



Planning Commission Staff Report

Meeting Date: April 5, 2022

Agenda Item: 8C

SPECIAL USE PERMIT and TENTATIVE
SUBDIVISION MAP CASE NUMBERS:

WSUP22-0001 and WTM22-001
(Continuum of Care Cottages)

BRIEF SUMMARY OF REQUEST:

To allow a continuum of care facility,
seniors, as a common open space tentative
subdivision on ±21.56 acres for 136 lots

STAFF PLANNER:

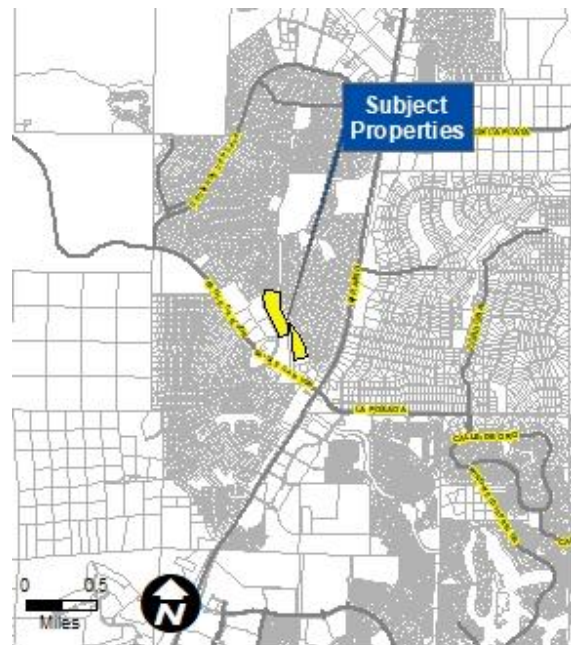
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CASE DESCRIPTION

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



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Special Use Permit Case Number WSUP22-0001 & Tentative Subdivision Map Case Number WTM22-001 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 and all ten findings in accordance with Washoe County Code Section 110.608.25.

(Motion with Findings on Page 14 & 15)

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The technical reports submitted with the project application are extensive. To review the application with all accompanying technical reports online, click [here](#) or contact Planning at Planning@washoecounty.gov to have a copy sent by email.

Special Use Permit

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

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Special Use Permit Case Number WSUP22-0001 are attached to this staff report and will be included with the action order. The proposed use of Continuum of Care Facilities, Seniors is permitted in the NC regulatory zone with a special use permit (SUP) per Table C-3 of the Spanish Springs Area Plan, a portion of the Washoe County Master Plan. Therefore, the applicant is seeking approval of this SUP from the Planning Commission.

Tentative Subdivision Map

The purpose of a tentative subdivision map is:

- To allow the creation of saleable lots;
- To implement the Washoe County Master Plan, including the area plans, and any specific plans adopted by the County;
- To establish reasonable standards of design and reasonable procedures for subdivision and re-subdivision in order to further the orderly layout and use of land and insure proper legal descriptions and monumenting of subdivided land; and;
- To safeguard the public health, safety and general welfare by establishing minimum standards of design and development for any subdivision platted in the unincorporated area of Washoe County.

If the Planning Commission grants an approval of the tentative subdivision map, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to recordation of a final map.
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project.

The conditions of approval for Tentative Subdivision Map Case Number WTM22-001 are attached to this staff report and will be included with the action order.



Site Plan



Plan 1 Floor Plan



Plan 1 Contemporary Ranch Schematic Perspective



Plan 2 Floor plan



Plan 2 Traditional Ranch Schematic Perspective



Plan 3 Floor Plan



Plan 3 Rustic Ranch Schematic Perspective

Project Evaluation

The applicant is requesting a special use permit to develop a continuum of care facility for seniors that will consist of a common open space commercial subdivision, necessitating a tentative subdivision map, on one parcel and a portion of another parcel, totaling 21.56 acres, to include 136 lots located off Neighborhood Way. The lot sizes will range in size from 2,004 SF to 2,400 SF, with 10.42 acres of open space. The application also includes major grading.

Continuum of Care Facilities, Seniors, is a commercial use type that is defined in WCC 110.304.25(k) as follows:

(k) Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to commercial establishments that provide housing, activities and twenty-four-hour skilled nursing or medical care to allow for adults to age in place. The number of continuum of care units and parking standards shall be determined through the special use permit process. All other development standards shall apply. Facilities may include independent living, assisted living, nursing care, hospice care, accessory housing for staff, and medical facilities and services for residents.

As noted above, the continuum of care facility use type requires provision of “twenty-four-hour skilled nursing or medical care to allow for adults to age in place.” The applicant has indicated that the development will provide an emergency medical station, which will be located at the public entry of the Village Center and available 24 hours per day, 7 days a week. The medical station will include a defibrillator, a fully stocked first aid kit, and a heart monitoring device. The residents will also be offered the option to wear a 24/7 mobile emergency control device. The applicant contends that if a resident needs emergency assistance, they can reach onsite staff and/or their friends or family at the press of a button. The applicant also states: “Staff will be provided basic medical and first aid training and will be available 24/7 to be at a resident's side should such an emergency call button be activated. In the event medical attention is needed, our staff will be able to assist the resident to communicate directly with the live medical professionals via Teledoc (or similar 24/7 medical service), or in the unfortunate event of a severe medical emergency, call 911.” The conditions of approval also require staff servicing the medical station to have completed and maintained Basic Life Support (BLS) certification. The applicant indicates that they will not staff this facility with medical professionals, and will not provide in-home care, assisted living or memory care services as part of this operation. The applicant states, “Independent living communities, such as ours, typically serve a much longer and healthier living period, often in excess of 10 years, are not staffed with medical professionals and are not able to provide this level of care.”

The application includes the provision of a single story, 3,500 SF village center/recreation building, which will be located in the common area and provide an area for residents to gather. The village center/recreation building will include a fitness center, dog wash, bistro, activities room and common area, along with the HOA office. Other recreational amenities will be located outside the building and will include bocce ball and other lawn games. The common area will be fully landscaped with a fully landscaped community-wide paseo trail system to provide access through the whole community. The village center/recreation building will also have a range of social activities and programs for the residents with the goal of furthering long-term health and wellness. In addition, staff will arrange for on-going speakers on a range of health and wellness topics. The application indicates that these amenities should provide the residents with the opportunity for social engagement and limit isolation.

House Design and Amenities

The site will be developed with 136 single family detached residences on the 21.56 acres. The gross density is 6.3 units per acre with 4.67 acres of right-of-way and 10.42 acres of common

space. The proposal is for three residential house plans and styles with 2 bedrooms or 2 bedrooms and a den, with 2-car garages and 2 parking spaces in the driveway. Additional parking spaces will be located throughout the site with the majority around the village center building. The applicant states that there will be 90 additional spaces for guests. The Continuum of Care Facility, Seniors, definition states: "The number of continuum of care units and parking standards shall be determined through the special use permit process." Staff is in agreement with the proposed number of units and parking spaces for this site. The applicant is requesting zero lot line setbacks with a minimum 10 foot separation between structures.

The residences will be one story with a cottage/ranch style design and include tile roof, lap and/or board and batten siding, stucco and covered patios. The units will be built to accommodate seniors with zero thresholds, wider halls and doorways, support handles in the bathrooms and other bath amenities, along with motion censored lighting in appropriate locations and fire sprinklers in all units. The applicant states that universal home design features will be utilized to help preserve a safe living environment for aging residents.

The application is for a commercial continuum of care facility in which homes will be purchased in fee simple ownership. The application contends that there is a need for seniors to be able to purchase a home instead of renting because of the continuing increase of housing costs. The applicant states that, "allowing for fee simple ownership in a safe home with supportive services will enable seniors to live independently longer while maintain their financial savings. The applicant recognizes that the senior population is growing with limited alternative housing options and opines that this facility will allow seniors to live in their own homes while receiving some continuum of care services.

Site Characteristics

The site is relatively flat with native shrubs and with a slight slope from the northwest to the southwest. The North Spanish Springs Flood Detention Facility outlet channel is located along the eastern boundary of the site and Neighborhood Way. The property is located within an area targeted for senior housing and service needs. The recently approved Vintage at Spanish Springs, a 257-unit, four-story building continuum of care facility is located at the corner of Eagle Canyon and Neighborhood Way. Silverado Continuum of Care Community, a 157-unit continuum of care rental community was approved in 2002 and is located across Neighborhood Way from the site. Cascades of the Sierras, an assisted living and memory care facility is also located across Neighborhood Way.

The parcel has a master plan land use designation of Commercial (C) as is the parcel to the south and the parcels across Neighborhood Way. The parcel to the east is Open Space (OS) and is where the outlet channel is located. The parcel to the north is Suburban Residential (SR), where the Eagle Canyon subdivision is located.

The parcel's regulatory zone is Neighborhood Commercial (NC) as is the parcel to the south and the parcels across Neighborhood Way. The parcel to the east is Open Space (OS). The parcel to the north is Medium Density Suburban Residential (MDS), where the Eagle Canyon subdivision is located.

The facility is planned to be primarily located on a 20.75 acre parcel, APN: 532-032-05. Some of the planned outdoor activities such as horseshoes, cornhole and a walking path, will be located on 0.81 acres of APN: 532-032-16, a portion of an 11 acre parcel. Both parcels are owned by the same owner-- Spanish Springs Associates LP. There will be a pedestrian pathway to the outdoor activities from the main parcel, crossing Washoe County drainageway for the North Spanish Springs Flood Detention Facility (see the Site Plan, on page 4).

Landscaping

The applicant is proposing to landscape according to commercial requirements per Article 412, Section 110.412.35. The applicant states, "All of the areas outside of the buildings and roadway infrastructure will be formally landscaped using trees, shrubs, decorative rock and artificial turf to conserve water." The applicant further indicates that the private streets within the project will have trees every 50 linear feet. (See site plan, on page 4)

Grading and Drainage

The proposed grading of 55,000 cubic yards will be for importing fill for construction on the site. The amounts exceed the major grading threshold per 110.438.35. The drainage of the site will consist of sheet flows from the buildings to the street into a system of gutters. Onsite flows will be directed to the existing channel to the east. This channel flows south toward Eagle Canyon Drive and ultimately to the Sparks Regional Detention Basin, North Truckee Drain and the Truckee River. There is also a channel west of Neighborhood Way that discharges south of the project. The existing drainways have the capacity to handle the proposed flows with no negative impacts to the adjacent or downstream properties, according to the applicant.

Utilities

Sewer service will be provided by Washoe County and water service by Truckee Meadows Water Authority (TMWA). The site had been previously planned for a small scale commercial or medical office and the pipes have been stubbed to accommodate a higher sewer flow rate. The site is anticipated to generate 24,660 gallons per day at peak flow. The applicant indicates that there is sufficient capacity to serve the project. In TMWA's report, included with the application, it is indicated that there is adequate water supply and storage capacity for the project. Other utilities, including power, gas and solid waste disposal are available in the area.

Roadways and Traffic

The site is located off Neighborhood Way, a two-lane arterial street with a center median and sidewalks on both sides. The site will have three access points with the middle access as the primary entrance and the other two will be gated for emergency access only. The internal roads will be private.

The applicant states that the development will generate 301 average daily trips (ADT), with 10 AM peak hour trips and 27 PM peak hour trips. The improvements will include signage and stripping. The overall traffic is not anticipated to have a significant impact to the area.

Homeowner's Association (HOA)

The applicant has requested to create a common open space commercial subdivision with 136 lots as a continuum of care facility, a commercial use type, which will require a business license. This is the first request in Washoe County for this type of use as a common open space commercial subdivision development. This request requires a guarantee that the homeowners will maintain the commercial use while owning their own homes. The applicant states that an HOA will be established that will be governed by CC&Rs recorded against all real property in the Project and that "[t]he CC&Rs create deed restrictions on all housing units requiring compliance with COC features and obligating the HOA to provide COC services. The applicant has indicated that the HOA will obtain the business license for the commercial use, and opines that the CC&Rs will guarantee that the use type will be maintained. The CC&Rs will have age restrictions so that at least one resident in each residence will be a senior 62 years and older.

The applicant further states that the HOA will "maintain and operate common area (e.g., landscaping, streets, open space, COC amenities such as the Village center clubhouse) and

provide COC services described in the application.” The application (Exhibit E) provides further information on the HOA and the conditions of approval require the applicant to contact Washoe County concerning the HOA maintaining the business license.

Area Plan Evaluation

The subject parcel is located within the Spanish Springs Area Plan. The following is/are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
SS.1.5	Appendix C – Allowable Land Uses	Yes	Special Use permit required, which is covered by the tentative subdivision map application
SS 15.1	Connect to community water service	Yes	
SS 16.1	Connected to community sewer service	Yes	

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation (NDOT)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Environmental Protection (NDEP)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Dept. of Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Steve Shell, sshell@water.nv.gov
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer, Tim Simpson & Mitch Fink; rwimer@washoecouty.gov, tsimpson@washoecouty.gov & mfink@washoecouty.gov
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Genine Rosa; grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	James English; jenglish@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brittany Lemon, blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Schaffer, shafferjam51@gmail.com
AT & T	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cliff Cooper, cc2132@att.com
NV Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

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 application request is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan. The Spanish Springs Area Plan, Table C-3 requires a special use permit for the commercial use type of Continuum of Care Facilities, Senior.

- (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 grading will allow for the development of the site; for the construction of the village center/recreation building and 136 lots, and there are adequate services. The site has been planned for commercial uses and the infrastructure has been planned accordingly.

- (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 site is relatively flat and is physically suitable for the use of continuum of care facilities, senior, which will have an overall low impact to the site and the surrounding areas, then originally planned with a commercial use. The grading will enable the site to be developed as a continuum of care facility with 136 lots.

- (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 site is currently vacant and the proposed project is anticipated to have minimal impact to the surrounding area, then originally planned with a commercial use. Conditions of approval have been included to mitigate negative potential impacts. There are other continuum of care facilities, seniors in the area, although they are not developed as single-family residences on individual lots, as this application has proposed. The development will also 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: Staff Comment: The proposed tentative map is consistent with the goals and policies of the Master Plan and the Spanish Springs Area Plan, 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 proposed subdivision is consistent with the Master Plan and the Spanish Springs Area Plan, as explained within the staff report.

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

Staff Comment: The site is relatively flat and physically suited for the proposed common open space commercial subdivision for a continuum of care facility consisting of 136 lots on 21.56 acres.

- (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 proposed improvements are 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 design of the proposed common open space commercial subdivision for a continuum of care facility and type of improvements are 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 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 proposed development roads will 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 proposed development will contain a private street that is not proposed for dedication as the site will be gated. 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 development will be developed with building materials to allow for passive or natural heating and cooling opportunities.

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0001 and Tentative Subdivision Map Case Number WTM22-001 are being recommended for approval with conditions. Staff offers the following motion for the Board'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 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 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, 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.

Applicant: Silverado Homes NV Inc; E-mail: gpeitzmeier@silveradohomes.com

Property Owner: Spanish Springs Associates LP; E-mail: jesse@hawcoproperties.com

Representatives: Wood Rodgers, Inc. E-mail: shuggins@woodrodgers.com



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

- 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.

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.

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
 - 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

- 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@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 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

- 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

- 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. 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

- 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

- 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

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

*** End of Conditions ***

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Tentative Map Case Number WTM22-001 (COC Cottages)
Date: Thursday, January 20, 2022 7:36:32 AM

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.

Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

www.OurCleanAir.com | [Subscribe to get Air Quality Updates!](#)

-



Please take our customer satisfaction survey by clicking [here](#)

From: [Rosa, Genine](#)
To: [Olander, Julee](#)
Subject: Tentative Map Case Number WTM22-001 (COC Cottages)
Date: Thursday, January 20, 2022 7:36:32 AM

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.

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Genine Rosa

Environmental Engineer II | Air Quality Management Division | Washoe County Health District
grosa@washoecounty.gov | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

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From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: Washoe County Planning - January Agency Review Memo I
Date: Wednesday, January 19, 2022 8:14:56 AM
Attachments: [January Agency Review Memo I.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T review of requested applications.

Tentative Map Case Number WTM22-001 (COC Cottages) - AT&T has no conflict with proposed plan.

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com



Washoe-Storey Conservation District

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

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

January 24, 20220

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WTM22-001 COC Cottages

Dear Julee,

In reviewing the tentative map for a continuum of care development, the Conservation District has the following comments.

To prevent the spread of noxious weeds concerning grading and importation of material, the applicant provides an onsite noxious weeds management plan to ensure weed seeds are not imported to the site, utilizing certified weed free material.

The District supports the use of artificial turf that conserves our natural resource of water.

With the use of walls, we strongly encourage the use of manufactured block walls as opposed to the rockery walls. If rockery walls are used Washoe County Planning can include our criteria in the construction of these rock walls.

The District encourages soft earth tone colors for the building exterior to include the roof material.

We will require a vegetation plan from a qualified professional that includes a seed mix based on the soil, contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the growing season (October 31) every year for a three-year period

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us (775) 750- 8272.

Sincerely,

J. L. Shaffer



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.3600
FAX (775) 328.3699

Date: January 31, 2022

To: Julee Olander, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: **COC Cottages Subdivision TM22-001** (136 Lots)

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The proposed project consists of a 136-unit continuum of care cottages subdivision and is located on approximately 21.56 acres on Neighborhood Way, approximately 1,650 feet north of the intersection of Eagle Canyon Drive and Neighborhood Way. The parcel numbers include the following: 532-032-05 and 532-032-16. The Engineering and Capital Projects Division recommends approval subject to the following comments and conditions of approval, which supplement applicable County Code and are based upon our review of the site and the tentative map application prepared by Wood Rodgers, Inc.

Sanitary sewer service will be provided by Washoe County.

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

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

1. 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
 - 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



Subject: **COC Cottages Subdivision TM22-001** (136 Lots)
Date: January 26, 2022
Page: 2

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)

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

- 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.

Subject: **COC Cottages Subdivision TM22-001** (136 Lots)
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- 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)

- 3. 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 Information: Mitchell Fink, P.E. (775) 328-2050

- 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.

Subject: **COC Cottages Subdivision TM22-001** (136 Lots)
Date: January 26, 2022
Page: 4

- 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)

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

- 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.

Subject: **COC Cottages Subdivision TM22-001** (136 Lots)
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Page: 5

- 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.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WTM22-001 (COC Cottages) Conditions of Approval
Date: Wednesday, January 19, 2022 11:35:59 AM
Attachments: [image001.png](#)

Hi Julee,

“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/>.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

(I saw a lot of dimensions listed as 24 feet and wanted to make sure they were aware).

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

From: [English, James](#)
To: [Olander, Julee](#); [Rubio, Wesley S](#); [Kelly, David A](#)
Subject: RE: WTM22-001 COC Cottages
Date: Thursday, February 3, 2022 2:31:16 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Only major comment is recommend Pool and Spa Plans be submitted with clubhouse building permits or delays in approval may occur.

Regards,
Jim

James English, REHS, CP-FS

Environmental Health Specialist Supervisor | Environmental Health Services | Washoe County Health District
jenglish@washoecounty.gov | (775) 328-2610 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



Questions about COVID-19 Vaccines in Washoe County? Visit our website at Covid19Washoe.com for information.

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Thursday, February 3, 2022 2:17 PM
To: English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>
Subject: RE: WTM22-001 COC Cottages

Conditions/comments??



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

Julee Olander
Planner, Planning & Building Division | Community Services Department
jolander@washoecounty.gov | Direct Line: 775.328.3627

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

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



From: [Steve Shell](#)
To: [Olander, Julee](#)
Subject: RE: January Agency Review Memo I
Date: Wednesday, January 19, 2022 3:32:36 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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LOL. No I do not. We do not put conditions on proposals typically. Not unless extremely warranted. My understanding is that the proposal is to turn the pit into residential lots. I guess I could add the following:

The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

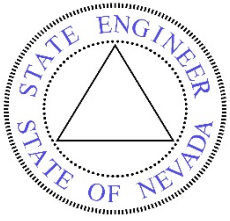
Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time. The State of Nevada requires that a mask be worn at all times regardless of vaccination status.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, January 19, 2022 3:23 PM
To: Steve Shell <sshell@water.nv.gov>



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Adam Sullivan, P.E., State Engineer

March 21, 2022

To: Chris Bronczyk
Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512

Re: Comments on 21212-T

Name: *Continuum of Care Cottage Community*

County: Washoe County – Spanish Springs, Pyramid Highway and Eagle Canyon Drive

Location: A portion of Sections 34 & 35, Township 21 North, Range 20, East, MDB&M.

Plat: Tentative: One-hundred-thirty-six (136) lots, common areas, and rights-of-way totaling approximately 21.56 acres and being Washoe County Assessor’s Parcel Numbers 532-032-05 and 532-032-16.

**Water Service
Commitment**

Allocation: No water has been allocated for this project. No estimate of demand is available.

**Owner-
Developer:** Spanish Springs Associates, LP
550 West Plumb Lane, Suite B
Reno, NV 89509

Engineer: Wood Rodgers, Inc.
1361 Corporate Boulevard
Reno, NV 89502

**Water
Supply:** Truckee Meadows Water Authority

General: There are no active water rights appurtenant to the described lands in this proposed project. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

Action: Approval of *Continuum of Care Cottage Community* will be based on acceptance of Water Will Serve by Truckee Meadows Water Authority.

Best regards,

Steve Shell

Steve Shell
Water Resource Specialist II

Subject: RE: January Agency Review Memo I

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Steve,

Do you have any conditions for WTM22-001. It appears that your email is just comments on the water rights.

