

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022**

**FILE NO:** LU-2022-0430

**AGENDA ITEM:** 6.F

**STAFF CONTACT:** Heather Manzo, Associate Planner

**AGENDA TITLE:** Discussion and possible action regarding an application from Lennar Reno, LLC (“Applicant”) for a special use permit (“SUP”) to allow a temporary tract sales office, model homes, parking area and advertising signage on properties zoned Single Family 6,000 – Specific Plan Area (“SF6-SPA”) located at 10, 36, 76 and 101 Wildcat Peak Drive, Assessor’s Parcel Numbers (“APNs”) 004-401-01 through -03 and 004-402-02. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@carson.org))

**STAFF SUMMARY:** The Applicant is requesting to convert two single-family residential structures into model homes, construct a temporary tract sales office within one of the model home garages and construct temporary parking areas and signage advertising the sale of new homes within the subdivision. Temporary tract sales offices are a conditional use in the SF6-SPA use district, requiring approval of an SUP. The Planning Commission is authorized to approve the SUP.

**PROPOSED MOTION:** “I move to approve special use permit LU-2022-0430, based on the findings and subject to the conditions of approval contained in the staff report.”

**VICINITY MAP:**



## **RECOMMENDED CONDITIONS OF APPROVAL:**

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted the permit shall become null and void.
5. The applicant shall submit a copy of the notice of decision and conditions of approval with the building permit application.
6. Prior to the issuance of a site improvement permit for the parking and pedestrian connections to the model homes, the applicant shall have plans approved that demonstrate that the improvements meet parking lot design and accessibility standards.
7. The maximum number of model homes is two, with one additional parcel being used for temporary parking. The one lot being used for parking shall not be developed until the model home use terminates. This parking will be removed and the parcels converted to a single family home lot with an appropriate home constructed on it when the model home use terminates. The model home and sales office will also be transitioned to residential uses. Advertising methods included in this review and approval must be removed in conjunction with the timing of the conversion of the model homes to residential uses.
8. Hours of operation for the model homes and parking area shall be limited to 8:00am to 6:00pm daily.
9. Prior to the issuance of a permit for signage, the Applicant shall submit a plan to demonstrate that all signs will be constructed to meet sight distance requirements. Model home signage shall be consistent with the approved sign package, except as modified below:
  - A maximum of 8 flag signs may be located along the project frontages
  - Banners shall be prohibited
  - All signage shall be removed upon the sale of the last lot

**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.02.080 Special Use Permits; CCMC 18.04.075 Single-family 6,000; and Carson City Development Standards (“CCDS”) Division 2 Parking and Division 4 Signs

**MASTER PLAN DESIGNATION:** Medium Density Residential (“MDR”)

**PRESENT ZONING:** Single-family 6,000 – Specific Plan Area

**KEY ISSUES:** Will the proposed development of two model homes, a temporary tract sales office

inside the garage of one of the model homes, associated parking on one future residential parcel, as well as proposed signage to advertise the subdivision be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single Family 6,000 – Specific Plan Area  
EAST: Single Family 6,000 – Specific Plan Area  
WEST: Single Family 6,000 – Specific Plan Area  
SOUTH: Single Family 6,000 – Specific Plan Area

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone AO (areas of minimal flooding)  
EARTHQUAKE FAULT: Beyond 200 feet  
SLOPE/DRAINAGE: Slope is minimal

**SITE DEVELOPMENT INFORMATION:**

PARKING: Six spaces one of which is accessible. Temporary parking is proposed off-street on a parcel separate from the model homes. The parking area will eventually be removed and a single-family residence will be placed on the site.

**DISCUSSION:**

The Applicant is seeking to have a temporary tract sales office including two model homes with parking and signage.

Per CCMC 18.04.075, a temporary tract sales office is a conditional use in the SF6-SPA zoning district, requiring approval of a special use permit. Per CCDS 2.3.3, off-street parking may be authorized for the parcel in a location not farther than 300 feet from the building site upon the issuance of a special use permit. The applicant proposes six temporary off-street parking spaces on one parcel which will eventually be removed and developed as residential home site. Per CCDS 4.6.5, variations to the regulations and standards of CCDS 4.7 may only be permitted by SUP. The applicant is proposing the following signage:

- Twelve 19-foot-tall flag poles with 15 square foot flags along the west and north frontages
- Two 10 foot tall, 32 square foot directional signs
- One 9 foot tall, 36 square foot entry/exit sign
- Two 2 ½ foot tall, 1.5 square foot model identification signs
- One 42 square foot banner proposed on the model home fencing

Per CCMC 18.02.080, the Planning Commission has the authority to approve an SUP upon making each of the seven required findings in the affirmative.

**PUBLIC COMMENTS:** Public notices were mailed to 53 property owners within 500 feet of the subject site on November 3, 2022. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 15, 2022 depending on the date of submission of the comments to the Planning Division of the Carson City Community Development Department.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Fire Department:**

1. The project shall meet or exceed the 2018 International Fire Code requirements.

2. The project shall meet or exceed the 2018 International Fire Code Northern Nevada Amendments.
3. Access by an shall be provided to within 150 feet of all portions of the buildings by an approved access road.
4. Water supply for fire protection shall be provided within 600 feet by an approved water supply.
5. Approved addressing identification shall be provided for all structures and roads to meet the minimum International Fire Code requirements.

**Development Engineering:**

The Carson City Public Works Department, Engineering Group (“Development Engineering”) has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details including but not limited to the following:
  - The parking lot must meet the standard details for parking lots.
  - The signs must not obstruct sight distance.
  - The FEMA map revision has not gone into effect, so the project must meet the requirements of CCMC 12.09 Flood Damage Prevention, due to the AO flood zone that remains.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

**CCMC 18.02.080(5)(a) - Master Plan**

The request is not in conflict with any Engineering Master Plans.

**CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility**

Development Engineering has no comment on this finding.

**CCMC 18.02.080(5)(c) - Traffic/Pedestrians**

The project will have a negligible impact on vehicular and pedestrian traffic provided that City Standards are met for sight distance and parking lots.

**CCMC 18.02.080(5)(d) - Public Services**

The project will have a negligible impact on City sewer, water and storm drain infrastructure.

**CCMC 18.02.080(5)(e) – Title 18 Standards**

Development Engineering has no comment on this finding.

**CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare**

The project meets will meet engineering standards for health and safety.

Earthquake faults:

- There are no known faults within 200 feet of the project site.

FEMA flood zones:

- The current FEMA flood zone is Zone AO depth 2 ft. and the project will need to meet the requirements outlined in CCMC Chapter 12.09 for flood damage prevention.

Site slope:

- The site has already been graded so the slopes are minimal.

Soils and Groundwater:

- The site has already been graded.

**CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property**

Development Engineering has no comment on this finding.

**CCMC 18.02.080(5)(h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the objectives of the Master Plan elements.**

The proposed project is consistent with the Master Plan. The Master Plan land use designation of the subject property is Medium Density Residential. Medium Density Residential designation is intended to provide opportunities for a mix of housing types in a neighborhood setting including single-family detached housing. Goal 6.1b – Neighborhood Design shall promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features. The subdivision has been approved and the home plans have been found to be consistent with the Lompa Ranch North Specific Plan Area Handbook.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

The proposed model homes are to be located at the entrance to the subdivision adjacent to North Saliman Road which will mitigate impacts to surrounding properties, as traffic will be concentrated at the entrance to the subdivision. The closest residences to the proposed model home complex are located across North Saliman Road. The proposed project is adjacent to a model home complex for a neighboring home builder. The proposed model homes, temporary tract sales office, and signage are an appropriate method to advertise this development to allow it to be successful. Signage will be removed upon sale of last lot and model homes, tract sales office, and parking will be converted to single family homes. The proposal will not have a detrimental effect on the surrounding properties or general neighborhood.

The Applicant sign package includes 12 freestanding flags to be placed along the North Saliman Drive and Evans Street frontages. Based on the proposed plan, flags would be placed on average ever 33 linear feet of street frontage. As excessive signage may be distracting to traveling public and may be detrimental to the surrounding residents, a condition of approval is recommended to limit the placement of the freestanding flags to 1 flag for every 50 linear feet of street frontage. This condition would result in a reduction from 12 to 8 freestanding flags. The sign package proposes a 42 square foot banner to be hung on the temporary model home fencing on Wildcat Peak Drive. Staff is recommending a condition prohibiting the use of banners as CCDS 4.4.7 notes that freestanding banners are not permissible. Banners are required to be placed on a building façade or on a legally permitted sign structure. Additionally, the banner is proposed within the community with little advertising benefit since there are other proposed signs at the same location that would be visible by the traveling public. All other proposed project signage is consistent with CCDS and other model home complexes within the City.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

Creation of six off-street parking spaces on one residential parcel in support of the model homes and temporary tract sales office is proposed. The location of the model homes will be at the entrance to the proposed subdivision, adjacent to North Saliman Road. Sidewalks and roadways are completed to provide access to the site. The parking lot and pathways to the model homes from the parking lot will need to be consistent with parking lot design and accessibility standards. Proposed signage will need to be placed in a manner that meets sight distance standards to ensure sight visibility near intersections. As proposed and with recommended conditions of approval the project will not be detrimental to vehicular or pedestrian traffic.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The availability of appropriate utilities, schools, police and fire protection, public roads, storm drainage and other public improvements were reviewed in conjunction with the approval of the subdivision. This request is intended to enhance the sales of the home lots for this approved subdivision to prospective buyers, by directing them to this location by way of signage to view the model homes on display and to conduct business and discuss options in an on-site sales office. The development of the area as a subdivision has already been approved and no new improvements are necessary to support the request.

