



Planning Commission Staff Report

Meeting Date: September 2, 2025

Agenda Item: 8C

AMENDMENT OF CONDITIONS CASE
NUMBER:

WAC25-0014 Continuum of Care

BRIEF SUMMARY OF REQUEST:

To amend conditions of approval for
WTM22-001

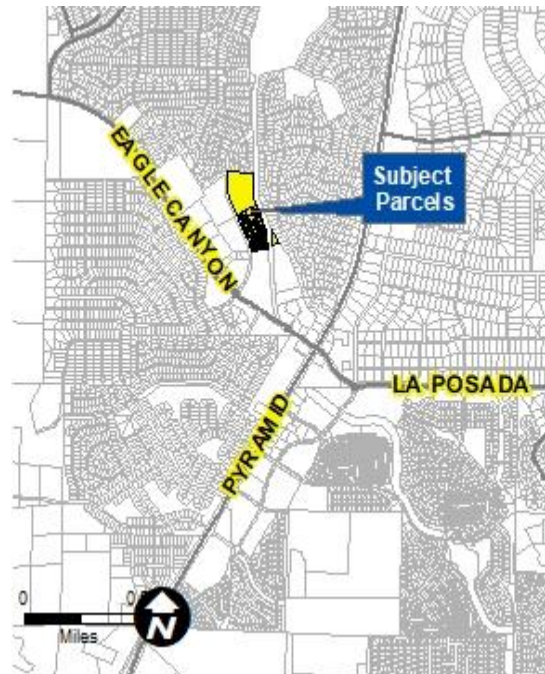
STAFF PLANNER:

Julee Olander, Planner
775.328.3627
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 to amend condition of approval 1(z)(8) in order to change the requirement that at least one occupant of each residence must be 62 years or older. The proposed modification provides that at least 80% of the occupied residences must be occupied by at least one person who is 55 years or older.

Applicant/Owner: Silverado Village
Eagle Canyon, LLC
Location: Bethwin Street, off
Neighborhood Way
APN: 532-471-01, 532-032-
19 & 64 parcels (See
Exhibit E, pages 5 &
6)
Parcel Size: 21.56 acres
Master Plan: Commercial
Regulatory Zone: Neighborhood
Commercial (NC)
Planning Area: Spanish Springs
Development Code: Authorized in Article
302, Allowed Uses;
Article 304, Use
Classification System;
Article 408, Common
Open Space
Development; Article
608, Tentative
Subdivision Maps &
Article 810, Special
Use Permits
Commission District: 4 – Commissioner
Andriola



STAFF RECOMMENDATION		
APPROVE	APPROVE WITH CONDITIONS	DENY

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Exhibits Contents

Amended Conditions of Approval	Exhibit A
Agency Comments	Exhibit B
WTM22-001 Action Order with Original Conditions of Approval	Exhibit C
Public Notice	Exhibit D
Project Application	Exhibit E

Amendment of Conditions

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that considered the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an Action Order is created along with amended conditions of approval.

The amended conditions of approval for Amendment of Conditions Case Number WAC25-0014 are attached to this staff report and will be included with the action order.



Site Plan

Background

On April 5, 2022, Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages) were approved by the Washoe County Planning Commission. The approval is for a special use permit to develop a continuum of care facility for seniors that included a common open space commercial subdivision, necessitating a tentative subdivision map. A continuum of care facility for seniors use type refers to commercial establishments that provide housing, activities and 24-hour skilled nursing or medical care to allow for adults to age in place. Facilities may include independent living, assisted living, nursing care, hospice care, accessory housing for staff, and medical facilities and services for residents. See WCC 110.304.25(j).

The project site covered one parcel and a portion of another parcel, totaling 21.56 acres, and included 136 proposed lots located off Neighborhood Way of which 57 lots have since been recorded. The lot sizes range from 2,004 SF to 2,400 SF, with 10.42 acres of open space. The applications also included major grading, to grade 55,000 CY of imported material.

The development will consist of 136 single family detached residences over the 21.56 acres, with a gross density of 6.3 units per acre, 4.67 acres of right-of-way and 10.42 acres of common open space. The development allows for three residential house plans and styles with 2 bedrooms or 2 bedrooms and a den, with 2-car garages and 2 parking spaces in the driveway. Additional parking spaces will be located throughout the site with the majority around the care facility's center building.

