



# Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9E

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0019 (Silverado Continuum Care Community)

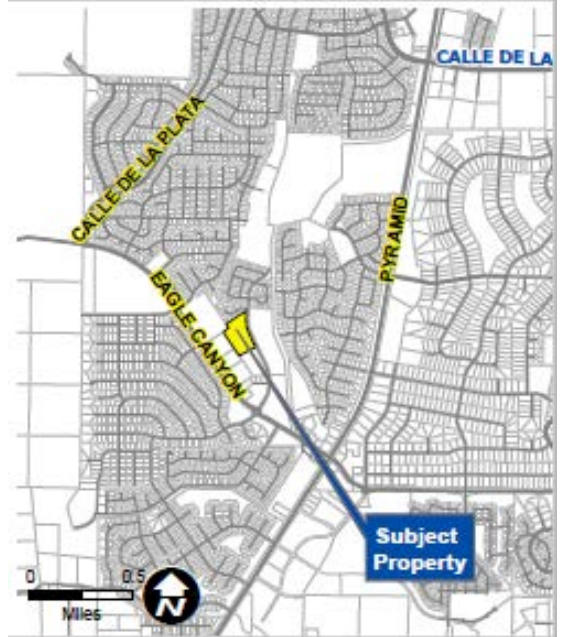
BRIEF SUMMARY OF REQUEST: To allow the use of *Continuum of Care Facilities, Seniors*, for a 157 unit continuum care rental community

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow the use of *Continuum of Care Facilities, Seniors*, for a 157 unit continuum care rental community, in accordance with Washoe County Code (WCC) Table 110.302.05.3 for a 11.21 acres site north of 275 Neighborhood Way.

Applicant:	Silverado Homes NV Inc.
Property Owner:	Spanish Springs Associates LF
Location:	parcel north of 275 Neighborhood Way
APN:	532-031-16
Parcel Size:	11.21 acres
Master Plan:	Commercial (C)
Regulatory Zone:	Neighborhood Commercial (NC)
Area Plan:	Spanish Springs
Citizen Advisory Board:	Spanish Springs
Development Code:	Authorized Article 302, Allowe Uses; Authorized Article 438, Grading and Authorized; & Article 810, Special Use Permi
Commission District:	4- Commissioner Hartung



### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE 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 Board of Adjustment approve, with conditions, Special Use Permit Case Number WSUP20-0019 for Silverado Homes NV Inc., having made all five findings in accordance with Washoe County Code Section 110.810.30.

*(Motion with Findings on Page 15)*

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Agency Comments ..... Exhibit B

Public Notice Map ..... Exhibit C

Project Application..... Exhibit D

The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning at 328-6100 to have a copy sent by email or for a paper copy.



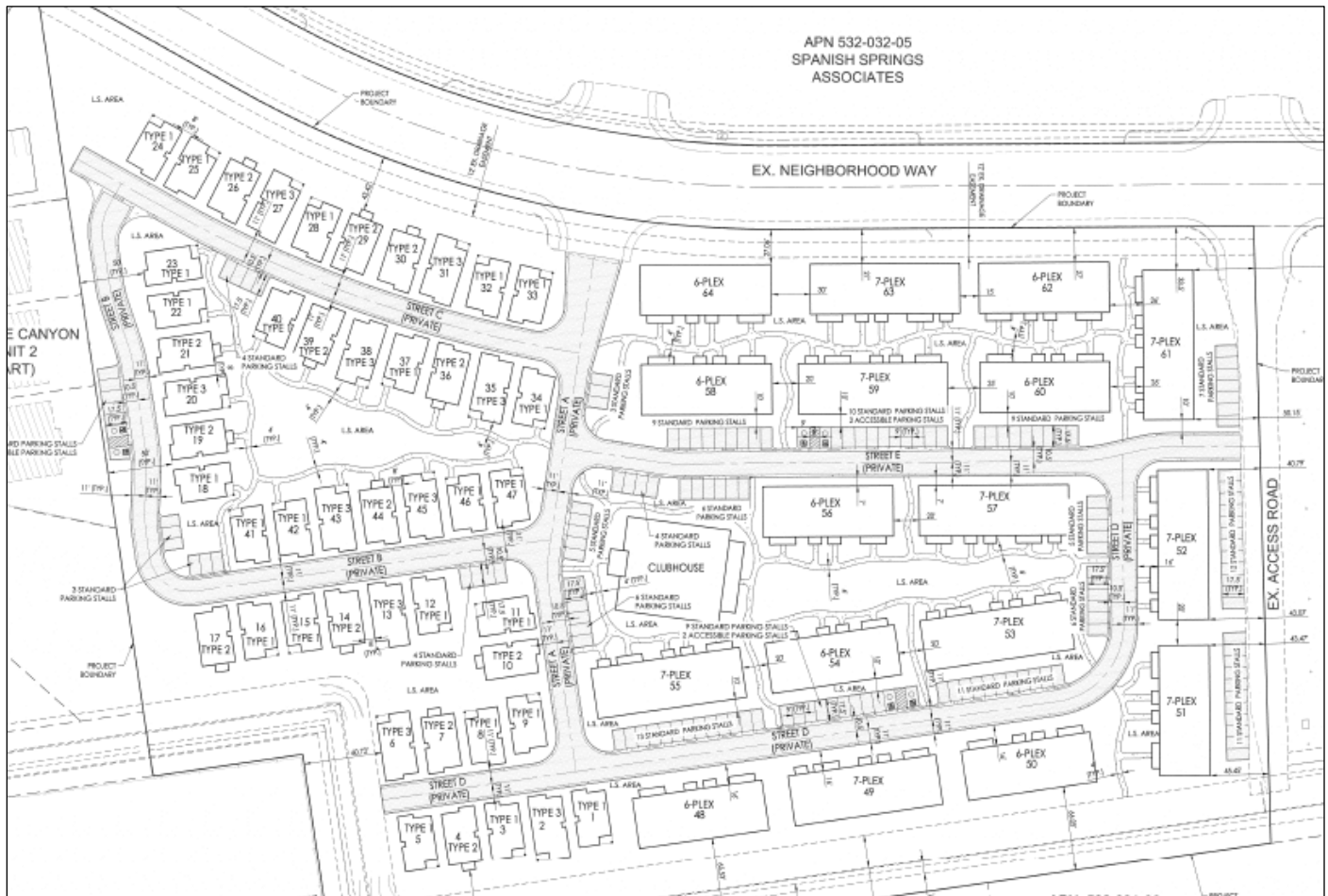
### **Special Use Permit**

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

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

The conditions of approval for Special Use Permit Case Number WSUP20-0019 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as Neighborhood Commercial (NC). The proposed use of *Continuum of Care Facilities, Seniors* is permitted in NC with a special use permit (SUP) per WCC 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.



**Site Plan**

**Project Evaluation**

The applicant is requesting to establish a continuum of care facility for seniors on a ±11 acre site with the regulatory zone of Neighborhood Commercial (NC). The proposed use is allowed per WCC Table 110.302.05.3 in NC with a special use permit (SUP). The development is for a 157-unit continuum of care rental community consisting of 47 detached and 110 attached dwelling units and a clubhouse. The application states that “some attached building units may be modified to detached units through phase build-out”. This will allow the development the flexibility to respond to changes in the market, however no more than 157 units will be built with a density of 14 units per acre. The Washoe County code does not require a specific density for *Continuum of Care Facilities, Seniors*, and allows the density to be determined during the special use permit process. Staff is in agreement with the proposed density for this site. The development is planned to be completed in three phases with the clubhouse completed as a part of the first phase. Total build out is planned to be completed in four years.

The development will be an independent living community for seniors to live independently and designed for aging in place. It will be designed for age appropriate living, with features including, zero threshold entries (no steps), wider doorways and hallways to accommodate walkers and wheelchairs, cabinetry that can be easily modified to accommodate disabilities, bathrooms with age appropriate features, and motion censored lighting in appropriate locations along with fire sprinklers in all units. The services on site include maintenance, utilities, housekeeping/linen service, meals in the clubhouse, transportation, and social amenities. The units, clubhouse and the grounds will be professionally maintained. The community will not provide licensed personal assisted or memory

care services, however it is adjacent to the Cascades of the Sierras, which is an assisted and memory care facility.

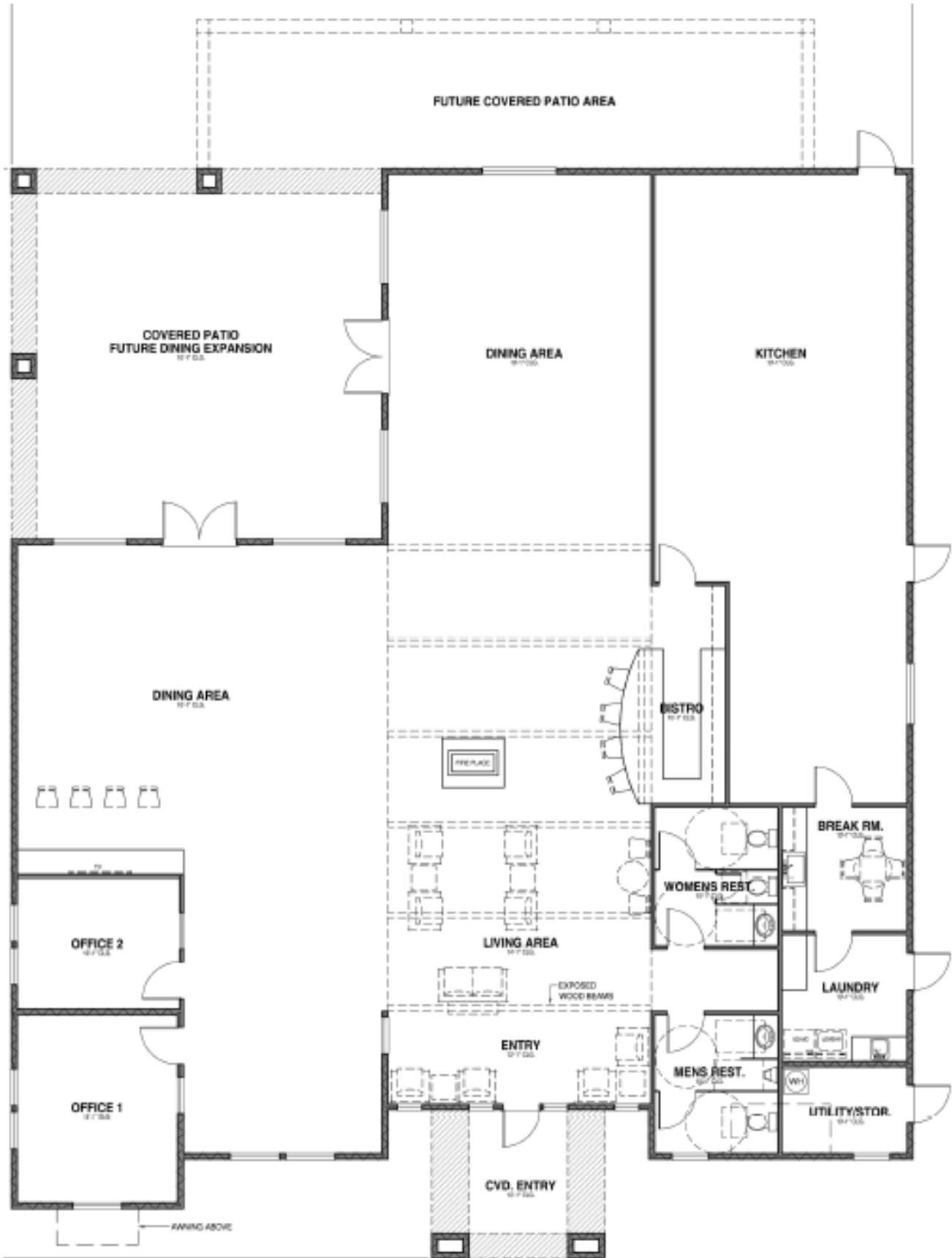
The design of the buildings according to the application will be a "warm and inviting cottage/ranch look". There are three plans for the detached units all with one-car garages. Plan 1 is 585 sq. ft. with one bedroom, plus a den; plan 2 is 845 sq. ft. with two bedrooms and two baths; and plan 3 is 1,000 sq. ft. with a larger two bedrooms and two baths. The attached units range in size from 585 sq. ft. with one bedroom; 705 sq. ft. with one bedroom, plus a den; and 855 sq. ft. with two bedrooms and two baths. The development is in the Spanish Springs Area Plan and located in the area that is identified in Appendix A- Western Theme Design Guidelines. However, the design guidelines are for non-residential developments and not required for residential developments as being proposed.

The clubhouse will be located in the center of the development with a professional kitchen and dining facility for the residents. The resident manager and rental assistant will be located in the clubhouse and social activities will be held in the clubhouse. Other amenities on the site include a community organic garden, dog parks, bocce ball court(s), lawn games, and a pedestrian trail system from the units to the clubhouse. The development will have 6.0 acres (53%) of common area.

The Washoe County code does not require a specific number of parking spaces for *Continuum of Care Facilities, Seniors* and allows the number of parking spaces to be determined during the special use permit process. The applicant is proposing 1.09 spaces per dwelling unit for a total of 173 off-street parking spaces. The applicant bases this calculation on the recommendation by the *Institute of Transportation Engineers Parking Generation Manual 5<sup>th</sup> Edition* for *Continuing Care Retirement Community*. The detached units will have one-car enclosed garages providing 47 parking spaces, which could increase if more detached units are built. The applicant is proposing an additional 145 spaces located in parking pockets throughout the community, with a total of 192 parking spaces. Staff is in agreement with the proposed number of parking spaces for this site.



FRONT ELEVATION



**Clubhouse Floor Plan**



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN.

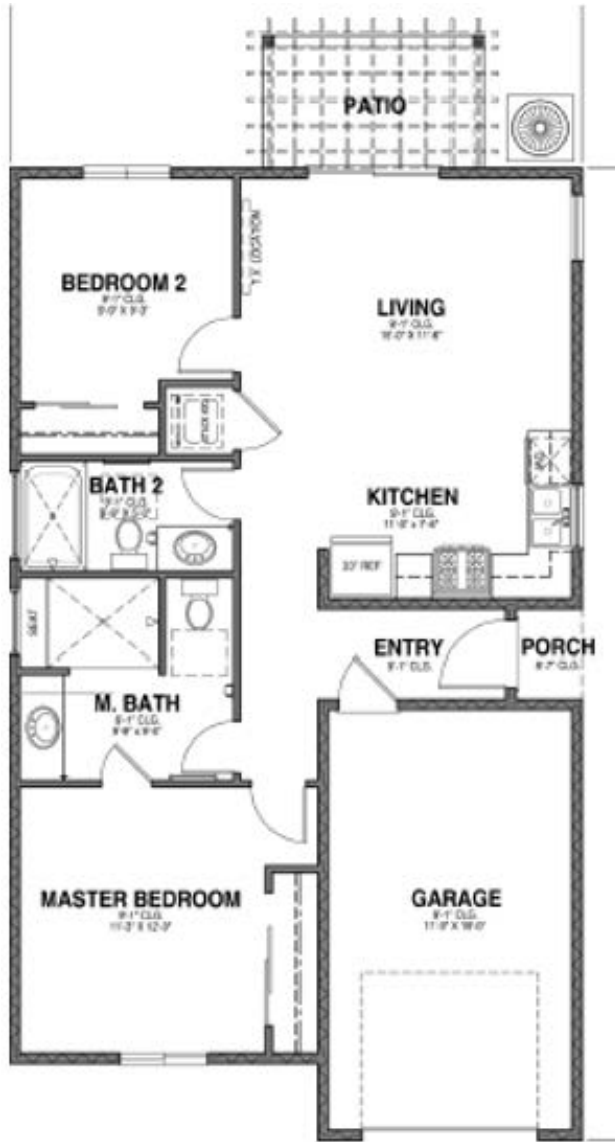
FRONT ELEVATION



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN.