**5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.**

With the approval of this SUP with recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code. The primary purpose of the SF6 zoning district is to provide for the development of single-family residential uses in a suburban setting.

**6. Will not be detrimental to the public health, safety, convenience, and welfare.**

The proposed temporary conversion of two home sites into model homes, off-street parking on separate parcel, and signage is not anticipated to be detrimental to the public health, safety convenience and welfare. Proposed placement of the temporary tract sales office, model homes, parking, and signage is located at the entrance to the subdivision, where the advertising for the proposed homes will be concentrated. At the conclusion of the temporary tract sales office and model homes, the homes will be available for sale and the temporary use will terminate. The subdivision has been approved to allow for development and the homes are currently being constructed.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

This request is to allow the temporary use of four of the residential home lots in this subdivision to operate as a model home complex with a sales office and associated advertising signage to market the residential development. This temporary use is located near the entrance to the subdivision from Saliman Road. Off-street parking is provided that will mitigate the impact of the temporary use on the surrounding properties.

Attachments:

Application – LU-2022-0430

Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)

+ noticing fee

\*Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: \_\_\_\_\_

Submission Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

### FILE #

APPLICANT: Lenner Reno, LLC  
PHONE #: 775-789-3238

MAILING ADDRESS, CITY, STATE, ZIP  
9425 Double Diamond Pkwy

EMAIL ADDRESS  
tom.sosa@lennar.com

PROPERTY OWNER: Lennar Reno, LLC  
PHONE #: 775-789-3238

MAILING ADDRESS, CITY, STATE, ZIP  
9425 Double Diamond Pkwy

EMAIL ADDRESS  
tom.sosa@lennar.com

APPLICANT AGENT/REPRESENTATIVE: N/A  
PHONE #: N/A

MAILING ADDRESS, CITY STATE, ZIP  
N/A

EMAIL ADDRESS

N/A

Project's Assessor Parcel Number(s): 004-401-01, 004-401-02, 004-401-03  
Street Address: 76 Wildcat Peak Drive, 36 Wildcat Peak Drive, 10 Wildcat Peak Drive

Project's Master Plan Designation: \_\_\_\_\_  
Project's Current Zoning: SF6  
Nearest Major Cross Street(s): N. Saliman Road

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

### PROPERTY OWNER'S AFFIDAVIT

Lennar Reno LLC, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: Kristine Prida Address: 9425 Double Diamond Pkwy Date: 10-3-2022

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA  
COUNTY OF Washoe

On 10-3-2022, 22, Kristine Prida, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public: Nola Speigel

  
NOLA SPEIGEL  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 10-1640-2 - Expires March 26, 2026

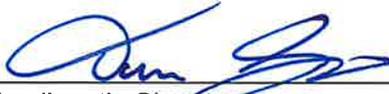
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

  
Applicant's Signature

Tom Sosa  
Print Name

10-3-2022  
Date

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

#### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

### Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



**Special Use Permit, Major Project Review, & Administrative Permit Development Checklist**

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

**LENNAR®**

# **Blackstone Ranch**

Special Use Permit Request

9425 Double Diamond Parkway, Reno, NV 89521 ♦ Phone: 775-825-7733 ♦ Fax: 775-825-7735

**LENNAR.COM**



# Project Description

Blackstone Ranch



September 30, 2022

Carson City Planning Division  
108 E. Proctor Street  
Carson City, Nevada 89701

PROJECT: Blackstone Ranch

Lennar is applying for a Special Use Permit for a model complex at our Blackstone Ranch development. This model complex will consist of 2 models and will include:

- Parking lot with ADA parking.
- ADA path of travel from parking lot into Model Sales Office.
- ADA bathroom located in the garage of one model home.
- Full front and backyard model landscaping as well as landscaping around parking lot that conforms to the guidelines stated in the Lompa Ranch North Specific Plan.
- Trap fencing for model complex at back of sidewalk.
- Model signage, including flags and entry signage.

The attached site plan will show the proposed model complex, parking lot, and ADA restroom. Please review the attached and reach out if you have any questions.

Respectfully,

Tom Sosa  
Lennar Reno, LLC  
775-789-3238  
tom.sosa@lennar.com



# Special Use Permit Findings

Blackstone Ranch



## ***Special Use Permit Findings – Blackstone Ranch***

**1. Will be consistent with the objectives of the Master Plan elements.**

The proposed model home complex for our Blackstone Ranch development will conform with the approved Lompa Ranch North Specific Plan. This model complex will provide a balanced community design by displaying both single and two-story floorplan layouts as well as utilizing different design elements on the model homes. The landscaping design for the model complex will comply with the landscaping requirements within the Lompa Ranch North SPA and will demonstrate traditional and xeriscape designs. The landscaping will be in both the front and rear yards of these model homes as well as around the adjoining parking lot. Overall, this model complex will assist in establishing a sense of identity for the community through both uniform and innovative designs and will help create a sense of place for the future Carson City residents.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

The model home complex is not detrimental to the use or enjoyment of the surrounding properties. This complex has an adjacent school to the north, a freeway to the east and an existing neighborhood to the west. This model complex is in alignment with the surrounding properties and will be a benefit to the property values of the adjacent neighborhoods. The model landscape will add an aesthetic feature to the community and the model homes will have standard exterior house lighting approved per the Lompa Ranch North SPA.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

This project will have little to no effect on vehicular or pedestrian traffic. We are proposing a parking lot adjacent to our model home complex with an ADA path of travel directly to the sales office. Trap fencing will be used at the back of sidewalk to direct potential buyers through the complex without affecting the public sidewalk and street area

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

Our model home complex will not have a negative impact to any of the above.



- 5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of what district.**

Our model home complex meets the design guidelines and other criteria designated in the Lompa Ranch North Specific Plan.

- 6. Will not be detrimental to the public health, safety, convenience and welfare.**

Our model home complex will not be detrimental to any of the above.

- 7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Our model home complex will not result in material damage or prejudice to other property in the area.



# Documentation of Taxes Paid to Date

Blackstone Ranch

Carson City Property Inquiry

● Property Information

|                       |  |                                  |          |
|-----------------------|--|----------------------------------|----------|
| <b>Parcel ID</b>      | 004-401-03                               | <b>Parcel Acreage</b>            | 0.3557   |
| <b>Tax Year</b>       | 2022 ▾                                   | <b>Assessed Value</b>            | 20,720   |
| <b>Land Use Group</b> | VAC                                      | <b>Tax Rate</b>                  | 3.5700   |
| <b>Land Use</b>       | 120 - Vacant - Single Family Residential | <b>Total Tax</b>                 | \$741.66 |
| <b>Zoning</b>         | SF6/MFA                                  | <b>Fiscal Year (2022 - 2023)</b> |          |
| <b>Tax District</b>   | 024                                      | <b>Total Unpaid All Years</b>    | \$554.79 |
| <b>Site Address</b>   | 10 WILDCAT PEAK DR                       |                                  |          |
| <b>Neighborhood</b>   | Book 4, Blackstone Ranch                 |                                  |          |

[Pay Taxes](#)

No Sketches or Photos

| Assessments    |               |            |               |               |
|----------------|---------------|------------|---------------|---------------|
| Taxable Value  | Land          | Building   | Per. Property | Totals        |
| Residential    | 59,200        | 0          | 0             | 59,200        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>59,200</b> | <b>0</b>   | <b>0</b>      | <b>59,200</b> |
| Assessed Value | Land          | Building   | Per. Property | Totals        |
| Residential    | 20,720        | 0          | 0             | 20,720        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>20,720</b> | <b>0</b>   | <b>0</b>      | <b>20,720</b> |
|                | New Land      | New Const. | New P.P.      |               |
| Residential    | 0             | 0          | 0             |               |
| Com / Ind.     | 0             | 0          | 0             |               |
| Agricultural   | 0             | 0          | 0             |               |
| Exempt         | 0             | 0          | 0             |               |
| <b>Totals</b>  | <b>0</b>      | <b>0</b>   | <b>0</b>      |               |

| Assessor Descriptions            |  |                            |         |          |       |             |
|----------------------------------|--|----------------------------|---------|----------|-------|-------------|
| Year                             | Assessor Descriptions                              | Subdivision                | Section | Township | Range | Block & Lot |
| <b>Current Year 2023</b>         |  |                            |         |          |       |             |
| 2023                             | BLACKSTONE RANCH PH 1-A, LOT 3, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 3    |
| <b>Selected Parcel Year 2022</b> |  |                            |         |          |       |             |
| 2022                             | BLACKSTONE RANCH PH 1-A, LOT 3, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 3    |

