

Community Services Department  
Planning and Building  
EXTENSION OF SUBDIVISION  
EXPIRATION DATE  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100

## 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 (WSUP22-001/WTM22-001)</b>			
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 <b>AND</b> 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			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
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:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
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:	
<b>For Office Use Only</b>			
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. 9<sup>th</sup> 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. WFNLMP25-0002 for Continuum of Care Cottage Phase 2A.
2. WFNLMP25-0004 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 reads "M. Evans".

Mike Evans  
Vice President – Planning and Development