FRONT ELEVATION

**Cottage Plan 1- Floor Plan and Front Elevations**



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

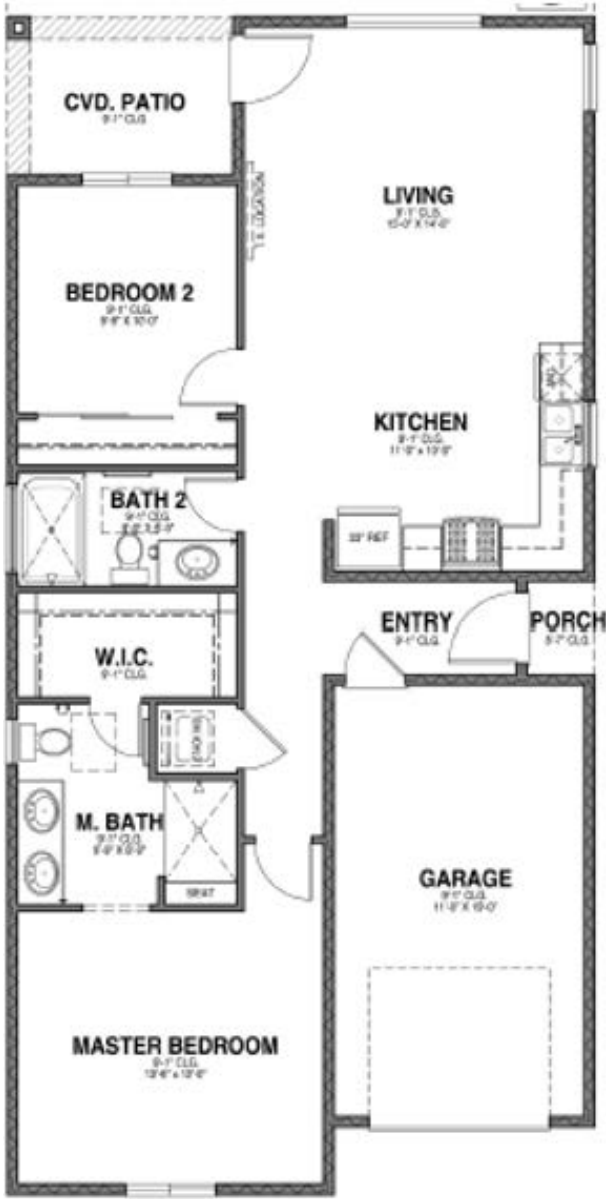


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

**Cottage Plan 2- Floor Plan and Front Elevations**





LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

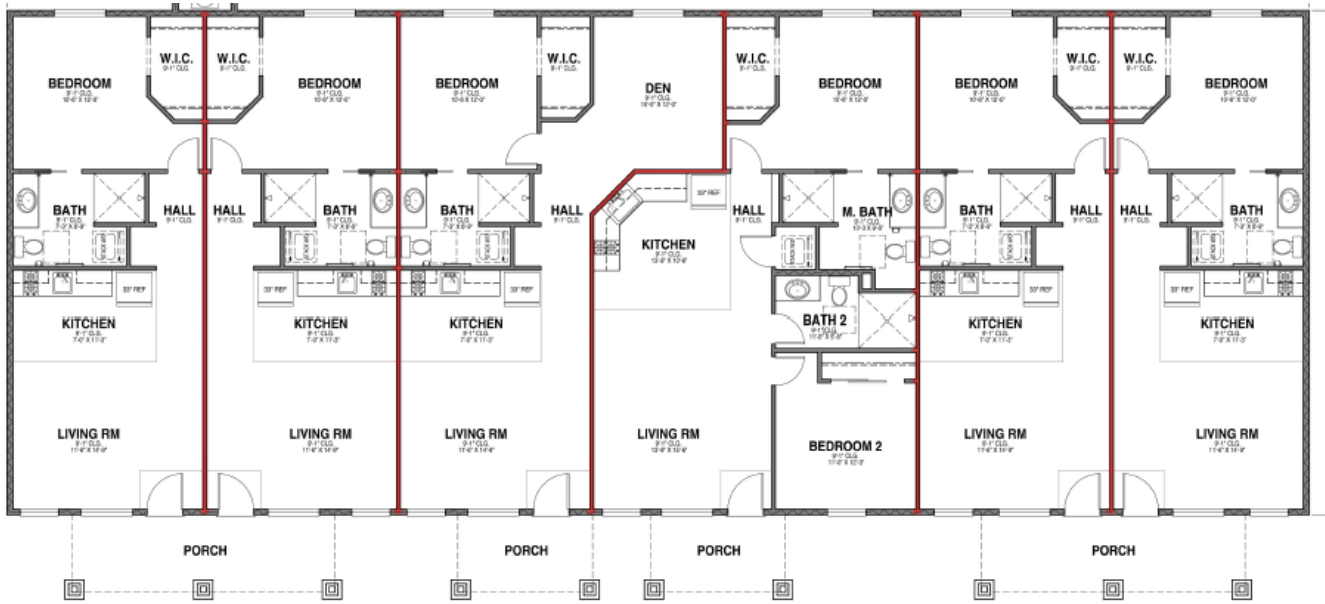
FRONT ELEVATION

**Cottage Plan 3- Floor Plan & Front Elevations**



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

**6 Plex Elevations**



**6 Plex Floor Plan**



**7 Plex Elevation**



**7 Plex Floor Plan**

**Elevations and Floor Plans**

**Site Characteristics**

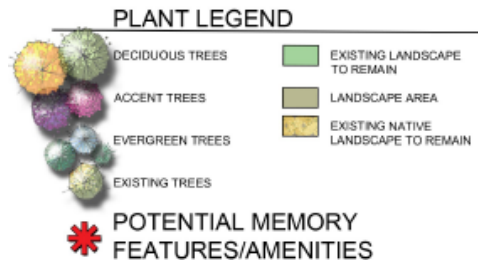
The 11.2 acre site is a vacant relatively flat parcel and covered with native shrubs and grasses. There appears to have been some previous grading on the parcel and the disturbed areas include a ditch along the western property line.

The parcel has a master plan land use designation of Commercial (C) as are the parcels to the east and south and the parcels to the west and north are designated Suburban Residential (SR). The parcel’s regulatory zone is Neighborhood Commercial (NC) as are the parcels to the east and south the parcels. The parcels to the west have Parks and Recreation (PR) and Public and Semi Public Facilities (PSP) regulatory zones and the parcels to the north are zoned Medium Density Suburban (MDS). To the east of the parcel is Neighborhood Way a two-lane arterial street with a center median and sidewalks on both sides. There is a concrete drainage ditch between the proposed development and Neighborhood Way. Shaw Middle School and Eagle Canyon Park are located to the west, the Eagle Canyon Ranch housing development is located to the north and Cascades of the Sierras, assisted living and memory care facility is located to the south.

The site will be fully landscaped with trees, shrubs, decorative rock and turf. The landscape plan provided in the application states ±259,697 sq. ft. (53%) of the site will be landscaped, with a minimum of 309 trees or one tree per every 300 feet of required landscaping and a mix of low water use landscaping planting with very little turf. Article 412 requires 20% of the total developed land area to be landscaped. The applicant will use artificial turf in any areas that may have turf such as pet areas/dog parks. All plants, trees, and shrubs would use drip irrigation and effluent water will be used to irrigate the site. There will be hardscape material used for the pedestrian trail system and patio sitting areas. There is existing landscaping along Neighborhood Way. On the site ±129,302 sq. ft. (27%) is of building area and ±99,309 sq. ft. (20%) is for off-street parking/streets. The site will be gated and the entire area will be fenced with the detached units having fenced backyards.







**Landscape Map**

**Utilities and Services**

The site is vacant; however, the site has been planned for commercial uses and infrastructure services including sewer and water are available to serve the proposed development. The utilities are located within Neighborhood Way and are adequately sized to accommodate the development. The application states that there are easements for utilities on the western portion of the parcel.

The fire and emergency medical service will be provided by Truckee Meadows Fire Station 46, which is located approximately one mile to the west at the intersection of Rockwell Boulevard and La Posada Drive. This application was reviewed by Truckee Meadows Fire Protection District and no specific conditions were required. Washoe County Sheriff will provide policing services.

**Access and Traffic**

There will be two access points to the site from Neighborhood Way, which is off Eagle Canyon Drive. The main access is located in the middle of the site and will provide full access to the all the buildings. Another access is located on the southern boundary of the site and will be used for emergency access.

There is also, pedestrian access at the southwest corner of the site that connects with the drainage easement running north to south along the western property line. The drainage easement is identified as a regional trail within the Washoe County Parks and Open Space Master Plan and provides access to Eagle Canyon Park to the west and open space approximately 1 mile to the north.

The community will be gated and the streets in the development will be private and include a 22-foot-wide two-lane drive isle with curb and gutter. Parking will be located throughout the development and within specific areas and there will be no on-street parking. The development is designed with walkways located primarily within the development linking to the houses and the clubhouse with a wide pedestrian trail system. The walkways will be the primary pedestrian paths in the development with some sidewalks adjacent to streets in a few locations.

A traffic study was submitted with the application. The study states that the project will generate 301 average daily trips (ADT) with 10 AM peak trips and 27 PM peak trips. The study concludes that the project will have minimal impacts to the existing streets network and the network will be able to accommodate the proposed project. The typical driving patterns associated with the use and the residents is not anticipated to impact the traffic in the area. The study recommends a stop sign control at the entrance to the development and to meet Washoe County requirements.

**Grading and Drainage**

The site is relatively flat however 30,000 cubic yards of fill material will be imported to the site in order to construct the project. A special use permit is not required for this grading per 110.438.35(b)(1) which states, "earthwork performed by the subdivider or developer of an approved subdivision, or other projects that has completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process."

There are existing drainageways adjacent to the site and there are drainage easements on the western portion of the parcel. There is an open channel on the west side of the site that collect run-

off from the adjacent parcels. There is a V-ditch along Neighborhood Way that conveys flows from north to south. Onsite flows will be conveyed to one of these existing drainageways which have the capacity to handle the proposed flows.

### **Spanish Springs Citizen Advisory Board (SS CAB)**

The proposed project was presented by the applicant's representative at the scheduled Citizen Advisory Board meeting on November 4, 2020, which was conducted virtually, through Zoom. The CAB voted three in favor and one opposed to the approval of the permit. The CAB minutes were not available at the time that the staff report was prepared. The discussion on the item including the following topics:

- Good development and needed in the community
- Questions about density and traffic

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Planning and Building Division
  - Engineering and Capital Projects Division
  - Water Resource Management
  - Parks and Open Spaces
- Washoe County Health District
  - Environmental Land Development
  - Emergency Medical Services
- Truckee Meadows Fire Protection District
- Washoe County Sheriff

Seven out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order. Contacts for Agencies that provided comments:

- Washoe County Planning and Building Division addressed the construction plans and revegetation for the project.  
**Contact: Julee Olander, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)**
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings, grading requirements and other features associated with the project.  
**Contact: Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**
- Washoe County Parks and Open Spaces had no comments.  
**Contact: Sophia Kirschenman, 775.328.3623, [skirschenman@washoecounty.us](mailto:skirschenman@washoecounty.us)**
- Washoe County District Health had requirements for water and sewer.  
**Contact: James English, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**
- Washoe County District Health had requirements on addressing of units and buildings.  
**Contact: Vicky Olson EMS Coordinator, 775.326.6043, [volson@washoecounty.us](mailto:volson@washoecounty.us)**

- Washoe County Water Resource Management had comments on water rights and will serve  
**Contact: Vahid Behmaram, 775.328.3600, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Washoe County Sheriff had no comments.  
**Contact: Don Gil, 775.328.3354, [dgil@washoecounty.us](mailto:dgil@washoecounty.us)**
- Truckee Meadows Fire District had comments on fire apparatus access roads and fire protection water supplies.  
**Contact: Dale Way/Brittany Lemon, 775.326.6000, [dway@tmfpd.us](mailto:dway@tmfpd.us)/[blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

### **Staff Comment on Required Findings**

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment 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.

1. 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 application request is consistent with Master Plan, Housing Element and the Policies and Action Programs included in 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.  
*Staff Comment: There are adequate services on the site for the proposed continuum of care facilities. The site has been planned for commercial uses and the infrastructure has been planned accordingly.*
3. Site Suitability. That the site is physically suitable for a continuum of care facilities, seniors and for the intensity of such a development.  
*Staff Comment: The site is relatively flat and is physically suitable for the use of continuum of care facilities, senior, which will have an overall low impact to the site and the surrounding areas.*
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.  
*Staff Comment: The development will provide more housing options for seniors and will have a positive impact on public health. It will add to the character of the area with a facility that is developed as a rental care community enhancing the surrounding area with minimal impact.*
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.  
*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.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0019 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.



**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0019 for Silverado Homes NV Inc., having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. 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;
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 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.

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, 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 Board of Adjustment and mailed to the applicant.

Applicant: Silverado Homes NV, Inc  
5525 Kietzke Lane, Ste. 102  
Reno, NV 89511  
email: gpeitzmeier@silveradohomes.com

Owner: Spanish Springs Associates, LP  
550 W. Plumb, Ste B  
Reno, NV 89509  
email: jess@hawcoproperties.com

Consultant: Wood Rodgers  
1361 Corporate Blvd.  
Reno, NV 89502  
email: shuggins@woodrogers.com



# Conditions of Approval

Special Use Permit Case Number WSUP20-0019

The project approved under Special Use Permit Case Number WSUP20-0019 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. 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 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 conditions of approval related to this special use permit 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 conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit 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.
- 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.**

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

**Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us**

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within five years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans 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.

- e. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code prior to issuance of a Certificate of Occupancy.
- f. A business license will be obtained from Washoe County for the new use prior to the commencement of operations of this facility .
- g. 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.
- h. 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.
- i. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- j. The following **Operational Conditions** shall be required for the life of the business:
  - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

- ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
- iii. All landscaping and irrigation systems shall be maintained at all times to conform with all landscaping provisions of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
- iv. 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. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Engineering and Capital Projects**

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact Name – Contact Name – Leo Vesely, 775.328.2313, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- g. An updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

**Contact Name: Mitchell Fink, 775.328.-2050, [mfink@washoecounty.us](mailto:mfink@washoecounty.us)**

- i. Regional Road Impact Fees will apply prior to the issuance of Certificate of Occupancy.

**UTILITIES (County Code 422 & Sewer Ordinance)**

**Contact Name: Tim Simpson, P.E., 775.954.4648, [tsimpson@washoecounty.us](mailto:tsimpson@washoecounty.us)**

- j. Sewer Connection Fees will apply prior to the issuance of Certificate of Occupancy.

**Washoe County Water Management Planner Coordinator**

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

**Contact Name: Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. A formal water will serve will be required as part of the Building Permit application and prior to occupancy, building final inspection, or certificate of occupancy.
- b. The applicant shall conform with the requirements of TMWA in regards to water rights and water service. TMWA requires that all water rights and water service conditions to be met prior to approval of building permits.

**Washoe County Health District**

- 4. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. 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, 775.328.2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. This project will connect to community water and sewer.
- b. If the SUP is approved, the WCHD will review all construction plans and issue permits to operate as applicable.

**Washoe County Health District Emergency Medical Services (EMS)**

- 5. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. 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: Vicky Olson, MPS, RN, EMS Coordinator, 775,326.6043, [volson@washoecounty.us](mailto:volson@washoecounty.us)**

- a. The address number will be clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies and that unit identification and directions to individual units within the building also be clearly marked to efficiently navigate and locate units within the building.

**Truckee Meadows Fire Protection District (TMFPD)**

- 6. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis (phased development) as determined by TMFPD.

**Contact Name: Dale Way/Brittany Lemon, 775.326.6000,**

[dway@tmfpd.us](mailto:dway@tmfpd.us)/[blemon@tmfpd.us](mailto:blemon@tmfpd.us)

### **Fire Apparatus Access Roads**

- a. Fire apparatus access roads shall be in accordance with *International Fire Code* Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
- b. Approved fire apparatus access roads shall be required for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access roads shall comply with the requirements of IFC Section 503 and Appendix D and shall extend to within 150 feet of all portions of the facility and all portions of the *exterior walls* of the first story of the building as measured by an *approved* route (as the hose lays around obstructions) around the exterior of the building or facility. (IFC 503.1.1)
- c. Fire apparatus access roads shall have an all-weather surface and be capable of supporting the weight of Fire District apparatus (80,000 pounds). (IFC 503.2.3 / D102.1)
- d. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2)
- e. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1). (IFC D103.1)
- f. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6)
- g. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- h. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.4 and 503.5.
- k. Buildings four or more stories or 30 feet in height shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.1).
- l. Buildings exceeding 62,000 square feet in area shall have at least two (2) means of fire apparatus access for each structure. (IFC D104.2).
- m. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D104.3)
- n. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet *approved aerial* fire apparatus access roads shall be provided. (IFC D105.1)
- o. When aerial fire apparatus access roads are required, aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. (IFC D105.2)



- p. When aerial fire apparatus access roads are required, one or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*. (IFC D105.3)
- q. When aerial fire apparatus access roads are required, overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*. (IFC D105.4)

### **Fire Protection Water Supplies**

- r. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- s. The number of fire hydrants available to a building shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- t. Fire hydrant systems shall comply with Washoe County Standard Detail W-23 and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- u. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas and 1,000 feet where not required for structures to provide for transportation hazards. Hydrant spacing may be increased by 125 feet if all structures within the development are provided with fire sprinkler protection. There is no allowable increase for hydrants installed for transportation hazards. (IFC Table C102.1)
- v. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- w. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- x. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
- y. Fire hydrants shall not be located within six feet of a driveway, power pole, or light standard. (IFC 507.5.6)
- z. Fire hydrants shall be located adjacent to apparatus access lanes and a minimum of four feet and a maximum of seven feet from back of curb. Provide a detail on the plans. (IFC 507.5.6)
- aa. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-23.

