



# Board of Adjustment / Planning Commission Staff Report

Meeting Date: May 5, 2026

Agenda Item: 9A

AMENDMENT OF CONDITIONS CASE  
NUMBER:

WAC26-0003 Silverado Village at  
Eagle Canyon Phase 1 & 2 for  
WSUP22-0001 & WTM22-001

BRIEF SUMMARY OF REQUEST:

To allow a change to the common  
open space area

STAFF PLANNER:

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## **CASE DESCRIPTION**

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 (now known as Silverado Village at Eagle Canyon Phase 1 & 2) to re-designate an 0.81 acre parcel (APN:532-032-19) to common area rather than common open space and to allow construction of a road through the parcel. This application is submitted by Silverado Village Eagle Canyon, LLC. The subject property is located at Bethwin Street, off Neighborhood Way (APNs 532-471-01, 532-032-19 & 64 parcels (See Exhibit E, pages 5 & 6)) and consists of approximately 21.56 acres. The proposal is being reviewed under Development Code 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 and is situated within Commission District 4 - Commissioner Name Andriola. The site is currently governed by the Commercial Master Plan land use designation and the Neighborhood Commercial (NC) Regulatory Zone zoning district, falling within the boundaries of the Spanish Springs Area Plan.



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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**Exhibits Contents**

Amended Conditions of Approval..... Exhibit A  
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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 subject property is designated as neighborhood commercial (NC). Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 were approved by the Planning Commission to allow a continuum of care facility, seniors, as a common open space tentative subdivision on ±21.56 acres for 136 lots. The request is change to the common open space area for a 0.81 acre parcel.

The conditions of approval for Amendment of Conditions Case Number WAC26-0003 are attached to this staff report and will be included with the action order. No additional conditions of approval have been added, so the conditions mirror those previously approved.



Site Plan

## **Background**

On April 5, 2022, the Planning Commission approved WSUP22-0001 and WTM22-001 (Continuum of Care Cottages). The approval allowed a continuum of care facility, seniors, which required a special use permit (SUP) in the regulatory zone of neighborhood commercial (NC) per WWC 110.216.80. The request was also for 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. In September 2025 and January 2026, the Planning Commission approved amendment of conditions requests associated with the Silverado Village Tentative Map as described above.

On September 2, 2025, Amendment of Conditions WAC25-0014 was approved by the Washoe County Planning Commission to amend the approved conditions of approval. The approval amended condition # 1(z)(8) in order to change the requirement that at least one occupant of each residence must be 62 years or older. The approved modification provided assurances that at least 80% of the occupied residences must be occupied by at least one person who is 55 years or older.