Thanks,



Please tell us how we did by taking a quick survey

Julee Olander

Planner, Planning & Building Division | Community Services Department

jolander@washoecounty.gov | Direct Line: 775.328.3627

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

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

1001 East Ninth Street, Reno, NV 89512



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From: Steve Shell <sshell@water.nv.gov>

Sent: Wednesday, January 19, 2022 2:34 PM

To: Weiche, Courtney <CWeiche@washoecounty.gov>

Subject: FW: January Agency Review Memo I

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

There are seven active water rights appurtenant to the described lands in this proposed project. Permits 69861, 69862, 69863, 69864, 69865, 69866, & 69867 with a Total Combined Duty of 173.73 acre-feet (56,610,094.23 gallons) annually. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer’s Office. All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise. Any water or monitor wells, or boreholes that may be located on either acquired or transferred lands are the ultimate responsibility of the owner of the property at the time of the transfer and must be plugged and abandoned as required in Chapter 534 of the Nevada Administrative Code. If artesian water is encountered in any well or borehole it shall be controlled as required in NRS § 534.060(3).

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time. The State of Nevada requires that a mask be worn at all times regardless of vaccination status.

Steve Shell

Nevada Division of Water Resources
775-684-2836

From: Kerfoot, Lacey <LKerfoot@washoecounty.gov>
Sent: Tuesday, January 18, 2022 10:20 AM
To: Steve Shell <sshell@water.nv.gov>
Subject: January Agency Review Memo I

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Please find the attached Agency Review Memo I with cases received in January by the Washoe County Community Services Department, Planning and Building Division. **You've been asked to review the applications for Items 1, 2 and 5.** The item descriptions and links to the applications are provided in the memo. Comments are due by January 26th.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Note: A physical copy of Item #5 – Tentative Subdivision Map for WTM22-001 (COC Cottages) is being mailed along with the required check (image attached). For future items, do you still need me to mail a physical copy of the application? Or can I simply mail the payment?

Regards,



Lacey Kerfoot
Office Support Specialist, Planning & Building Division | Community Services Department
lkerfoot@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | 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](#)


From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WTPM22-0002
Date: Wednesday, February 2, 2022 8:33:02 AM
Attachments: [Outlook-rpwmsp0a.png](#)
[Outlook-gsnldfz.png](#)
[Outlook-mtdyb5bk.png](#)
[Outlook-lwg4ssfs.png](#)
[Outlook-wkqjgcs.png](#)

Hi Julee,

I have reviewed WTPM22-0002 (Lakeshore Blvd.) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

Thank you,



[Sophia Kirschenman](#)
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512

[My working hours: Monday-Friday 8 am to 5 pm](#)

Please consider the environment before printing this e-mail.



January 26, 2021

Julee Olander
Washoe County Community Services Department
Planning and Building Division
PO Box 11130
Reno, NV 89520
jolander@washoecounty.gov

RE: Tentative Map Case Number STM22-001 (COC Cottages)

Dear Ms. Olander:

The City of Sparks Community Services Department has reviewed Case Number STM22-001 for a tentative map to allow a continuum of care development with 136 condominium lots.

City of Sparks staff has determined this request may increase the intensity and density of development on the 20.83-acre project site that is located in unincorporated Spanish Springs. This increase potentially impacts infrastructure provided by the City of Sparks, including but not limited to the conveyance and treatment of sewage. The preliminary sewer report indicates the project is estimated to contribute 24,660 gallons per day to the Truckee Meadows Water Reclamation Facility (TMWRF) (based on Washoe County standards of 180 gallons per day per dwelling unit) via the City of Sparks collection system southeast of the site. The City of Sparks requests Washoe County document that sewer conveyance and treatment capacity is currently available to serve the project. The application neglects to:

1. Analyze interceptor conveyance capacity in relation to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley. The preliminary sewer report analyzes capacity in 8" sewer lines stubbed to the project site based on a peak flow of 110,970 gallons per day but, again, does not analyze interceptor conveyance.
2. Provide an estimate of how the increase in intensity will affect Washoe County's sewage treatment allocation pursuant to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley, including timing of said impact and how this increase will affect the current unserved committed capacity.

Without the additional information identified above, City staff cannot complete its analysis of the above request. Accordingly, City staff currently opposes the proposed tentative map to allow a continuum of care development.

If you have any questions, please call Jim Rundle, City Planner at 775.353.7827.

Sincerely,

A handwritten signature in blue ink that reads "Jim Rundle".

Jim Rundle
City Planner

cc: John Martini, Armando Ornelas, Jon Ericson, Jeremy Smith



January 26, 2021

Julee Olander
Washoe County Community Services Department
Planning and Building Division
PO Box 11130
Reno, NV 89520
jolander@washoecounty.gov

RE: Tentative Map Case Number STM22-001 (COC Cottages)

Dear Ms. Olander:

The City of Sparks Community Services Department has reviewed Case Number STM22-001 for a tentative map to allow a continuum of care development with 136 condominium lots.

City of Sparks staff has determined this request may increase the intensity and density of development on the 20.83-acre project site that is located in unincorporated Spanish Springs. This increase potentially impacts infrastructure provided by the City of Sparks, including but not limited to the conveyance and treatment of sewage. The preliminary sewer report indicates the project is estimated to contribute 24,660 gallons per day to the Truckee Meadows Water Reclamation Facility (TMWRF) (based on Washoe County standards of 180 gallons per day per dwelling unit) via the City of Sparks collection system southeast of the site. The City of Sparks requests Washoe County document that sewer conveyance and treatment capacity is currently available to serve the project. The application neglects to:

1. Analyze interceptor conveyance capacity in relation to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley. The preliminary sewer report analyzes capacity in 8" sewer lines stubbed to the project site based on a peak flow of 110,970 gallons per day but, again, does not analyze interceptor conveyance.
2. Provide an estimate of how the increase in intensity will affect Washoe County's sewage treatment allocation pursuant to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley, including timing of said impact and how this increase will affect the current unserved committed capacity.

Without the additional information identified above, City staff cannot complete its analysis of the above request. Accordingly, City staff currently opposes the proposed tentative map to allow a continuum of care development.

If you have any questions, please call Jim Rundle, City Planner at 775.353.7827.

Sincerely,

A handwritten signature in blue ink that reads "James Rundle".

Jim Rundle
City Planner

cc: John Martini, Armando Ornelas, Jon Ericson, Jeremy Smith



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

1001 E. 9th. St., Building A
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 20, 2022

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Timber Weiss, Licensed Engineer, CSD
SUBJECT: Tentative Map Case Number WTM22-001 (COC Cottages)

Project description:

The applicant is proposing to approve a tentative subdivision map to allow a continuum of care development as a common open space subdivision on ± 21.56 acres for 136 condominium lots, ranging sizes from 2,004 SF to 2,400 SF.

The property is located at 5250 Melarkey Way, Assessor's Parcel Number: 150-250-07.

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

Comment: The application indicates that Municipal water service will be provided by the Truckee Meadows Water Authority (TMWA). The application does not mention a current TMWA discovery.

Recommend approval with the condition that the project must be constructed based on TMWA water service.



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

1001 EAST 9TH STREET
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

TO: Julee Olander, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: February 2, 2022

SUBJECT: Tentative Map Case Number WTM22-001 (COC Cottages)

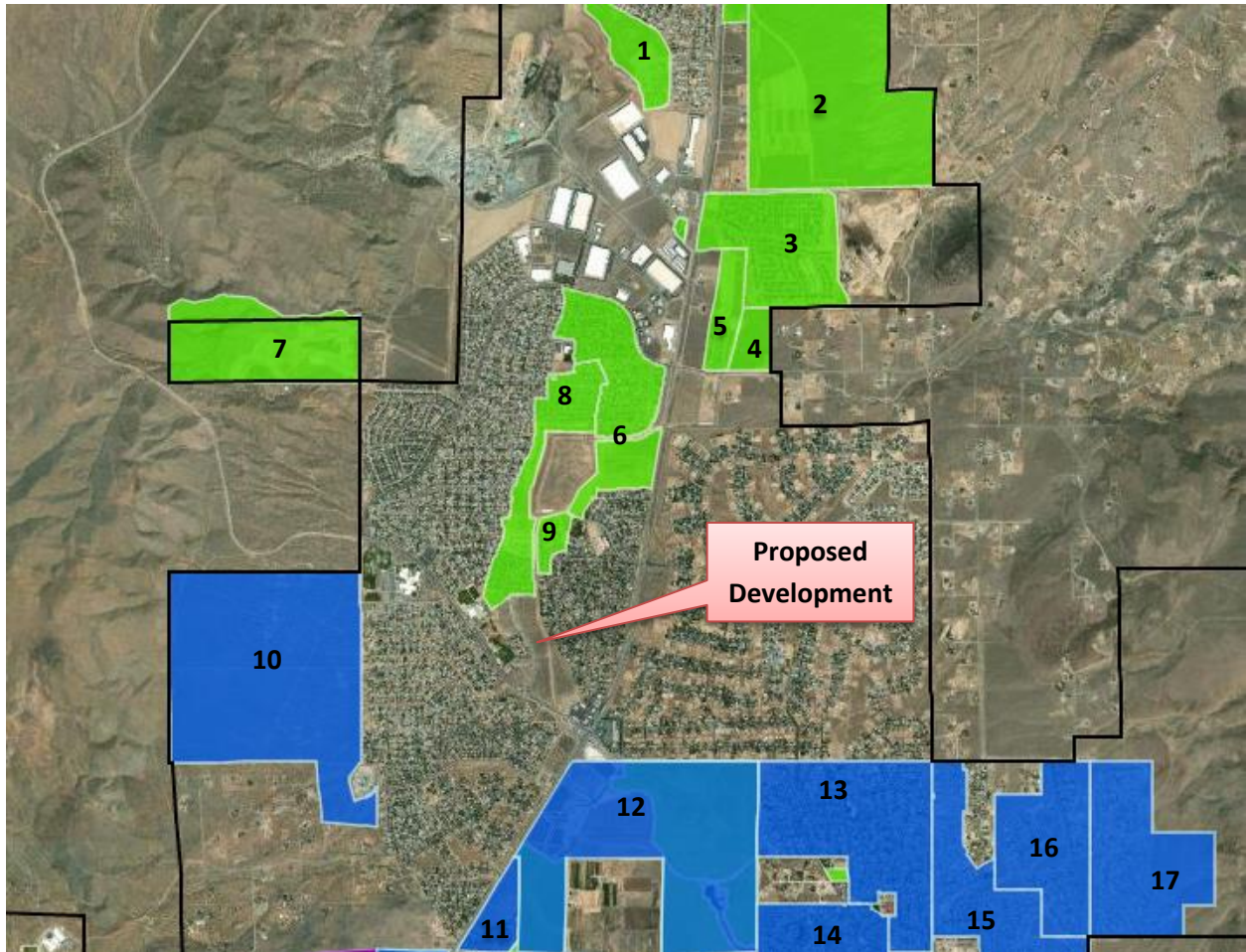


I have reviewed the application for case number WTM22-001 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

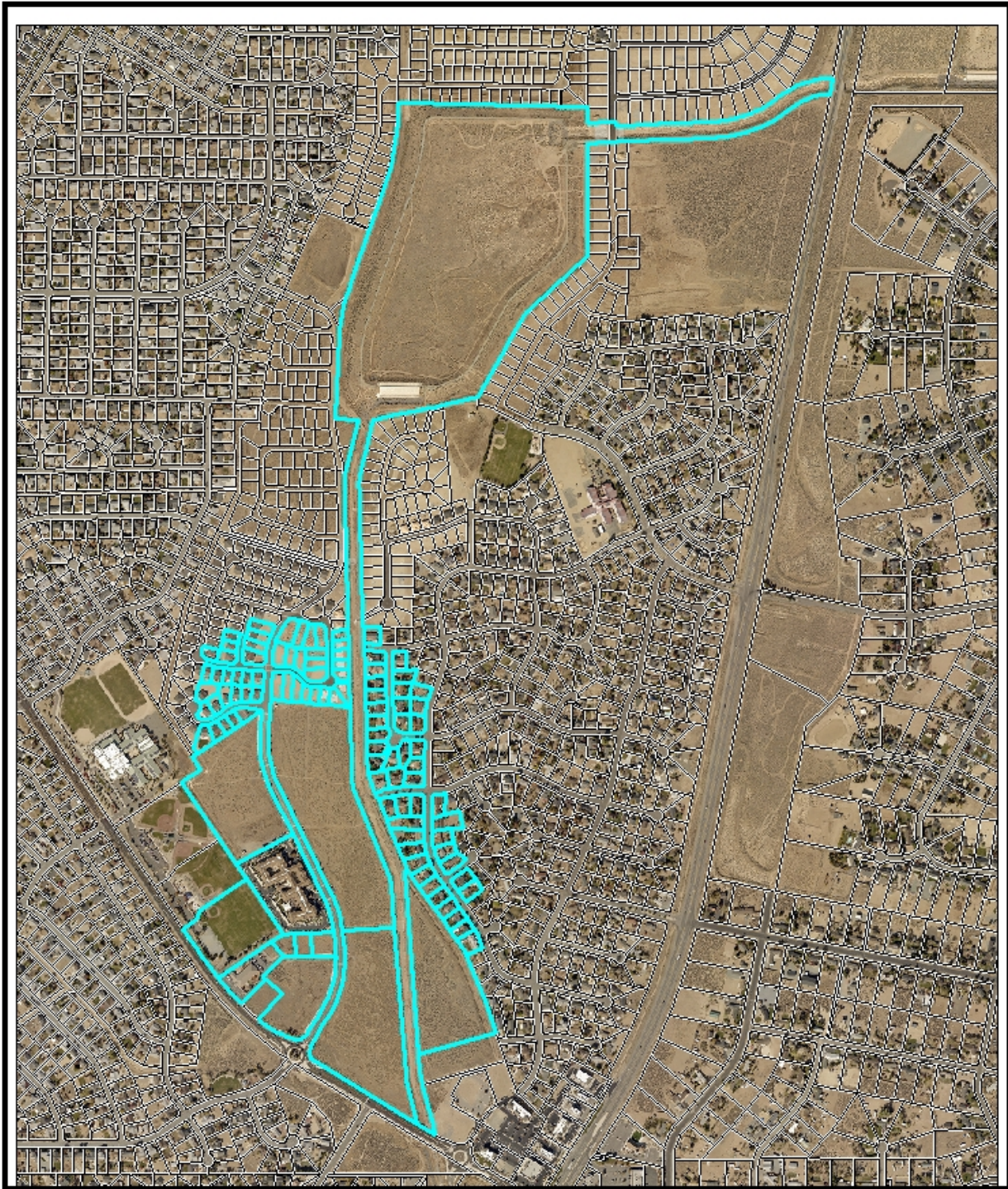
If approved, this tentative subdivision map would allow for a common open space development for a continuum of care facility. As part of the project, 55,000 cubic yards of fill material are proposed to be imported to the subject site. The proposed development would be located along Neighborhood Way, near the intersection of Neighborhood Way and Eagle Canyon Dr. in Spanish Springs. The site is located in close proximity to the existing Eagle Canyon Park and Desert Winds Park. Given these considerations, the Parks Program requires the following condition of approval.

1. All fill material shall be “certified weed free” to prevent the spread of noxious and invasive weeds.

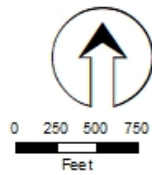




1. Pebble Creek - 83 lots approved & remaining
2. Harris Ranch - 610 lots approved & remaining
3. Donovan Ranch/Shadow Ridge - 390 lots approved & 136 lots remaining
4. Sugarloaf – 119 approved & remaining
5. Blackstone – 161 lots approved & remaining
6. Eagle Canyon IV – 527 lots approved & 205 lots remaining
7. Broken Hill- 170 lots approved & remaining
8. Eagle Canyon Ranch – 465 lots approved & 0 lots remaining
9. Pyramid Ranch -61 lots approved & 61 lots remaining
10. Sonoma Highlands – 2,510 lots approved & 2,510 lots remaining
11. Tierra de Sol- 107 lots approved & 0 lots remaining
12. Stonebrook – 2,135 lots approved & 2,135 lots remaining
13. Cimarron- 811 lots approved & 0 lots remaining
14. Wingfield Springs- 2,564 lots approved & 443 lots remaining
15. Foothills at Wingfield Springs – 2,260 lots approved & 246 lots remaining
16. Wyndam Hills/The Highlands – 299 lots approved & 0 lots remaining
17. Upper Highlands at Cimarron – 251 lots approved & 0 lots remaining



WTM22-002 COC Cottages
Noticing Map - 500 feet



Community Services
Department



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

Source: Planning and Building Division

Date: 1/12/2022

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Continuum of Care Cottage Community			
Project Description: A common open space commercial subdivision and special use permit to allow the subdivision of 21.56 acres into 136 unit continuum of care cottage units, for sale, with 10.42 acres of common open space. The proposed project offers a housing type specifically designed to support long term needs for seniors.			
Project Address: 0 Neighborhood Way, Washoe County			
Project Area (acres or square feet): 21.56 acres			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1,650 feet north of the intersection of Eagle Canyon Drive and Neighborhood Way.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-05	20.75		
a portion of 532-032-16	0.81		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Spanish Springs Associates LP		Name: Wood Rodgers, Inc	
Address: 550 W. Plum Lane, Ste B		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89502
Phone: 775-425-4422	Fax:	Phone: 775-823-5258	Fax:
Email: jesse@hawcoproperties.com		Email: shuggins@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person: Jesse Haw		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes NV Inc		Name:	
Address: 5525 Kietzke Lane		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-333-5620	Fax:	Phone:	Fax:
Email: gpeitzmeier@silveradohomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Greg Peitzmeier		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Tentative Subdivision Map Application Supplemental Information

(All required information may be separately attached)

1. What is the location (address or distance and direction from nearest intersection)?

0 Neighborhood Way, approximately 1,650 feet north of the intersection of Eagle Canyon Dr & Neighborhood Way

2. What is the subdivision name (proposed name must not duplicate the name of any existing subdivision)?

Continuum of Care Cottage Community

3. Density and lot design:

a. Acreage of project site	21.56
b. Total number of lots	136 units
c. Dwelling units per acre	6.3 du/ac
d. Minimum and maximum area of proposed lots	2,004- 2,400 square feet
e. Minimum width of proposed lots	40 feet
f. Average lot size	2,220 square feet

4. What utility company or organization will provide services to the development:

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

5. For common open space subdivisions (Article 408), please answer the following:

- a. Acreage of common open space:

10.42 acres

- b. What development constraints are within the development and how many acres are designated slope, wetlands, faults, springs, and/or ridgelines:

None.

- c. Range of lot sizes (include minimum and maximum lot size):

As designed, each lot will be the unit with units ranging from 2,004 - 2,400 square feet in size.

d. Proposed yard setbacks if different from standard:

The project proposes the following setbacks apply to each lot: 0' Front, 0' Side, 0' Rear with 10' separation between each unit. A minimum 20' driveway (measured from curb to garage door) will be provided for each lot.

e. Justification for setback reduction or increase, if requested:

As a common open space development, each lot is intended to accommodate a home so the homeowner is only responsible for the building with the yards and amenities owned/maintained by the HOA.

f. Identify all proposed non-residential uses:

Village Center/recreation area centrally located, additional amenities such as a dog park and raised community gardens will be strategically located throughout.

g. Improvements proposed for the common open space:

All common areas will be fully landscaped with a paseo trail system that provides connection to and from the Village Center/recreation area from the units.

h. Describe or show on the tentative map any public or private trail systems within common open space of the development:

The paseo trail system is shown on the plans.

i. Describe the connectivity of the proposed trail system with existing trails or open space adjacent to or near the property:

The trail system within the project will connect with existing sidewalk along Neighborhood Way so residents can access the trail system west of the project as well as the trails system across the channel for access to additional common areas.

j. If there are ridgelines on the property, how are they protected from development?

N/A

k. Will fencing be allowed on lot lines or restricted? If so, how?

Fencing will be provided around the exterior parcel boundary and on perimeter lots (with gates for maintenance) Each unit will also have a fenced in courtyard with open view fencing.

l. Identify the party responsible for maintenance of the common open space:

The HOA for the COC will be responsible for maintenance of all common areas. The Developer will establish CC&R's outlining responsibilities upon approval of the project.

6. Is the project adjacent to public lands or impacted by "Presumed Public Roads" as shown on the adopted April 27, 1999 Presumed Public Roads (see Washoe County Engineering website at <http://www.washoecounty.us/pubworks/engineering.htm>). If so, how is access to those features provided?

N/A

7. Is the parcel within the Truckee Meadows Service Area?

Yes

No

8. Is the parcel within the Cooperative Planning Area as defined by the Regional Plan?

Yes No If yes, within what city?

9. Has an archeological survey been reviewed and approved by SHPO on the property? If yes, what were the findings?

At this time, an archaeological survey has not been conducted.

10. Indicate the type and quantity of water rights the application has or proposes to have available:

a. Permit #	N/A	acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

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

11. Describe the aspects of the tentative subdivision that contribute to energy conservation:

Future homes will be constructed with energy efficient appliances, windows, and water conservation elements including use of reclaimed water for all common area landscaping.

12. Is the subject property in an area identified by Planning and Building as potentially containing rare or endangered plants and/or animals, critical breeding habitat, migration routes or winter range? If so, please list the species and describe what mitigation measures will be taken to prevent adverse impacts to the species:

No.

13. If private roads are proposed, will the community be gated? If so, is a public trail system easement provided through the subdivision?

The community will be gated for safety purposes and all roads will be private. A public trail easement is not included.

14. Are there any applicable policies of the adopted area plan in which the project is located that require compliance? If so, which policies and how does the project comply?

The project complies with policies SS 1.2, 1.3, and 1.5, specifically.

15. Are there any applicable area plan modifiers in the Development Code in which the project is located that require compliance? If so, which modifiers and how does the project comply?

No

16. Will the project be completed in one phase or is phasing planned? If so, please provide that phasing plan:

Anticipate 2 phases; phase 1 will include the Village Center and everything to the south; with phase 2 being everything north of Village Center.