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: October 29, 2020

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0019 – Silverado Care Facility**  
APN 532-031-16

### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is to allow the use of Continuum of Care Facilities, Seniors, for 157 unit continuum of care rental community, in accordance with Washoe County Code (WCC) Table 110.302.05.3 on a 11.21 acres site north of 275 Neighborhood Way h. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Wood Rogers Consultants. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. All grading shall be in accordance with Article 110.438 Grading Standards.
6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

Subject: **WSUP19-0029 – Summit Christian Church Expansion**  
Date: January 3, 2020  
Page: 2

**DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)**

Contact Information: Leo Vesely, P.E. (775) 328-3600

1. An updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitchell Fink (775) 328-2050

1. Regional Road Impact Fees will apply prior to the issuance of Certificate of Occupancy.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

1. Sewer Connection Fees will apply prior to the issuance of Certificate of Occupancy.

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

November 2, 2020

Julee Olander, Planner  
Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Special Use Permit Case Number WSUP20-0019 (Silverado Care Facility)

Dear Ms. Olander:

The Washoe County Health District Emergency Medical Services (EMS) Oversight Program has reviewed the above referenced project. Based on the proposed development packet, there may be impacts regarding EMS responses to the area, particularly during peak hours. The traffic study states 301 average daily trips will be generated from this project. Additionally, the addition of 157 dwellings may increase the use of the healthcare system in the region.

Advanced Life Support (ALS) fire services are provided by Truckee Meadows Fire Protection District and ALS ambulance services are provided by REMSA through a Franchise agreement with the Washoe County Health District. For the parcel location, REMSA's Franchise response requirement for life-threatening calls is 8 minutes 59 seconds for 90 percent of calls. Washoe County population and franchise map response zones are evaluated annually. The closest hospital is Northern Nevada Medical Center, which is approximately 9 miles away from the parcel, should individuals require such services.

It is recommended that the address number is clearly marked on the curb and the structure(s) so the individuals can be quickly located by public safety agencies. As there will be multiple units within the structure, it is recommended that unit identification and directions to individual units within the building also be clearly marked, if necessary to efficiently navigate and locate units within the building. Additionally, please ensure that all structures meet ADA requirements, as appropriate.

Please feel free to contact me if you have any questions.

Sincerely,



Vicky Olson  
EMS Coordinator  
[volson@washoecounty.us](mailto:volson@washoecounty.us)  
(775) 326-6043

**From:** [Gil, Donald](#)  
**To:** [Olander, Julee](#)  
**Subject:** FW: October Agency Review Memo III  
**Date:** Wednesday, October 28, 2020 10:01:28 AM  
**Attachments:** [October Agency Review Memo III.pdf](#)  
[image001.png](#)  
**Importance:** High

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Julee,

The Washoe County Sheriff's Office Patrol Division does not have any concerns or issues with Item #7.

Thank you,

Don

## Don Gil

### Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: [dgil@washoecounty.us](mailto:dgil@washoecounty.us)

Web: [www.WashoeSheriff.com](http://www.WashoeSheriff.com)

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**From:** Fagan, Donna <DFagan@washoecounty.us>

**Sent:** Friday, October 16, 2020 12:31 PM

**To:** Gil, Donald <DGil@washoecounty.us>

**Subject:** October Agency Review Memo III

Captain Gil,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review items #2, #5, #6, and #7. Click on the highlighted item descriptions for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,  
Donna

|



**Donna Fagan**

**Planning and Building Division | Community Services Department**

[dfagan@washoecounty.us](mailto:dfagan@washoecounty.us) | Office: 775.328.3616

1001 E. 9<sup>th</sup> Street, Reno, NV 89521

Email: [planning@washoecounty.us](mailto:planning@washoecounty.us)



**From:** [Kirschenman, Sophia](#)  
**To:** [Olander, Julee](#)  
**Subject:** Parks Comments Re: WSUP20-0019  
**Date:** Monday, November 16, 2020 4:56:55 PM  
**Attachments:** [Outlook-elo35itm.png](#)  
[Outlook-tus20s20.png](#)  
[Outlook-igd4wosu.png](#)  
[Outlook-kxjkzykl.png](#)  
[Outlook-mdyuuf5k.png](#)

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Hi Julee,

I have reviewed WSUP20-0019 (Silverado) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



Please tell us how we did by taking a quick [survey](#).

[Sophia Kirschenman](#)

Park Planner | Community Services Department

775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Please consider the environment before printing this e-mail.

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

October 30, 2020

Washoe County Community Services  
Planning and Development Division  
PO Box 11130  
Reno, NV 89520-0027

RE: Silverado Care Facility; 532-031-16  
Special Use Permit; WSUP20-0019

Dear Washoe County Staff:

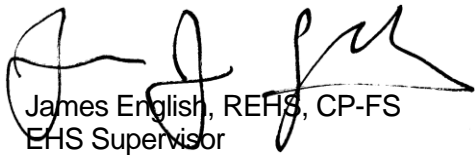
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, (WCHD) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: This project will connect to community water and sewer.
- b) Condition #2: If the SUP is approved, the WCHD will review all construction plans and issue permits to operate as applicable.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services Division  
Washoe County Health District



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

October 21, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD  
SUBJECT: Special Use Permit Case Number WSUP20-0019 (Silverado Care Facility)

**Project description:**

The applicant is proposing to allow the use of Continuum of Care Facilities, Seniors, for 157 unit continuum of care rental community, in accordance with Washoe County Code (WCC) Table 110.302.05.3 on a 11.21 acres site north of 275 Neighborhood Way.

Project is located at parcel north of 275 Neighborhood Way, Assessor's Parcel Number: 532-031-16.

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

There are no conditions of approval for this Special Use Permit.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.

The applicant shall conform with the requirements of TMWA in regards to water rights and water service. TMWA requires that all water rights and water service conditions to be met prior to approval of building permits



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

October 22, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WSUP20- 0019 Silverado care Facility

Dear Julee,

In reviewing the 157-unit continuum of care rental community, the Conservation District has the following comments.

To promote dark skies lighting the applicant follow Washoe County code.

The District will require a lighter shade of green for Plan 2 and a lighter shade of brown for Plan 3 including the club house building to better reflect earth tone colors for the surrounding area.

If turf is planted, to conserve water and reduce water runoff to the open channel the District requires a 2 foot buffer from the back face of sidewalk and or curb.

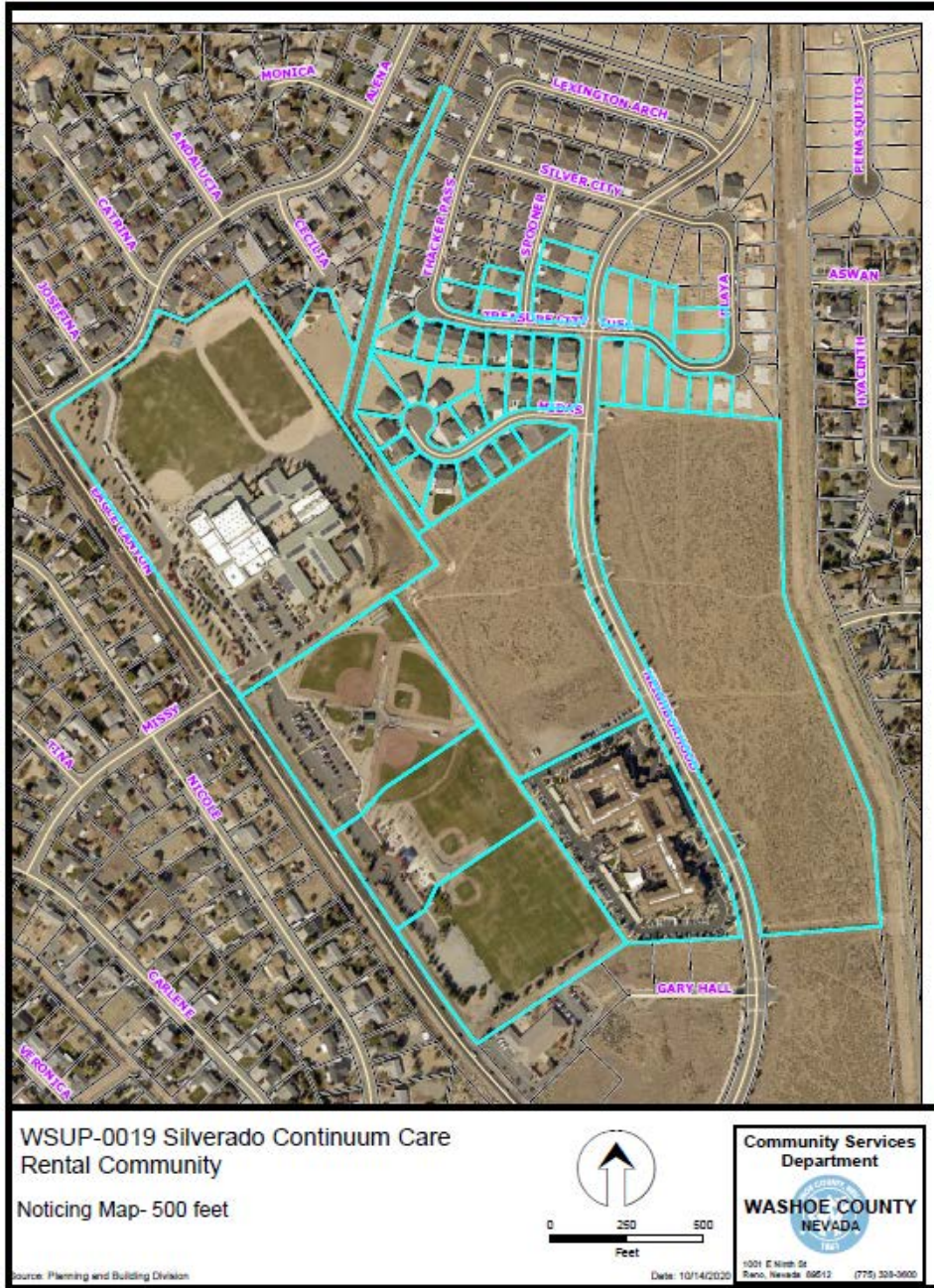
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

**Public Notice**

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 47 separate property owners a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**Special Use Permit Case Number WSUP20-0019**



## 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: Silverado Continuum Care Rental Community			
Project Description: Silverado Homes is proposing a 157 unit continuum of care rental community along Neighborhood Way in Spanish Springs			
Project Address: 0 Neighborhood Way, Washoe County, NV 89441			
Project Area (acres or square feet): 11.24 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 1,650 ft northwest of the intersection of Eagle Canyon Drive and Neighborhood Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-031-16	11.21		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Spanish Springs Associates LP		Name: Wood Rodgers Inc.	
Address: 550 W. Plumb Lane Ste. B		Address: 1361 Corporate Blvd.	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89502
Phone: 775-425-4422	Fax:	Phone: 775-823-5258	Fax:
Email: jesse@hawcoproperties.com		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: Stacie Huggins	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Silverado Homes NV Inc.		Name:	
Address: 5525 Kietzke Lane Ste. 102		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-333-5620	Fax:	Phone:	Fax:
Email: gpeitzmeier@silveradohomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Greg Peitzmeier		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):	



# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A 157 unit Continuum Care Facility available for rent to independent seniors. The community includes a mix of detached and attached dwelling units and a clubhouse located within Neighborhood Commercial (NC) zoning designation west of Neighborhood Way within the Washoe County Spanish Springs Area Plan.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

The site plans have been provided in the project description of this submittal package.

3. What is the intended phasing schedule for the construction and completion of the project?

The project is proposed to be completed in three phases with the clubhouse and a mix of detached and attached units in the first phases and the remaining units in the later phase. Each phase maybe completed independently or at the same time based on the market. The entire project is expect to be completed as soon as possible based on market conditions with a maximum of 4 years from receipt of first building permit.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is relativity flat and located in the NC zoning designation. The site is vacant but is surrounded by development and is considered an infill site and has existing utilities stubbed to the site. The utilities and roadway infrastructure are adequately sized and will not be negatively impacted by the proposal.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The region is facing an aging population with very few alternatives between single-family homes/multi-family and assisted living. This facility provides an option for those who are not in need of assisted living services and want the benefit of independent living without the maintenance of a home ownership.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

This project is expected to have minimal impact on the surrounding neighborhood as the existing infrastructure is already in place and the proposed use is a relatively low traffic generator.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

The proposed project meets all code requirements and is an allowed use within the NC zoning with the approval of an SUP. See attached Project Description.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water Authority (TMWA)

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 46; 1 mile west
b. Health Care Facility	Renown Medical Group - Los Altos Pkwy; 4.5 miles south
c. Elementary School	Taylor Elementary School; 0.5 miles northwest
d. Middle School	Shaw Middle School; adjacent to property
e. High School	Spanish Springs High School; 1 mile east
f. Parks	Eagle Canyon Park; adjacent to property
g. Library	Spanish Springs Library; 2.2 miles south
h. Citifare Bus Stop	RTC Route 2; 6.8 miles south

**Special Use Permit Application  
for Grading  
Supplemental Information**  
(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a 157 unit Continuum Care Facility available for rent to independent seniors. The community includes a mix of detached and attached dwelling units and a clubhouse located within Neighborhood Commercial (NC) zoning designation west of Neighborhood Way within the Washoe County Spanish Springs Area Plan.

2. How many cubic yards of material are you proposing to excavate on site?

N/A. Please refer to the grading plan that was submitted with this application.

3. How many square feet of surface of the property are you disturbing?

Nearly the entire site will be disturbed as part of this project, or 487,872 sq ft.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

The project is anticipated to export 0 cy and import 30,000 cy of material.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No, the site will require an import of 30,000 cy to achieve the proper drainage of the site and to insure all of the development is able to meet the standards outlined in Washoe County Development Code.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

Yes, a drainage ditch adjacent to the western boundary as been graded as part of an overall regional ditch.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes, please refer to the grading plan submitted with this application.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

Yes, the disturbed areas will be able to be seen from off site during construction. Once the project is complete the disturbed areas will be landscaped or contain built structures and infrastructure.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Since all of the streets on the property will be private no neighboring properties will need to access the site. Although existing easements will be maintained.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut and fills are anticipated to be minimal. All disturbed areas will be temporarily stabilized using BMP's during construction and will be formally landscaped upon completion of the project.

11. Are you planning any berms?

Yes	NoX	If yes, how tall is the berm at its highest?
-----	-----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

There are no retaining walls proposed with this application.

13. What are you proposing for visual mitigation of the work?

All grading will be temporary and should only occur during construction. Visual mitigation will not be required.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No, the only trees on site are within the formal landscaping along Neighborhood Way. These are not anticipated to be removed.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

No revegetation is anticipated however, any revegetation will include a seed mix applied in accordance with Washoe County requirements.

16. How are you providing temporary irrigation to the disturbed area?

Temporary irrigation during construction will include the use of water trucks to minimize dust.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No, since all of the disturbed area is temporary and planned to be developed or formally landscaped there is not a revegetation plan included in this application.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
-----	------	-------------------------------

## **Project Description**

### **Location**

The project site is within unincorporated Washoe County, in the Spanish Springs area. The 11.2± acre site includes Washoe County Assessor Parcel Number (APN) 532-031-16. The site is located approximately 1,650 feet northwest of the intersection of Eagle Canyon Road and Neighborhood Way, within the Spanish Springs Area Plan/Suburban Character Management Area. The site is vacant with existing infrastructure located on the eastern boundary of the site within Neighborhood Way.

The site is bounded by Public Facilities including Eagle Canyon Park and Shaw Middle School to the southwest, an assisted living facility to the south, vacant land to the east and single-family residential development to the north (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

### **Project Request**

The applicant is requesting a Special Use Permit (SUP) to allow the operation of a 157-unit Continuum Care Rental Community to be constructed on a parcel zoned Neighborhood Commercial (NC) within the Spanish Springs Area Plan (SSAP). The proposed use is an allowed use within the Neighborhood Commercial (NC) zoning designation with approval by the Washoe County Board of Adjustments according to the SSAP.

### **Background**

The project site was originally planned to provide commercial and medical services to the growing community. However, with other large commercial centers constructed south of the project area in the City of Sparks, the need for commercial/medical services within this area has decreased. At the same time, the region has been experiencing an aging population and a housing shortage as the population continues to increase with very few alternatives between single-family homes/multi-family and assisted living facilities. This community will allow the County to meet the housing need while providing the citizens with senior housing, providing an option for those who are not in need of assisted living services and want the benefit of independent living without the maintenance and responsibilities of a home ownership.

### **Washoe County Master Plan and Zoning**

According to Washoe County mapping, the current master plan designation is Commercial (C) which conforms with the current zoning designation of Neighborhood Commercial (NC). (*Refer to Section 3 of the submittal packet for Zoning and Master Plan Maps*).

### **Site Characteristics**

The entire parcel is nearly flat with a slight slope from the northwest to the southeast with no steep slopes. The eastern boundary of the site is bound by Neighborhood Way, a two-lane arterial street with a median and turn lanes, existing landscaping, sidewalks on both sides, and a concrete drainage ditch adjacent to the project site. An existing intersection along Neighborhood Way will provide access to the site.

Although some of the site appears to have been graded by past activities, the site is generally characterized by native vegetation consisting primarily of native shrubs, sagebrush, and grasses. The disturbed area includes an existing drainage ditch that follows the western boundary. Several utility, drainage, and trail easements are located throughout the western boundary of the site, (*Refer to Site Aerial in Section 3 of this submittal packet*).



**Land Use Compatibility**

The project site is currently vacant but surrounded by developed parcels on the south, west, and north sides. Specifically, surrounding land uses include existing single family residential to the north, vacant undeveloped land to the east across Neighborhood Way, public facilities to the west and an existing assisted living/continuum of care facility to the south. The current and proposed land use and zoning designations are conforming with and allowed within the SSAP with the approval of a Special Use Permit (SUP).

