

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 22, 2023

FILE NO: LU-2023-0017

AGENDA ITEM: 6.C

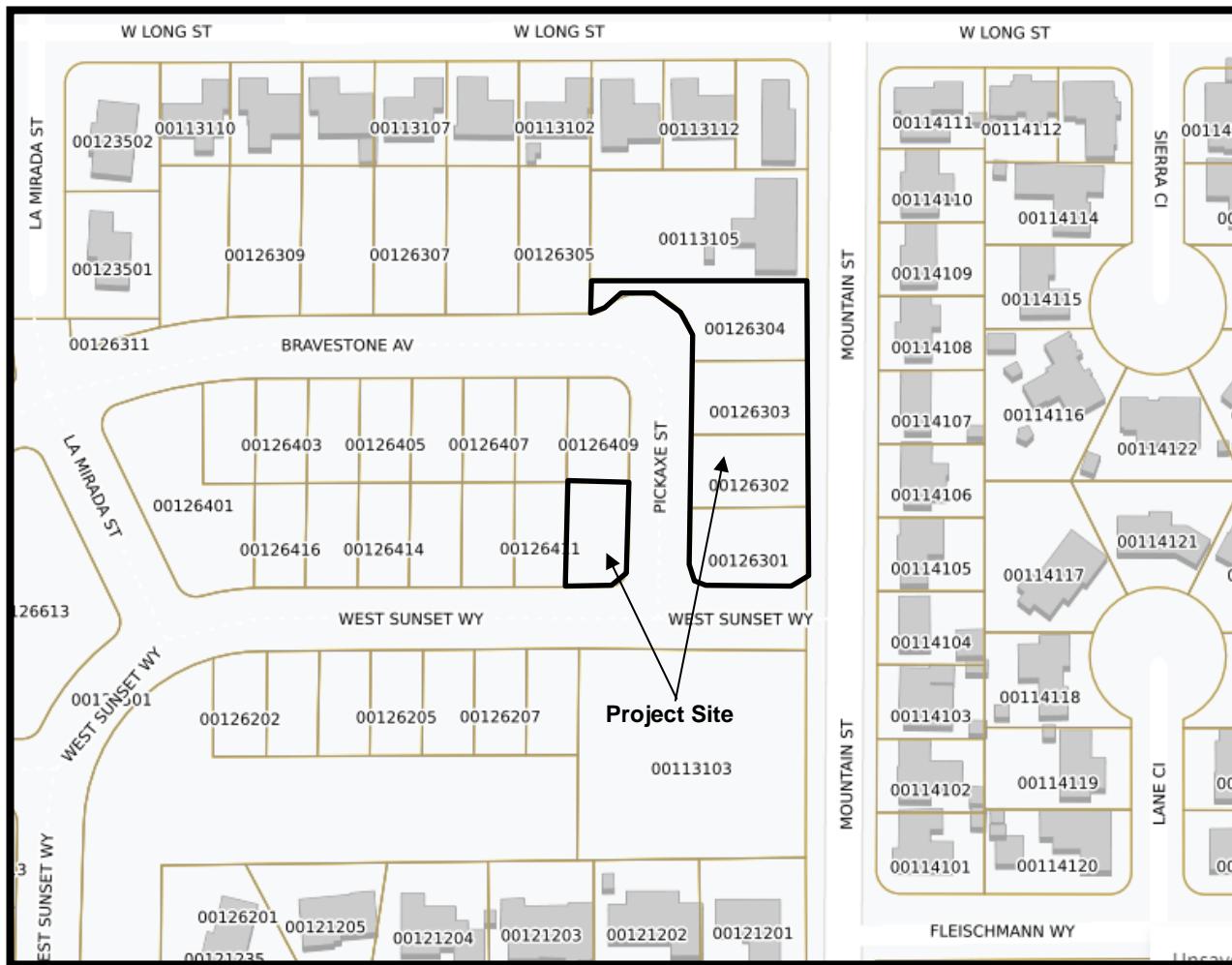
STAFF CONTACT: Heather Manzo, Associate Planner

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 ("SF6") located at 1484 West Sunset Way and 1409, 1419, 1429 and 1439 Pickaxe Street, Assessor Parcel Numbers ("APNs") 001-263-01 through -04 and 001-264-10. (Heather Manzo, 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 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-2023-0017, 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 of the Carson City Community Development Department (“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 10 flag signs may be located along the project frontages, spaced a minimum of 50 feet apart
 - 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 (SF6); and Carson City Development Standards (“CCDS”) Division 2 Parking and Division 4 Signs

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

PRESENT ZONING: SF6

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: SF6

EAST: SF6

WEST: SF6

SOUTH: Public Community ("PC")

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X Shaded, no mitigations required

EARTHQUAKE FAULT: Beyond 500 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 zoning district, requiring approval of a SUP. 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 SUP. 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:

- Ten 19-foot-tall flag poles with 15 square foot flags along the Mountain Street, West Sunset Way, and Pickaxe Street 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

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 40 property owners within 300 feet of the subject site on February 8, 2023. 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 February 22, 2023 depending on the date of submission of the comments to the Planning Division.

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.

Development Engineering:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the SUP request.

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:

The project must meet all Carson City Development Standards and Standard Details.

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

Traffic generated by the model home use can be accommodated by the roadway network. Any signs that have the potential to obstruct lines of sight of vehicles will need to be located outside of sight triangles as described in the CCMC. The Applicant has provided diagrams that display the sight triangles and the sign locations that are compliant with the adopted standards and will not hinder pedestrian or vehicle line of sight.

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 engineering standards for health and safety.

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 CCMC and the approved tentative map.

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 Mountain Street which will mitigate impacts to surrounding properties, as traffic will be concentrated at the entrance to the subdivision. Landscaping and Mountain Street separate the proposed model home use from existing residences to the north and east. 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 10 freestanding flags to be placed along the Mountain Street, West Sunset Way, and Pickaxe Street frontages. Based on the proposed plan, flags would be placed approximately every 50 linear feet of street frontage. Placement of model home flags a minimum of every 50 feet is consistent with previously approved model home signage within Carson City. All other proposed project signage is consistent with CCDS and other model home complexes within the City and will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the overall neighborhood. Approval of the request is consistent with the development of a residential subdivision and will not create adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

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 Mountain Street. Sidewalks and roadways to provide access to the site will be complete before the model home use is established. 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 five 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 Mountain Street. Off-street parking and landscape area is provided that will mitigate the impact of the temporary use on the surrounding properties.