17. Is the project subject to Article 424, Hillside Development? If yes, please address all requirements of the Hillside Ordinance in a separate set of attachments and maps.

Yes No If yes, include a separate set of attachments and maps.

18. Is the project subject to Article 418, Significant Hydrologic Resources? If yes, please address Special Review Considerations within Section 110.418.30 in a separate attachment.

Yes No If yes, include separate attachments.

Grading

Please complete the following additional questions if the project anticipates grading that involves: (1) Disturbed area exceeding twenty-five thousand (25,000) square feet not covered by streets, buildings and landscaping; (2) More than one thousand (1,000) cubic yards of earth to be imported and placed as fill in a special flood hazard area; (3) More than five thousand (5,000) cubic yards of earth to be imported and placed as fill; (4) More than one thousand (1,000) cubic yards to be excavated, whether or not the earth will be exported from the property; or (5) If a permanent earthen structure will be established over four and one-half (4.5) feet high:

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

The site will be an import site and require approximately 55,000 CY of imported fill.

20. How many cubic yards of material are you exporting or importing? If exporting of material is anticipated, where will the material be sent? If the disposal site is within unincorporated Washoe County, what measures will be taken for erosion control and revegetation at the site? If none, how are you balancing the work on-site?

55,000 CY of material will be imported; no export is anticipated.

21. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways? What measures will be taken to mitigate their impacts?

Yes, the disturbed areas will be seen from off site during construction. Once the project is complete, the disturbed areas will be landscape or developed.

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

Cuts/fills are anticipated to be minimal. All disturbed areas will be temporarily stabilized using BMP's during construction.

23. Are you planning any berms and, if so, how tall is the berm at its highest? How will it be stabilized and/or revegetated?

N/A

24. Are retaining walls going to be required? If so, how high will the walls be, will there be multiple walls with intervening terracing, and what is the wall construction (i.e. rockery, concrete, timber, manufactured block)? How will the visual impacts be mitigated?

There is potential for walls along the west and eastern edges. These walls would be a maximum of 6 feet and likely be rockery or manufactured block.

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

No, the only trees onsite are within the existing landscaping along Neighborhood Way, which will not be removed.

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

Any revegetation will include a seed mix applied in accordance with Washoe County requirements.

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

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

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

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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The special use permit is needed to address number of units and parking associated with a 136 unit continuum of care (COC) cottage community. The COC community will operate as a commercial entity as outlined in the Project Description in Section 2 of this application.

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

A full set of plans have been provided with this submittal package.

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

The project is proposed to be completed in 2 phases with approximate 60 units and the Village Center in the first phase (everything south of Village Center) and the remaining units (north of Village Center) in the second phase. The entire project is expect to be completed as soon as possible based on market conditions with a maximum of 6 years from receipt of first building permit.

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

The site is relativity flat and located in the NC zoning designation, where COC operations are allowed to operate as a commercial entity. The site is vacant but is surrounded by development and should be considered an infill site with existing utilities stubbed to the site. The utilities and roadway infrastructure are adequately sized and will not be negatively impacted by the proposal.

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

The region is facing an aging population with very few alternatives for independent seniors. This project will serve the "missing middle" for seniors offering a housing type specifically designed to support long term needs. This cottage community will offer a "for sale" housing product for seniors that want the benefit of independent living but with the peace of mind that supportive services are available.

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

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

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

Refer to Project Description and plans included with submittal.

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

<input checked="" type="checkbox"/> Yes (Provided in Section 4)	<input type="checkbox"/> No
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9. Utilities:

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

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

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

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

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10. Community Services (provided and nearest facility):

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

**Special Use Permit Application
for Grading
Supplemental Information**

(All required information may be separately attached)

1. What is the purpose of the grading?

To support development of a 136 unit Continuum of Care Cottage community (operating as a commercial entity) to support long term needs for seniors.

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

The site will be an import site and require approximately 55,000 CY of imported fill.

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

Nearly the entire site will be disturbed as part of this project; approx 21 acres or 900,000 sqft.

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

55,000 CY of material will be imported; no export is anticipated.

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

No, the site will require an import of 55,000 CY to achieve the proper drainage of the site and to insure all of the development is able to meet the standards outlined in Washoe County Development Code.

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

No, the site has not been graded previously.

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

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

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

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

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

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

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

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

11. Are you planning any berms?

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

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

There is potential for walls along the west and eastern edges. These walls would be a maximum of 6 feet and likely be rockery or manufactured block.

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

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

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

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

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

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

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

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

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

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

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

Yes	No X	If yes, please attach a copy. A copy of the CC&Rs has been provided.
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Section 2

Project Description

Introduction

For decades, the choices afforded to seniors were extremely limited with “active adult” communities serving younger (55+) fully independent and active early retirees, while end of care support was offered by traditional multi-story lodge facilities primarily delivering assisted and memory care support. As seniors are increasingly living longer, many well into their 90’s, these limited options have failed to serve the “missing middle” for seniors needing long-term Continuum of Care support.

Seniors have many hurdles in finding housing that supports their long term needs, such as finances, safety, and health and wellness. When a senior is given the opportunity to age in a safe home environment with programs that augment and support the social and financial needs, seniors are able to age successfully in place in their community with friends and family nearby.

Looking first at the financial aspect, seniors are living longer today. Most seniors, given the appropriate safe home and community support, can live independently from their 70’s well into their 90’s. By contrast, the assisted living/memory care component of a continuum of care community typically serves a much shorter 2-5 year end of care cycle. Senior’s nest eggs are heavily funded through the sale of their long-term home where they raised their families. The cost of lodge type living is typically in the \$5,000-\$8,000 per month range. This cost could deplete the seniors nest egg in only a few years. The proposed project fulfills the missing middle, the largest in number and age duration, by allowing for fee simple ownership in a safe home with supportive services. This ownership would maintain or grow the seniors nest egg, allowing them to live for decades independently, thus saving the nest egg for the final stage of the continuum of care journey. Thus, if a higher level of end of care is needed, the availability of a full assisted/memory care lodge is available in their community enabling residents to stay connected with family and friends.

Equally important, a housing choice that safely supports the needs of the aging senior. Virtually all housing choices, including the senior’s current home and active adult type communities, do not provide a safe aging environment. The proposed project will address and provide “universal living design features” such as: zero threshold entries and shower stalls, wider doorways and hallways, kitchen workspaces at convenient heights, smoke detectors / fire sprinklers, motion activated lighting controls, hand holds/grab bars, non-slip flooring and technology based communication such as life alert pendant for quick response to senior needs. The community will be based around a paseo trail network that links homes to each other, as well as all the community amenities, including the Village Center, community gardens, dog park and gathering areas within the community that create connections to the rear patio/courtyards of the cottage homes. These trails also foster strong social interaction between seniors and create a true sense of community.

Finally, another prime element of the “missing middle” continuum of care arena is appropriate health and wellness services. The project will provide services that fit between active adult and fully assisted living lodge type programs. Active adult communities provide activities such as golf, tennis, pickleball, bicycle clubs and the like. Lodges provide higher levels of assistance to a much older and frail senior such as personal assistance with dressing, bathing, restroom visits, medication management, and wheelchair transport. These services are expensive and not needed by the senior in the mid-point of the continuum of care life span. The project’s HOA will both own and maintain all of the common area facilities and will provide services that match the needs of seniors to maintain a healthy, safe lifestyle.

In compliance with the continuum of care designation, the HOA shall provide a fully equipped emergency medical station available 24/7 near a public entry of the Village Center for quick access to emergency medical personnel. Additionally, staff will be able to connect 24/7 online and on call to medical professionals that can assist and advise for medical issues. The project will provide all residents with the option of having a 24/7 mobile monitoring device they can carry with them while on the property.

In addition, the HOA will provide balance/strength classes in the Village Center and weather permitting water aerobics to help maintain physical well being and minimize the prospects of serious falls.

Providing maintenance and service for landscaping, gutter cleaning, changing ceiling lights and smoke detectors/batteries which in combination with the universal home design features presented help preserve a safe living environment to aging residents.

Lack of social engagement and isolation can rapidly cause a consequential decline in physical health, and thereby the HOA will offer a full range of social activities and programs at the Village Center, which when combined with the closely connected design of the community and its on-site amenities will promote the long-term wellbeing of our residents.

Finally, to facilitate transportation, especially for many residents who can and should no longer drive, both on and offsite transportation both for social outings as well as the full range of medical appointments in the area facilities shall be provided by the HOA.

These features, combined with the community and social benefits, encourage seniors to spend more time on what is important: family, friends, and hobbies, while having piece of mind that whatever happens tomorrow, there will be a place to call home within a community that cares, not only for them, but about them.

Location

The project site is within unincorporated Washoe County, in the Spanish Springs area. The project site includes Washoe County Assessor Parcel Number (APN) 532-032-05 and a portion of APN 532-032-16. The site is generally located approximately ½ mile northwest of the intersection of Eagle Canyon Road and Pyramid Way Highway, within the Spanish Springs Area Plan/Spanish Springs Suburban Character Management Area. The site is vacant with existing infrastructure located on the western boundary of the site within Neighborhood Way.

The site is bordered by an existing assisted living lodge and vacant land to the west, vacant land to the south, single-family residential development to the north and single family residential and the North Spanish Springs Flood Detention Facility Outlet Channel to the east (*Refer to Vicinity Map, Assessor's Parcel Map and Site Aerial in Section 3 of this submittal packet*).

Site Background

The project site was originally planned to provide commercial and medical services to the growing community. However, with other large commercial centers constructed south of the project area in the City of Sparks, the need for commercial/medical services within this area has decreased. At the same time, the region has been experiencing an aging population and a housing shortage as the population continues to increase with very few alternatives between traditional single-family homes, multi-family and assisted living facilities. This new community will support other previously approved Continuum of Care facilities in the area by providing seniors with yet another option for independent living in a home like environment but with the convenience of not having to maintain a yard and with access to a number of supportive care elements.

Washoe County Master Plan and Zoning

According to Washoe County mapping, the current master plan designation is split into Commercial (C) and Open Space (OS) which conforms with the current respected zoning designations of Neighborhood Commercial (NC) and Open Space (OS). *(Refer to Section 3 of the submittal packet for Zoning and Master Plan Maps)*. The proposed land use is conforming with the current zoning designations and is allowed within the SSAP with the approval of a Special Use Permit (SUP).

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
North	SR	MDS	Single-Family Detached
South	C	NC	Vacant Land
East	OS/S	OS/MDS	North Spanish Springs Flood Detention Facility Outlet Channel/Single Family Detached
West	C	NC	Continuum of Care Facilities (Cascades of the Sierra/future Silverado Continuum of Care Facility)

Site Characteristics

The entire parcel is nearly flat with a slight slope from the northwest to the southeast with no steep slopes. The North Spanish Springs Flood Detention Facility Outlet Channel extends along the eastern boundary of the main parcel and Neighborhood Way extends along the western boundary of the site. Neighborhood Way is a two-lane arterial street with a median and turn lanes, existing landscaping, and sidewalks on both sides. An existing intersection along Neighborhood Way will provide access to the site.

Although some of the site has been graded by past activities, the site is generally undisturbed and characterized by native vegetation consisting primarily of native shrubs, sagebrush, and grasses. Several utilities, drainage, and trail easements are located throughout the site *(Refer to Site Aerial in Section 3 of this submittal packet)*.

Proposed Use/HOA/CC&R's

By definition, the continuum of care facilities are commercial operations. To ensure the project operates in a commercial capacity in perpetuity, the applicant will be creating a separate HOA entity to own and maintain all of the projects common area and facilities, and to provide the continuum of care services to the residents. In addition, the HOA entity will maintain with the County the continuum of care commercial business license, and the project will be subject to and will incorporate CC&R's which will include the following mandatory provisions. Washoe County would review and verify the final CC&R language includes the following provisions prior to the first final map recording.

1. Homeowners Association (Association) Related Services.

In order to conform with the Washoe County requirements for Silverado Village to meet the needs of older adults to maintain independence and to enhance the quality of their lives through the provision of continuum of care services, the Association shall provide the following:

A fully equipped emergency medical station available 24/7 near a ground floor entry of the Village Center for a quick access for emergency medical personnel. Additionally, staff will be able to connect 24/7 online and on call to medical professions that can assist and advise for medical issues. The project

will provide all residents with the option of having a 24/7 mobile monitoring device they can carry with them while on the property.

The Association will provide balance/strength classes in the Village Center and weather permitting water aerobics. To provide maintenance and service for landscaping, gutter cleaning, changing ceiling lights and smoke detector/batteries. In addition, social activities and programs in the Village Center will be provided to promote social engagement among the residents.

To facilitate transportation, both on and offsite transportation both for social outings and visits to area medical appointments will be made available to residents.

2. Homeowners Association (HOA) Business License.

In order to conform with the Washoe County requirement for the Continuum of Care commercial operation the Association shall, at all times, maintain the business license for its continued operation, which shall be in accordance with the Continuum of Care related services provided by paragraphs 1-6 herein.

3. HOA Funding Requirements.

The Board shall have the power and the duty to levy Regular Assessments and Special Assessments sufficient to meet the Association's obligations under the Governing Documents and applicable law. The Board's duty to levy Assessments pursuant to this Section shall include the obligation to determine and fully fund the estimated total annual contribution to the Association's annual operating funds necessary to perform the services described in Paragraph 1, above. In addition, the Board shall fully fund the estimated total annual contribution to the Association's reserve funds that is necessary to defray the cost to repair, replace, restore, or maintain the components inventory in the reserve study prepared pursuant NRS 116.31152, during and at the end of their useful life, after subtracting total reserve funds as of the date of the study.

4. NRS Enforcement Rights.

In addition to all applicable provisions of NRS 116 et seq. and NAC 116.500 et seq. the commission, as defined by NAC 116.030 shall expressly have the right to enforce the Board's duties to comply with all Washoe County requirements for providing the services described in paragraph 1, pursuant to NAC 116.405.8.(a).

5. County Amendment Protection Rights.

The provisions of paragraphs 1-4 and 5 herein, and any other provision of this Declaration which relates to County conditions of approval for the Subdivision Map, may not be amended without the prior written consent of the County, with a copy of such written approval attached to the recorded amendment.

6. Minimum Resident Age Requirement.

All residences must be occupied by at least one resident at least 62 years of age. In addition, the Association and all residents within the Development shall comply with the requirements of the Housing for Older Persons Act of 1995, 46 USC 3601, and Department of Housing and Urban Development Regulations 24 CFR Part 100.

Project Request

The current request is to develop a 136 unit common open space commercial subdivision with a Special Use Permit (SUP) to develop a Continuum of Care cottage community as defined in Washoe County Development Code and permitted within the Neighborhood Commercial (NC) zoning designation in the Spanish Springs Area Plan. Consistent with common open space requirements, the proposed project includes a mix of unit sizes with approximately 10.42 acres (48%) of common open space maintained by the Homeowners Association (HOA), or equivalent. As a commercial common open space development, each “lot” is intended to accommodate a home so a variation of setbacks to allow zero foot setbacks on all sides is also requested. This concept makes the homeowner responsible for only the building with all yards and amenities owned and maintained by the commercial entity.

In addition to the commercial subdivision element, a special use permit is needed to determine the number of units and parking requirements for the project. It is worth noting that the project is comparable to the density and intensity of the adjacent COC facilities and conforms with the current zoning designations.

The request is summarized as follows:

- A **Commercial Subdivision Map** and **Special Use Permit** to permit development of a 136-unit continuum of care cottage community on 21.56 ± acres through the Common Open Space Development Standards.

Common Open Space Commercial Subdivision Details

This continuum of care community is specifically designed for seniors who want to live in a place that feels like a traditional neighborhood but with on-site support that changes as individual needs change while also offering financial sustainability.

In order to achieve a more traditional neighborhood environment, the project proposes a mix of lot/unit sizes with reduced setbacks, a Village Center/recreation area, private streets, and common open space throughout. In addition, in accordance with Washoe County Code requirements, this neighborhood will also offer 24 hour medical response as noted previously through the CC&R discussion.

Through the Common Open Space Commercial Subdivision standards, lot sizes and lot widths can be modified. As designed, and previously discussed, the proposed project is designed in a traditional sense but with the home being the lot, which limits the homeowner’s responsibility to the structure while the Homeowners Association (HOA), or equivalent, is responsible for, and maintains, all of the common areas and common amenities.

In accordance with Article 110.406.05 of the Washoe County Development Code, and through the Common Open Space Development, the applicant is requesting a reduction to the front, side, and rear yard setbacks. The standard minimum yard setbacks associated with NC are reflective of the standard minimum lot size of 10,000 square feet. Through this Commercial Common Open Space subdivision, the setbacks would be more reflective of a smaller lot design such as the High Density Suburban (HDS) zoning lot size standards.

Minimum lot sizes, widths and setbacks for the subdivision are proposed as follows:

Minimum Lot Size: 2,004± square feet

Minimum Lot Width: 40 feet

Minimum Setbacks (as measured from primary parcel boundary):

Front Yard Setback = 10 feet

Side Yard Setback = 5 feet

Rear Yard Setback = 10 feet

**It should be noted that the project is designed so that each home is considered the "lot", therefore, individual lot setbacks are proposed to be 0 foot on all sides with a minimum of 10 feet between structures. Additionally, all homes will be setback 20 feet from the curb to the garage door to accommodate a 2 car driveway.

House Design

As designed, the proposed cottage community will include units ranging in size offering 2 bedroom units and 2 bedroom plus den units. Each unit will include a 2 car garage. The units are designed to be single story with a warm and inviting cottage/ranch appearance with tile roof, lap and/or board and batten siding, stucco and covered patio's (refer to *Colored Building Elevations in Section 3 of this submittal packet*).

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

Common Areas

A total of 15.09 acres (70%) of the project will be dedicated to common area/landscape. This includes approximately 10.42 acres dedicated to common open space and the Village Center/Recreation Area, plus another 4.67 acres for private streets and parking.

The Village Center/Recreation Area is centrally located on the site and will include both internal and external recreational elements. As designed, the proposed Village Center is approximately 3,500 square feet in size and will be single story with architecture to compliment the proposed units (refer to *Colored Building Elevations in Section 3 of this submittal packet*).

Inside the Village Center, residents will have access to a centralized gathering area for residents, a fitness center, a dog wash, a Bistro, activities room, common gathering area and the HOA office for the community. Outside of the Village Center, the recreation area will offer a mix of community amenities including, but not limited to, a swimming pool, bocce ball, and lawn games all accessible via the fully landscaped community wide paseo trail system that connects the cottages to and from the Village Center. All areas dedicated to common area will be maintained by the HOA or equivalent (Refer to *Preliminary Landscaping Plan in Section 3 and the Map Pocket of this submittal packet*).

Primary pedestrian access will include paseo paths located within open space/common areas so residents have access/circulation throughout the project. There will be services available at the Village Center that will provide motorized transportation to and from the Village Center to a residents' private unit should that be requested.

Landscaping

In accordance with Section 110.412.35 all yards that adjoin a public street include a minimum of one tree for every fifty linear feet of street frontage. Although all streets within the project are planned to be private, the project includes one tree every 50 linear feet (Refer to *Preliminary Landscaping Plan in Section 3 and the Map Pocket of this submittal packet*).

The portion of the site along Neighborhood Way is currently landscaped and will remain as-is. All of the areas outside of the buildings and roadway infrastructure will be formally landscaped using trees, shrubs (including the use of climatic adaptive landscaping), decorative rock and artificial turf to conserve water.

Parking

Washoe County Development Code does not specify parking requirement for Continuum of Care uses. However, according to Washoe County Code, parking will be determined through the special use permit process.

Each unit will provide a minimum of 4 parking spaces (2 garage/2 driveway). Additional off-street parking for overflow and guests is located throughout the development including a majority around the Village Center. Specifically, the project will include a minimum of 90 overflow/guest spaces strategically located throughout the project. In addition to the parking, transportation services will be offered to all residents. No on-street parking is allowed within the project site.

Traffic and Circulation

A traffic study was prepared by Soleagui Engineers based on the project layout. Based on the proposed use and anticipated resident within the project, the study estimated that the project would generate 301 Average Daily Trips (ADT), with 10 AM peak hour trips and 27 PM peak hour trips. Minimal improvements including signage and striping are recommended as part of the traffic analysis but given the type of use planned and the typical driving patterns associated with typical residents at these facilities, overall, the project is not anticipated to significantly impact the traffic in the area. A copy of the full Traffic Report prepared by Solaegui Engineers is provided in Section 4 of this application for reference.

As designed, the project includes three access points from Neighborhood Way, all of which will be gated and private. The main entrance to the community is centrally located along Neighborhood Way in the middle of the primary parcel, providing full access to the site for residents, guests, and deliveries. Improvements to the main entrance will include two drive aisles and a landscaped median in the middle. The intersection will be striped with stop sign control. The other two access points (one to the north and one to the south along Neighborhood Way) will be gated emergency access limited to ingress and egress during an emergency. These three access points will provide plenty of ingress and egress for the limited traffic anticipated on the site and provide for optimal on site circulation.

The streets from the main access narrow to a 24-foot-wide local street that will be privately owned/maintained. No on-street parking will be allowed. Pedestrian access will include paseo paths located within open space/common areas so residents have an inviting landscape paseo to walk dogs, visit friends and enjoy all the community amenities. There will be services available at the Village Center that will provide motorized transportation to and from the Village Center to a residents' private unit should that be requested. (*Refer to Tentative Map Plan Set in Section 3 and Map Pocket of this submittal packet*).

Grading

This site is relatively flat and therefore minimal grading to construct the project will be required. The site is anticipated to import approximately 55,000 cubic yards of fill. Disturbed areas will be landscaped and in accordance with Washoe County requirements. (*Refer to Tentative Map Plan Set in Map Pocket of this submittal packet*).