<b>ADJACENT PROPERTY DESCRIPTION</b>			
	<b>Land Use Designation</b>	<b>Zoning</b>	<b>Use</b>
<b>North</b>	SR	MDS/PSP	Single-Family & Shaw Middle School
<b>South</b>	SR/C	NC/PR	Assisted Living & Eagle Canyon Park
<b>East</b>	C	NC	Vacant Land
<b>West</b>	SR	PR/PSP	Eagle Canyon Park, & Shaw Middle School

**Project Details**

The 157-unit senior continuum of care rental community will be constructed on 11.2 acres just north of Cascades of the Sierra, an assisted and memory care lodge facility. The proposed project will not provide licensed personal assisted or memory care services, but is an independent living facility (aka “congregate care”) for aging individuals who are still able to live independently with units designed to support aging in place, maintenance, utilities, housekeeping/linen service, meals (at the Clubhouse or delivered), transportation, and social amenities. This community will serve the same client as in a traditional independent lodge facility but now in a more home like design environment which helps accommodate social distancing, individual front patio gardening, small comfort pets, and outdoor patio living. All interior and exterior maintenance of the units as well as, the Clubhouse, and the grounds will be professionally maintained for the residents.

The project is comparable to the density and intensity of uses that are allowed under the current land use and conforming zoning designations. Furthermore, because this area has been planned for commercial uses for many years, the project will be able to utilize existing infrastructure, such as traffic and utility services (water and sewer) generated by this project. The following looks specifically at how the proposed project meets current Code requirements and compliments the area.

- **Age Appropriate Design Structures:** All attached and detached units will be designed with livable design features incorporated into all units. These include by example zero threshold (no step) unit entries, wider halls and doorways to accommodate those with walkers and wheelchairs, cabinetry that can be easily modified to accommodate disabilities, appropriate backing and supports in bathrooms, zero step showers with seats and dual controls, motion censored lighting in appropriate locations, as well as fire sprinklers in all units.

There are 47 detached dwelling units, 110 attached dwelling units (17 buildings), and a clubhouse proposed as part of this request. To ensure flexibility to market conditions, the community and its approval will contemplate that some attached building units may be modified to detached units through phase build-out. To ensure flexibility to respond to market conditions, the applicant is seeking some flexibility to increase or decrease the number of detached or attached products as the market will ultimately determine the popularity for each unit type. While flexibility is important, the total number of units will not exceed 157 units. As planned, the proposed project has a residential density of 14.0

du/ac, which in accordance with Washoe County Code, can be determined during the special use permit process for Continuum Care Facilities.

- Clubhouse and Common Areas: The Clubhouse will be located in the center of the project area and in addition to providing for a professional kitchen and dining facilities to serve the residents, it will also host the resident manager/rental assistant, and be the location for many daily social functions and activities. Other community amenities include organic growing gardens, dog parks, bocce ball, lawn games, together with fully landscaped community wide paseo trail system which will provide connection to and from the Clubhouse, individual units and community amenities as well as foster engagement between residents on the trail and those enjoying the view from their covered patio and fenced in garden area. A total of 6.0± acres (53%) of common area are anticipated with this project.
- Building Architecture: Attached and detached units will all be single story with a warm and inviting cottage/ranch look and feel with front cottage lap and/or board and bat siding, each with covered patio's and private garden areas. The attached units will range in size from approximately 585 sq.ft for 1 bedroom, 705 sq.ft. for 1 bedroom with den, and 855 sq.ft for 2 bedroom/2 bath. The detached units will each have a 1 car garage and range in size from approximately 785 sq ft. for 1 bedroom plus den, 845 sq ft for 2 bedroom/2 bath and a larger 2 bed /2 bath at approximately 1000 sqft. It should be noted that the Spanish Springs Area Plan western theme design guidelines do not apply to this residential project. The guidelines listed under this section are intended to specifically address non-residential uses. This section does not address, nor include specific standards, for residential development within this area (see the Colored Building Elevations included in Map Pocket of this submittal packet).
- Ingress and Egress: Neighborhood Way has two access points that currently provide access to the site, the main entrance is located in the middle of the parcel along the eastern boundary and will provide full access to the site. Improvements to the main entrance will include striping and a stop sign control in accordance with the recommendations in the Traffic Report included in this submittal packet. The access to the south will be utilized for emergency access as well as additional overflow parking for the site. This site will be entirely fenced with pedestrian access along the main entrance, south, and to the southeast allowing access to open space and a future regional trail that follows along the western boundary of the property.
- Parking: According to Washoe County Code, parking will be determined through the special use permit process. Washoe County Development code does not specify parking requirement for Continuum Care Facility, so for the purposes of this project, the applicant is proposing to utilize the rate of 1.09 spaces per unit as identified in the parking calculation for *Continuing Care Retirement Community*, within the *Institute of Transportation Engineers Parking Generation Manual 5<sup>th</sup> Edition*. This would require 173 off street parking stalls.

The detached units will each have a one-car garage providing 47 parking spaces in addition to the pockets of parking stalls found throughout the site, which include an additional 145 spaces. This will provide a total of 192 parking spaces throughout the project site. In addition to the parking, transportation services will be offered to all residents. No on street parking is allowed within the project site.

- Landscaping: The portion of the site along Neighborhood Way is currently landscaped. Additional landscaping and trees will be provided throughout the project site. The perimeter will be entirely fenced with a portion of the detached units having fenced private backyards. All of the areas outside of the

buildings and roadway infrastructure will be formally landscaped including trees, shrubs, decorative rock and turf.

- Grading: This site is relatively flat and therefore minimal grading to construct the project will be required. The site is anticipated to import approximately 30,000 cubic yards of fill. Disturbed areas will be landscaped and in accordance with Washoe County requirements. *(Refer to Tentative Map Plan Set in Map Pocket of this submittal packet).*
- Drainage: There are existing drainageways adjacent to the property. A drainage system consisting of an open channel runs adjacent to the western boundary and collects offsite sheet flows from the undeveloped land and the surrounding residential units to the north and convey it through the property to the south. A concrete V-ditch also runs along the eastern boundary the Neighborhood Way right-of-way and conveys flows from the north to the south.

Onsite flows from the site and the streets will flow into gutters which will convey the storm water into drop inlets and underground storm pipes. The storm pipes will then convey to the open channel ditch to the west or conveyed to the east and into the concrete V-ditch adjacent to Neighborhood Way. The existing drainageways have capacity to handle the proposed flows with no negative impacts to adjacent or downstream properties as a result of the proposed development during the 5-year and 100-year storms *(Refer to Tentative Map Plan set and Preliminary Hydrology Letter in Section 4 and Map Pocket of this submittal packet).*

- Utilities: Public utilities currently exist within the project site, currently serving the surrounding communities. The utilities are located within Neighborhood Way and are adequately sized to accommodate the estimated generation associated with this request based on the density and intensity. Detailed utility plans to serve future development will be addressed with future development processes.
- Public Services: Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 46 located approximately 1 mile to the west at the intersection of Rockwell Boulevard and La Posada Drive. Police is provided by Washoe County Sheriff.
- Traffic Impacts: While the proposed land use change may have some impacts on the existing street network, the existing infrastructure and street networks are able to accommodate this request. A traffic study was completed by Soleagui Engineers as part of this request and is included in Section 4 of the application packet. The study estimated that the project would generate 301 Average Daily Trips (ADT), with 10 AM peak hour trips and 27 PM peak hour trips. Minimal improvements including signage and striping are recommended as part of the traffic analysis but given the type of use planned and the typical driving patterns associated with typical residents at these facilities, overall the project is not anticipated to significantly impact the traffic in the area, *(review the traffic impact report in Section 4 of this submittal packet).*

**Findings**

Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

**(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;**

Response: The proposed project is consistent with the current Master Plan designation of Commercial and meets all applicable goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

**(b) Improvements. 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;**

Response: For the Neighborhood Commercial zoning designation, the intensity and density of this project are much lower than other uses permitted within this designation. Since this site was originally intended as a commercial development, Neighborhood Way as well as the utilities located within it, were designed to accommodate development with more density and intensity than the one proposed. Therefore, all of the surrounding infrastructure and public facilities are adequately sized to handle the projected level of service that is generated from this request.

**(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;**

Response: As stated earlier the intensity of the proposed development is relatively low for the NC zoning designation and is not anticipated to be a large traffic generator. According to Washoe County Code, the residential density for the continuum care facility is determined during the special use permitting process. The proposed project includes 157 units which would be 14.0 dwelling units per acre (du/ac). For comparison, a low density multi-family project is typically designed at 14 du/ac. Based on reasons previously stated, the site is physically suitable for the proposed project.

**(d) Issuance Not Detrimental. 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; and**

Response: The project will not be detrimental to public health; in fact, the project will have a positive impact on the public health as it will provide a need to the housing issue facing many seniors in the region. Furthermore, this will complement the assisted living facility to the south while still providing a use that is similar to the single family residential properties to the north.

**(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.**

Response: Not applicable to the project.



# SILVERADO CONTINUUM CARE COMMUNITY

## SPECIAL USE PERMIT

### TITLE SHEET

**OWNER:**  
SPANISH SPRINGS ASSOCIATES  
550 W. PLUMB LANE SUITE B#505  
RENO, NV 89509

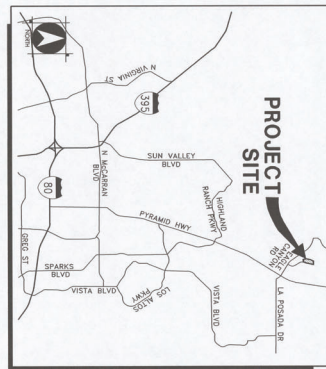
**DEVELOPER:**  
SILVERADO HOMES NV, INC.  
5525 KIETZKE LANE, SUITE 102  
RENO, NV 89511

#### BASIS OF BEARINGS

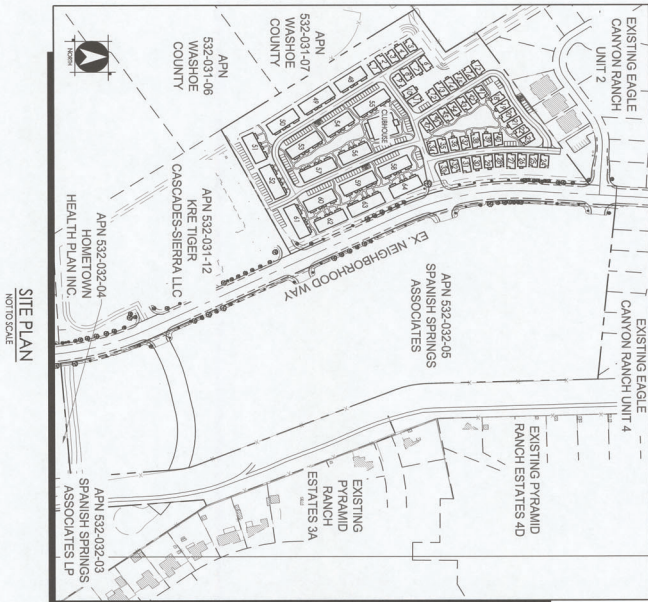
NEVADA STATE PLAIN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NAVD83, IS TAKEN AS THE BASIS OF BEARINGS. ACCORDING TO THE NEVADA STATE PLAIN COORDINATE SYSTEM, THE BEARING OF THE LINE DESCRIBED AS BEING 1 1/2' DIA. BASS OF SET IN CONCRETE 1' WEST OF T-POST 2 WEST OF HIGH-CROWN AND 1/2' WEST OF T-POST 1 TAKEN AS NORTH BEARING. WEST, ALL DIMENSIONS SHOWN ARE GROUND DIMENSIONS. COMMAND GRID COORDINATES: 10007779.5.

#### BASIS OF ELEVATION

THE BASIS OF ELEVATION IS BASED ON THE NORTH AMERICAN DATUM OF 1983, NAVD83, AS TAKEN FROM THE NEVADA STATE PLAIN COORDINATE SYSTEM. ACCORDING TO THE NEVADA STATE PLAIN COORDINATE SYSTEM, THE ELEVATION OF THE POINT DESCRIBED AS BEING 1 1/2' DIA. BASS OF SET IN CONCRETE 1' WEST OF T-POST 2 WEST OF HIGH-CROWN AND 1/2' WEST OF T-POST 1 TAKEN AS NORTH BEARING. WEST, ALL DIMENSIONS SHOWN ARE GROUND DIMENSIONS. COMMAND GRID COORDINATES: 10007779.5.



VICINITY MAP  
NOT TO SCALE



SITE PLAN  
NOT TO SCALE

#### SITE INFORMATION:

**SITE PLAN STATISTICS**  
ON-SITE AREA: 11.21 AC (1,217,929 SF)  
ON-SITE BUILDING FOOTPRINT AREA: 79,209 SF  
ON-SITE LANDSCAPE COMMON AREA: 299,871 SF

**PARKING STATISTICS**  
TOTAL PARKING REQUIRED: N/A  
TOTAL PARKING PROVIDED: 0 STALLS  
PARKING STALLS: 16 STALLS  
TOTAL ACCESSIBLE PARKING REQUIRED: 6 STALLS  
TOTAL ACCESSIBLE PARKING PROVIDED: 6 STALLS

**LANDSCAPING STATISTICS**  
SITE AREA: 11.21 AC (1,217,929 SF)  
LANDSCAPE PROVIDED: 22,281 SF  
ASSESSOR PARCEL NUMBER: 50203118

#### ENGINEER'S STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 8th DAY OF OCTOBER, 2020.

TODD W. GAMMILL, P.E. #119693



#### SHEET INDEX

SHEET NO.	DWG. ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	U-1	PRELIMINARY UTILITIES PLAN
4	C-1	PRELIMINARY CROSS SECTIONS
5	C-1	PRELIMINARY CROSS SECTIONS
6	L-1	PRELIMINARY LANDSCAPE PLAN

SILVERADO CONTINUUM  
CARE COMMUNITY  
TITLE SHEET



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Blvd  
Reno, NV 89502  
Tel: 775.823.4088  
Fax: 775.823.4086

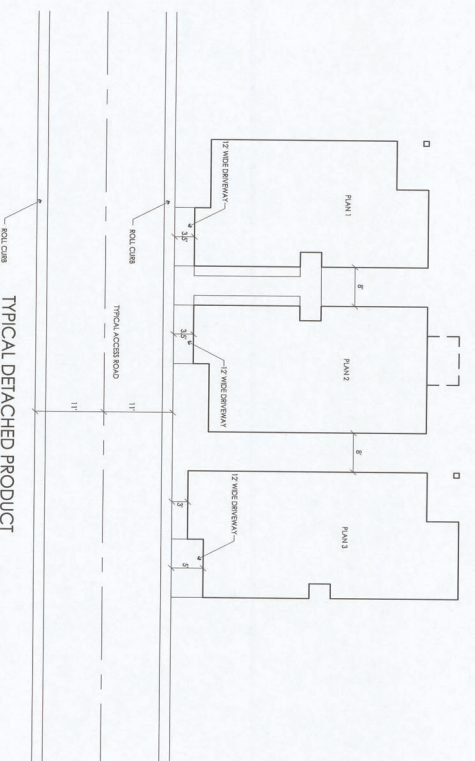
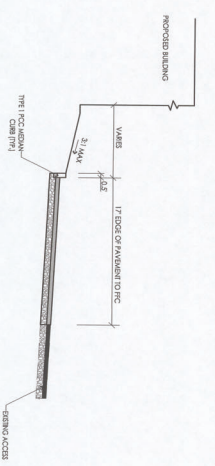
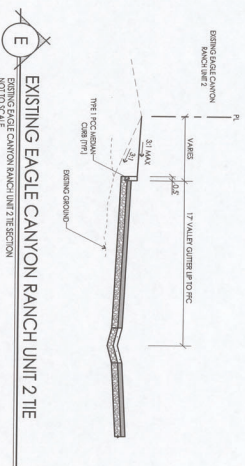
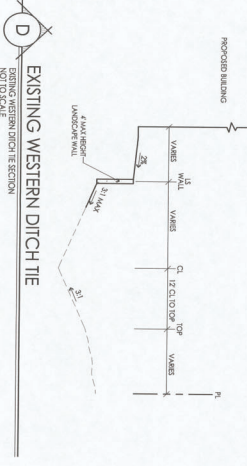
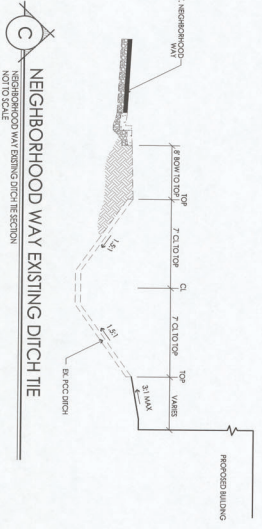
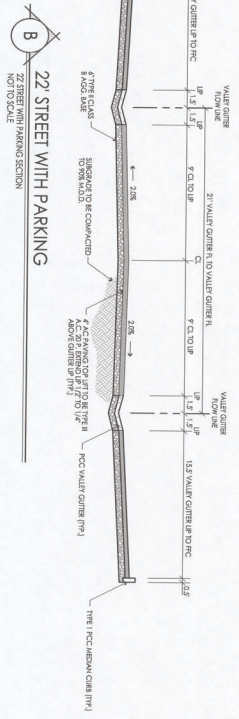
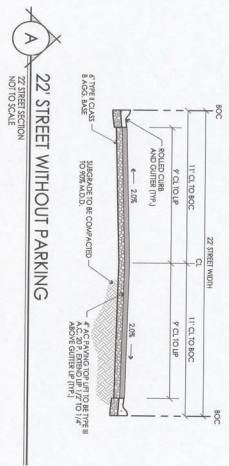
3599006  
OCTOBER, 2020  
SHEET T-1 OF 6



