



Planning Commission Staff Report

Meeting Date: August 4, 2026

Agenda Item: 9C

TENTATIVE SUBDIVISION MAP CASE
NUMBER & SPECIAL USE PERMIT CASE
NUMBER:

WTM26-001 & WSUP26-0002
(Silverado Village at Eagle Canyon
– Phase 3)

BRIEF SUMMARY OF REQUEST:

To allow a common open space
tentative subdivision on ±13.55 acres
for 81 lots and allow single-family
detached residences, with major
grading.

STAFF PLANNER:

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CASE DESCRIPTION

For hearing, discussion, and possible action to approve: (1) A common open space tentative subdivision map for senior housing on ±13.55 acres for 81 lots, with an average lot size of 2,400 SF lots and houses ranging in sizes from 1,322 SF to 1,745 SF; and (2) A special use permit (SUP) for single-family detached residences in the Neighborhood Commercial regulatory zone, in accordance with Table 110.302.05.1 of the Washoe County Code. This application is submitted by Silverado Homes Nevada, Inc. on behalf of Spanish Springs Associates LP. The subject property is located at Approximately 1,650 ft northwest of the intersection of Eagle Canyon Drive and Neighborhood Way (APNs: 532-032-17 & 18) and consists of approximately 3.3 & 10.25 acres.

The proposal is being reviewed under Development Code Article 302, Allowed Uses; Article 408, Common Open Space Development; Article 438, Grading Standards; Article 608, Tentative Subdivision Maps, & Article 810, Special Use Permits and is situated within Commission District 4 - Commissioner Andriola. The site is currently governed by the Commercial (C) & Open Space (OS) Master Plan land use designation and the Neighborhood Commercial (NC) & Open Space (OS) Regulatory Zone zoning district, within the boundaries of the Spanish Springs Area Plan.

WTM26-001 & WSUP26-0002
Silverado Village Phase 3

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www.washoecounty.gov/csd/planning_and_development



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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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.

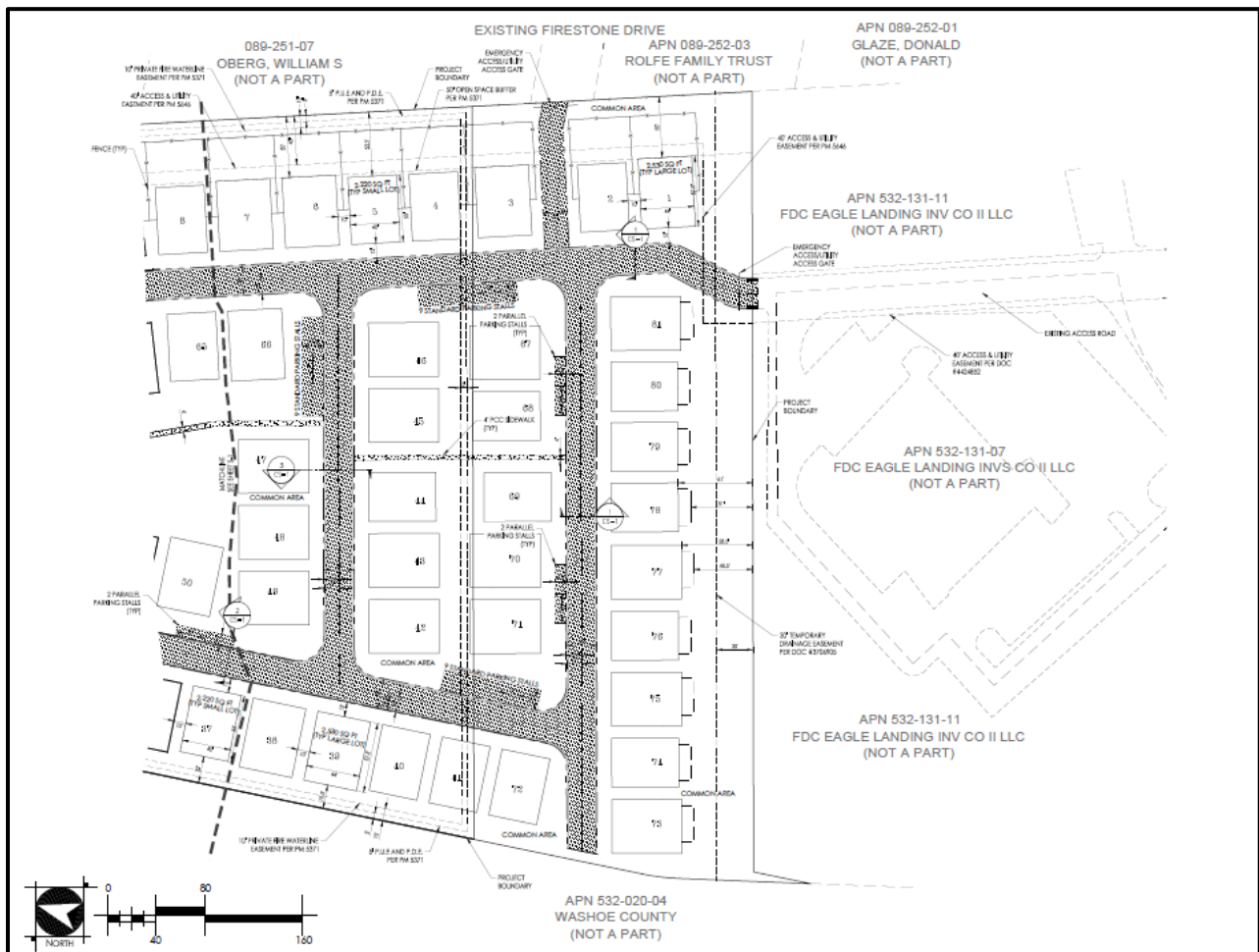
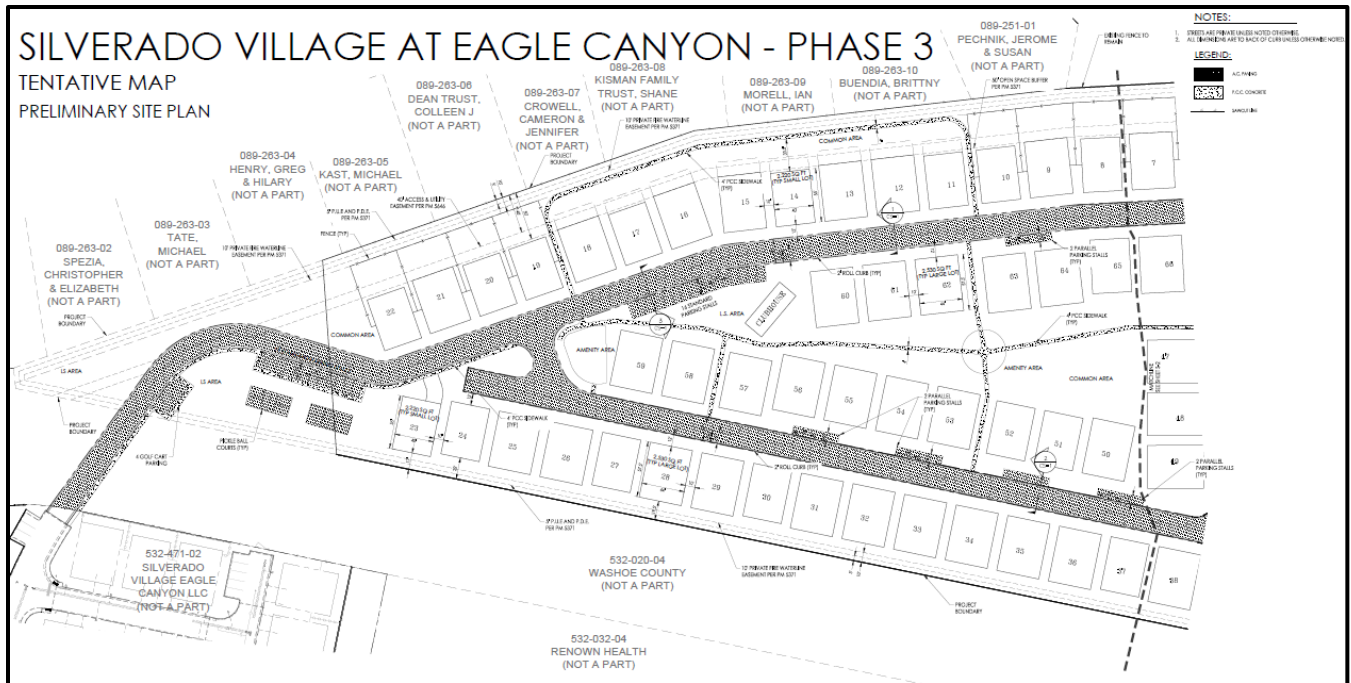
The conditions of approval for Tentative Subdivision Map Case Number WTM26-001 are attached to this staff report and will be included with the action order.

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 WSUP26-0002 are attached to this staff report and will be included with the action order. The proposed use of single-family detached residences requires a special use permit in accordance with Washoe County Table 110.302.05.1 for parcels with a regulatory zoning of neighborhood commercial (NC). Therefore, the applicant is seeking approval of this SUP from the Planning Commission.



Site Plan



FLOOR PLAN

1,322 sq. ft. | 2 Bedrooms | 2 Baths | 2-Car Garage



The Cape Elevations & Floor Plan

ELEVATIONS

1,453 sq. ft. | 2 Bedrooms | 2 Baths | 2-Car Garage



Ranch



Farmhouse



Cottage

FLOOR PLAN

1,453 sq. ft. | 2 Bedrooms | 2 Baths | 2-Car Garage



The Newport Elevations & Floor Plan

ELEVATIONS

1,640 sq. ft. | 2 Bedrooms | Flex Room | 2 Baths | 2-Car Garage



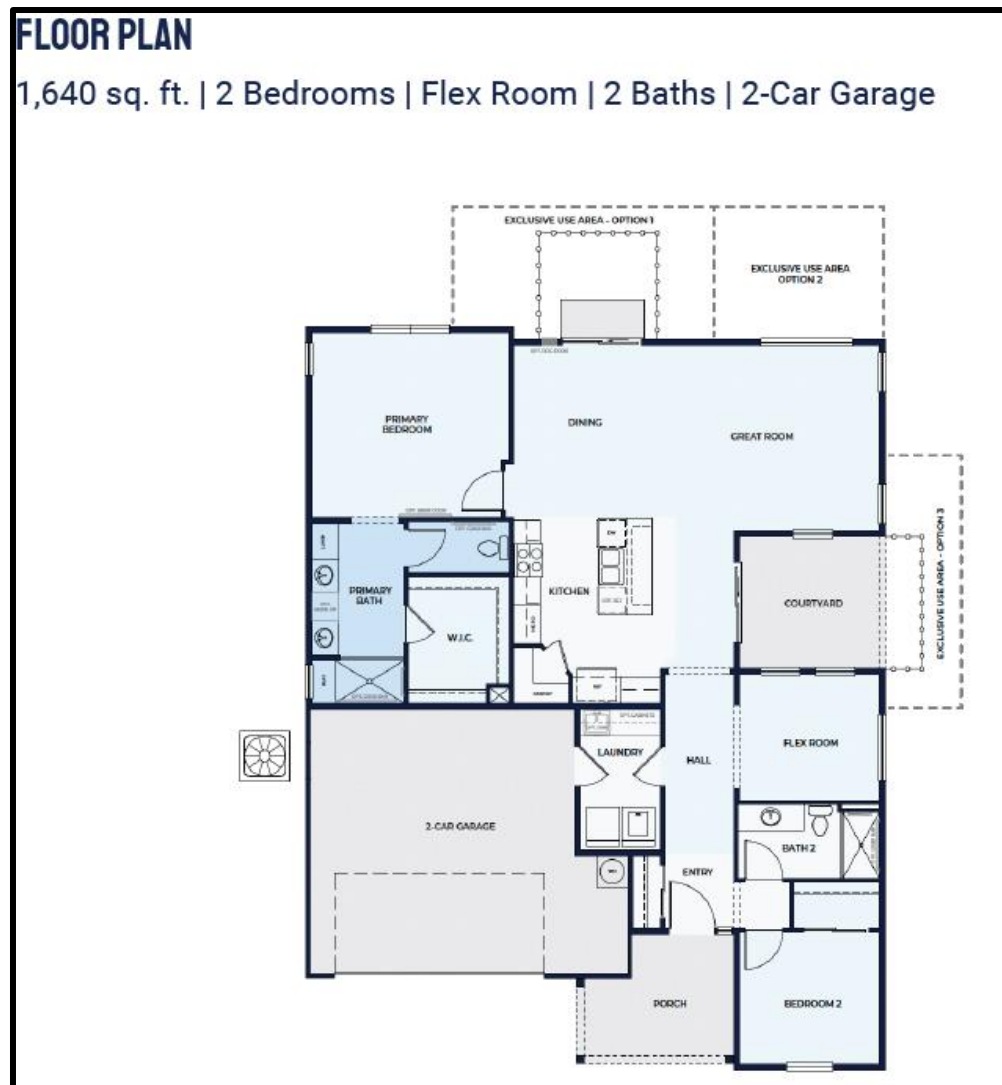
Ranch



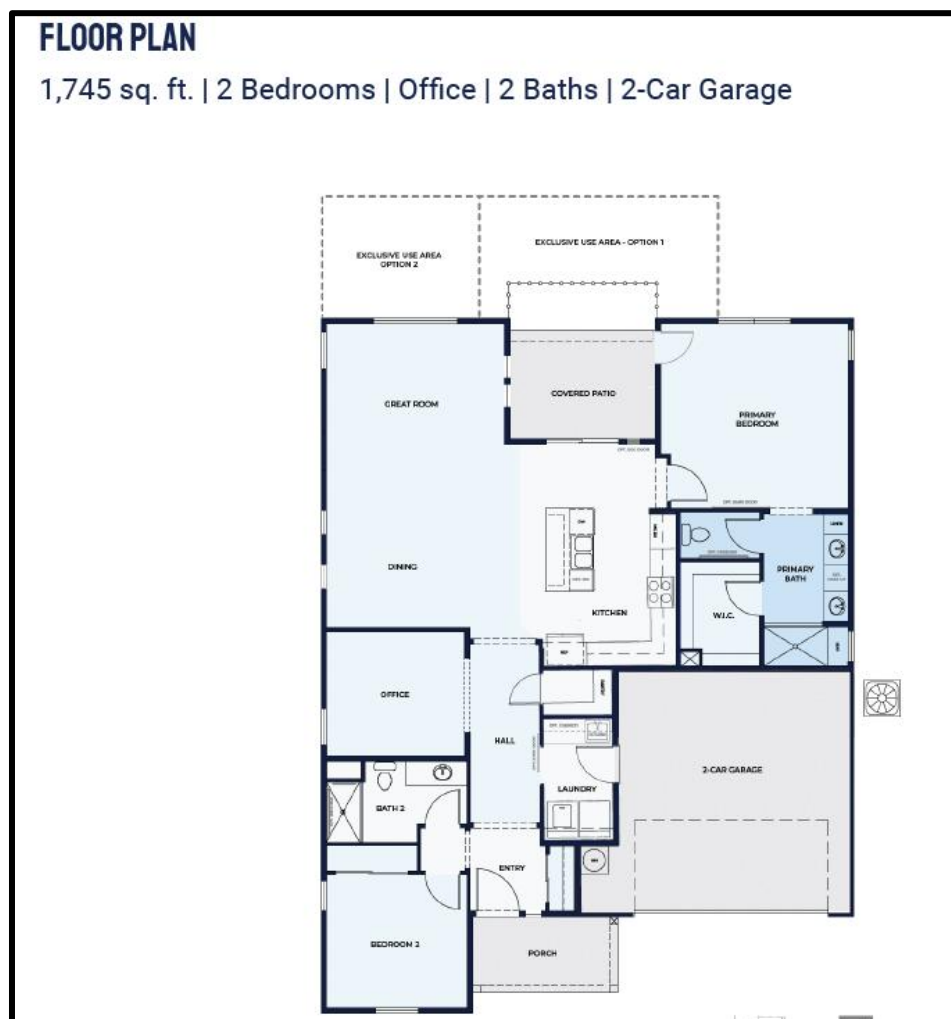
Farmhouse



Cottage



The Nantucket Elevations & Floor Plan



The Vineyard Elevations & Floor Plan

Project Evaluation

Silverado Village Crossing is a proposed common open space, single-family detached senior housing subdivision for 81 lots on two parcels totaling 13.55 acres (APN: 532-032-17 & 18). Per the application, the development will provide senior housing that is needed in the community. The development will offer four different elevations for single story homes with 2 bedrooms. The houses will range in size from 1,322 SF to 1,745 SF.

The development (phase 3) is an extension of the Silverado Village at Eagle Canyon – Phases 1 & 2 (WTM22-0002 & WSUP22-0001) which is located to the northwest of this proposed development. This development will be incorporated into the same homeowner's association (HOA) as the previous development (phases 1 & 2) and residents of each development will have access to both sets of community amenities, including the clubhouse, recreation facilities and pedestrian pathways.