Drainage

The parcel is currently undeveloped land and drains south and east to the existing channels south and east of the site. The east channel flows south toward Eagle Canyon Drive and ultimately to the Sparks Regional Detention Basin, the North Truckee Drain and to the Truckee River. There is also an existing concrete lined channel west of Neighborhood Way. A storm drain system picks up flows from Neighborhood Way west of the site and discharges to the existing ditch which runs south along Neighborhood Way to a box culvert south of the site where it is then discharged to a drainage channel south of the project site. This channel flows east and discharges to the existing channel east of the site.

The proposed drainage system for the project site consists of sheet flow from the buildings and streets into a system of gutters with which storm water is conveyed into drop inlets and underground storm drainpipes. Onsite flows will be directed to the existing channel east of the site or to the existing concrete v-ditch along Neighborhood Way (small portions of some of the western access roads) which drains to existing storm drain that outlets to the concrete lined channel west of Neighborhood Way and flows south.

The existing drainageways have capacity to handle the proposed flows with no negative impacts to adjacent or downstream properties as a result of the proposed development during the 5-year and 100-year storms (*Refer to Tentative Map Plan set and Preliminary Hydrology Letter in Section 4 and Map Pocket of this submittal packet*).

Water, Sewer, and Utilities

Public utilities currently exist within the project site, currently serving the surrounding communities. The utilities are located within Neighborhood Way and are adequately sized to accommodate the estimated generation associated with this request based on the density and intensity.

The site will be served by Truckee Meadows Water Authority (TMWA) and is within the TMWA service area.

Sewer service is anticipated to be provided by Washoe County with treatment at the Truckee Meadow Water Reclamation Facility (TMWRF). The proposed project is anticipated to generate approximately 24,660 gallons per day at peak flow. As noted previously, this site was originally planned for small scale commercial or medical office buildings so pipes were stubbed to the site at each existing intersection designed to accommodate a higher sewer flow rate. Based on the larger anticipated sewer flows, there should be sufficient capacity to serve the project. A preliminary sanitary sewer report is provided in Section 4 of this application packet.

Public Services

Fire service is currently provided by Truckee Meadows Fire District. The closest fire station is Truckee Meadows Fire Station 46 located approximately 1 mile to the west at the intersection of Rockwell Boulevard and La Posada Drive. Washoe County Sheriff provide police.

Development Statistics Summary

The following is a summary of the development statistics of the site:

Total Site Area:	21.56± acres
Total Dwelling Units:	136 single family residences
Gross Density:	6.3 d.u./acre
Total Lot Area:	6.47± acres (30%±)
Total Right of Way Area:	4.67± acres (22%±)
Total Common Area/Open Space	10.42± acres (48%±)

Common Open Space Development Site Analysis

Land Use: The site is currently undeveloped with a Master Plan designation of Commercial and Open Space and corresponding zoning designation of Neighborhood Commercial (NC) and Open Space (OS). The proposed land use is commercial subdivision to allow development of a continuum of care community, as allowed by the Spanish Springs Area Plan. Surrounding property designations are shown on the Zoning Map included in Section 3 of this application. The proposed project is compatible with the area, which includes an assisted living facility, as well as other recently approved continuum of care facilities.

Existing Structures: The subject site is currently undeveloped and does not include any structures with the exception of other than an open drainage ditch running along the eastern most boundary and landscaping, drainage and road improvements running along Neighborhood Way.

Existing Vegetation: The subject site consists primarily of native shrubs, sagebrush and desert grasses. Formal landscaping, including shrubs and trees are located within the project area along Neighborhood Way.

Topography: The project site is in a nearly flat area with gentle sloping from the north to south. The entire site is free of steep slopes with no slope over 15%.

Soil: The subject site is located within the northwestern portion of Spanish Springs. Soils associated with future development are generally native clay soils.

Natural Drainageways: There are no natural drainageways on or adjacent to the site.

Wetlands and Water Bodies: There are no wetlands on the site.

Flood Hazards: The entire site is located out of the FEMA mapped 100-year Floodplain. Any FEMA Flood zone designations are identified on the Tentative Map.

Seismic Hazards: There are no known seismic hazards on or near the subject site.

Avalanche Hazards: There are no known avalanche or other landslide hazards on the site.

Sensitive Habitat and Migration Routes: There are no sensitive habitats or migrations routes on the site.

Easements: Refer to Tentative Map sheets for easements.

Utilities: Refer to Tentative Map Utility Sheets.

Appropriate Access Points: The subject site is accessed from Neighborhood Way via existing intersections. These intersections will be extended from Neighborhood Way and will provide circulation throughout the site. All proposed streets will be private and designed in accordance with Washoe County Code.

Findings

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

TENTATIVE MAP FINDINGS

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

Response: The proposed map is based on the Continuum of Care use which is an allowed use through the approval of a special use permit that allows the variation of standards including setbacks within the Neighborhood Commercial (NC) zoning designation. This designation is consistent with the current Master Plan designation of Commercial and Open Space and meets all applicable goals and policies of the Washoe County Master Plan and the Spanish Springs Area Plan.

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

Response: The proposed common open space commercial subdivision is consistent with the Master Plan and is particularly consistent with the Spanish Springs Area Plan as related to the Spanish Springs Suburban Character Management Area goals and policies including dwelling units per acre, transportation, scenic/recreational/cultural resources, and natural resources.

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

Response: The project site is generally flat gently sloping from northwest to southeast making it physically suited for the proposed project. Existing infrastructure is surrounding the project site and the number of dwellings and configuration of the proposed subdivision is consistent with the requirements of the master plan.

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

Response: In accordance with Article 702, the proposed project has been designed to ensure that public infrastructure necessary to support the project is available concurrently with the impacts of the project without causing the level of service to fall below adopted standards. The site has been anticipated for development for many years and with the construction of Neighborhood Way utilities sufficient to support the proposed development are available.

(e) Fish and 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;

Response: The proposed subdivision is not located within an environmentally sensitive location. In fact, the site is surrounded by development and has been anticipated for infill development for several years. The improvements associated with the project are not anticipated to cause substantial environmental damage or harm to endangered plants or wildlife habitats.

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

Response: The proposed continuum of care facility has been designed in accordance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water service and sewer service. All necessary infrastructure is currently located adjacent to the project. All new infrastructure required to serve the proposed project will be constructed to service all proposed development. Refer to attached engineering reports in Section 4 of this application packet for detailed information.

- (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;**

Response: There are easements identified along Neighborhood Way and on the property that have been incorporated into the proposed project. Specifically, as designed the proposed project does not conflict with the easements through or adjacent to the property.

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

Response: The project includes three access points from Neighborhood Way, all of which will be gated. The main entrance to the community is centrally located in the middle of the primary parcel, providing full access to the site for residents, guests, and deliveries. Improvements to the main entrance will include striping and a stop sign control in accordance with the recommendations in the Traffic Report included in this submittal packet. The other two access points (one to the north and one to the south) will be used as gated emergency access that will only allow ingress and egress during an emergency. These three access points will provide plenty of ingress and egress for the limited traffic anticipated on the site and provide for optimal on site circulation.

Access roads within the project will be 24 feet from back face of curb to back face of curb to accommodate two travel lanes with rolled curb and gutter. All roads will be privately owned/maintained. Although there will be no parking along the roads, additional off-street parking for overflow and guests is located throughout the development including a majority around the Village Center. Pedestrian access will include paseo paths located within open space/common areas so residents have access/circulation throughout the project. There will be services available at the Village Center that will provide motorized transportation to and from the Village Center to a residents' private unit should that be requested.

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

Response: All common open space and/or roads will be maintained by the HOA, or equivalent, as noted previously throughout this document.

- (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.**

Response: Floor plans and building elevations have been included with this submittal and will be similar to the approved development west of Neighborhood Way. Methods such as landscaping with artificial turf,

trees and shrubs, that are included in the design as part of this submittal will help with passive and natural cooling. Furthermore, it is anticipated that new high-performance building and material technologies will be used for energy efficiency.

Special Use Permit Findings

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

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

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

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

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

Response: As stated earlier the intensity of the proposed development is relatively low for the NC zoning designation and is not anticipated to be a large traffic generator. According to Washoe County Code, the residential density for the continuum care facility is determined during the special use permitting process. The proposed project includes 136 units which would be 6.3 dwelling units per acre (du/ac). Based on reasons previously stated, the site is physically suitable for the proposed project.

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

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

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

Response: Not applicable to the project.

Section 3

SILVERADO CONTINUUM OF CARE COTTAGES

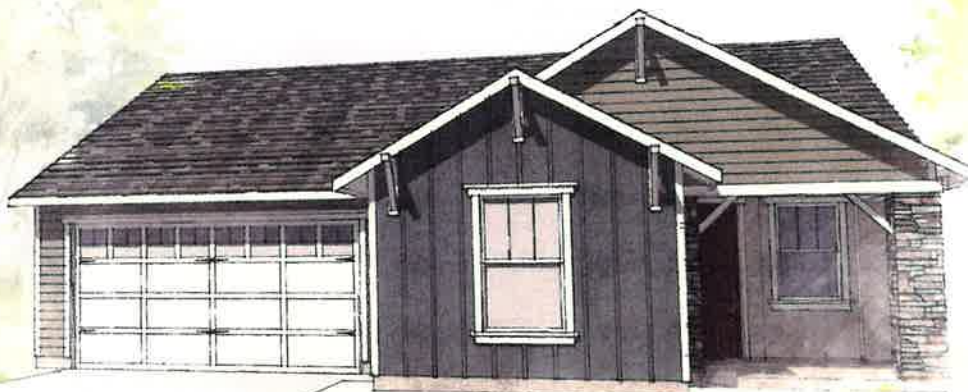
SINGLE FAMILY HOMES + CLUBHOUSE



COUNTY OF WASHOE, NEVADA
09.29.2021

SHEET INDEX

0.	COVER SHEET
A2.1	PLAN 1 SCHEMATIC FLOOR PLAN 1,273 SF
A2.2	PLAN 1 SCHEMATIC PERSPECTIVE CONTEMPORARY RANCH
A2.3	PLAN 1 SCHEMATIC ELEVATIONS CONTEMPORARY RANCH
A2.4	PLAN 1 SCHEMATIC PERSPECTIVE RUSTIC RANCH
A2.5	PLAN 1 SCHEMATIC ELEVATIONS RUSTIC RANCH
A2.6	PLAN 1 SCHEMATIC PERSPECTIVE TRADITIONAL RANCH
A2.7	PLAN 1 SCHEMATIC ELEVATIONS TRADITIONAL RANCH
A3.1	PLAN 2 SCHEMATIC FLOOR PLAN 1,395 SF
A3.2	PLAN 2 SCHEMATIC PERSPECTIVE CONTEMPORARY RANCH
A3.3	PLAN 2 SCHEMATIC ELEVATIONS CONTEMPORARY RANCH
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A5.4	PLAN 4 SCHEMATIC PERSPECTIVE RUSTIC RANCH
A5.5	PLAN 4 SCHEMATIC ELEVATIONS RUSTIC RANCH
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A5.7	PLAN 4 SCHEMATIC ELEVATIONS TRADITIONAL RANCH
A6.1	CLUBHOUSE SCHEMATIC FLOOR PLAN 2,994 SF
A6.2	CLUBHOUSE SCHEMATIC ELEVATIONS FRONT + REAR
A6.3	CLUBHOUSE SCHEMATIC ELEVATIONS RIGHT + LEFT



SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2
GARAGE	=	2 CAR
KITCHEN / GREAT ROOM	=	
COVERED PATIO	=	
COVERED PORCH	=	

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,273 SF
GARAGE	=	433 SF
PORCH / PATIO	=	151 SF



PLAN 1 | SCHEMATIC FLOOR PLAN | 1,273 SF



BOARD NUMBER
1448 10/1/2021

A2.1

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



PLAN 1 | SCHEMATIC PERSPECTIVE | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



EDWARD L. BERRY, ARCHITECT
4001 S. WASHOE BLVD., SUITE 100
RENO, NV 89502
775.784.1111

A2.2

WSUP22-0001
& WTM22-0001
EXHIBIT E



SHEET NOTES

PLAN #1

SQUARE FOOTAGE	•	1,273 SF
STORIES	•	1
BEDROOMS	•	2
BATHROOMS	•	2

MATERIALS

- ① TILE ROOF
- ② STUCCO (SMOOTH FINISH)
- ③ SIDING + TRIM BOARDS (BOARD + BATTEN | 16" O.C.)
- ④ BRICK VENEER
- ⑤ BEAM (DECORATIVE)



PLAN 1 | SCHEMATIC ELEVATIONS | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



JDA ARCHITECTURE
DATE: 09.22.22

A2.3

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



PLAN 1 | SCHEMATIC PERSPECTIVE | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



BOARD APPROVAL
DATE: 10/11/2022

A2.4

WSUP22-0001
& WTM22-0001
EXHIBIT E



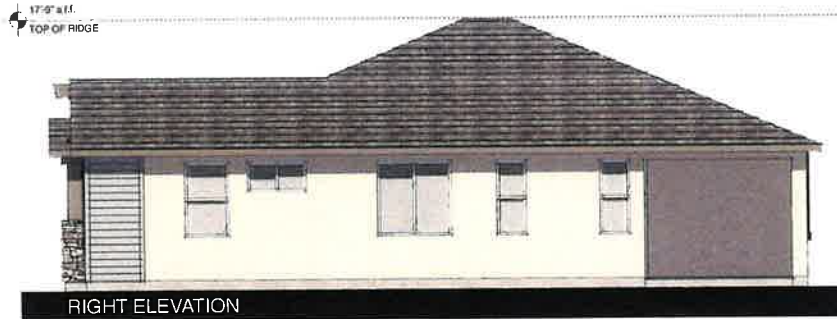
SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,273 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
HORIZONTAL
LAP | 6" EXPOSURE
- ④ STONE VENEER
- ⑤ BRACE
DECORATIVE
- ⑥ SHUTTERS
DECORATIVE



PLAN 1 | SCHEMATIC ELEVATIONS | RUSTIC RANCH



**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 1 | SCHEMATIC PERSPECTIVE | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DAVID J. ANDERSON
ARCHITECTURE

A2.6

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



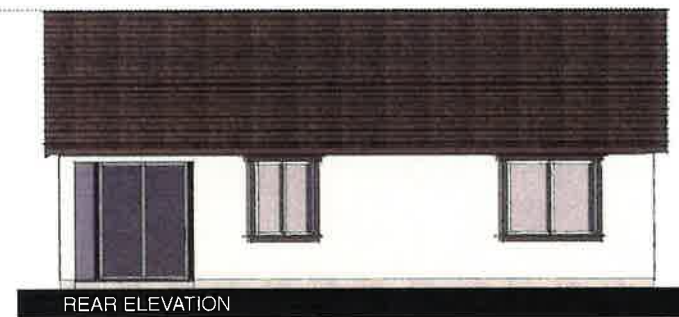
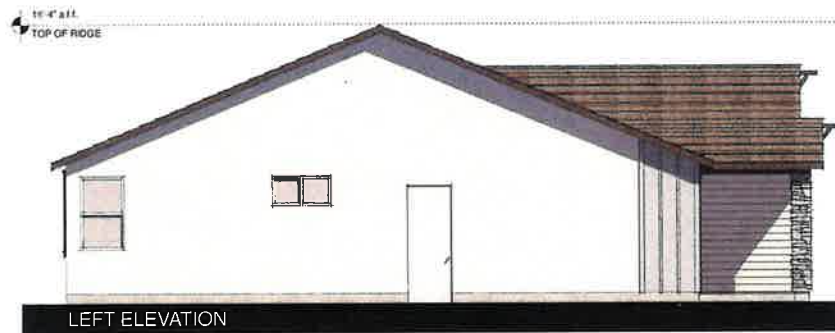
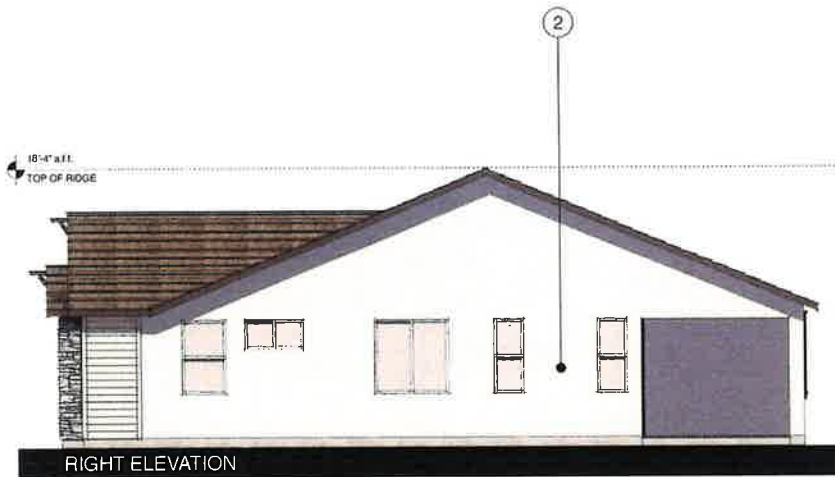
SHEET NOTES

PLAN #1

SQUARE FOOTAGE	=	1,273 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
HORIZONTAL
LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS
BOARD + BATTEN | 16" O.C.
- ⑤ STONE VENEER
- ⑥ BRACE
DECORATIVE



PLAN 1 | SCHEMATIC ELEVATIONS | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DATE: 08/10/22

A2.7

**WSUP22-0001
& WTM22-0001
EXHIBIT E**

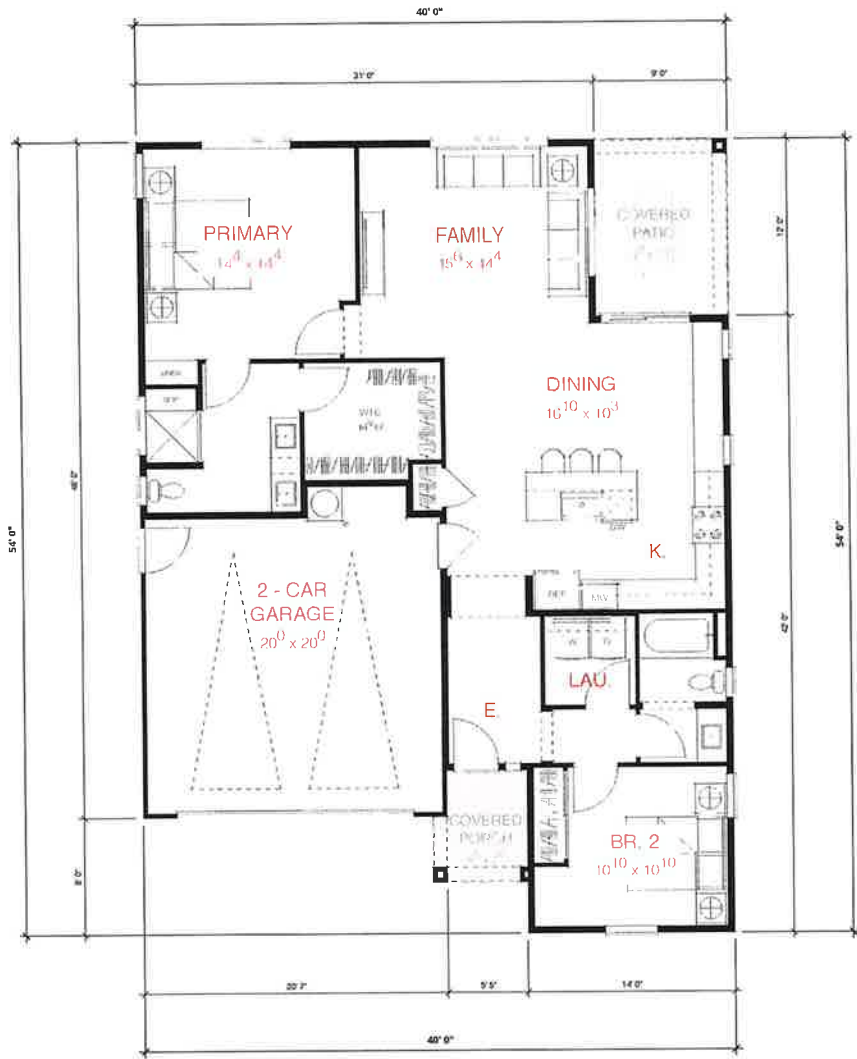
SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / FAMILY + DINING ROOM	=	
COVERED PATIO	=	
COVERED PORCH	=	

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,400 SF
GARAGE	=	427 SF
PORCH / PATIO	=	154 SF



PLAN 2 | SCHEMATIC FLOOR PLAN | 1,400 SF





**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 2 | SCHEMATIC PERSPECTIVE | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DESIGNED BY JDA
ARCHITECTURE

A3.2

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



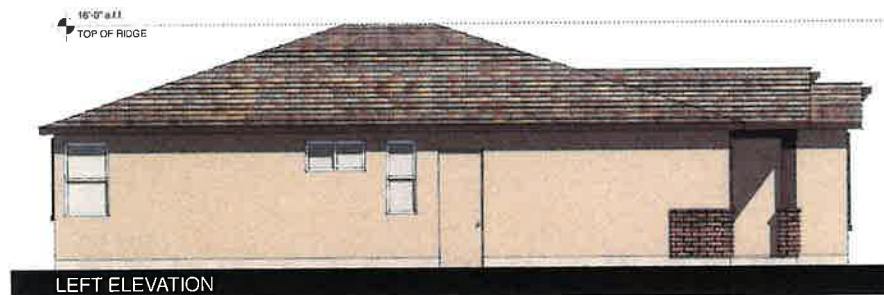
SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,400 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO SMOOTH FINISH
- ③ SIDING + TRIM BOARDS BOARD + BATTEN | 1 1/2" O.C.
- ④ BRICK VENEER
- ⑤ BEAM DECORATIVE



PLAN 2 | SCHEMATIC ELEVATIONS | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