Attachments:

Application – LU-2023-0017

RECEIVED

JAN 23 2023

CARSON CITY
PLANNING DIVISION

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:

Submittal 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.

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

FILE

APPLICANT **Lennar Reno, LLC** PHONE # **775-789-3238**

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

EMAIL ADDRESS
om.sosa@lennar.com

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

MAILING ADDRESS, CITY, STATE, ZIP
9425 Double Diamond Pkwy, Reno, NV 89521

EMAIL ADDRESS
om.sosa@lennar.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
N/A

MAILING ADDRESS, CITY STATE, ZIP
N/A

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

Street Address

See attached

See attached

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

SF12

Mountain Street

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Special Use permit for model home complex

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

9425 Double Diamond Pkwy, Reno, NV 89521

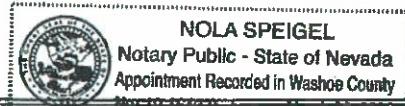
Address

Date

1-10-23

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

**STATE OF NEVADA
COUNTY OF Washoe**



Notary Public # 10-16402 - Expires March 20, 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

1-11-23
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: Anderson Ranch

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

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®

Andersen Ranch

Special Use Permit Request

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

LENNAR.COM



Project Description

Andersen Ranch

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

LENNAR.COM



January 6, 2023

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

PROJECT: Andersen Ranch

Lennar is applying for a Special Use Permit for a model complex at our Andersen 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.
- 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

Andersen Ranch

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

LENNAR.COM



Special Use Permit Findings – Andersen Ranch

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

The proposed model home complex for our Andersen Ranch development will confirm with the approved Carson City Master Plan policy. This model complex will provide a balanced community design by displaying single story floorplan layouts that utilize different design elements on both of model homes. The model complex will help provide visual enhancement for the area through use of professionally designed landscaping. 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 is mostly situated with in an existing neighborhood with the exception of medical facilities to the South. 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.

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 is in alignment with the Carson City zoning standards as outlined in Title 18 of the municipal code.

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

Andersen Ranch

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

LENNAR.COM

Carson City Property Inquiry	
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Property Information	
Parcel ID	001-263-01
Tax Year	2023 ▼
Land Use Group	VAC
Land Use	120 - Vacant - Single Family Residential
Zoning	SF6
Tax District	010
Site Address	1409 PICKAXE ST WY 1512 WEST SUNSET Andersen Ranch - Com Op Space
Neighborhood	
Parcel	0.1858
Acreage	
Assessed Value	28,000
Tax Rate	0.0000
Total Tax	\$0.00
Fiscal Year	(2023 - 2024)
Total Unpaid	\$0.00
All Years	
Pay Taxes	

No Sketches or Photos

Assessments

Assessments					
Taxable Value	Land	Building	Per. Property	Totals	
Residential	80,000	0	0	0	80,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt					0
Total	80,000	0	0	80,000	
Assessed Value	Land	Building	Per. Property	Totals	
Residential	28,000	0	0	0	28,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt					0
Total	28,000	0	0	28,000	
	New Land	New Const.	New P.P.		
Residential	28,000	0	0	0	0
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Totals	28,000	0	0	28,000	

● Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	ANDERSEN RANCH, COMMON OPEN SPACE DEV LOT 10 MAP #3052	ANDERSEN RANCH, COMMON OPEN SPACE DEV	7	15N	20E	BLK LT 10

No Personal Exemptions

No Billing Information

No Payments

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LENNAR RENO LLC	Name	LENNAR RENO LLC
Mailing Address		Mailing Address	9425 DOUBLE DIAMOND PKWY
Status	Current	Status	RENO, NV, 89521
Account		Account	Current

No Structure Information

● Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Document #	Document Type	Sale Date	Sold By	Sold To	Price
2023 535105	SUBDIVISION MAP	8/30/2022	LENNAR RENO LLC		\$0

Parcel Genealogy				
Relationship	Parcel Number	Action	Year	Change Effective Year
Parent Parcel	00757311	A	2023	2023

No Taxing Entity Information

Carson City Property Inquiry

Property Information	
Parcel ID	001-263-02
Tax Year	2023 ▾
Land Use Group	VAC
Land Use	120 - Vacant - Single Family Residential
Zoning	SF6
Tax District	010
Site Address	1419 PICKAXE ST
Neighborhood	Andersen Ranch - Com Op Space
Public Notes	(23/24) SKETCH FOR PROPOSED HOME Pay Taxes

Sketches & Photos


Assessments

Assessments					
Taxable Value	Land	Building	Per. Property	Totals	
Residential	80,000	0	0	0	80,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	80,000	0	0	80,000	
Assessed Value					
	Land	Building	Per. Property	Totals	
Residential	28,000	0	0	0	28,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	28,000	0	0	28,000	
New Land					
	New Land	New Const.	New P.P.		
Residential	28,000	0	0	0	0
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Totals	28,000	0	0	0	0

● Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	ANDERSEN RANCH, COMMON OPEN SPACE DEV LOT 9 MAP #3052	ANDERSEN RANCH, COMMON OPEN SPACE DEV	7	15N	20E	BLK LT 9

No Personal Exemptions

No Billing Information

No Payments

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LENNAR RENO LLC	Name	LENNAR RENO LLC
Mailing		Mailing	9425 DOUBLE DIAMOND
Address		Address	PKWY
Status	Current	Status	RENO, NV, 89521
Account		Account	Current

No Structure Information

● Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Document #	Document Type	Sale Date	Sold To	Price
2023 535105	SUBDIVISION MAP	8/30/2022	LENNAR RENO LLC	\$0