Applicant Request to Amend Condition of Approval 1(z)(8)

The applicant is requesting to amend Condition 1(z)(8), which states: "One occupant of the residences will be 62 years or old" [sic]. The applicants are proposing new language to read: "Following Federal guidelines 80% of all residences shall be occupied by at least one occupant that is 55 years and older" (See Exhibit E, page 1). According to the applicant, this change to allow 20% of the residences to be occupied solely by residents under the age of 55 "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." (See Exhibit E, p. 5).

Specifically, the applicant contends that the proposed change would allow for a spouse or domestic partner to continue to reside in their home if the older adult no longer resided in the home. Note: Although condition of approval 1(z)(8) requires one occupant of the residences to be 62 years old or older, the CC&Rs (reviewed by the County) do provide some limited exceptions to this requirement. For example, the CC&Rs provide that spouses, domestic partners and dependents may continue to reside in their home in the event the 62+ year old resident dies, is hospitalized, experiences a prolonged absence, or gets divorced—provided that the exceptions within the CC&Rs make up no more than 20% of the development.

The applicant also contends the proposed change would allow employees and contractors who are providing services to the HOA to live on-site, as well as other individuals that the HOA deems desirable to live on-site. Note: The approved CC&Rs permit an association (HOA) employee that's required to live on-site to do so. Finally, the applicant contends that the 20% allowance gives flexibility to the age of the residents,

while still requiring 80% of the residences to be occupied by at least one person who is 55 years or older. According to the applicant the “HOA will conduct an audit every two years of all residents, where residents must provide proof of age by driver’s license, birth certificate, etc. to confirm continued compliance.” Additionally, the applicant states, “This process is dictated by the Housing for Older Persons Act (HOPA) and the records must be on file in case an inspection is made.” (See Exhibit E, p. 1)

Staff Analysis and Proposed Modifications

The federal regulations which promote housing for older persons are found in 24 CFR Part 100, Subpart E. These regulations allow exemptions to the Fair Housing Amendments Act of 1988, i.e., allow age-restricted housing, in order to assist elderly persons in securing and maintaining housing. The most permissive regulation that allows a housing facility or community to qualify as “housing for older persons” provides that *at least* 80% of its occupied units must be occupied by at least one person who is 55 years old or older. See Subpart E, Section 100.305(a). When this special use permit and tentative subdivision map was originally approved, the applicants stated an intention for each residence to house at least one occupant who was 62 years old or older. That intention was memorialized in condition of approval 1(z)(8) and approved by the Planning Commission. Note: Condition 1(z)(8) (as currently approved) in conjunction with the approved CC&Rs meets the requirements of Subpart E, Section 100.305(a).

The applicants are asking to modify condition 1(z)(8) to align with the most permissive allowances in Subpart E, Section 100.305(a), i.e., to reduce the minimum qualifying age to 55 years old, and to allow approximately 20% of the residences to solely house persons younger than this minimum qualifying age. County staff can support the general proposal. However, if the Planning Commission decides to modify condition 1(z)(8), County staff are recommending that the modified language read: “In alignment with federal regulations, at least 80% of all occupied residences shall be occupied by at least one person that is 55 years of age or older”.

County staff are proposing this modified language because the federal requirement is that *at least* 80% of the occupied residences be occupied by a resident meeting the minimum qualifying age—not that exactly 80% be occupied by a qualifying resident. Further, the federal requirements are not “guidelines,” but regulations codified in the Code of Federal Regulations (CFR). Staff also contacted the applicant and they are in agreement to the proposed wording for condition 1(z)(8), as found in Exhibit A.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Water Rights Manager (All Apps)	X	X		Timber Wiess, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All)	X	X		Robert Wimer rwimer@washoecounty.gov
NNPH Environmental Health	X	X		James English jenglish@nnph.org
TMFPD	X	X		Dale Way dway@tmfpd.org

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Recommendation

After a thorough review and analysis, Amendment of Conditions Case Number WAC25 0014 is being recommended for approval with the amended condition for 1(z)(8), as recommended by staff. Staff offers the following motion for the Commission's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Amendment of Conditions Case Number WAC25-0014 for Silverado Village Eagle Canyon, LLC, to modify condition of approval 1(z)(8), with the conditions included as Exhibit A to this matter, having made all findings in accordance with Washoe County Code Sections 110.810.30 and 110.608.25.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



Conditions of Approval

Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages)

The project approved under Special Use Permit WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 shall be carried out in accordance with these amended conditions of approval granted by the Planning Commission on September 2, 2025. 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 and tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision map. 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 and tentative subdivision map are 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 and tentative subdivision map 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 and tentative subdivision map 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 recordation of a final map.
- 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.