No Personal Exemptions

| Billing Fiscal Year (2022 - 2023) |           |                 |               |                  |                 |                 |                 |
|-----------------------------------|-----------|-----------------|---------------|------------------|-----------------|-----------------|-----------------|
| Installment                       | Date Due  | Tax Billed      | Cost Billed   | Penalty/Interest | Total Due       | Amount Paid     | Total Unpaid    |
| 1                                 | 8/15/2022 | \$186.87        | \$0.00        | \$0.00           | \$186.87        | \$186.87        | \$0.00          |
| 2                                 | 10/3/2022 | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 3                                 | 1/2/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 4                                 | 3/6/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| <b>Total</b>                      |           | <b>\$741.66</b> | <b>\$0.00</b> | <b>\$0.00</b>    | <b>\$741.66</b> | <b>\$186.87</b> | <b>\$554.79</b> |

| Payment History |               |           |            |               |
|-----------------|---------------|-----------|------------|---------------|
|                 | Fiscal Year   | Total Due | Total Paid | Amount Unpaid |
| +               | (2022 - 2023) | \$741.66  | \$186.87   | \$554.79      |
| +               | (2021 - 2022) | \$741.67  | \$741.67   | \$0.00        |

| Related Names   |   |
|---|---|
| <b>CURRENT OWNER FOR 2023 (2023 - 2024)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b><br><b>Status</b> Current<br><b>Account</b> | <b>CURRENT Mail To FOR 2023 (2023 - 2024)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY<br><b>Status</b> RENO, NV, 89521<br><b>Account</b> Current |
| <b>OWNER FOR 2022 (2022 - 2023)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b><br><b>Status</b> Current<br><b>Account</b>         | <b>Mail To FOR 2022 (2022 - 2023)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY<br><b>Status</b> RENO, NV, 89521<br><b>Account</b> Current         |

No Structure Information

| Sales History                               |                        |                         |            |              |                 |            |
|---|------------------------|-------------------------|------------|--------------|-----------------|------------|
| DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN |                        |                         |            |              |                 |            |
| Year  | Document #             | Document Type           | Sale Date  | Sold By      | Sold To         | Price      |
| 2022  | <a href="#">528105</a> | GRANT BARGAIN SALE DEED | 12/17/2021 | RD LOMPA LLC | LENNAR RENO LLC | \$7,749,29 |
| 2022  | <a href="#">528102</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528103</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528104</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528106</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |

Show 1 More (1)

Parcel Genealogy

| Relationship  | Parcel Number | Action | Year | Change Effective Year | Completed |
|---------------|---------------|--------|------|-----------------------|-----------|
| Parent Parcel | 01004184      | Split  | 2021 | 2021                  | Yes       |

Taxing Entities

| Tax Entity                      | Tax Rate      | Amount          |
|---------------------------------|---------------|-----------------|
| CITY OPER.                      | 1.9622        | \$406.56        |
| SCHOOL OPER.                    | 0.7500        | \$155.40        |
| SCH. DEBT (V)                   | 0.4300        | \$89.10         |
| STATE OF NV                     | 0.1700        | \$35.22         |
| MEDICAL INDG                    | 0.1000        | \$20.72         |
| SR. CIT.                        | 0.0500        | \$10.36         |
| CAP.PROJ. (L)                   | 0.0500        | \$10.36         |
| SUB-CONSERV.                    | 0.0300        | \$6.22          |
| ACCIDENT INDG                   | 0.0150        | \$3.11          |
| CO-OP EXT.                      | 0.0128        | \$2.65          |
| <b>Tax Entity Total</b>         | <b>3.5700</b> | <b>\$739.70</b> |
| EAGLE VLY GRND WTR              | 0.0000        | \$1.96          |
| <b>Special Assessment Total</b> | <b>0.0000</b> | <b>\$1.96</b>   |
| <b>Year Total</b>               | <b>3.5700</b> | <b>\$741.66</b> |

- CITY OPER.
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.
- EAGLE VLY GRND...

Carson City Property Inquiry

● Property Information

|                     |                       |                      |          |
|---------------------|-----------------------|----------------------|----------|
| <b>Parcel ID</b>    | 004-401-02            | <b>Parcel</b>        | 0.2189   |
| <b>Tax Year</b>     | 2022 ▾                | <b>Acreage</b>       |          |
| <b>Land Use</b>     | VAC                   | <b>Assessed</b>      | 20,720   |
| <b>Group</b>        |                       | <b>Value</b>         |          |
| <b>Land Use</b>     | 120 - Vacant - Single | <b>Tax Rate</b>      | 3.5700   |
|                     | Family Residential    | <b>Total Tax</b>     | \$741.66 |
| <b>Zoning</b>       | SF6/MFA               | <b>Fiscal Year</b>   |          |
| <b>Tax District</b> | 024                   | <b>(2022 - 2023)</b> |          |
| <b>Site Address</b> | 36 WILDCAT PEAK DR    | <b>Total Unpaid</b>  | \$554.79 |
| <b>Neighborhood</b> | Book 4, Blackstone    | <b>All Years</b>     |          |
|                     | Ranch                 |                      |          |

[Pay Taxes](#)

No Sketches or Photos

| Assessments    |               |            |               |               |
|----------------|---------------|------------|---------------|---------------|
| Taxable Value  | Land          | Building   | Per. Property | Totals        |
| Residential    | 59,200        | 0          | 0             | 59,200        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>59,200</b> | <b>0</b>   | <b>0</b>      | <b>59,200</b> |
| Assessed Value | Land          | Building   | Per. Property | Totals        |
| Residential    | 20,720        | 0          | 0             | 20,720        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>20,720</b> | <b>0</b>   | <b>0</b>      | <b>20,720</b> |
|                | New Land      | New Const. | New P.P.      |               |
| Residential    | 0             | 0          | 0             |               |
| Com / Ind.     | 0             | 0          | 0             |               |
| Agricultural   | 0             | 0          | 0             |               |
| Exempt         | 0             | 0          | 0             |               |
| <b>Totals</b>  | <b>0</b>      | <b>0</b>   | <b>0</b>      |               |

| Assessor Descriptions            |  |                            |         |          |       |             |
|----------------------------------|--|----------------------------|---------|----------|-------|-------------|
| Year                             | Assessor Descriptions                              | Subdivision                | Section | Township | Range | Block & Lot |
| <b>Current Year 2023</b>         |  |                            |         |          |       |             |
| 2023                             | BLACKSTONE RANCH PH 1-A, LOT 4, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 4    |
| <b>Selected Parcel Year 2022</b> |  |                            |         |          |       |             |
| 2022                             | BLACKSTONE RANCH PH 1-A, LOT 4, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 4    |

No Personal Exemptions

| Billing Fiscal Year (2022 - 2023) |           |                 |               |                  |                 |                 |                 |
|-----------------------------------|-----------|-----------------|---------------|------------------|-----------------|-----------------|-----------------|
| Installment                       | Date Due  | Tax Billed      | Cost Billed   | Penalty/Interest | Total Due       | Amount Paid     | Total Unpaid    |
| 1                                 | 8/15/2022 | \$186.87        | \$0.00        | \$0.00           | \$186.87        | \$186.87        | \$0.00          |
| 2                                 | 10/3/2022 | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 3                                 | 1/2/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 4                                 | 3/6/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| <b>Total</b>                      |           | <b>\$741.66</b> | <b>\$0.00</b> | <b>\$0.00</b>    | <b>\$741.66</b> | <b>\$186.87</b> | <b>\$554.79</b> |

| Payment History |               |           |            |               |
|-----------------|---------------|-----------|------------|---------------|
|                 | Fiscal Year   | Total Due | Total Paid | Amount Unpaid |
| +               | (2022 - 2023) | \$741.66  | \$186.87   | \$554.79      |
| +               | (2021 - 2022) | \$741.67  | \$741.67   | \$0.00        |

**Related Names**

|  |  |
|--|--|
| <p><b>CURRENT OWNER FOR 2023 (2023 - 2024)</b></p> <p><b>Name</b> LENNAR RENO LLC</p> <p><b>Mailing Address</b></p> <p><b>Status</b> Current</p> <p><b>Account</b></p> | <p><b>CURRENT Mail To FOR 2023 (2023 - 2024)</b></p> <p><b>Name</b> LENNAR RENO LLC</p> <p><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY</p> <p><b>Status</b> RENO, NV, 89521</p> <p><b>Account</b> Current</p> |
| <p><b>OWNER FOR 2022 (2022 - 2023)</b></p> <p><b>Name</b> LENNAR RENO LLC</p> <p><b>Mailing Address</b></p> <p><b>Status</b> Current</p> <p><b>Account</b></p>         | <p><b>Mail To FOR 2022 (2022 - 2023)</b></p> <p><b>Name</b> LENNAR RENO LLC</p> <p><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY</p> <p><b>Status</b> RENO, NV, 89521</p> <p><b>Account</b> Current</p>         |

No Structure Information

**Sales History**

**DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN**

| Year | Document #             | Document Type           | Sale Date  | Sold By      | Sold To         | Price      |
|------|------------------------|-------------------------|------------|--------------|-----------------|------------|
| 2022 | <a href="#">528105</a> | GRANT BARGAIN SALE DEED | 12/17/2021 | RD LOMPA LLC | LENNAR RENO LLC | \$7,749,29 |
| 2022 | <a href="#">528102</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022 | <a href="#">528103</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022 | <a href="#">528104</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |
| 2022 | <a href="#">528106</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |

Show 1 More (1)

Parcel Genealogy

| Relationship  | Parcel Number | Action | Year | Change Effective Year | Completed |
|---------------|---------------|--------|------|-----------------------|-----------|
| Parent Parcel | 01004184      | Split  | 2021 | 2021                  | Yes       |

Taxing Entities

| Tax Entity                      | Tax Rate      | Amount          |
|---------------------------------|---------------|-----------------|
| CITY OPER.                      | 1.9622        | \$406.56        |
| SCHOOL OPER.                    | 0.7500        | \$155.40        |
| SCH. DEBT (V)                   | 0.4300        | \$89.10         |
| STATE OF NV                     | 0.1700        | \$35.22         |
| MEDICAL INDG                    | 0.1000        | \$20.72         |
| SR. CIT.                        | 0.0500        | \$10.36         |
| CAP.PROJ. (L)                   | 0.0500        | \$10.36         |
| SUB-CONSERV.                    | 0.0300        | \$6.22          |
| ACCIDENT INDG                   | 0.0150        | \$3.11          |
| CO-OP EXT.                      | 0.0128        | \$2.65          |
| <b>Tax Entity Total</b>         | <b>3.5700</b> | <b>\$739.70</b> |
| EAGLE VLY GRND WTR              | 0.0000        | \$1.96          |
| <b>Special Assessment Total</b> | <b>0.0000</b> | <b>\$1.96</b>   |
| <b>Year Total</b>               | <b>3.5700</b> | <b>\$741.66</b> |

- CITY OPER.
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.
- EAGLE VLY GRND...

