

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: 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)**.

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.



November 10, 2025

Washoe County Community Services Department
Planning and Building Division
1001 E. 9th Street, Bldg. A
Reno, NV 89512

Attn: Trevor Lloyd

RE: Conditions of Approval Amendments – WSUP22-0001, WTM22-001

Dear Mr. Lloyd:

I am writing to you as the point person to begin the formal process of working with Washoe County to amend the Conditions of Approval for this project based on your and Planning Director Kelly Mullin's recommendation to do so based on a reclassification of this Special Use Permit from a Continuum of Care use type to a Senior Housing use type per Washoe County's assumed adoption of the Senior Housing use type based on the meeting we had with you on September 4, 2025.

If you recall, prior to this new path being presented to us to amend our Conditions of Approval, based on a previous recommendation, we initiated the process of amending the Development Code. More specifically we were specifically looking to amend the Continuum of Care – Use Type to remove the “medical” components at the bare minimum at the Independent Living level of the Continuum of Care for the many reasons we have previously discussed and have conveyed to you in our correspondence on this matter. I purposely will not go into those details at this time unless requested to do so to keep this process as simplistic as possible for everyone's benefit. However, please let me know if you would like me to provide our previous reasoning.

Once and assuming the Continuum of Care use type was amended in the Development Code we were instructed that we would then apply for an Amendment to our Conditions of Approval related to the “medical” components which would no longer be required at least at the Independent Living level or would just be optional in the revised Development Code.

At the time we were amending the Development Code we asked permission to parallel our Amendment of Conditions of Approval with the Development Code Amendment to expedite the process which at that time was approved. We are hoping to do the same in this instance related to the addition of the Senior Housing use type to the Development Code thus the timing of this application.



The Planning Commission voted to adopt the Senior Use Type (WDCA25-009 Senior Housing) in their meeting on October 7th 2025. It is our understanding that the Board of County Commissioners will first hear this code amendment this month with the second reading in December at which time the Senior Housing use type if approved will become part of the Development Code.

Based on this application being submitted this month it is our understanding our application will not be heard by the Planning Commission until January 2026 at which time it is presumed that the Development Code will then include Senior Housing as a use type. With this use type in place the removal of the Conditions of Approval related to “medical” will be a cleanup process due to the project then being reclassified as a Residential Senior Housing use type as part of the this Amendment of Conditions process which does not include any “medical” requirements or the need for a commercial business license for it to operate.

In closing I would like to thank you and the county staff in their understanding of our issues related to “medical” being part of our Independent Living project and guiding us through the process needed to amend the Conditions of Approval.

If you have any questions or concerns with our application or approach, please contact me and we can discuss.

Best Regards,

A handwritten signature in blue ink, appearing to read "M. Evans", written over a light blue horizontal line.

Mike Evans
Vice President – Planning and Development



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. Our amendments are based on the project being amended to a Residential - Senior Housing facility versus a Commercial - Continuum of Care facility.

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 medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.”~~

Reasoning and Justification: *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

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 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”.~~

Reasoning and Justification: *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*



Condition 1., w.

Currently states: “The homeowner’s association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility.”

Proposed Amendment: ~~“The homeowner’s association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility.”~~

Reasoning and Justification: *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

Condition 1., y.

Currently states: “The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.”

Proposed Amendment: ~~“The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.”~~

Reasoning and Justification: *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

**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:

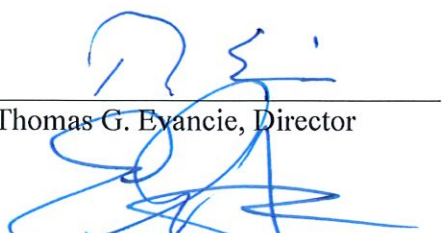
Edward Johanson	President and Chief Executive Officer
Thomas G. Evancie	Executive Vice President, Chief Financial Officer and Secretary
Michael C. Callon	Senior Vice President – Director of Operations
Michael W. Evans	Vice President – Planning and Development
Debra J. Hubert	Vice President – Sales and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