

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 (WSUP22-0001, WTM22-001)			
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): Spanish Springs located of Neighborhood Way North of Eagle Canyon Drive.			
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			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Silverado Village Eagle Canyon, LLC		Name: Wood Rodgers, Inc.	
Address:		Address:	
Zip:		Zip:	
Phone	Fax: Email:	Phone:	Fax:
		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Evans		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes Nevada, Inc.		Name: N/A	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	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):	

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

- 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



532-031-08
20.000 ac.

031

Offered for Dedication
per Doc. #4647393

POR. PAR. 4
PM 4836

532-47

EAGLE CANYON DRIVE

MISSY DR.

POR. PAR. 1
PM 2876

532-031-16
11.214 ac.

NEIGHBORHOOD
BETHWIN STREET

532-45

532-031-07
7.141 ac.

POR. PAR. 1
PM 2876

PAR. B
PM 4799

532-031-06
5.000 ac.

532-031-12
7.000 ac.

532-46

BOOK 089

532-031-05
6.704 ac.

PAR. 3
AMENDED
PM 3952

532-04
GARY HALL WAY

COMMON OPEN
SPACE H
P.M. 5646
532-032-19
35648 sf

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.

PAR. 4
PM 4569
PAR. 4A
RS 4904

50' OPEN
SPACE
BUFFER
PARCEL 4-1
P.M. 5646

532-032-18
10.258 ac.

532-031-17
57160 sf
POR. PAR. 4
PM 4299
PAR. 1
RS 6387

532-032-04
15.021 ac.

032

PAR. B
3.30 ac.
PM 5371

532-032-17

40' ACCESS
EASE

EMBER DR.

NGS BLVD

EAGLE CAN

532-13

POB

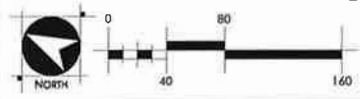
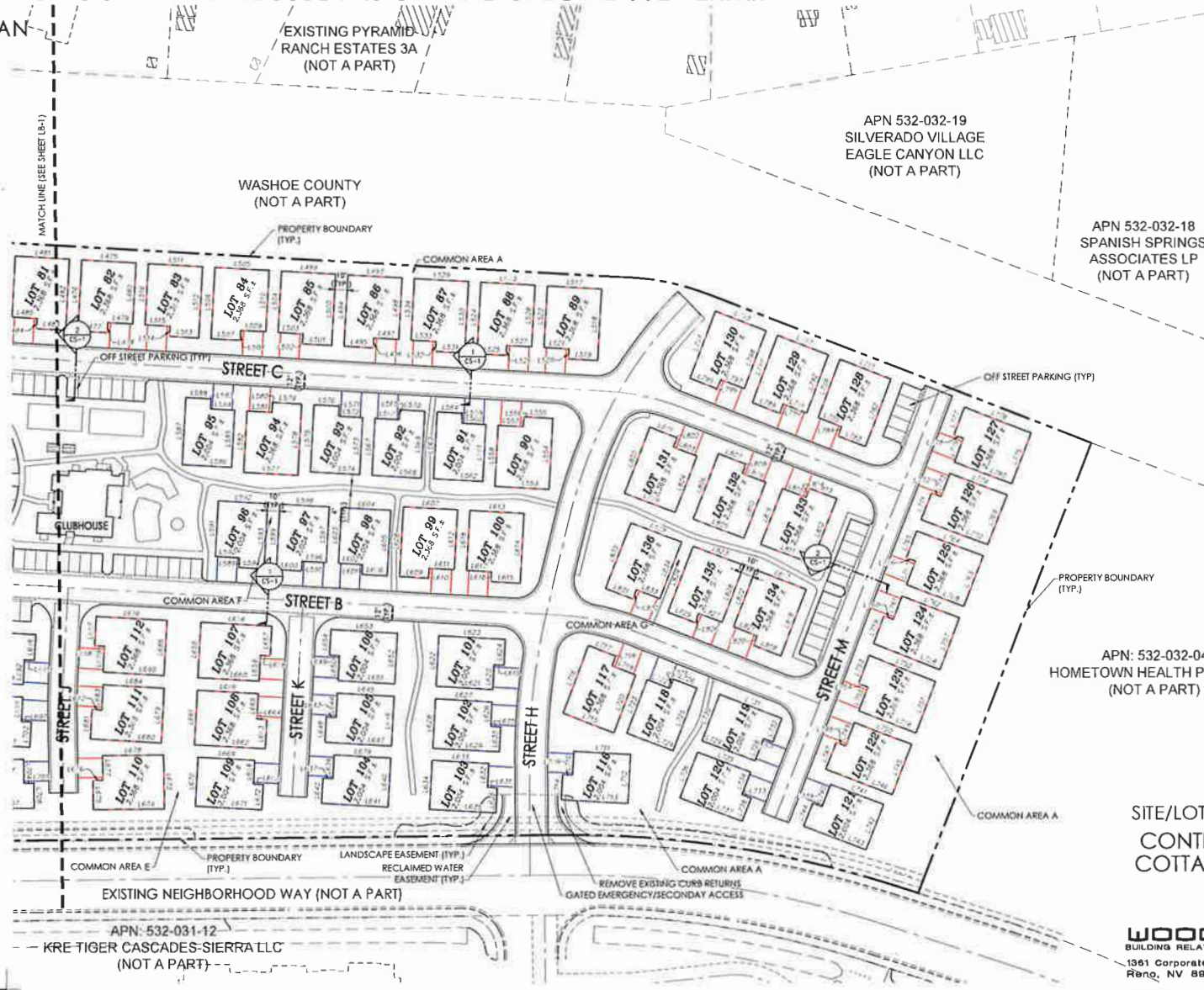
B

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

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066

3599008 FEBRUARY, 2026
SHEET LB-2 OF 11