Carson City Property Inquiry

● Property Information

|                       |  |                                |          |
|-----------------------|--|--------------------------------|----------|
| <b>Parcel ID</b>      | 004-401-01                               | <b>Parcel Acreage</b>          | 0.2115   |
| <b>Tax Year</b>       | 2022 ▾                                   | <b>Assessed Value</b>          | 20,720   |
| <b>Land Use Group</b> | VAC                                      | <b>Tax Rate</b>                | 3.5700   |
| <b>Land Use</b>       | 120 - Vacant - Single Family Residential | <b>Total Tax (2022 - 2023)</b> | \$741.66 |
| <b>Zoning</b>         | SF6/MFA                                  | <b>Total Unpaid All Years</b>  | \$554.79 |
| <b>Tax District</b>   | 024                                      |                                |          |
| <b>Site Address</b>   | 76 WILDCAT PEAK DR                       |                                |          |
| <b>Neighborhood</b>   | Book 4, Blackstone Ranch                 |                                |          |

[Pay Taxes](#)

No Sketches or Photos

| Assessments    |               |            |               |               |
|----------------|---------------|------------|---------------|---------------|
| Taxable Value  | Land          | Building   | Per. Property | Totals        |
| Residential    | 59,200        | 0          | 0             | 59,200        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>59,200</b> | <b>0</b>   | <b>0</b>      | <b>59,200</b> |
| Assessed Value | Land          | Building   | Per. Property | Totals        |
| Residential    | 20,720        | 0          | 0             | 20,720        |
| Com / Ind.     | 0             | 0          | 0             | 0             |
| Agricultural   | 0             | 0          | 0             | 0             |
| Exempt         | 0             | 0          | 0             | 0             |
| Pers. Exempt   |               |            |               | 0             |
| <b>Total</b>   | <b>20,720</b> | <b>0</b>   | <b>0</b>      | <b>20,720</b> |
|                | New Land      | New Const. | New P.P.      |               |
| Residential    | 0             | 0          | 0             |               |
| Com / Ind.     | 0             | 0          | 0             |               |
| Agricultural   | 0             | 0          | 0             |               |
| Exempt         | 0             | 0          | 0             |               |
| <b>Totals</b>  | <b>0</b>      | <b>0</b>   | <b>0</b>      |               |

| Assessor Descriptions            |  |                            |         |          |       |             |
|----------------------------------|--|----------------------------|---------|----------|-------|-------------|
| Year                             | Assessor Descriptions                              | Subdivision                | Section | Township | Range | Block & Lot |
| <b>Current Year 2023</b>         |  |                            |         |          |       |             |
| 2023                             | BLACKSTONE RANCH PH 1-A, LOT 5, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 5    |
| <b>Selected Parcel Year 2022</b> |  |                            |         |          |       |             |
| 2022                             | BLACKSTONE RANCH PH 1-A, LOT 5, #3014 DOC. #521829 | BLACKSTONE RANCH PHASE 1-A | 16      | 15N      | 20E   | BLK LT 5    |

No Personal Exemptions

| Billing Fiscal Year (2022 - 2023) |           |                 |               |                  |                 |                 |                 |
|-----------------------------------|-----------|-----------------|---------------|------------------|-----------------|-----------------|-----------------|
| Installment                       | Date Due  | Tax Billed      | Cost Billed   | Penalty/Interest | Total Due       | Amount Paid     | Total Unpaid    |
| 1                                 | 8/15/2022 | \$186.87        | \$0.00        | \$0.00           | \$186.87        | \$186.87        | \$0.00          |
| 2                                 | 10/3/2022 | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 3                                 | 1/2/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| 4                                 | 3/6/2023  | \$184.93        | \$0.00        | \$0.00           | \$184.93        | \$0.00          | \$184.93        |
| <b>Total</b>                      |           | <b>\$741.66</b> | <b>\$0.00</b> | <b>\$0.00</b>    | <b>\$741.66</b> | <b>\$186.87</b> | <b>\$554.79</b> |

| Payment History |               |           |            |               |
|-----------------|---------------|-----------|------------|---------------|
|                 | Fiscal Year   | Total Due | Total Paid | Amount Unpaid |
| +               | (2022 - 2023) | \$741.66  | \$186.87   | \$554.79      |
| +               | (2021 - 2022) | \$741.67  | \$741.67   | \$0.00        |

| <span>⊖</span> Related Names  |   |
|---|---|
| <b>CURRENT OWNER FOR 2023 (2023 - 2024)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b><br><b>Status</b> Current<br><b>Account</b> | <b>CURRENT Mail To FOR 2023 (2023 - 2024)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY<br><b>Status</b> RENO, NV, 89521<br><b>Account</b> Current |
| <b>OWNER FOR 2022 (2022 - 2023)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b><br><b>Status</b> Current<br><b>Account</b>         | <b>Mail To FOR 2022 (2022 - 2023)</b><br><b>Name</b> LENNAR RENO LLC<br><b>Mailing Address</b> 9425 DOUBLE DIAMOND PARKWAY<br><b>Status</b> RENO, NV, 89521<br><b>Account</b> Current         |

No Structure Information

| <span>⊖</span> Sales History                |                        |                         |            |              |                 |            |
|---|------------------------|-------------------------|------------|--------------|-----------------|------------|
| DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN |                        |                         |            |              |                 |            |
| Year  | Document #             | Document Type           | Sale Date  | Sold By      | Sold To         | Price      |
| 2022  | <a href="#">528105</a> | GRANT BARGAIN SALE DEED | 12/17/2021 | RD LOMPA LLC | LENNAR RENO LLC | \$7,749,29 |
| 2022  | <a href="#">528102</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528103</a> | AGREEMENT/OPTION/MISCL  | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528104</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |
| 2022  | <a href="#">528106</a> | MISC DOC/OTHER          | 12/17/2021 |              |                 | \$         |

Show 1 More (1)

Parcel Genealogy

| Relationship  | Parcel Number | Action | Year | Change Effective Year | Completed |
|---------------|---------------|--------|------|-----------------------|-----------|
| Parent Parcel | 01004184      | Split  | 2021 | 2021                  | Yes       |

Taxing Entities

| Tax Entity                      | Tax Rate      | Amount          |
|---------------------------------|---------------|-----------------|
| CITY OPER.                      | 1.9622        | \$406.56        |
| SCHOOL OPER.                    | 0.7500        | \$155.40        |
| SCH. DEBT (V)                   | 0.4300        | \$89.10         |
| STATE OF NV                     | 0.1700        | \$35.22         |
| MEDICAL INDG                    | 0.1000        | \$20.72         |
| SR. CIT.                        | 0.0500        | \$10.36         |
| CAP.PROJ. (L)                   | 0.0500        | \$10.36         |
| SUB-CONSERV.                    | 0.0300        | \$6.22          |
| ACCIDENT INDG                   | 0.0150        | \$3.11          |
| CO-OP EXT.                      | 0.0128        | \$2.65          |
| <b>Tax Entity Total</b>         | <b>3.5700</b> | <b>\$739.70</b> |
| EAGLE VLY GRND WTR              | 0.0000        | \$1.96          |
| <b>Special Assessment Total</b> | <b>0.0000</b> | <b>\$1.96</b>   |
| <b>Year Total</b>               | <b>3.5700</b> | <b>\$741.66</b> |

- CITY OPER.
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.
- EAGLE VLY GRND...



