



# Planning Commission Staff Report

Meeting Date: January 6, 2026

Agenda Item: 8B

AMENDMENT OF CONDITIONS CASE  
NUMBER:

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

BRIEF SUMMARY OF REQUEST:

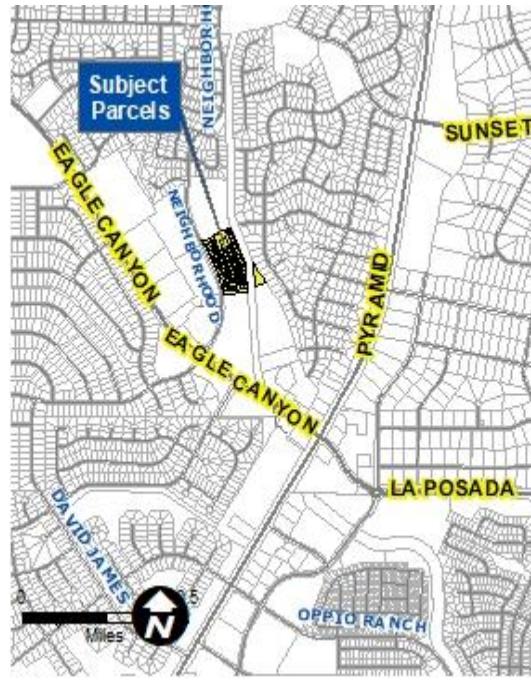
To amend the Special Use Permit  
changing the use type from  
continuum of care to senior housing  
and amending associated conditions  
of approval

STAFF PLANNER:

Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001. To change the use type to senior housing from continuum of care, senior, to reduce the total number of units allowed from 136 to 134, and to remove conditions referring to the use type of continuum of care or medical requirements/equipment by removing Conditions 1.t, 1.u, 1.w, and 1.y.

Applicant/Owner:	Silverado Village Eagle Canyon, LLC	
Location:	Bethwin Street & Neighborhood Way	
APN:	532-451-02 to 08, 532-452-01 to 10, 532-461-01 to 06, 532-462-01 to 15, 532-453-01 to 14, 532-471-02, 03, 532- 461-07, 532-032-19, 532-542-12, 532-453- 16 & 532-471-01	
Parcel Size:	±21.56 acres	
Master Plan:	Commercial(C)	
Regulatory Zone:	Neighborhood Commercial (NC)	
Planning Area:	Spanish Springs	
Development Code:	Authorized in Article 302, Allowed Uses; Article 304, Use	

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

Telephone: 775.328.6100

Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits	Commission District: 4 – Commissioner Andriola	
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**STAFF RECOMMENDATION**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

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**Exhibits Contents**

Amended Conditions of Approval .....	Exhibit A
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Public Notice .....	Exhibit D
Project Application .....	Exhibit E

### **Amendment of Conditions**

An amendment of conditions application is necessary in order to change a condition(s) of an approved discretionary permit, such as a special use permit, a variance, an abandonment of an easement or a tentative subdivision map. Some examples of why an amendment of conditions application is submitted are listed below:

- Change in operating hours
- Physical expansion
- Extend the expiration date of the discretionary permit
- Extend the time to complete phases of the approved project

The amendment of conditions request is required to be heard by the same board that considered the original application and only the specific amendment may be discussed and considered for approval. The amendment of conditions application is processed in the same manner as the original discretionary permit application, including a public hearing, noticing, possible involvement of a citizen advisory board, agency review and analysis, and satisfying the required findings. If the Planning Commission grants an approval of the amendment of conditions request, an amended Action Order is created along with amended conditions of approval.

The subject property is designated as neighborhood commercial (NC). The Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 were approved by the Planning Commission to allow a continuum of care facility, seniors, as a common open space tentative subdivision on ±21.56 acres for 136 lots. The amendment of conditions seeks to change the use type from continuum of care to senior housing and remove conditions referencing any medical requirements/equipment or continuum of care, by removing Conditions 1.t, 1.u, 1.w, and 1.y.

The conditions of approval for Amendment of Conditions Case Number WAC25-0019 is attached to this staff report and will be included with the amended action order.



## **Background**

On April 5, 2022, the Planning Commission approved WSUP22-0001 and WTM22-001 (Continuum of Care Cottages). The approval allowed a continuum of care facility, seniors, which required a special use permit (SUP) in the regulatory zone of neighborhood commercial (NC) per WWC 110.216.80. The request was also for a common open space tentative subdivision map on ±21.56 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF.

On December 16, 2025, the Washoe County Board of County Commissioners approved a development code amendment to add a senior housing use type and establish incentives for senior housing in Article 336. Senior housing allows any type of residential construction—single family, middle housing, or multifamily, with the requirement that at least 80% of occupied units be occupied by a resident at least 55 years old. Senior housing development requires a deed restriction to be recorded with the Washoe County Recorder's Office restricting the property to senior housing for a period of no less than 20 years. The definition allows for a density increase based on the regulatory zoning and states, "a 25% density increase above the base density, which is calculated based on the underlying housing type and regulatory zoning per Table 110.406.05.1."

## **Evaluation of Amendment Request**

The applicant is requesting to change the use type to senior housing from the previously approved continuum of care facility. The site regulatory zoning is NC and the development of single family detached homes in the NC regulatory zone requires a special use permit per Table 110.302.05.1. The site is ±21.56 acres and the allowed density for NC is 5 units per acre, which allows 107.8 units. Senior housing allows an increase of 25%, which would allow for an additional 26.95 units for a total of 134 units for the site. The applicant understands that with the senior housing use type the number of units will decrease from the originally approved 136 units to 134 units. A condition has been added to the conditions of approval requiring a deed restriction as required for developments using the senior housing use type density bonus (See Exhibit A).

The applicant is requesting to remove four conditions that were required for the site as a continuum of care facility, seniors use type. With the change of use type to senior housing, the following conditions are no longer needed:

- 1.t- All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.
- 1.u- The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues.