EXHIBIT TITLE
4881-179-1-001

A3.3

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



PLAN 2 | SCHEMATIC PERSPECTIVE | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DEVELOPER: JDA
DATE: 08/19/2022

A3.4

WSUP22-0001
& WTM22-0001
EXHIBIT E



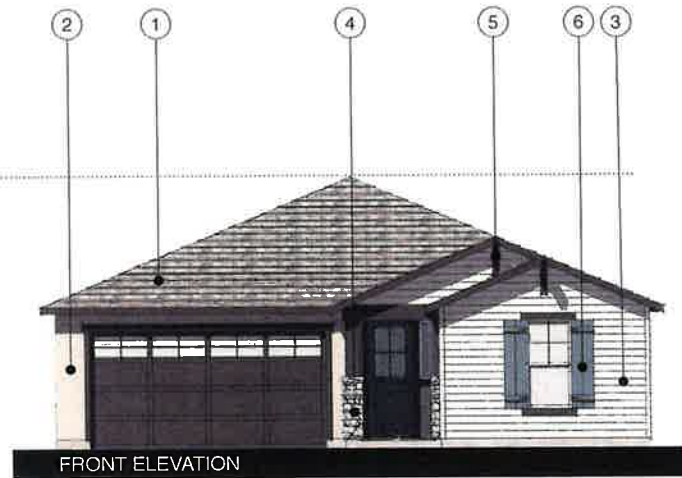
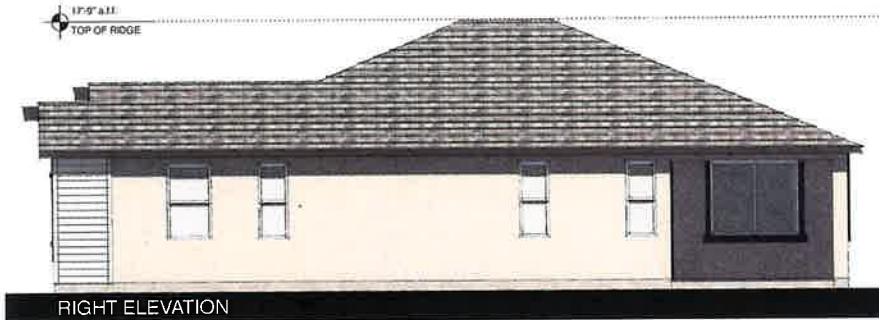
SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,400 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
HORIZONTAL
1/4" x 6" EXPOSURE
- ④ STONE VENEER
- ⑤ BRACE
DECORATIVE
- ⑥ SHUTTERS
DECORATIVE



PLAN 2 | SCHEMATIC ELEVATIONS | RUSTIC RANCH



**WSUP22-0001
& WTM22-0001
EXHIBIT E**



PLAN 2 | SCHEMATIC PERSPECTIVE | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DESIGNED BY
JDA ARCHITECTS & INTERIORS

A3.6

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



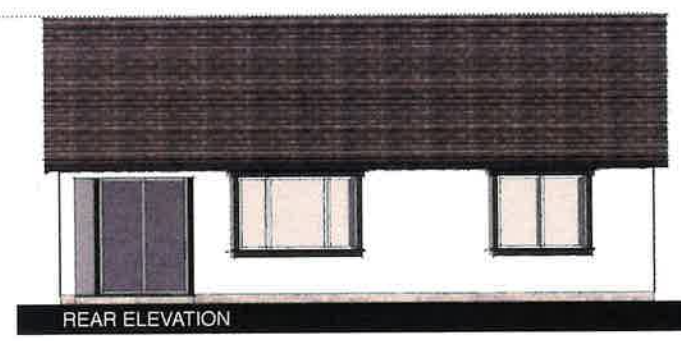
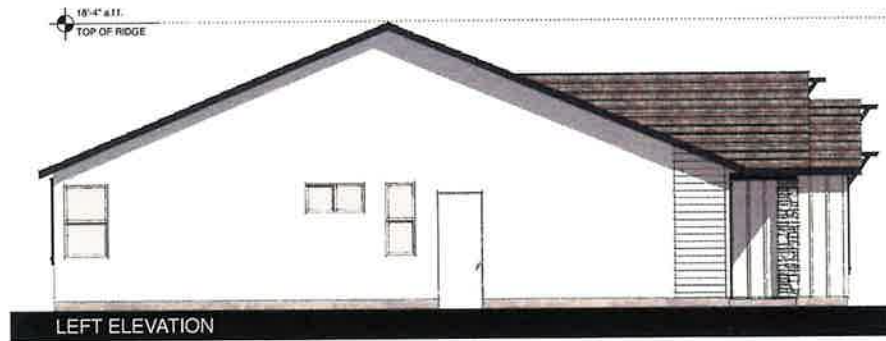
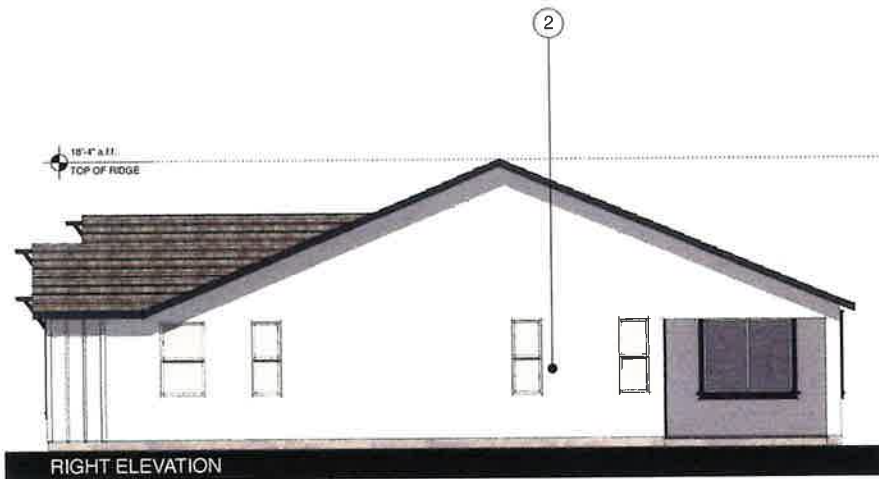
SHEET NOTES

PLAN #2

SQUARE FOOTAGE	=	1,400 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
HORIZONTAL
LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS
BOARD + BATTEN | 1 1/2" O.C.
- ⑤ STONE VENEER
- ⑥ BRACE
DECORATIVE



PLAN 2 | SCHEMATIC ELEVATIONS | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



**WSUP22-0001
& WTM22-0001
EXHIBIT E**

SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN / GREAT ROOM	=	
FLEX ROOM	=	
COVERED PATIO	=	
COVERED PORCH	=	

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,579 SF
GARAGE	=	488 SF
PORCH / PATIO	=	209 SF



PLAN 3 | SCHEMATIC FLOOR PLAN | 1,579 SF



DATE: 01/11/2022
DRAWING NUMBER: 0001

A4.1

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



PLAN 3 | SCHEMATIC PERSPECTIVE | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DATE: 01/11/2022

A4.2

WSUP22-0001
& WTM22-0001
EXHIBIT E

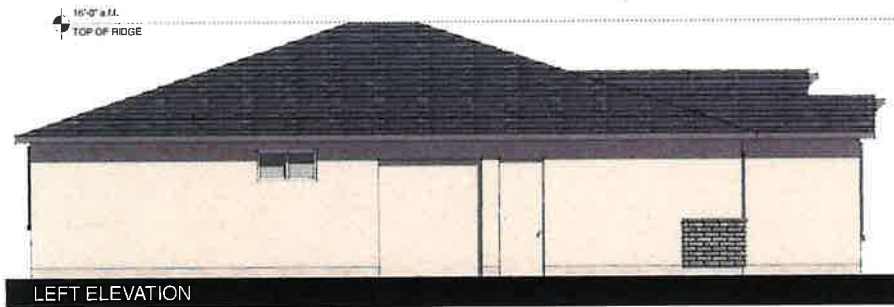
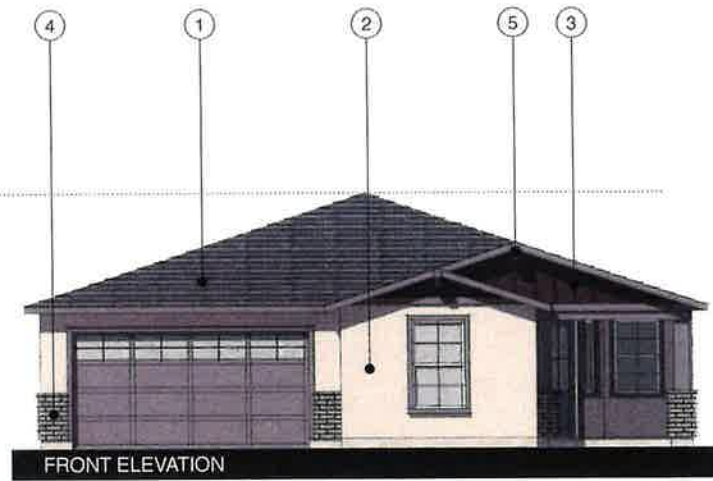
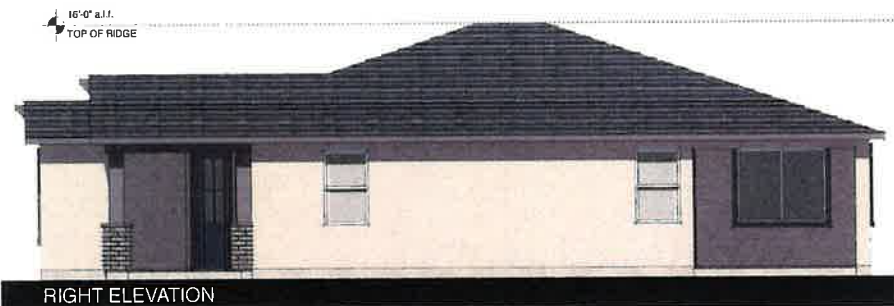


SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,579 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

- MATERIALS**
- ① TILE ROOF
 - ② STUCCO SMOOTH FINISH
 - ③ SIDING + TRIM BOARDS BOARD + BATTEN | 16" O.C.
 - ④ BRICK VENEER
 - ⑤ BEAM DECORATIVE



PLAN 3 | SCHEMATIC ELEVATIONS | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DATE: 08/11/2022 10:58 AM

A4.3

**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 3 | SCHEMATIC PERSPECTIVE | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



ARCHITECTURE & INTERIOR DESIGN

A4.4

WSUP22-0001
& WTM22-0001
EXHIBIT E



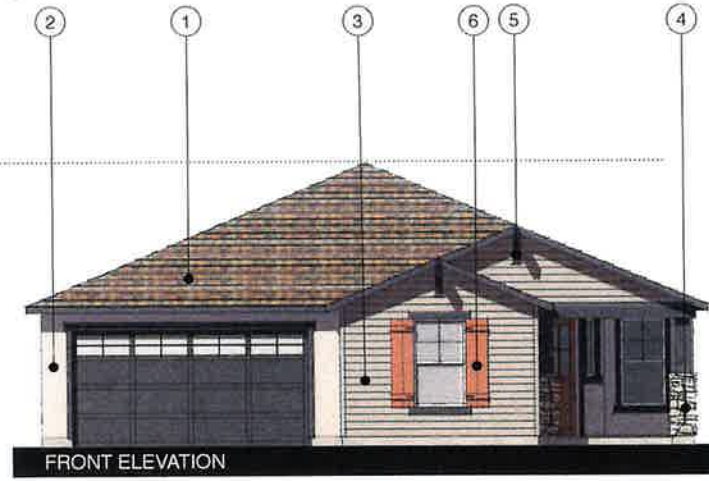
SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,579 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- 1 TILE ROOF
- 2 STUCCO SMOOTH FINISH
- 3 SIDING + TRIM BOARDS HORIZONTAL LAP 1/2" EXPOSURE
- 4 STONE VENEER
- 5 BRACE DECORATIVE
- 6 SHUTTERS DECORATIVE



PLAN 3 | SCHEMATIC ELEVATIONS | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 3 | SCHEMATIC PERSPECTIVE | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DESIGNED BY JDA
ARCHITECTURE

A4.6

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



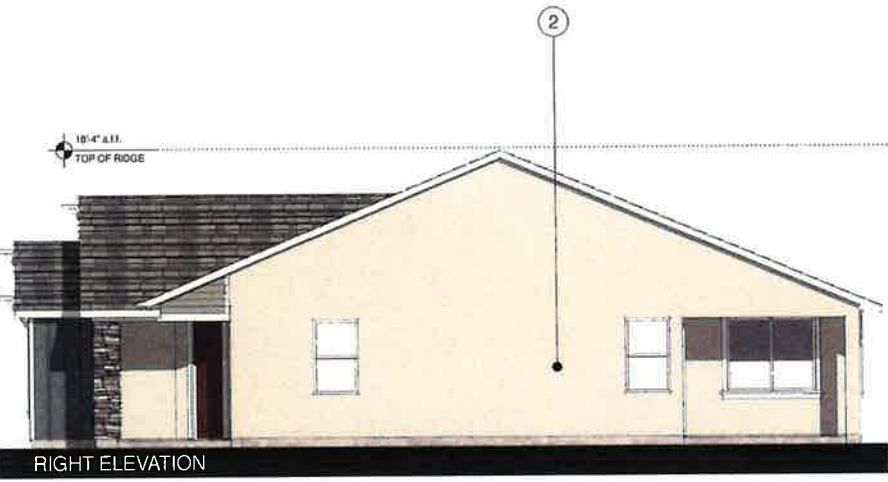
SHEET NOTES

PLAN #3

SQUARE FOOTAGE	=	1,579 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

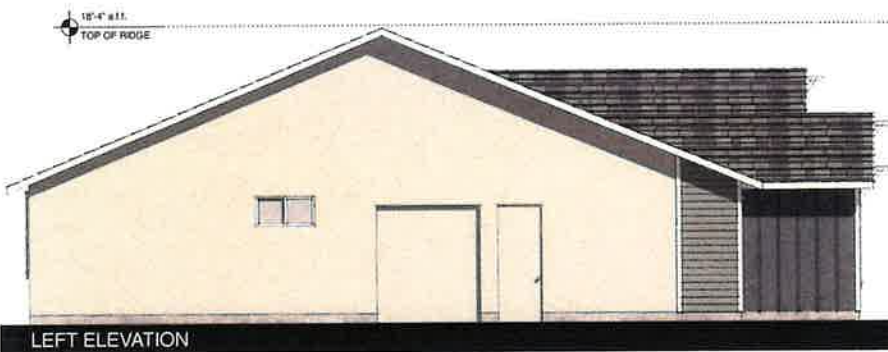
- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
HORIZONTAL
LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS
BOARD + BATTEN | 16" O.C.
- ⑤ STONE VENEER
- ⑥ BRACE
DECORATIVE



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PLAN 3 | SCHEMATIC ELEVATIONS | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



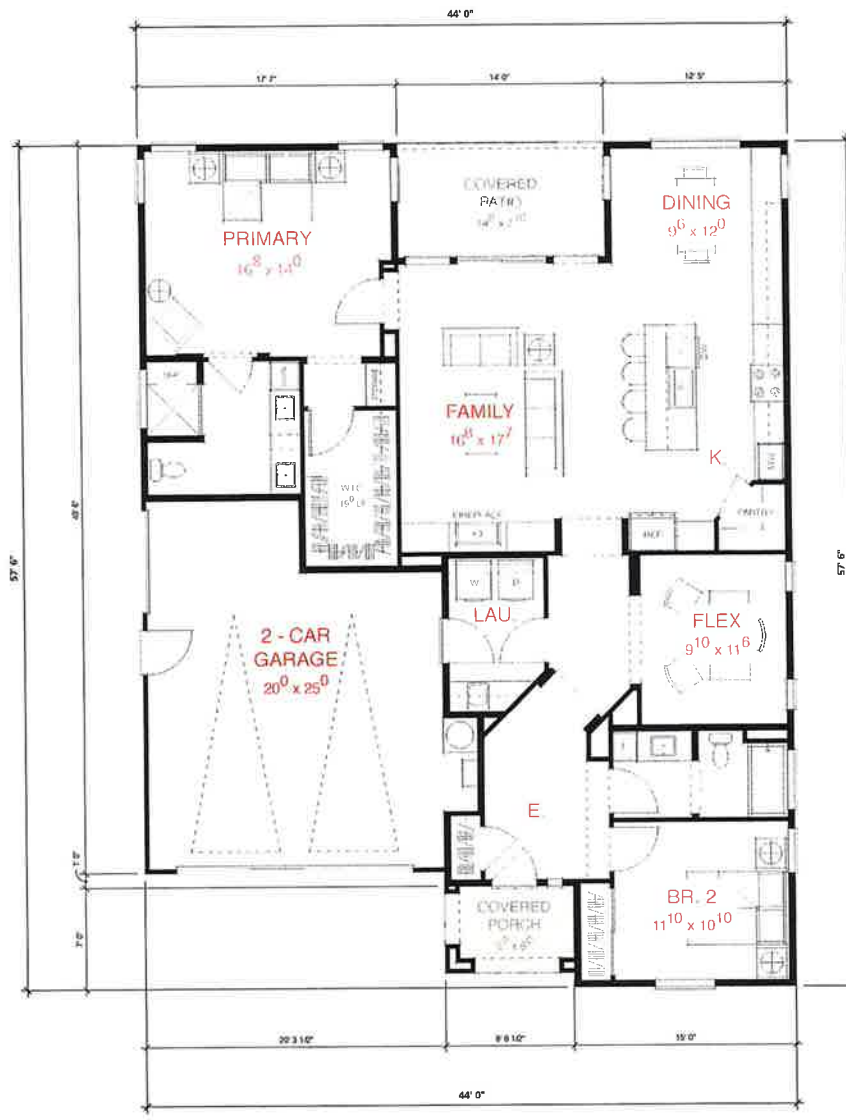
SCALE: 1/4" = 1'-0"



EXHIBIT REF: 10-11
DATE: 08-11-2022

A4.7

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



SHEET NOTES

PROGRAM

STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2
GARAGE	=	2 - CAR
KITCHEN		
LIVING + DINING ROOM		
FLEX ROOM		
COVERED PATIO		
COVERED PORCH		

AREA CALCS (Building Total)

LIVING (Conditioned)	=	1,718 SF
GARAGE	=	449 SF
PORCH / PATIO	=	162 SF

PLAN 4 | SCHEMATIC FLOOR PLAN | 1,718 SF

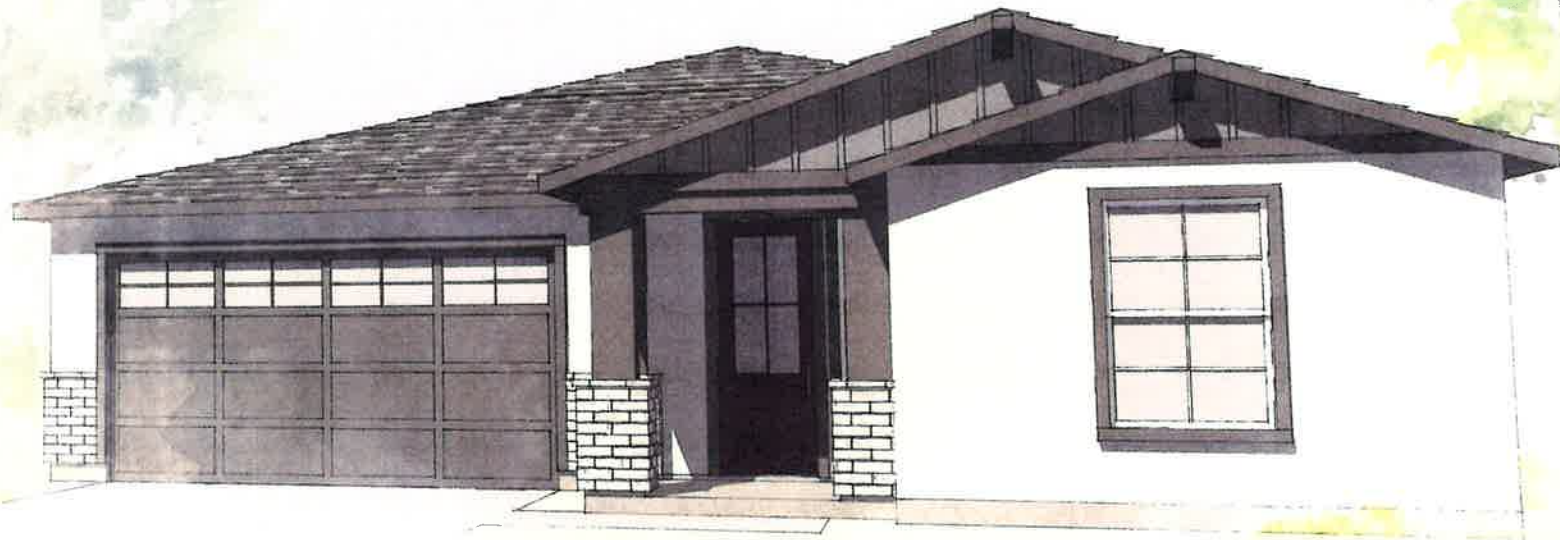


**WSUP22-0001
& WTM22-0001
EXHIBIT E**



SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



PLAN 4 | SCHEMATIC PERSPECTIVE | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