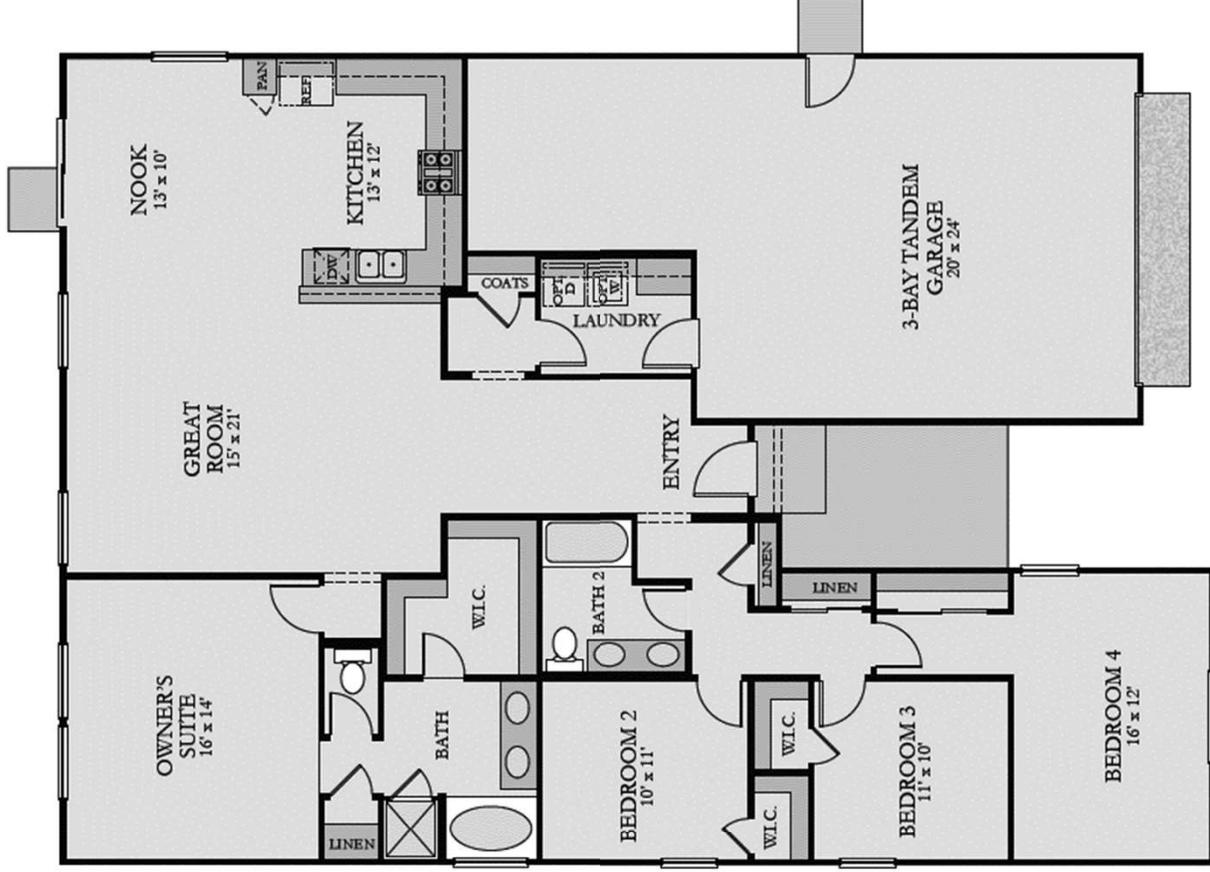
# Building Elevations and Floor Plans

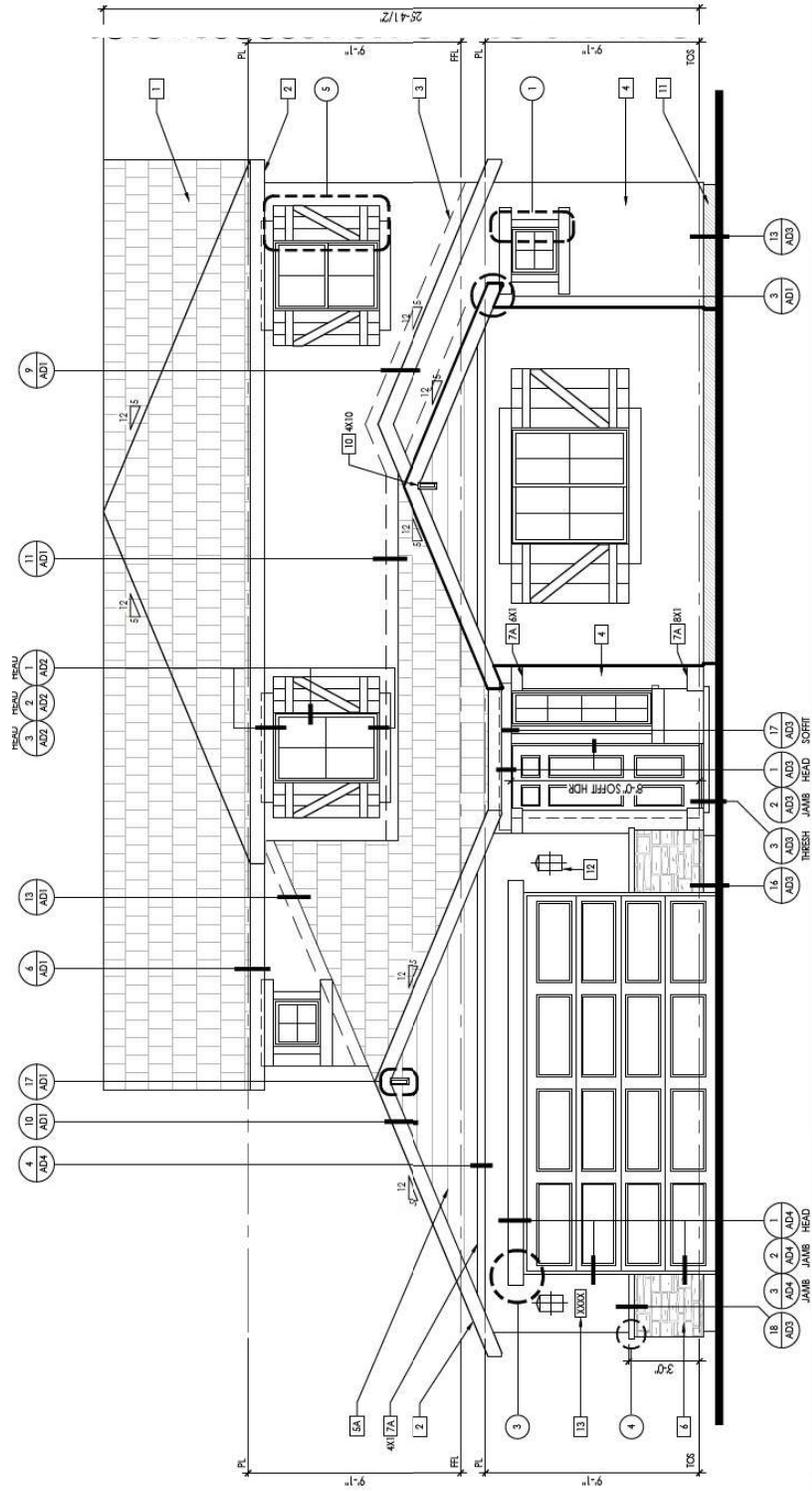
Blackstone Ranch

9425 Double Diamond Parkway, Reno, NV 89521 ♦ Phone: 775-825-7733 ♦ Fax: 775-825-7735

**LENNAR.COM**



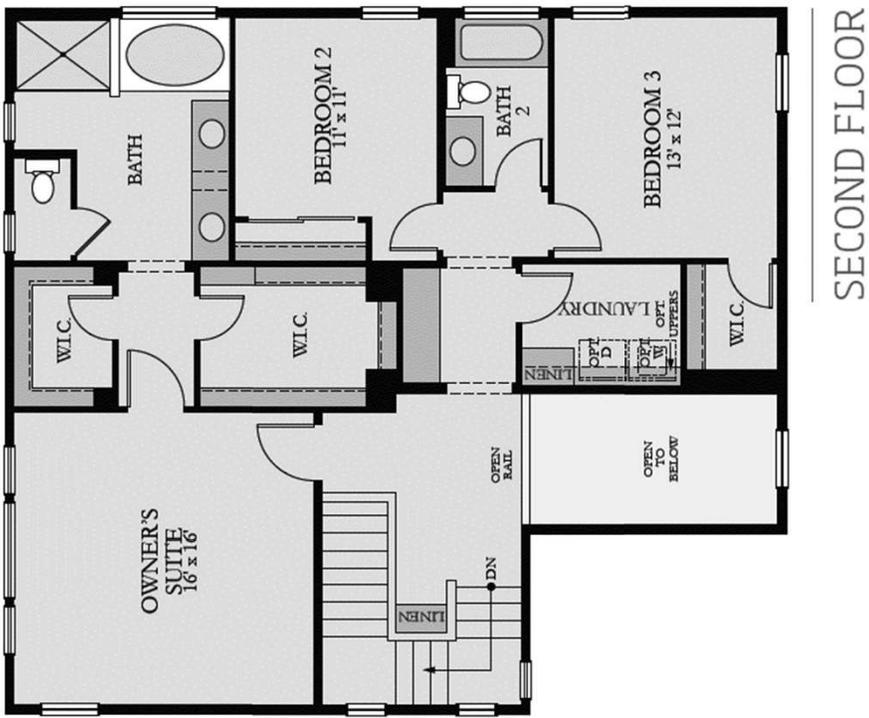




**FRONT ELEVATION**



FIRST FLOOR



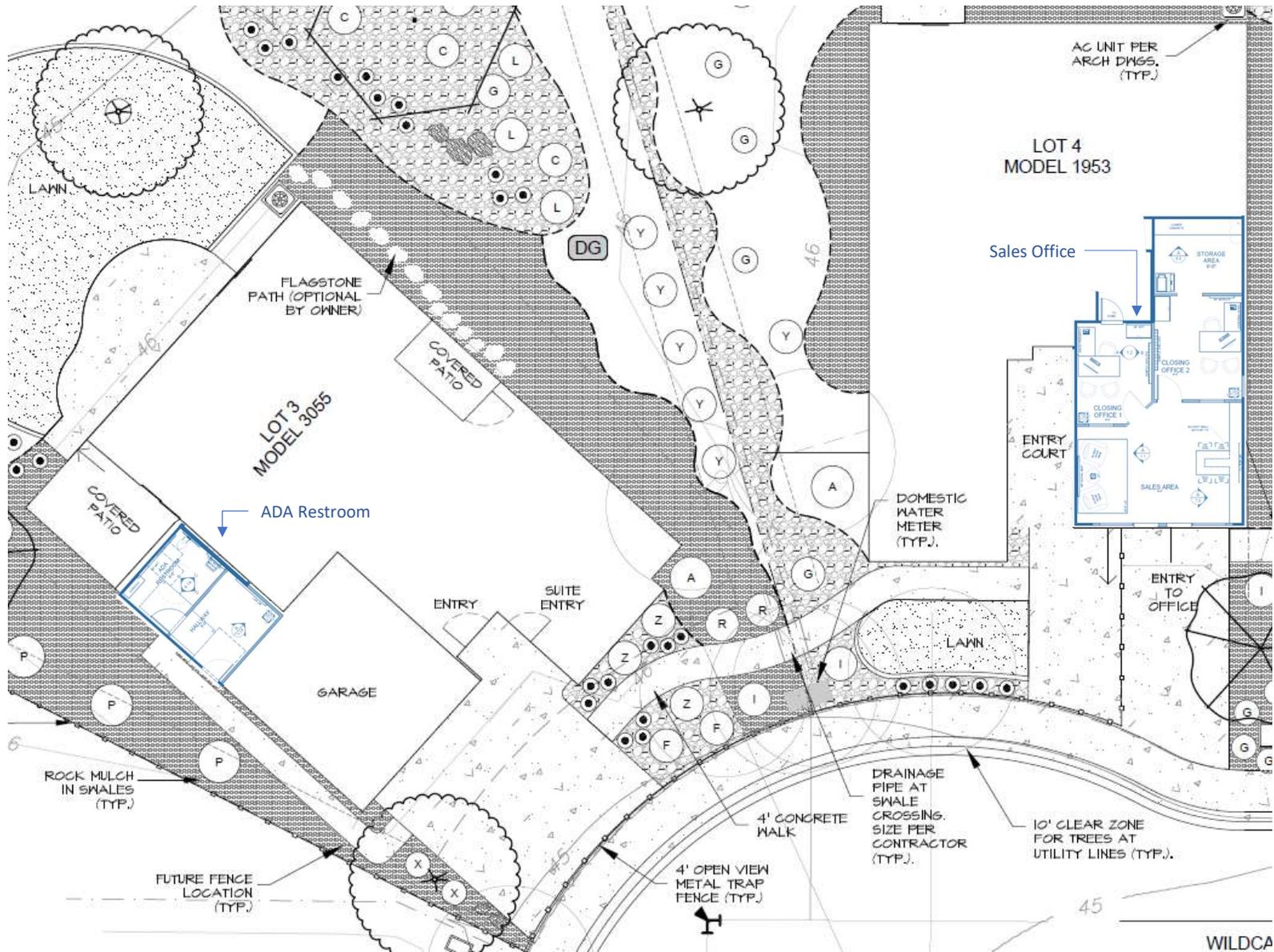
SECOND FLOOR



# Site Plans

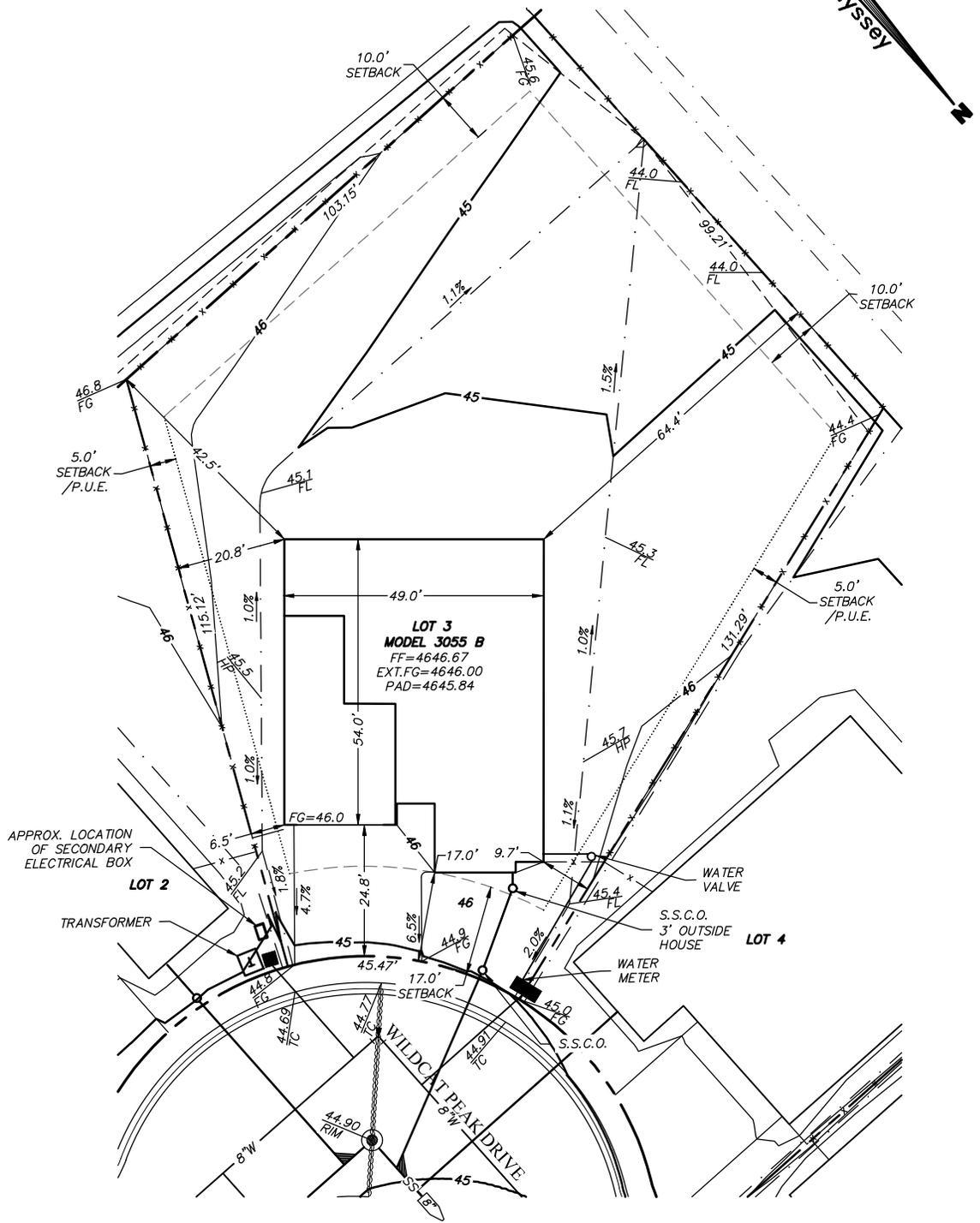
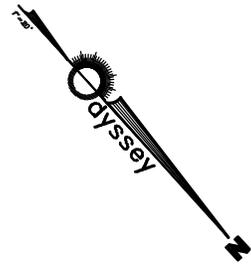
Blackstone Ranch





**FENCE LEGEND:**

- - - - - 6' RESIDENTIAL FENCING
- ◻ — ◻ — 6' DECORATIVE PERIMETER FENCING