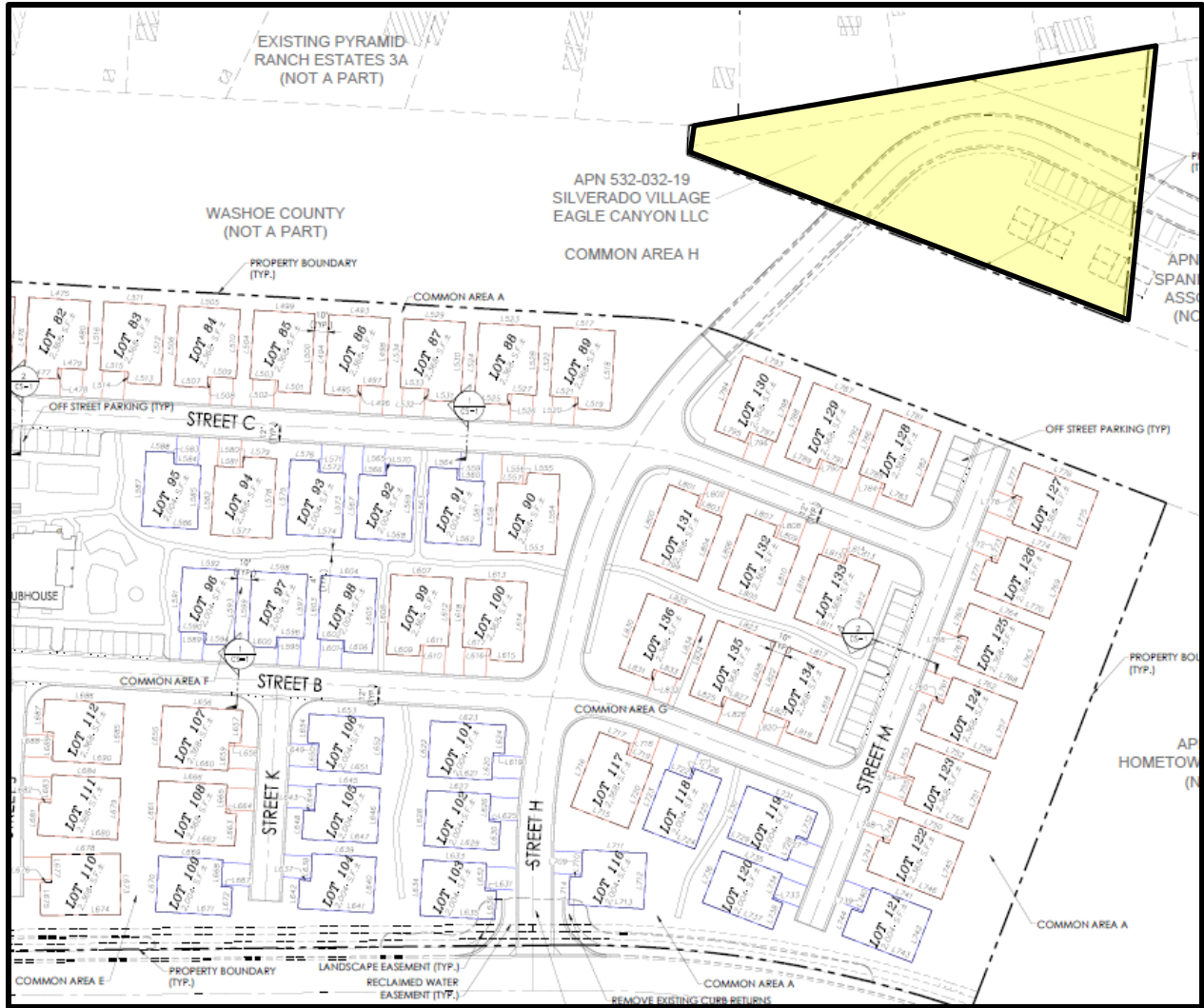
On January 6, 2026, Amendment of Conditions WAC25-0019 was approved by the Washoe County Planning Commission. This approval changed the use type to senior housing from continuum of care, senior, and reduced the total number of units allowed from 136 to 134. The approval also removed Conditions 1.t, 1.u, 1.w, and 1.y which resulted in the removal of all medical and associated equipment requirements for a continuum of care facilities use type.

## **Evaluation of Amendment Request**

The applicant is requesting to allow a private roadway through a 0.81 acre parcel (APN:532-032-19). The parcel was previously designated in the approved development as common open space. Roadways are not permitted in common open space, so this 0.81 acre parcel will change from common open space to common area. The applicant is requesting the change because the proposed roadway is necessary to connect the subdivision to a proposed subdivision (Silverado 3) to the south.

Per WCC 110.408.45(d) “public or private vehicular streets” are not allowed in areas designated common open space. The applicant wants to connect the two developments by this roadway and is requesting to amend WTM22-00, to accomplish the change (See Enlarged Site Plan with the Parcel unlighted in yellow, page 7). The request will change the acreage of common open space from 10.42 acres to 9.61 acres out of the overall 21.56 acre site.

There are no proposed changes to the approved conditions, the only change is to the approved tentative map. Staff supports the proposed change, which will link the two subdivisions by the proposed roadway. The roadway will allow residents access to the amenities located in both subdivisions and provide access to Neighborhood Way.



**Enlarged Site Plan**

**Spanish Springs Planning Area**

The subject parcel is located within the Spanish Springs Planning Area. Staff was unable to find any relevant policies related to amending the proposed conditions of approval for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001. The pertinent policies remain the same as originally approved.

**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 Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval. No additional conditions have been added.

**Staff Comment on Required Special Use Permits Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires all of the following findings to be made to the satisfaction of the Washoe County Planning Commission before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

- (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.

*Staff Comment: The amendment of conditions is to change the designation on a 0.81 acre parcel from common open space to common area. This change is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area.*

- (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.

