



Planning Commission Staff Report

Meeting Date: June 2, 2020

Agenda Item: 8A

TENTATIVE SUBDIVISION MAP CASE NUMBER: TM03-006 (Eagle Canyon IV)

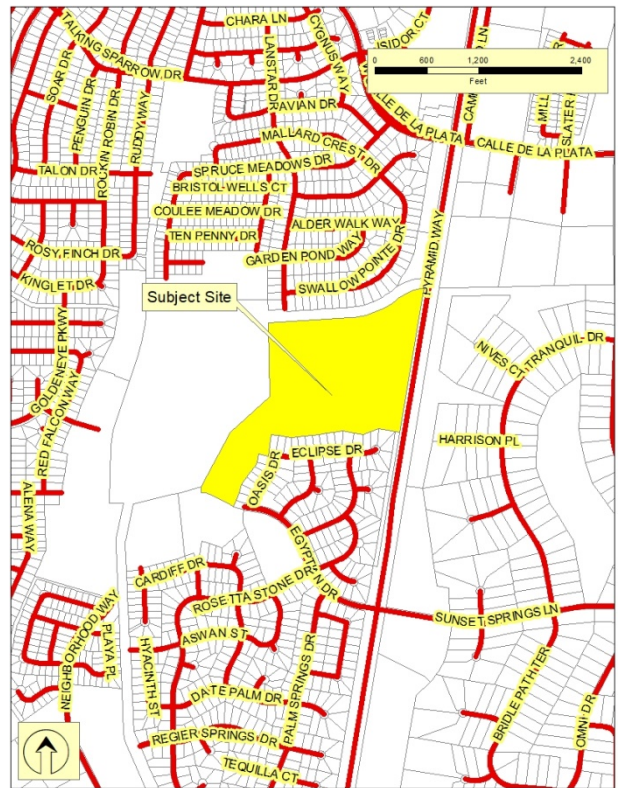
BRIEF SUMMARY OF REQUEST: Extension of Time Request for Tentative Subdivision Map Case Number TM03-006

STAFF PLANNER: Roger Pelham, MPA, Senior Planner, 775.328.3622, rpelham@washoecounty.us

CASE DESCRIPTION

Extension of Time Request for Tentative Subdivision Map Case Number TM03-006. For possible action, hearing, and discussion to approve an extension of time for expiration of the approval of the subdivision, for two years, from July 17, 2020 until July 17, 2022. The subdivision was originally approved by the Planning Commission June 3, 2003 for 527 single-family lots. The planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360.

Applicant: Lennar Reno, LLC
 Property Owner: Lennar Reno, LLC
 Location: southern terminus of Lanstar Drive
 APN: 532-020-09
 Parcel Size: ± 63.6
 Master Plan: Suburban Residential (SR)
 Regulatory Zone: Medium Density Suburban (MDA - 3 dwellings per acre)
 Area Plan: Spanish Springs
 Citizen Advisory Board: Spanish Springs
 Development Code: Authorized in Article 608 Tentative Subdivision Maps
 Commission District: 4 – Commissioner Hartung



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until July 17, 2022, for Tentative Subdivision Map Case Number TM03-006 for the Eagle Canyon IV Subdivision, subject to the attached original conditions of approval, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

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Extension of Tentative Subdivision Map

Section 110.608.30 Expiration Date. If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. **The Planning Commission may grant extensions as allowed by NRS.**

NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:

(a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:

(1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or

(2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:

(I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or

(II) The next final map in the series of final maps covering a portion of the approved tentative map.

(b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.

(c) The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.

2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

Project Evaluation

The applicant has provided the following approval history for this tentative subdivision map:

The project was approved by the Washoe County Planning Commission on June 3, 2003. Eagle Canyon IV - Unit 1 was recorded on the 20th day of May, 2005, Track Map# 4485. A second final map, Eagle Canyon IV - Unit 2, was recorded on 11th day on May, 2006 under Track Map# 4647. The adoption of a development agreement dated September 15, 2010 provided a tentative map extension until the 24th day of February 2012. A third final map, Eagle Canyon IV - Unit 3, Track Map #5162, was recorded on the 13th day of May, 2016. On June 13, 2018 a two year time extension was granted, which extended the expiration to the 20th day of May, 2020. The most recent recorded final map, Eagle Canyon IV - Unit 5, Track Map #5275, was recorded on the 17th day of July, 2018, making the current expiration date the 17th day of July, 2020.

Based upon the current valid approval, staff recommends that Planning Commission grant a two-year extension, until July 17, 2022 in accordance with WCC110.608.30 and NRS278.360.

Recommendation

After a thorough analysis and review, extension of Tentative Subdivision Map Case Number TM03-006 (Eagle Canyon IV) is being recommended for extension of time with the original conditions of approval. Staff offers the following motion for the Board's consideration.