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00757311	A	2023	2023	Yes

No Taxing Entity Information

Carson City Property Inquiry

● Property Information

Parcel ID	001-263-03	Parcel	0.1770
Tax Year	2023 ▾	Acreage	
Land Use Group	VAC	Assessed	28,000
Land Use		Value	
Zoning	120 - Vacant - Single Family Residential	Tax Rate	0.0000
Tax District	SF6	Total Tax	\$0.00
Site Address	010	Fiscal Year	(2023 - 2024)
Neighborhood	1429 PICKAXE ST	Total Unpaid	\$0.00
	Andersen Ranch - Com	All Years	

(23/24) SKETCH FOR PROPOSED HOME

• Sketches & Photos



Assessments					
Taxable Value	Land	Building	Per. Property	Totals	
Residential	80,000	0	0	0	80,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	80,000	0	0	80,000	
Assessed Value	Land	Building	Per. Property	Totals	
Residential	28,000	0	0	0	28,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	28,000	0	0	28,000	
New Land	New Const.	New P.P.			
Residential	28,000	0	0	0	0
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Totals	28,000	0	0	0	0

● Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	ANDERSEN RANCH, COMMON OPEN SPACE DEV LOT 8 MAP #3052	ANDERSEN RANCH, COMMON OPEN SPACE DEV	7	15N	20E	BLK LT 8

No Personal Exemptions

No Billing Information

No Payments

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LENNAR RENO LLC	Name	LENNAR RENO LLC
Mailing Address		Mailing Address	9425 DOUBLE DIAMOND PKWY
Status	Current	Status	RENO, NV, 89521
Account		Account	Current

No Structure Information

● Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2023	535105	SUBDIVISION MAP	8/30/2022	LENNAR RENO LLC		\$0

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00757311	A	2023	2023	Yes

No Taxing Entity Information

Carson City Property Inquiry

Property Information	
Parcel ID	001-263-04
Tax Year	2023 ▾
Land Use Group	VAC
Land Use	120 - Vacant - Single Family Residential
Zoning	SF6
Tax District	010
Site Address	1439 PICKAXE ST
Neighborhood	Anderson Ranch - Com Op Space
Parcel	0.2473
Acreage	
Assessed Value	\$32,200
Tax Rate	0.00000
Total Tax	\$0.00
Fiscal Year	{2023 - 2024}
Total Unpaid	\$0.00
All Years	
Pay Taxes	

No Sketches or Photos

Assessments

Assessments					
Taxable Value	Land	Building	Per. Property	Totals	
Residential	92,000	0	0	0	92,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	92,000	0	0	92,000	
Assessed Value	Land	Building	Per. Property	Totals	
Residential	32,200	0	0	0	32,200
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt				0	0
Total	32,200	0	0	32,200	
New Land	New Const.	New P.P.			
Residential	32,200	0	0	0	0
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Totals	32,200	0	0	0	0

● Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	ANDERSEN RANCH, COMMON OPEN SPACE DEV LOT 7 MAP #3052	ANDERSEN RANCH, COMMON OPEN SPACE DEV	7	15N	20E	BLK LT 7

No Personal Exemptions

No Billing Information

No Payments

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LENNAR RENO LLC	Name	LENNAR RENO LLC
Mailing		Mailing	9425 DOUBLE DIAMOND
Address		Address	PKWY
Status	Current	Status	RENO, NV, 89521
Account		Account	Current

No Structure Information

● Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Document #	Document Type	Sale Date	Sold To	Price
2023 535105	SUBDIVISION MAP	8/30/2022	LENNAR RENO LLC	\$0

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00757311	A	2023	2023	Yes

No Taxing Entity Information

Carson City Property Inquiry

Property Information		
Parcel ID	001-264-05	Parcel
Tax Year	2023 ▾	Acreage
Land Use Group	VAC	Assessed Value
Land Use	120 - Vacant - Single Family Residential	Tax Rate
Zoning	SF6	Total Tax
Tax District	010	Fiscal Year (2023 - 2024)
Site Address	891 BRAESTONE	Total Unpaid
Neighborhood	All Years	\$0.00
	Andersen Ranch - Com Op Space	Pay Taxes

No Sketches or Photos

Assessments

Assessments					
Taxable Value	Land	Building	Per. Property	Totals	
Residential	68,000	0	0	0	68,000
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt	0	0	0	0	0
Total	68,000	0	0	68,000	
Assessed Value	Land	Building	Per. Property	Totals	
Residential	23,800	0	0	0	23,800
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Pers. Exempt	0	0	0	0	0
Total	23,800	0	0	23,800	
	New Land	New Const.	New P.P.		
Residential	23,800	0	0	0	0
Com / Ind.	0	0	0	0	0
Agricultural	0	0	0	0	0
Exempt	0	0	0	0	0
Totals	23,800	0	0	0	0

● Assessor Descriptions

Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	ANDERSEN RANCH, COMMON OPEN SPACE DEV LOT 72 MAP #3052	ANDERSEN RANCH, COMMON OPEN SPACE DEV	7	15N	20E	BLK LT 72

No Personal Exemptions

No Billing Information

No Payments

● Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LENNAR RENO LLC	Name	LENNAR RENO LLC
Mailing Address		Mailing Address	9425 DOUBLE DIAMOND PKWY
Status	Current	Status	RENO, NV, 89521
Account		Account	Current

No Structure Information

● Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN				
Document #	Document Type	Sale Date	Sold By	Price
2023 535105	SUBDIVISION MAP	8/30/2022	LENNAR RENO LLC	\$0

Parcel Genealogy					
Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00757311	A	2023	2023	Yes