**NOTES:**

1. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND ALL DOOR STOOPS. REF. ARCH. PLANS FOR LOCATIONS AND SIZING.
2. UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF HOME.
3. ADD 4600 TO ALL SPOT ELEVATIONS.
4. SEWER BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.




 895 ROBERTA LANE—SUITE 104, SPARKS, NV 89431  
 (775) 358-3303 FAX (775) 359-3329  
**Odyssey ENGINEERING INCORPORATED**

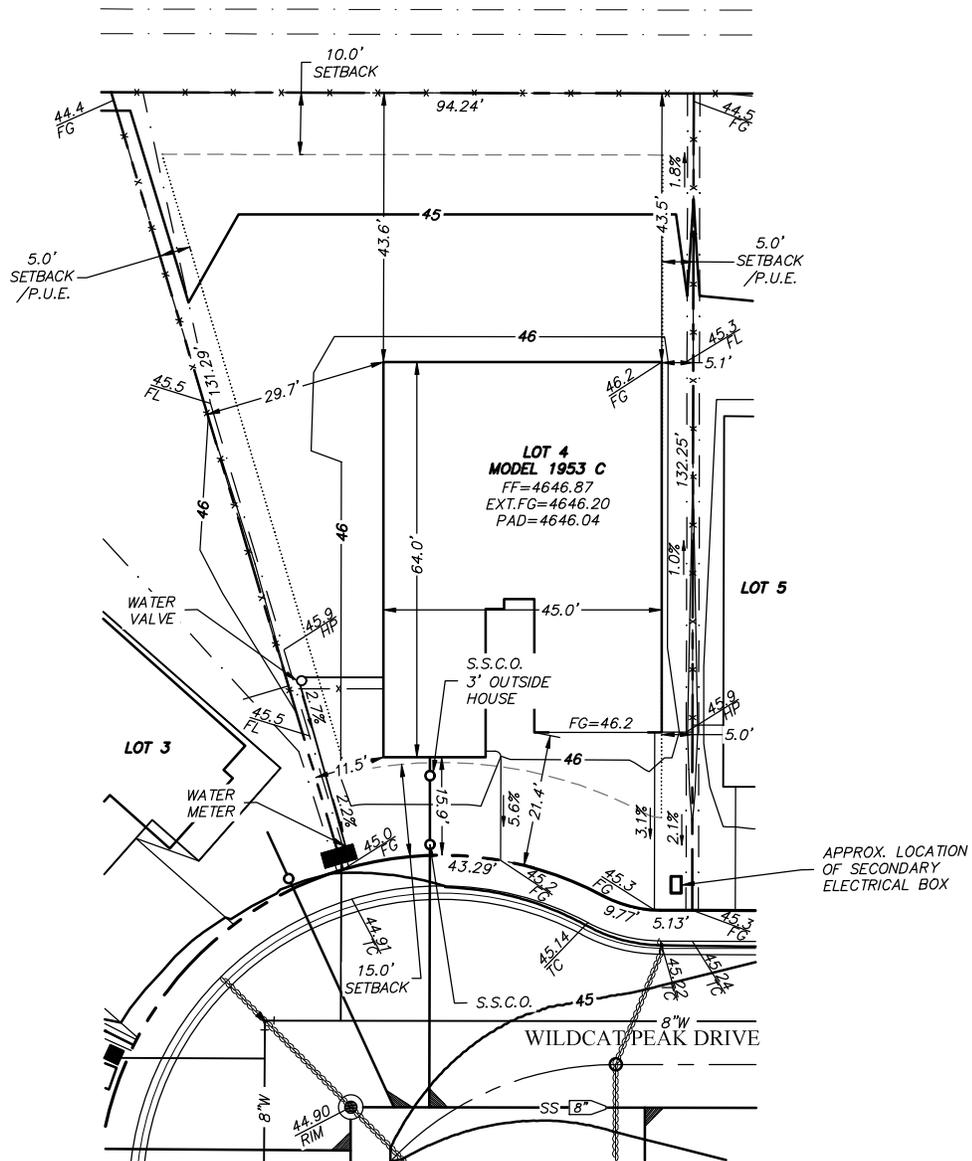
|           |             |
|-----------|-------------|
| LOT NO.   | 3           |
| APN:      | 004-401-03  |
| LOT SIZE: | 15,494 S.F. |