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

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over all public health matters in NNPH's jurisdiction. Any conditions set by NNPH must be appealed to the District Board of Health.**

<p style="text-align: center;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p>

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name: Julee Olander, Planner, 775.328.3627,
jolander@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, and record the final map within four years after the date of approval of the tentative map or within two year of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM case number for map name**
WAS APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL
APPLICABLE STATUTES, ORDINANCES AND CODE
PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE
TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

**[Omit the following paragraph if this is the first and last (only) final
map.]**

THE NEXT FINAL MAP FOR **<WTM CASE NUMBER>** MUST BE
APPROVED AND ACCEPTED FOR RECORDATION BY THE
PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE
EXPIRATION DATE, THE ____ DAY OF _____, 20____,
OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST
BE APPROVED BY THE WASHOE COUNTY PLANNING
COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR
RECORDATION **THIS ____ DAY OF _____, 20____** BY THE
PLANNING AND BUILDING DIRECTOR. THE OFFER OF
DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT

THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON **<date of Planning and Building Director's signature on first final map>**. **[Omit the following if second map.]** THE MOST RECENTLY RECORDED FINAL MAP, **<subdivision name and prior unit/phase #>** FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON **<date of Planning and Building Director's signature on most recent final map>** **[If an extension has been granted after that date – add the following]:** A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date of last Planning Commission action to extend the tentative map>**.

THIS FINAL MAP, **<subdivision name and unit/phase #>**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR **<TM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, **<add two years to the current expiration date unless that date is more than two years away>** OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- g. A note shall be placed on all grading plans and construction drawings 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.

- h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- n. The site will meet all commercial landscape requirements in accordance with Washoe County Code Article 412.

- o. 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.
- p. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- q. 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.
- r. Each residence is a lot and the setbacks for each residence are: 0 feet on all sides and 10 feet between structures; minimum lot size: 2,004 SF; and minimum lot width: 40 feet.
- s. The following setbacks are for the primary property, as measured from primary parcel boundary: Minimum lot sizes: 2,004 SF; Minimum Lot Width: 40 feet; Front Yard Setback 10 feet; Side Yard Setback 5 feet; and Rear Yard Setback 10 feet.
- t. 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.
- u. 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.
- v. The facility will provide all residents with the option of having a 24/7 mobile monitoring type device, they can carry with them while on the property.
- w. 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.
- x. 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.
- y. 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.
- z. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and

subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Debris and litter removal;
 - c. Fire access and suppression; and
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
6. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
7. Mandatory solid waste collection.
8. ~~One occupant of the residences will be~~ **In alignment with federal regulations, at least 80% of all occupied residences shall be occupied by at least one person that is 55 years of age or older.**
- aa. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose.

Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)

2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

Contact Name: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- k. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.

Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

3. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

Contact Name: Robert Wimer, P.E. 775.328.2059, rwimer@washoecouty.gov

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- e. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- f. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- g. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- h. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12-foot wide all-weather access road.

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

4. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name: Mitchell Fink, P.E. 775.328.2050, mfink@washocounty.gov

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.

- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.

FOR PRIVATE STREETS (County Code 110.436):

- i. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- j. Adequate snow storage easements shall be identified on the final plat.
- k. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- l. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- m. Provide an analysis to determine the minimum onsite stacking length, with the minimum being 50- feet, and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)

- 5. The following utility conditions are requirements of Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

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

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- n. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift

stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.

- o. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Northern Nevada Public Health- Air Quality

6. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. 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: Genine Rosa, Environmental Engineer II, 775. 784.7204, grosa@washoecounty.gov

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com. Link to application: Dust Control Permit Application

Northern Nevada Public Health- Environmental

7. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. 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, Environmental Health Specialist Supervisor, 775. 328.2610, jenglish@washoecounty.gov

- a. Pool and spa plans must be submitted with clubhouse building permits or delays in approval may occur.

Truckee Meadows Fire Protection District

8. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name: Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. The minimum road width shall be 26 feet where fire hydrants are located on a fire apparatus access roads.

Washoe County Water Management Planner Coordinator

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

Contact Name: Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. The project must be constructed based on TMWA water service.

*** End of Conditions ***



Date: July 27, 2025

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC25-0014 Continuum of Care
APN: multiple

GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Tentative Subdivision Map Case Number WTM22-001 to amend three conditions addressing 24/7 medical care and residents' age. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Wood Rodgers, Inc.