# SILVERADO CONTINUUM CARE COMMUNITY

## SPECIAL USE PERMIT

### CROSS SECTIONS



SILVERADO CONTINUUM  
CARE COMMUNITY  
CROSS SECTIONS



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

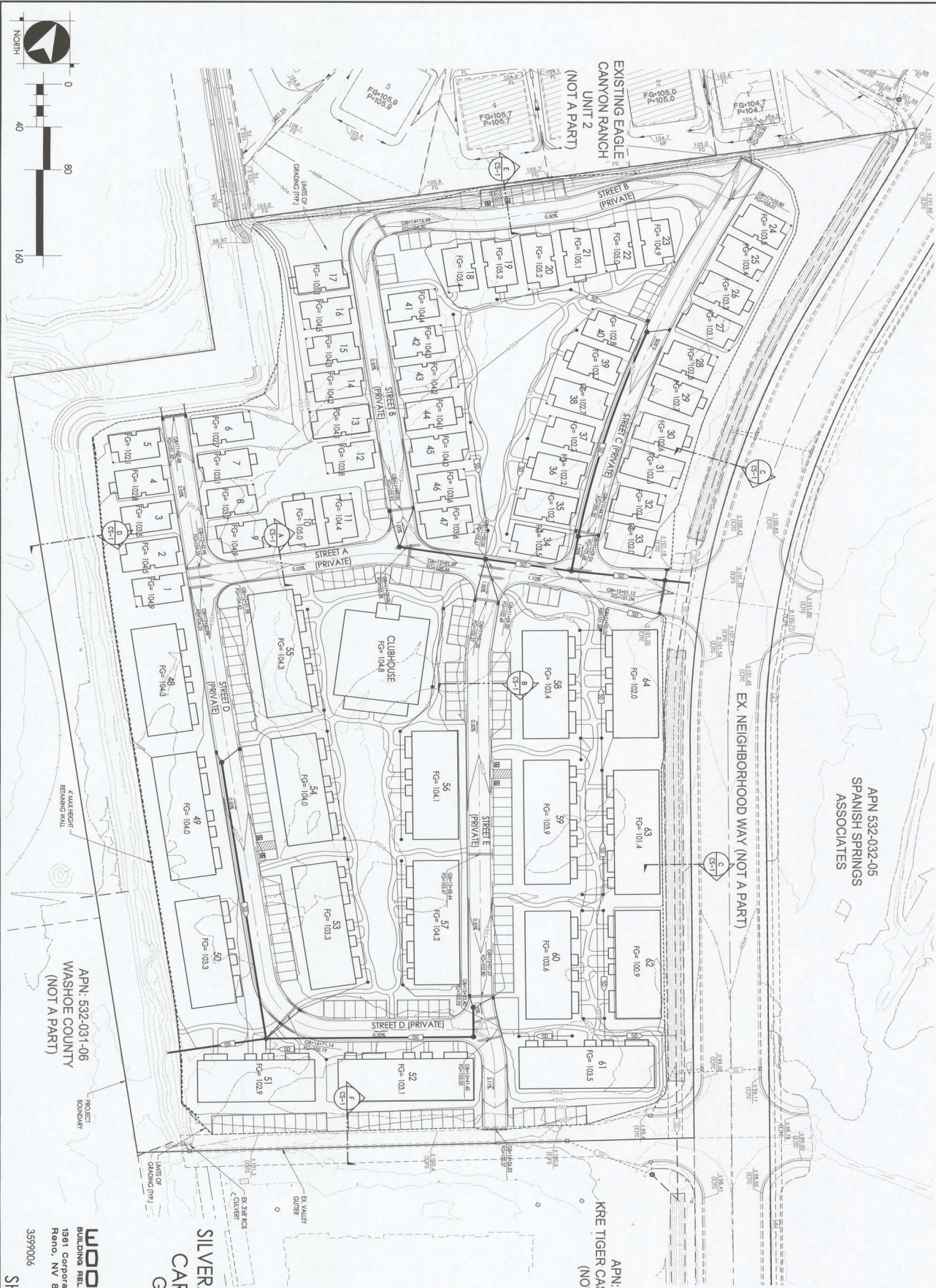
3599006  
OCTOBER, 2020  
SHEET CS-1 OF 6



# SILVERADO CONTINUUM CARE COMMUNITY

## SPECIAL USE PERMIT

GRADING PLAN



APN 532-032-05  
SPANISH SPRINGS  
ASSOCIATES

APN 532-031-12  
KRE TIGER CASCADES-SIERRA LLC  
(NOT A PART)

APN 532-031-06  
WASHOE COUNTY  
(NOT A PART)

- GRADING NOTES**
1. BASE GRADE TO BE ESTABLISHED
  2. APPROXIMATE CUT AND FILL
  3. DISTURBED AREAS APPROXIMATELY 11.72 ACRES
  4. PERMITS OF MORE THAN 100 DAYS SHALL BE STABILIZED BY THE APPLICATION OF DIST. PALMATIVE



SILVERADO CONTINUUM  
CARE COMMUNITY  
GRADING PLAN

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1381 Corporate Blvd  
Reno, NV 89502  
Tel 775.823.4088  
Fax 775.823.4086  
OCTOBER, 2020  
3599006  
SHEET G-1 OF 6

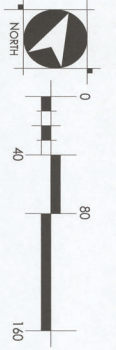
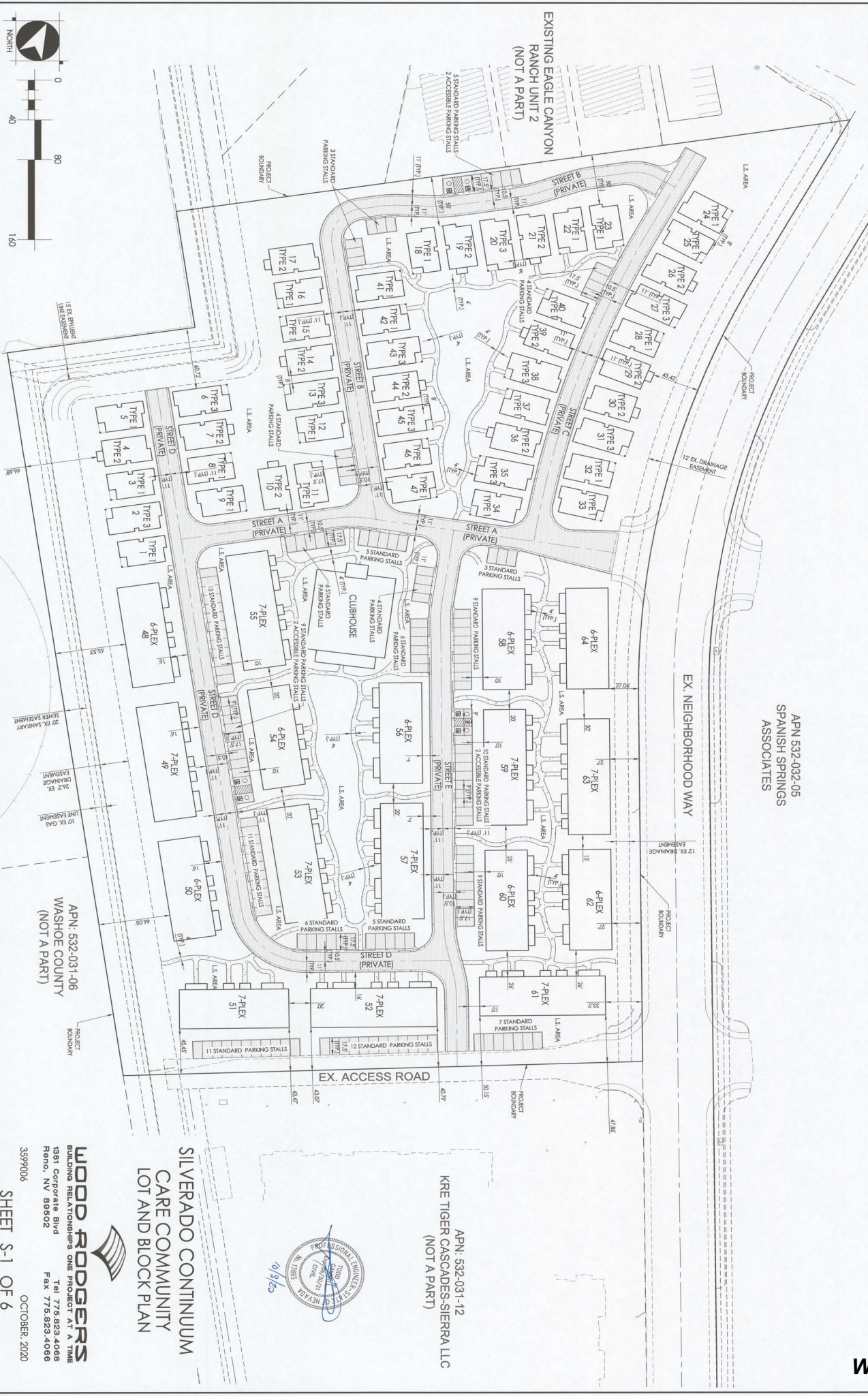


# SILVERADO CONTINUUM CARE COMMUNITY

## SPECIAL USE PERMIT

### SITE PLAN

APN 532-032-05  
SPANISH SPRINGS  
ASSOCIATES



APN: 532-031-06  
WASHOE COUNTY  
(NOT A PART)

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1951 Corporate Blvd  
Reno, NV 89502  
Tel 775.823.4068  
Fax 775.823.4066  
OCTOBER, 2020  
3599006

**SILVERADO CONTINUUM  
CARE COMMUNITY  
LOT AND BLOCK PLAN**

APN: 532-031-12  
KRE TIGER CASCADES-SIERRA LLC  
(NOT A PART)



NOTES:  
1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

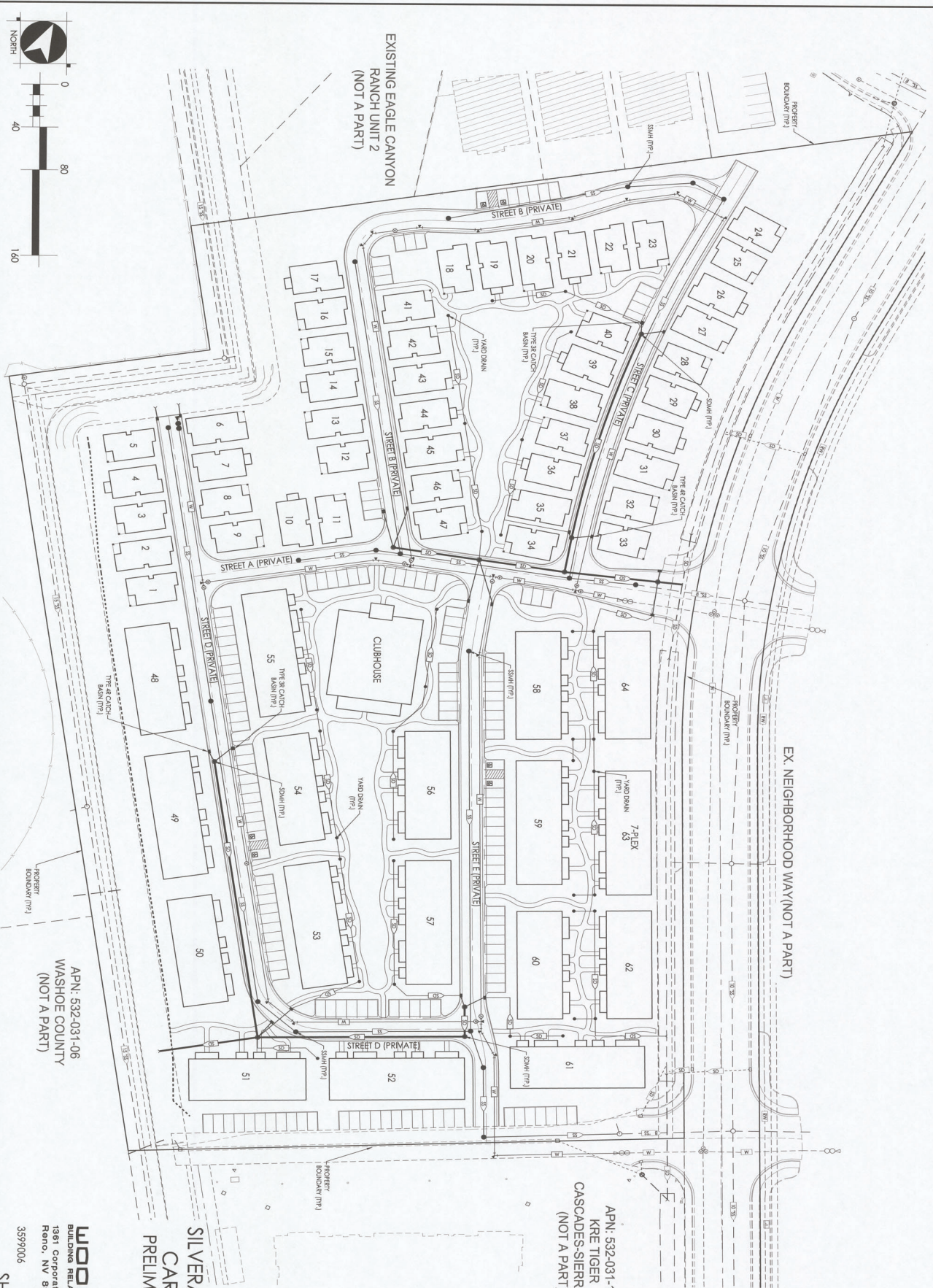
**WSUP20-0019**  
**EXHIBIT D**



# SILVERADO CONTINUUM CARE COMMUNITY

## SPECIAL USE PERMIT

### PRELIMINARY UTILITY PLAN



NOTES:  
 1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER MAINS ALUMINUM.  
 2. MANHOLE TO BE 18" DIAMETER.

APN: 532-031-12  
 KRE TIGER  
 CASCADES-SIERRA LLC  
 (NOT A PART)



SILVERADO CONTINUUM  
 CARE COMMUNITY  
 PRELIMINARY UTILITY PLAN

**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1961 Corporate Blvd  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.4066  
 3599006

OCTOBER, 2020  
 SHEET U-1 OF 6

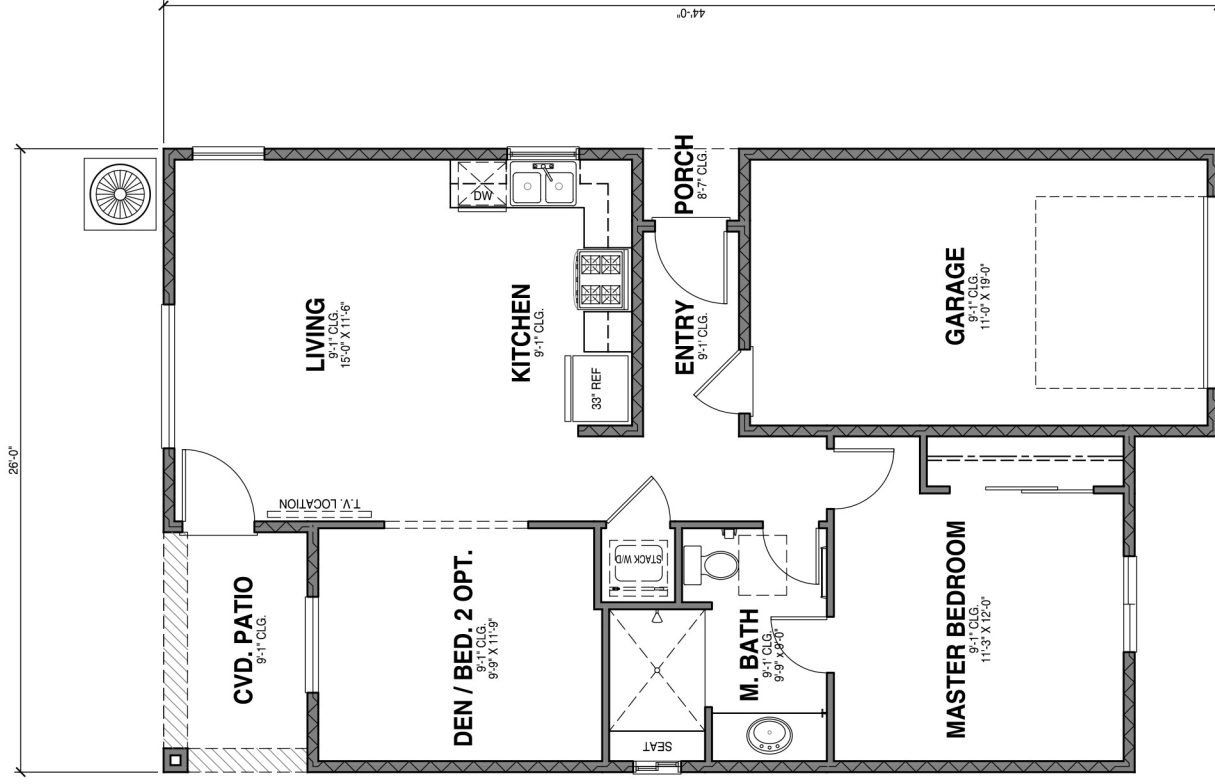
WSUP20-0019  
 EXHIBIT D







# PLAN 1 (794)



## SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	794 SQ.FT.
<b>DWELLING</b>	<b>794 SQ.FT.</b>
1 CAR GARAGE	229 SQ.FT.
COVERED PORCH	12 SQ.FT.
COVERED PATIO	60 SQ.FT.