1.w- The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility.

1.y- The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.

There are no other proposed changes to the conditions for WTM22-001 and WSUP22-0001 aside from these deletions and the inclusion of the required deed restriction supporting the senior housing density increase.

### **Spanish Springs Planning Area**

The subject parcel is located within the Spanish Springs Area Plan. Staff was unable to find any relevant policies related to amending the proposed conditions of approval for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001. The pertinent policies remain the same as originally approved.

### **Staff Comment on Required Special Use Permits 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 Planning Commission 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.

(a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. This change is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area.*

(b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. There are adequate facilities to meet this amendment.*

(c) Site Suitability. That the site is physically suitable for a continuum of care facilities, seniors use-type and for the intensity of such a development.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing from continuum of care facility, seniors. The site is relatively flat and is physically suitable for senior housing, which will have an overall low impact to the site and the surrounding areas. The site was approved for the use type of continuum of care facility, seniors.*

(d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing from continuum of care facility, seniors. The use types are similar and the proposed change should have minimal impact to the site, then previously approved. The conditions of approval have been included to mitigate negative potential impacts. The development will continue to provide more housing options for seniors and there is no indication that the proposed project will be significantly detrimental to public health, safety or welfare or injurious to adjacent properties.*

(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.

*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.*

### **Staff Comment on Required Tentative Subdivision Maps Findings**

WCC Section 110.608.25 of Article 608, *Tentative Subdivision Maps*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before granting approval of a tentative map request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

(a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing from continuum of care facility, seniors. The proposed tentative map continues to be consistent with the goals and policies of the Master Plan and the Spanish Springs Planning Area, as explained within the staff report.*

(b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The change of use will decrease the number of housing units from 136 to 134 units. The proposed subdivision remains consistent with the Master Plan and the Spanish Springs Area Plan.*

(c) Type of Development. That the site is physically suited for the type of development proposed.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing from continuum of care facility, seniors. The site is relatively flat and physically suited for the proposed common open space subdivision for senior housing consisting of 134 lots on 21.56 acres site.*

(d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.

*Staff Comment: The necessary utilities have been identified and are available and adequate in the area. The proposed subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System.*

(e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The proposed amendment is not likely to cause substantial environmental damage or harm to endangered plants, wildlife, or their habitat. No rare or endangered animals or plants have been identified by the applicant and no agency comments were received noting any issues with fish or wildlife on the site, including NDEP.*

(f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The design of the proposed common open space subdivision is not likely to cause significant public health problems. This development will provide another type of housing opportunity for seniors.*

(g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The proposed development has taken all easements into consideration and those easements will be accommodated or relocated, as necessary. The design of the subdivision should not conflict with the easements in regard to utility purposes or public access, etc.*

(h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The proposed access will be as originally approved. The development roads will continue to be private with the gated entrance access off Neighborhood Way. There will be two gated emergency accesses to the development off Neighborhood Way. There will be a pedestrian path to the adjacent parcel to the east where outdoor facilities are located.*

(i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing. The proposed development will contain a private street that is not proposed for dedication as the site will be gated, as originally approved. Any public utilities beneath the proposed private roadway will be dedicated, as necessary, and easement rights will be provided.*

(j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

*Staff Comment: The amendment of conditions is requesting to change the use type to senior housing from continuum of care facility, seniors. The development will continue to be developed with building materials to allow for passive or natural heating and cooling opportunities.*

### **Recommendation**

After a thorough review and analysis, Amendment of Conditions Case Number WAC25-0019 is being recommended for approval with conditions. Staff offers the following motion for the Board's/Commission's consideration.

### **Special Use Permit 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 Planning Commission approve with conditions Amendment of Conditions Case Number WAC25-0019 for Special Use Permit Case Number WSUP22-0001 for Silverado Homes NV Inc, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

### **Tentative Subdivision Map 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 Planning Commission approve Amendment of Conditions Case Number WAC25-0019 for Tentative Subdivision Map Case Number WTM22-001 for Silverado Homes NV Inc, with the condition included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;

- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- (j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s), unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the applicant(s).



## Amended Conditions of Approval

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

The project approved under Amendment of Conditions Case Number WAC25-0019 (Continuum of Care Cottages) for Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 shall be carried out in accordance with the Amended Conditions of Approval granted by the Planning Commission on January 6, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**Unless otherwise specified**, all conditions related to the amendment of conditions approval regarding the Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the amended conditions of approval related to the Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the amended conditions imposed regarding the approved Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the amended conditions of approval related to this Special Use Permit Case Number for WSUP22-0001 & Tentative Subdivision Map WTM22-001 should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

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

- 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.**

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

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

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

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

**Washoe County Planning and Building Division**

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

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

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, and record the final map within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM case number for map name**  
WAS APPROVED BY THE WASHOE COUNTY PLANNING  
COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL  
APPLICABLE STATUTES, ORDINANCES AND CODE  
PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE  
TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

**[Omit the following paragraph if this is the first and last (only) final map.]**

THE NEXT FINAL MAP FOR <WTM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

#### **Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for <TM CASE NUMBER> APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON <date>. [If the TM had been appealed to the BCC --- Add:] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON <date>.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on first final map>. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, <subdivision name and prior unit/phase #> FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON <date of Planning and Building Director's signature on most recent final map> [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON <date of last Planning Commission action to extend the tentative map>.

THIS FINAL MAP, <subdivision name and unit/phase #>, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR <TM CASE NUMBER> MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, <add two years to the current expiration date unless that date is more than two years away> OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

<Insert Merger and Re-subdivision option as applicable>

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR <streets, sewers> IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.