No Taxing Entity Information



Building Elevations and Floor Plans

Andersen Ranch

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

LENNAR.COM



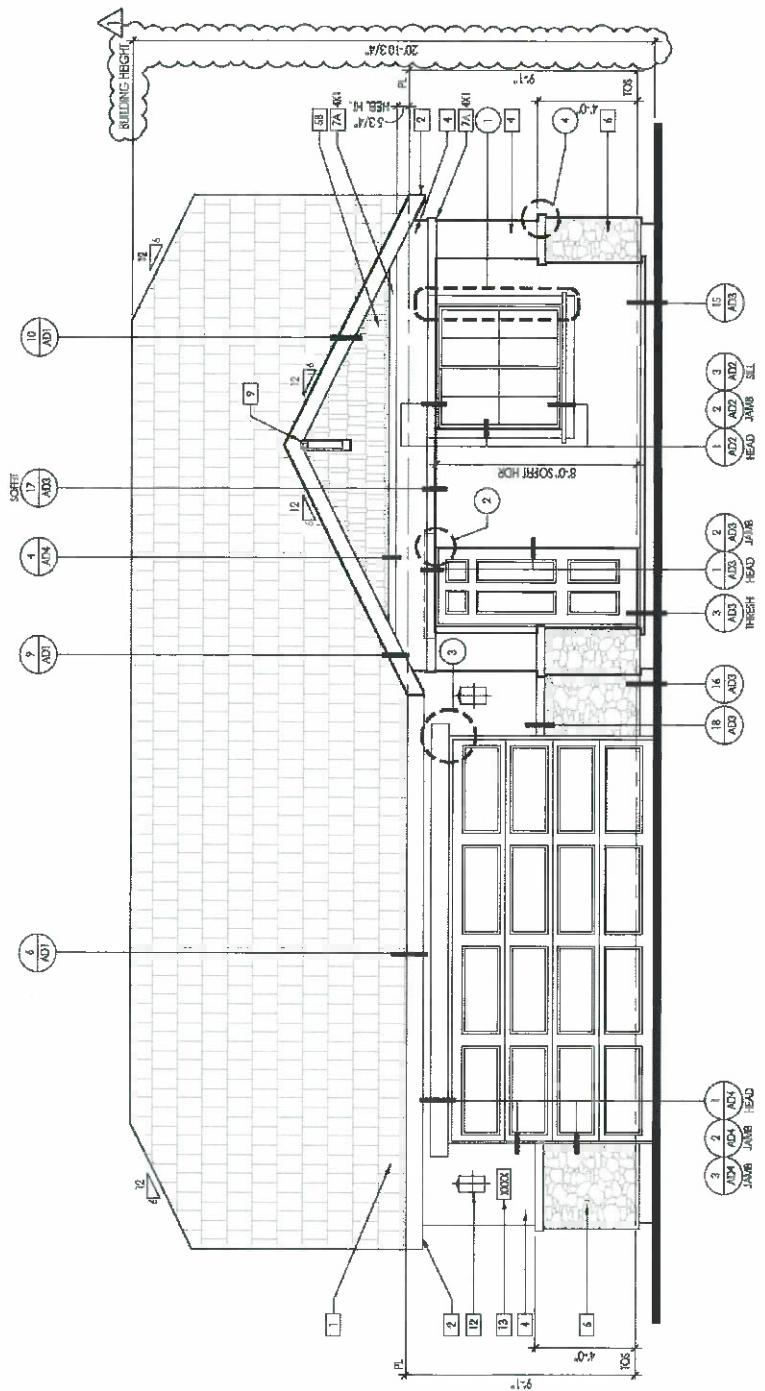
Andersen

Model Complex Building Elevations and Floor Plans

January 2023

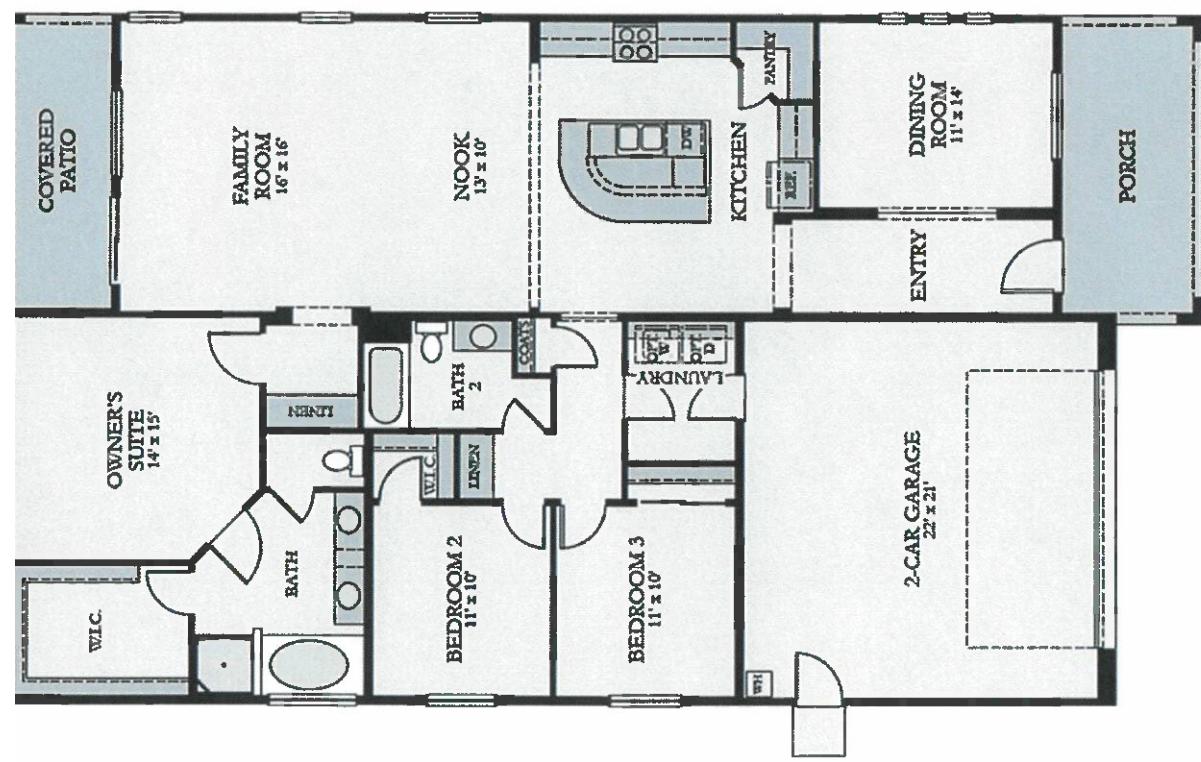
Andersen Ranch Model Complex Building Elevations