## FLOOR PLAN



# ELEVATION CONCEPT | PLAN 1

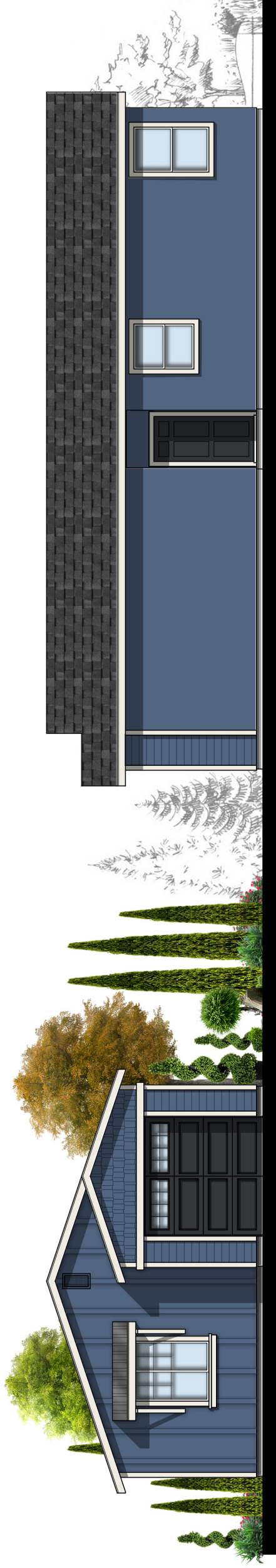
## ELEVATION [A]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door  
 Siding Trim - Foam Trim  
 AEP Standing Seam

**LOCATION**  
 Roofing  
 Main body  
 Siding (Shingle - B&B - Horizontal)  
 Accent  
 Trim - Fascia  
 Metal Roofing

**CODE**  
 Landmark / Pewter  
 Luxe Blue (SW 6537)  
 Luxe Blue (SW 6537)  
 Black of Night (SW 6993)  
 Greek Villa (SW 7551)  
 Slate Gray



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

## FRONT ELEVATION

## RIGHT ELEVATION

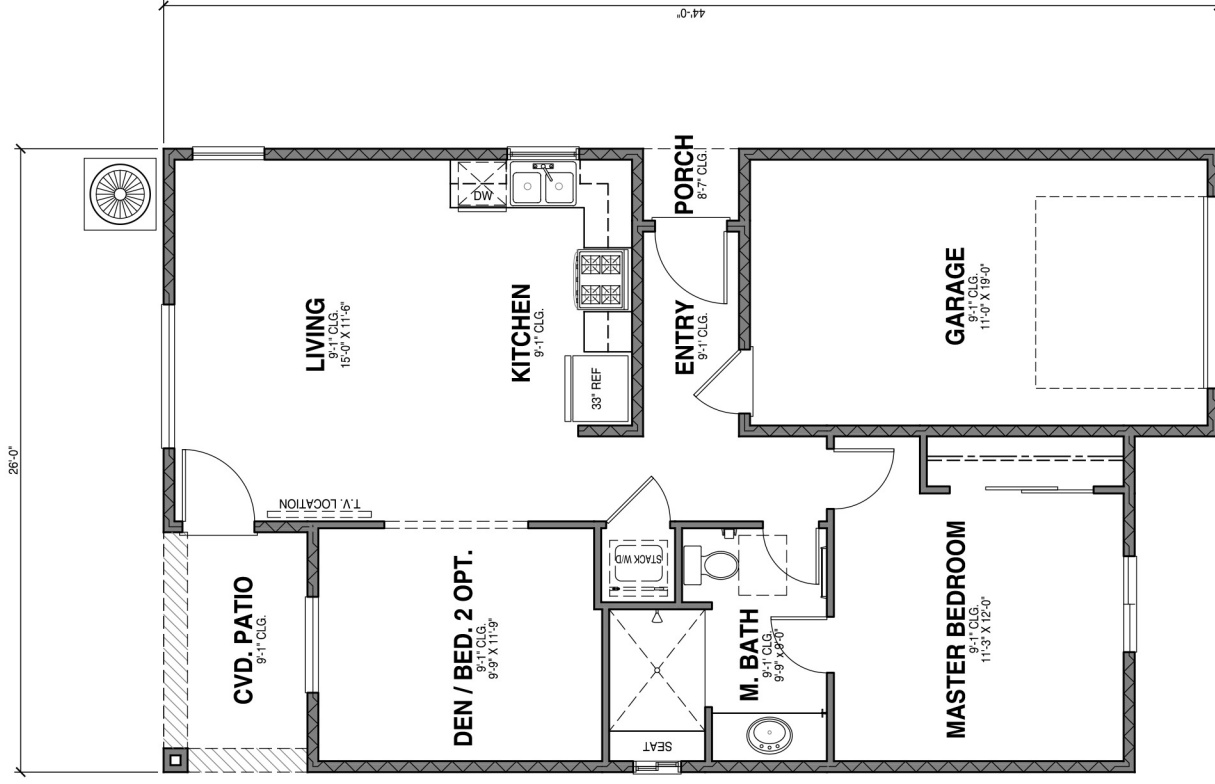
ROOF PITCH 4:12



## LEFT ELEVATION

## REAR ELEVATION

# PLAN 1 (794)



## SQUARE FOOTAGE ANALYSIS

<b>MAIN LEVEL</b>	794 SQ.FT.
<b>DWELLING</b>	794 SQ.FT.
1 CAR GARAGE	229 SQ.FT.
COVERED PORCH	12 SQ.FT.
COVERED PATIO	60 SQ.FT.

## FLOOR PLAN

# ELEVATION CONCEPT | PLAN 1

## ELEVATION [A]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door  
 Siding Trim - Foam Trim  
 AEP Standing Seam

**LOCATION**  
 Roofing  
 Main body  
 Siding (Shingle - B&B - Horizontal)  
 Accent  
 Trim - Fascia  
 Metal Roofing

**CODE**  
 Landmark / Pewter  
 Luxe Blue (SW 6537)  
 Luxe Blue (SW 6537)  
 Black of Night (SW 6993)  
 Greek Villa (SW 7551)  
 Slate Gray



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

## FRONT ELEVATION

## RIGHT ELEVATION

ROOF PITCH 4:12



## LEFT ELEVATION

## REAR ELEVATION



# ELEVATION CONCEPT | PLAN 1

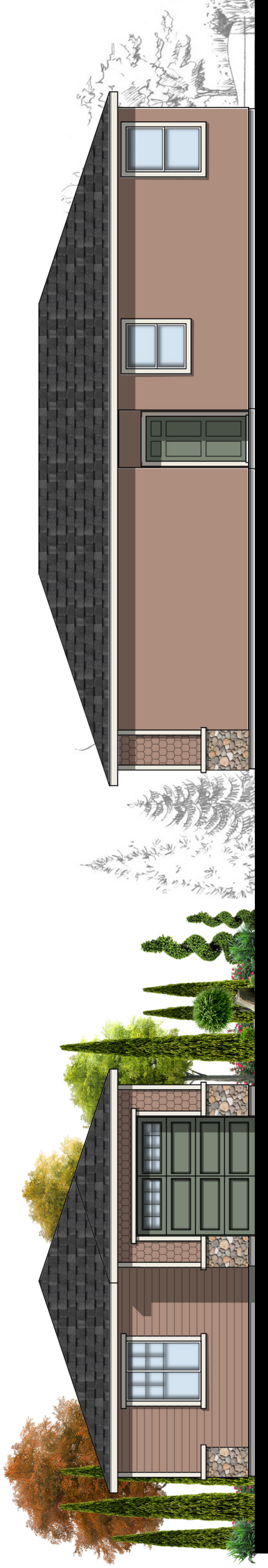
## ELEVATION [B]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door  
 Siding Trim - Foam Trim  
 Cultured Stone

**LOCATION**  
 Roofing  
 Main body  
 Siding (Scalloped - Horizontal)  
 Accent  
 Trim - Fascia  
 Stone Veneer

**CODE**  
 Landmark / Pewter  
 Redend Point (SW 9081)  
 Redend Point (SW 9081)  
 Privilege Green (SW 6193)  
 Greek Villa (SW 7551)  
 River Rock / Lakeshore



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

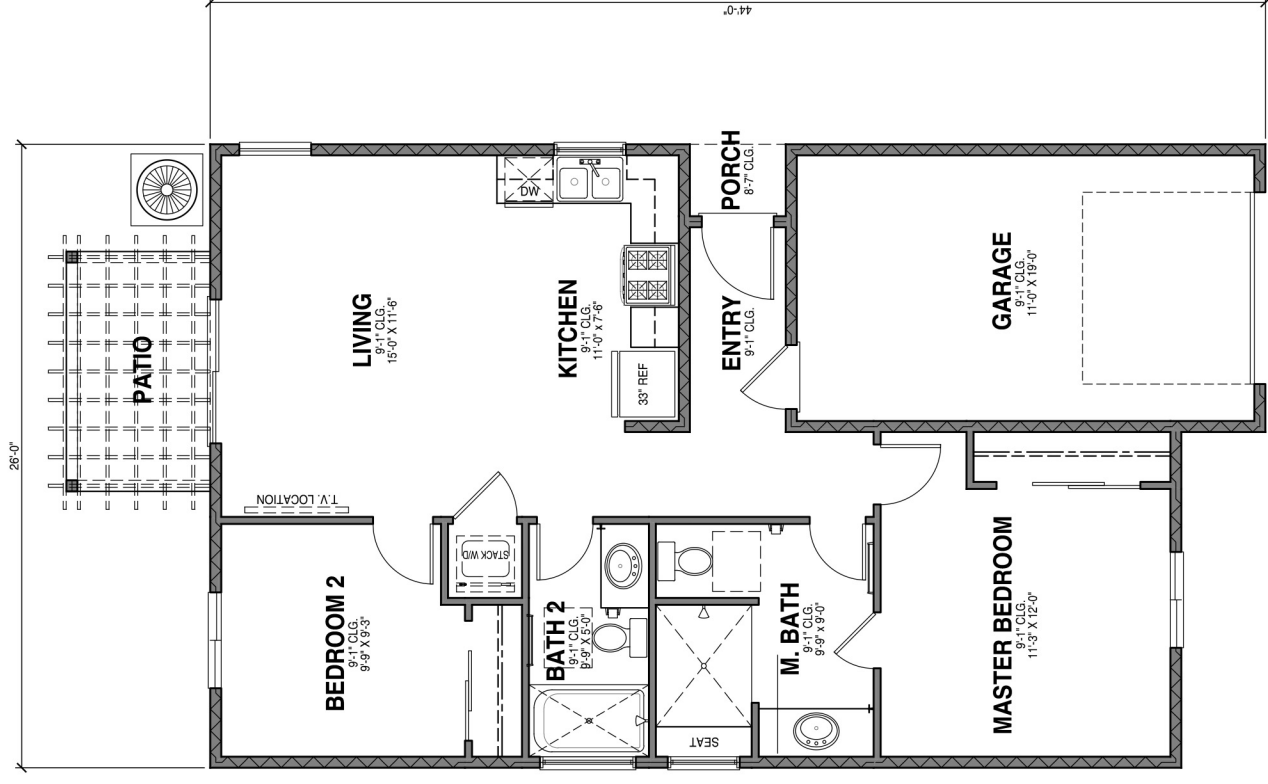
FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

# PLAN 2 (854)



### SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	854 SQ.FT.
<b>DWELLING</b>	<b>854 SQ.FT.</b>
1 CAR GARAGE	229 SQ.FT.
COVERED PORCH	12 SQ.FT.

## FLOOR PLAN

# ELEVATION CONCEPT | PLAN 2

## ELEVATION [A]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door - Shutter  
 Siding Trim - Foam Trim

**LOCATION**  
 Roofing  
 Main body  
 Siding (Scalloped - B&B - Horizontal)  
 Accent  
 Trim - Fascia - Pergola

**CODE**  
 Landmark / Pewter  
 Lantern Light (SW 6687)  
 Lantern Light (SW 6687)  
 Caraiibe (SW 9090)  
 Greek Villa (SW 7551)

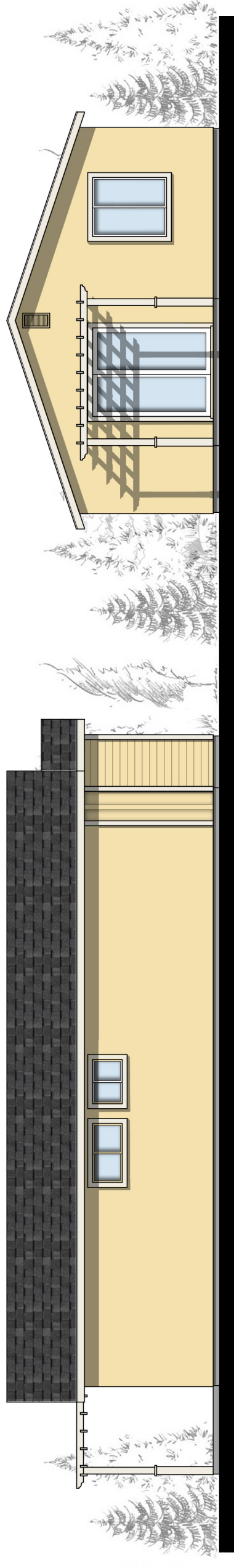


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

### FRONT ELEVATION

### RIGHT ELEVATION

ROOF PITCH 4:12



### LEFT ELEVATION

### REAR ELEVATION



# ELEVATION CONCEPT | PLAN 2

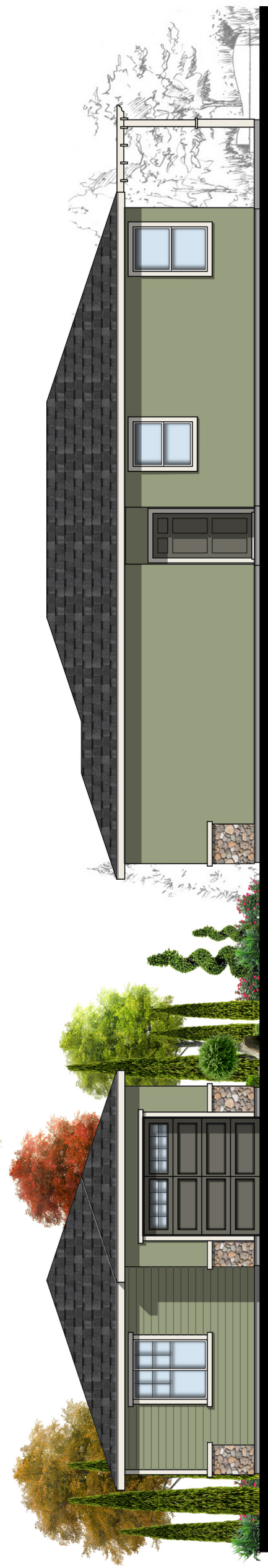
## ELEVATION [B]

**LOCATION**  
 Roofing  
 Main body  
 Siding (Horizontal)  
 Accent  
 Trim - Fascia - Pergola  
 Stone Veneer

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door  
 Siding Trim - Foam Trim  
 Cultured Stone

**LEGEND**

**CODE**  
 Landmark / Pewter  
 Rookwood Jade (SW 2812)  
 Rookwood Jade (SW 2812)  
 Thunderous (SW 6201)  
 Greek Villa (SW 7551)  
 River Rock / Lakeshore