## Washoe County Amended Conditions of Approval

- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- n. The site will meet all commercial landscape requirements in accordance with Washoe County Code Article 412.
- o. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Community Services Department, Parks Program.
- p. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- q. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- r. Each residence is a lot and the setbacks for each residence are: 0 feet on all sides and 10 feet between structures; minimum lot size: 2,004 SF; and minimum lot width: 40 feet.
- s. The following setbacks are for the primary property, as measured from primary parcel boundary: Minimum lot sizes: 2,004 SF; Minimum Lot Width: 40 feet; Front Yard Setback 10 feet; Side Yard Setback 5 feet; and Rear Yard Setback 10 feet.
- t. ~~All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.~~
- u. ~~The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibulator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues.~~
- v. The facility will provide all residents with the option of having a 24/7 mobile monitoring type device, they can carry with them while on the property.
- w. ~~The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact~~

~~Washee County Community Development concerning any request for changes to the business license for the continuum of care facility.~~

- x. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- y. ~~The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.~~
- z. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose.

aa. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:

- 1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
  - a. Vegetation management;
  - b. Debris and litter removal;
  - c. Fire access and suppression; and
- 2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
- 3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication

for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
6. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.
7. Mandatory solid waste collection.
8. In alignment with federal regulations, at least 80% of all occupied residences shall be occupied by at least one person that is 55 years of age or older.
9. **A Deed must be recorded with the Washoe County Recorder's Office restricting the property to senior housing as defined per Washoe County code for a period of no less than 20 years.**

**Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)**

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

**Contact Name: Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.

## Washoe County Amended Conditions of Approval

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

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

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

**Contact Name: Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

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

## Washoe County Amended Conditions of Approval

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

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

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

**Contact Name: Mitchell Fink, P.E. 775.328.2050, [mfink@washocounty.gov](mailto:mfink@washocounty.gov)**

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

### **FOR PRIVATE STREETS (County Code 110.436):**

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

## Washoe County Amended Conditions of Approval

street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.

- j. Adequate snow storage easements shall be identified on the final plat.
- k. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- l. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- m. Provide an analysis to determine the minimum onsite stacking length, with the minimum being 50- feet, and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

### **Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)**

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

**Contact      Name:      Katrina      Pascual,      P.E.,      775.954.4648,**  
[\*\*kpascual@washoecounty.gov\*\*](mailto:kpascual@washoecounty.gov)

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.
- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.

## Washoe County Amended Conditions of Approval

- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
  - i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
    - i. the estimated sewage flows generated by this project,
    - ii. projected sewage flows from potential or existing development within tributary areas,
    - iii. the impact on capacity of existing infrastructure,
    - iv. slope of pipe, invert elevation and rim elevation for all manholes,
    - v. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
  - l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- n. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.
- o. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

### **Washoe County Health District- Air Quality**

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

**Contact Name: Genine Rosa, Environmental Engineer II, 775. 784.7204,  
[grosa@washoecounty.gov](mailto:grosa@washoecounty.gov)**

## Washoe County Amended Conditions of Approval

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

### **Washoe County Health District- Environmental**

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

**Contact Name: James English, Environmental Health Specialist Supervisor, 775. 328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

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

### **Truckee Meadows Fire Protection District**

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

**Contact Name: Jen Donohue, 775.326.6079, [jdonohue@tmfpd.us](mailto:jdonohue@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.  
<https://tmfpd.us/fire-code/>
- b. The minimum road width shall be 26 feet where fire hydrants are located on a fire apparatus access roads.

### **Washoe County Water Management Planner Coordinator**

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

**Contact Name: Timber Weiss, P.E., 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

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

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



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Planning and Building Division

### Planning Program

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512-2845  
PHONE (775) 328-6100  
FAX (775) 328.6133

## Planning Commission Action Order

Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map  
Case Numbers WTM22-001 (Continuum of Care Cottages)

Decision:	<b>Approval with Conditions</b>
Decision Date:	April 5, 2022
Mailing/Filing Date:	April 6, 2022
Property Owner:	Spanish Springs Associates, LP
Staff Planner:	Julee Olander, Planner Phone: 775.328.3608 E-Mail: <a href="mailto:jolander@washoecounty.gov">jolander@washoecounty.gov</a>

**Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map  
Case Numbers WTM22-001 (Continuum of Care Cottages)** – For hearing, discussion and possible action to approve:

1. A special use permit (SUP) for a continuum of care facility for seniors in accordance with Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan, and for major grading to grade 55,000 CY of imported material.; and,
2. A common open space tentative subdivision map on ±21.56 acres for 136 lots, ranging in sizes from 2,004 SF to 2,400 SF.

- Applicant: Silverado Homes NV Inc
- Property Owner: Spanish Springs Associates LP
- Location: Across from 401 Neighborhood Way
- APN: 532-032-05 & portion of 532-032-16
- Parcel Size: 20.75 & 0.81 acres
- Master Plan: Commercial
- Regulatory Zone: Neighborhood Commercial
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission granted approval with conditions of the above referenced case number based on the findings in accordance with Washoe County Code Chapter 110 (Development Code) Article 302, Allowed Uses; Article 304, Use Classification System; Article 408, Common Open Space Development; Article 438, Grading; Article 608, Tentative Subdivision Maps & Article 810, Special Use Permits. If no appeals have been filed within 10 calendar days after the Mailing/Filing date shown on this Action Order, the approval by the Washoe County Planning Commission is final. If filed, an appeal stays any further



To: Spanish Springs Associates LP  
Subject: WSUP22-0001 and WTM22-001 (Continuum of Care Cottages)  
Mailing Date: April 6, 2022  
Page: Page 2 of 3

action on the permit until final resolution of the appeal. An appeal shall be filed in accordance with the provisions found in Article 912, *Establishment of Commissions, Boards and Hearing Examiners*, of the Development Code. This decision is based on having made all five findings in accordance with Washoe County Code Section 110.810.30:

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

And all ten findings in accordance with Washoe County Code Section 110.608.25:

- (a) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
- (b) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- (c) Type of Development. That the site is physically suited for the type of development proposed;
- (d) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- (e) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- (f) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- (g) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- (h) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- (i) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and