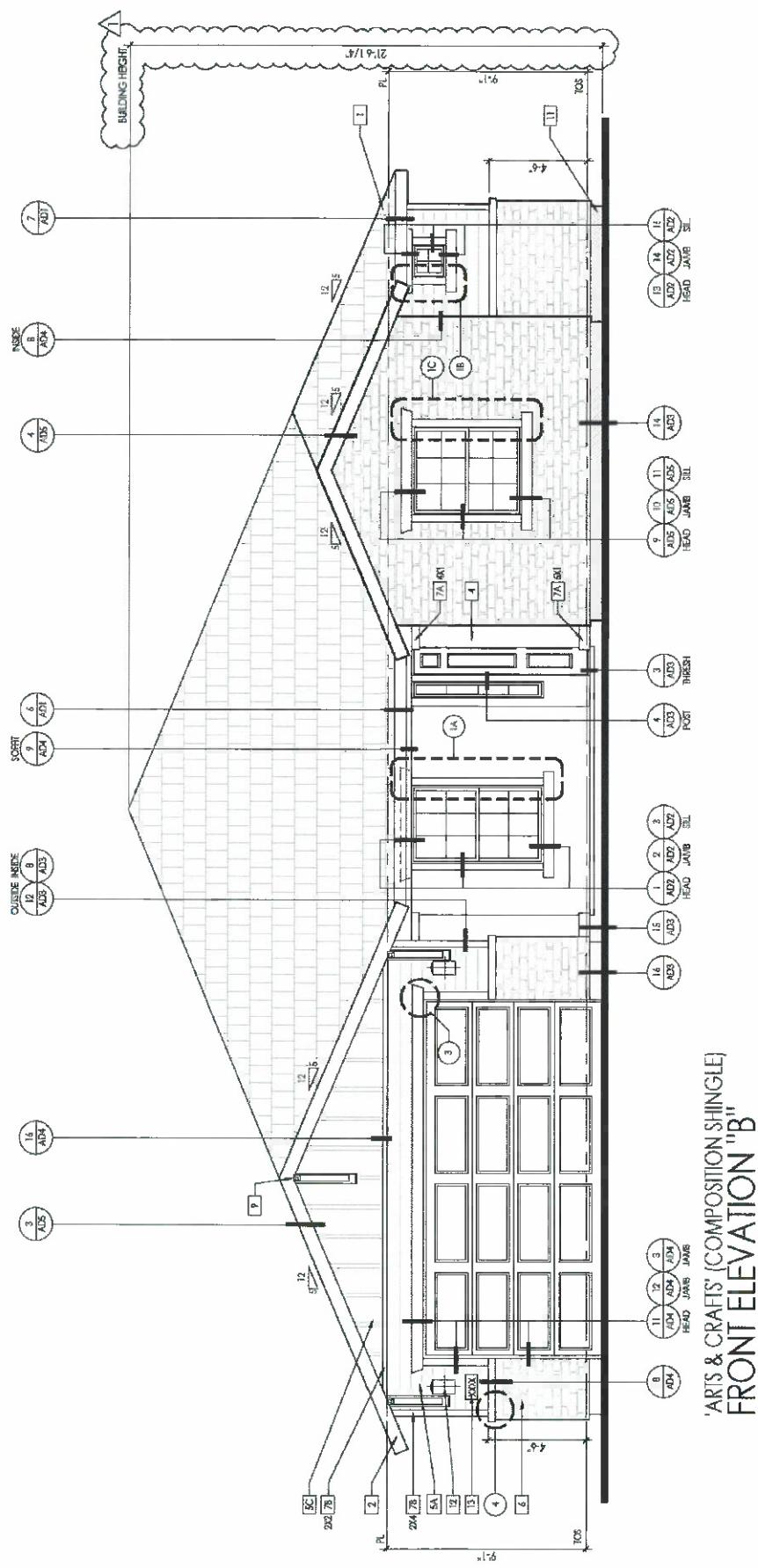
**'CRAFTSMAN' (FLAT CONCRETE TILE)
FRONT ELEVATION "A"**

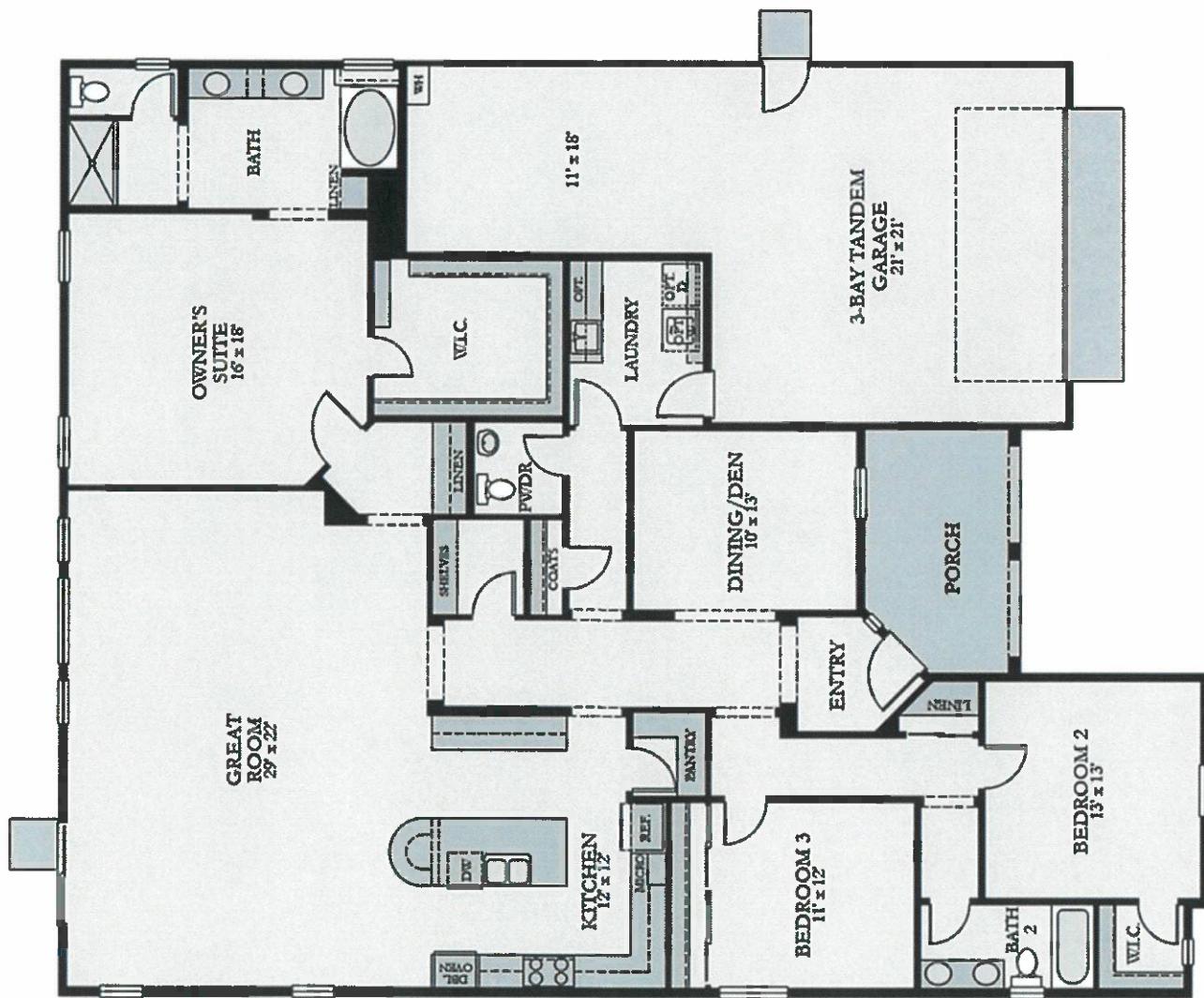


Plan 1950

Andersen Ranch Model Complex Building Elevations