*Staff Comment: The amendment of conditions will not impact the overall facilities. The proposed roadway will link the approved subdivision Silverado 1 & 2 with Silverado 3 and connect the subdivisions to Neighborhood Way.*

- (c) Site Suitability. That the site is physically suitable for residential housing for and for the intensity of such a development.

*Staff Comment: The amendment of conditions changing the designation on one parcel will not impact the site suitability. The site is relatively flat and is physically suitable for senior housing, which will have an overall low impact to the site and the surrounding areas. The proposed roadway will link the subdivisions and allow the area to use the amenities located within the senior residential 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.

*Staff Comment: The amendment of conditions will have minimal impact to the site. The proposed roadway will link the two subdivisions and will allow the residents access to amenities located within both subdivisions. The conditions of approval have been included to mitigate negative potential impacts. The development will continue to provide more housing options for seniors and there is no indication that the proposed project will be significantly detrimental to public health, safety or welfare or injurious to adjacent properties.*

- (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.

*Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

**Staff Comment on Required Tentative Subdivision Maps Findings**

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of a tentative map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

*Staff Comment: The amendment of conditions is to change the designation on a 0.81 acre parcel from common open space and to common area. The proposed tentative map continues to be consistent with the goals and policies of the Master Plan and the Spanish Springs Planning Area.*

- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

*Staff Comment: The amendment of conditions will allow a roadway to link the approved subdivision Silverado 1 & 2 with Silverado 3 and connect the subdivisions to Neighborhood Way. This design improvement will connect the two subdivisions and allow the residences to access amenities located in the two subdivisions. The proposed subdivision remains consistent with the Master Plan and the Spanish Springs Area Plan.*

- (c) Type of Development. That the site is physically suited for the type of development proposed.

*Staff Comment: The site is relatively flat and will remain physically suited for the proposed common open space subdivision for senior housing.*

- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Staff Comment: The necessary utilities have been identified and are available and adequate in the area. The proposed 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.

*Staff Comment: The proposed amendment is not likely to cause substantial environmental damage or harm to endangered plants, wildlife, or their habitat. No rare or endangered animals or plants have been identified by the applicant and no agency comments were received noting any issues with fish or wildlife on the site, including NDEP.*

- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

*Staff Comment: The amendment of conditions is not likely to cause significant public health problems. The amendment will link to subdivisions, while continuing to provide another type of housing opportunity for seniors.*

- (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.

*Staff Comment: The amendment of conditions has taken all easements into consideration and those easements will be accommodated or relocated, as necessary. The design of the subdivision should not conflict with the easements in regard to utility purposes or public access.*

- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Staff Comment: The amendment of conditions is requesting to change the designation on a 0.81 acre parcel from common open space to common area. This change will allow for a private roadway to a proposed subdivision to the south of the site and link the two subdivisions and provide access for both subdivisions to Neighborhood Way.*

- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Staff Comment: The amendment of conditions will not change the development's private streets, that will not be dedicated to Washoe County, as originally approved. Any public utilities beneath the proposed private roadway will be dedicated, as necessary, and easement rights will be provided.*

- (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.

*Staff Comment: The amendment of conditions will not impact the heating or cooling of the subdivision. The development will continue to be developed with building materials to allow for passive or natural heating and cooling opportunities.*

### **Recommendation**

After a thorough review and analysis, Amendment of Conditions Case Number WAC26-0003 is being recommended for approval with conditions. Staff offers the following motion for the Commission's consideration.

### **Special Use Permit 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 WAC26-0003 for Special Use Permit Case Number WSUP22-0001 for Silverado Homes NV Inc, with the conditions included as Exhibit A to this matter, 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.

### **Tentative Subdivision Map 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 WAC25-0019 for Tentative Subdivision Map Case Number WTM22-001 for Silverado Homes NV Inc, with the condition included as Exhibit A to this matter, having made 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
- (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.

**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).



# Amended Conditions of Approval

Amendment of Conditions Case Number WAC26-0003 (Silverado Village at Eagle Canyon Phase 1 & 2) for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001

The project approved under Amendment of Conditions Case Number WAC26-0003 (Silverado Village at Eagle Canyon Phase 1 & 2) for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on January 6, 2026. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.

## Washoe County Amended Conditions of Approval

- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

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

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

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

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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.