The proposed development will increase the availability of homes specifically for seniors and will include design features intended to assist seniors in living independently in their own homes as long as possible. The application indicates that the houses will have 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, and non-slip flooring.” Furthermore, the application indicates that the project will allow seniors to own their homes within a supportive community. The development will focus on providing services for seniors that help maintain a healthy and safe lifestyle.

The site requires a special use permit to allow for single family detached housing per Washoe County Table 110.302.05.1, for parcels with a regulatory zoning of neighborhood commercial (NC). The proposed subdivision has a regulatory zone of NC which allows up to 5 dwelling units per acre. The maximum density on 13.55 acres is 71 lots; however, the application is for senior housing use type, which allows a 25% density increase above the base density. The 25% increase allows a total of 89 lots. The application is proposing 81 lots, with a density of 5.97 units per acre. Per WCC 110.336.10(a), the applicant must record a deed restriction to restrict the development to senior housing.

This project is proposed as a common open space subdivision which allows, “variation of lot size, including density transfer subdivisions, in order to preserve or provide open space, protect natural and scenic resources, achieve a more efficient use of land, minimize road building, and encourage a sense of community.” The application is requesting “that each home is considered the “lot”, therefore, individual lot setbacks are proposed to be 0 foot on all sides with a minimum setback of 10 feet between structures. Additionally, a 20 foot driveway setback, 20 feet from the curb to the garage door to

	Standard NC Setbacks	Proposed Lot/House Setbacks	Building Setbacks from Exterior Subdivision Property Line
Front Setback	15 feet	0 feet	10 feet
Rear Setback*	20 feet	0 feet	10 feet
Side Setback	15 feet	0 feet	5 feet
Driveway (measured from curb to garage door)	NA	20 feet	NA

The minimum lot sizes and width are the following:

	NC Requirements	Proposed Requirements
Minimum Lot Size	10,000 SF	2,200 SF
Minimum Lot Width	75 feet	40 feet

Site Characteristics

The 13.55 acre site is fairly flat and undeveloped with native vegetation. The site is located south of the initial phase of another senior housing development developed by Silverado Homes, east of single-family residential development, and west of Washoe County's North Spanish Springs Flood Detention Facility Outlet Channel.

The parcels have a master plan land use designation of commercial (C) and open space (OS), as does the parcel to the south. The parcel to the west is designated open space (OS) and to the east is suburban residential (SR). The parcels are in the neighborhood commercial (NC) and open space (OS) regulatory zones, as is the parcel to the south. The parcel to the west has a regulatory zoning of open space (OS) and to the east medium density suburban (MDS).

Numerous residential subdivisions are located in the area. Pyramid Ranch Estates is directly east, Silverado Village at Eagle Canyon – Phases 1 & 2 are to the northwest, and the Eagle Canyon subdivision is to the north. The OS regulatory zoning on the eastern boundary of the site provides a 50-foot buffer from Pyramid Ranch Estates. The site's western property line is adjacent to Washoe County property that is part of the Spanish Springs Flood Detention Facility. The proposed development is in the Spanish Spring Planning Area.

Facilities and Services

The site will have water service provided by Truckee Meadows Water Authority (TMWA). Sewer service will be provided by Washoe County, and the site will generate 65,610 gallons per day at peak flow. The site was planned for commercial uses and pipes are stubbed to the site. There are existing utility connections within Neighborhood Way that are adequately sized for the proposed development. Truckee Meadows Fire station 46 is located approximately ½ mile away at Rockwell Blvd. and La Posada Dr.

Roadways and Traffic

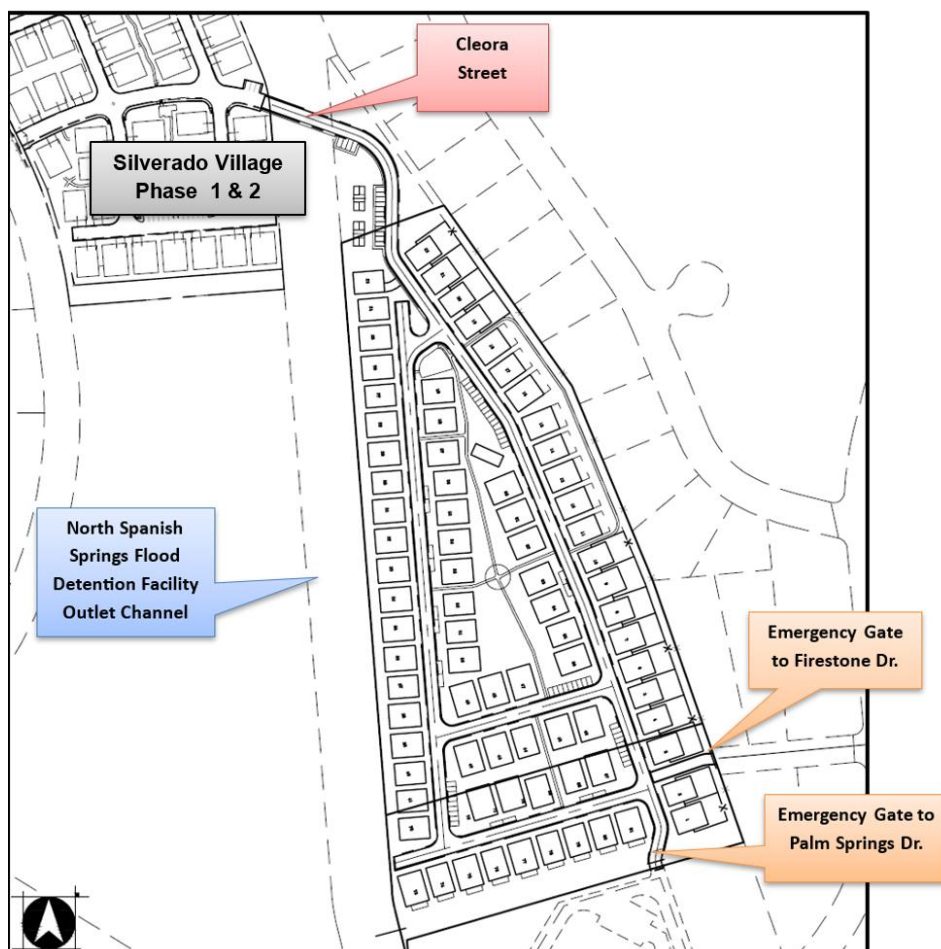
The access to the site will be gated from Silverado Village at Eagle Canyon – Phase 1 & 2 to the northwest off Neighborhood Way, a two-lane arterial street with a center median and sidewalks on both sides. The proposed development will connect to the existing development by Cleora Street, which has direct access to Neighborhood Way. There are gated emergency accesses located at the southern end of the site, between lots 1 and 81 and connecting to the commercial center to the south (See, Overall site Plan page 14).

The access from Cleora Street, developed as part Phase 2, to the proposed development will require crossing Washoe County property (APN: 532-020-04), which is part of the North Spanish Springs Flood Detention Facility Outlet Channel. Washoe County

Engineering has reviewed the proposed access and has specific conditions addressing the crossing of Washoe County property to the development (See Exhibit A).

The application included a traffic impact study and shows that 81-lots are anticipated to generate 495 average daily trips, with 33 AM peak hour trips and 38 PM peak hour trips. The applicant submitted a traffic impact study, which did not recommend any improvements to the roadways. The 2040 Regional Transportation Plan (RTP) Appendix A shows Pyramid Way being widening from four lanes to six lanes from Sparks Boulevard to Eagle Canyon Drive/La Posada Drive in 2031-2050 timeframe. According to the traffic study, the levels of service (LOS) for Neighborhood Way/Ember Drive & Eagle Canyon Drive will remain acceptable per RTC requirements.

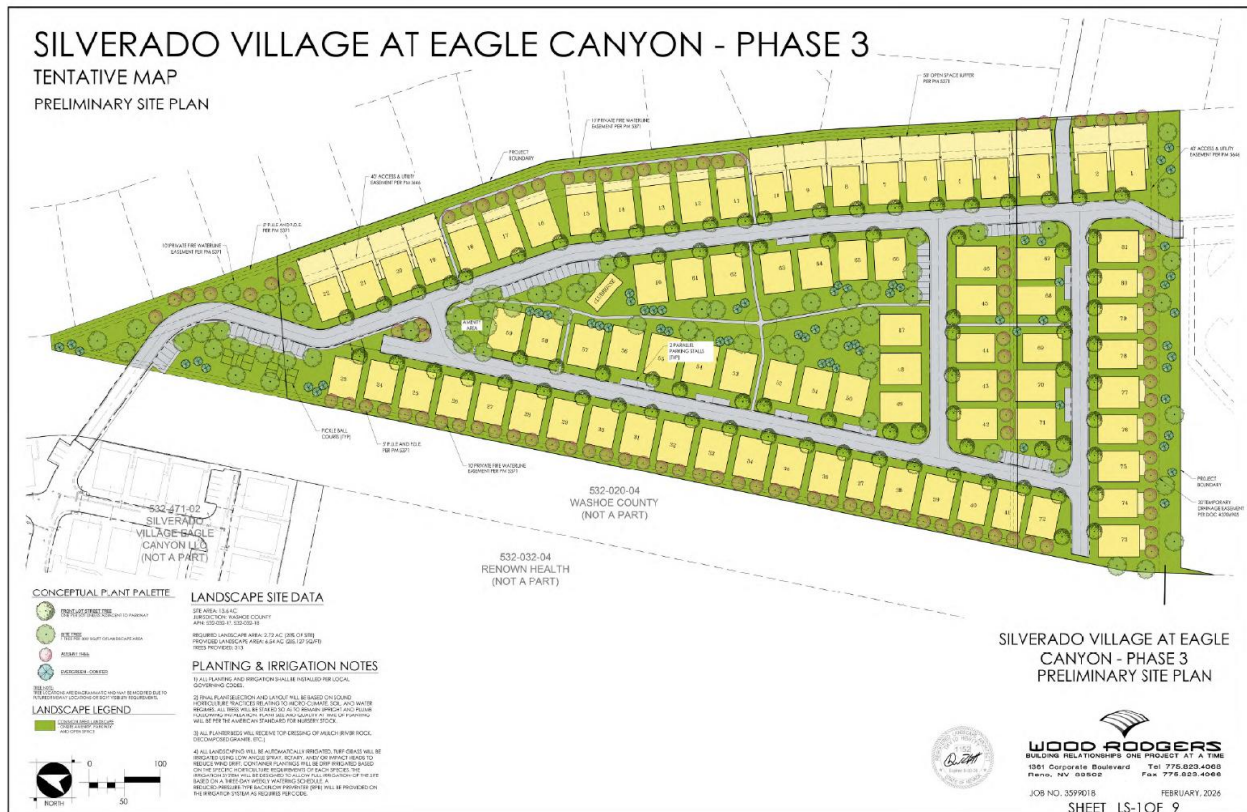
The private roadways within the development will be 25 feet from back face of curb to back face of curb to accommodate two travel lanes with rolled curb and gutter. There will be limited sidewalks, linking to pedestrian paths. Sidewalks will be located on one side of the street from the north entrance to the amenity just past the pickle ball courts. The pedestrian paths are located internal to the project, eliminating the need to walk along the street and allowing pedestrians to walk through the common paseo areas. There will be no parking along the roadways, and 68 guest parking spaces are located throughout the development.



Overall Site Plan

Landscaping

The landscape plan provided in the application states, “site plan includes at least one (1) tree for every 50 linear feet of street frontage, even though all internal streets are private.” The site will have 6.54 acres of open space with pedestrian paths throughout the development. There are 14 lots along the eastern portion of the development that will have backyards, allowing some units with private yards. These are the only lots with private yards, and all other landscaped areas will be maintained by the homeowners’ association (HOA).



Article 336: Housing Incentives

The site is requesting incentives as provided by WCC 110.336.10, Senior Housing. The main incentive is a 25% density increase, allowing a density above the base density. The 14.36-acre site has a regulatory zoning of neighborhood commercial, which allows a base density 5 units per acre, allowing 71.8 units. The request for a senior housing development, which allows a 25% density increase, will allow 89.75 units; the application is requesting 81 units. In order to comply with the requirements for the senior housing use type, the development requires at least 80% of occupied units to be occupied by a resident at least 55 years old. Also, a deed restriction is required to be recorded with the Washoe County Recorder's Office restricting the property to senior housing for a period of no less than 20 years. A condition has been included in the conditions of approval that the CC&Rs will require this deed restriction to be recorded (See Exhibit A) prior to the recordation of a final map.

Article 408: Common Open Space

The proposed tentative subdivision map is a common open space development. The breakdown of the ±13.55 acres site acreage and percentage are the following:

Land Type	Acreage	Percent of Site
Common Open Space	6.54	47.9%
81 Developed Lots	4.7	34.4%
Right-of-way (Streets)	2.4	17.6%

Article 408 has specific findings that are required to be met for a common open space development per 110.408.28. Recently Article 408 has been amended to concerning the Findings; the first three findings are now required to be satisfied and the remaining 2 findings, only when applicable. The applicant provided the following response to the required findings:

Article 408 Purpose Requirement	Brief Analysis
Achieve a More Efficient Use of Land	The proposed development employs a compact design strategy that leverages the provisions of common open space development achieving a more efficient use of land. By reducing individual lot sizes and setbacks, the project is able to provide approximately 6.54 acres of common open space within the site. This approach not only enhances environmental and community benefits but also maximizes land utilization.
Minimize Road Building	The proposed development has been intentionally designed to reduce the extent of roadway infrastructure, both in terms of linear distance and overall impervious surface area. Overall, roadways comprise approximately 2.3 acres, representing just 17% of the total site area, demonstrating a clear commitment to minimizing roadway infrastructure while maintaining functional and aesthetic standards.
Encourage A Sense of Community	The proposed development is designed to foster community interaction and connectivity through a comprehensive network of amenities and pedestrian improvements. Internally, the subdivision includes a system of sidewalks and pedestrian walkways that provide safe and convenient circulation for residents. A centralized amenity area and clubhouse are proposed within the neighborhood, creating a shared space for social engagement.
Preserve or Provide Open Space	NA

Protect Natural and Scenic Resources	NA
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Washoe County Code 110.408.45 (b) requires:

Permanent Preservation and Maintenance

Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the County.

The conditions of approval provide conditions to maintain the common open space (See, Exhibit A).

Article 438: Grading

The site is fairly flat and the applicant is anticipating minimal grading; however, the request is to import ±29,000 cubic yards of material, to elevate the site to allow for the design of the sewer and storm drain system. This amount of imported material meets Washoe County Code 110.438.28(a)(1)(ii)(B) for exceeding the major grading thresholds. This request is allowed to be approved through the tentative map process. Proposed grading plans conform with all other standards of Article 438. Final review ensuring conformance with Article 438 and with all conditions of approval will occur during the final map and/or building permit stages.

Master Plan Evaluation

The subject parcel is located within the Spanish Springs Planning Area. The proposed subdivision map aligns with applicable Priority Principles & Policies of the Washoe County Master Plan as described in following sections:

The project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 1.

Table 1: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.	
LU1.1 - Continue to cooperate with TMRPA to ensure the County's approach to growth and development is consistent with and supportive of the regional vision.	TMRPA received notice of the application and provided comments (See Exhibit B).

LU1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.	In addition to County-required noticing per NRS for the Planning Commission meeting, the applicant held a neighborhood meeting, which included noticing Washoe County residents within 750 feet of the subject property, to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project.
LU1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).	Northern Nevada Public Health received a notice of the application and provided conditions of approval for the proposal.
Land Use Principle 2. Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.	
LU Policy 2.3 Allow flexibility in development proposals when appropriate to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning to meet multiple County principles and policies.	The proposal meets the requirements of Article 408 for common open space development, which allowed the applicant to propose alternate lot sizes and cluster the development.
Land Use Principle 3. Support development that respects natural resources.	
LU Policy 3.1 Collaborate with other agencies to develop methods for assessing all developments individually and cumulatively for potential impact upon the natural resources of Washoe County.	All applicable agencies were noticed of the application; any comments and/or conditions were incorporated into the project as necessary.
Land Use Principle 4. Design communities and neighborhoods to create a strong sense of place.	
LU Policy 4.6. Encourage design of new developments to accommodate the needs	The proposed amenities and pathways are designed to accommodate for the needs of all users. The pathways link to the

of all users, including young, aging, disabled and special needs populations.	Silverado Village at Eagle Canyon – Phase 1 & 2, to the northwest.
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The project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Spanish Springs Planning Area, as described in Table 2.