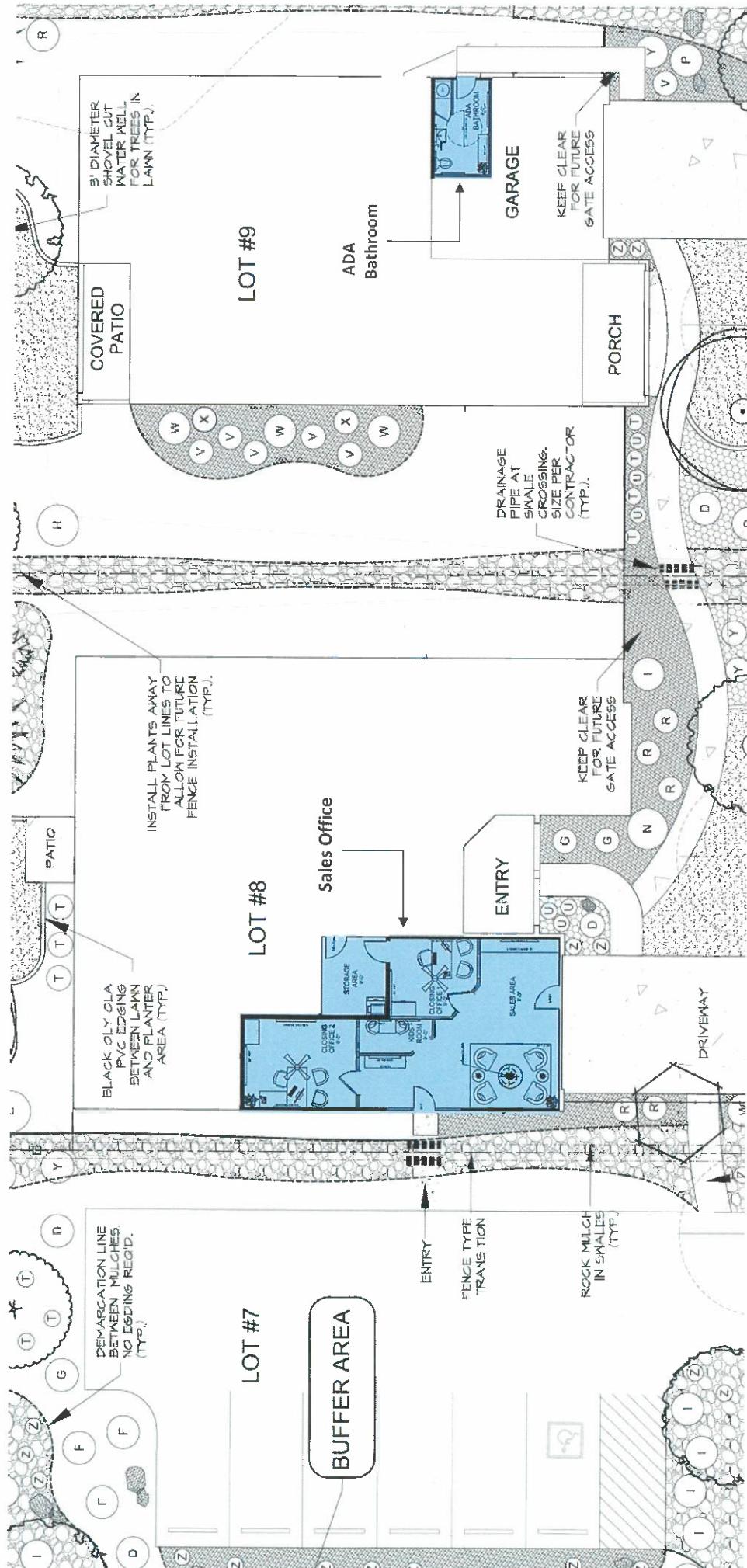


Site Plans

Andersen Ranch

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

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Vicinity Map



LENNAR®

Signs and Flags

Andersen Ranch

