

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

1. The following information is required for an Amendment of Conditions:
 - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
 - b. Identify the specific Condition or Conditions that you are requesting to amend.
 - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.



Below are the written explanations of our proposed amendments along with our reasoning and justification. Each proposed amendment includes existing condition language along with the proposed amendment language.

Condition 1., t.

Currently states: “All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.”

Proposed Amendment: “All staff on site who are responsible for staffing the dual purpose medical/first aid station located in the Clubhouse and available during normal business hours will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.”

Reasoning and Justification: *A commercial Continuum of Care Independent Living Facility is not licensed to provide any “medical” care and by using the word “medical” it could be construed that this type of service (not care) is available to the residents, and should a true “medical” emergency occur it should be handled by licensed “medical” professionals who should be summoned by contacting 911. This is the same protocol that is used by most if not all Continuum of Care facilities.*

Providing First Aid 24/7 adds a substantial operating cost to facility/community with little benefit in an emergency situation. The cost of this is passed on to the residents through their HOA dues which takes away from the premise of providing seniors with a more cost-effective alternative to traditional Congregate of Care lodge style living (i.e. Cascades of the Sierra).

In the event of a “medical” emergency the use of the optional pendant that will be offered to all residents is a more effective way to get licensed medical help to them as quickly as possible without having to move from their place of emergency to the First Aid Station. In addition, Fire, Police and Ambulance have more authority to gain entry into a residence should the emergency be occurring behind a locked door.

Condition 1., u.

Currently states: “The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues”.



Proposed Amendment: “The facility will provide a fully equipped emergency medical station near the ground floor entry for quick access by third party emergency medical personnel. The dual purpose emergency medical/first aid station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to online and on call to third party licensed medical professionals that can assist and advise for medical issues. In addition, the facility staff shall have programming as part of their operation that provides residents with a conduit to established third-party medical service providers that the residents can sign up for at their discretion. Such as, but not limited to tele-health, senior helpers, hospice care, together with on-site workshops and seminars.”

Reasoning and Justification: *Again, a commercial Continuum of Care Independent Living Facility is not licensed to provide any “medical” care and by using the word “medical” it could be construed that this type of service (not care) is available to the residents. However, having an emergency medical station with equipment to be used by third party licensed medical professionals does help distinguish this facility from a typical For Sale residential community and its presence helps support the requirements in the Development Code. It can also be used as a First Aid station when the Clubhouse is open during normal business hours with a Clubhouse staff member trained in Basic Life Support (BLS).*

Condition 1., z, 8.

Currently states: “One occupant of the residences will be 62 years or older.”

Proposed Amendment: “Following Federal guidelines 80% of all residences shall be occupied by at least one occupant that is 62 years or older.”

Reasoning and Justification: *Following the federal guidelines provides a certain amount of appropriate flexibility in the age restriction community based on real life scenarios that exist while preserving the overall intent of being an age restricted community. In addition, restricting the age at 62 years of age helps support the Continuum of Care Facility model.*

Continuum of Care Cottage Community - Parcel List

APN	ADDRESS	COMMENT
53245101	454 BRAYFIELD ST	TM 5556 Lot 1
53245102	452 BRAYFIELD ST	TM 5556 Lot 2
53245103	450 BRAYFIELD ST	TM 5556 Lot 3
53245104	448 BRAYFIELD ST	TM 5556 Lot 4
53245105	446 BRAYFIELD ST	TM 5556 Lot 5
53245106	444 BRAYFIELD ST	TM 5556 Lot 6
53245107	442 BRAYFIELD ST	TM 5556 Lot 7
53245108	440 BRAYFIELD ST	TM 5556 Lot 8
53245109	438 BRAYFIELD ST	TM 5556 Lot 9
53245110	436 BRAYFIELD ST	TM 5556 Lot 10
53245201	437 BRAYFIELD ST	TM 5556 Lot 11
53245202	439 BRAYFIELD ST	TM 5556 Lot 12
53245203	441 BRAYFIELD ST	TM 5556 Lot 13
53245204	443 BRAYFIELD ST	TM 5556 Lot 14
53245205	445 BRAYFIELD ST	TM 5556 Lot 15
53245206	447 BRAYFIELD ST	TM 5556 Lot 16
53245207	414 HEIRLOOM ST	TM 5556 Lot 17
53245208	412 HEIRLOOM ST	TM 5556 Lot 18
53245209	410 HEIRLOOM ST	TM 5556 Lot 19
53245210	408 HEIRLOOM ST	TM 5556 Lot 20
53245211	406 HEIRLOOM ST	TM 5556 Lot 21
53246101	404 HEIRLOOM ST	TM 5556 Lot 22
53246102	402 HEIRLOOM ST	TM 5556 Lot 23
53246103	400 HEIRLOOM ST	TM 5556 Lot 24
53246104	431 BRAYFIELD ST	TM 5556 Lot 25
53246105	433 BRAYFIELD ST	TM 5556 Lot 26
53246106	435 BRAYFIELD ST	TM 5556 Lot 27
53246201	434 BRAYFIELD ST	TM 5556 Lot 28
53246202	432 BRAYFIELD ST	TM 5556 Lot 29
53246203	430 BRAYFIELD ST	TM 5556 Lot 30
53246204	240 JEDEDIAH ST	TM 5556 Lot 31
53246205	242 JEDEDIAH ST	TM 5556 Lot 32
53246206	244 JEDEDIAH ST	TM 5556 Lot 33
53246207	246 JEDEDIAH ST	TM 5556 Lot 34
53246208	248 JEDEDIAH ST	TM 5556 Lot 35
53246209	250 JEDEDIAH ST	TM 5556 Lot 36
53246210	252 JEDEDIAH ST	TM 5556 Lot 37
53246211	251 JEDEDIAH ST	TM 5556 Lot 38
53246212	249 JEDEDIAH ST	TM 5556 Lot 39
53246213	403 HEIRLOOM ST	TM 5556 Lot 40
53246214	405 HEIRLOOM ST	TM 5556 Lot 41
53246215	266 CLEORA ST	TM 5556 Lot 42
53245301	265 CLEORA ST	TM 5556 Lot 43
53245302	263 CLEORA ST	TM 5556 Lot 44
53245303	261 CLEORA ST	TM 5556 Lot 45
53245304	272 EUGENE PL	TM 5556 Lot 46
53245305	274 EUGENE PL	TM 5556 Lot 47
53245306	276 EUGENE PL	TM 5556 Lot 48
53245307	275 EUGENE PL	TM 5556 Lot 49
53245308	273 EUGENE PL	TM 5556 Lot 50
53245309	271 EUGENE PL	TM 5556 Lot 51
53245310	282 ARLIS PL	TM 5556 Lot 52
53245311	284 ARLIS PL	TM 5556 Lot 53
53245312	286 ARLIS PL	TM 5556 Lot 54
53245313	285 ARLIS PL	TM 5556 Lot 55
53245314	283 ARLIS PL	TM 5556 Lot 56
53245315	281 ARLIS PL	TM 5556 Lot 57
53247102	320 A Bethwin St	Common Area