Motion

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until July 17, 2022, for Tentative Subdivision Map Case Number TM03-006 for the Eagle Canyon IV Subdivision, subject to the attached original conditions of approval, having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in

writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant.

Applicant / Owner: Lennar Reno, LLC, Attn: Dustin Baker & Tim Scheideman, 10345 Professional Circle, Suite 100, Reno, NV 89521

Representatives: Wood Rodgers, Inc, Attn: Ashely Verling, 1361 Corporate Blvd., Reno, NV 89502

Community Services Department
Planning and Building
EXTENSION OF SUBDIVISION
EXPIRATION DATE
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Extension of Subdivision Expiration Date for Approved Applications Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County.**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Letter:** A letter shall accompany the application that delineates the circumstances that have prevented the initiation or completion of the project within the approved timeframe.
6. **Packets:** Four (4) packets and a flash drive or DVD – any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include an 8.5" x 11" reduction of any applicable site plan, development, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Three (3) of the application packets shall include large format maps; the rest of the packets shall include either 8.5" x 11" or 11" x 17" maps. Large format sheets should be included in a slide pocket. Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Eagle Canyon IV			
Project Description: Development of 527 lot single family subdivision on 246 acres.			
Project Address: 0 Pyramid Way			
Project Area (acres or square feet): 63.6 acres			
Project Location (with point of reference to major cross streets AND area locator): South of W Calla De La Plata and W of Pyramid Hwy			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-020-09	63.6		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). TM03-006			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Lennar Reno, LLC/ Dustin Barker		Name: Wood Rodgers, Inc.	
Address: 10345 Professional Circle, Ste 100		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89502
Phone: 775-789-3233	Fax:	Phone: 775-853-7456	Fax: 823-4066
Email: tim.scheideman@lennar.com		Email: averling@woodrodgers.com	
Cell: 775-745-0049	Other:	Cell:	Other:
Contact Person: Tim Scheideman		Contact Person: Ashley Verling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lennar Reno, LLC/ Dustin Barker		Name:	
Address: 10345 Professional Circle, Ste 100		Address:	
Reno	Zip: NV		Zip:
Phone: 775-789-3233	Fax:	Phone:	Fax:
Email: tim.scheideman@lennar.com		Email:	
Cell: 775-745-0049	Other:	Cell:	Other:
Contact Person: Tim Scheideman		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Lennar Reno, LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Dustin Barker

(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 532-020-09

Printed Name Dustin Barker

Signed 

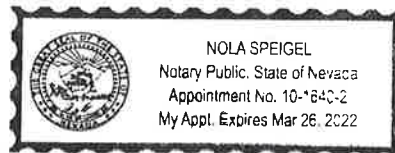
Address 10345 Professional Circle, Suite 100

Reno, NV 89521

Subscribed and sworn to before me this
29th day of April, 2020

(Notary Stamp)

Nola Speigel
Notary Public in and for said county and state



My commission expires: 3-26-2022

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

**WRITTEN CONSENT TO ACTION
BY BOARD OF MANAGERS OF
LENNAR RENO, LLC**

OCTOBER 16, 2006

The undersigned, constituting all of the members of the Board of Managers of LENNAR RENO, LLC, a Nevada limited liability company (the "Company"), pursuant to the provisions of the Nevada Revised Statutes, do hereby unanimously agree and consent to the adoption of, and do hereby adopt, the following resolution:

RESOLVED, that the following individuals be, and hereby are, elected **Vice President** of the Company to serve in such capacity, pursuant to the Operating Agreement of the Company, until the next annual meeting of the Board of Managers of the Company, or until their successors are duly elected and qualified or until their earlier resignation or removal from office.

**Dustin Barker
Darrin Indart
Michael Nicholls**

This Written Consent may be executed in counterparts, and all counterparts executed shall constitute one Written Consent. A facsimile of a signature to this Written Consent shall be deemed as valid as an original signature thereto.

IN WITNESS WHEREOF, the undersigned have executed this Written Consent effective as of the date first written above.

MANAGERS:



Edward C. Giermann

Steven E. Lane

**WRITTEN CONSENT TO ACTION
BY BOARD OF MANAGERS OF
LENNAR RENO, LLC**

OCTOBER 16, 2006

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MANAGERS:

Edward C. Giermann



Steven E. Lane

REQUEST FOR OFFICER ELECTION/REMOVAL

IMPORTANT NOTE: Processing times may vary. Please allow at least five (5) business days to process this request.