Table 2: Master Plan Conformance with Spanish Springs Planning Area Priority Principles & Policies

Priority Principles & Policies		Explanation of Conformance with Priority Principles & Policies	
NCR Principle 1. Maintain scenic resources within the County.			
Policy 1.1 Collaborate with all planning partners to identify and protect the region’s significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.		All applicable agencies were notified of the application; any comments and/or conditions were incorporated into the project as necessary. No comments or conditions were received indicating concerns related to visual impacts.	
Policy 1.2 Maintain dark night skies.		The applicant states lighting will be “shielded or recessed and directed downward, away from the sky, roadways, pathways and other residential structures”. Additionally, lighting must meet the requirements of Article 414 Noise and Lighting Standards.	
NCR Principle 6. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.			
Policy 6.5 Work with partner agencies including TMRPA, WCSD, NDOT, and RTC to support a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities.		All applicable agencies were notified of the application; any comments and/or conditions were incorporated into the project as necessary.	
Policy 6.8 Pursue long-term funding opportunities for acquisition, development, and maintenance of parks, trails, open space, and other recreational facilities.		Conditions of approval require the HOA be responsible for the maintenance of the trails and open space areas.	

TR Principle 1. Create an interconnected transportation network.	
Policy 1.4 Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.	There are proposed pathways throughout the development, encouraging walking. The paths link to the development to the northwest and to Neighborhood Way sidewalks. There are bike lanes along Neighborhood Way.

Neighborhood Meeting & Public Comment

A neighborhood meeting was held at Spanish Springs High School on October 14, 2025. There were 2 attendees and their comments and questions were related to the following topics:

- Traffic at Neighborhood Way and Eagle Canyon;
- Sewer infrastructure capacity;
- Lot size and density; and
- Potential roadway improvements.

Reviewing Agencies

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

Washoe County Planning Commission

Agencies	Sent to Review	Responded	Provided Conditions	Contact
US Postal Service	X			
NDOT (Transportation)	X			
NDOw (Wildlife)	X			
NV Department of Agriculture	X			
NV Water Resources	X			
Washoe County Animal Services	X	X		
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X	X	Faye-Marie Pekar, fmpekar@washoecounty.gov
Washoe County Risk Management	X			
Washoe County Surveyor (PMs Only)	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Robert Wimer, rwimer@washoecounty.gov
NNPH Air Quality	X			
NNPHEMS	X			
NNPH Environmental Health	X	X	X	Wesley Rubio, wrubio@nnph.org
TMFPD	X	X	X	Jenny Williamson, jwilliamson@tmfpd.us
Truckee Meadows Regional Planning	X			
Washoe County School District (All TMs)	X			
Regional Transportation Commission	X	X		
AT&T	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

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

Staff Comment on Required Findings

Article 408, Common Open Space, Section 110.408.28; and Article 608, Tentative Subdivision Maps, Section 110.608.25, Findings; and Article 810, Special Use Permit, Section 110.810.30, Findings, requires that first three findings be made to the satisfaction of the Washoe County Planning Commission and the remaining 2 findings only if applicable, 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.

Article 408, Common Open Space, Findings

- (a) Achieve a More Efficient Use of Land. The development utilizes density clustering to further protect and preserve open spaces.

Staff Comment: The development incorporates common open space components and utilizes reduced lot sizes and the clustering of parcels. The clustering of parcels creates a greater efficiency with a reduced amount of infrastructure improvements. The applicant has maximized the use of the land to achieve an efficient land usage for the 13.55 acre site with 4.7 acres for residential lots, 2.4 acres for streets and 6.54 acres of open space. The average lot size for residential lots is 2,400 SF, preserving 47.9% of the site for open space.

- (b) Minimize Road Building. The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).

Staff Comment: The project is a common open space development, which includes the clustering of parcels and parcels of varying sizes (lots ranging in size from 1,322 SF to 1,745 SF). As a result of the clustering of parcels and common open space design, the smaller lot sizes lead to a more condensed developed area and less road building. Roadways will comprise 2.32 acres (16%) of the site. The proposed roads are private and designed to be narrow, to minimize road building.

- (c) Encourage a Sense of Community. The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.

Staff Comment: The design of the project is such that there are clusters of parcels within appropriate development areas of the site. The applicant states that the development, "is designed to foster community interaction and connectivity through a comprehensive network of amenities and pedestrian improvements."

Article 608, Tentative Subdivision Maps, Findings

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Envision Washoe 2040 and included Spanish Springs Planning Area. There is no applicable 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.

Staff Comment: The proposed subdivision is consistent with the Master Plan and the Spanish Springs Planning Area, as explained within the staff report. Conditions of approval are proposed to ensure consistency with the master plan, including conditions regarding open space maintenance.

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

Staff Comment: The subject site is physically suitable for the proposed 81-lot residential subdivision for seniors. The site is generally flat and there are no development constraints in the proposed development area.

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

Staff Comment: The Washoe County Engineering Division reviewed the proposed development for sanitary sewer considerations and recommended appropriate conditions of approval to ensure appropriate infrastructure development on the site. Wastewater treatment capacity is available and adequate and will be provided by Washoe County. The subdivision therefore meets the requirements of Article 702.

- (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 Nevada Division of Wildlife (NDOW) received a request to review this application and had no comments. There is no known habitat of any endangered plant or wildlife species on the subject parcel and the subdivision, so associated improvements are not likely to cause environmental damage to those species.

- (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 subdivision is not likely to cause significant public health problems. There are sufficient facilities and capacity for wastewater generated by the proposed development. Appropriate air quality permitting and mitigation will occur at the time of grading and construction. The lots are smaller and will be shaded by trees, reducing potential urban heat effects. No negative public health impact is anticipated. The Northern Nevada Public Health (NNPH) received a request to review this application and provided conditions (See Exhibit A).

- (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 will not conflict with the easements in regard to utility purposes or public access.

- (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 a gated entrance access off Neighborhood Way to Cleora Street, the entrance to the development. There are gated emergency accesses from the development to the south.

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

Staff Comment: The proposed gated development will contain private streets that are not proposed for dedication. 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: According to the application, the development will be developed with high-performance building materials for energy efficiency to meet building codes.

Article 810, Special Use Permits, Findings

- (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 request to develop an 81 single-family senior residential subdivision is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Planning Area.

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

Staff Comment: There are adequate roadway improvements, sanitation, water supply, drainage, and other necessary facilities for the construction of 81 single family detached houses for seniors. Commercial uses were planned for the site and the infrastructure was planned accordingly for commercial uses, which typically has a higher usage of facilities.

- (r) Site Suitability. That the site is physically suitable for a single family, detached housing subdivision and for the intensity of such a development.

Staff Comment: The subject site is physically suitable for the proposed 81-lot residential development. The site is generally flat and there are no constraints in the proposed development area.

- (s) 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. There are residential developments to the northwest and the east and will provide additional senior housing in the area. There is no indication that the proposed project will be significantly detrimental to public health, safety or welfare or injurious to adjacent properties. Conditions of approval have been included to mitigate negative potential impacts.

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

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

After a thorough analysis and review, Tentative Subdivision Map Case Number WTM26-001 and Special Use Permit Case Number WSUP26-0002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission approve Tentative Subdivision Map Case Number WTM26-001 and Special Use Permit Case Number WSUP26-0002 for Silverado Homes Nevada, Inc., with the condition included as Exhibit A to this matter, having made all twenty findings in accordance with Washoe County Code, Article 408, Common Open Space, Section 110.408.28, Findings; and Article 608, Tentative Subdivision Maps, Section 110.608.25, Findings; and Article 810, Special Use Permit, Section 110.810.30, Findings:

Article 408, Common Open Space, Findings:

- (a) Preserve or Provide Open Space. The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents with an option for open space above and beyond any applicable minimum requirements of Article 432.
- (b) Protect Natural and Scenic Resources. The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.
- (c) Achieve a More Efficient Use of Land. The development utilizes density clustering to further protect and preserve open spaces.
- (d) Minimize Road Building. The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).
- (e) Encourage a Sense of Community. The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.

Article 608, Tentative Subdivision Maps Findings:

- (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.

Article 810, 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;
- (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;
- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
- (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
- (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.

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.



Conditions of Approval

Tentative Subdivision Map Case Number WTM26-001 &
Special Use Permit Case Number WSUP26-0002

The project approved under Tentative Subdivision Map Case Number WTM26-001 & Special Use Permit Case Number WSUP26-0002 shall be carried out in accordance with the conditions of approval granted by the Planning Commission on August 4, 2026. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this 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 tentative subdivision map is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the tentative subdivision map may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this 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 Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any**

conditions set by NNPH 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 include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has**

been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.

- b. 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.
- c. In accordance with NRS 278.360 and Article 610 of the Washoe County Development Code, 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, 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. The date of the signing of the final map by the Director of Planning and Building constitutes the presentation date of the final map. On subsequent final maps, that date may be extended by two years if the extension request is received prior to the expiration date..
- d. 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.
- e. 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 AND SIGNED 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.

KELLY MULLIN, 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 AND
SIGNED 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.

KELLY MULLIN, DIRECTOR,
PLANNING AND BUILDING DIVISION

- f. 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.

- g. 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.

- h. The developer shall be required to participate in any applicable General Improvement District or Special Assessment District formed by Washoe County.
- k. 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.
- l. Construction hours are 7am to 7pm Monday through Saturday. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- m. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be signed and sealed by a licensed landscape architect registered in the State of Nevada to the Planning and Building Division, prior to a Certificate of Occupancy.

Washoe County Conditions of Approval

- n. Failure to comply with the conditions of approval shall render this approval null and void.
- o. The setbacks are the following:

	Lot/House Setbacks	Building Setbacks from Exterior Subdivision Property Line
Front Setback	0 feet	10 feet
Rear Setback*	0 feet	10 feet
Side Setback	0 feet	5 feet
Driveway (measured from curb to garage door)	20 feet	NA

- p. The lot sizes and width are the following:

Minimum Lot Size	2,200 SF
Minimum Lot Width	40 feet

- q. A deed must be recorded with the Washoe County Recorder's Office restricting the property to senior housing as defined per Washoe County code for a period of no less than 20 years.
- r. 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. 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. Watershed management;
 - c. Debris and litter removal;
 - d. Fire access and suppression; and

Washoe County Conditions of Approval

- e. Maintenance of public access and/or maintenance of limitations to public access.
2. All drainage facilities and roadways not maintained by Washoe County shall be privately maintained and perpetually funded by the homeowners association.
3. All common area shall be identified as common area on the final map shall be privately maintained and perpetually funded by the homeowners association. 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. (If the subdivision is a common open space development, replace with common open space or add additional section to state the same for common open spaces).
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. Locating habitable structures on potentially active (Holocene) fault lines, whether noted on the recorded map or disclosed during site preparation, is prohibited.
6. All outdoor lighting on buildings and streets within the subdivision shall be down-shielded.
7. 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.
8. Mandatory solid waste collection.
9. Fence material (if any), height, and location limitations, and re-fencing standards. Replacement fence must be compatible in materials, finish and location of existing fence.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
- b. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure including the proposed bridge in the North Spanish Springs Flood Detention Facility, landscaping,

community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common open space areas for review and approval by the County Engineer prior to the approval of the final map and associated civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements and the proposed bridge crossing, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.

GRADING (COUNTY CODE 110.438)

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- c. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submitting the final map and subsequent individual building permits.
- d. 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 and/or surveyor licensed in the State of Nevada.
- e. 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, shall be shown on the project construction plans and installed as part of the onsite improvements.
- f. 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.
- g. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open space areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common open space areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
- h. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
- i. 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.
- j. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."

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- k. 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.
- l. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
- m. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- n. 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.
- o. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
- p. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
- q. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's bridge crossing shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
- r. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLOMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
- s. The following note shall be added to each final map: "All properties, regardless of 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."
- t. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
- u. 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 and the County Engineer.
- v. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within common open space parcels shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom

Washoe County Conditions of Approval

of proposed storm water basins as well as over County owned and maintained storm drainage facilities.

- w. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
- x. Any rights-of-way/easements/agreements for drainage structures, and their maintenance, shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit.
- y. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts.
- z. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
- aa. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E., 775.328.2050, mfink@washoecounty.gov

- bb. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications.
- cc. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
- dd. Prior to the recordation of the first final map or issuance of the first building or grading permit, the Applicant shall provide constructable roadway and storm drain infrastructure design for the northern roadway access crossing of the North Spanish Springs Detention Facility outlet channel, stamped and signed by a Nevada-registered structural engineer, for review and approval by the County Engineer. The crossing design shall follow the Truckee Meadows Regional Drainage Manual design requirements to include the required freeboard as well as acceptable access for private ownership and maintenance of the roadway and storm drainage infrastructure to the approval of the County Engineer.
- ee. 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/rights-of-way.

- ff. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers or other approved safety devices are warranted shall be submitted for approval.
- gg. All intersections shall be analyzed for sight distance requirements per the AASHTO – *A Policy on Geometric Design of Highways and Streets*.
- hh. All rockery walls shall be designed to comply with the 2018 IBC, 2018 IRC, and 2018 Northern Nevada Amendment, Section 1807 2.1.1.1 Rockery Retaining Walls.
- ii. 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.
- jj. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
- kk. 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.
- ll. A 20' setback is required between the back of the sidewalk and the front of the garage.
- mm. 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.
- nn. Adequate snow storage easements shall be identified on the final plat.
- oo. 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.
- pp. The diameter of the cul-de-sac bulb and anything located within the bulb, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for emergency vehicles, garbage trucks, snowplows, and moving vans.
- qq. 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

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Nevada, certifying that the private improvements have been constructed in accordance with the approved plans.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E., 775.954.-7352, kpascual@washoecounty.gov

- rr. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.
- ss. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
- tt. The applicant shall conform to all Washoe County utility design standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.
- uu. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
- vv. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
- ww. The applicant shall submit an electronic copy of the street and lot layout for each final map with the initial submittal. The files shall be in a format acceptable to Washoe County.
- xx. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems deemed a regionally beneficial facility prior to signature on each final map. The financial assurance shall be in a form and amount acceptable to the CSD.
- yy. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the public sanitary sewer collection system.
- zz. The public sanitary sewer collection system shall be offered for dedication to Washoe County along with the recordation of each final map.
- aaa. 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.
- bbb. 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 includes the following:
 - 1. Estimated sewage flows generated by this project,
 - 2. Projected sewage flows from future and existing development within tributary areas,
 - 3. Impact on capacity of existing infrastructure,

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4. Slope of pipe, invert elevations, and rim elevations for all manholes,
 5. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 6. Proposed collection line material type.
- ccc. No Certificate of Occupancy will be issued until all sewer fees have been paid, sewer collection facilities necessary to serve each final map have been completed, accepted, and engineer-prepared as-built drawings are delivered to Washoe County. As-built drawings shall be in a format acceptable to Washoe County.
- ddd. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
- eee. 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.
- fff. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes. The Improved maintenance access ways shall be constructed with grades not exceeding twelve (12) percent, unless approved by the County Engineer.
- ggg. The Applicant shall be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry, appurtenances, lift stations, force mains and recycled water distribution system required to provide necessary flushing of the force mains, potential odor control, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project. Washoe County shall determine the final design compliance with Washoe County Development and Engineering codes and specifications.

Washoe County Engineering and Capital Projects- Water Management

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

Contact Name – Timber Weiss, P.E. 775.954.4626, tweiss@washoecounty.gov

- a. The application indicates that water service will be provided by Truckee Meadows Water Authority. Prior to the approval of any final map resulting from this tentative subdivision map, the applicant shall comply with TMWA's requirements for development.

Washoe County Health District

4. 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 – Wesley Rubio, EHS Supervisor, 775.328.2434 , wrubio@nnph.org

Washoe County Conditions of Approval

- a. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
- b. Mass grading may proceed after approval of the Tentative Map and upon review and approval by NNPH of a grading permit application. a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
- c. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

NNPH requires the following to be submitted with the final map application for review and approval:

- d. Construction plans for the development must be submitted to NNPH for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of NNPH.
- e. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction of NNPH an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 1. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;
 2. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to NNPH that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 3. The developer must bear the cost of the inspections; and
 4. The developer may select a third-person inspector but the selection must be approved by NNPH or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
- f. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to NNPH. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service. a. A copy of this letter must be included with the final map submittal.

Washoe County Conditions of Approval

- g. Prior to final map approval, a “Commitment for Water Service” letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to NNPH. a. A copy of this letter must be included with the final map submittal.
- f. The final map submittal must include a letter from Nevada Division of Environmental Protection to NNPH certifying their approval of the final map.
- h. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
- i. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution. a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
- j. Prior to approval of the final map, the applicant must submit to NNPH the final map fee.
- k. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

Washoe County Regional Parks & Open Space

5. The following condition is a requirement of the Regional Parks & Open Space, which shall be responsible for determining compliance with this condition.

Contact Name – Faye-Marie Pekar, Park Planner, 775.328.3699, fmpekar@washoecounty.gov

- a. All earthen material imported as part of this project is required to be “certified weed free” to prevent the spread of noxious and invasive weeds within the county.
- b. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.
- c. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in Attachment 2 (Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities) shall be included in construction plans and specifications.

