

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: Silverado Continuum Care Community (WSUP20-0019)			
Project Description: This request is for an Amendment of Conditions specific to Condition 1.,c. to allow more time before submitting for building permits.			
Project Address: 401 Neighborhood Way, Sparks, NV 89441 (APN 532-031-16)			
Project Area (acres or square feet): 11.214 acres			
Project Location (with point of reference to major cross streets AND area locator): Spanish Springs located of Neighborhood Way North of Eagle Canyon Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-031-16			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Special Use Permit Case WSUP20-0019			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: ETL Investments, LLC		Name: Wood Rodgers, Inc.	
Address: 5525 Kietzke Lane, Suite 102		Address: 1361 Corporate Boulevard	
Zip: 89511		Zip: 89502	
Phone: 775-691-1535 Fax:		Phone: 775-823-4068 Fax:	
Email: mevans@silveradohomes.com		Email: shuggins@woodrodgers.com	
Cell: 775-691-1535 Other:		Cell: Other:	
Contact Person: Mike Evans		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes Nevada, Inc.		Name: N/A	
Address: 5525 Kietzke Lane, Suite 102		Address:	
Zip: 89511		Zip:	
Phone: 775-691-1535 Fax:		Phone: Fax:	
Email: mevans@silveradohomes.com		Email:	
Cell: 775-691-1535 Other:		Cell: Other:	
Contact Person: Mike Evans		Contact Person:	
For Office Use Only			
Date Received: Initial:		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)***.

Please see attached document titled, "Application Written Explanations 9-8-25".

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.

We do not believe there will be any negative impacts to public health, safety, or welfare that would result from granting the amendments.

Due to the timing of the for rent senior housing project called Vintage at Spanish Springs coming to market on the same street as this project, we decided to delay the start of our to avoid an over-saturation of senior rentals in this neighborhood. Vintage at Spanish Springs is still in their lease-up phase so an over-saturation most likely still exists.

The amendment only extends the date by which building permits need to be issued.



Application Written Explanations 9-8-25

Below is the written explanation of our proposed amendments along with our reasoning and justification.

Condition 1, c.

Currently states:

“The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within five years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.”

Proposed Amendment:

“The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within ~~five years~~ *ten years* from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.”

Reasoning and Justification:

Due to a similar project being approved on Neighborhood Way for senior rental housing we have elected to delay the start of our senior rental project to not over-saturate the market. Due to the slow lease-up of the other project we continue to delay the start of our project to avoid over-saturating the market for this product on Neighborhood Way until the other project reaches near or full occupancy. However, in the long term and not too far into the distant future the need for senior housing is going to grow exponentially and there will be a real need for this type of housing, which is why we request an extension of time on the expiration date of our initial approval.



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building

1001 EAST 9TH STREET
RENO, NEVADA 89512-2845
PHONE (775) 328-6100
FAX (775) 328.6133

Board of Adjustment Action Order
Special Use Permit Case Number WSUP20-0019 (Silverado Continuum
Care Community)

Decision: Approval with Conditions

Decision Date: December 3, 2020

Mailing/Filing Date: December 9, 2020

Applicants: Silverado Homes NV, Inc.

Assigned Planner: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

Phone: 775.328.3627

E-Mail: jolander@washoecounty.us

Special Use Permit Case Number WSUP20-0019 (Silverado Continuum Care Community) – For possible action, hearing, and discussion to approve a special use permit to allow the use of Continuum of Care Facilities, Seniors, for a 157 unit continuum care rental community, in accordance with Washoe County Code (WCC) Table 110.302.05.3 for a 11.21 acres site north of 275 Neighborhood Way.