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KELLY MULLINS, 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.

## Washoe County Amended Conditions of Approval

- 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. 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.
- u. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- v. 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.

- w. 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. 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.

9. A Deed must be recorded with the Washoe County Recorder's Office restricting the property to senior housing as defined per Washoe County code for a period of no less than 20 years.

**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](mailto: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.

Washoe County Amended Conditions of Approval

- 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](mailto: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](mailto: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.

## Washoe County Amended Conditions of Approval

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.

- I. 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: Katrina Pascual, P.E., 775.954.4648,**  
[kpascual@washoecounty.gov](mailto:kpascual@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

## Washoe County Amended Conditions of Approval

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:
  - i. the estimated sewage flows generated by this project,
  - ii. projected sewage flows from potential or existing development within tributary areas,
  - iii. the impact on capacity of existing infrastructure,
  - iv. slope of pipe, invert elevation and rim elevation for all manholes,
  - v. 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

## Washoe County Amended Conditions of Approval

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](mailto: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](http://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: Wesley Rubio, Environmental Health Specialist Supervisor, 775. 328.2434, [wrubio@nnph.org](mailto:wrubio@nnph.org)**

- 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: Jen Donohue, 775.326.6079, [jdonohue@tmfpd.us](mailto:jdonohue@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](mailto:tweiss@washoecounty.gov)**

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

\*\*\* End of Conditions \*\*\*



Date: March 5, 2026

To: Julee Olander, Planner

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

Re: Amendment of Conditions Case WAC26-0003 for Silverado Village at Eagle Canyon  
Phase 1 & 2  
APN: 532-032-19

### GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 to remove parcel 532-032-19 from the project boundary. 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.

**WAC26-0003**  
**EXHIBIT B**

**From:** [Pekar, Faye-Marie](#)  
**To:** [Olander, Julee](#)  
**Subject:** WAC26-0003 (Silverado Village at Eagle Canyon Phase 1 & 2)  
**Date:** Friday, March 6, 2026 10:39:52 AM  
**Attachments:** [Outlook-cosq5tck.png](#)  
[Outlook-wvn3oopv.png](#)  
[Outlook-urxojiky.png](#)  
[Outlook-wqy1oq0o.png](#)  
[Outlook-vl2md4yq.png](#)

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Hi Julee,

I have reviewed WAC26-0003 (Silverado Village at Eagle Canyon Phase 1 & 2). This is to approve an amendment of conditions for Tentative Subdivision Map Case Number WTM22-001 (now known as Silverado Village at Eagle Canyon Phase 1 & 2) to remove one 0.8 acre parcel (APN:532-032-19) from the site.

I do not have any comments on behalf of Regional Parks and Open Space Division.

Thank you,

Faye-Marie



**Faye-Marie L. Pekar, MPA, CPRP**  
**Park Planner**  
**Community Services Department | Regional Parks and Open Space**  
[fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov) | 775.328.3611  
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](#)

**WAC26-0003**  
**EXHIBIT B**



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Planning and Building Division**  
**Planning Program**

1001 EAST 9<sup>TH</sup> 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](mailto: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



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

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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QUALITY  
PUBLIC SERVICE

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](mailto:gpeitzmeier@silveradohomes.com)

Property Owner: Spanish Springs Associates LP; E-mail: [jesse@hawcoproperties.com](mailto:jesse@hawcoproperties.com)

Representatives: Wood Rodgers, Inc. E-mail: [shuggins@woodrodgers.com](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](http://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](mailto: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](mailto: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](mailto:tweiss@washoecounty.gov)**

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

\*\*\* End of Conditions \*\*\*

**Public Notice**

Pursuant to Washoe County Code Section 110.608.16 and 110.810.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500 foot radius of the subject property, noticing 45 separate property owners.