WAC25-0014
EXHIBIT B

From: [Way, Dale](#)
To: [Olander, Julee](#)
Subject: WAC25-0014 (Continuum of Care) - Amendment
Date: Wednesday, July 16, 2025 8:50:05 AM

Julee,

TMFPD has no specific conditions or comments on this amendment request.

Thank you.

Dale Way

Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue

dway@tmfpd.us | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

July 29, 2025

Washoe County Community Services
Planning and Development Division

RE: Continuum of Care; Multiple APN's
Amendment of Conditions Case; WAC25-0014

Dear Washoe County Staff:

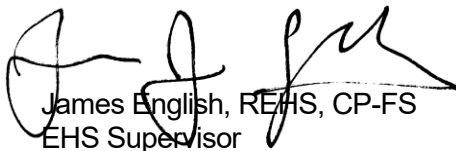
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The parcel is currently served by community water and sewerage systems.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health





Date: July 26, 2025

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Amendment of Conditions Case Number WAC25-0014 (Continuum of Care)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages) to amend 3 conditions addressing 24/7 medical care and residents age.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this amendment.

**WAC25-0014
EXHIBIT B**



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

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

Planning Commission Action Order

**Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map
Case Numbers WTM22-001 (Continuum of Care Cottages)**

Decision: **Approval with Conditions**
Decision Date: April 5, 2022
Mailing/Filing Date: April 6, 2022
Property Owner: Spanish Springs Associates, LP
Staff Planner: Julee Olander, Planner
Phone: 775.328.3608
E-Mail: jolander@washoecounty.gov

**Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map
Case Numbers WTM22-001 (Continuum of Care Cottages)** – For hearing, discussion and possible action to approve:

1. A special use permit (SUP) for a continuum of care facility for seniors in accordance with Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan, and for major grading to grade 55,000 CY of imported material.; and,
2. A common open space tentative subdivision map on ±21.56 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF.

- Applicant: Silverado Homes NV Inc
- Property Owner: Spanish Springs Associates LP
- Location: Across from 401 Neighborhood Way
- APN: 532-032-05 & portion of 532-032-16
- Parcel Size: 20.75 & 0.81 acres
- Master Plan: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) *Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits*. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further



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To: Spanish Springs Associates LP
Subject: WSUP22-0001 and WTM22-001 (Continuum of Care Cottages)
Mailing Date: April 6, 2022
Page: Page 2 of 3

action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) 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;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for continuum of care facilities, seniors and grading and for the intensity of such a development;
- (d) 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;
- (e) 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.

And all ten findings in accordance with Washoe County Code Section 110.608.25:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and



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To: Spanish Springs Associates LP
Subject: WSUP22-0001 and WTM22-001 (Continuum of Care Cottages)
Mailing Date: April 6, 2022
Page: Page 3 of 3

- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

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 seven 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 (attached) 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 any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/JO/LK

Enclosure: Conditions of Approval

Applicant: Silverado Homes NV Inc; E-mail: gpeitzmeier@silveradohomes.com
Property Owner: Spanish Springs Associates LP; E-mail: jesse@hawcoproperties.com
Representatives: Wood Rodgers, Inc. E-mail: shuggins@woodrodgers.com
Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer/Mitch Fink/Tim Simpson, Engineering and Capital Projects; Brittany Lemon, Truckee Meadows Fire Protection District; Genine Rosa/James English Washoe County Health District; Timber Weiss, Washoe County Water Management



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Conditions of Approval

Special Use Permit Case Number WSUP22-0001 and Tentative
Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages)

The project approved under Special Use Permit WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 5, 2022. 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 and tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision map. 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 and tentative subdivision map are 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 and tentative subdivision map may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this special use permit and tentative subdivision map 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 recordation of a final map.
- 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.

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.**

STANDARD CONSIDERATIONS FOR SUBDIVISIONS
Nevada Revised Statutes 278.349

Pursuant to NRS 278.349, when contemplating action on a tentative subdivision map, the governing body, or the planning commission if it is authorized to take final action on a tentative map, shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) The availability and accessibility of utilities;
- (d) The availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) The effect of the proposed subdivision on existing public streets and the need for new streets and highways to serve the subdivision;
- (h) Physical characteristics of the land such as floodplain, slope and soil;
- (i) The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335; and
- (j) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands.

