



Planning Commission Staff Report

Meeting Date: May 5, 2026

Agenda Item: 8B

SPECIAL USE PERMIT CASE NUMBER & TENTATIVE SUBDIVISION MAP CASE NUMBER:

Extension of Time for WSUP22-0001 & WTM22-001 (Silverado Village at Eagle Canyon Phase 1 & 2)

BRIEF SUMMARY OF REQUEST:

To extend the time for final subdivision maps for two more years

STAFF PLANNER:

Julee Olander, Planner
775.328.3627
jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an extension of time request for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001, for two years, from March 15, 2026, until March 15, 2028. The Planning Commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired, in accordance with NRS 278.360(1)(c).

Applicant/Owner: Silverado Village
Eagle Canyon, LLC

Location: Bethwin Street, off
Neighborhood Way

APN: See Exhibit B, pages
1 & 2)

Parcel Size: 21.56 total acres

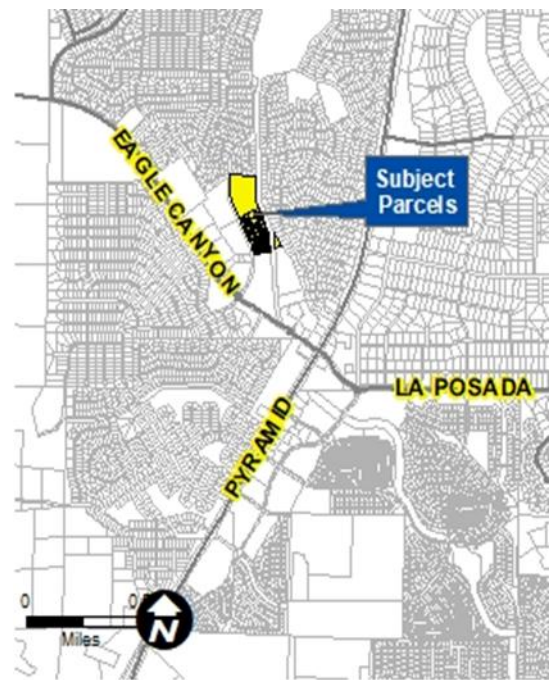
Master Plan: Commercial

Regulatory Zone: Neighborhood
Commercial (NC)

Planning Area: Spanish Springs

Development Code: Tentative Subdivision
Maps & Article 810,
Special Use Permits

Commission District: 4 – Commissioner
Andriola



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report Contents

Legal Provisions Governing Extensions of Time Relating to Tentative Subdivision Maps 3

Background 4

Extension of Time Request 4

Recommendation 4

Motion 5

Appeal Process 6

Exhibits Contents

Action Order with Conditions of Approval dated 1/6/26 Exhibit A

Project Application..... Exhibit B

Legal Provisions Governing Extensions of Time Relating to Tentative Subdivision Maps

WCC Section 110.608.30 Expiration Date. If the subdivider fails to record a final map for any portion of the tentative map within the time required by NRS 278, all proceedings are terminated and a new application is required. The Planning Commission may grant extensions as allowed by NRS.

NRS 278.360 Requirements for presentation of final map or series of final maps; extensions of time.

1. Unless a longer time is provided in an agreement entered into pursuant to NRS 278.0201 or 278.350:
 - (a) Unless the time is extended, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, within 4 years after the approval of a tentative map:
 - (1) A final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved; or
 - (2) The first of a series of final maps covering a portion of the approved tentative map. If the subdivider elects to present a successive map in a series of final maps, each covering a portion of the approved tentative map, the subdivider shall present to the governing body, or the planning commission or the director of planning or other authorized person or agency if authorized to take final action by the governing body, on or before the second anniversary of the date on which the subdivider recorded the first in the series of final maps:
 - (I) A final map, prepared in accordance with the tentative map, for the entire area for which the tentative map has been approved; or
 - (II) The next final map in the series of final maps covering a portion of the approved tentative map.
 - (b) If the subdivider fails to comply with the provisions of paragraph (a), all proceedings concerning the subdivision are terminated.
 - (c) The governing body or planning commission may grant an extension of not more than 2 years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.
2. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare.

WCC Section 110.810.65 Expiration. A special use permit shall expire as provided in this section.

- (a) Time Period. A special use permit shall expire and become null and void at the time specified in the permit, or if not specified, two (2) years from the final date of approval.

- (b) Extension. The time period in subsection (a) of this section may be extended by the Planning Commission, Board of Adjustment, or a hearing examiner only for a special use permit originally acted upon by the Planning Commission, Board of Adjustment or a hearing examiner. Requests for time extensions shall be in writing and shall be submitted prior to the expiration date. The request shall state the reason for the extension.