Truckee Meadows Fire Protection District

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

Contact Name Jen Donohue, 775.447.5780, jdonohue@tmfpd.us

Fire Apparatus Access Roads

- a. Fire apparatus access roads shall be in accordance with International Fire Code (IFC) Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)

Washoe County Conditions of Approval

- b. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2).
- c. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders. (IFC D103.1)
- d. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated/identified shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6) Fire Lane signage maintenance and responsibility shall be clearly identified within the CC&Rs or HOA documentation.
- e. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
- f. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
- g. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (IFC 503.2.3_
- h. Where a bridge/culvert or an elevated surface is part of a fire apparatus access road, the bridge/culvert shall be constructed and maintained in accordance with AASHTO HB-17. (IFC 503.2.6).
- i. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
- j. Developments of one-or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads in accordance with Appendix D. (IFC D107) Currently, as submitted, there appears to be two potential secondary access roads and both appear to be off-set from existing roadways and therefor potentially unnavigable for emergency response.
- k. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D107.2)

- l. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.5 and 503.6. Gates and gate verbiage shall be illustrated on plans.
- m. Address identification shall be legible and placed in a position that is visible from the street or road fronting the property during all hours of the day and night. Address identification shall be maintained during all phases of the project - this shall apply for both temporary and permanent identifiers. Each Arabic number shall be not less than a nominal height of 6 inches with a minimum ½ inch stroke for residential occupancies.

Fire Protection Water Supplies

- n. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
- o. A fire hydrant exhibit, including the Fire Flow Calculation Analysis and hydrant placement, shall be submitted separately to TMFPD for review and approval.
- p. The number of fire hydrants available shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
- q. Fire hydrant systems shall comply with Washoe County Standard Detail W-301A-D and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
- r. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas. Hydrant spacing may be increased by 25% when all structures within the development are provided with fire sprinkler protection. (IFC Table C102.1)
- s. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
- t. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
- u. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)

Washoe County Conditions of Approval

- v. Fire hydrants placed within pedestrian walkways and/or sidewalks shall provide for a minimum of 4-foot clearance in accordance with public right-of-way accessibility guidelines (PROWAG). (W-301C)
- w. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-301A-D.
- x. TMFPD does not own any hydrants and shall not be deeded any infrastructure contained on this project or future Final Maps.

*** End of Conditions ***

From: [Wines-Jennings, Tammy L](#)
To: [Olander, Julie](#)
Cc: [Schull, Shyanne](#)
Subject: WSUP26-0002 (Silverado Villages)
Date: Thursday, January 22, 2026 10:21:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello,

We have no issues from an Animal Services perspective.

Thank You,



Tammy Wines-Jennings

Assistant Director | Washoe County Regional Animal Services

twines-jennings@washoecounty.gov | Office: 775.353.8945 | Dispatch:: 775.322.3647

2825 Longley Lane., Suite A, Reno, NV 89502



**WTM26-001 & WSUP26-0002
EXHIBIT B**

From: [COOPER, CLIFFORD E](#)
To: [Olander, Julee](#)
Subject: Special Use Permit Case Number WSUP26-0001 (Enterprise Office)
Date: Thursday, January 15, 2026 8:29:10 AM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Julee,

AT&T does not have any adverse comments to this action.

Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

**WTM26-001 & WSUP26-0002
EXHIBIT B**



Date: March 5, 2026

To: Julee Olander, Planner

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

Re: **Silverado Villages at Eagle Canyon Phase 3 WTM26-001** (81 Lots)
APN 532-032-17, 532-032-18

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff have reviewed the above referenced application. The proposed project consists of an 81-lot subdivision and is located on approximately 13.55 acres northwest of the intersection of Eagle Canyon Drive and Neighborhood Way. 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. The County Engineer shall determine compliance with the following conditions of approval.

Sanitary sewer service will be provided by Washoe County.

For questions related to sections below, please see the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.32 Grading and Retaining Walls Within Setbacks.

Conditions:

1. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
2. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure including the proposed bridge in the North Spanish Springs Flood Detention Facility, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common open space areas for review and approval by the County Engineer prior to the approval of the final map and associated

**WTM26-001 & WSUP26-0002
EXHIBIT B**

civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements and the proposed bridge crossing, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.

GRADING (COUNTY CODE 110.438)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submitting the final map and subsequent individual building permits.
2. 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 and/or surveyor licensed in the State of Nevada.
3. 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, shall be shown on the project construction plans and installed as part of the onsite improvements.
4. 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.
5. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open space areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common open space areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
6. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
7. 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.
8. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
9. 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.
10. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
11. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

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EXHIBIT B**

DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. 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.
2. Prior to recording the first final map or issuance of the first building or grading permit, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval, including analysis of the probable maximum flood (PMF) elevation analysis at the bridge crossing.
3. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
4. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's bridge crossing shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
5. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLOMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
6. The following note shall be added to each final map: "All properties, regardless of 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."
7. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
8. 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 and the County Engineer.
9. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within common open space parcels shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
10. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
11. Any rights-of-way/easements/agreements for drainage structures, and their maintenance, shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit.
12. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map.

WTM26-001 & WSUP26-0002
EXHIBIT B

The LID plan shall be prepared to minimize the increased volume of runoff and prevention of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts.

13. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
14. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

Discussion: Washoe County has safety concerns regarding the parking spaces located throughout the development with sight distance when backing into the adjacent streets.

Conditions:

1. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications.
2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
3. Prior to the recordation of the first final map or issuance of the first building or grading permit, the Applicant shall provide constructable bridge design for the crossing, stamped and signed by a Nevada-registered structural engineer, for review and approval by the County Engineer. The bridge design shall have a 100-year lifespan, and the bridge design must meet the Washoe County design criteria at the time of submittal. The proposed bridge and associated utilities facilities shall be designed to include the required freeboard above the Probable Maximum Flood (PMF) elevation at the time of application.
4. 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/rights-of-way.
5. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers or other approved safety devices are warranted shall be submitted for approval.
6. All intersections shall be analyzed for sight distance requirements per the AASHTO – *A Policy on Geometric Design of Highways and Streets*.
7. All rockery walls shall be designed to comply with the 2018 IBC, 2018 IRC, and 2018 Northern Nevada Amendment, Section 1807 2.1.1.1 Rockery Retaining Walls.

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EXHIBIT B

8. 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.
9. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
10. 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.
11. A 20' setback is required between the back of the sidewalk and the front of the garage.
12. 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.
13. Adequate snow storage easements shall be identified on the final plat.
14. 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.
15. The diameter of the cul-de-sac bulb and anything located within the bulb, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for emergency vehicles, garbage trucks, snowplows, and moving vans.
16. 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.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-7352

Conditions:

1. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.
2. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
3. The applicant shall conform to all Washoe County utility design standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

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4. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
5. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
6. The applicant shall submit an electronic copy of the street and lot layout for each final map with the initial submittal. The files shall be in a format acceptable to Washoe County.
7. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems deemed a regionally beneficial facility prior to signature on each final map. The financial assurance shall be in a form and amount acceptable to the CSD.
8. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the public sanitary sewer collection system.
9. The public sanitary sewer collection system shall be offered for dedication to Washoe County along with the recordation of each final map.
10. 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.
11. 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 includes the following:
 - a. Estimated sewage flows generated by this project,
 - b. Projected sewage flows from future and existing development within tributary areas,
 - c. Impact on capacity of existing infrastructure,
 - d. Slope of pipe, invert elevations, and rim elevations for all manholes,
 - e. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 - f. Proposed collection line material type.
12. No Certificate of Occupancy will be issued until all sewer fees have been paid, sewer collection facilities necessary to serve each final map have been completed, accepted, and engineer-prepared as-built drawings are delivered to Washoe County. As-built drawings shall be in a format acceptable to Washoe County.
13. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
14. 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.
15. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes. The Improved maintenance access ways shall be constructed with grades not exceeding twelve (12) percent, unless approved by the County Engineer.

16. The Applicant shall be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry, appurtenances, lift stations, force mains and recycled water distribution system required to provide necessary flushing of the force mains, potential odor control, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project. Washoe County shall determine the final design compliance with Washoe County Development and Engineering codes and specifications.



Date: April 2, 2026

To: Julee Olander, Planner

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

Re: **Silverado Villages at Eagle Canyon Phase 3 WTM26-001** (81 Lots)
APN 532-032-17, 532-032-18

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff have reviewed the above referenced application. The proposed project consists of an 81-lot subdivision and is located on approximately 13.55 acres northwest of the intersection of Eagle Canyon Drive and Neighborhood Way. 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. The County Engineer shall determine compliance with the following conditions of approval.

Sanitary sewer service will be provided by Washoe County.

For questions related to sections below, please see the staff's name referenced.

GENERAL CONDITIONS

Contact Information: Robert Wimer, P.E. (775) 328-2059

Discussion:

1. Cut slopes, fill slopes, and berms shall be setback from parcel lines and access easements in accordance with Washoe County Code Article 438.32 Grading and Retaining Walls Within Setbacks.

Conditions:

1. The applicant shall include a condition response memorandum with each subsequent permit application. That memorandum shall list each condition of approval, shall provide a narrative describing how each condition has been complied with, and the location of the information showing compliance with each condition within the improvement plan set that has been submitted.
2. Operations and Maintenance (O&M) Manual: The developer shall submit an O&M manual for use by the Landscape Maintenance Association (LMA), Homeowners' Association (HOA), or sub association thereof, that identifies ongoing and long-term maintenance of infrastructure items including, but not necessarily limited to, private roadways, graded slopes, private storm drainage infrastructure including the proposed bridge in the North Spanish Springs Flood Detention Facility, landscaping, community amenities, retaining walls, rockery walls, and pedestrian sidewalks or pathways within common open space areas for review and approval by the County Engineer prior to the approval of the final map and associated

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civil improvement plans for this project. The O&M manual shall address inspection frequency, storm intensity triggers for inspection and/or repair, types of equipment to be used for the operation and maintenance of the common open space area improvements and the proposed bridge crossing, and a site plan that graphically depicts the access points and features that will be owned and maintained by the LMA or HOA.

GRADING (COUNTY CODE 110.438)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. Final maps and final construction drawings shall comply with all applicable statutes, ordinances, rules, regulations, and policies in effect at the time of submitting the final map and subsequent individual building permits.
2. 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 and/or surveyor licensed in the State of Nevada.
3. 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, shall be shown on the project construction plans and installed as part of the onsite improvements.
4. 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.
5. All open space shall be identified as common open space on the final map. A note on the final map shall indicate that all common open space areas shall be privately maintained and perpetually funded by the Homeowners Association. The maintenance of the common open space areas shall also be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.
6. Any existing easements, facilities, or utilities that conflict with the development shall be relocated, quitclaimed, and/or abandoned, as appropriate.
7. 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.
8. Add the following note to the civil improvement plans: "All public utilities shall be placed underground, except in the case where underground placement of utilities is shown not to be feasible, in which case the County Engineer may approve exceptions to this requirement."
9. 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.
10. Appropriate easements shall be granted for any existing or new utilities, with each affected final map.
11. Slope easements shall be provided for areas of cut or fill that fall outside of the subdivision boundary.

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DRAINAGE (COUNTY CODE 110.416, 110.418, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

Conditions:

1. 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.
2. Prior to finalization of the first final map, a master hydrology/hydraulic report and a master storm drainage plan shall be submitted for approval.
3. Prior to finalization of any portion of the tentative map, a final, detailed hydrology/hydraulic report for that unit shall be submitted.
4. Prior to the finalization of the first final map, an operation and maintenance plan for the maintenance of the project's bridge crossing shall be developed in accordance with the Washoe County Code Article 421. The Operation and Maintenance Plan shall be incorporated into the project CC&Rs.
5. The 100-year floodplain boundaries and flood elevations shall appear on each final map. If the floodplain boundary has been conditionally changed by the Federal Emergency Management Agency (FEMA) Conditional Letter of Map Amendment (CLOMA) or Conditional Letter of Map Revision (CLOMR), the date of that letter and a note to that effect shall appear on the final map.
6. The following note shall be added to each final map: "All properties, regardless of 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."
7. Drainage swales that drain more than two lots are not allowed to flow over the curb into the street; these flows shall be intercepted by an acceptable storm drain inlet and routed into the storm drain system.
8. 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 and the County Engineer.
9. Maintenance access and drainage easements shall be provided for all existing and proposed drainage facilities. All drainage facilities located within common open space parcels shall be constructed with an adjoining minimum 12-foot-wide all-weather access road. Maintenance access road(s) shall be provided to the bottom of proposed storm water basins as well as over County owned and maintained storm drainage facilities.
10. Drainage easements shall be provided for all storm runoff that crosses more than one lot.
11. Any rights-of-way/easements/agreements for drainage structures, and their maintenance, shall be reserved with the finalization of the affected final map or prior to issuance of a grading permit.
12. With the submittal of the first Final Map, a Low Impact Development (LID) design including plans and details shall be prepared for the project and implemented with each final map. The LID plan shall be prepared to minimize the increased volume of runoff and prevention

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of non-storm water discharge (nuisance flow) from the site. The LID design shall determine the viability of individual lot LID concepts.

13. A note shall be added to the final map and similar language contained with the project CC&Rs stating that owners of parcels created by a final map within this development shall not protest the formation of a Storm Water Utility District, Flood Control District, Special Assessment District, or other funding mechanism which is approved and created for the purpose of storm water and/or flood water management.
14. Offsite drainage and common open space drainage draining onto residential lots shall be perpetuated around the residential lots and drainage facilities capable of passing a 100-year storm shall be constructed with the subdivision improvements to perpetuate the storm water runoff to improved or natural drainage facilities. The maintenance of these drainage facilities shall be addressed in the CC&Rs to the satisfaction of the District Attorney's Office.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

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

Discussion: Washoe County has safety concerns regarding the parking spaces located throughout the development with sight distance when backing into the adjacent streets.

Conditions:

1. All roadway improvements necessary to serve the project shall be designed and constructed to the latest County standards and specifications.
2. Street names shall be reviewed and approved by the Regional Street Naming Coordinator and the approval letter shall be submitted with each final map application.
3. Prior to the recordation of the first final map or issuance of the first building or grading permit, the Applicant shall provide constructable roadway and storm drain infrastructure design for the northern roadway access crossing of the North Spanish Springs Detention Facility outlet channel, stamped and signed by a Nevada-registered structural engineer, for review and approval by the County Engineer. The crossing design shall follow the Truckee Meadows Regional Drainage Manual design requirements to include the required freeboard as well as acceptable access for private ownership and maintenance of the roadway and storm drainage infrastructure to the approval of the County Engineer.
4. 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/rights-of-way.
5. AASHTO clear zones shall be determined for all streets adjacent to retaining walls or slopes steeper than 3:1. If a recoverable or traversable clear zone cannot be provided, an analysis to determine if barriers or other approved safety devices are warranted shall be submitted for approval.
6. All intersections shall be analyzed for sight distance requirements per the AASHTO – *A Policy on Geometric Design of Highways and Streets*.
7. All rockery walls shall be designed to comply with the 2018 IBC, 2018 IRC, and 2018 Northern Nevada Amendment, Section 1807 2.1.1.1 Rockery Retaining Walls.

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8. 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.
9. Appropriate transitions shall be provided between the existing and proposed improvements at all proposed street connections. This may include removal of existing pavement.
10. 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.
11. A 20' setback is required between the back of the sidewalk and the front of the garage.
12. 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.
13. Adequate snow storage easements shall be identified on the final plat.
14. 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.
15. The diameter of the cul-de-sac bulb and anything located within the bulb, such as landscaping, parking, etc., shall be designed to provide safe sight distances and an adequate turning radius for emergency vehicles, garbage trucks, snowplows, and moving vans.
16. 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.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Katrina Pascual, P.E. (775) 954-7352

Conditions:

1. All necessary utilities shall be stubbed beyond the edge of pavement for future development to the satisfaction of the County Engineer.
2. The applicant shall conform to all conditions imposed by intergovernmental agreements required to provide sewer and reclaim water service to the subject project, and, if required, be a party to any such agreements.
3. The applicant shall conform to all Washoe County utility design standards, including but not limited to, gravity sewer collection system, lift station design, and reclaim water design.