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 the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, and record the final map within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR **<WTM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS ____ DAY OF _____, 20____** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR
PLANNING AND BUILDING

Jurat for ALL SUBSEQUENT FINAL MAPS

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. **[If the TM had been appealed to the BCC --- Add:]** THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on first final map>.* [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>.*

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR *<TM CASE NUMBER>* MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE ____ DAY OF _____, 20____, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS ____ DAY OF _____, 20____ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

MOJRA HAUENSTEIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- g. A note shall be placed on all grading plans and construction drawings 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.

- h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- n. The site will meet all commercial landscape requirements in accordance with Washoe County Code Article 412.
- o. 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.
- p. Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.
- q. 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.
- r. Each residence is a lot and the setbacks for each residence are: 0 feet on all sides and 10 feet between structures; minimum lot size: 2,004 SF; and minimum lot width: 40 feet.
- s. The following setbacks are for the primary property, as measured from primary parcel boundary: Minimum lot sizes: 2,004 SF; Minimum Lot Width: 40 feet; Front Yard Setback 10 feet; Side Yard Setback 5 feet; and Rear Yard Setback 10 feet.
- t. 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.
- u. 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 defibulator, 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.
- v. The facility will provide all residents with the option of having a 24/7 mobile monitoring type device, they can carry with them while on the property.

- w. 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.
- x. 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.
- y. 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.
- z. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
 - 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
 - a. Vegetation management;
 - b. Debris and litter removal;
 - c. Fire access and suppression; and
 - 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
 - 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
 - 4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
 - 5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
 - 6. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication

to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

7. Mandatory solid waste collection.
8. One occupant of the residences will be 62 years or old.
- aa. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose.

Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)

2. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

Contact Name: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.

- k. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.

Washoe County Engineering and Capital Projects – Flood Hazards (County Code 110.416), Storm Drainage Standards (County Code 110.420), and Storm Water Discharge Program (County Code 110.421)

- 3. The following conditions are requirements of the Washoe County Engineering and Capital Projects Division which shall be responsible for determining compliance with these conditions.

Contact Name: Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- e. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- f. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.
- g. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- h. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12-foot wide all-weather access road.

Washoe County Engineering and Capital Projects – Street Design Standards (County Code 110.436)

- 4. The following street design conditions are requirements of the Washoe County Engineering and Capital Projects, which shall be responsible for determining compliance with these conditions.

Contact Name: Mitchell Fink, P.E. 775.328.2050, mfink@washocounty.gov

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.

- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.

FOR PRIVATE STREETS (County Code 110.436):

- i. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- j. Adequate snow storage easements shall be identified on the final plat.
- k. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- l. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- m. Provide an analysis to determine the minimum onsite stacking length, with the minimum being 50- feet, and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)

- 5. The following utility conditions are requirements of Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

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

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
 - a. the estimated sewage flows generated by this project,
 - b. projected sewage flows from potential or existing development within tributary areas,
 - c. the impact on capacity of existing infrastructure,
 - d. slope of pipe, invert elevation and rim elevation for all manholes,
 - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- n. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.

- o. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

Washoe County Health District- Air Quality

6. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. 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: Genine Rosa, Environmental Engineer II, 775. 784.7204, grosa@washoecounty.gov

- a. Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit www.OurCleanAir.com. Link to application: Dust Control Permit Application

Washoe County Health District- Environmental

7. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. 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, Environmental Health Specialist Supervisor, 775. 328.2610, jenglish@washoecounty.gov

- a. Pool and spa plans must be submitted with clubhouse building permits or delays in approval may occur.

Truckee Meadows Fire Protection District

8. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name: Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
 - b. The minimum road width shall be 26 feet where fire hydrants are located on a fire apparatus access roads.