BOARD MEETING
DATE: 08/11/2021

A5.2

WSUP22-0001
& WTM22-0001
EXHIBIT E



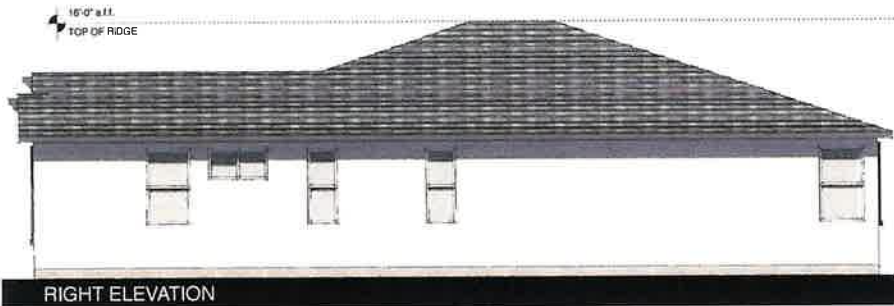
SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,718 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO
SMOOTH FINISH
- ③ SIDING + TRIM BOARDS
BOARD + BATTEN | 16" O.C.
- ④ BRICK VENEER
- ⑤ BEAM
DECORATIVE



PLAN 4 | SCHEMATIC ELEVATIONS | CONTEMPORARY RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



EXHIBIT A01
TAB 101-120

A5.3

**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 4 | SCHEMATIC PERSPECTIVE | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



SCALE: 1/8" = 1'-0"



DATE: 08/22/21

A5.4

WSUP22-0001
& WTM22-0001
EXHIBIT E



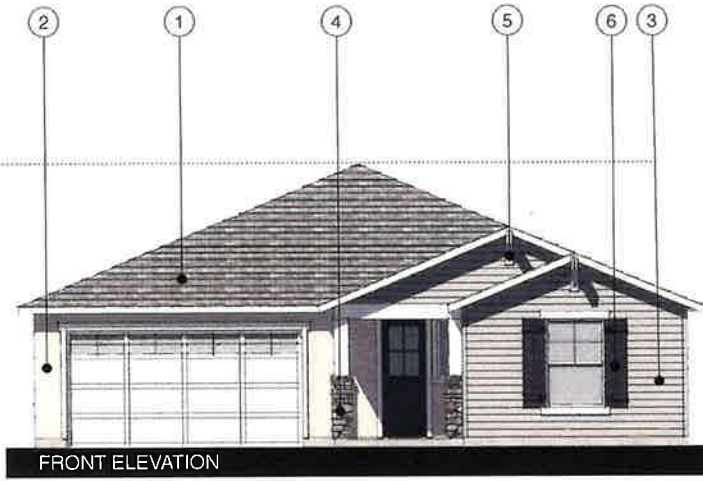
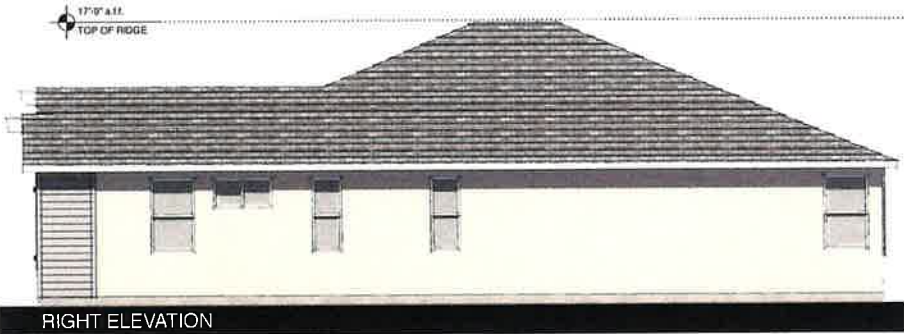
SHEET NOTES

PLAN #4

SQUARE FOOTAGE	=	1,579 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- ① TILE ROOF
- ② STUCCO SMOOTH FINISH
- ③ SIDING + TRIM BOARDS HORIZONTAL LAP | 6" EXPOSURE
- ④ STONE VENEER
- ⑤ BRACE DECORATIVE
- ⑥ SHUTTERS DECORATIVE



PLAN 4 | SCHEMATIC ELEVATIONS | RUSTIC RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA

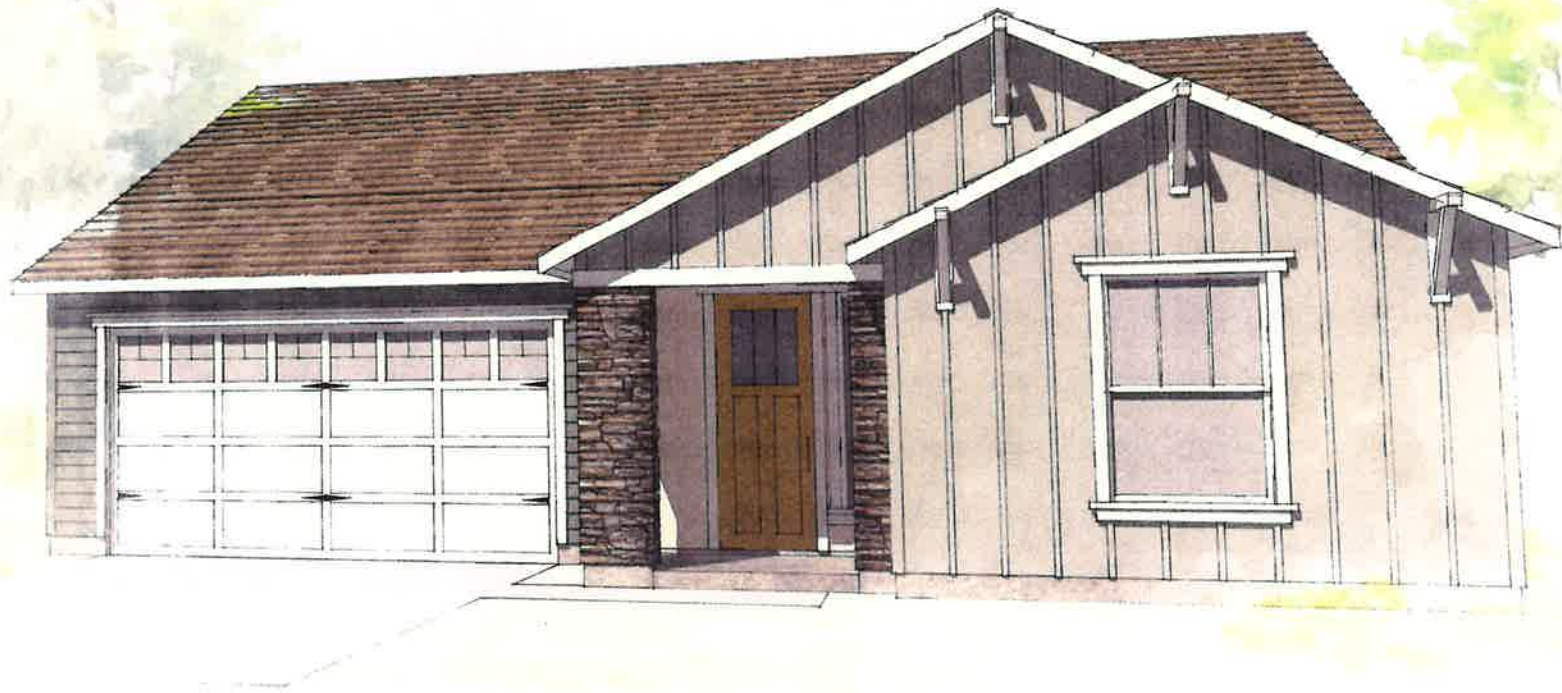


EXHIBIT A5.5

A5.5

**WSUP22-0001
& WTM22-0001
EXHIBIT E**





PLAN 4 | SCHEMATIC PERSPECTIVE | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



DATE: 08/11/2022
TIME: 10:00 AM

A5.6

WSUP22-0001
& WTM22-0001
EXHIBIT E



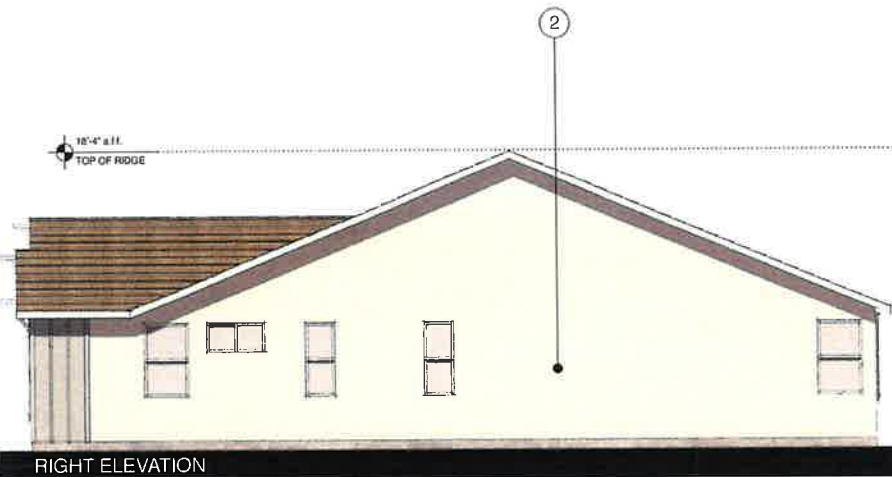
SHEET NOTES

PLAN #4

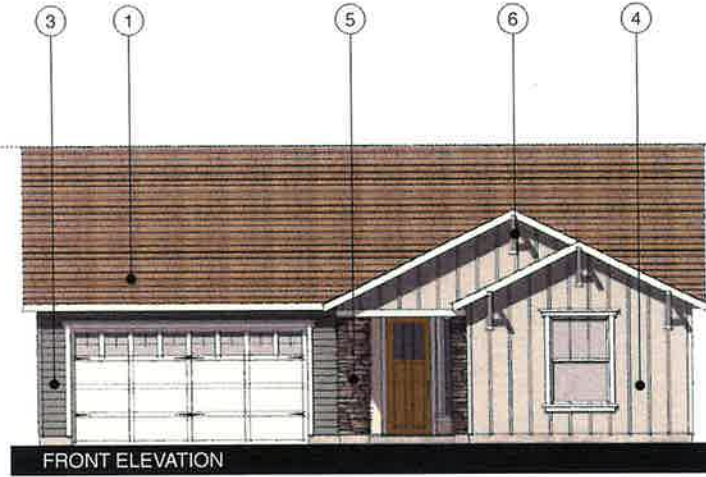
SQUARE FOOTAGE	=	1,718 SF
STORES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

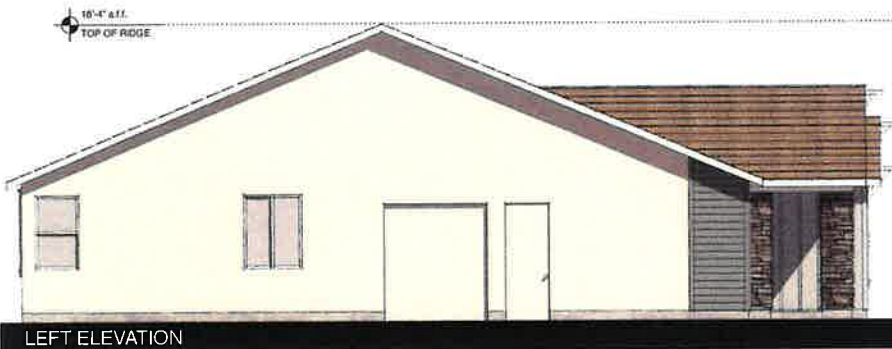
- ① TILE ROOF
- ② STUCCO (SMOOTH FINISH)
- ③ SIDING + TRIM BOARDS HORIZONTAL LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS BOARD + BATTEN | 16" O.C.
- ⑤ STONE VENEER
- ⑥ BRACE (DECORATIVE)



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

PLAN 4 | SCHEMATIC ELEVATIONS | TRADITIONAL RANCH

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



SCALE: 1/4" = 1'-0"



DATE: 04/21/2022

A5.7

**WSUP22-0001
& WTM22-0001
EXHIBIT E**



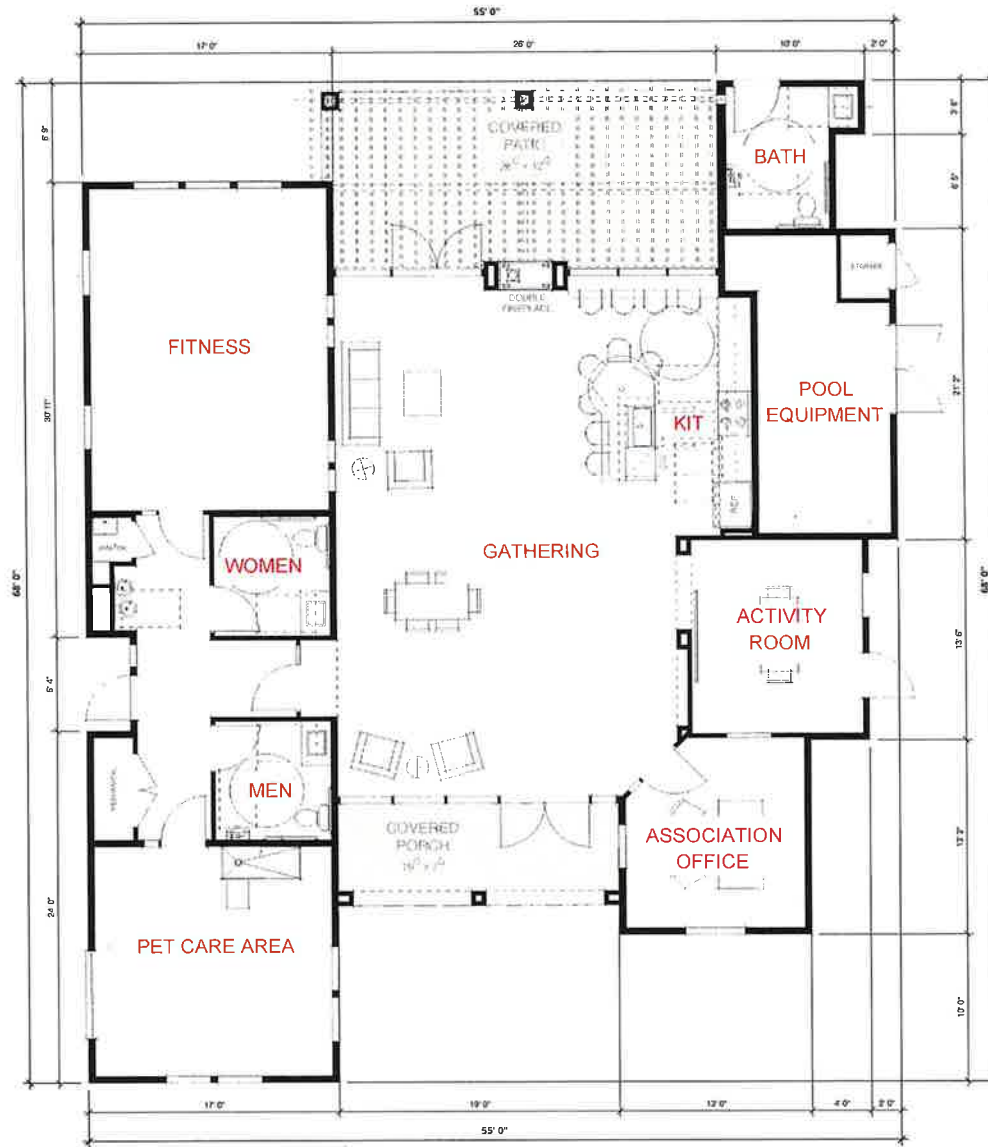
SHEET NOTES

PROGRAM

- GATHERING
- FITNESS
- DOG WASH + BIKE REPAIR
- MANAGER
- LEASING

AREA CALCS (Building Total)

Conditioned	=	2,994 SF
Unconditioned	=	293 SF
PORCH / PATIO	=	448 SF



CLUBHOUSE | SCHEMATIC FLOOR PLAN | 2,994 SF

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



ISSUED: 08/22/2022
DATE: 08/22/2022

A6.1

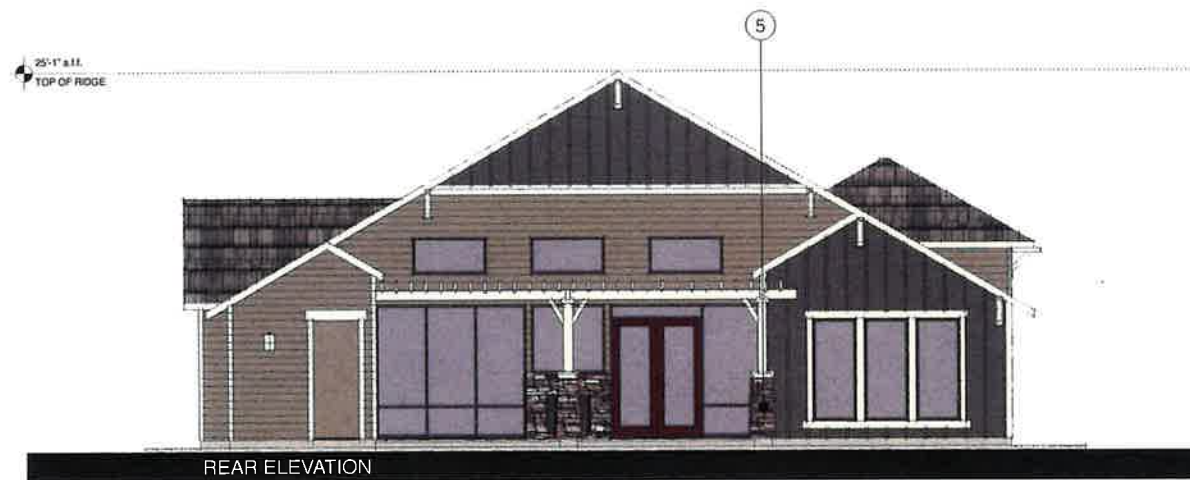
**WSUP22-0001
& WTM22-0001
EXHIBIT E**

SHEET NOTES

CLUBHOUSE PLAN
 SQUARE FOOTAGE = 2,994 SF

MATERIALS

- ① TILE ROOF
- ② METAL ROOF
STANDING SEAM
- ③ SIDING + TRIM BOARDS
HORIZONTAL SIDING
LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS
BOARD + BATTEN | 16" O.C.
- ⑤ STONE VENEER
- ⑥ BRACE
DECORATIVE



CLUBHOUSE | SCHEMATIC ELEVATIONS | FRONT + REAR

SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA



SCALE: 1/8" = 1'-0"



DATE: 08/16/2022
 DRAWING NO: 22-001

A6.2

**WSUP22-0001
 & WTM22-0001
 EXHIBIT E**



SHEET NOTES

CLUBHOUSE PLAN
 SQUARE FOOTAGE ■ 2,994 SF

MATERIALS

- ① TILE ROOF
- ② METAL ROOF
STANDING SEAM
- ③ SIDING + TRIM BOARDS
HORIZONTAL SIDING
LAP | 6" EXPOSURE
- ④ SIDING + TRIM BOARDS
BOARD + BATTEN | 1 1/2" D.C.
- ⑤ STONE VENEER
- ⑥ BRACE
DECORATIVE



CLUBHOUSE | SCHEMATIC ELEVATIONS | RIGHT + LEFT



DATE: 04/11/2022
 TIME: 09:22

A6.3

**WSUP22-0001
 & WTM22-0001
 EXHIBIT E**



SILVERADO CONTINUUM OF CARE COTTAGES

COUNTY OF WASHOE, NEVADA

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

TITLE SHEET

OWNER:
SPANISH SPRINGS ASSOCIATES
550 W. FLUMB LANE SUITE B#505
RENO, NV 89509
(775) 360-6922

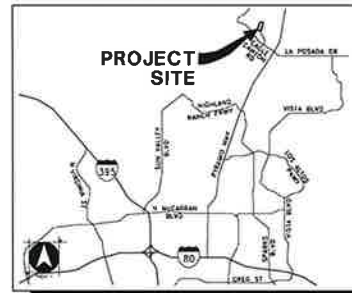
DEVELOPER:
SILVERADO HOMES NV, INC.
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511
(775) 333-5620

BASIS OF BEARINGS

NEVADA STATE PLAIN COORDINATE SYSTEM (NAD 83) - NORTH AMERICAN DATUM OF 1983 (NAD 83) - HIGH ACCURACY REFERENCE NETWORK (NAD 83) - AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE "NORTH AMERICAN COORDINATE REAL TIME NETWORK GPS (NAD 83) REFERENCE STATION 5887 533501000 AND 59140 - 922940 000 IS TAKEN AS NORTH 89°29'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DIMENSIONS CORRECTED TO GRAVITY AND SEA LEVEL (GDA 83) - 1000 1978

BASIS OF ELEVATION

THE BASIS OF ELEVATIONS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS TAKEN FROM CITY OF SPARKS BENCHMARK 121 WITH A PUBLISHED ELEVATION OF 4997.63 FT. BENCHMARK 121 IS DESCRIBED AS BEING 1 FT. 3 IN. BELOW THE POINT IN CONCRETE 7 FEET OF 1 IN. 3/4 IN. DIAMETER REINFORCING BARS 22.2 EAST OF EXISTING MONUMENT AT TRAVEL AVE HIGHWAY AND ROBERT BANK BOLLIVARD MONUMENT IS 8.2 ABOVE GROUND



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

SITE SUMMARY
9.1 AC ± A.P. 337 007 00 20.75 AC
PORTION OF A.P. 337 003 14 - 0.81 AC
TOTAL SITE AREA 71.56 AC
LARGEST LOT AREA APPROXIMATELY 7,309 SF ±
SMALLEST LOT AREA APPROXIMATELY 2,004 SF ±
TOTAL LOTS 134

COMMON AREAS/ROADWAYS/PARKING
COMMON AREA A - 4.13 AC
COMMON AREA B - 0.03 AC
COMMON AREA C - 0.04 AC
COMMON AREA D - 1.73 AC
COMMON AREA E - 1.07 AC
COMMON AREA F - 0.72 AC
COMMON AREA G - 0.44 AC
COMMON AREA H - 1.81 AC
TOTAL COMMON AREA - 10.47 AC

TOTAL ROADWAYS/PARKING/HUR - 4.6 AC
MINIMUM BUILDING COVERAGE - 30%

ASSESSOR PARCEL NUMBERS
337 003 14 337 007 00

ENGINEERS STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED ON THE 15th DAY OF JANUARY, 2022.