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4. All fees shall be paid in accordance with Washoe County Ordinance prior to the approval of each final map.
5. Improvement plans shall be submitted and approved by CSD prior to approval of the final map. They shall comply with Washoe County Design Standards and be designed by a Professional Engineer licensed to practice in the State of Nevada.
6. The applicant shall submit an electronic copy of the street and lot layout for each final map with the initial submittal. The files shall be in a format acceptable to Washoe County.
7. The applicant shall construct and/or provide financial assurance for the construction of any on-site and off-site sanitary sewer collection systems deemed a regionally beneficial facility prior to signature on each final map. The financial assurance shall be in a form and amount acceptable to the CSD.
8. Approved improvement plans shall be used for the construction of on-site and off-site sanitary sewer collection system. The CSD will be responsible for inspecting the construction of the public sanitary sewer collection system.
9. The public sanitary sewer collection system shall be offered for dedication to Washoe County along with the recordation of each final map.
10. 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.
11. 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 includes the following:
 - a. Estimated sewage flows generated by this project,
 - b. Projected sewage flows from future and existing development within tributary areas,
 - c. Impact on capacity of existing infrastructure,
 - d. Slope of pipe, invert elevations, and rim elevations for all manholes,
 - e. Proposed collection line sizes, on-site and off-site alignment, and half-full velocities,
 - f. Proposed collection line material type.
12. No Certificate of Occupancy will be issued until all sewer fees have been paid, sewer collection facilities necessary to serve each final map have been completed, accepted, and engineer-prepared as-built drawings are delivered to Washoe County. As-built drawings shall be in a format acceptable to Washoe County.
13. No permanent structures (including rockery or retaining walls, buildings, etc.) shall be allowed within or upon any County maintained utility easement.
14. 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.
15. A minimum 12-foot wide all weather sanitary sewer access road with appropriate through put or turn around design to the satisfaction of the County Engineer shall be constructed to facilitate access to off-site sanitary sewer manholes. The Improved maintenance access ways shall be constructed with grades not exceeding twelve (12) percent, unless approved by the County Engineer.

16. The Applicant shall be responsible to fund the design and construction of major infrastructure such as pump structures, controls, telemetry, appurtenances, lift stations, force mains and recycled water distribution system required to provide necessary flushing of the force mains, potential odor control, sewer mains, interceptor, and wastewater treatment facilities necessary to accommodate the project. Washoe County shall determine the final design compliance with Washoe County Development and Engineering codes and specifications.

February 18, 2026

Washoe County Community Services
Planning and Development Division

RE: WTM26-001; Silverado Villages at Eagle Canyon

Dear Washoe County Planning Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division has reviewed the above referenced project. Approval by NNPH is subject to the following conditions:

Tentative Map Review and Final Map Conditions per NAC 278

NNPH requires the following conditions to be completed prior to review and approval of any final map:

1. Prior to any final grading or other civil site improvements, an approved Water Project must be submitted with all grading, civil improvements, and building plans. The approved Water Project must demonstrate the water system will conform to the State of Nevada Design, Construction, Operation and Maintenance Regulations for Public Water Systems, NAC Chapter 445A, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.
2. Mass grading may proceed after approval of the Tentative Map and upon review and approval by NNPH of a grading permit application.
 - a. The final map submittal shall include a Truckee Meadows Water Authority annexation and discovery with the mass grading permit.
 - b. Any changes to previously approved improvement plans made prior to final map submittal shall be resubmitted for review per NAC 278.290 and NAC 445A.66715.

NNPH requires the following to be submitted with the final map application for review and approval:

1. Construction plans for the development must be submitted to NNPH for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of NNPH.
2. Prior to approval of a final map for the referenced project and pursuant to NAC 278.370, the developer must have the design engineer or a third person submit to the satisfaction of NNPH an inspection plan for periodic inspection of the construction of the systems for water supply and community sewerage. The inspection plan must address the following and be included with the final map submittal:
 - a. The inspection plan must indicate if an authorized agency, city or county is performing inspection of the construction of the systems for water supply and community sewerage;

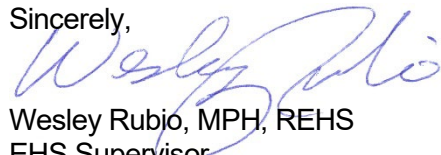
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- b. The design engineer or third person shall, pursuant to the approved inspection plan, periodically certify in writing to NNPH that the improvements are being installed in accordance with the approved plans and recognized practices of the trade;
 - c. The developer must bear the cost of the inspections; and
 - d. The developer may select a third-person inspector but the selection must be approved by NNPH or local agency. A third-person inspector must be a disinterested person who is not an employee of the developer.
3. Prior to final map approval, a "Commitment for Service" letter from the sewage purveyor committing sewer service for the entire proposed development shall be submitted to NNPH. The letter must indicate that the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service, or the facility will be expanded to provide for the added service.
 - a. A copy of this letter must be included with the final map submittal.
4. Prior to final map approval, a "Commitment for Water Service" letter from the water purveyor committing adequate water service for the entire proposed development must be submitted to NNPH.
 - a. A copy of this letter must be included with the final map submittal.
5. The final map submittal must include a letter from Nevada Division of Environmental Protection to NNPH certifying their approval of the final map.
6. The final map application packet must include a letter from Division of Water Resources certifying their approval of the final map.
7. Pursuant to NAC 278.360 of the State of Nevada Regulations Governing Review of plans for Subdivision, Condominiums, and Planned Unit Developments, the development of the subdivision must be carried on in a manner which will minimize water pollution.
 - a. Construction plans shall clearly show how the subdivision will comply with NAC 278.360.
8. Prior to approval of the final map, the applicant must submit to NNPH the final map fee.
9. All grading and development activities must be in compliance with the DBOH Regulations Governing the Prevention of Vector-Borne Diseases.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, EHS Supervisor at wrubio@washoecounty.us regarding all NNPH comments.

Sincerely,



Wesley Rubio, MPH, REHS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities

Steven Siegel, Environmental Scientist
Sierra Pacific Power Company

Susan Donaldson, Water Quality Education Specialist
University of Nevada Cooperative Extension

Invasive weeds are plants that have been introduced into an environment outside of their native range, where they have few or no natural enemies to limit their spread. Invasive weeds affect us all—as homeowners, taxpayers, consumers, tourists, and land managers. Some invasive weeds are designated as noxious in Nevada state law, requiring control by the property owner or manager.

The spread of invasive and noxious weeds is a significant issue in construction projects that involve land disturbance. Earth moving activities contribute to the spread of weeds, as does the use of contaminated construction fill, seed, or erosion-control products. Permits for construction projects may now require that measures be incorporated to identify and manage these weeds.

Experience has demonstrated that prevention is the least expensive and most effective way to halt the spread of noxious and invasive weeds. Preventing the establishment or spread of weeds relies upon:

- Educating workers about the importance of managing weeds on an ongoing basis;
- Properly identifying weed species;
- Avoiding or treating existing weed populations; and
- Incorporating measures into projects that prevent weed seeds or other plant parts from establishing new or bigger populations such as certification of weed-free products.

A search was conducted of Internet sites and published permit requirements that incorporate weed prevention measures to determine appropriate practices to prevent weed spread during projects involving land disturbance. These measures may not be applicable or appropriate for all projects, but the list below should contain at least a few useful measures for any project. The weed management process should include education, weed identification, avoidance or treatment and reclamation of bare or disturbed areas. Following the list of management practices, we have provided sample suggested language for inclusion in contracts for projects that may be impacted by weed invasion.

Construction and Property Maintenance

1. Incorporate a strategy of integrated weed management into construction layout, design, and project alternatives evaluation.
2. Remove or treat seed sources and other viable reproducing plant parts that could be spread by construction disturbance or by passing vehicles or foot traffic.
3. Avoid moving weed-infested gravel, rock and other fill materials to relatively weed-free locations. Gravel and fill should come from weed-free sources. Inspect gravel pits and fill sources to identify weed-free sources.
4. Identify existing noxious weeds along access roads and control them before construction equipment moves into relatively weed-free areas.
5. Clean off-road equipment (power or high-pressure cleaning) of all mud, dirt, and plant parts before moving into relatively weed-free areas.
6. Minimize the removal of roadside vegetation during construction, maintenance and other ground-disturbing activities.
7. Use only certified weed-free straw and mulch for erosion control projects. Consider the use of weed-free fiber roll barriers or sediment logs.
8. Minimize contact with roadside sources of weed seed that could be transported to other areas.
9. Keep active road construction sites that are in relatively weed-free areas closed to vehicles that are not involved with construction.
10. Road maintenance programs should include monitoring and treatment for noxious weeds.
11. Provide training to management and workers on the identification of noxious weeds, the importance of noxious weed control and measures to minimize their spread.
12. Quickly treat individual plants or small infestations before they become established, produce seed or are able to spread.

Seeding and Planting

1. Obtain soil components and mulches from weed-free sources.
2. Purchase and use only certified weed-free seed.
3. Reestablish vegetation on all bare ground (including areas denuded by fire) to minimize weed spread.
4. Ensure establishment and maintenance of vigorous, desirable vegetation to discourage weeds.
5. Minimize contact with sources of weed seed in areas not yet revegetated.
6. Monitor all seeded sites for weed infestation. Treat all weeds adjacent to newly seeded areas prior to planting and treat planted areas for weeds in the first growing season.
7. Mulch to minimize the amount of noxious weed seeds that will reach the soil surface and subsequently germinate.

Grazing and Livestock Management

1. Refrain from grazing or moving cattle through populations of noxious weeds while they are setting seed or when fruit is ripened.

2. Purchase only weed-free hay and other feed.
3. Keep cattle and other livestock out of newly planted areas.
4. Employ rotational grazing and other management strategies that minimize soil disturbance.
5. Purge animals with weed-free feed for five days before moving them from infested to non-infested areas

General

1. Identify and map noxious weed populations on lands that you own or manage. Provide mapping information using the protocol for your state's weed mapping efforts. Contact the Natural Resources Conservation Service, 775-784-5863 ext. 118, for Nevada's protocol.
2. Suppress fires that may impact native plant populations. Clean vehicles that may contribute to the spread of weeds during fire fighting activities.
3. Minimize soil disturbances caused by water, vehicle, and animal traffic in weed infested areas.
4. Minimize transport of weed seeds or reproductive weed parts by irrigation water.

Suggested Construction Contract Wording for Weed Prevention

Note: This section is provided as an example of language that can be included in construction contracts when appropriate to help prevent the spread of weeds. Nevada Revised Statutes Chapter 555 advises that the control of noxious weeds is the responsibility of every landowner or occupant. This suggested contract wording can be modified as needed to fit individual projects.

Prior to any construction disturbance you will:

- Identify and map all noxious and invasive weed populations present in the project area
- Treat or contain any weed populations that may be impacted or disturbed by construction activity
- Flag all weed populations to be avoided
- Provide training to construction workers and equipment operators on the identification of weeds to be avoided
- Certify that all construction material sources used for supplies of sand, gravel, rock and mulch are weed-free prior to obtaining or transporting any material from them
- Obtain and use only certified weed-free straw or use fiber roll logs for sediment containment
- Wash and inspect all vehicles for weed seeds and plant parts prior to bringing them onto the job site
- Install stormwater Best Management Practices to prevent erosion of the job site and the potential transport of weedy material onto or off of the job site

During construction you will:

- Minimize ground disturbance and vegetation removal as much as possible and practical

- Wash, or using an air compressor, blow clean all vehicles (including tires and undercarriage) that may have entered weed-infested areas prior to entering uninfested areas of the job site
- Restrict vehicles or other traffic that may transport weed seeds or plant material from entering the job site unless they are first washed and inspected

After construction is complete you or the property owner will:

- Revegetate or otherwise prevent the establishment of weeds in all areas of the job site through a program of monitoring and post-construction weed treatment for the life of the project
- Revegetate using soil components and mulches obtained from non-weed infested sources
- Utilize seed and other plant materials that has been checked and certified as noxious weed-free and that has a weed content of 0.05 percent or less
- Revegetate using plant materials that have a high likelihood of survival
- Maintain all planted material and native vegetation located on the project site for the life of the project

References:

- California Bureau of Land Management. 2003. Weed Management and Prevention Guidelines for Public Lands. <http://www.ca.blm.gov/pa/weeds/weedprevent.html>
- Center for Invasive Plant Management. 2003. Guidelines for Coordinated Weed Management of Noxious Weeds: Development of Weed Management Areas, Section IV: Prevention and Early Detection and Appendix 1: Sample Contracts, Agreements and Memorandums of Understanding. <http://www.weedcenter.org/management/guidelines/tableofcontents.html>
- Colorado Bureau of Land Management. 1991. Prototype Weed Prevention Measures. <http://www.co.blm.gov/botany/lolostip.htm>
- Lewis County Noxious Weed Control Board. 2003. Weed Prevention. Washington State University Cooperative Extension. Lewis County, Washington.
- Sheley, Roger and Kim Goodwin. 2000. Plan Now For Noxious Weed Invasion. Montana State University.
- Sheley, R., M. Manoukian and G. Marks. 2000. Preventing Noxious Weed Invasion. Pp. 69-72 in: Biology and Management of Noxious Rangeland Weeds, ed. R.L. Sheley and J.K. Petroff. Oregon State University Press, Corvallis, Oregon.
- Trainor, Meghan and A.J. Bussan. 2000. Integrated Weed Management; Preventing Weed Invasion. Montana State University Extension.

For more information, contact:

University of Nevada Cooperative Extension
5305 Mill St., Reno, NV 89502
(775) 784-4848

Nevada Department of Agriculture
405 South 21st Street, Sparks, NV 89431
(775) 353-3673

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Date: January 30th, 2026

To: Julee Olander, Planner

From: Faye-Marie Pekar, Park Planner

Re: Tentative Subdivision Map Case Number WTM26-001 and Special Use Permit Case Number WSUP26-0002 (Silverado Villages). APN(s) 532-032-17 & 18.

GENERAL COMMENTS

Washoe County Regional Parks and Open Space staff have reviewed the above-mentioned application. For hearing, discussion, and possible action to approve:

1. A common open space tentative subdivision map on ± 13.55 acres for 52 lots, including ± 6.75 common open space and lots ranging in sizes from 2,200 SF to 2,530 SF; and;
2. A special use permit (SUP) for single-family detached residences in accordance with Washoe County Table 110.302.05.1, and for major grading to import approximately 29,000 CY.

The County Park Planner shall determine compliance with the following conditions of approval. For questions related to sections below, please contact the staff name referenced.

Contact Information: Faye-Marie Pekar, Park Planner. (775) 328-3611

GENERAL CONDITIONS

1. All earthen material imported as part of this project is required to be “certified weed free” to prevent the spread of noxious and invasive weeds within the county.
2. All undeveloped areas disturbed as a result of project activities shall be revegetated utilizing a native seed mix as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.
3. Best management practices will be used to prevent the spread of noxious and invasive weeds during construction activities. At minimum, the highlighted portion in Attachment 2 (Measures to Prevent the Spread of Noxious and Invasive Weeds During Construction Activities) shall be included in construction plans and specifications.

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REGIONAL TRANSPORTATION COMMISSION of Washoe County
Engineering & Construction • Planning • Public Transportation

Julee Olander
Planner
Washoe County
jolander@washoecounty.gov

January 28, 2026

RE: Comments on Case Numbers WTM26-001 & WSUP26-0002

Greetings,

This is a response to a request for comments regarding the tentative map subdivision and special use permit applications for Silverado Villages northwest of Eagle Canyon Drive and Neighborhood Way (Parcels: 532-032-17 and 532-032-18).

These comments represent a joint review effort by the Engineering and Planning Departments, and the intent of this letter is as follows:

- Ensuring the project complies with approved RTC plans, programs, and initiatives.
- Providing recommendations based on the project's proximity to any existing or upcoming RTC roadway improvements and RTC transit services.
- Encouraging active transportation and transit orientation throughout the region.

2050 Regional Transportation Plan (RTP)

All access management standards (AMS) and regional Level of Service (LOS) standards below are from the 2050 RTP, most recently updated February 21, 2025.

Regional roads within the traffic impact study area are as follows:

- Neighborhood Way, Eagle Canyon Drive, and La Posada Drive are arterials with LOS D and an AMS of Moderate Access Control (MAC).
- Pyramid Highway has a functional classification of 3 (Other Principal Arterial) with LOS E, and an AMS determined by the Nevada Department of Transportation (NDOT).

RTC requests that any access to, or infrastructure improvements on, regional roads comply with the applicable access management standards in Table 2.3 of the 2050 RTP. RTC further requests the regional LOS standards in Table D.2 of the 2050 RTP be maintained.

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Traffic Impact Study

Pyramid Highway is an NDOT maintained roadway. NDOT District II should be notified and given opportunity to review and provide comment on the impacts to Pyramid Highway.

Regarding the content of the Traffic Impact Study, please update the following items:

- Consider trips generated from other developments in the analysis, especially those sharing the same access.
- Please update section 2.3 regarding bicycle facilities to reference RTC Washoe's [Active Transportation Plan](#) (ATP).
- This area sees very high traffic for schools due to Spanish Springs High School and Shaw Middle School on Eagle Canyon Drive. This may cause the peak hours to be outside of the typical data collection windows. Consider expanding data collection windows to confirm.
- Check synchro lane configuration for westbound. The reports show westbound as a shared through/right; however, the right turn lane is separate.
- Consider if using true values will impact the analysis (e.g., yellow time, all red, PHF, truck percentage).

Active Transportation & Transit Orientation

RTC Washoe is committed to working with staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods. RTC supports mixed-use, transit-oriented development and community revitalization projects that encourage walking, bicycling, and easy access to transit.