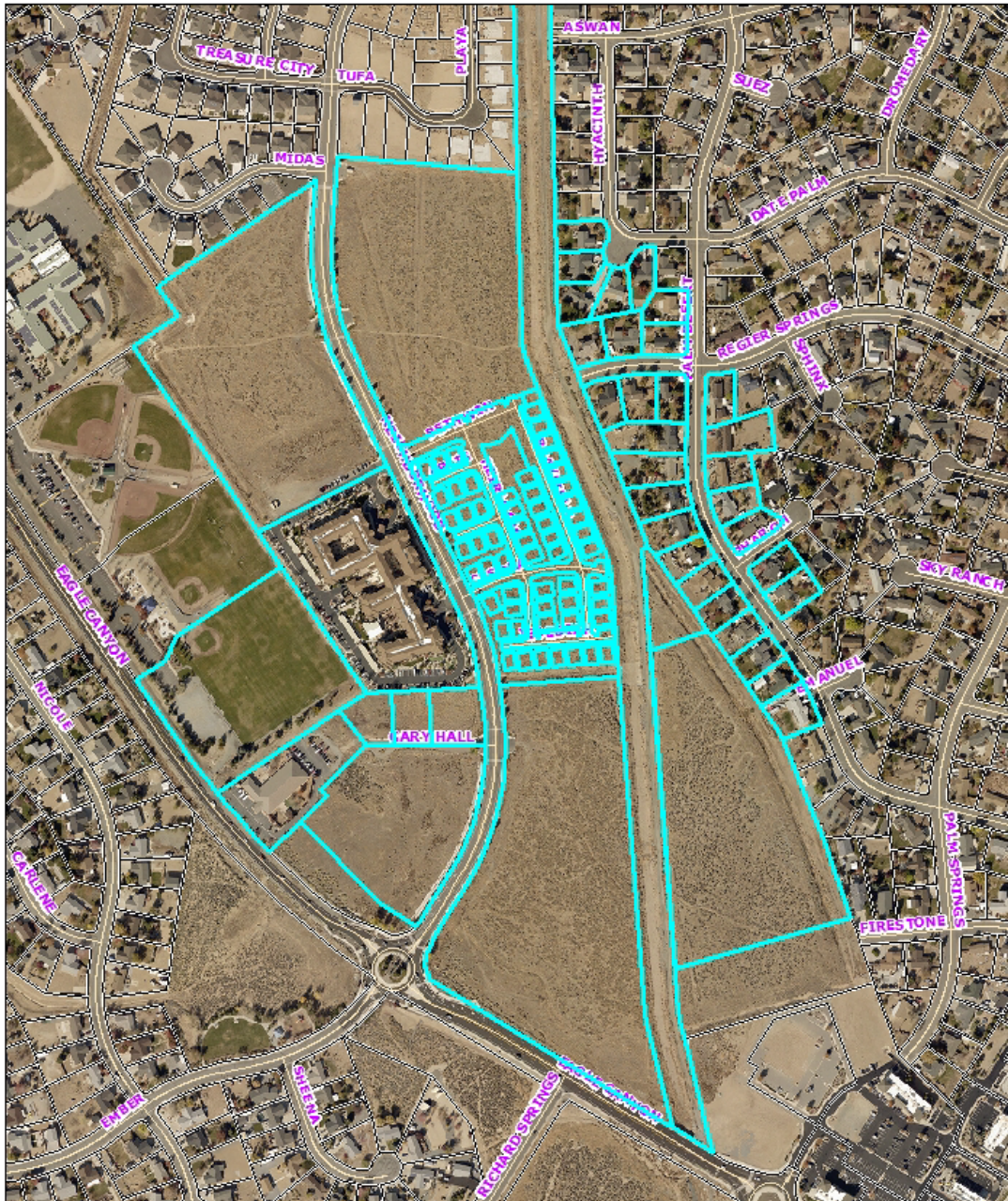
Washoe County Water Management Planner Coordinator

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

Contact Name: Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. The project must be constructed based on TMWA water service.

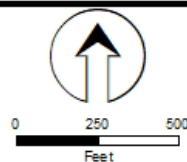
*** End of Conditions ***



WAC25-0014 Continuum of Care

Noticing Map -500 feet

Source: Planning and Building Division



Date: 7/9/2025

Community Services
Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

From: [Mike Evans](#)
To: [Olander, Julee](#)
Subject: RE: WAC25-0014 Continuum of Care
Date: Tuesday, August 12, 2025 4:23:59 PM
Attachments: [image001.png](#)
[HOPA - Draft Age Verification Form.doc](#)

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Hi Julee,

Simply....

We will be verifying age at the time of sale.

In addition, the HOA Management Company conducts an audit every two years of all residents where residents must provide proof of age by drivers license, birth certificate, etc. to confirm continued compliance.

This process is dictated by the Housing for Older Persons Act (HOPA) and the records must be on file in case an inspection is made.

Attached is the draft form our HOA Management Company sent us.