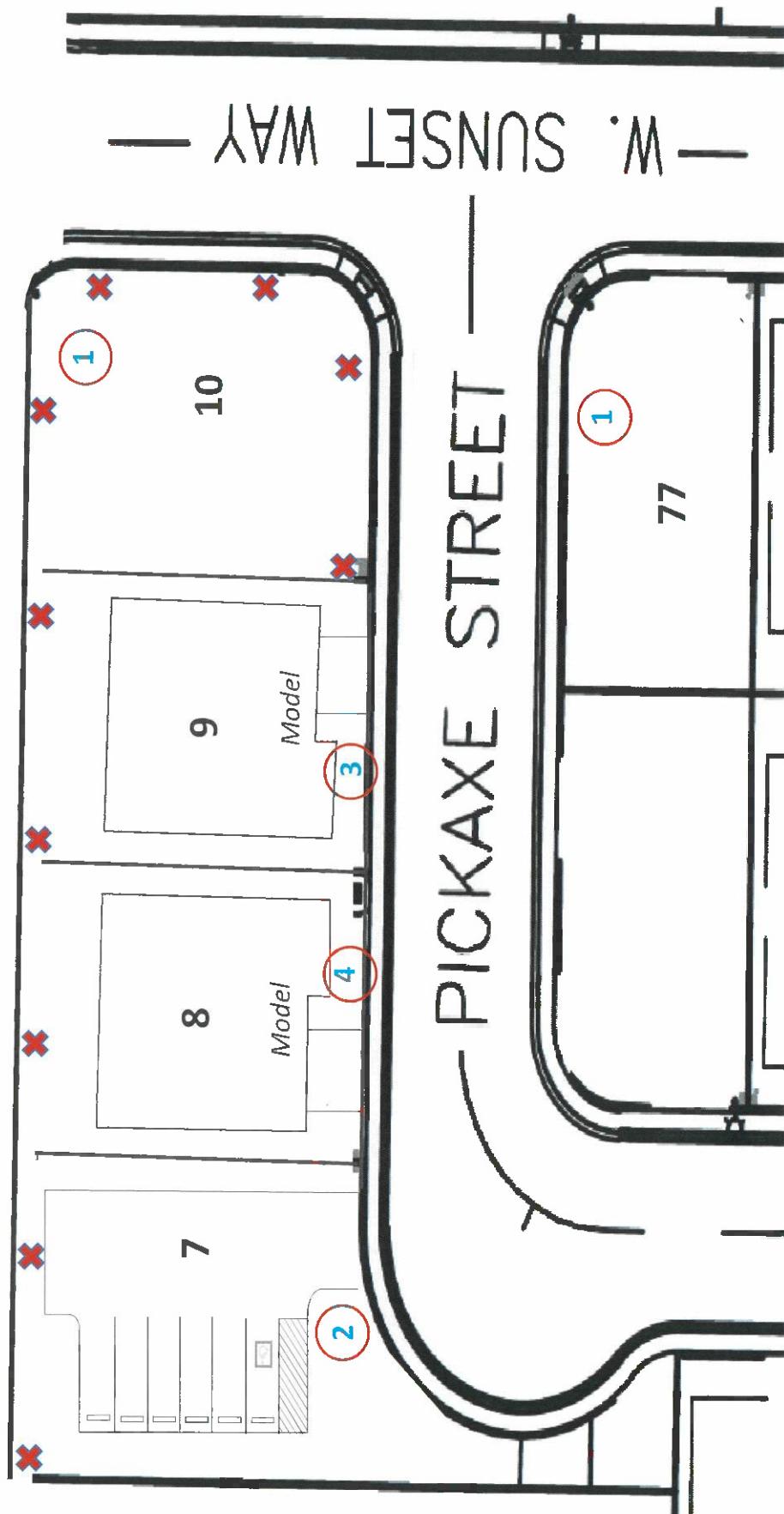
9425 Double Diamond Parkway, Reno, NV 89521 ♦ Phone: 775-825-7733 ♦ Fax: 775-825-7735

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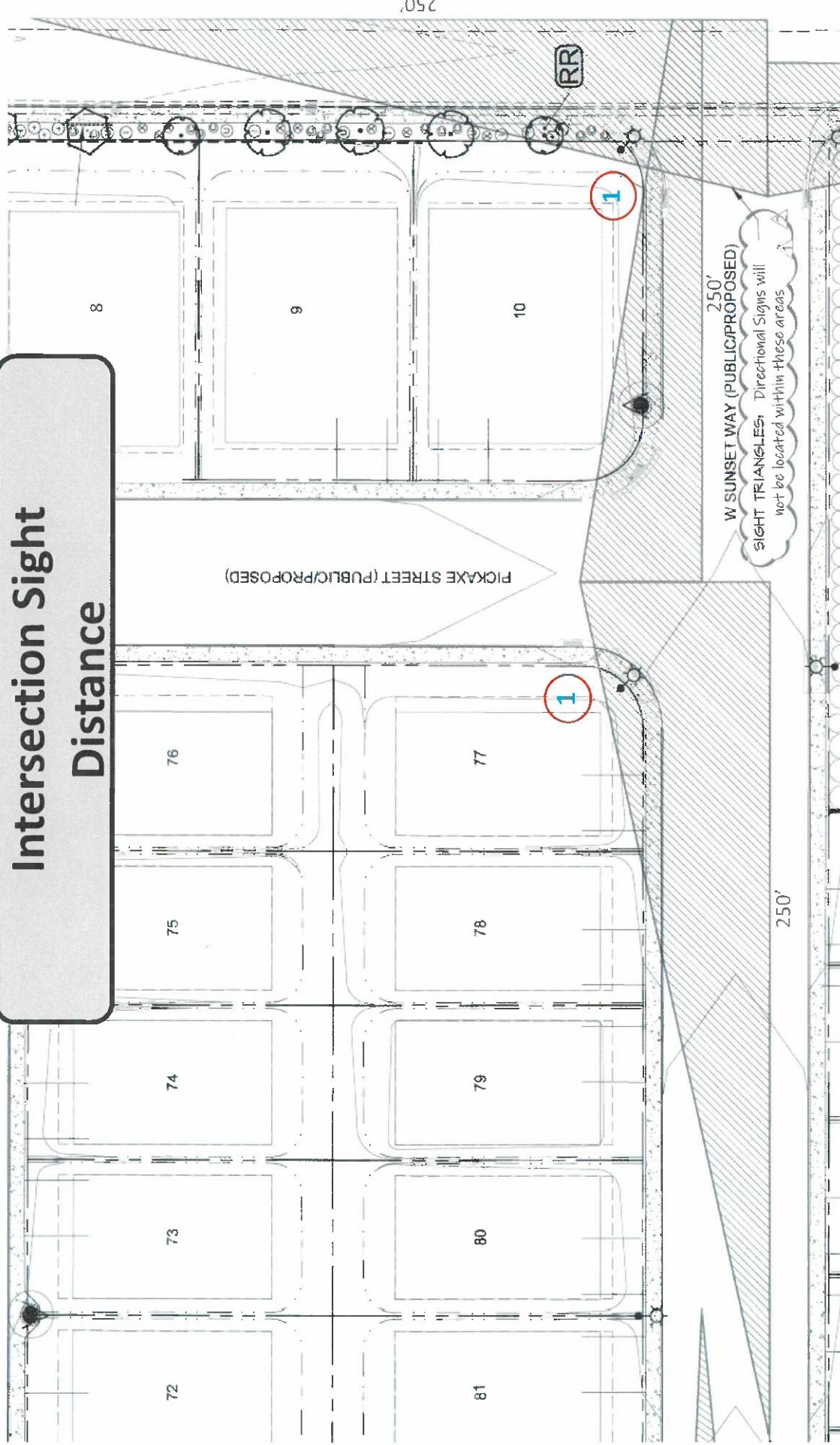
Andersen Ranch

