

Washoe County Board of Adjustment / Planning Commission



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

May 5, 2026

- The request is to allow a roadway through a 0.81-acre parcel (APN:532-032-19) as previously designated as common open space and changed the designation to common area.

# Vicinity Map



- On April 5, 2022, the Planning Commission approved WSUP22-0001 and WTM22-001 (Continuum of Care Cottages)
  - The special use permit was to allow for a continuum of care facility, seniors in accordance, with Table C-3 of the Spanish Springs Area Plan and for major grading of 55,000 CY of imported material
  - The tentative subdivision map was for a common open space tentative subdivision map on 21.5 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF

# Background for Previous Amendments



- On January 6, 2026, Amendment of Conditions WAC25-0019 was approved by the Planning Commission to amend the following:
  - Change the use type from continuum of care, senior to senior housing, reduced the total number of residential units from 136 to 134, and removed all Conditions associated with medical requirements and equipment for a continuum of care facilities use type.
- On September 2, 2025, WAC25-0014 was approved by the Planning Commission to amend the following:
  - To change the requirement that at least one occupant of each residence must be 62 years or older to at least 80% of the occupied residences must be occupied by at least one person who is 55 years or older.

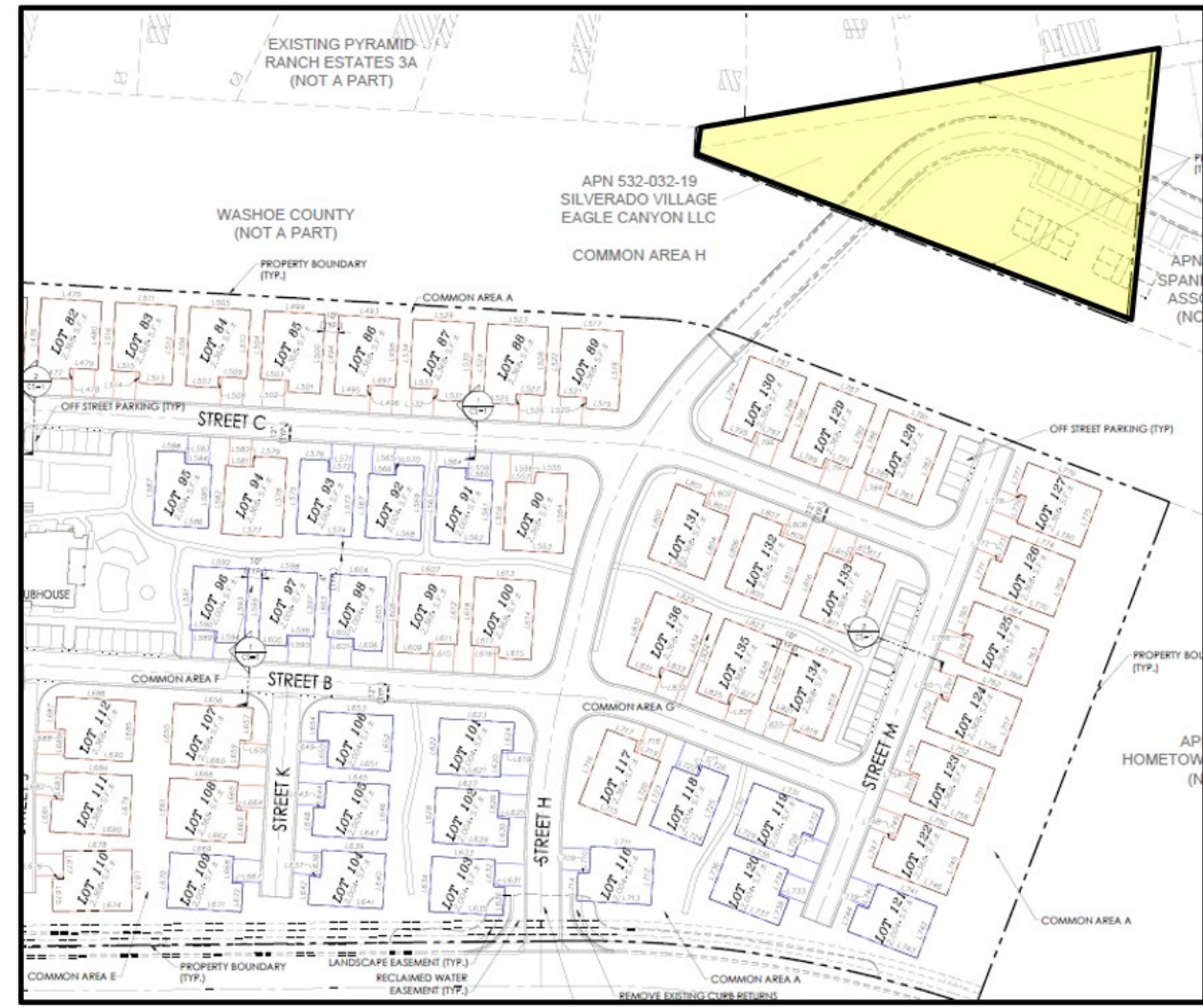
# Evaluation of the Request

- The applicant is now requesting to allow a private roadway through a 0.81-acre parcel (APN:532-032-19) as previously shown in the approved development as common open space.
- This will change the 0.81 acre from common open space to common area.
- The roadway that will connect the subdivision to the proposed subdivision (Silverado 3) to the south and per WCC 110.408.45(d) “public or private vehicular streets” are not allowed in areas designated common open space.
- The request will change the acreage of common open space from 10.42 acres to 9.61 acres for the overall 21.56-acre site.

# Evaluation of the Request

- The applicant wants to connect the two developments by this roadway and is requesting to amend WTM22-00, to accomplish the change.
- The roadway will allow all residences access to the amenities located in both subdivisions and provide access to Neighborhood Way from the proposed subdivision Silverado 3.

# Site Map



# Noticing

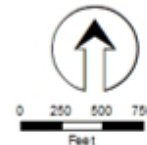
- Parcels 500 feet from the site were noticed and 45 notices were sent out
- No emails or phone calls were received.



WAC26-0003 Silverado Village at Eagle Canyon

Phase 1 & 2

Noticing Map - 500 feet



# Reviewing Agencies & Findings/Motion



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- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the Findings, as shown in the staff report.
- Possible motions can be found in the staff report.

# Thank you

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