1. Date of request:	2. Name of associate submitting request:
10/16/06	Rebecca Caterino

3. Entity legal name (as it appears in formation documents):
LENNAR RENO LLC

<input checked="" type="checkbox"/>	ELECTION	<input type="checkbox"/>	REMOVAL
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4. Basic information of associate being elected/removed:	
4a. Name:	Dustin Barker
4b. Division:	Lennar Reno
4c. Business Address:	10345 Professional Court, Ste. 100, Reno, NV 89521
5. Corporate officer title (Vice President, Assistant Secretary or Authorized Agent):	
Vice President	
5a. If Authorized Agent, list specific authorities to be granted (see attached list):	
6. Descriptive title (i.e. Division President, Division Controller, Director of Sales, etc.):	
Regional Vice President of Finance	

Effective date (the date the request is submitted will be the effective date of the election unless a future effective date is entered):

Approved by:	
Print name:	Tim Kerst
Title:	Division/Regional President

Submit this form to:
Christen M. Llera, Corporate Paralegal, Miami Legal Department
T: 305.229.6429, F: 305.229.6650, E: christen.llera@lennar.com

Request for Officer Election/Removal
Page 1 of 1

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
53202009	Active	5/1/2020 2:09:44 AM

Current Owner:
LENNAR RENO LLC

10345 PROFESSIONAL CIR STE 100
RENO, NV 89521

SITUS:
0 PYRAMID WAY
WCTY NV

Taxing District
4000

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$4,288.55	\$4,288.55	\$0.00	\$0.00	\$0.00
2018	\$4,092.14	\$4,092.14	\$0.00	\$0.00	\$0.00
2017	\$3,927.35	\$3,927.35	\$0.00	\$0.00	\$0.00
2016	\$3,827.69	\$3,827.69	\$0.00	\$0.00	\$0.00
2015	\$3,819.89	\$3,819.89	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

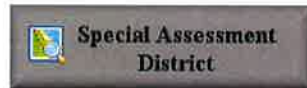
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

LENNAR®

April 22, 2020

Washoe County Community Services Department
Trevor Lloyd – Planning Manager
1001 E. Ninth Street, Building A
Reno, NV 89520

RE: Extension of Time Request for Tentative Subdivision Case No. TM03-006 Eagle Canyon IV

Dear Trevor:

Enclosed is a development application, owner affidavit and a check in the amount of \$353.60 for an Extension of Time Request for the Eagle Canyon IV Tentative Map (TM03-006).

The project was approved by the Washoe County Planning Commission on June 3, 2003. Eagle Canyon IV - Unit 1 was recorded on the 20th day of May, 2005, Track Map # 4485. A second final map, Eagle Canyon IV - Unit 2, was recorded on 11th day on May, 2006 under Track Map # 4647. The adoption of a development agreement dated September 15, 2010 provided a tentative map extension until the 24th day of February 2012. A third final map, Eagle Canyon IV - Unit 3, Track Map #5162, was recorded on the 13th day of May, 2016. On June 13, 2018 a two year time extension was granted, which extended the expiration to the 20th day of May, 2020. The most recent recorded final map, Eagle Canyon IV - Unit 5, Track Map #5275, was recorded on the 17th day of July, 2018, making the current expiration date the 17th day of July, 2020.

Lennar Reno, LLC is requesting an extension for the above mentioned tentative map. Due to the current inventory of lots, it was not necessary to record additional lots for build out. The next phase will be submitted to Washoe County for review and approval this summer and construction is planned to begin next year.

Please do not hesitate to call if you have any questions or require additional information. Your assistance with this matter is greatly appreciated.

Sincerely,
LENNAR RENO, LLC



Tim Scheideman
Director of Land Development

SITE PLAN
EAGLE CANYON IV

WASHOE COUNTY, NEVADA
APRIL, 2020

EAGLE CANYON IV
UNIT 2
(33 EXISTING LOTS)

EAGLE CANYON IV
UNIT 3
(125 LOTS)

EAGLE CANYON IV
UNIT 5
(68 LOTS)

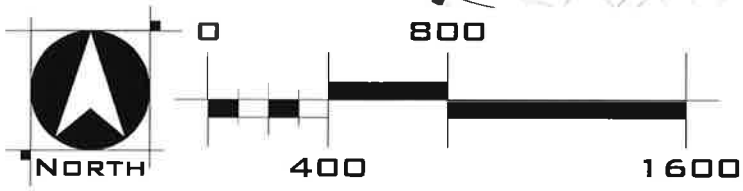
EAGLE CANYON IV
UNIT 4
(137 LOTS)
APN 532-020-09

EAGLE CANYON RANCH

APN 532-020-04

EX. CALLE DE LA PLATA

EX. PYRAMID HWY



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Boulevard Tel 775.823.4088
Reno, NV 89502 Fax 775.823.4088

\\sbs\1660_EagleCanyon\EagleCanyon_IV_Unit4\Civ\Exhibits\EXH: OVERALL SITE PLAN_EC_IV.dwg 4/15/20 12:07pm overing