Regards,

Mike Evans
VP Planning and Development
Silverado Homes Nevada, Inc.
5525 Kietzke Lane, Suite 102
Reno, NV 89511
P: 775-691-1535
E: mevans@silveradohomes.com

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Tuesday, August 12, 2025 2:51 PM
To: Mike Evans <mevans@silveradohomes.com>
Subject: WAC25-0014 Continuum of Care

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Mike,

Can you explain simply how the HOA will regulate the 80% requirement?

Thanks,



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?

Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

Silverado Village @ Eagle Canyon

Age Qualification Survey

In order for the Silverado Village @ Eagle Canyon Association to verify compliance with the Fair Housing Amendments Act of 1988, the Association must survey its membership every two years to verify that each unit has a resident 55 years or older (age qualifier), occupying the unit.

Is your unit occupied by at least one person age 55 or over? (circle one) Yes No

If no, please explain:

Other persons residing on the premises: (Note: No one under the age of 19 may reside on premises.)

Name	Age	Name	Age
_____	_____	_____	_____
_____	_____	_____	_____

Please have the age qualified resident occupying your unit print his or her name, age, sign and date the form. If you have recently provided the Association office proof of the current occupant's age qualifications, you do not have to do so again. **If you have not provided the Association office with such proof (such as a current copy of your drivers license or birth certificate); then proof of the current occupant's age must accompany this form by bringing this form, with the proof, to the Association office at the Villa.**

Failure to comply with the age restriction provision of the CC&Rs may subject the owner to sanctions and/or penalties by the Board of Directors.

Please return the completed form to the Administration Office located at:

Print Name of Age Qualifier or Occupant *	Age on Survey Date
_____	_____
**	

Street Address	Date
_____	_____

Signature of Age Qualifier or Occupant *

**

* If no age qualifier occupies the unit, then Occupants must fill in form completely.

** If this home is a rental property, we require a current copy of the lease.

From: [Mike Evans](#)
To: [Olander, Julee](#)
Subject: RE: WAC25-0014 Continuum of Care
Date: Wednesday, August 13, 2025 2:00:21 PM
Attachments: [image001.png](#)
[image002.png](#)

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Hi Julee,

Yes it should be 55. The reason the application states 62 is we submitted the application on its due date but didn't get a chance to meet with you and Trevor until after the application intake date where in that meeting it was suggested we change it to 55 in addition to adding the 80/20 federal provision.

In an email to recap that meeting sent on 7/16/25 we changed the language and also requested our proposed amendments to Conditions 1t and 1u be withdrawn.

In any case thank you for reaching out to get this clarified. We would like to amend the original application as follows:

Proposed Amendment: *"Following Federal guidelines 80% of all residences shall be occupied by at least one occupant that is 55 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, by following the federal guidelines that allows up to 20% of the residences to be solely occupied by someone under the restricted age is necessary to coincide with some of the provisions within the previously approved and recorded CC&R's. Restricting the age to 55 years of age in lieu of 62 years helps broaden those who qualify to live in the community for individuals who may have special needs at a younger age that can live successfully and independently in this Independent Living – Continuum of Care facility."*

Regards,

Mike Evans
VP Planning and Development
Silverado Homes Nevada, Inc.

5525 Kietzke Lane, Suite 102
Reno, NV 89511
P: 775-691-1535
E: mevans@silveradohomes.com

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, August 13, 2025 10:18 AM
To: Mike Evans <mevans@silveradohomes.com>
Subject: RE: WAC25-0014 Continuum of Care
Importance: Low

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Mike,

The application says the following:

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.*

Shouldn't it be 55 under the proposed amendment and under the reasoning, too? If so please send the amended language.

Thank you,



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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1001 East Ninth Street, Reno, NV 89512

Have some kudos to share about a Community Services Department employee or experience?

Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

From: Mike Evans <mevans@silveradohomes.com>
Sent: Tuesday, August 12, 2025 4:21 PM
To: Olander, Julee <JOlander@washoecounty.gov>
Subject: RE: WAC25-0014 Continuum of Care

Hi Julee,

Simply....

We will be verifying age at the time of sale.

In addition, the HOA Management Company conducts an audit every two years of all residents where residents must provide proof of age by drivers license, birth certificate, etc. to confirm continued compliance.

This process is dictated by the Housing for Older Persons Act (HOPA) and the records must be on file in case an inspection is made.

Attached is the draft form our HOA Management Company sent us.