TODD W. GAMMILL, P.E. # 5003

SHEET INDEX

SHEET NO.	DWG ID	DRWING DESCRIPTION
1	T-1	THIS SHEET
2	B-1	PRELIMINARY SITE/STREET AND BLOCK PLAN
3	B-2	PRELIMINARY SITE/STREET AND BLOCK PLAN
4	C-1	PRELIMINARY GRADING PLAN
5	C-2	PRELIMINARY GRADING PLAN
6	L-1	PRELIMINARY UTILITY PLAN
7	L-2	PRELIMINARY UTILITY PLAN
8	CS-1	PRELIMINARY SECTION DETAILS
9	LS-1	PRELIMINARY LOT/DIVISION TABLES
10	LS-1	PRELIMINARY LANDSCAPE PLAN
11	LS-2	PRELIMINARY LANDSCAPE PLAN

CONTINUUM OF CARE
COTTAGE COMMUNITY



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1381 Corporate Blvd Reno, NV 89502 Tel 775.823.4088 Fax 775.823.4088

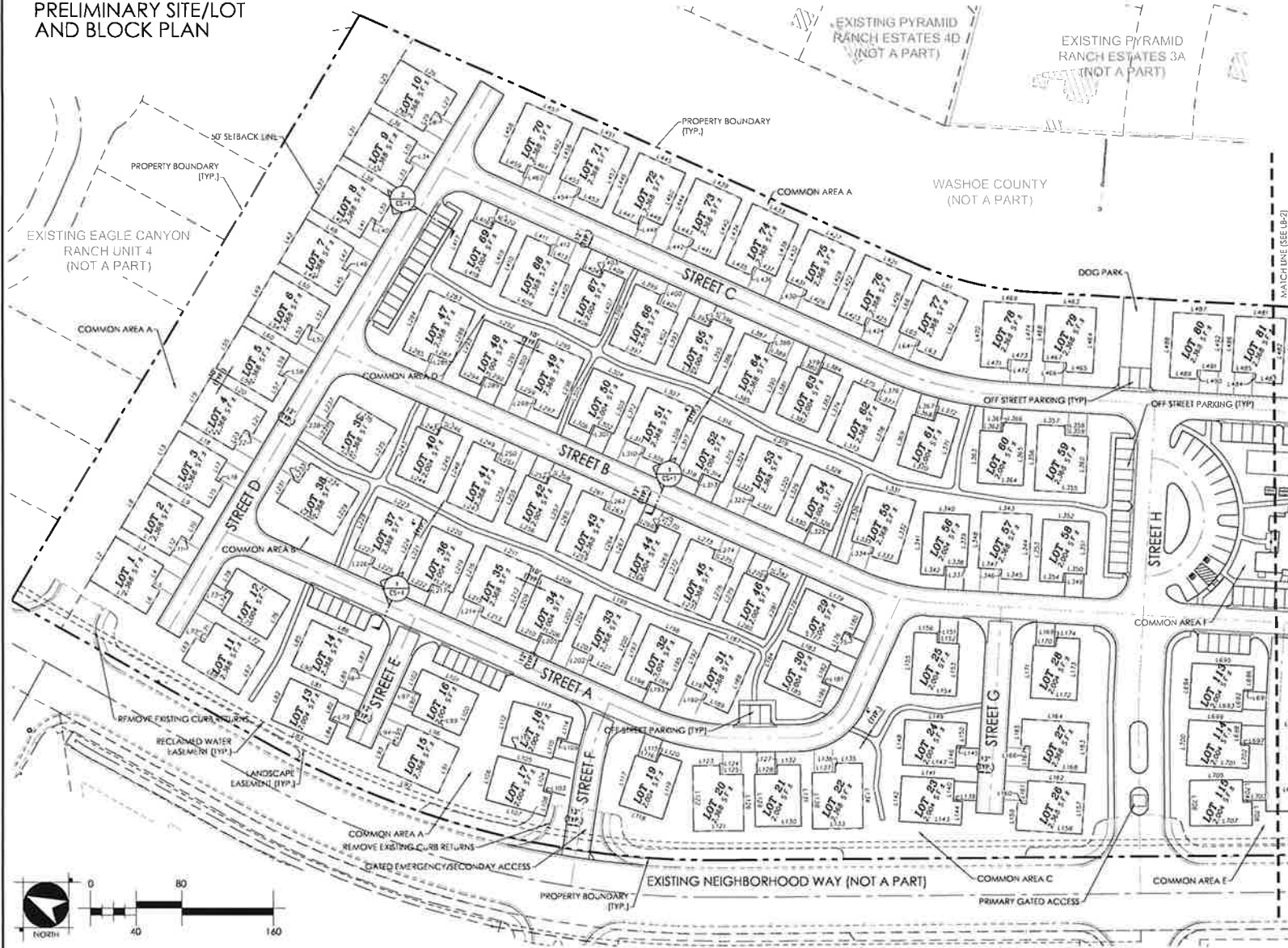
3599008 JANUARY, 2022

SHEET T-1 OF 11

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY SITE/LOT
AND BLOCK PLAN



PRELIMINARY SITE/LOT
AND BLOCK PLAN
CONTINUUM OF CARE
COTTAGE COMMUNITY

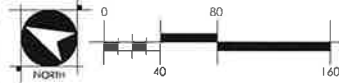
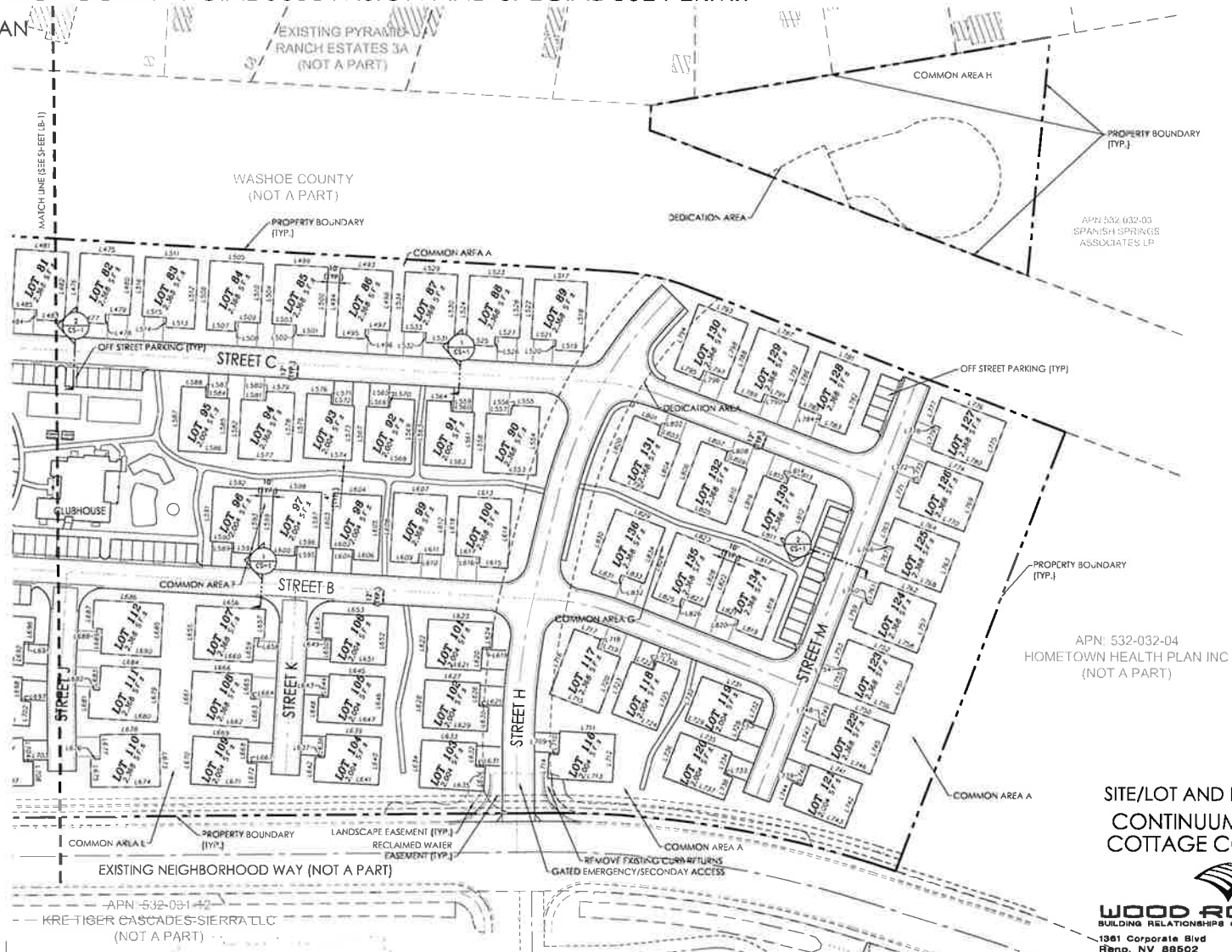
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Reno, NV 89502
Tel 775.823.4088 Fax 775.823.4086

3599008 JANUARY, 2022
SHEET LB-10F11

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

SITE/LOT AND BLOCK PLAN



SITE/LOT AND BLOCK PLAN
CONTINUUM OF CARE
COTTAGE COMMUNITY

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

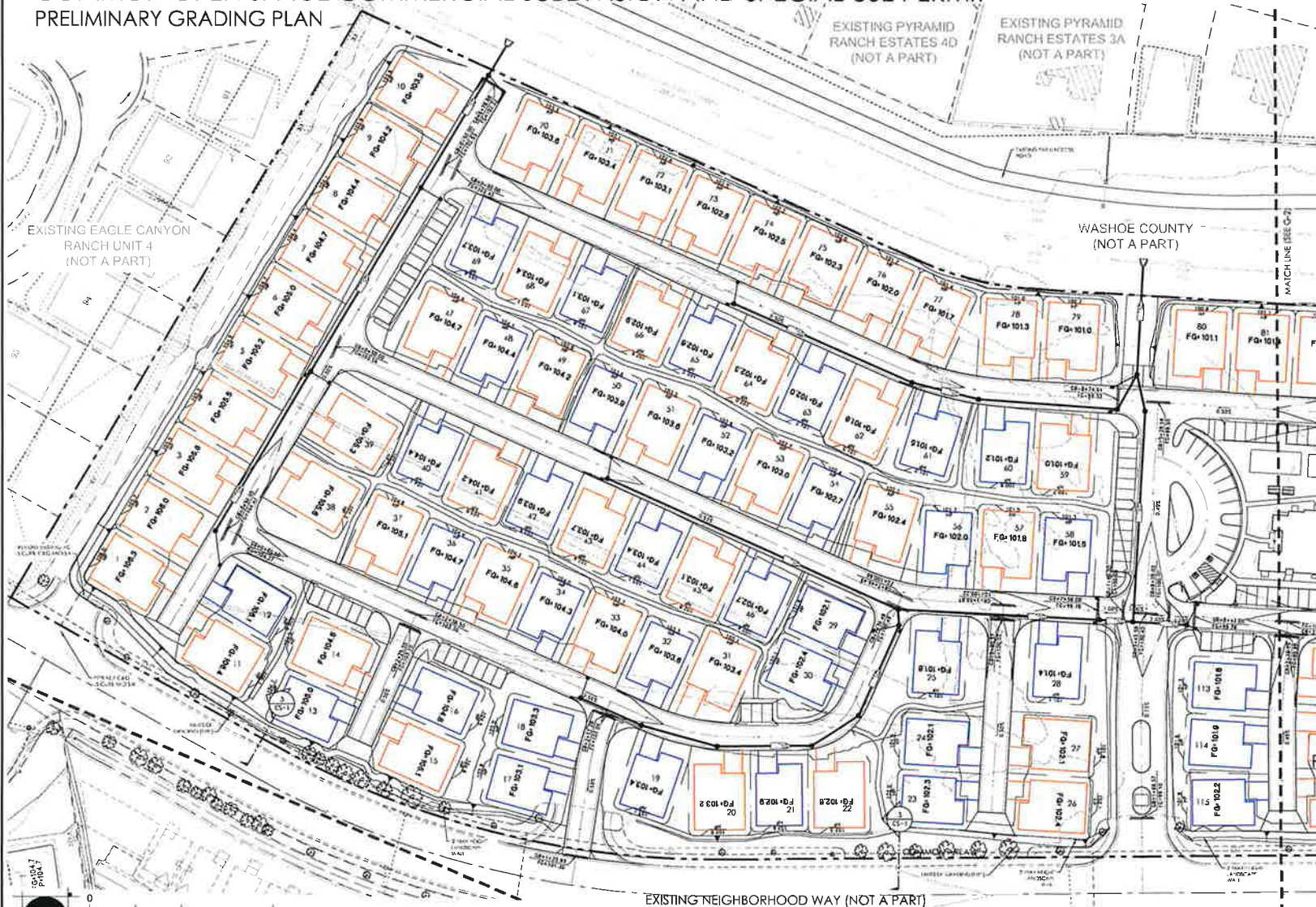
3599008 JANUARY, 2022
SHEET LB-2 OF 11



CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN



- GRADING NOTES**
1. ADD 400 TO ALL FG ELEVATIONS
 2. CUT AREAS: STREET RIGHT OF WAY
 3. FILL AREAS: RESURFACE OF P.C.
 4. APPROXIMATE CUT AND FILL:
APPROXIMATE CUT: 5,000 CY
APPROXIMATE FILL: 6,000 CY
EXPORT NEEDED: NONE
IMPORT NEEDED: 5,000 CY
 5. DISTURBED AREAS APPROXIMATELY 7.51 ACRES
 6. ALL AREAS DISTURBED AND 27% REVEGETATED FOR A PERIOD OF MORE THAN 180 DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALMATIVE.



PRELIMINARY GRADING PLAN
CONTINUUM OF CARE
COTTAGE COMMUNITY

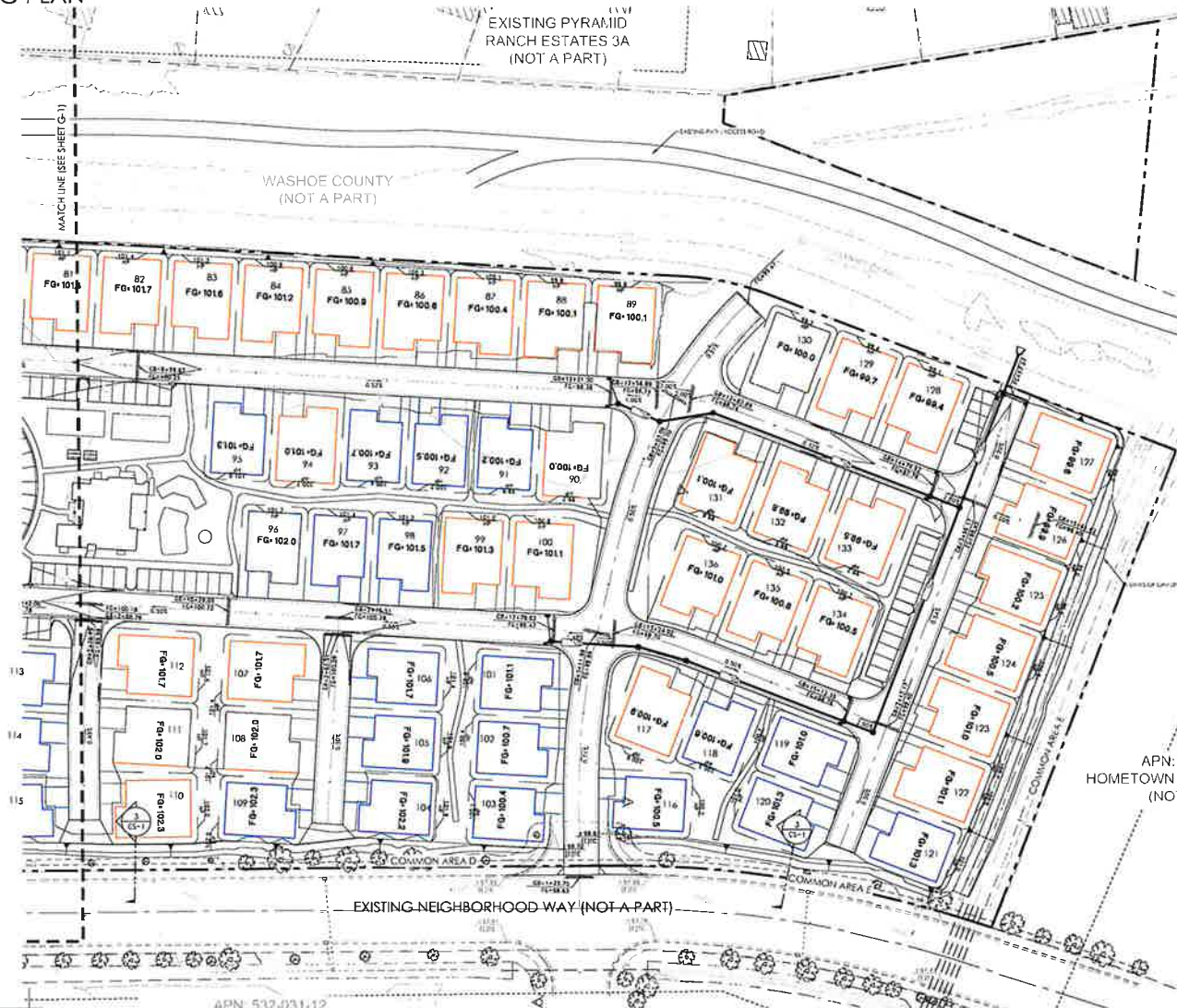
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3599008 JANUARY, 2022
SHEET G-1 OF 11

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY GRADING PLAN



GRADING NOTES

1. ADD 4" TO ALL ELEVATIONS.
2. CUT AREAS 5' TO RIGHT OF WAY.
3. FILL AREAS REMAINING TO SITE.
4. APPROXIMATE CUT AND FILL:
 APPROXIMATE CUT: 1000 CY
 APPROXIMATE FILL: 8000 CY
 APPROXIMATE TOTAL: 9000 CY
5. DISTURBED AREAS APPROXIMATELY 2 ACRES.
6. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN FORTY DAYS SHALL BE STABILIZED BY THE APPLICATION OF SOIL MULCH.



APN: 532-032-04
 HOMETOWN HEALTH PLAN INC
 (NOT A PART)

PRELIMINARY GRADING PLAN
 CONTINUUM OF CARE
 COTTAGE COMMUNITY

WOOD RODGERS
 BUILDING RELATIONSHIP ONE PROJECT AT A TIME
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3599008 JANUARY, 2022

SHEET G-2 OF 11

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

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



NOTES:

1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER TO BE OWNED AND MAINTAINED BY PROJECT MEADOWS WATER AUTHORITY.



PRELIMINARY UTILITY PLAN
CONTINUUM OF CARE
COTTAGE COMMUNITY



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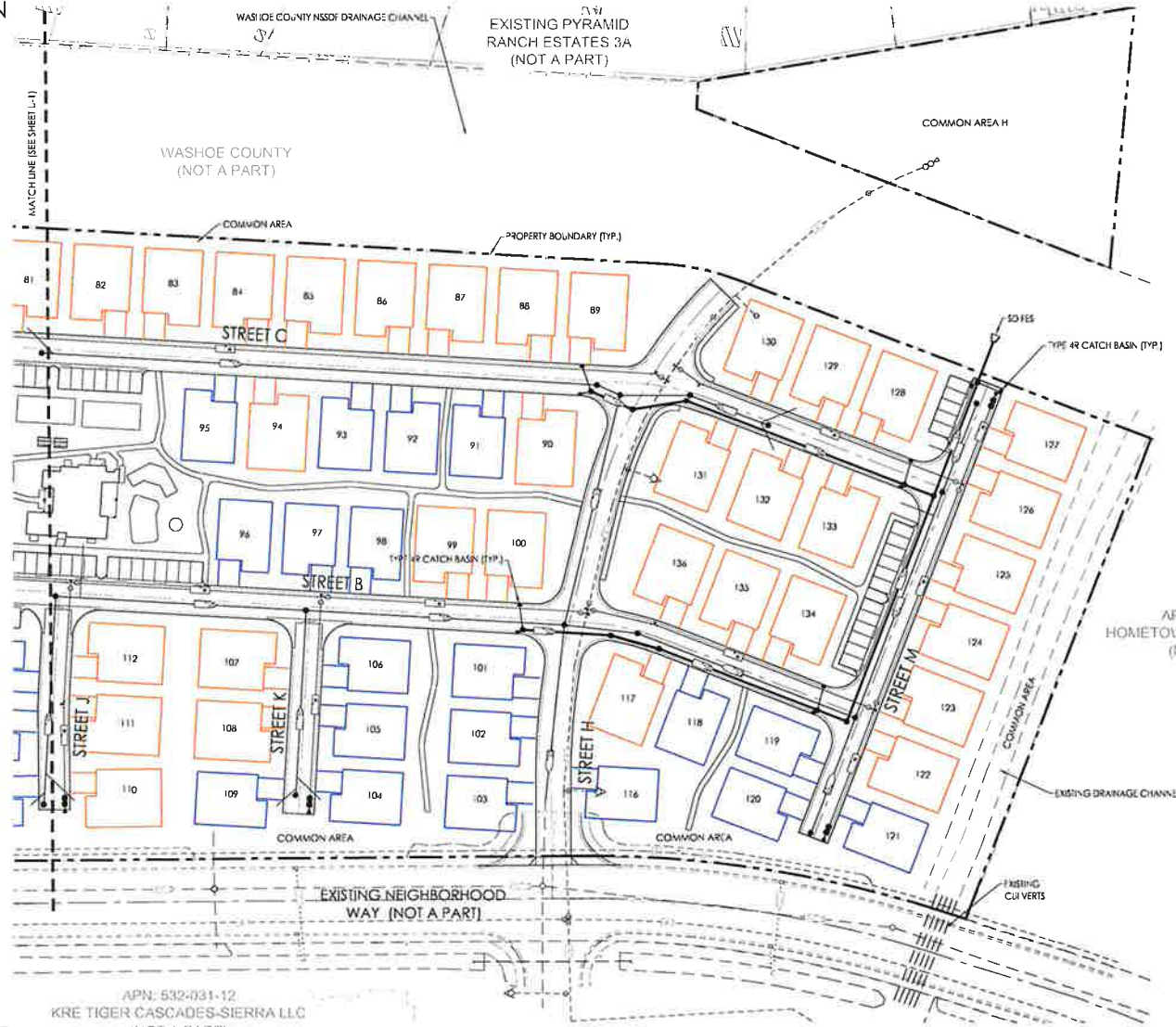
JANUARY, 2022

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CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY UTILITY PLAN



NOTES:
 1. STORM DRAIN AND SANITARY SEWER TO BE PRIVATE. WATER TO BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.