- Applicant: Silverado Homes NV Inc.
- Property Owner: Spanish Springs Associates LP
- Location: parcel north of 275 Neighborhood Way
- APN: 532-031-16
- Parcel Size: 11.21 acres
- Master Plan: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized Article 302, Allowed Uses; Authorized Article 438, Grading and Authorized; & Article 810, Special Use Permits
- Commission District: 4- Commissioner Hartung

Notice is hereby given that the Washoe County Board of Adjustment granted approval with conditions for the above referenced case number based on the findings in accordance with Washoe County Development Code Article 810, Special Use Permit, Article 302, Allowed Uses, and Article 438, Grading. If no appeals have been filed within 10 calendar days from the Mailing/Filing Date shown on this Action Order, the approval by the Washoe County Board of Adjustment is final. If filed, an appeal stays any further action on the decision until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912 of the Washoe County Development Code.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Silverado Homes NV, Inc.
Subject: Special Use Permit Case Number WSUP20-0019
(Silverado Continuum Care Community)
Date: December 9, 2020
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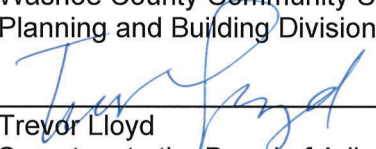
The action was based on the following findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for continuum of care facilities, seniors, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.

Washoe County Community Services Department
Planning and Building Division


Trevor Lloyd
Secretary to the Board of Adjustment

TL/JO/df

Attachments: Conditions of Approval

Applicant: Silverado Homes NV, Inc
5525 Kietzke Lane, Ste. 102
Reno, NV 89511
email: gpeitzmeier@silveradohomes.com

To: Silverado Homes NV, Inc.
Subject: Special Use Permit Case Number WSUP20-0019
(Silverado Continuum Care Community)
Date: December 9, 2020
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Owner: Spanish Springs Associates, LP
550 W. Plumb, Ste B
Reno, NV 89509
email: jess@hawcoproperties.com

Consultant: Wood Rodgers
1361 Corporate Blvd.
Reno, NV 89502
email: shuggins@woodrodgers.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office;
Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely,
Engineering and Capital Projects; James English & Vicky Olson, Washoe
County Health District; Spanish Springs Citizen Advisory Board, Chair.
Charles Moore and Dale Way, Truckee Meadows Fire Protection District;
Truckee Meadows Regional Planning Agency



Conditions of Approval

Special Use Permit Case Number WSUP20-0019

The project approved under Special Use Permit Case Number WSUP20-0019 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within five years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- f. A business license will be obtained from Washoe County for the new use prior to the commencement of operations of this facility .
- g. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Community Services Department, Parks Program.
- h. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- i. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- j. The following **Operational Conditions** shall be required for the life of the business:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

- ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
- iii. All landscaping and irrigation systems shall be maintained at all times to conform with all landscaping provisions of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
- iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- v. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Contact Name – Leo Vesely, 775.328.2313, ivesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- g. An updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name: Mitchell Fink, 775.328.-2050, mfink@washoecounty.us

- h. Regional Road Impact Fees will apply prior to the issuance of Certificate of Occupancy.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Name: Tim Simpson, P.E., 775.954.4648, tsimpson@washoecounty.us

- j. Sewer Connection Fees will apply prior to the issuance of Certificate of Occupancy.

Washoe County Water Management Planner Coordinator

- 3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact Name: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. A formal water will serve will be required as part of the Building Permit application and prior to occupancy, building final inspection, or certificate of occupancy.
- b. The applicant shall conform with the requirements of TMWA in regards to water rights and water service. TMWA requires that all water rights and water service conditions to be met prior to approval of building permits.

Washoe County Health District

- 4. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: James English, 775.328.2434, jenglish@washoecounty.us

- a. This project will connect to community water and sewer.
- b. If the SUP is approved, the WCHD will review all construction plans and issue permits to operate as applicable.

Washoe County Health District Emergency Medical Services (EMS)

- 5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: Vicky Olson, MPS, RN, EMS Coordinator, 775.326.6043, volson@washoecounty.us

- a. The address number will be clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies and that unit identification and directions to individual units within the building also be clearly marked to efficiently navigate and locate units within the building.

Truckee Meadows Fire Protection District (TMFPD)

- 6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

Contact Name: Dale Way/Brittany Lemon, 775.326.6000,

dway@tmfpd.us/blemon@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of

the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- k. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).
- l. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
- m. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- n. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
- o. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)

- p. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
- q. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

Fire Protection Water Supplies

- r. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- s. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- t. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- u. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- v. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*. (IFC 507.5.1)
- w. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- x. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- y. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- z. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- aa. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

*** End of Conditions ***