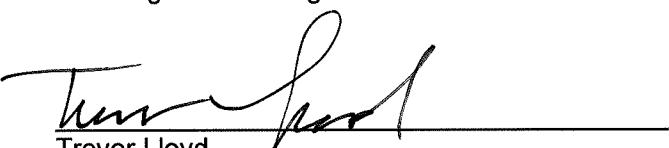
To: Spanish Springs Associates LP  
Subject: WSUP22-0001 and WTM22-001 (Continuum of Care Cottages)  
Mailing Date: April 6, 2022  
Page: Page 3 of 3

(j) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within seven days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval (attached) are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize any development, to include building construction and grading, without the required permits from the Washoe County Planning and Building Division, Building Program.**

Washoe County Community Services Department  
Planning and Building Division

  
Trevor Lloyd  
Secretary to the Planning Commission

TL/JO/LK

Enclosure: Conditions of Approval

Applicant: Silverado Homes NV Inc; E-mail: [gpeitzmeier@silveradohomes.com](mailto:gpeitzmeier@silveradohomes.com)  
Property Owner: Spanish Springs Associates LP; E-mail: [jesse@hawcoproperties.com](mailto:jesse@hawcoproperties.com)  
Representatives: Wood Rodgers, Inc. E-mail: [shuggins@woodrodgers.com](mailto:shuggins@woodrodgers.com)  
Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer/Mitch Fink/Tim Simpson, Engineering and Capital Projects; Brittany Lemon, Truckee Meadows Fire Protection District; Genine Rosa/James English Washoe County Health District; Timber Weiss, Washoe County Water Management





# Conditions of Approval

Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 (Continuum of Care Cottages)

The project approved under Special Use Permit WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on April 5, 2022. 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 and tentative subdivision map shall be met or financial assurance must be provided to satisfy the conditions of approval prior to the recordation of a final subdivision map. 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 and tentative subdivision map are 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 and tentative subdivision map may result in the institution of revocation procedures.

Operational Conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Planning and Building recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this special use permit and tentative subdivision map 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 recordation of a final map.
- 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.

**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.**

**STANDARD CONSIDERATIONS FOR SUBDIVISIONS**  
**Nevada Revised Statutes 278.349**

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

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

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

**Washoe County Planning and Building Division**

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

**Contact Name: Julee Olander, Planner, 775.328.3627, [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this tentative subdivision map.
- b. The subdivision shall be in substantial conformance with the provisions of Washoe County Development Code Article 604, Design Requirements, and Article 608, Tentative Subdivision Maps.
- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.

- d. In accordance with NRS 278.360, the sub-divider shall present to Washoe County a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved, or one of a series of final maps, each covering a portion of the approved tentative map, and record the final map within four years after the date of approval of the tentative map or within two years of the date of approval for subsequent final maps. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date.
- e. Final maps shall be in substantial compliance with all plans and documents submitted with and made part of this tentative map request, as may be amended by action of the final approving authority.
- f. All final maps shall contain the applicable portions of the following jurat:

THE TENTATIVE MAP FOR **WTM case number for map name** WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON **DATE**.

THIS FINAL MAP, **MAP NAME AND UNIT/PHASE #**, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS, IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP, AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the first and last (only) final map.]

THE NEXT FINAL MAP FOR **<WTM CASE NUMBER>** MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE        DAY OF       , 20      , OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION **THIS        DAY OF       , 20** BY THE PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR **STREETS, SEWERS, ETC.** IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR  
PLANNING AND BUILDING

#### **Jurat for ALL SUBSEQUENT FINAL MAPS**

THE TENTATIVE MAP for **<TM CASE NUMBER>** APPROVED **<denied>** BY THE WASHOE COUNTY PLANNING COMMISSION ON **<date>**. [**If the TM had been appealed to the BCC --- Add:**] THE WASHOE COUNTY COMMISSION APPROVED THE TENTATIVE MAP ON APPEAL ON **<date>**.

THE FIRST FINAL MAP FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on first final map>*. [Omit the following if second map.] THE MOST RECENTLY RECORDED FINAL MAP, *<subdivision name and prior unit/phase #>* FOR THIS TENTATIVE MAP WAS APPROVED AND ACCEPTED FOR RECORDATION ON *<date of Planning and Building Director's signature on most recent final map>* [If an extension has been granted after that date – add the following]: A TWO YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP WAS APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON *<date of last Planning Commission action to extend the tentative map>*.

THIS FINAL MAP, *<subdivision name and unit/phase #>*, MEETS ALL APPLICABLE STATUTES, ORDINANCES AND CODE PROVISIONS; IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP; AND ALL CONDITIONS HAVE BEEN MET.

[Omit the following paragraph if this is the last final map.]

THE NEXT FINAL MAP FOR *<TM CASE NUMBER>* MUST BE APPROVED AND ACCEPTED FOR RECORDATION BY THE PLANNING AND BUILDING DIRECTOR ON OR BEFORE THE EXPIRATION DATE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, *<add two years to the current expiration date unless that date is more than two years away>* OR AN EXTENSION OF TIME FOR THE TENTATIVE MAP MUST BE APPROVED BY THE WASHOE COUNTY PLANNING COMMISSION ON OR BEFORE SAID DATE.

*<Insert Merger and Re-subdivision option as applicable>*

THIS FINAL MAP IS APPROVED AND ACCEPTED FOR RECORDATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE WASHOE COUNTY PLANNING AND BUILDING DIRECTOR. THE OFFER OF DEDICATION FOR *<streets, sewers>* IS REJECTED AT THIS TIME, BUT WILL REMAIN OPEN IN ACCORDANCE WITH NRS CHAPTER 278.