APN: 532-032-04
 HOMETOWN HEALTH PLAN INC
 (NOT A PART)

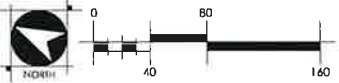
APN: 532-031-12
 KRE TIGER CASCADES-SIERRA LLC
 (NOT A PART)



PRELIMINARY UTILITY PLAN
 CONTINUUM OF CARE
 COTTAGE COMMUNITY

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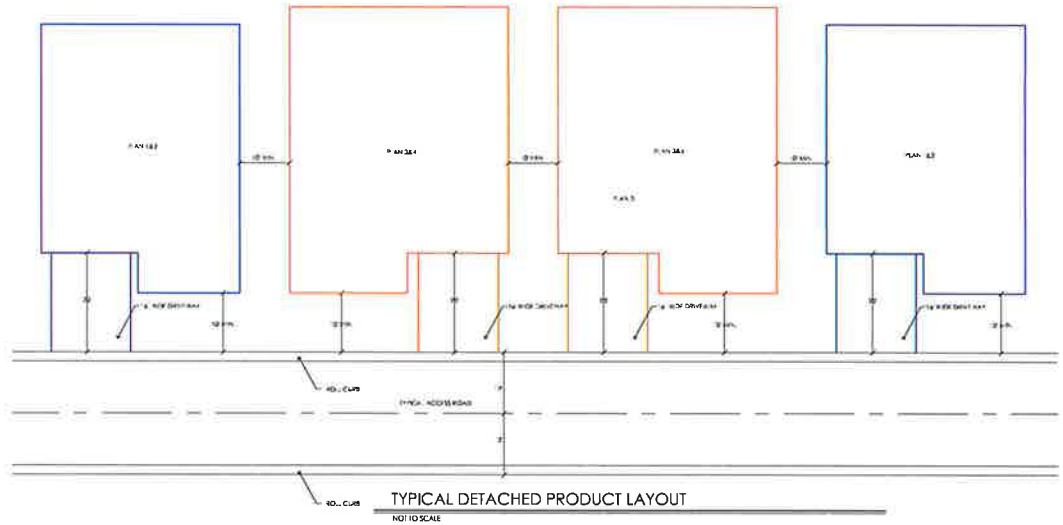
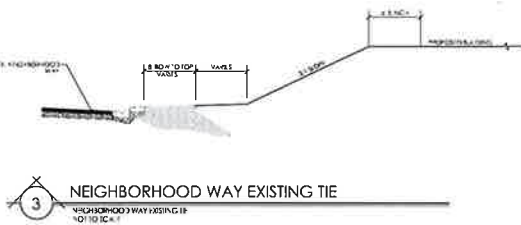
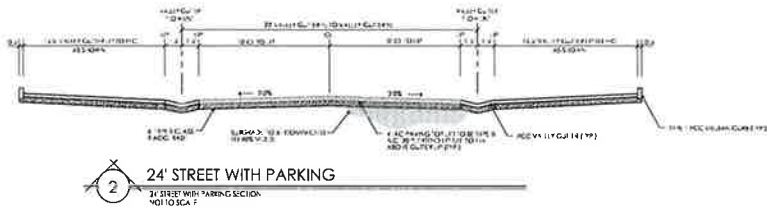
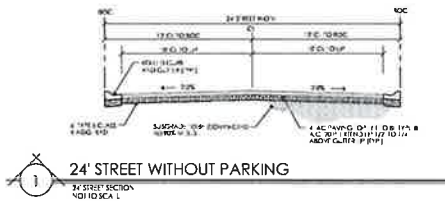
3599008 JANUARY, 2022
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CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY SECTIONS/DETAILS



PRELIMINARY SECTIONS/DETAILS
CONTINUUM OF CARE
COTTAGE COMMUNITY



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CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN



PLANT LEGEND

DECIDUOUS TREES	SHRUBS	EVERGREEN TREES	LANDSCAPE AREA
ACCENT SHRUBS	FENCING AREA	FENCING WITH LANDSCAPE TO DRAIN	AMENITY AREAS
EVERGREEN SHRUBS			
FLOWERS			

- POTENTIAL MEMORY FEATURES/AMENITIES**
- SEE CONCEPT FOLLOWING FEATURES TO BE DETERMINED:
- BIRD GARDEN
 - BIODIVERSITY COURT
 - BIRD FEEDER
 - PLANTING GREEN
 - GARTENING AREA/GARDEN
 - FARM HOUSE (EQUINE)
 - FARM VISIT AREA - GARDEN
 - DOG PARK
 - WHEELCHAIR
 - TANA AREA
- 50M LINES MAY HAVE 1/2" TO 3/4" SCALE TAKES

- GENERAL NOTES:**
1. ALL PLANS AND PRESENTATIONS SHALL BE AS PER LOCAL GOVERNING CODES.
 2. FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON LOCAL HORTICULTURAL PRACTICES RELATIVE TO MICROCLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE SPACED SO AS TO REPAIR, PROTECT AND PROMOTE PLUMBING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING SHALL BE PER THE AMERICAN STANDARD FOR PLANT STOCK (ANSI Z600.1-1998).
 3. ALL PLANTING SHALL BE AUTOMATICALLY IRRIGATED. CONTAINMENT PLANTINGS SHALL BE IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REQUIRED IRRIGATION SYSTEM BACKFLOW PREVENTER SHALL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
 4. PLANTING SCHEDULE, PLANT LOCATIONS, FINAL SPECIFICATION AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

- LANDSCAPE REQUIREMENTS:**
- THE FOLLOWING REQUIREMENTS ARE PER WASHOE COUNTY DEVELOPMENT CODE:
- 1. TREE QUANTITY:**
- SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
- 2. TREE SIZE:**
- SHALL BE OF MINIMUM OF SEVEN (7) INCHES DBH AND 10 FEET TALL.
- 3. TREE SPECIES:**
- SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
- 4. TREE SPECIES:**
- SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
- 5. TREE SPECIES:**
- SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.
 - SHALL BE A MINIMUM OF FIVE (5) PER 1000 SQ. FT. OF DEVELOPED AREA.

- LANDSCAPE DATA:**
- SITE AREA: 31.36 ACRES (2113130 SQ. FT.)
 - DEVELOPED AREA: 1.87 ACRES (130780 SQ. FT.)
 - TOTAL LANDSCAPE AREA: 29.49 ACRES (2032350 SQ. FT.)
 - REGULATED LANDSCAPE AREA: 3.08 ACRES (212730 SQ. FT.)
 - UNREGULATED LANDSCAPE AREA: 26.41 ACRES (1820020 SQ. FT.)
- 10' AL TREES REQUIRED:**
- STREET TREES REQUIRED: 38 (1 TREE PER 300 SQ. FT. FOR 1 MILE OF 10' HIGH NEIGHBORHOOD WAY)
 - LANDSCAPE AREA TREES REQUIRED: 491 (1 TREE PER 300 SQ. FT. OF 117,732 SQ. FT. OF REGULATED LANDSCAPE AREA)
- 10' AL TREES PROPOSED:**
- SITE: 119 (1 TREE PER 260 SQ. FT. FOR 31,360 SQ. FT. OF DEVELOPED AREA)
 - LANDSCAPE TREES PROPOSED: 491 (1 TREE PER 300 SQ. FT. OF REGULATED LANDSCAPE AREA)

PRELIMINARY LANDSCAPE PLAN
CONTINUUM OF CARE COTTAGE COMMUNITY

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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3599008 JANUARY, 2022
 SHEET LS-10F11

CONTINUUM OF CARE COTTAGE COMMUNITY

COMMON OPEN SPACE COMMERCIAL SUBDIVISION AND SPECIAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

- DECIDUOUS TREES
- ACCENT TREES
- EVERGREEN TREES
- SHRUB
- EXISTING TREES
- LANDSCAPE AREA
- EXISTING MATURE LANDSCAPE TO REMAIN
- AMENITY AREAS

POTENTIAL MEMORY FEATURES/AMENITIES

- WAY CONFINED TO HOLDING PLACES FOR SERVICES
- ROSE GARDEN
 - ROCKY BAY / COULD
 - FISH GARDEN
 - PLAYING GOLF
 - GARDENING MATERIALS
 - SOME JAN'S WITH A VETICED PRIVATE YARDS
 - LAWN / BOW / CROCK
 - PAVED VEGETABLE GARDEN
 - GOLF PARK
 - WATER FEATURE
 - LAWN AREA

GENERAL NOTES:

1. ALL PLANTING AND SPECIFICATIONS SHALL BE INSTALLED TO LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT SHALL BE BASED ON SOILS, CLIMATICAL, PHYSICAL, AND CHEMICAL ANALYSIS. SOIL AND WATER ANALYSES ARE TO BE STATED AS TO BE OBTAINED FROM A PROFESSIONAL INSTALLATION PLAN. SOIL AND QUALITY AT TIME OF PLANTING WILL BE FOR THE AMERICAN STANDARD OF ALL REFERENCE (ANSI Z60.1-1998).
3. ALL ASSOCIATING WILL BE ADJUSTED TO PRELIMINARY CONCEPT PLANNING. WILL BE OR PERMITTED TO BE BASED ON THE SPECIFIC CULTURAL REQUIREMENTS OF THE SPECIFIC AREA. ALL SPECIFIC CULTURAL REQUIREMENTS WILL BE PROVIDED TO THE IRRIGATION SYSTEM AS SPECIFIC PER CODE.
4. PLANTING CONCEPT, PLANT SELECTION, FINAL SPECIFICATION, AND SITE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE REQUIREMENTS:

THE FOLLOWING REQUIREMENTS ARE THE MINIMUM REQUIREMENTS FOR DEVELOPMENT CODE:

- DESIGN REQUIREMENTS:
- SHALL BE A MIXTURE OF PERENNIALS AND ANNUALS
 - DECIDUOUS TREES (40% OF TOTAL TREE PLANTING)
 - EVERGREEN TREES (20% OF TOTAL TREE PLANTING)

SHRUBS SHALL BE OF VARIETY OF SPECIES AND PLANTING SPACING:

- 30% PERENNIALS
- 30% PERENNIALS WITH 1 YEAR OF INSTALLATION
- 30% PERENNIALS WITH 3 YEARS OF INSTALLATION

MULTI-COLOR PLANTING AREAS EXCEPT FOR WILDFLOWERS REGENERATION AREA SHALL RECEIVE 2 GALLON MINIMUM WITH REED COATING

LANDSCAPE DATA:

- SITE AREA: 21.00 ACRES (891,300 SF)
 DEVELOPED AREA: 16.80 ACRES (730,720 SF)
 MAINTENANCE FREE COMMON AREAS (COMMERCIAL)
 REQUIRE LANDSCAPE AREA: 3.20 ACRES (141,220 SF)
 TOTAL DEVELOPED AREA: 10.40 ACRES (453,840 SF)
 TOTAL TREES REQUIRED: 529
 • SPECIES REQUIRED 30% TREE PER 300 SF FOR 1.60% OF NEIGHBORHOOD WAY
 • LANDSCAPE AREA TREES REQUIRED: 491 (1 TREE PER 300 SF OF 141,220 SF OF RECD. LANDSCAPE AREA)
 TOTAL TREES PROVIDED: 529
 • SPECIES PROVIDED: 44 (1 TREE PER 300 SF OF EXISTING NEIGHBORHOOD WAY & 1.60% OF 141,220 SF OF RECD. LANDSCAPE AREA)
 • LANDSCAPE TREES PROVIDED: 491 (1 TREE PER 300 SF OF RECD. LANDSCAPE AREA)



PRELIMINARY LANDSCAPE PLAN
 CONTINUUM OF CARE
 COTTAGE COMMUNITY

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3599008 JANUARY, 2022
 SHEET LS-2 OF 11

SILVERADO HOMES NEVADA, INC.
5525 Keitzke Lane, Suite 102
Reno, Nevada 89511
ejohanson@silveradohomes.com

To: Julee Olander, Staff Planner

From: Edward Johanson

Re: WT< 22-001 COC Cottages COC Compliance Letter

Dear Julee:

Per our meeting last week, you asked for additional information as to how we are specifically complying with the Continuum of Care ("COC") requirement as defined in WCC 110.304.25 and WCC Table 110.302.05.3 for senior living.

As discussed, the continuum of care code allows all types of senior living and medical facilities and specifically allows independent living such as our project.

Continuum of care generally refers to the wide variety of types of senior living as well as the various services that a senior may need as they age.

Senior living typically begins with independent living, which is defines as a senior who is self-sufficient and able to safely live well on their own. These seniors are typically in the 65-85 age range and live independently in rental or their own home in a senior independent living community which provides continuum of care services allowing them to age in place.

As a senior ages, their needs often progress to include additional care. They may need help with activities of daily living, (ADL's), and are more prone to require emergency medical care. These seniors may have age related cognitive decline, early onset of dementia or Alzheimer's disease. Depending on their individual needs they typically require either in home care or assisted living or memory care facilities that are staffed 24/7 with licensed medical care professionals. Providing these levels of care are very expensive, however, they tend to be near end-of-life care with the average occupancy being less than 3 years. Independent living communities, such as ours, typically serve a much longer and healthier living period, often in excess of 10 years, are not staffed with medical professionals and are not able to provide this level of care.

To meet the code requirements regarding 24/7 emergency services, in an independent senior living community, we are proposing the following:

1. Provide a fully equipped emergency medical station available 24/7 near an entrance of our Village Center for quick access to emergency medical personnel if ever needed. This would include but not limited to a defibulator, a fully stocked first aid kit, and a heart monitoring device.

2. Provide all residents with the ability to have a 24/7 mobile emergency control device. If resident needs emergency assistance they can reach onsite staff and/or their friends or family at a press of a button.
3. Staff will be provided basic medical and first aid training and will be available 24/7 to be at a resident's side should such an emergency call button be activated. In the event medical attention is needed, our staff will be able to assist the resident to communicate directly with the live medical professionals via Teledoc (or similar 24/7 medical service), or in the unfortunate event of a severe medical emergency, call 911.

In addition, as a proposed SUP and in keeping with the additional custodial care that will greatly support the health and wellness of our residents the following care will also include:

1. Providing strength and balance classes in the Village Center and weather permitting water aerobics to help maintain physical well being and minimize the prospects of serious falls. In addition, staff will arrange for on-going speaker on a range of health and wellness programs designed to improve the well-being of aging residents.
2. Provide maintenance and service for landscaping, gutter cleaning, changing ceiling lights and smoke detectors/batteries which in combination with universal home design features help preserve a safe living environment to aging residents.
3. Lack of social engagement and isolation can rapidly cause a decline in physical health, and thereby the HOA will offer a range of social activities and programs at the Village Center, which when combined with the closely connected design of the community and its on-site amenities will promote the long-term wellbeing of our residents.
4. Finally, to facilitate transportation, especially for many residents who can and should no longer drive, both on and off-site transportation both for social outings as well as the full range of medical appointments in the area facilities shall be provided by the HOA.

Please do not hesitate to reach out if you have any questions regarding the above. We can all be pleased to welcome this type of project to our community, to greatly serve the missing middle of our seniors in a home like environment that allows them to successfully age in place independently for the greatest years forward.



Edward Johanson
President

ROBERT M. SADER, LTD.

**a Professional Corporation
241 Ridge Street, Suite 340
Reno, Nevada 89521
(775) 329-8310
rmsader@robertmsaderltd.com**

To: Julee Olander, Staff Planner

From: Robert M. Sader, Spanish Springs Associates Limited Partnership

Re: WTM 22-001 COC Cottages/Commercial Land Use Issues

Washoe County Case No. WTM 22-001 COC Cottages is an application for a common open space commercial subdivision and a special use permit. The Applicant is Silverado Homes NV, Inc. (“Silverado”) and the owner of the subject parcel, APN 532-032-05, is Spanish Springs Associates Limited Partnership (“SSALP”). The 20.57-acre parcel is predominately zoned Neighborhood Commercial. The project is named a Continuum of Care (“COC”) Cottage Community (the “Project”). COC is a commercial use type defined in WCC 110.304.25 and WCC Table 110.302.05.3, for senior living.

The purpose of this memorandum is to address questions and concerns regarding whether the Project as proposed has sufficient safeguards to enforce compliance with COC requirements. The Project description does not need to be repeated here, since the application contains a detailed description. The feature creating questions and concerns appears to be creating by tentative map and final maps 136 housing units for seniors which will be privately owned, title to which will be conveyed by grant, bargain and sale deeds, as is customary in Nevada for conveyancing of land. The 20.57-acre Project will include 15.09 acres owned and maintained by an owners’ association (“HOA”), while the remaining 4.48 acres will comprise the 136 housing units.

Elements of the Project relevant to the COC commercial use compliance are:

- The HOA providing COC services and facilities is a commercial enterprise (or “establishment” as defined in WCC 110.304.25). It will be a Nevada nonprofit corporation required to have a business license. Its business purpose will be own, maintain and operate common area (e.g. landscaping, streets, open space, COC amenities such as the Village center clubhouse) and provide COC services described in the application. The HOA will own over 70% of the Project.
- The HOA is established and governed by CC&Rs recorded against all real property in the Project. The CC&Rs create deed restrictions on all housing units requiring compliance with COC features and obligating the HOA to provide COC services. The CC&Rs will have age restrictions to the extent of applicable federal law, limiting occupancy to seniors 62 years and older.
- The Project is a common interest community extensively regulated by NRS Chapter 116. The state provides regulatory agency oversight, including enforcement of COC provisions and

requirements in the CC&Rs. Complaints, hearing process and enforcement are all provided in state statute and regulations.

- NRS Chapter 116 also requires a detailed public disclosure statement to buyers purchasing housing units, which will include the fact that the Project is a commercial land use and a description of COC features. Buyers are also required by state law to be given a copy of the recorded Project CC&Rs.

- Comparing the Project with the two COC communities previously approved by the county (Case Nos. WSUP 20-0019 and WSUP 21-0025), it is clear the only distinguishing feature is the Project ownership of mapped housing units owned privately with an HOA as the commercial enterprise owning, maintaining and provided COC amenities. All three communities are approved to provide COC features, facilities and services; all three communities have a commercial operator; and all three communities have housing units with a large population of seniors expecting to live in a COC community.

Questions and concerns relating to the commercial use compliance of the Project are addressed below.

1. Concern. What assurance is there that the HOA will not fail or cease to provide adequate COC features? The HOA must be required to exist in perpetuity.

Response. HOA provision of COC features will be regulated by state law, NRS Chapter 116. Complaints, hearings and enforcement are all provided for in state statutes. Senior residents in the Project are the members of the HOA. The CC&Rs will provide that COC services and facilities cannot be changed or altered by amendment without county approval. Otherwise, residents control HOA funding, expenses and services. This is a much better structure for continued provision of COC services than other COC communities the county has previously approved, which provide rental housing and which do not have state regulatory oversight on the nature and quality of COC services. Pursuant to its Articles of Incorporation, the Project HOA as a Nevada corporation will have perpetual existence. In practice, the HOA must exist as long as the Project remains a COC community under its special use permit.

2. Concern. Should deeds for housing units in the Project have restrictions regarding ownership of units by age-qualified seniors only?

Response. No. It does not matter who owns a Project housing unit. It is the restrictions on the occupants which matter. The CC&Rs are the proper vehicle to restrict Project housing unit occupancy and uses. The CC&Rs are recorded against the entire Project and have the same binding force and effect on housing units as deed restrictions. Ownership does not have to be, and should not be, restricted to qualified seniors. Consequences of changes in ownership like inheritance, probate, bank foreclosure, etc. are irrelevant as long as occupancy of Project housing units is regulated to meet COC requirements. For instance, new ownership by inheritance by children of a deceased former senior resident should not be a concern because the children cannot occupy the unit unless they qualify under federal age restrictions. Deeds conveying ownership of a unit should be the standard grant, bargain and sale deeds or quitclaim deeds, which is normal and customary practice in Nevada. Restrictions on occupancy and use belong in the CC&Rs, not in deeds.

CONCLUSION

Maintenance of consistency in approving COC communities by the county is important. Recent COC community approvals do not have any conditions of approval on COC uses, other than the requirement for the operator to have a business license. The Project HOA is a commercial “establishment” providing COC facilities and services. The binding nature of recorded CC&Rs and state regulation ensure future compliance on COC uses. Because the Project is a subdivision, county conditions of approval regarding contents of CC&Rs are customary and appropriate, however, conditions regarding deed ownership are not consistent with previous approvals and not necessary.

Robert M. Sader

RMS/kja