Regards,

Mike Evans
VP Planning and Development
Silverado Homes Nevada, Inc.
5525 Kietzke Lane, Suite 102
Reno, NV 89511
P: 775-691-1535
E: mevans@silveradohomes.com

From: Olander, Julee <JOlander@washoecounty.gov>

Sent: Tuesday, August 12, 2025 2:51 PM

To: Mike Evans <mevans@silveradohomes.com>

Subject: WAC25-0014 Continuum of Care

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Mike,

Can you explain simply how the HOA will regulate the 80% requirement?

Thanks,



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

From: [Mike Evans](#)
To: [Olander, Julee](#)
Cc: [Ed Johanson](#)
Subject: Continuum of Care Cottages (SWUP22-001, WTM22-001) Changes to Amendment of Conditions Application Submitted 7-8-25
Date: Wednesday, July 16, 2025 9:42:58 AM
Attachments: [HOPA - Draft Age Verification Form.doc](#)
[Proposed Continuum of Care Ordinance Language 7-16-25.docx](#)

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Good Morning Julee,

Thank you for meeting with us yesterday in regard to the above referenced application.

Based on our discussions we would like to withdraw from our application the proposed amendments to Conditions 1t and 1u and just move forward at this time with amending Condition 1z8 with the following change we discussed in our meeting this yesterday.

Proposed Amendment: *"Following Federal guidelines 80% of all residences shall be occupied by at least one occupant that is 55 years and older."*

We would also like to point out that the 20% application is necessary to provide, as we did by example in the prior approved CC&R's, exceptions for persons to live at the community who do not meet the restricted age, including by example:

1. Spouse or Domestic Partner under the qualifying age residing with Qualifying Resident prior to the death, hospitalization, or other prolonged absence of or dissolution of marriage with Qualifying Resident, or person providing primary physical or economic support to the Qualifying Resident.
2. An employee or contractee of the Homeowners Association required to live on the property as a condition of the services provided to the Homeowners Association.
3. Occupancy permitted by Variance. The occupancy of the Residence is subject to a variance granted by the HOA Board. An example of who this person might be is a disabled individual who may not be able to live in a standard type home but could live independently in one of our homes with the Universal Design Features, or was otherwise living with a Qualified Resident who passed away.

As requested in the letter you gave to us in our meeting you requested we demonstrate how this condition will be enforced.

Speaking with our HOA management company they follow the Housing for Older Persons Act which mandates that every two years an audit is done to determine compliance. Attached is a draft form for our project from the management company that is sent to every residence every two years which includes a requirement that they provide proof of age such as a drivers license or birth certificate. In addition, we will have new home buyers completing this form at the time of initial sale of a residence. Copies of these complete forms will be on file at the Management Company's office should a request to audit them be made to do so.

To recap our meeting:

We do intend to make application to amend the development code related to Continuum of Care on or before the 8/8/25 intake date. Our proposed language for this code section is also attached.

We are planning on a 8/6/25 Neighborhood Meeting/Workshop that you indicated you would schedule as part of the code change process. This will be followed by a Planning Commission Hearing on or around 10/8/25. If approved by the Planning Commission it will then go to two readings before the Board of County Commissioners on or around 11/18/25 and 12/9/25.

In addition, if the code change is approved by the Planning Commission in October we intend to apply for an Amendment of Conditions related to Conditions 1t and 1u on 11/8/25 in the hopes the code change is approved by the BOCC in December prior to the Planning Commission hearing on our Amendments in January 2026.

Lastly, based on the above processes and timing and hopeful outcomes we plan to submit our SUP/Tentative Map Application for our next phase Continuum of Care Cottage Community parcel on the 12/8/25 intake date. This is the phase that we had our Pre-Development Meeting on 6/25/25.

Please let me know if you have any questions or concerns or comments to add to the above recap.

Thank you again for yours and Trevor's time yesterday morning.

Regards,

Mike Evans
VP Planning and Development
Silverado Homes Nevada, Inc.
5525 Kietzke Lane, Suite 102
Reno, NV 89511
P: 775-691-1535
E: mevans@silveradohomes.com

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):	

February 2024

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;

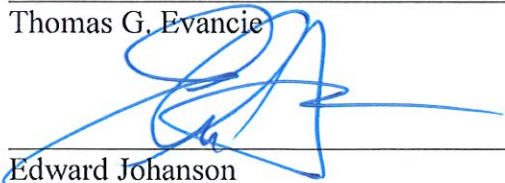
RESOLVED FURTHER, that the officers of the Company are directed to take any and all actions necessary to effect the foregoing resolutions, all previous actions taken by any such officers being hereby ratified, confirmed and approved;

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