Background

On January 6, 2026, Amendment of Conditions WAC25-0019 was approved by the Washoe County Planning Commission to amend several approved conditions of approval. The amendment changed the use type to senior housing from continuum of care, senior; reduced the total number of units allowed from 136 to 134, and removed conditions referring to the use type of continuum of care or medical requirements/equipment by removing Conditions 1.t, 1.u, 1.w, and 1.y

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

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.

Extension of Time Request

Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 were originally approved by the Washoe County Planning Commission on April 5, 2022. A final map for the first phase of the development was recorded on March 15, 2024, Tract Map #5556. The current expiration date for the next (second) final map is March 15, 2026.

The tentative map and associated special use permit remain valid at this time. The applicant stated that numerous changes have been made to the original development (See Background section above) and is requesting an extension to record the next (second) final map. Based upon the current valid approval, staff recommends that the Planning Commission grant a two-year extension, until March 15, 2028, in accordance with WCC 110.608.30, and NRS 278.360(1)(c) and WCC 110.810.65.

Recommendation

After a thorough review and analysis, Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 (Silverado Village at Eagle Canyon Phase 1 & 2) is being recommended for extension of time from March 15, 2026 to March 15, 2028. Staff offers the following motion for the Commission's consideration.

Motion

I move that the Washoe County Planning Commission approve the two-year Extension of Time Request until March 15, 2028, for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 (Silverado Village at Eagle Canyon Phase 1 & 2), subject to the conditions of approval for WSUP22-0001 and WTM22-001, having determined that the final map for WSUP22-0001 and WTM22-001 has progressed in accordance with NRS 278.360, that the original findings remain valid and the circumstances have not appreciably changed since the original approval in accordance with all fifteen Findings with Washoe County Code Article 810, Special Use Permit, Section 110.810.30, Findings and Article 608, Tentative Subdivision Maps, Section 110.608.25, Findings:

Article 810, *Special Use Permit*:

- (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.

Article 608, *Tentative Subdivision Maps*:

- (f) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (g) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (h) Type of Development. That the site is physically suited for the type of development proposed;
- (i) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (j) 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;

- (k) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (l) 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;
- (m) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (n) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (o) 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).



Planning Commission Action Order

Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001

Decision: **Approval with Conditions**
 Decision Date: January 6, 2026
 Mailing/Filing Date: January 9, 2026
 Property Owner: Silverado Village Eagle Canyon, LLC
 Staff Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building
 775-328-3627
 JOlander@washoecounty.gov

Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001 [For possible action] – 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. To change the use type to senior housing from continuum of care, senior, to reduce the total number of units allowed from 136 to 134, and to remove conditions referring to the use type of continuum of care or medical requirements/equipment by removing Conditions 1.t, 1.u, 1.w, and 1.y.

- Applicant/Property Owner: Silverado Village Eagle Canyon, LLC
- Location: Bethwin Street & Neighborhood Way
- APN: 532-451-02 to 08, 532-452-01 to 10, 532-461-01 to 06, 532-462-01 to 15, 532-453-01 to 14, 532-471-02, 03, 532-461-07, 532-032-19, 532-542-12, 532-453-16 & 532-471-01
- Parcel Size: ±21.56 acres
- Master Plan: Commercial(C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Planning Area: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Subject: Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001

Page: Page 2 of 4

- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

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 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 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:

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

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 608, *Tentative Subdivision Maps*. 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 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*

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Subject: Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001
Page: Page 3 of 4

Examiners, of the Development Code. This decision is based on having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- (1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (3) Type of Development. That the site is physically suited for the type of development proposed;
- (4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (5) 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;
- (6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (7) 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;
- (8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (10) 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.

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Subject: Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map WTM22-001
Page: Page 4 of 4

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/JO/BR

Enclosure: Conditions of Approval

**WSUP22-0001 & WTM22-001
EXHIBIT A**



Amended Conditions of Approval

Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001

The project approved under Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) 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.

WSUP22-0001 & WTM22-001

EXHIBIT A

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100 – Fax: 775.328.6133

www.washoecounty.gov/csd/planning_and_development

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;">STANDARD CONSIDERATIONS FOR SUBDIVISIONS Nevada Revised Statutes 278.349</p> |
|---|

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

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

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

Washoe County Planning and Building Division

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

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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, and record the final map within four years after the date of approval of the tentative map or within two 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.

**WSUP22-0001 & WTM22-001
EXHIBIT A**

[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.

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. All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.~~
- ~~u. The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully-stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues.~~
- v. The facility will provide all residents with the option of having a 24/7 mobile monitoring type device, they can carry with them while on the property.
- ~~w. The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact~~

**WSUP22-0001 & WTM22-001
EXHIBIT A**

~~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. 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.
- aa. 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.

**WSUP22-0001 & WTM22-001
EXHIBIT A**

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

- 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.

Washoe County Amended Conditions of Approval

- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.
- k. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.

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

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

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

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.
- b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."
- e. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.
- f. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Washoe County Amended Conditions of Approval

- g. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- h. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12-foot wide all-weather access road.