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MOJRA HAUENSTEIN, DIRECTOR,  
PLANNING AND BUILDING DIVISION

g. A note shall be placed on all grading plans and construction drawings stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- h. The final map shall designate faults that have been active during the Holocene epoch of geological time, and the final map shall contain the following note:

NOTE

No habitable structures shall be located on a fault that has been active during the Holocene epoch of geological time.

- i. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- j. The developer and all successors shall direct any potential purchaser of the site to meet with the Planning and Building Division to review conditions of approval prior to the final sale of the site. Any subsequent purchasers of the site shall notify the Planning and Building Division of the name, address, telephone number and contact person of the new purchaser within thirty (30) days of the final sale.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. Construction work hours will be limited to 7am to 7pm Monday to Saturday.
- m. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code.
- n. The site will meet all commercial landscape requirements in accordance with Washoe County Code Article 412.
- o. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Community Services Department, Parks Program.
- p. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- q. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- r. Each residence is a lot and the setbacks for each residence are: 0 feet on all sides and 10 feet between structures; minimum lot size: 2,004 SF; and minimum lot width: 40 feet.
- s. The following setbacks are for the primary property, as measured from primary parcel boundary: Minimum lot sizes: 2,004 SF; Minimum Lot Width: 40 feet; Front Yard Setback 10 feet; Side Yard Setback 5 feet; and Rear Yard Setback 10 feet.
- t. All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.
- u. The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibulator, a fully-stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues.
- v. The facility will provide all residents with the option of having a 24/7 mobile monitoring type device, they can carry with them while on the property.

- w. The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility.
- x. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- y. The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision.
- z. Conditions, covenants, and restrictions (CC&Rs), including any supplemental CC&Rs, shall be submitted to Planning and Building staff for review and subsequent forwarding to the District Attorney for review. The final CC&Rs shall be signed and notarized by the owner(s) and submitted to Planning and Building with the recordation fee prior to the recordation of the final map. The CC&Rs shall require all phases and units of the subdivision approved under this tentative map to be subject to the same CC&Rs. Washoe County shall be made a party to the applicable provisions of the CC&Rs to the satisfaction of the District Attorney's Office. Said CC&Rs shall specifically address the potential for liens against the properties and the individual property owners' responsibilities for the funding of maintenance, replacement, and perpetuation of the following items, at a minimum:
  1. Maintenance of public access easements, common areas, and common open spaces. Provisions shall be made to monitor and maintain, for a period of three (3) years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, as a minimum, address the following:
    - a. Vegetation management;
    - b. Debris and litter removal;
    - c. Fire access and suppression; and
  2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
  3. All open space identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. The deed to the open space and common area shall reflect perpetual dedication for that purpose. The maintenance of the common areas and related improvements shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
  4. The project, if adjacent to undeveloped land shall maintain a fire fuel break of a minimum 30 feet in width until such time as the adjacent land is developed.
  5. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
  6. Washoe County will not assume responsibility for maintenance of the private street system of the development nor will Washoe County accept the streets for dedication

to Washoe County unless the streets meet those Washoe County standards in effect at the time of offer for dedication.

7. Mandatory solid waste collection.
8. One occupant of the residences will be 62 years or old.

aa. The common open space owned by the homeowners association shall be noted on the final map as "common open space" and the related deed of conveyance shall specifically provide for the preservation of the common open space in perpetuity. The deed to the open space and common area shall reflect perpetual dedication for that purpose.

**Washoe County Engineering and Capital Projects – General Land Development and Grading Standards (County Code 110.438)**

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

**Contact Name: Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submittal of the tentative map or, if requested by the developer and approved by the applicable agency, those in effect at the time of approval of the final map.
- b. Prior to acceptance of public improvements and release of any financial assurances, the developer shall provide as-built construction drawings in an acceptable digital format prepared by a civil engineer licensed in the State of Nevada.
- c. The developer shall provide written approval from the U.S. Postal Service (USPS) concerning the installation and type of mail delivery facilities. The system, other than individual mailboxes, must be shown on the project construction plans and installed as part of the onsite improvements.
- d. A complete set of construction improvement drawings, including an onsite grading plan, shall be submitted to the County Engineer for approval prior to finalization of any portion of the tentative map. Grading shall comply with best management practices (BMPs) and shall include detailed plans for grading and drainage on each lot, erosion control (including BMP locations and installation details), slope stabilization and mosquito abatement. Placement or disposal of any excavated material shall be indicated on the grading plan.
- e. All open space shall be identified as common area on the final map. A note on the final map shall indicate that all common areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- f. Any existing easements, facilities or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- g. Any easement documents recorded for the project shall include an exhibit map that shows the location and limits of the easement in relationship to the project.
- h. With each affected final map, provide written approval from all utility provider(s) for any improvements located within their easement or under or over their facilities.
- i. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- j. A design level geotechnical investigation with fault study shall be provided with the submittal of each final map.

- k. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.

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

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

**Contact Name: Robert Wimer, P.E. 775.328.2059, [rwimer@washoecounty.gov](mailto:rwimer@washoecounty.gov)**

- a. The conditional approval of this tentative map shall not be construed as final approval of the drainage facilities shown on the tentative map. Final approval of the drainage facilities will occur during the final map review.  
b. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.  
c. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.  
d. The following note shall be added to each final map; "All properties, regardless if they are located within or outside of a FEMA Special Flood Hazard Area, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties."  
e. The developer shall provide pretreatment for petrochemicals and silt for all storm drainage leaving the site.  
f. The Truckee Meadows Regional Storm Water Quality Management Program Construction Permit Submittal Checklist and Inspection Fee shall be submitted with each final map.  
g. A note on the final map shall indicate that all drainage facilities not maintained by Washoe County shall be perpetually maintained by a homeowner's association. The maintenance and funding of private drainage facilities shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.  
h. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within Common Area shall be constructed with an adjoining minimum 12-foot wide all-weather access road.

