









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



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

Telephone: 775.328.6100

## **Extension of Subdivision Expiration Date for Approved Applications Submittal Requirements**

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

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

## Washoe County Development Application

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

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

# Property Owner Affidavit

**Applicant Name:** Lennar Reno, LLC

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

STATE OF NEVADA        )  
  )  
COUNTY OF WASHOE    )

I, Dustin Barker

(please print name)

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

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

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

Printed Name Dustin Barker

Signed 

Address 10345 Professional Circle, Suite 100

Reno, NV 89521

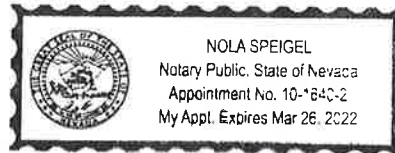
Subscribed and sworn to before me this  
29th day of April, 2020

(Notary Stamp)

Nola Speigel

Notary Public in and for said county and state

My commission expires: 3-26-2022



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

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



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

**OCTOBER 16, 2006**

---

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

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

**Dustin Barker  
Darrin Indart  
Michael Nicholls**

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

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

MANAGERS:



\_\_\_\_\_  
Edward C. Giermann

\_\_\_\_\_  
Steven E. Lane

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Edward C. Giermann

  
\_\_\_\_\_  
Steven E. Lane

## REQUEST FOR OFFICER ELECTION/REMOVAL

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

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

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

|                                     |          |                          |         |
|-------------------------------------|----------|--------------------------|---------|
| <input checked="" type="checkbox"/> | ELECTION | <input type="checkbox"/> | REMOVAL |
|-------------------------------------|----------|--------------------------|---------|

|  |  |
|--|--|
| 4. Basic information of associate being elected/removed: |  |
| 4a. Name:  | Dustin Barker                                      |
| 4b. Division:  | Lennar Reno  |
| 4c. Business Address:                                    | 10345 Professional Court, Ste. 100, Reno, NV 89521 |

|   |
|---|
| 5. Corporate officer title (Vice President, Assistant Secretary or Authorized Agent): |
| Vice President  |

|   |
|---|
| 5a. If Authorized Agent, list specific authorities to be granted (see attached list): |
|   |

|   |
|---|
| 6. Descriptive title (i.e. Division President, Division Controller, Director of Sales, etc.): |
| Regional Vice President of Finance  |

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

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

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

Request for Officer Election/Removal  
Page 1 of 1

Washoe County Treasurer  
Tammi Davis

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

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

| Collection Cart | Items | Total  | <a href="#">Checkout</a> | <a href="#">View</a> |
|-----------------|-------|--------|--------------------------|----------------------|
|                 | 0     | \$0.00 |                          |                      |

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

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

**Current Owner:**  
LENNAR RENO LLC

10345 PROFESSIONAL CIR STE 100  
RENO, NV 89521

**SITUS:**  
0 PYRAMID WAY  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

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

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

**Disclaimer**

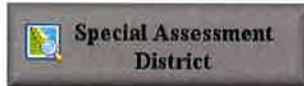
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

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

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



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

# LENNAR®

April 22, 2020

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

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

Dear Trevor:

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

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

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

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

Sincerely,  
LENNAR RENO, LLC



Tim Scheideman  
Director of Land Development

**SITE PLAN**  
**EAGLE CANYON IV**

WASHOE COUNTY, NEVADA  
APRIL, 2020

**EAGLE CANYON IV**  
**UNIT 2**  
(33 EXISTING LOTS)

**EAGLE CANYON IV**  
**UNIT 3**  
(125 LOTS)

**EAGLE CANYON IV**  
**UNIT 5**  
(68 LOTS)

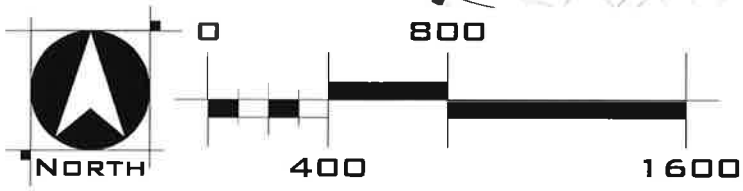
**EAGLE CANYON IV**  
**UNIT 4**  
(137 LOTS)  
APN 532-020-09

EAGLE CANYON RANCH

APN 532-020-04

EX. CALLE DE LA PLATA

EX. PYRAMID HWY



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

J:\Jobs\1660\_EagleCanyon\EagleCanyon\_IV\_Unit4\Civ\Exhibits\EXH OVERALL SITE PLAN\_EC\_IV.dwg 4/15/20 12:07pm overing