PLOT PLAN  
 FOR  
 10 WILDCAT PEAK DRIVE  
**LENNAR AT BLACKSTONE RANCH**  
 CARSON CITY, NEVADA

|           |            |
|-----------|------------|
| SCALE:    | 1"=20'     |
| DATE:     | 08-08-2022 |
| SHT. NO.: | 1 of 1     |

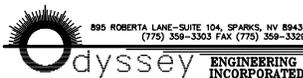
FENCE LEGEND:

- - - - - 6' RESIDENTIAL FENCING
- □ — □ — 6' DECORATIVE PERIMETER FENCING



NOTES:

1. POSITIVE DRAINAGE SHALL BE PROVIDED AROUND ALL DOOR STOOPS. REF. ARCH. PLANS FOR LOCATIONS AND SIZING.
2. UTILITIES SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF HOME.
3. ADD 4600 TO ALL SPOT ELEVATIONS.
4. SEWER BACKWATER VALVE IS NOT REQUIRED ON THIS LOT.

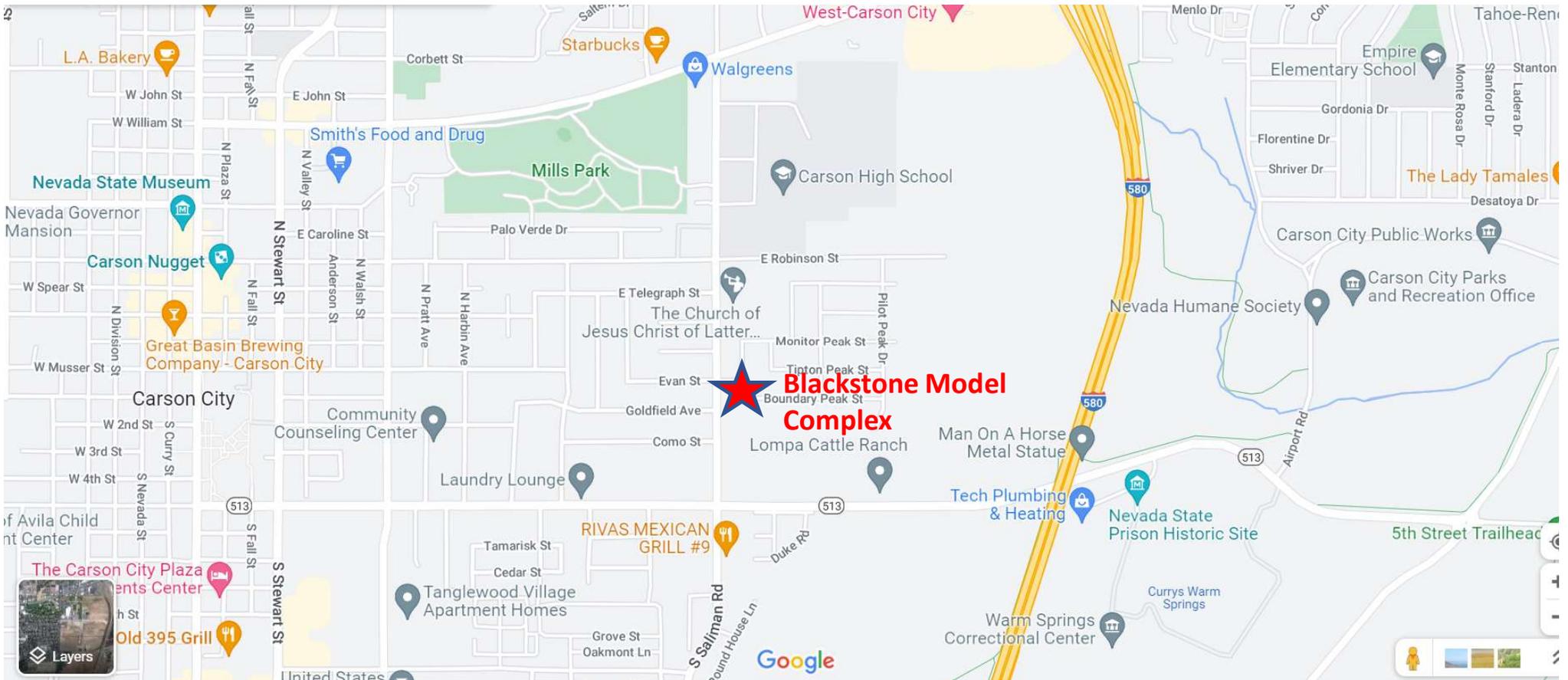


LOT NO. 4  
 APN: 004-401-02  
 LOT SIZE: 9,535 S.F.