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

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

**Contact Name: Mitchell Fink, P.E. 775.328.2050, [mfink@washoecounty.gov](mailto:mfink@washoecounty.gov)**

- a. All roadway improvements necessary to serve the project shall be designed and constructed to County standards and specifications and/or financial assurances in an appropriate form and amount shall be submitted.  
b. Street names shall be reviewed and approved by the Regional Street Naming Coordinator.  
c. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet American Association of State Highway and Transportation Officials (AASHTO) sight distances and safety guidelines. No tree shall overhang the curb line of any public street.

- d. An Encroachment and Excavation Permit shall be obtained from Washoe County Engineering and Capital Projects Division for any utilities or other encroachments/excavations constructed within existing County roadways/right-of-ways.
- e. Streetlights shall be constructed to Washoe County standards at locations to be determined at the final design stage.
- f. Appropriate curve warning signs and/or a lower speed limit shall be determined and posted on all horizontal roadway curves that do not meet the standard Washoe County 25-mile per hour design speed.
- g. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- h. Any streetlights that do not meet Washoe County standards shall be placed outside Washoe County right-of-way. These streetlights shall be private, and the CC&Rs shall indicate operation and maintenance of the streetlights shall be the responsibility of the Homeowners Association. The County Engineer and the District Attorney's Office shall determine compliance with this condition.

**FOR PRIVATE STREETS (County Code 110.436):**

- i. The conditions, covenants and restrictions (CC&Rs) shall prominently note to the satisfaction of the District Attorney's Office and the County Engineer that Washoe County will not assume responsibility for maintenance of the development's private street system or accept the streets for dedication to Washoe County unless the streets meet those Washoe County standards in effect at the time of the offer of dedication.
- j. Adequate snow storage easements shall be identified on the final plat.
- k. Proposed landscaping and/or fencing along street rights-of-way and within median islands shall be designed to meet AASHTO sight distances and safety guidelines. A minimum vertical clearance of 13.5 feet shall be maintained over all private streets, and no tree shall overhang the curb of any public street.
- l. If the Engineering and Capital Projects Division does not inspect the subdivision improvements, prior to release of any financial assurances for the private improvements, the development shall provide the Engineering and Capital Projects Division with a letter prepared by a civil engineer licensed in the State of Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.
- m. Provide an analysis to determine the minimum onsite stacking length, with the minimum being 50- feet, and an adequately sized turnaround outside the gate is required prior to any security gate. Vehicle stacking at a gate shall not back up into the adjacent street right-of-way.

**Washoe County Engineering and Capital Projects – Utilities (County Code 422 & Sewer Ordinance)**

- 5. The following utility conditions are requirements of Washoe County Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

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

- a. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer service to the subject project, and, if required, be a party to any such agreements.

- b. All fees shall be paid or deferred in accordance with Washoe County Ordinance prior to the approval of each final map.
- c. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall be in compliance with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- d. The applicant shall submit an electronic copy of the street and lot layout for each final map at initial submittal time. The files must be in a format acceptable to Washoe County.
- e. The applicant shall construct and/or provide the financial assurance for the construction of any on-site and off-site sanitary sewer collection systems prior to signature on each final map. The financial assurance must be in a form and amount acceptable to the CSD.
- f. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible to inspect the construction of the sanitary sewer collection system.
- g. The sanitary sewer collection system must be offered for dedication to Washoe County along with the recordation of each final map.
- h. Easements and real property for all sanitary sewer collection systems and appurtenances shall be in accordance with Washoe County Design Standards and offered for dedication to Washoe County along with the recordation of each final map.
- i. A master sanitary sewer report for the entire tentative map shall be prepared and submitted by the applicant's engineer at the time of the initial submittal for the first final map which addresses:
  - a. the estimated sewage flows generated by this project,
  - b. projected sewage flows from potential or existing development within tributary areas,
  - c. the impact on capacity of existing infrastructure,
  - d. slope of pipe, invert elevation and rim elevation for all manholes,
  - e. proposed collection line sizes, on-site and off-site alignment, and half-full velocities.
- j. No Certificate of Occupancy will be issued until all the sewer collection facilities necessary to serve each final map have been completed, accepted and engineer prepared as-built drawings are delivered to the utility. As-built drawings must be in a format acceptable to Washoe County.
- k. No permanent structures (including rockery or retaining walls, building's, etc.) shall be allowed within or upon any County maintained utility easement.
- l. A minimum 30-foot sanitary sewer and access easement shall be dedicated to Washoe County over any facilities not located in a dedicated right of way.
- m. A minimum 12-foot wide all weather sanitary sewer access road shall be constructed to facilitate access to off-site sanitary sewer manholes.
- n. The developer will be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry and appurtenances, lift stations, force mains, sewer mains, interceptor and wastewater treatment facilities necessary to accommodate the project. However, the actual design will be the responsibility of the CSD. Prior to initiation of design the Developer shall pay the estimated design costs to Washoe County. The CSD may either provide such design in-house, or select an outside consultant. When an outside consultant is to be selected, the CSD and the Developer shall jointly select that consultant.

- o. The CSD shall reserve the right to over-size or realign the design of infrastructure to accommodate future development as determined by accepted engineering calculations. Funding shall be the responsibility of Washoe County. Washoe County shall either participate monetarily at the time of design and/or shall credit an appropriate dollar amount to the Developer at the time of recordation of the subdivision map.

#### **Washoe County Health District- Air Quality**

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

**Contact Name: Genine Rosa, Environmental Engineer II, 775. 784.7204, [grosa@washoecounty.gov](mailto:grosa@washoecounty.gov)**

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

#### **Washoe County Health District- Environmental**

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

**Contact Name: James English, Environmental Health Specialist Supervisor, 775. 328.2610, [jenglish@washoecounty.gov](mailto:jenglish@washoecounty.gov)**

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

#### **Truckee Meadows Fire Protection District**

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

**Contact Name: Brittany Lemon, Fire Captain, 775.326.6079, [blemon@tmfpd.us](mailto:blemon@tmfpd.us)**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>  
b. The minimum road width shall be 26 feet where fire hydrants are located on a fire apparatus access roads.