53246107	0 Cleora St	Common Area
53247103	0 Heirloom St	Private Roads
53203219	0 Pyramid Way	Common Area
53245212	330 Bethwin St	Common Area
53245316	300 A Neighborhood way	Common Area
53247101	0 Neighborhood Way	Remainder Parcel

**UNANIMOUS WRITTEN CONSENT OF
THE SHAREHOLDERS OF
SILVERADO HOMES NEVADA, INC.**

The undersigned Shareholders of Silverado Homes Nevada, Inc., a Nevada corporation ("**Company**") in accordance with their authority to act without a meeting set forth in Section 78.310 et.seq., of the Nevada Revised Statutes, unanimously consent to the following actions:

Election of Board of Directors.

WHEREAS, the shareholders wish to elect individuals to serve on the Board of Directors of the Company until the next annual meeting of shareholders or until their successors are duly elected and qualified. Accordingly, it is therefore:

RESOLVED, that the following individuals are hereby elected to the Board of Directors of the Company to serve until the next annual meeting of shareholders: Thomas G. Evancie and Edward Johanson;

RESOLVED FURTHER, that the officers of the Company are directed to take any and all actions necessary to effect the foregoing resolutions, all previous actions taken by any such officers being hereby ratified, confirmed and approved;

RESOLVED FURTHER, that all authorizations and approvals of and actions taken by the directors of the Company at meeting of the Board of Directors or by unanimous written consent of the Board of Directors in the prior year are hereby in all respects approved, adopted, ratified and confirmed.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize, and approve of the foregoing resolutions in their capacity as the Shareholders of Silverado Homes Nevada, Inc., effective July 8, 2021. This Action may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.



Thomas G. Evancie



Edward Johanson

**UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF DIRECTORS OF
SILVERADO HOMES NEVADA, INC.**

The undersigned board of directors of Silverado Homes Nevada, Inc., a Nevada corporation ("**Company**") in accordance with their authority to act without a meeting set forth in Section 78.310 et.seq., of the Nevada Revised Statutes, unanimously consent to the following actions:

Election of Officers


WHEREAS, the directors wish to elect individuals to serve as officers of the Company until the next annual meeting of shareholders or until their successors are duly elected and qualified. Accordingly, it is therefore:

RESOLVED, that the following individuals are hereby elected to serve as the officers of the Company in the following capacities:

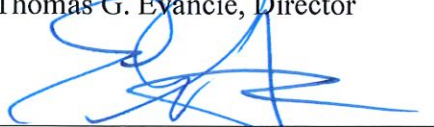
Edward Johanson	President and Chief Executive Officer
Thomas G. Evancie	Executive Vice President, Chief Financial Officer and Secretary
Michael C. Callon	Senior Vice President – Director of Operations
Michael W. Evans	Vice President – Planning and Development
Debra J. Hubert	Vice President – Sales and Marketing

RESOLVED FURTHER, that the officers of the Company are directed to take any and all actions necessary to effect the foregoing resolutions, and all previous actions taken by any such officers being hereby ratified, confirmed and approved.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize, and approve of the foregoing resolutions in their capacity as the Directors of the Company effective as of July 8, 2021. This Action may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.



Thomas G. Evancie, Director



Edward Johanson, Director