To enhance walkability, bikeability, and transit use, RTC recommends installation of wide sidewalks, pedestrian lighting, ADA-compliant curb ramps, and easily accessible bike racks. Additionally, wherever the development code allows, RTC encourages the incorporation of pedestrian-oriented building design strategies such as placing building facades along the sidewalk, locating surface-level parking behind the building and away from walkways, designing landscaping to shade sidewalks, and strategically including entrances and windows facing the street for convenient pedestrian access.

Contact Information

Please submit future review requests and updated application materials to developmentreview@rtcwashoe.com. If you have any questions regarding this response specifically, please contact me directly at sleague@rtcwashoe.com.

Recommendation Summary

- Update the traffic impact study in the manner described above and resubmit it to RTC Washoe for review.
- Submit updated traffic impact study for review and approval by NDOT District II.
- Comply with applicable level of service and access management standards.
- Consider the comfort of all road users, especially vulnerable road users, when designing this neighborhood.

Sincerely,

SLeague

Shay League
Senior Transportation Planner

Copied:

- Graham Dollarhide, Planning Manager, gdollarhide@rtcwashoe.com
- LaShonn Ford, Project Manager, lford@rtcwashoe.com
- Jeff Wilbrecht, Engineering Manager, jwilbrecht@rtcwashoe.com

From: [Donohue, Jen](#)
To: [Olander, Julee](#)
Subject: Amended CoA for WTM26-001 & WSUP26-0002 (Silverado Village)
Date: Thursday, January 29, 2026 4:43:19 PM

Julee,

WTM26-001 & WSUP26-0002 (Silverado Village) – Conditions of Approval (amended 1/29/26)

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

Any future development of a single, multiple, or all parcels will be subject to currently adopted Fire and Wildland-Urban Interface Codes at the time of development on the specific parcel.

Contact Name – Jen Donohue, jdonohue@tmfpd.us for **Richard Edwards, Fire Chief**

Fire Apparatus Access Roads

1. Fire apparatus access roads shall be in accordance with *International Fire Code* (IFC) Appendix D and all other applicable requirements of the IFC. (IFC 503.1 / D101.1)
2. Fire apparatus access roads shall have a minimum width of 20 feet (with no parking), 26 feet (one side parking), and 32 feet (parking on both sides), exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 / D103.6.1 / D103.6.2).
3. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders. (IFC D103.1)
4. Fire apparatus access roads less than the width required for parking on both sides shall be marked and/or signed in accordance with Section 503.3 and Appendix D103.6 to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated/identified shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (IFC 503.3 / D103.6) Fire Lane signage maintenance and responsibility shall be clearly identified within the CC&Rs or HOA documentation.
5. Fire apparatus access roads shall not exceed 10 percent in grade. Angles of approach and angles of departure must not exceed 6 percent for 25 feet before or after the grade change. (IFC D103.2 / 503.2.8)
6. Fire apparatus access roads shall have a minimum inside turning radius of 28 feet, and a minimum outside turning radius of 52 feet. (IFC D103.3)
7. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (IFC 503.2.3_
8. Where a bridge/culvert or an elevated surface is part of a fire apparatus access road, the bridge/culvert shall be constructed and maintained in accordance with AASHTO HB-17. (IFC 503.2.6).

WTM26-001 & WSUP26-0002
EXHIBIT B

9. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (IFC D103.4)
10. Developments of one-or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads in accordance with Appendix D. (IFC D107) Currently, as submitted, there appears to be two potential secondary access roads and both appear to be off-set from existing roadways and therefore potentially unnavigable for emergency response.
11. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC D107.2)
12. Gates across fire apparatus access roads shall comply with Appendix D103.5 and Sections 503.5 and 503.6. Gates and gate verbiage shall be illustrated on plans.
13. Address identification shall be legible and placed in a position that is visible from the street or road fronting the property during all hours of the day and night. Address identification shall be maintained during all phases of the project -this shall apply for both temporary and permanent identifiers. Each Arabic number shall be not less than a nominal height of 6 inches with a minimum ½ inch stroke for residential occupancies.

Fire Protection Water Supplies

1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.1)
2. A fire hydrant exhibit, including the Fire Flow Calculation Analysis and hydrant placement, shall be submitted separately to TMFPD for review and approval.
3. The number of fire hydrants available shall be not less than the minimum specified in Table C102.1. (IFC C102.1)
4. Fire hydrant systems shall comply with Washoe County Standard Detail W-301A-D and IFC Sections 507.5.1 through 507.5.6. (IFC 507.5 / Washoe County Code)
5. Fire hydrants must be spaced at a maximum separation of 500 feet along the required apparatus access lane in residential areas. Hydrant spacing may be increased by 25% when all structures within the development are provided with fire sprinkler protection. (IFC Table C102.1)
6. In developments with R-3 occupancies, where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 600 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (IFC 507.5.1)
7. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. (IFC 507.5.4)
8. A 3-foot minimum clear space shall be maintained around the circumference of fire hydrants, as measured from the furthest edge of a fire hydrant in any direction. (IFC 507.5.5)
9. Fire hydrants placed within pedestrian walkways and/or sidewalks shall provide for a

minimum of 4-foot clearance in accordance with public right-of-way accessibility guidelines (PROWAG). (W-301C)

10. Fire hydrants shall have a concrete pad around the base in accordance with Washoe County Standard Detail W-301A-D.
11. TMFPD does not own any hydrants and shall not be deeded any infrastructure contained on this project or future Final Maps.

Regards,

Jen Donohue

Contract Fire Plans Examiner

Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511



Date: January 27, 2026

To: Julee Olander, Planner

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

Re: Tentative Map Subdivision Case Number WTM26-001 & Special Use Permit
Case Number WSUP26-0002 (Silverado Villages)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve:

1. A common open space tentative subdivision map on ± 13.55 acres for 52 lots, including ± 6.75 common open space and lots ranging in sizes from 2,200 SF to 2,530 SF; and
2. A special use permit (SUP) for single-family detached residences in accordance with Washoe County Table 110.302.05.1, and for major grading to import approximately 29,000 CY.

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

The application indicates that water service will be provided by Truckee Meadows Water Authority. Prior to the approval of any final map resulting from this tentative subdivision map, the applicant shall comply with TMWA's requirements for development.

**WTM26-001 & WSUP26-0002
EXHIBIT B**



Date: January 26, 2026

To: Julee Olander, Planner

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

Re: Special Use Permit Case Number WSUP26-0001 (Enterprise Office)

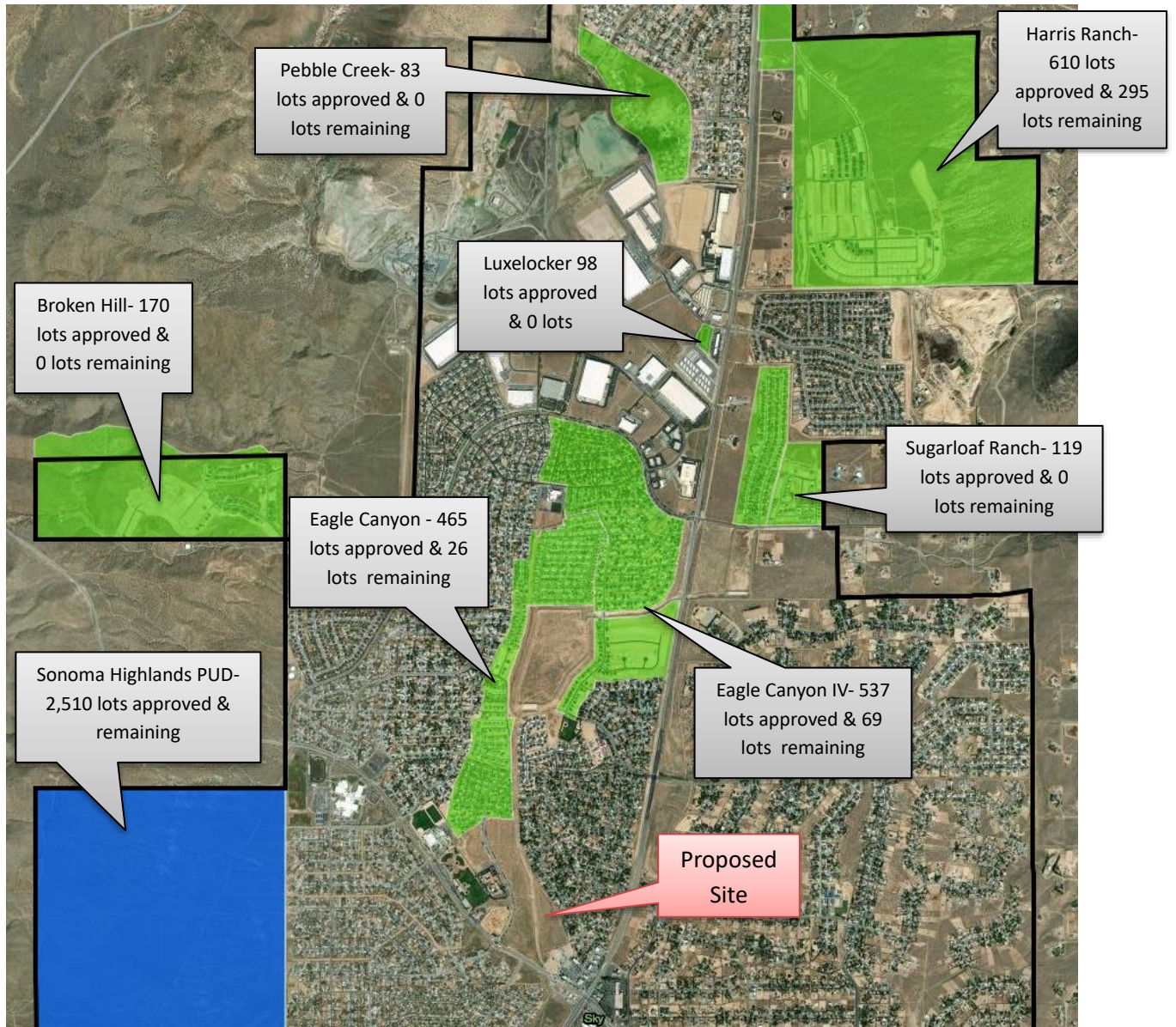
GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a special use permit (SUP) in the Spanish Springs planning area for the following use type: Automotive Sales and Rentals. The SUP would allow the applicant to operate an Enterprise Rent-A-Car office inside an existing automotive repair shop.

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

Applicant shall comply with TMWA standards for development and use of this facility.

**WTM26-001 & WSUP26-0002
EXHIBIT B**



[illegible]

Project Name: _____

Neighborhood Meeting

Meeting Location: _____

SUMMARY

Meeting Date: _____

Virtual Meeting Option Provided: YES NO

Hosted By (Name): _____ (Company): _____

Contact (Email): _____ (Phone): _____

.....

Public Concerns:

1. _____
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. _____
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