#### **Washoe County Water Management Planner Coordinator**

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

**Contact Name: Timber Weiss, P.E., 775.954.4626, [tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov)**

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

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



Date: December 1, 2025

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Amendment of Conditions Case WAC25-0019 for WSUP22-0001 and WTM22-001  
APN: 532-451-02 to 08, 532-452-01 to 10, 532-461-01 to 06, 532-462-01 to 15, 532-  
453-01 to 14, 532-471-02, 03, 532-461-07, 532-032-19, 532-542-12, 532-453-16 & 532-  
471-01

## GENERAL COMMENTS

Washoe County Engineering staff have reviewed the above referenced application. The Amendment of Conditions case is to amend the conditions for Special Use Permit Case Number WSUP22-0001 to remove conditions 1t, 1u, 1w, and 1y from the Action Order. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval based upon our review of the site and the application prepared by Wood Rodgers, Inc.

**WAC25-0019  
EXHIBIT C**

**From:** [Donohue, Jen](#)  
**To:** [Olander, Julee](#); [English, James](#); [Rosa, Genine](#); [Weiss, Timber A.](#)  
**Subject:** Re: WAC25-0019 (Continuum of Care Cottages)  
**Date:** Tuesday, December 9, 2025 3:28:31 PM  
**Attachments:** [image001.png](#)

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Fire does not.

Thank you.

**Jen Donohue**

**Contract Fire Plans Examiner**

**Truckee Meadows Fire & Rescue**

[jdonohue@tmfpd.us](mailto:jdonohue@tmfpd.us) | Cell: 775.447-5780  
3663 Barron Way, Reno, NV 89511

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**From:** Olander, Julee <[JOlander@washoecounty.gov](mailto:JOlander@washoecounty.gov)>  
**Sent:** Tuesday, December 9, 2025 12:51 PM  
**To:** Donohue, Jen <[JDonohue@tmfpd.us](mailto:JDonohue@tmfpd.us)>; English, James <[JEnglish@nnph.org](mailto:JEnglish@nnph.org)>; Rosa, Genine <[GRosa@nnph.org](mailto:GRosa@nnph.org)>; Weiss, Timber A. <[TWeiss@washoecounty.gov](mailto:TWeiss@washoecounty.gov)>  
**Subject:** WAC25-0019 (Continuum of Care Cottages)

Do you have any comments/conditions for WAC25-0019 (Continuum of Care Cottages)?

Thanks,



**Julee Olander, Planner**

[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627

**My working hours: Monday-Friday 8:00am to 4:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

**Have some kudos to share about a Community Services Department employee or experience?**

**Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)**

December 9, 2025

Washoe County Community Services  
Planning and Development Division

RE: Continuum of Care Cottages; Multiple APN's  
Amendment of Conditions Case; WAC25-0019

Dear Washoe County Staff:

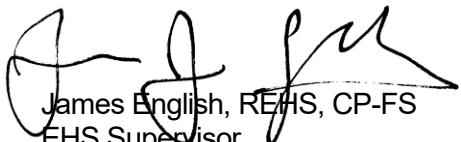
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

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

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is on multiple parcels which are served by community water and sewerage systems.
- c) Condition #3: If the project is approved all subsequent building plans and permits must be routed to EHS for review and subsequent approval.

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 NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health





Date: November 25, 2025

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

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

## GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001. To change the use type from continuum of care to senior housing and to amend Conditions 1t., 1u., 1w., and 1y. To remove references to any medical requirements/equipment or continuum of care.

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

There are no water rights conditions for this amendment.

**WAC25-0019  
EXHIBIT C**

## **Public Notice**

Pursuant to Washoe County Code Section 110.608.16 and 110.810.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500 foot radius of the subject property, noticing 45 separate property owners.



## **NOTICING MAP**

## **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:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>Indicate any previous Washoe County approvals associated with this application:</b> Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	

February 2024

## **Amendment of Conditions Application Supplemental Information**

(All required Information may be separately attached)

### **Required Information**

1. The following information is required for an Amendment of Conditions:
  - a. Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.
  - b. Identify the specific Condition or Conditions that you are requesting to amend.
  - c. Provide the requested amendment language to each Condition or Conditions, and provide both the ***existing*** and ***proposed condition(s)***.

2. Describe any potential impacts to public health, safety, or welfare that could result from granting the amendment. Describe how the amendment affects the required findings as approved.



November 10, 2025

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

Attn: Trevor Lloyd

RE: Conditions of Approval Amendments – WSUP22-0001, WTM22-001

Dear Mr. Lloyd:

I am writing to you as the point person to begin the formal process of working with Washoe County to amend the Conditions of Approval for this project based on your and Planning Director Kelly Mullin's recommendation to do so based on a reclassification of this Special Use Permit from a Continuum of Care use type to a Senior Housing use type per Washoe County's assumed adoption of the Senior Housing use type based on the meeting we had with you on September 4, 2025.

If you recall, prior to this new path being presented to us to amend our Conditions of Approval, based on a previous recommendation, we initiated the process of amending the Development Code. More specifically we were specifically looking to amend the Continuum of Care – Use Type to remove the “medical” components at the bare minimum at the Independent Living level of the Continuum of Care for the many reasons we have previously discussed and have conveyed to you in our correspondence on this matter. I purposely will not go into those details at this time unless requested to do so to keep this process as simplistic as possible for everyone’s benefit. However, please let me know if you would like me to provide our previous reasoning.

Once and assuming the Continuum of Care use type was amended in the Development Code we were instructed that we would then apply for an Amendment to our Conditions of Approval related to the “medical” components which would no longer be required at least at the Independent Living level or would just be optional in the revised Development Code.