## Washoe County Development Application

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

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Continuum of Care Cottages (WSUP22-0001, WTM22-001)</b>			
Project Description: Amend Condition 1a as it relates to the approved Tentative Map. The Developer want to remove APN 532-032-19 from the project boundary as it is no longer needed for the project.			
Project Address: 0 Pyramid Way, Sparks			
Project Area (acres or square feet): 0.818 acres			
Project Location (with point of reference to major cross streets AND area locator): <b>Spanish Springs located of Neighborhood Way North of Eagle Canyon Drive.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-19	0.818		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Special Use Case WSU22-002, Tentative Map Case WTM22-001, WAC25			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Silverado Village Eagle Canyon, LLC		Name: Wood Rodgers, Inc.	
Address: 5525 Kietzke Lane, Suite 102		Address: 1361 Corporate Boulevard	
Zip: 89511		Zip: 89502	
Phone: 775-691-1535	Fax:	Phone: 775-823-4068	Fax:
Email: mevans@silveradohomes.com		Email: shuggins@woodrodgers.com	
Cell: 775-691-1535	Other:	Cell:	Other:
Contact Person: Mike Evans		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Silverado Homes Nevada, Inc.		Name: N/A	
Address: 5525 Kietzke Lane, Suite 102		Address:	
Zip: 89511		Zip:	
Phone: 775-691-1535	Fax:	Phone:	Fax:
Email: mevans@silveradohomes.com		Email:	
Cell: 775-691-1535	Other:	Cell:	Other:
Contact Person: Mike Evans		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024



# OFFICE OF THE WASHOE COUNTY TREASURER

January 26, 2026

TREENA KRAUSS  
SILVERADO HOMES NEVADA INC  
5525 KIETZKE LN STE 102  
RENO NV 89511

To whom it may concern:

This letter is to confirm that the third installment of property taxes on the parcels below are paid current:

532-451-02 through 532-451-08,  
532-452-01 through 532-452-10,  
532-461-01 through 532-461-06,  
532-462-01 through 532-462-15,  
532-453-01 through 532-453-14,  
532-471-02,  
532-461-07,  
532-471-03,  
532-032-19,  
532-452-12,  
532-453-16, and 532-471-01.

The next installment is due March 02, 2026.

Regards,

A handwritten signature in blue ink, appearing to read "Lauren".

Lauren Yantis-Marche  
Deputy Treasurer

By Fawna Gregory

# 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)*.

The proposed change to the project boundary is not explicitly discussed in a condition of approval, however, Condition 1a states that "substantial conformance with the plans approved" shall be demonstrated with final maps.

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.

Removing the subject parcel from the overall project boundary will not have a negative impact to the public health, safety, or welfare of the community. The parcel was included in this project in order to meet a maximum 30 percent building coverage as required in Code for non-residential projects. Since then, this project was reclassified as Senior Housing (residential) and therefore no longer requires this additional acreage. Since the parcel is no longer needed for this project, the Applicant/Developer wishes to remove it from the project boundary.

It is worth noting that after removing this parcel, the project still includes a minimum of 9.61 acres of common area for future residents. An updated site plan and updated project site details is attached to this application.

**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](mailto: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.

BOOK  
530

532-21

532-27



EAGLE CANYON DRIVE

ALENA WAY

PAR. 2  
PM 2876

Offered for Dedication  
per Doc. #4647393

532-031-08  
20.000 ac.

031

532-47

POR. PAR. 4  
PM 4836

532-031-16  
11.214 ac.

POR. PAR. 1  
PM 2876

532-031-07  
7.141 ac.

POR. PAR. 1  
PM 2876

532-031-06  
5.000 ac.

PAR. B  
PM 4799

532-031-12  
7.000 ac.

PAR. 3  
AMENDED  
PM 3952

532-031-05  
6.704 ac.

532-04

PAR. 1 & 2  
AMEND. PM 3952  
PAR. 1A  
RS 4543

532-031-11  
2.203 ac.

POR. PAR. 4  
PM 4836

PAR. 2  
RS 6387

532-031-18  
5.278 ac.

POR. PAR. 4  
PM 4569

PAR. 4A  
RS 4904

COMMON OPEN  
SPACE H  
P.M. 5646

532-032-19  
35648 sf

BOOK 089

532-45

532-46

50' OPEN  
SPACE  
BUFFER

PARCEL 4-1  
P.M. 5646

532-032-18  
10.258 ac.