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

FRONT ELEVATION

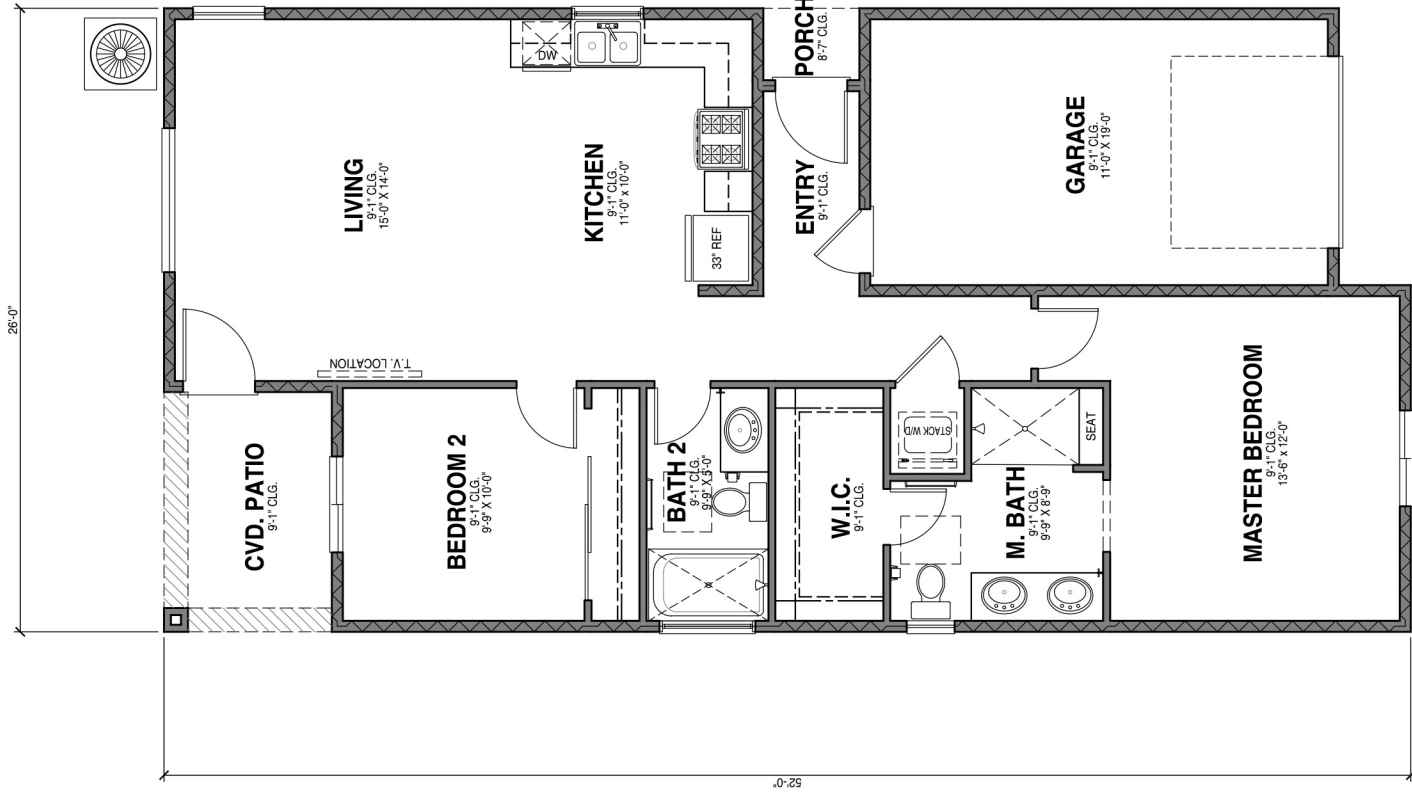
RIGHT ELEVATION

ROOF PITCH 4:12

LEFT ELEVATION

REAR ELEVATION

# PLAN 3 (1008)



## SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	1,008 SQ.FT.
<b>DWELLING</b>	<b>1,008 SQ.FT.</b>
1 CAR GARAGE	227 SQ.FT.
COVERED PORCH	12 SQ.FT.
COVERED PATIO	70 SQ.FT.

## FLOOR PLAN

# ELEVATION CONCEPT | PLAN 3

## ELEVATION [A]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door - Shutter  
 Siding Trim - Foam Trim

**LOCATION**  
 Roofing  
 Main body  
 Siding (Shingle - B&B - Horizontal)  
 Accent  
 Trim - Fascia

**CODE**  
 Landmark / Pewter  
 Brandywine (SW 7710)  
 Brandywine (SW 7710)  
 Rookwood Dark Brown (SW 2808)  
 Greek Villa (SW 7551)

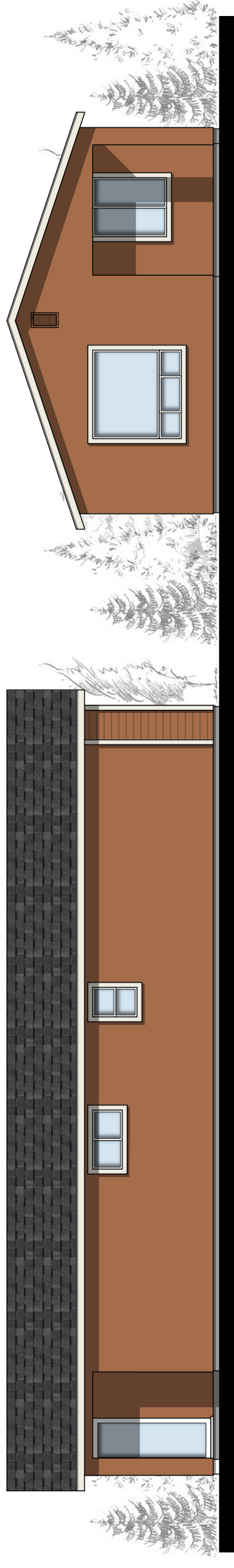


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

### FRONT ELEVATION

### RIGHT ELEVATION

ROOF PITCH 4:12



### LEFT ELEVATION

### REAR ELEVATION



# ELEVATION CONCEPT | PLAN 3

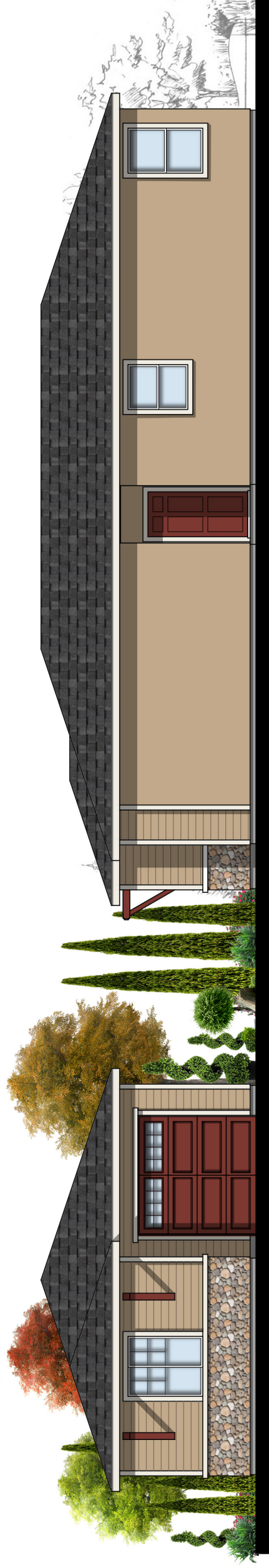
## ELEVATION [B]

### LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Louisiana Pacific Engineered  
 Garagr Door - Main Door - Corble  
 Siding Trim - Foam Trim  
 Cultured Stone

**LOCATION**  
 Roofing  
 Main body  
 Siding (Horizontal)  
 Accent  
 Trim - Fascia  
 Stone Veneer

**CODE**  
 Landmark / Pewter  
 Cork Wedge (SW 7539)  
 Cork Wedge (SW 7539)  
 Fireweed (SW 6328)  
 Greek Villa (SW 7551)  
 River Rock / Lakeshore

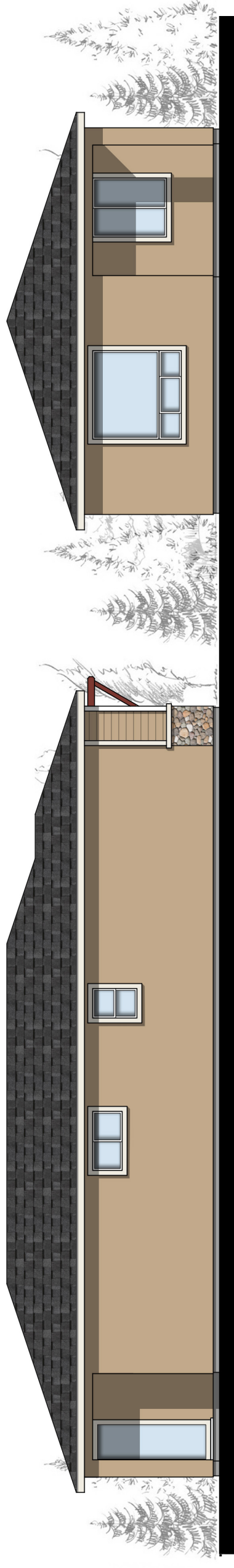


LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

### FRONT ELEVATION

### RIGHT ELEVATION

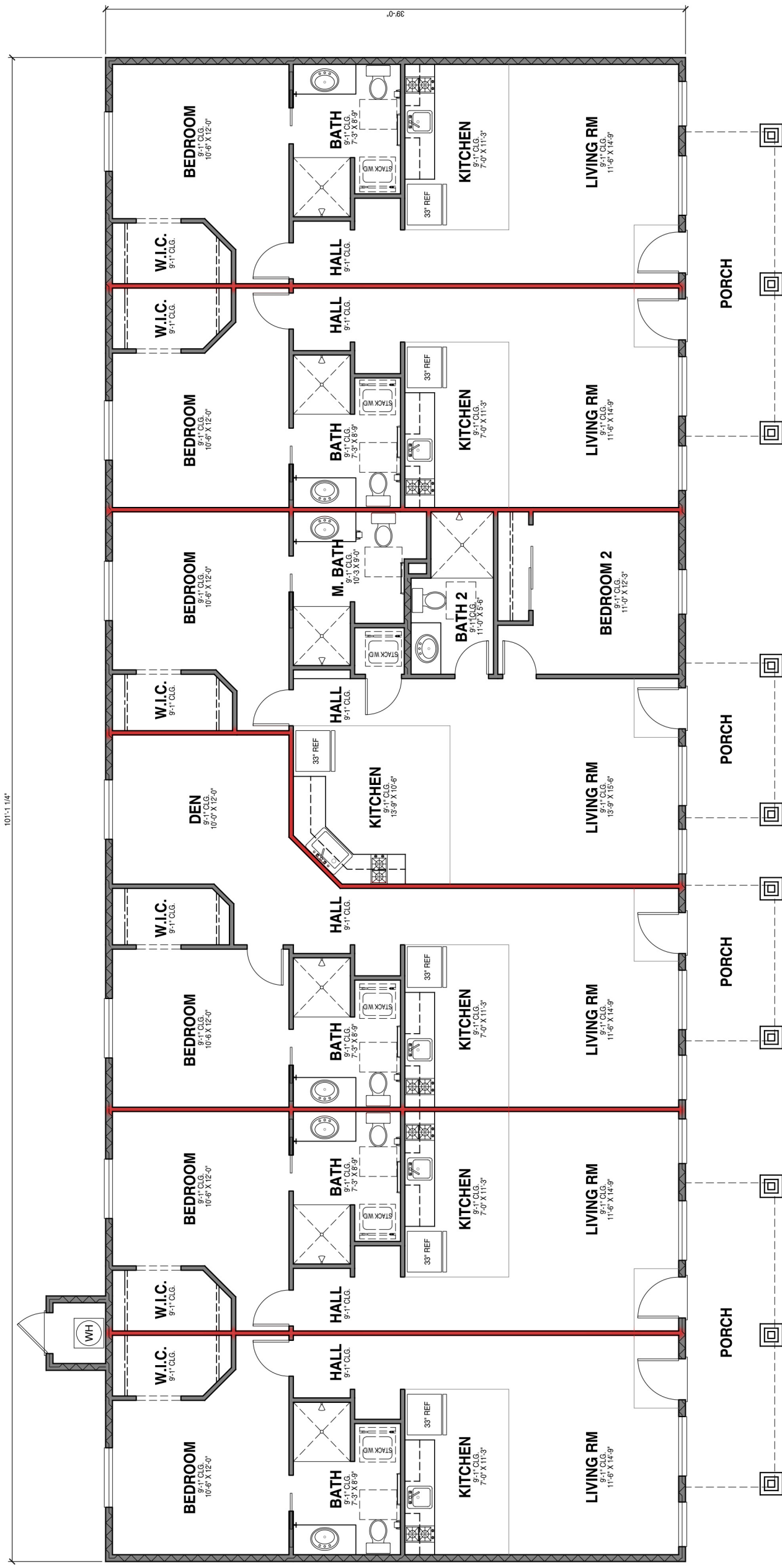
ROOF PITCH 4:12



### LEFT ELEVATION

### REAR ELEVATION

# BUILDING | 6-PLEX



## SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	3,963 SQ.FT.
TOTAL DWELLING	3,963 SQ.FT.
TOTAL COVERED PORCH	371 SQ.FT.

## FLOOR PLAN



# ELEVATION CONCEPT | 6 PLEX

## LEGEND

### MATERIAL

Certainteed / Asphalt Dimensional Shingle  
Louisiana Pacific Engineered

Main Door

Siding Trim - Foam Trim  
Cultured Stone

### LOCATION

Roofing  
Siding (Shingle - Horizontal)

Accent

Trim - Fascia  
Stone Veneer

### CODE

Landmark / Pawter  
Unit 1 - Luxe Blue (SW 6537)  
Unit 3 - Lantern Light (SW 6687)  
Unit 5 - Brandywine (SW 7710)  
Unit 1 - Black of Night (SW 6993)  
Unit 3 - Caraiibe (SW 9090)  
Unit 5 - Rookwood Brown (SW 2808)  
Greek Villa (SW 7551)  
River Rock / Lakeshore

Unit 2 - Redend Point (SW 9081)  
Unit 4 - Rookwood Jade (SW 2812)  
Unit 6 - Cork Wedge (SW 7539)  
Unit 2 - Privilege Green (SW 6193)  
Unit 4 - Thunderous (SW 6201)  
Unit 6 - Fireweed (SW 6328)



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

## FRONT ELEVATION ROOF PITCH 4:12



# ELEVATION CONCEPT | 6 PLEX

## LEGEND

### MATERIAL

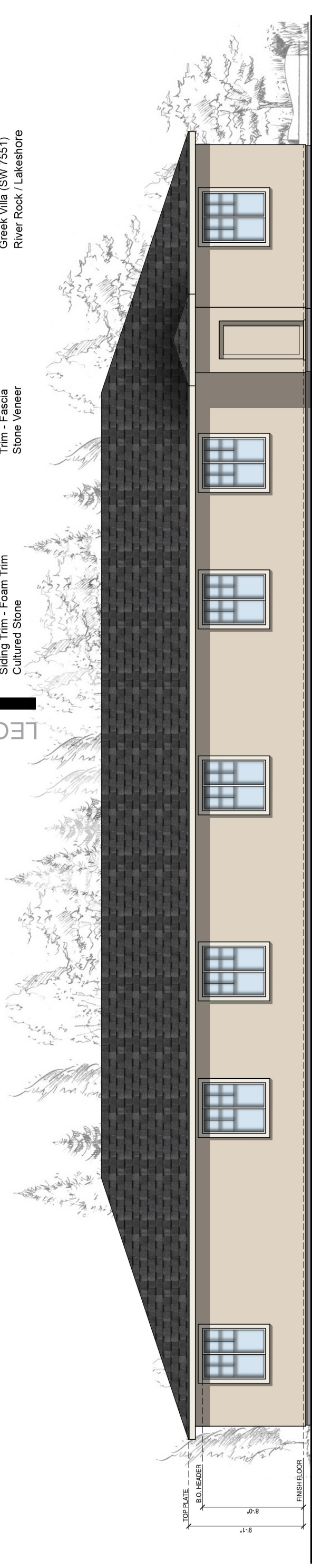
Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Maintenance Door  
 Siding Trim - Foam Trim  
 Cultured Stone

### LOCATION

Roofing  
 Main body  
 Accent  
 Trim - Fascia  
 Stone Veneer

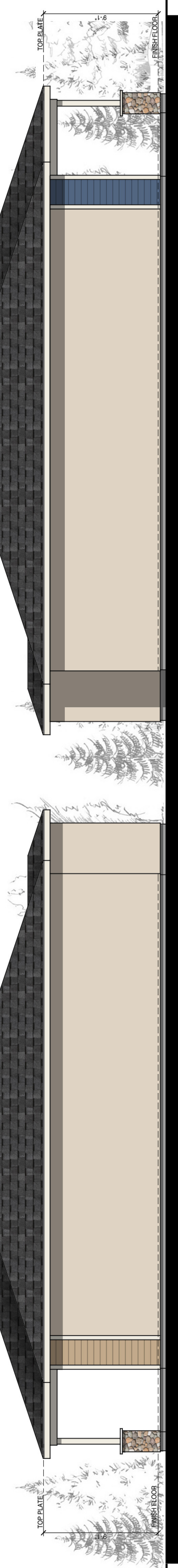
### CODE

Landmark / Pewter  
 Natural Tan (SW 7567)  
 Natural Tan (SW 7567)  
 Greek Villa (SW 7551)  
 River Rock / Lakeshore



