.

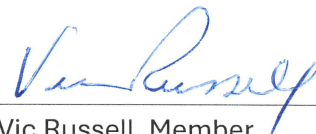
Sagebrush submitted a Land Use Application (City of La Pine File Number: 01QP-19, 02SUB-19) to the City of La Pine in 2019 to develop Quadrants 1A, 1B, and 1D (see Exhibit A Newberry Neighborhood Quadrant 1 Development map). To satisfy the requirements of Deschutes County recording no. 2007-38888, Sagebrush Development proposed three separate parks (total 4.62 acres) in lieu of the central park as depicted in Deschutes County recording no. 2007-38888 and to finalize developing the applicable collector roads Memorial Lane and Crescent Creek Drive adjacent to Quadrant 1C. The City of La Pine approved the Sagebrush Land Use Application on March 30, 2020 (see Exhibit B Notice of Decision for the Land Use Application File Number 01QP-19, 02SUB-19). Sagebrush has subsequently fully completed the development and recording of plats for Quadrants 1A, 1B, and 1D and satisfied the development conditions for Quadrant 1C.

If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,



Vicki Russell, Managing Member
Sagebrush Development LLC
17900 Finley Butte Rd.
La Pine, OR 97739
O: 541.536.3478



Vic Russell, Member
Sagebrush Development LLC
17900 Finley Butte Rd.
La Pine, OR 97739
O: 541.536.3478

EXHIBIT A NEWBERRY NEIGHBORHOOD
QUADRANT 1

QUADRANT 1A [NEWBERRY NEIGHBORHOOD 1]
QUADRANT 1B

QUADRANT 1D

QUADRANT 1C

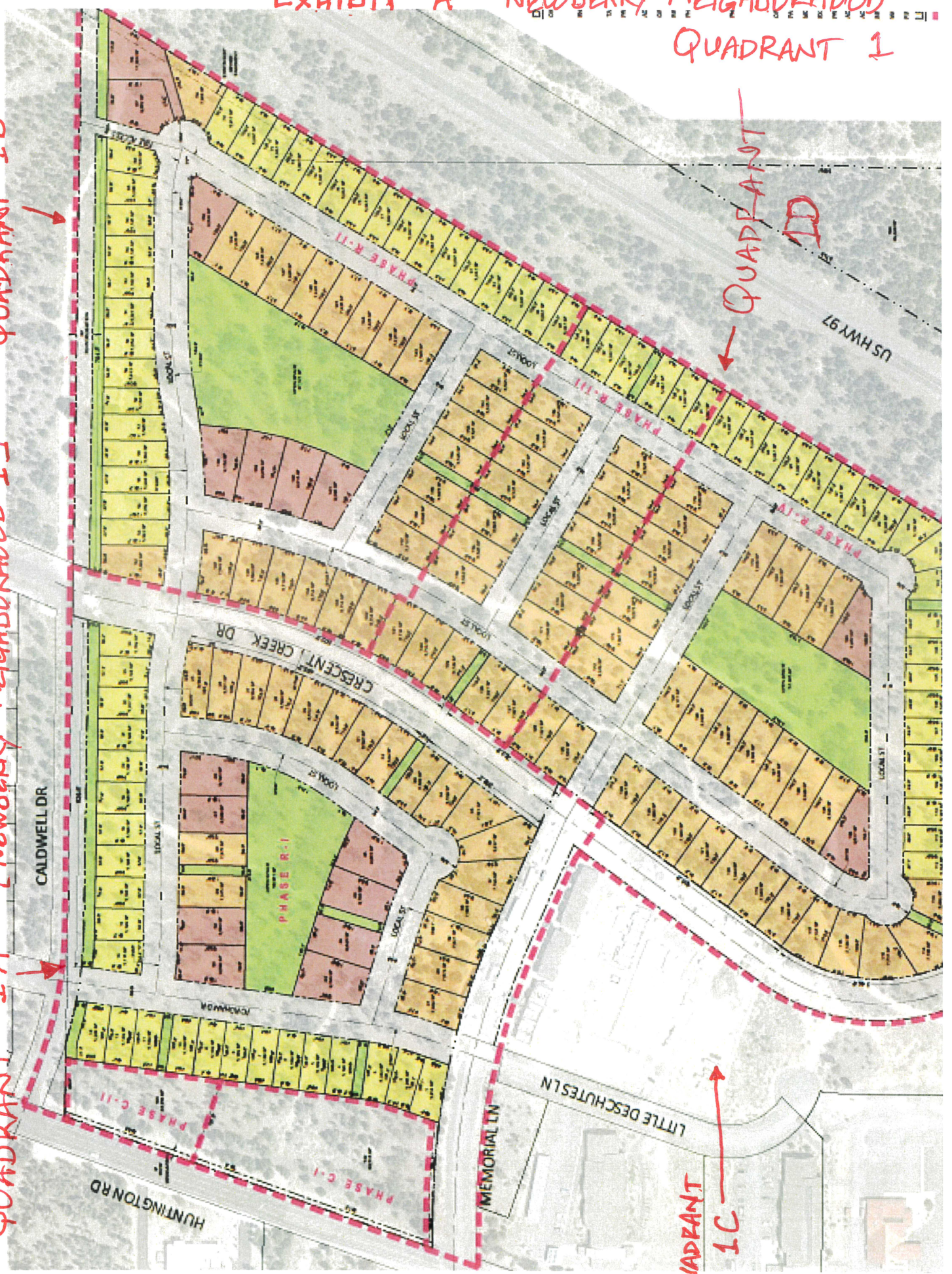


EXHIBIT B

REC'D MAR 30 2020



LA PINE

OREGON

CITY OF LA PINE

16345 Sixth Street — PO Box 2460

La Pine, Oregon 97739

TEL (541) 536-1432

www.lapineoregon.gov

NOTICE OF DECISION

The City of La Pine has **APPROVED** the following land use applications, with conditions:

File Number: 01QP-19, 02SUB-19

**Applicant/
Owner:** Sagebrush Development, LLC, PO Box 2520, La Pine, OR 97739

Property Location: Tax lots 200 and 202 of Deschutes County Tax Assessors Map 22-10-11. Properties are immediately east of Huntington Road, south of Caldwell Drive and west of Highway 97. Tax lot 200 has been assigned an address of 51800 Huntington Road

Requests: *01QP-19:* Quadrant plan for Quadrants 1a, 1b, and 1d of the Newberry Neighborhood Planning Area (NNPA) Overlay Zone.

02SUB-19: Subdivision tentative plan for 191 residential lots, 2 commercial lots, parks, open space, and associated infrastructure.

Decision: Based on the submitted application materials and the findings, as amended, the City concludes that the Applicant has met or can meet with conditions of approval, the applicable criteria for approval of a quadrant plan (01QP-19) and subdivision (02SUB-19). The decisions and conditions of approval are outlined in the Planning Commission Final Orders, and are available for review upon request.

c: Property owners within 100'
City Council