At the time we were amending the Development Code we asked permission to parallel our Amendment of Conditions of Approval with the Development Code Amendment to expedite the process which at that time was approved. We are hoping to do the same in this instance related to the addition of the Senior Housing use type to the Development Code thus the timing of this application.



The Planning Commission voted to adopt the Senior Use Type (WDCA25-009 Senior Housing) in their meeting on October 7<sup>th</sup> 2025. It is our understanding that the Board of County Commissioners will first hear this code amendment this month with the second reading in December at which time the Senior Housing use type if approved will become part of the Development Code.

Based on this application being submitted this month it is our understanding our application will not be heard by the Planning Commission until January 2026 at which time it is presumed that the Development Code will then include Senior Housing as a use type. With this use type in place the removal of the Conditions of Approval related to "medical" will be a cleanup process due to the project then being reclassified as a Residential Senior Housing use type as part of the this Amendment of Conditions process which does not include any "medical" requirements or the need for a commercial business license for it to operate.

In closing I would like to thank you and the county staff in their understanding of our issues related to "medical" being part of our Independent Living project and guiding us through the process needed to amend the Conditions of Approval.

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

Best Regards,

Mike Evans  
Vice President – Planning and Development



Below are the written explanations of our proposed amendments along with our reasoning and justification. Each proposed amendment includes existing condition language along with the proposed amendment language. Our amendments are based on the project being amended to a Residential - Senior Housing facility versus a Commercial - Continuum of Care facility.

### **Condition 1., t.**

**Currently states:** “All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.”

**Proposed Amendment:** ~~“All staff on site who are responsible for staffing the medical station 24/7 will have a Basic Life Support (BLS) certification, through an accredited provider and shall maintain such certification.”~~

**Reasoning and Justification:** *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

### **Condition 1., u.**

**Currently states:** “The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues”.

**Proposed Amendment:** ~~“The facility will provide a fully equipped emergency medical station staffed 24/7 near the ground floor entry for quick access to emergency medical personnel. The emergency medical station shall contain, at a minimum, a defibrillator, a fully stocked first aid kit, and a heart monitoring device. Additionally, staff will be able to connect to 24/7 online and on call to medical professionals that can assist and advise for medical issues”.~~

**Reasoning and Justification:** *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*



### **Condition 1., w.**

**Currently states:** "The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility."

**Proposed Amendment:** ~~"The homeowner's association (HOA) is required to obtain and maintain a business license for the life of the commercial establishment and subdivision and contact Washoe County Community Development concerning any request for changes to the business license for the continuum of care facility."~~

**Reasoning and Justification:** *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

### **Condition 1., y.**

**Currently states:** "The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision."

**Proposed Amendment:** ~~"The applicant must notify all homeowners that the site is a commercial use and is dependent on the HOA maintaining a business license throughout the life of the continuum of care facility and subdivision."~~

**Reasoning and Justification:** *Because this project is now considered to be a Residential – Senior Housing Use Type this condition related to the original Commercial – Continuum of Care Use no longer should apply, and it should be removed in its entirety.*

**UNANIMOUS WRITTEN CONSENT OF  
THE SHAREHOLDERS OF  
SILVERADO HOMES NEVADA, INC.**

The undersigned Shareholders of Silverado Homes Nevada, Inc., a Nevada corporation (“*Company*”) in accordance with their authority to act without a meeting set forth in Section 78.310 et.seq., of the Nevada Revised Statutes, unanimously consent to the following actions:

Election of Board of Directors.

WHEREAS, the shareholders wish to elect individuals to serve on the Board of Directors of the Company until the next annual meeting of shareholders or until their successors are duly elected and qualified. Accordingly, it is therefore:

RESOLVED, that the following individuals are hereby elected to the Board of Directors of the Company to serve until the next annual meeting of shareholders: Thomas G. Evancie and Edward Johanson;

RESOLVED FURTHER, that the officers of the Company are directed to take any and all actions necessary to effect the foregoing resolutions, all previous actions taken by any such officers being hereby ratified, confirmed and approved;

RESOLVED FURTHER, that all authorizations and approvals of and actions taken by the directors of the Company at meeting of the Board of Directors or by unanimous written consent of the Board of Directors in the prior year are hereby in all respects approved, adopted, ratified and confirmed.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize, and approve of the foregoing resolutions in their capacity as the Shareholders of Silverado Homes Nevada, Inc., effective July 8, 2021. This Action may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

\_\_\_\_\_  
Thomas G. Evancie

\_\_\_\_\_  
Edward Johanson

**UNANIMOUS WRITTEN CONSENT OF  
THE BOARD OF DIRECTORS OF  
SILVERADO HOMES NEVADA, INC.**

The undersigned board of directors of Silverado Homes Nevada, Inc., a Nevada corporation ("Company") in accordance with their authority to act without a meeting set forth in Section 78.310 et.seq., of the Nevada Revised Statutes, unanimously consent to the following actions:

Election of Officers

WHEREAS, the directors wish to elect individuals to serve as officers of the Company until the next annual meeting of shareholders or until their successors are duly elected and qualified. Accordingly, it is therefore:

RESOLVED, that the following individuals are hereby elected to serve as the officers of the Company in the following capacities:

Edward Johanson	President and Chief Executive Officer
Thomas G. Evancie	Executive Vice President, Chief Financial Officer and Secretary
Michael C. Callon	Senior Vice President – Director of Operations
Michael W. Evans	Vice President – Planning and Development
Debra J. Hubert	Vice President – Sales and Marketing

RESOLVED FURTHER, that the officers of the Company are directed to take any and all actions necessary to effect the foregoing resolutions, and all previous actions taken by any such officers being hereby ratified, confirmed and approved.

The undersigned, by affixing their signatures hereto, do hereby consent to, authorize, and approve of the foregoing resolutions in their capacity as the Directors of the Company effective as of July 8, 2021. This Action may be signed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

\_\_\_\_\_  
Thomas G. Evancie, Director

\_\_\_\_\_  
Edward Johanson, Director