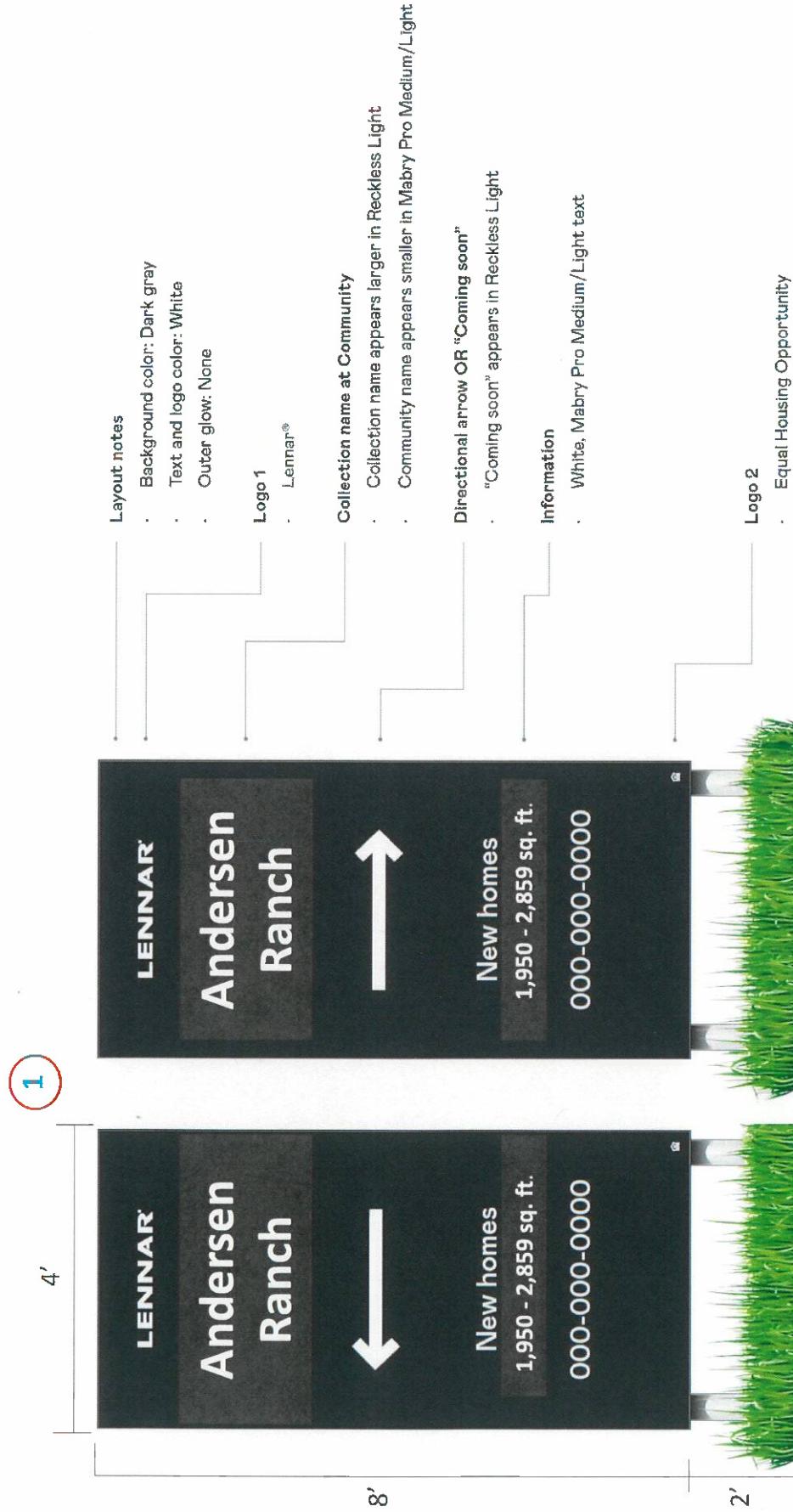
Flags and Signs Plan



- 1 Directional Signs 2 Welcome Home Sign 3 Model ID Sign 4 Model ID Sign
- Flags

Intersection Sight Distance





2

6'

LENNAR

Welcome home
Andersen Ranch

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



Thank you for visiting!

LENNAR

Welcome home
Andersen Ranch

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



- 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

6'

3'