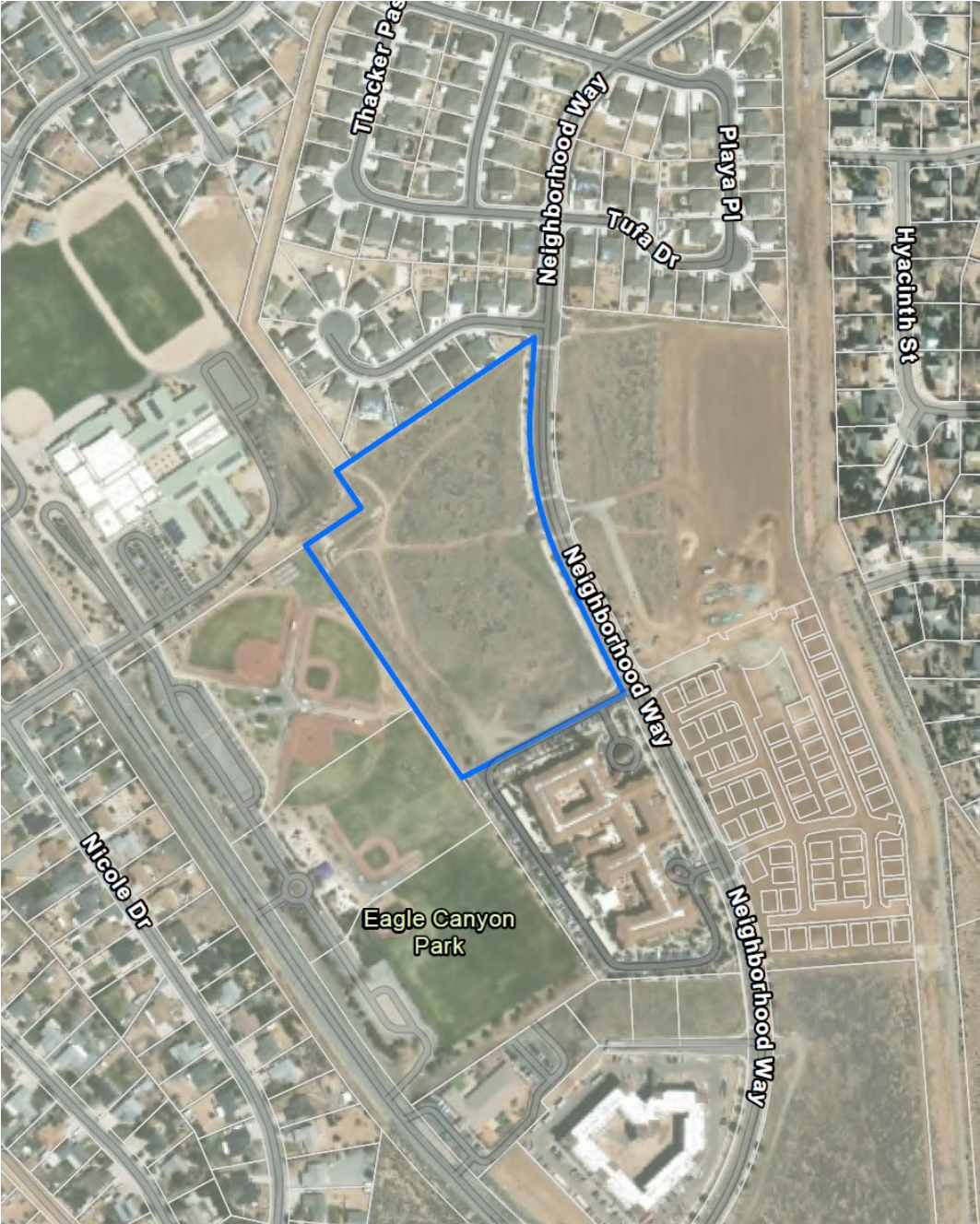
Neighborhood Way West

Common Open Space Tentative Subdivision

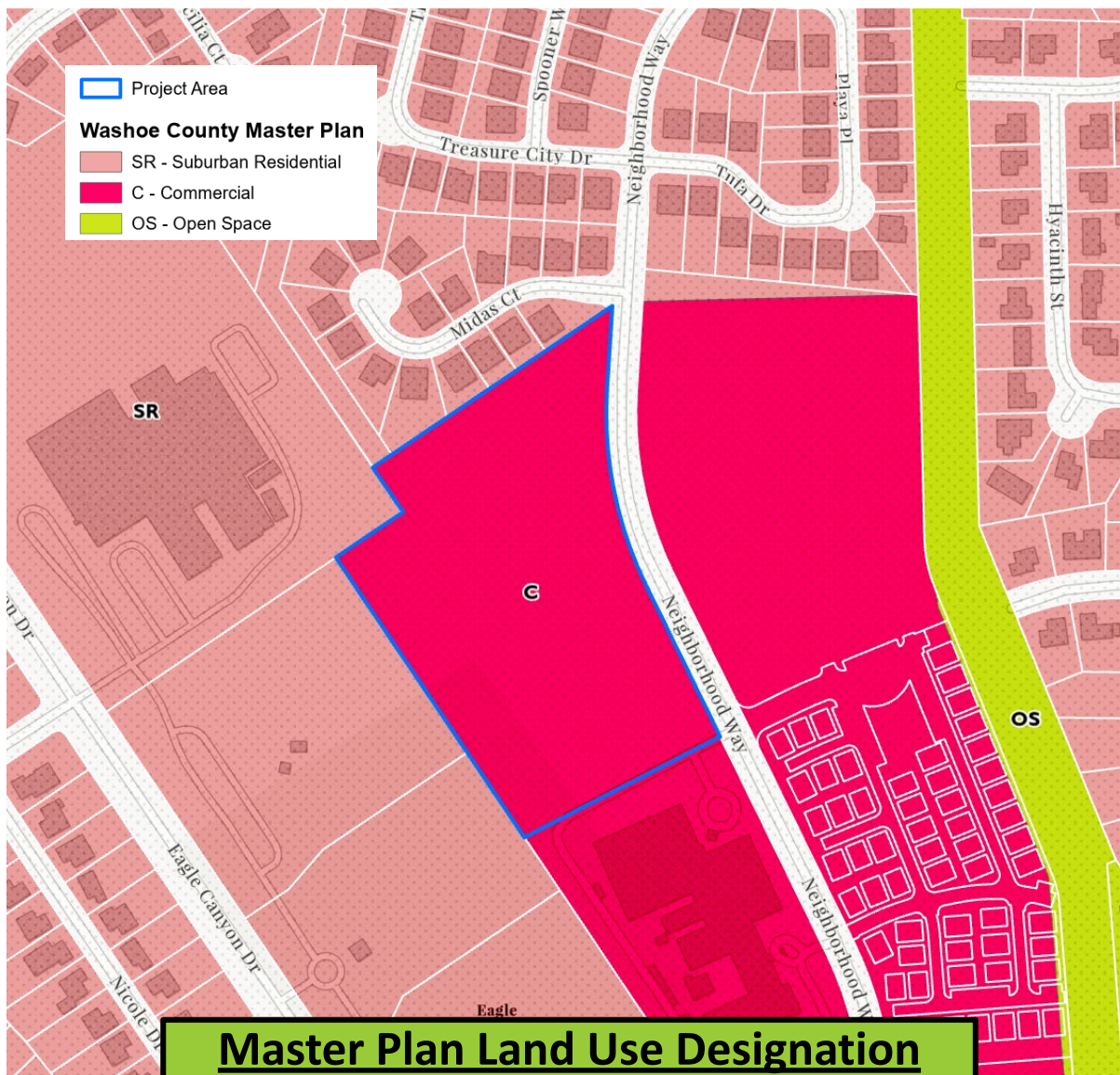
NEIGHBORHOOD MEETING | OCTOBER 14, 2025



WOOD RODGERS

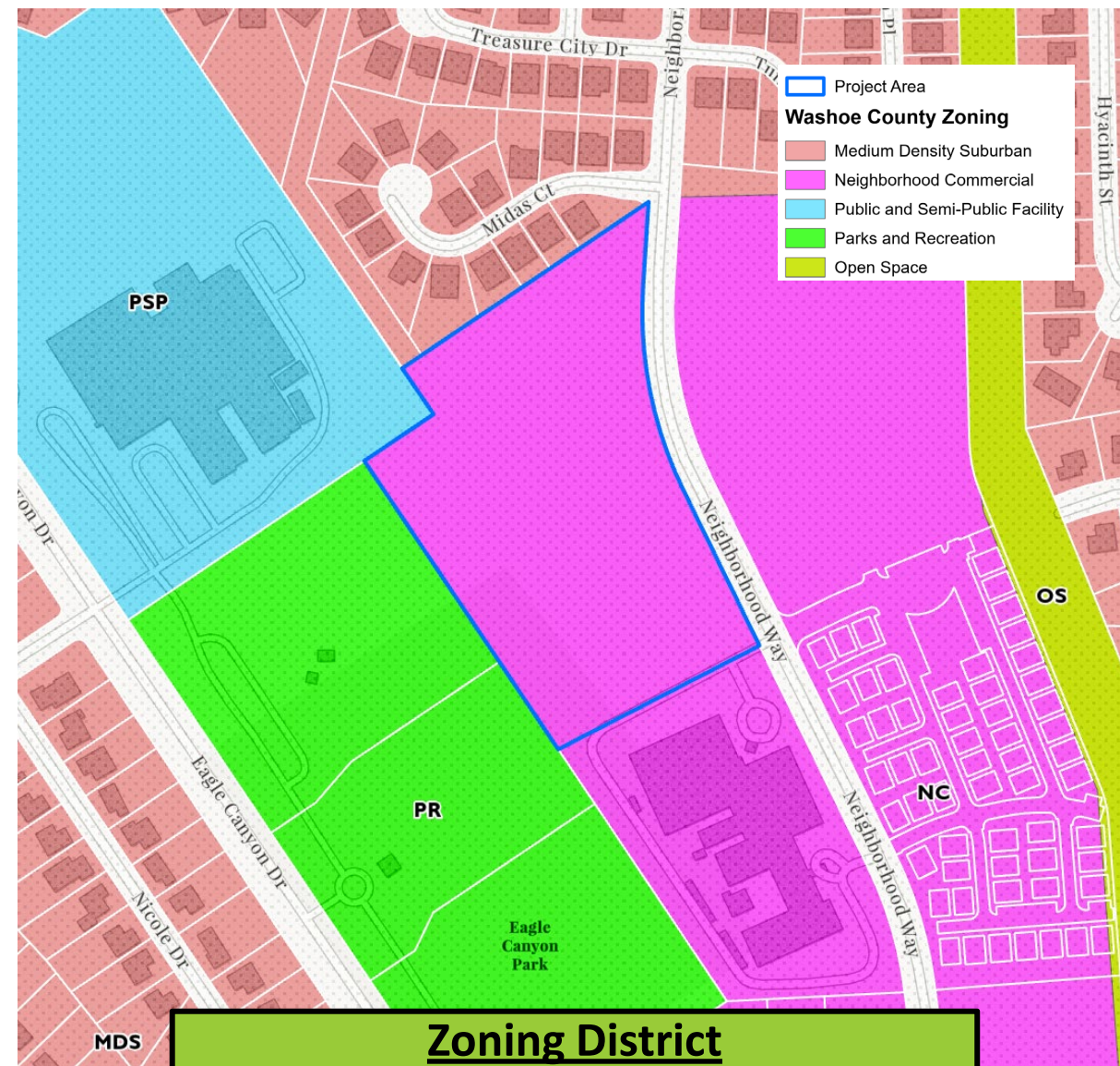


- ✓ Spanish Springs
- ✓ APN 532-031-16
- ✓ ≈11.21 acres
- ✓ West side of Neighborhood Way
- ✓ Adjacent to Eagle Canyon Park
- ✓ Close to Shaw MS & Spanish Springs HS



Master Plan Land Use Designation

Commercial (C)

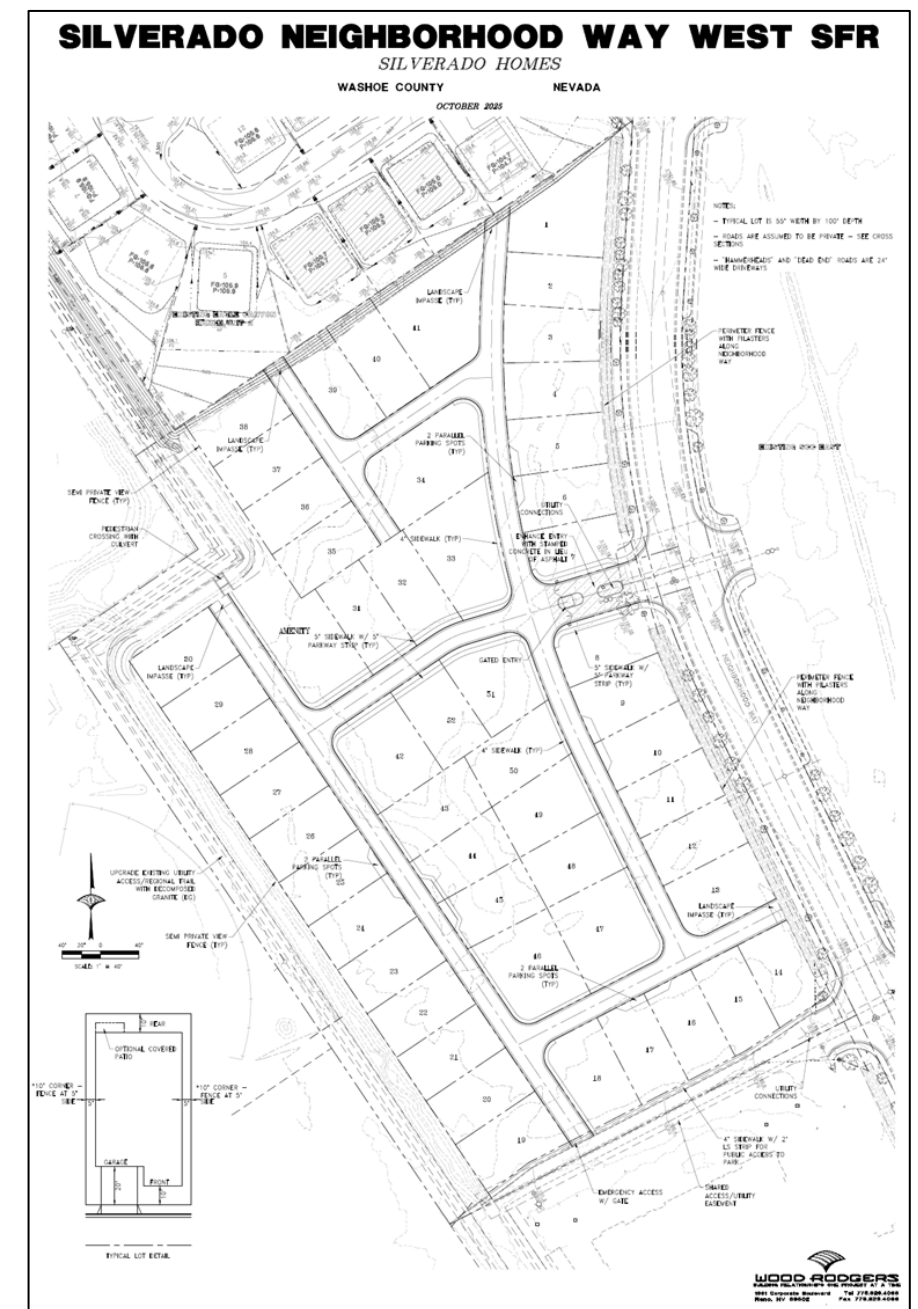


Zoning District

Neighborhood Commercial (NC)



- ✓ Entitlements needed:
 - ✓ Tentative Subdivision Map (Common Open Space Subdivision)
 - ✓ Special Use Permit (SUP)
- ✓ 52 single-family detached
- ✓ Boutique-style gated single-family residential neighborhood
- ✓ At least 2 common open space amenity areas
- ✓ Walkway to neighboring park; pedestrian accessway to school route and park
- ✓ Compliment the market with neighboring COC



OCTOBER 2025



Past project approved for the site...

- Mix of Single-Family detached and attached products
- **157 units total** (47 detached, 110 attached)
- 14.0 du/ac (similar to low density multi-family)
- Clubhouse



- ✓ Neighborhood Meeting (Today, October 14th)
- ❑ Submit Common Open Space Tentative Subdivision Map and Special Use Permit applications (November 10th)
- ❑ County staff reviews request and publishes staff report with recommendation to Planning Commission
- ❑ Planning Commission Meeting for COS TSM and SUP Tentative (January 2026)



Questions?

Washoe County HUB:

<https://neighborhood-washoe.hub.arcgis.com>

Wood Rodgers, Inc
Millisa Smith
Planner

mismith@woodrogers.com

Washoe County Contact:

Kat Oakley

Senior Planner

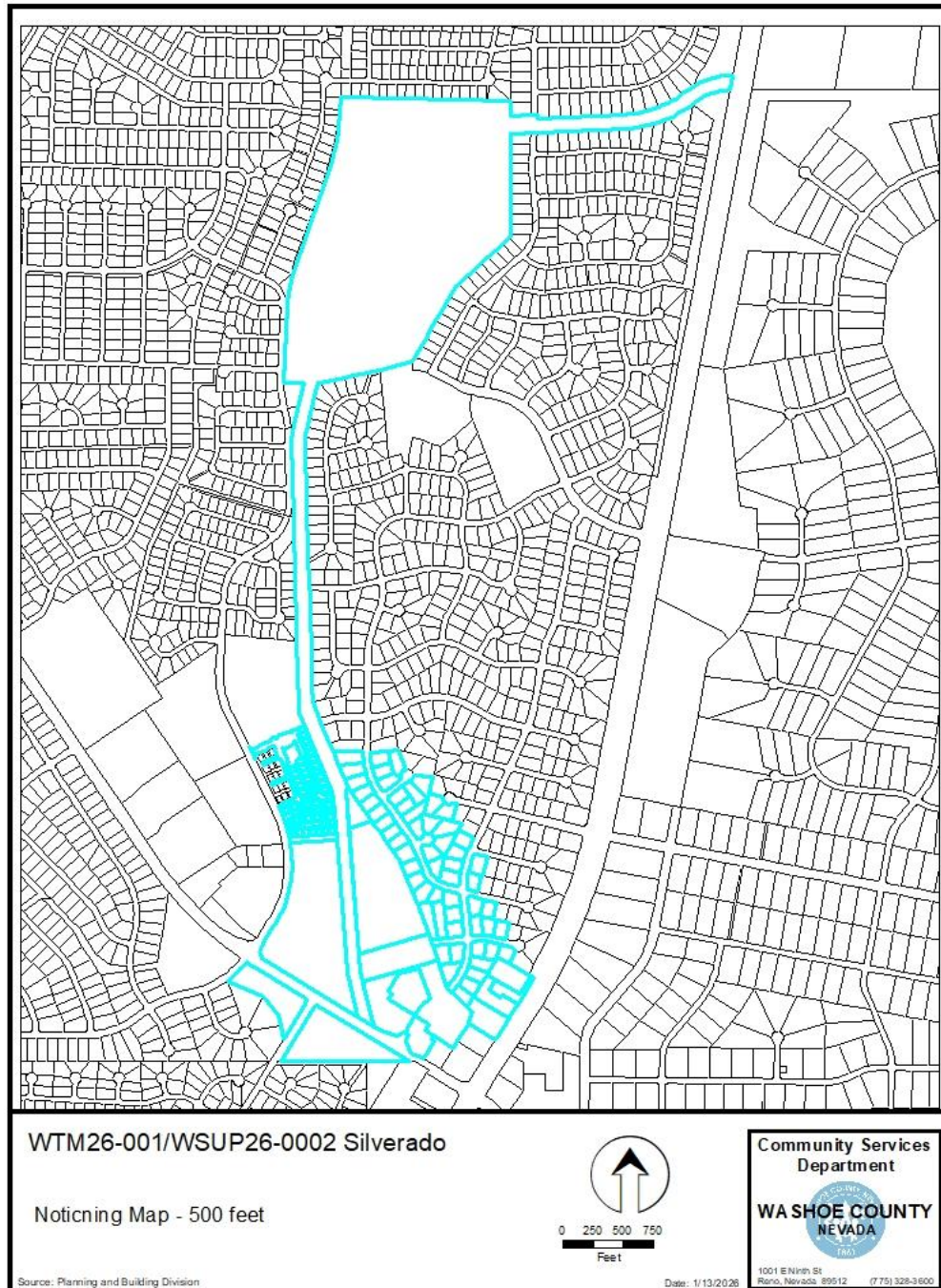
koakley@washoecounty.gov

775.328.3612



Public Notice

Pursuant to Washoe County Code Section 110.608.16 and 110.810.25 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500 foot radius of the subject property, noticing 68 separate property owners.



NOTICING MAP

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Silverado Villages at Eagle Canyon Phase 3			
Project Description: A common open space residential subdivision and special use permit to allow development of 81 single family detached senior housing units with 6.75 acres of common open space.			
Project Address: 0 Pyramid Way			
Project Area (acres or square feet): 13.55			
Project Location (with point of reference to major cross streets AND area locator): Approximately 1,650 ft northwest of the intersection of Eagle Canyon Drive and Neighborhood Way			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
532-032-17	3.3	532-032-18	10.25
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 Plumb Lane, Ste B		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89502
Phone:	Fax:	Phone:	Fax:
Email:		Email: shuggins@woodrodgers.com	
Cell:	Other:	Cell: 775-250-8213	Other:
Contact Person:		Contact Person: Stacie Huggins	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Silverado Homes Nevada, Inc.		Name:	
Address: 5525 Kietzke Ln Ste 102		Address:	
Reno, NV	Zip: 89511		Zip:
Phone: 775-691-1535	Fax:	Phone:	Fax:
Email: mevans@silveradohomes.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Mike Evans		Contact Person:	
For Office Use Only			
Date Received:		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)?

The project site is located at 0 Pyramid Hwy, approximately .4 miles northeast of the intersection of Eagle Canyon Dr & Neighborhood Way and east of the dead end of Firestone Dr.

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

Silverado Villages at Eagle Canyon Phase 3

3. Density and lot design:

a. Acreage of project site	13.55
b. Total number of lots	81
c. Dwelling units per acre	5.97
d. Minimum and maximum area of proposed lots	2,200 sqft - 2,530 sqft
e. Minimum width of proposed lots	min width = 40'; max width = 44'
f. Average lot size	2,400 sqft

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	Truckee Meadows Water Authority (TMWA)

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

- a. Acreage of common open space:

~6.75 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, lots will range in size from a minimum of 2,200 sqft to a maximum of 2,530 sqft.

d. Proposed yard setbacks if different from standard:

The project proposes the following setbacks apply to each lot: 0 ft front, 0 ft side, 0 ft rear, with a minimum 10 ft separation between buildings. A minimum 20 ft driveway (measured from curb to garage door) will be provided for each lot.