032

PAR. B  
3.30 ac.  
PM 5371

532-032-17

40' ACCESS  
EASE

INGS BLVD

EAGLE CAN

POB

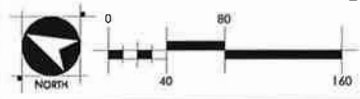
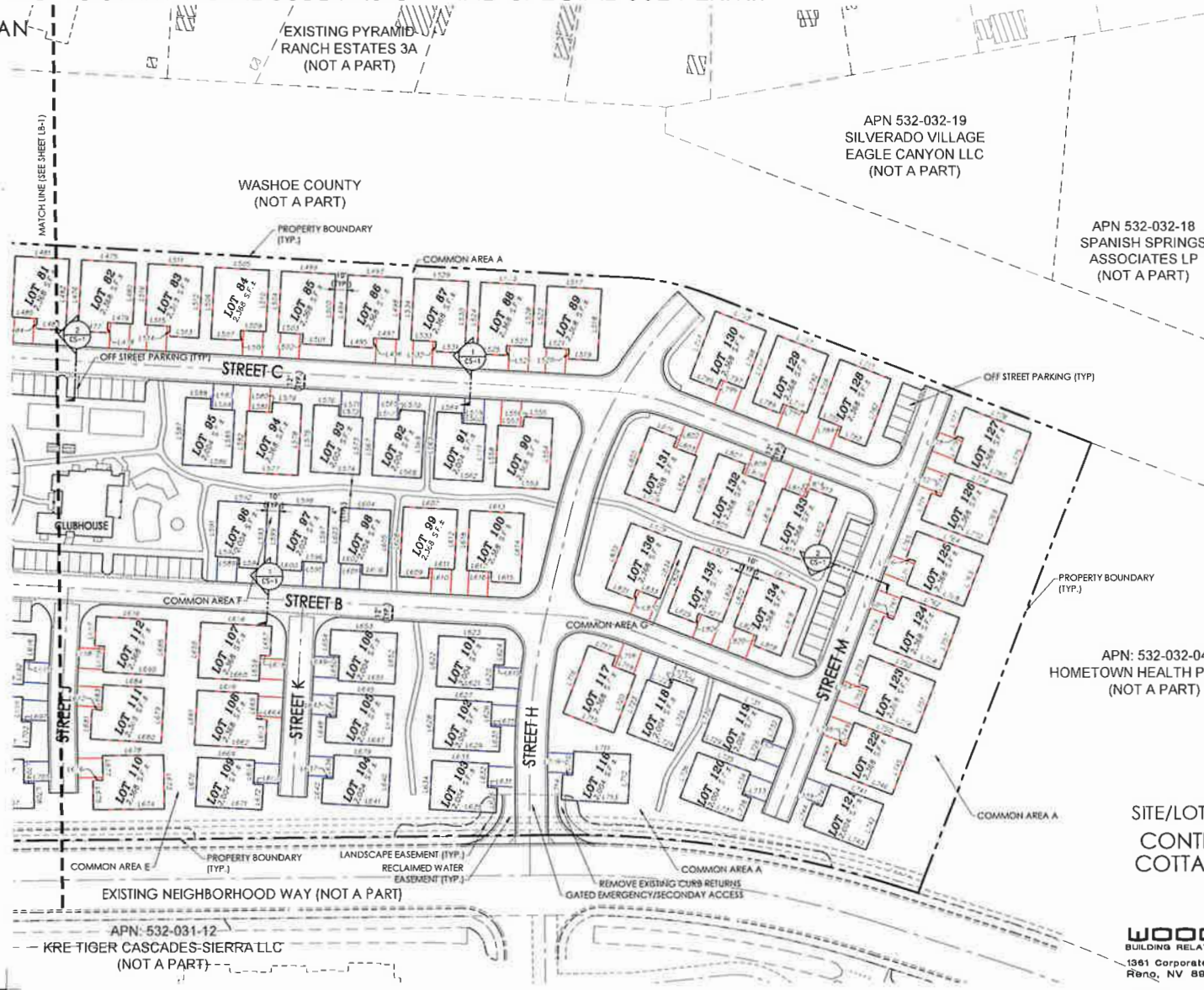
B

PALM SPRINGS DR.

# CONTINUUM OF CARE COTTAGE COMMUNITY

## COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

SITE/LOT AND BLOCK PLAN



SITE/LOT AND BLOCK PLAN  
CONTINUUM OF CARE  
COTTAGE COMMUNITY

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3599008 FEBRUARY, 2026  
SHEET LB-2 OF 11