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

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

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

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.
- b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.
- c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.
- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.

FOR PRIVATE STREETS (County Code 110.436):

- i. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Washoe County Amended Conditions of Approval

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: Katrina Pascual, P.E., 775.954.4648,
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.

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Washoe County Amended Conditions of Approval

- 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:
 - 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 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**

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Washoe County Amended Conditions of Approval

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

Washoe County Health District- Environmental

7. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name: James English, Environmental Health Specialist Supervisor, 775. 328.2610, jenglish@washoecounty.gov

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

Truckee Meadows Fire Protection District

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

Contact Name: Jen Donohue, 775.326.6079, 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

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

*** End of Conditions ***

**WSUP22-0001 & WTM22-001
EXHIBIT A**

Washoe County Development Application

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

| | | | |
|--|-----------------|---------------------------------------|-----------------|
| Project Information | | Staff Assigned Case No.: _____ | |
| Project Name: Continuum of Care Cottages (WSUP22-001/WTM22-001) | | | |
| Project Description: This project was originally entitled as a Continuum of Care Use Type for residential use by senior citizens. The use type has since been changed to Senior Housing and it still serves as a senior citizen single family detached community. We are requesting an extension of time to record our next Final Map. | | | |
| Project Address: 414 Heirloom Street, Sparks, NV 89441 | | | |
| Project Area (acres or square feet): 21.56 acres | | | |
| Project Location (with point of reference to major cross streets AND area locator): The project is in Spanish Springs off of Eagle Canyon Drive on East side of Neighborhood Way. | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No.(s): | Parcel Acreage: |
| See attached Parcel List | | | |
| Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP22-001,WTM22-001,WAC25-0014,WAC25-0019,Final Map T5556 | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: Silverado Village Eagle Canyon, LLC | | Name: N/A | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: | Fax: | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: N/A | Cell: | Other: |
| Contact Person: Mike Evans | | Contact Person: | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: Silverado Homes Nevada, Inc. | | Name: N/A | |
| Address: | | Address: | |
| Zip: | | Zip: | |
| Phone: | Fax: N/A | Phone: | Fax: |
| Email: | | Email: | |
| Cell: | Other: N/A | Cell: | Other: |
| Contact Person: Mike Evans | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: | Initial: | Planning Area: | |
| County Commission District: | | Master Plan Designation(s): | |
| CAB(s): | | Regulatory Zoning(s): | |

Continuum of Care Cottage Community - Parcel List

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

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



February 6, 2026

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

RE: Extension of Subdivision Expiration Date – WSUP22-0001, WTM22-001

Dear Sir or Madam:

As requested, I am writing this letter to delineate the circumstances which have prevented us from recording our next Final Map in a series of Final Maps in the required 2-year time frame.

For your reference the project we are requesting an extension of time on is our Continuum of Care Cottage Community that received an approved Special Use Permit (Case Number WSUP22-0001) and Tentative Subdivision Map (Case Number WTM22-001) on April 5, 2022. Subsequently, we recorded our first Final Map (T5556) on March 15, 2024.

Subsequently to recording our first Final Map we made application for an Amendment of Conditions (Case Number WAC25-0019) to modify some of the Conditions of Approval and change the Use Type of the project from Continuum of Care to Senior Housing at the advisement of Washoe County Planning to achieve the amendments we desired. This case was approved January 6, 2026.

To avoid expiration of our Tentative Map rights we started processing two subsequent Final Maps on the project in early 2025 and both maps were very near being completed and ready to record as can be evidenced in the Washoe County Accela system. The Accela Record Numbers for these two Final Maps are:

1. WFNLM25-0002 for Continuum of Care Cottage Phase 2A.
2. WFNLM25-0004 for Continuum of Care Cottage Phase 2B.

However, during the processing of Amendment of Conditions (Case Number WAC25-0019) it was discovered based on the final language for the Senior Housing Use Type in the Development Code that we would have to reduce the total number of lots in the project from 136 lots down to 134 lots not to exceed the density allowed for Senior Housing in Neighborhood Commercial (NC) Zoning. This forced us to stop processing the Final Maps so that we could reduce the number of lots from 136 to 134.



Unfortunately, the time it will take to modify our originally lotting and revise the maps and the civil improvement plans and have all agencies who review these plans in preparation for having a Final Map recorded will take longer to accomplish than the time we have to record our next Final Map in a series of Final Maps which is preventing us being able to complete the next step of the project within the approved timeframe. Please note, we initiated the process in a very timely manner.

We are already working on revising our Phases 2A and 2B maps and plan sets and are hoping to submit the revised plans to Washoe County and the other reviewing agencies in April 2026 with the hope that we are able to record at least the Phase 2A Final Map in the Fall of 2026.

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

Best Regards,

A handwritten signature in blue ink that appears to read "M. Evans".

Mike Evans
Vice President – Planning and Development