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

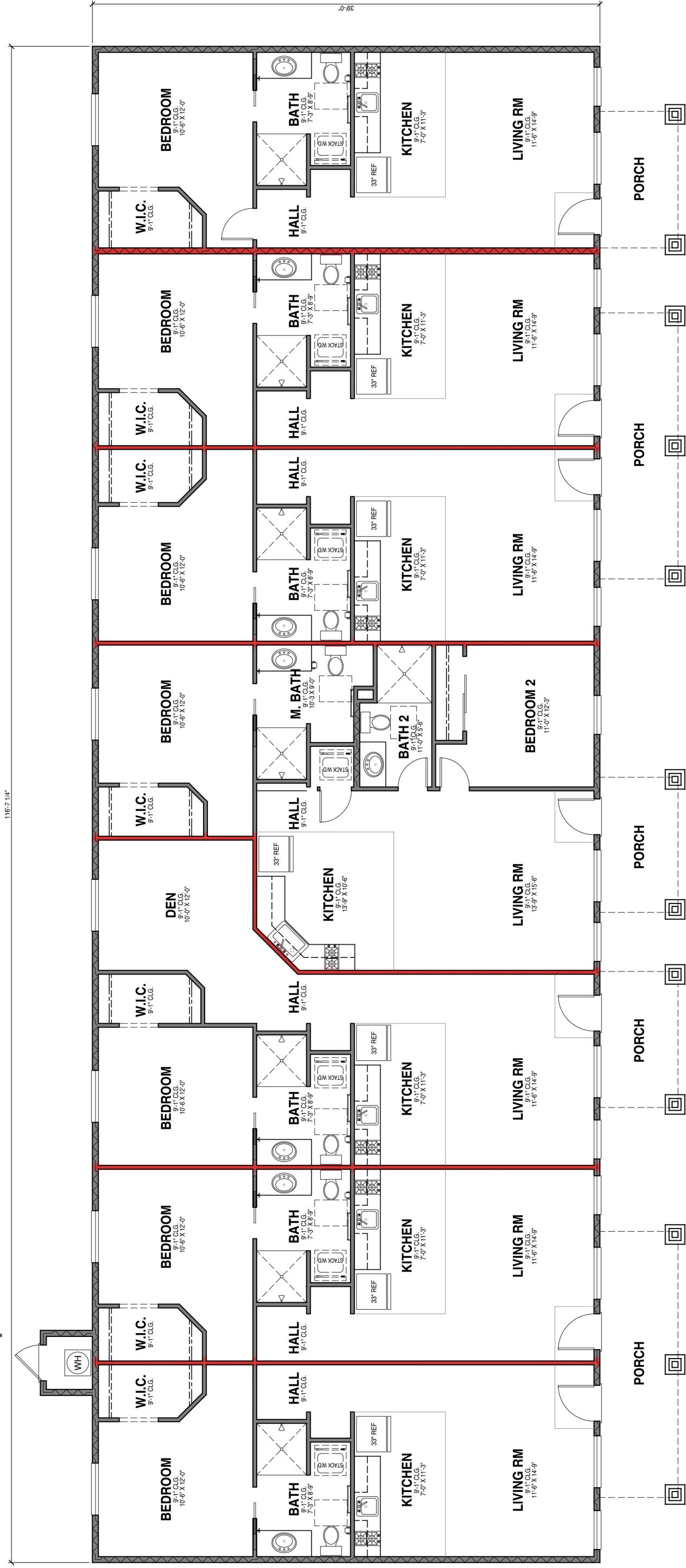
## REAR ELEVATION ROOF PITCH 4:12



## RIGHT ELEVATION

## LEFT ELEVATION

# BUILDING | 7-PLEX



### SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	4,568 SQ.FT.
TOTAL DWELLING	4,568 SQ.FT.
TOTAL COVERED PORCH	434 SQ.FT.

## FLOOR PLAN



# ELEVATION CONCEPT | 7 PLEX

## LEGEND

### MATERIAL

Certainteed / Asphalt Dimensional Shingle  
Louisiana Pacific Engineered

### LOCATION

Roofing  
Siding (Shingle - Horizontal)

### CODE

Landmark / Pawter  
Unit 1 - Luxe Blue (SW 6537)  
Unit 3 - Lantern Light (SW 6687)  
Unit 5 - Brandywine (SW 7710)  
Unit 7 - Cork Wedge (SW 7539)  
Unit 1 - Black of Night (SW 6993)  
Unit 3 - Caraipe (SW 9090)  
Unit 5 - Rookwood Brown (SW 2808)  
Unit 7 - Fireweed (SW 6328)  
Greek Villa (SW 7551)  
River Rock / Lakeshore

Unit 2 - Redend Point (SW 9081)  
Unit 4 - Rookwood Jade (SW 2812)  
Unit 6 - Earl Grey (SW 7660)  
Unit 2 - Privilege Green (SW 6193)  
Unit 4 - Thunderous (SW 6201)  
Unit 6 - Sea Serpent (SW 7615)

Main Door  
Siding Trim - Foam Trim  
Cultured Stone

Accent  
Trim - Fascia  
Stone Veneer



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

1 2 3 4 5 6 7

## FRONT ELEVATION

ROOF PITCH 4:12

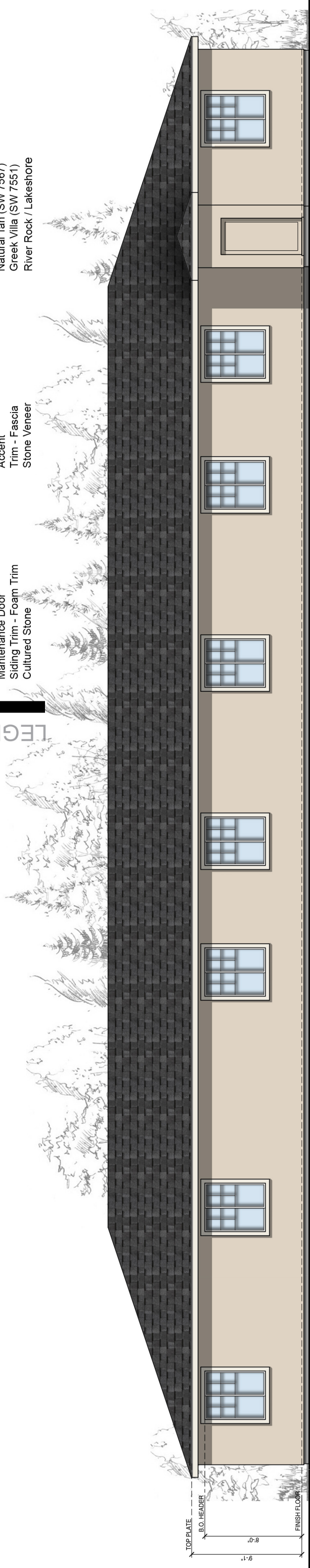
# ELEVATION CONCEPT | 7 PLEX

## LEGEND

**MATERIAL**  
 Certainteed / Asphalt Dimensional Shingle  
 One Coat Stucco System  
 Maintenance Door  
 Siding Trim - Foam Trim  
 Cultured Stone

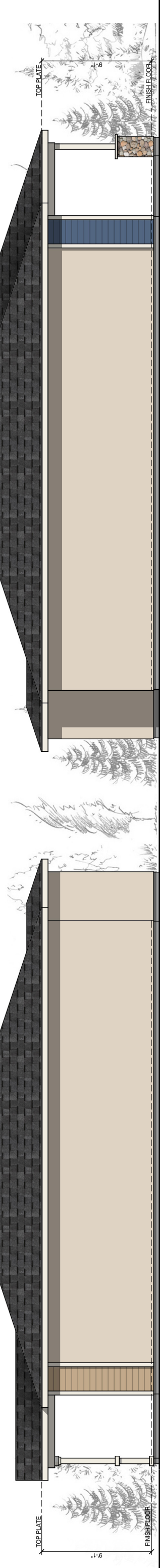
**LOCATION**  
 Roofing  
 Main body  
 Accent  
 Trim - Fascia  
 Stone Veneer

**CODE**  
 Landmark / Pewter  
 Natural Tan (SW 7567)  
 Natural Tan (SW 7567)  
 Greek Villa (SW 7551)  
 River Rock / Lakeshore



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

## REAR ELEVATION ROOF PITCH 4:12

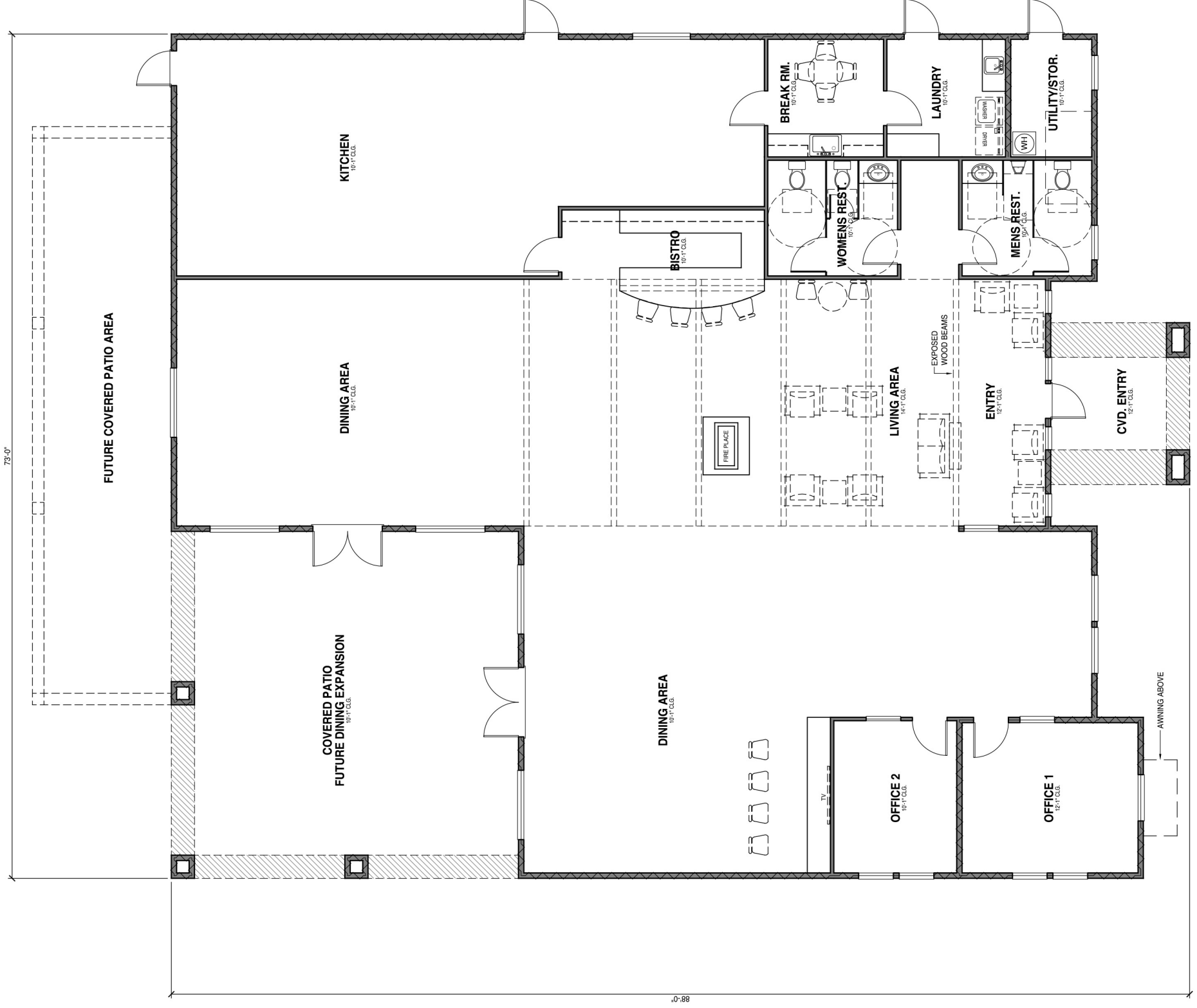


## LEFT ELEVATION

## RIGHT ELEVATION



# CLUBHOUSE



## FLOOR PLAN

### SQUARE FOOTAGE ANALYSIS

MAIN LEVEL	4,911 SQ.FT.
<b>TOTAL INDOOR AREA</b>	<b>4,911 SQ.FT.</b>
COVERED ENTRY	168 SQ.FT.
COCERED PATIO	900 SQ.FT.
FUTURE COVERED PATIO	600 SQ.FT.

# ELEVATION CONCEPT | CLUBHOUSE

## MATERIAL

Certaineed / Asphalt Dimensional Shingle  
 Louisiana Pacific Engineered  
 Louisiana Pacific Engineered  
 Doors  
 Siding Trim - Foam Trim  
 Cultured Stone  
 AEP Standing Seam

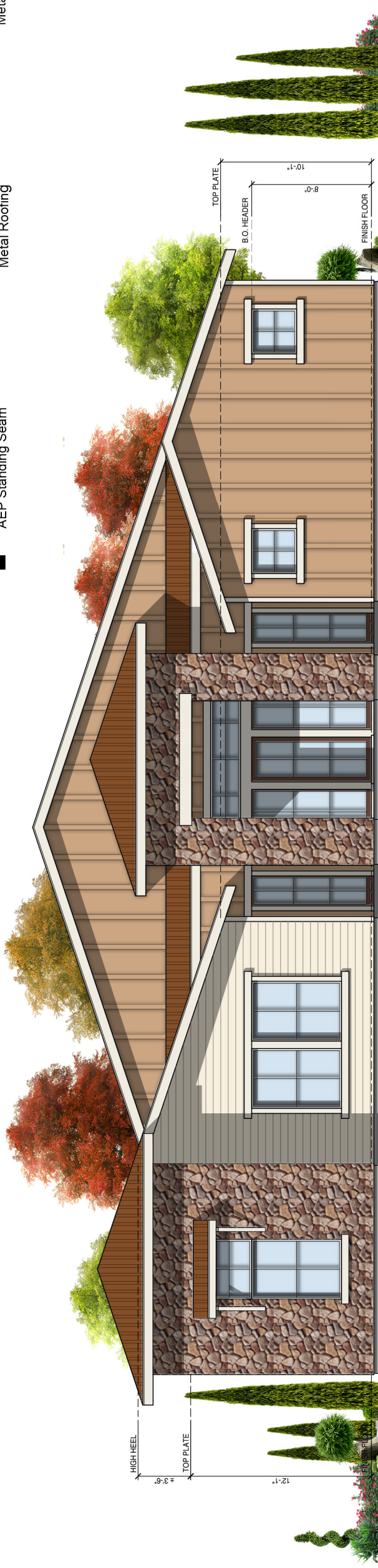
## LOCATION

Roofing  
 Siding (B&B)  
 Siding (Horizontal)  
 Accent  
 Trim - Fascia  
 Stone Veneer  
 Metal Roofing

## CODE

Landmark / Burnt Sienna  
 Totally Tan (SW 6115)  
 Paperwhite (SW 7105)  
 Fairfax Brown (SW 2856)  
 Greek Villa (SW 7551)  
 River Rock / Earth Blend  
 Metallic Copper

LEGEND



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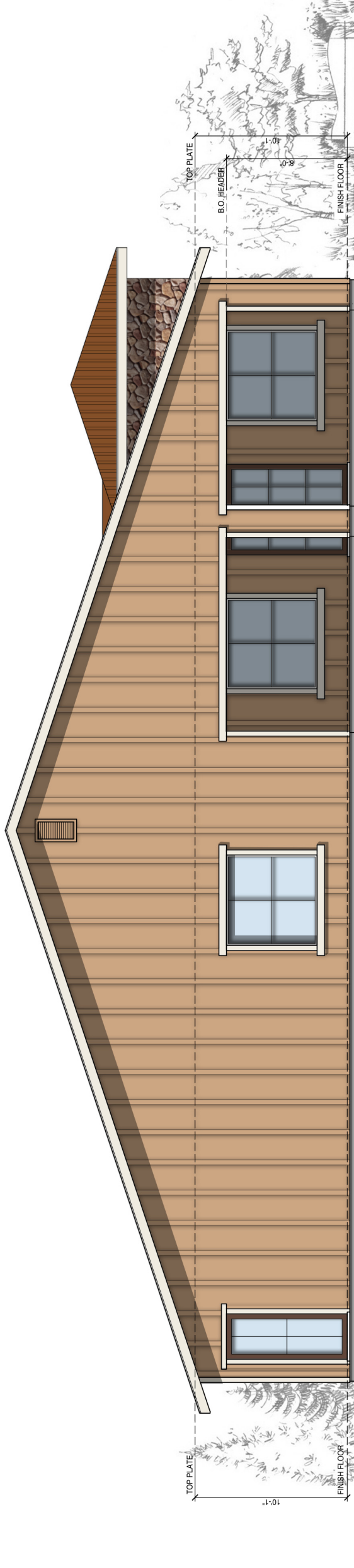
## FRONT ELEVATION ROOF PITCH 4:12



## RIGHT ELEVATION



# ELEVATION CONCEPT | CLUBHOUSE



LANDSCAPING SHOWN IS GRAPHIC REPRESENTATION ONLY. SEE LANDSCAPE PLANS FOR FINAL DESIGN

## REAR ELEVATION ROOF PITCH 4:12



## LEFT ELEVATION