PLOT PLAN  
 FOR  
 36 WILDCAT PEAK DRIVE  
 LENNAR AT BLACKSTONE RANCH  
 CARSON CITY, NEVADA

SCALE: 1"=20'  
 DATE: 08-05-2022  
 SHT. NO.: 1 of 1

# Vicinity Map



**LENNAR®**

# Signs and Flags

Blackstone Ranch

9425 Double Diamond Parkway, Reno, NV 89521 ♦ Phone: 775-825-7733 ♦ Fax: 775-825-7735

**LENNAR.COM**



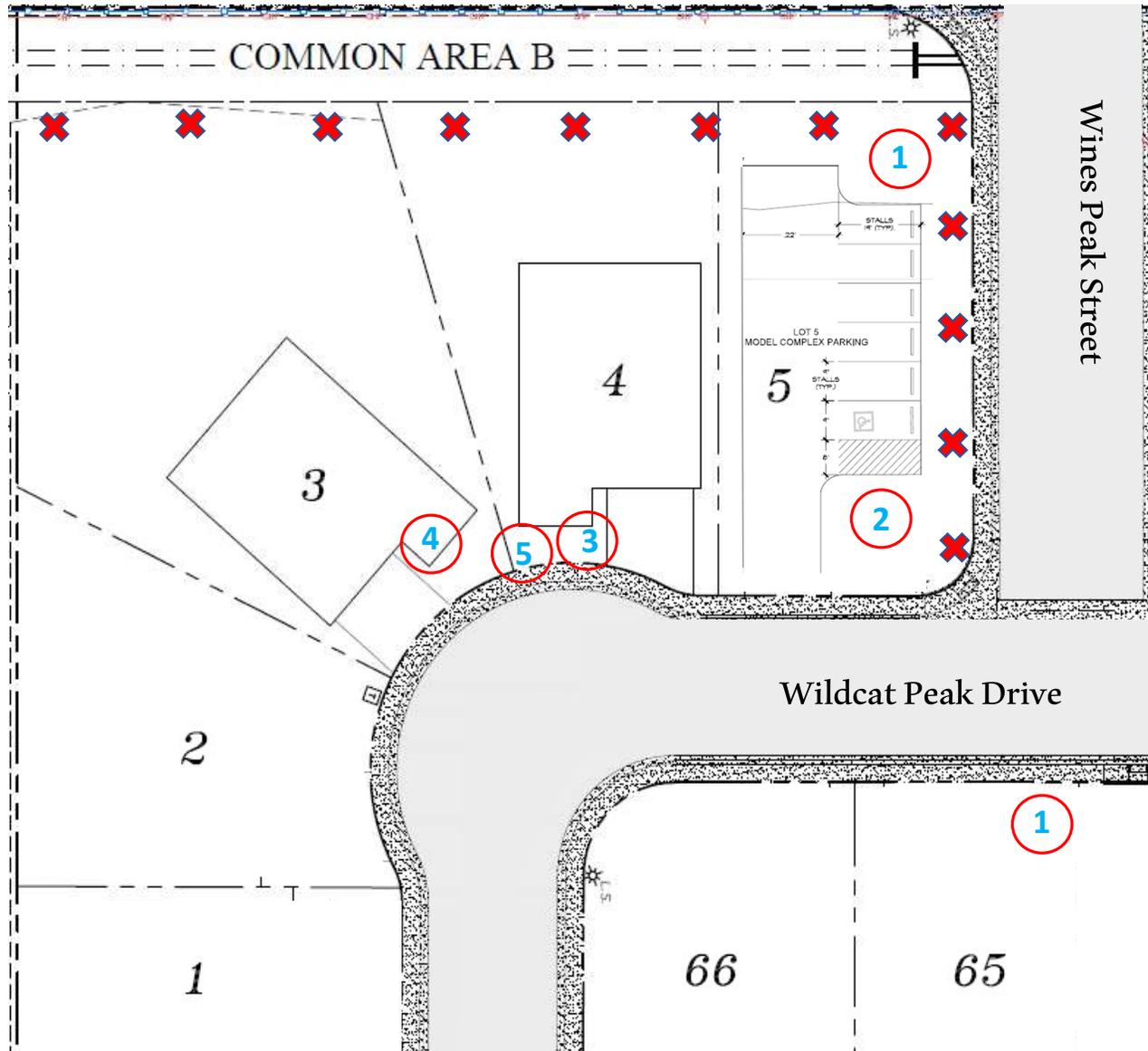
# Blackstone Ranch

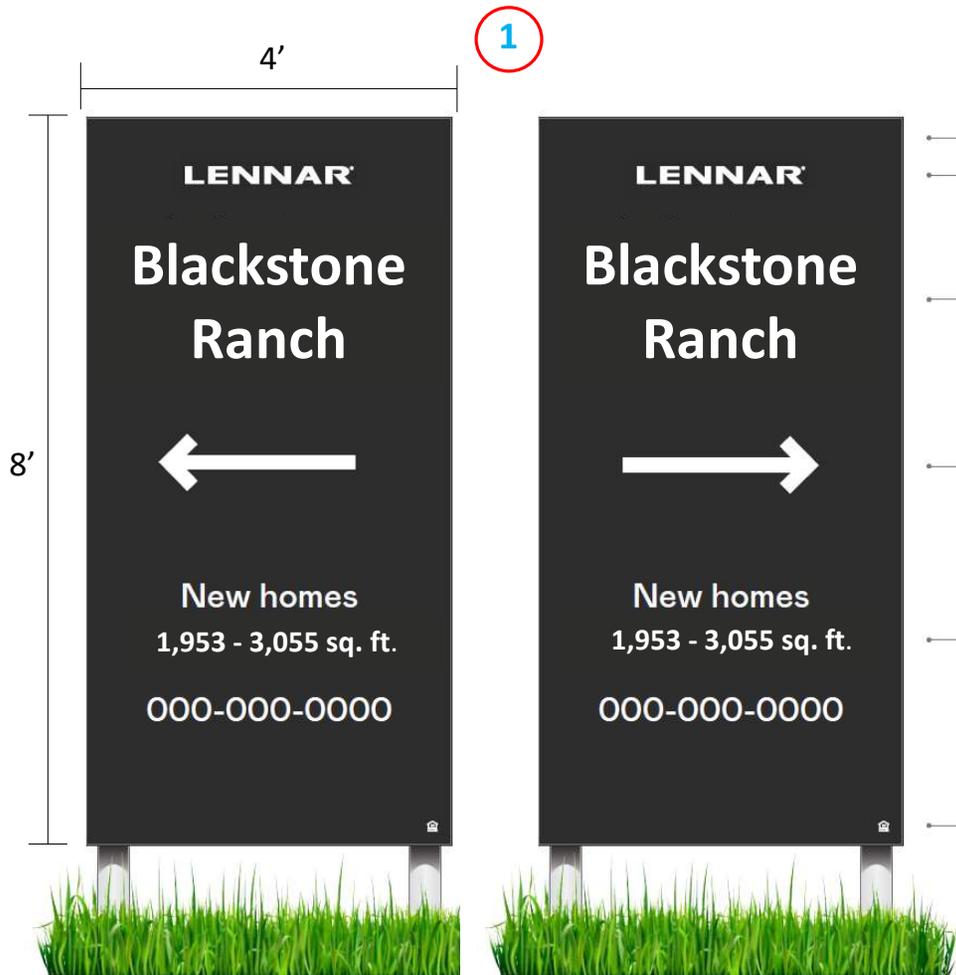
*Flags and Signs Plan*



# Legend

- ✘ Flags
- 1 Directional Signs
- 2 Welcome Home Sign
- 3 Model ID Sign
- 4 Model ID Sign
- 5 Banner on trap fence





**Layout notes**

- Background color: Dark gray
- Text and logo color: White
- Outer glow: None

**Logo 1**

- Lennar®

**Collection name at Community**

- Collection name appears larger in Reckless Light
- Community name appears smaller in Mabry Pro Medium/Light

**Directional arrow OR "Coming soon"**

- "Coming soon" appears in Reckless Light

**Information**

- White, Mabry Pro Medium/Light text

**Logo 2**

- Equal Housing Opportunity

6'

2

LENNAR

Welcome home  
Blackstone Ranch



Scan here or call 000-000-0000  
to schedule your self-guided tour.



LENNAR

Thank you for visiting!

Everything's Included® in your new dream home.



#### Layout notes

- Background color: Dark gray
- Text and logo color: White
- Outer glow: None

#### Logo

- Lennar®

#### Text

- "Welcome home" appears larger in Reckless Regular
- Series name at Community name appears smaller in Mabry Pro Medium
- Instructions and phone number appear smaller in Mabry Pro Regular

#### QR code

- Links to Community page on [Lennar.com](https://www.lennar.com)



**Layout notes**

- Background color: Dark gray
- Text and logo color: White
- Outer glow: None
- Approximate size 18" x 12"

**Text**

- Font: Reckless Light
- Models should be identified by name, not number
- Exceptions can be made when dealing with several collections within the same Masterplan Community OR if model numbers have already been entered into JDE

**Square feet, Beds, and Baths**

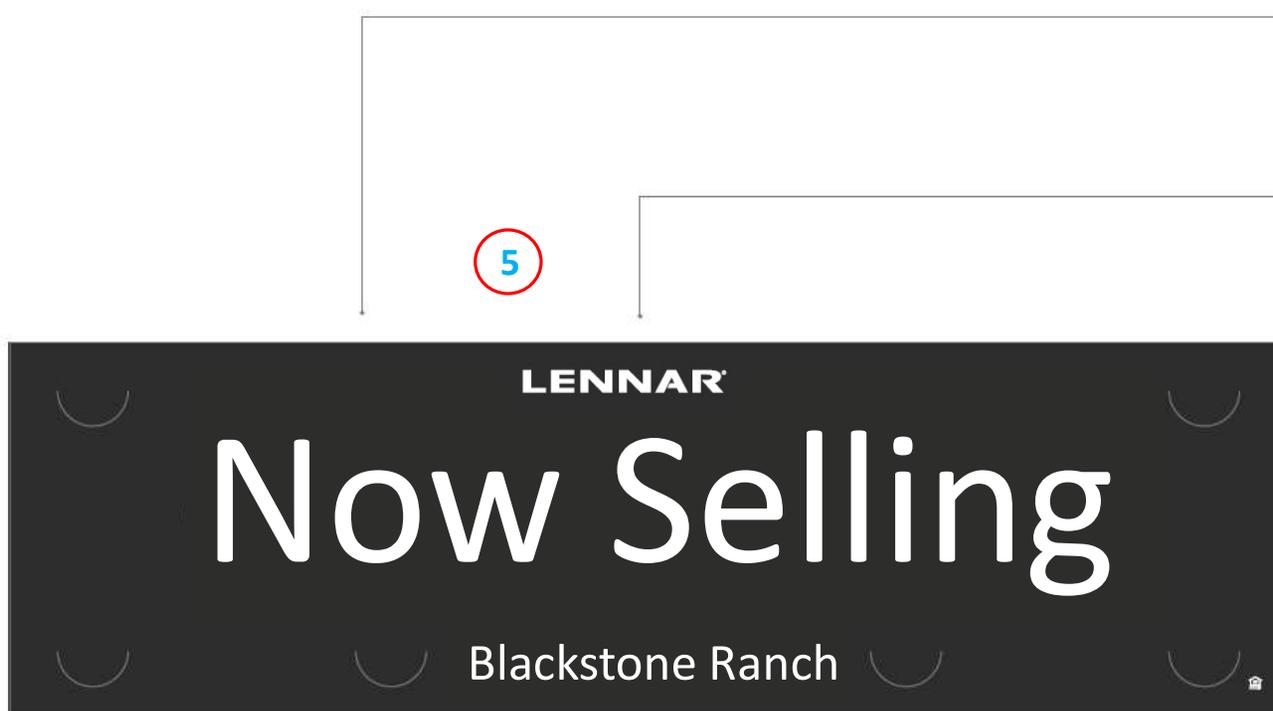
- Font: Mabry Pro Light

**Optional logo**

- Next Gen®
- Orientation: Horizontal

**Logo 2**

- Equal Housing Opportunity



5

**Layout notes**

- Background color: Dark gray
- Text and logo color: White
- Outer glow: None
- Measures 144" x 42"

**Logo**

- Lennar®

**Text**

- Coming soon appears larger in Reckless Regular
- Date appears smaller in Mabry Pro Medium

**Wind slits**

- Cover 3-5% of the surface area, and avoid cutting over logo and text