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

As a proposed senior housing project, the lot encompasses the home so the homeowner is only responsible for the building with yards/open space/ and amenities owned/maintained by the HOA.

f. Identify all proposed non-residential uses:

Residents in Phase 3 will have access to all amenities constructed within phase 2. Additional amenities in Phase 3 could include senior sports courts, rose garden sitting area, and/or raised garden beds.

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 Phase 1 & 2 amenities.

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 planned within common open space areas 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 has been designed to provide pedestrian connection between the proposed project and Phases 1 & 2 to ensure residents have access to all amenities within the larger Silverado Villages at Eagle Canyon community.

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?

As designed, because the lot lines generally follow the outline of the homes, there will generally be no fencing on lot lines. however, fencing will be allowed to define the extents of Exclusive Use Areas (ie - common area connected to the home/lot for exclusive use by resident).

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

Upon approval of the proposed project, all common areas will be annexed into the Phase 1 & 2 Silverado Village Eagle Canyon Association. This larger HOA will be responsible for all common open space within the senior housing community.

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?
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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 security purposes and all roads will be private. A public trail system 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?

No

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:

The project is planned to be constructed in two phases (refer to Phasing Plan in Section 4).
--

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.
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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?

Approximately 29,000 cubic yards

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?

Approximately 29,000 cubic yards imported. No material is anticipated to be exported.

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?

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

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 area will be temporary stabilized using BMPs 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?

No walls are proposed at this time, however, small garden walls may be used at final design.

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

No, the site does not include any existing trees.

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?

A senior housing project consisting of 81 single-family detached units with approximately 6.75 acres of open space. Single family detached is permitted in the NC zoning district with approval of a Special Use Permit.

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.)

Refer to tentative subdivision map provided with this submittal packet

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

The project will be constructed in two phases with Phase 1 anticipated to start Spring 2027 and Phase 2 anticipated to start Spring of 2028.

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?

Physically, the site is relatively flat and surrounded by similar use types. In terms of impacts and intensity of the project, utilities and roadway infrastructure are located within close proximity and adequately sized to serve the proposed project. Also, as one of the remaining undeveloped sites in this area, infill development consisting of senior housing (adjacent to other approved senior housing type uses) is appropriate.

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 community will offer a "for sale" housing product for residents (55 years of age or older) that want to own a home but not be responsible for maintaining a traditional lot with front and rear yards. This project will also provide seniors 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 impacts on the surrounding neighborhoods as existing infrastructure is already in place or nearby and the use is a relatively low traffic generator. Its worth noting that in terms of access, the project has been designed with primary access coming through Phase 1 & 2 with gated secondary emergency access either at the southern end of the site, between lots 1 and 81 or at Firestone Drive between lots 2 and 3.

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

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

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

☒ Yes (Provided in Section 4)	☐ 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).

No

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	Hall ES
d. Middle School	Shaw ES
e. High School	Spanish Springs HS
f. Parks	Eagle Canyon Park; adjacent to site
g. Library	Spanish Springs Library; 2.2 miles south
h. Citifare Bus Stop	RTC Route 2; 6.8 miles south

Project Description

Project Name:	Silverado Village at Eagle Canyon – Phase 3
APN Numbers:	532-032-17, 532-032-18, and 532-032-19
Location:	Located ¼ mile northwest of the intersection at Pyramid Way and Eagle Canyon Drive
Master Plan:	Commercial (C) & Open Space (OS)
Zoning:	Neighborhood Commercial (NC) & Open Space (OS)
Request:	A Common Open Space Tentative Subdivision Map and Special Use Permit to permit development of an 81-unit senior housing community on 14.4± acres through the Common Open Space Development Standards.

Introduction

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 their 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 facilities typically serve 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 within a supportive community. This ownership would maintain or grow the seniors nest egg, allowing them to live for decades independently, thus saving the nest egg for a higher-level end of care, if needed.

Equally important, a housing choice that safely supports the needs of the aging senior. 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, and non-slip flooring. 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 (located in the adjacent project), community gardens, dog park and gathering areas within the community that create connections to the rear patio/courtyards of the patio homes. These trails also foster strong social interaction between seniors and create a true sense of community.

Providing maintenance and service for landscaping, 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.

Finally, another prime element of the "missing middle" senior housing communities is appropriate health and wellness services. 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. 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. 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.

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 peace 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.

The concept includes utilizing a common open space subdivision approach to not only enable reduced lot sizes and setbacks but also provide ample common open space areas to be used for walking, gathering or just enjoying the outdoors. The shared landscape features will foster a close-knit community that can be enjoyed by all residents. It will provide freedom of home ownership, but without the responsibility of maintaining a yard.

Site Background

The project site is currently undeveloped and is a continuation of the previously approved Continuum of Care Cottages (WSUP22-0001 & WTM22-001) to the northwest. Subsequent to that approval, on January 6, 2026, the Planning Commission approved an amendment (WAC25-0019) changing the use type to “senior housing” as permitted by Washoe County Development Code. Based on this amendment, the adjacent project should now be considered a “senior housing” project referenced as Silverado Village at Eagle Canyon – Phases 1 & 2.

Location

The project site is within unincorporated Washoe County, in the Spanish Springs area. The project site includes Washoe County Assessor Parcel Number (APN) 532-032-17, -18, & -19. The site is generally located approximately ¼ mile northwest of the intersection of Eagle Canyon Drive and Pyramid Way, within the Spanish Springs Area Plan.

The site is bordered by an existing single family residential development to the east, the previously approved Silverado Village at Eagle Canyon Phase 1&2 to the north, and vacant land to the west and south. The site is directly adjacent to the North Spanish Springs Flood Detention Facility Outlet Channel to the west (*Refer to Vicinity Map, Assessor’s Parcel Map and Site Aerial in Section 3 of this submittal packet*).

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).

Land Use Compatibility

The site is surrounded by an existing single-family residential neighborhood to the east. To the north is the Silverado Village at Eagle Canyon Phase 1&2 development. To the south is a vacant pad within an existing commercial center. In addition, there is an assisted living facility and an age-restricted multi-family complex in the area of Neighborhood Way. The proposed project request will provide a transition from the higher density development on Neighborhood Way to the existing single-family residential development to the east.

ADJACENT PROPERTY DESCRIPTION			
	Land Use Designation	Zoning	Use
North	C	NC	Single Family Detached (aka - Silverado Village at Eagle Canyon Phase 1&2)
East	SR	MDS	Single-Family Detached
South	C	NC	Vacant Land
West	C/OS	NC/OS	Vacant Land/North Spanish Springs Flood Detention Facility Outlet Channel

Site Characteristics

The project site is generally flat throughout with a slight slope southward. The North Spanish Springs Flood Detention Facility Outlet Channel extends along the western boundary of the site. Smaller drainage channels run along the south and eastern boundaries.

Overall, the site is generally undisturbed and characterized by native vegetation consisting primarily of native shrubs, sagebrush, and grasses. Several utilities and drainage facilities are located throughout the site (*Refer to Site Aerial in Section 3 of this submittal packet*).

The site is accessed from Cleora Street, which was established with the adjacent Silverado Village at Eagle Canyon Phase 1&2 development northwest of the site. Cleora Street extends to Neighborhood Way, which is a two-lane arterial street with a median and turn lanes, existing landscaping and sidewalks on both sides.

Project Request

The proposed project includes a request for a Tentative Map and Special Use Permit to establish an 81-lot common open space (COS) single-family detached, senior housing development, as defined in Washoe County Development Code (WCDC) and permitted within the Neighborhood Commercial (NC) zoning designation in the Spanish Springs Area Plan. The proposed project consists of an 81-lot gated patio home community with an average lot size of 2,400± square feet and a total project size of 14.4± acres. There are walking paths throughout the site which include access to the clubhouse and amenities in the adjacent Silverado Village at Eagle Canyon Phase 1&2 development.

Consistent with common open space requirements, the proposed project includes a mix of unit sizes with approximately 7 acres of common area which will be annexed into the existing Phase 1 & 2 HOA, (aka Silverado Village Eagle Canyon Association). In addition, the maximum density for the NC zone (5 units per acre) with the 25% density increase allowed by the senior housing use will not be exceeded. Pursuant to requirements to utilize the senior housing density increase, there will be a deed restriction in place for at least 20 years to require that at least 80% of the homes are inhabited by one or more resident 55+ years of age. As a 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 HOA. Approximately 14 lots along the eastern boundary will have private backyards and be granted an exclusive use easement. These areas will be maintained by the property owner of the lot adjacent to the fenced backyard but will remain under the ownership of the HOA.

The request is summarized as follows:

- A **Common Open Space Tentative Subdivision Map** on 14.4± acres to permit development of an 81 lot senior housing community, and
- A **Special Use Permit** for a Senior Housing community in accordance with WDCA25-0009 and major grading.

The proposed project is anticipated to be constructed in two phases (*See Phasing Plan in Section 4 of this submittal packet*).

Common Open Space Tentative Map Design

This senior housing community is specifically designed for seniors who want to live in a place that feels like a traditional neighborhood but without the responsibility of maintaining any landscaping or amenities outside of the four walls of their home. In order to achieve a more traditional neighborhood environment, the project proposes a mix of lot/unit sizes with reduced setbacks, private streets and common open space throughout. Note that all private streets and common areas will be annexed into and maintained by the Phase 1 & 2 Silverado Village Eagle Canyon Association.

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 HOA is responsible for, and maintains, all of the common areas and common amenities.

In accordance with WDCD §110.406.05, 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 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: 2,200± 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

****Note** 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.

Project Details

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 minimum of 9 acres of the project will be dedicated to common area/landscape. This includes approximately 7 acres dedicated to common area and amenity areas, plus another 2.32 acres for private streets and parking. Note that all common areas in Phase 3 will be annexed into the existing Phase 1 & 2 HOA (Silverado Village Eagle Canyon Homeowners Association) resulting in all three phases being maintained by the same HOA as they are considered the same project.

Primary pedestrian access will include paseo paths located within open space/common areas so residents have access/circulation throughout the project. A pedestrian path crosses the drainage channel to provide access to Phases 1&2 where the recreation areas and clubhouse are located.

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*).

Parking

Washoe County Development Code requires two parking spaces per dwelling, one of which must be in an enclosed garage.

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. Specifically, the project will include a minimum of 68 overflow/guest spaces strategically located throughout the project. No on-street parking is allowed within the project site.

Traffic and Circulation

A traffic study has been prepared for the proposed project based on the layout. Based on the proposed use and anticipated residents within the project, the study estimated that the project would generate 495 Average Daily Trips (ADT), with 33 AM peak hour trips and 38 PM peak hour trips. Since the project does not directly access Neighborhood Way, no lane improvements are recommended. A copy of the full Traffic Report is provided in Section 4 of this application for reference.

As designed, the project has a single access point from an extension of Cleora Street located in the adjacent senior housing development. The access to Cleora Street from Neighborhood Way is gated and all rights-of-way within the development will be privately owned.

In the event of an emergency, a gated secondary access point may be provided at the southern end of the site, between lots 1 and 81, to connect to the commercial center to the south. Another option for secondary emergency access may be provided between lots 2 and 3 and connect to the existing Firestone Drive within the adjacent neighborhood. The secondary emergency access point will remain gated under normal conditions and will only be activated during emergencies.

The proposed streets will be consistent with the existing streets in the adjacent development and will be 25 feet wide 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. *(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 29,000 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 west to the existing channels south and west of the site. The existing drainage channel along the eastern boundary of the site will be relocated closer to the boundary line in a 15-foot drainage easement. This will accommodate the drainage from the existing lots to the east in Pyramid Ranch Estates, as a small storm drainpipe and rear lots drain overland onto the existing property. The existing drainage channel along the southern boundary is proposed to be piped in order to gain additional usable open space. Drainage from the completed site will all ultimately discharge into the existing Washoe County regional drainage channel along the western boundary of the site. Drainage improvements will be completed in accordance with the Truckee Meadows Regional Drainage Design Manual. A preliminary drainage report is provided in Section 4 of this application packet.

Utilities

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

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 65,610 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 in anticipation of higher sewer flow rates. 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 ½ mile to the east at the intersection of Rockwell Boulevard and La Posada Drive. Washoe County Sheriff provide police services.

Development Statistics Summary

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

Total Site Area:	14.4± acres
Total Dwelling Units:	81 single family residences
Gross Density:	5.62 d.u./acre
Total Lot Area:	4.48± acres
Total Right-of-Way Area:	2.32± acres
Total Common Area/Open Space	7.0± acres

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 a senior housing 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 other senior housing age-restricted developments.

Existing Structures: The subject site is currently undeveloped and does not include any structures.

Existing Vegetation: The subject site consists primarily of native shrubs, sagebrush and desert grasses.

Prevailing Winds: Winds in this area generally blow West North West according to data from the National Weather Service.

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. A preliminary geotechnical memo is provided in Section 4 of this submittal packet.

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 Cleora Street, which extends from Neighborhood Way. The primary access will provide circulation throughout the site. All proposed streets will be private and designed in accordance with Washoe County Code. An emergency secondary access will be provided from the undeveloped commercial pad to the south or from Firestone Drive to the east.

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 senior housing use in conjunction with a common open space development 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. Specific responses on how the project furthers individual guiding principles or policies identified as priorities for the Spanish Springs area can be found below:

NCR Principle 1. Maintain scenic resources within the County.

Policy 1.2 Maintain dark night skies

Anticipated building elements include lighting which is shielded or recessed and directed downward, away from the sky, roadways, pathways and other residential structures. Lots are designed smaller with a more cluster design, with tree canopies meant to encompass the development at maturity.

TR Principle 1. Create an interconnected transportation network.

Policy 1.4 Support mixed-use, transit-oriented development, and community revitalization projects that encourage walking, bicycling, and easy access to existing and planned transit stops.

The tentative map includes dedicated common open space elements that encourage walking throughout the development and connecting to the adjacent Silverado Village at Eagle Canyon Phase 1&2 development. The circulation of walking paths through both developments connect to the existing sidewalk network along Neighborhood Way. While there are no transit stops within walking distance of the site, Neighborhood Way includes dedicated bike lanes on both sides.

(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 goals and policies of the Spanish Springs Area Plan 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 north to south 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 WCDCA 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 contemplated for development for many years and with the construction of Neighborhood Way, and surrounding parcels, 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. 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 senior housing development 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: Any easements identified on the property 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 has a single access point from an extension of Cleora Street located in the adjacent senior housing development. The access to Cleora Street from Neighborhood Way is gated and all rights-of-way within the development will be privately owned.

In the event of an emergency, a gated secondary access point may be provided at the southern end of the site, between lots 1 and 81, to connect to the commercial center to the south. Another option for secondary emergency access may be provided between lots 2 and 3 and connect to the existing Firestone Drive within the adjacent neighborhood. The secondary emergency access point will remain gated under normal conditions and will only be activated during emergencies.

Access roads within the project will be 25 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 by the HOA.

Although there will be no parking along the roads, additional off-street parking for overflow and guests is located throughout the development. Pedestrian access will include paseo paths located within open space/common areas so residents have access/circulation throughout the project.

- (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 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 adjacent senior housing development. Methods such as landscaping with 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 a common open space subdivision cannot exceed the allowed density of the underlying zoning district. The proposed project includes 81 units which would be 5.62 dwelling units per acre (du/ac). The allowed density for the NC zoning district is 5 dwelling units per acre, and the senior housing allows a density increase of 25%, which allows a maximum of 6.25 units/acre. 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 for the housing issue facing many seniors in the region. Furthermore, this will complement the assisted living facility and age-restricted multi-family complex in the area while still providing a use that is similar to the single-family residential properties to the east.

- (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.

COMMON OPEN SPACE DEVELOPMENT FINDINGS

- (a) Preserve or Provide Open Space.** *The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable minimum requirements of Article 432.*

Response: The proposed project concept centers the subdivision around the common open space available for all residents. Although there is no specific threshold requirement for the amount of open space provided in a common open space subdivision, the proposed project will provide approximately 7 acres of common area/open space, which will be annexed into and maintained by the Silverado Village Eagle Canyon Association.

- (b) Protect Natural and Scenic Resources.** *The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.*

Response: The subject site is currently undeveloped and does not include any structures. It primarily consists of native shrubs, sagebrush, and desert grasses. The entire site is free of steep slopes with no slope over 15%. The subject site is located within the northwestern portion of Spanish Springs. Soils associated with future development are generally native clay soils. There are no wetlands on the site. There are no known avalanche or other landslide hazards on the site.

- (c) Achieve a More Efficient Use of Land.** *The development utilizes density clustering to further protect and preserve open spaces.*

Response: The proposed development employs a compact design strategy that leverages the provisions of common open space development to achieve a more efficient use of land. By reducing individual lot sizes and setbacks, the project is able to preserve and dedicate approximately 7 acres of common open space within the site. This approach not only maximizes land utilization but also enhances environmental and community benefits.

- (d) Minimize Road Building.** *The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).*

Response: The proposed development has been intentionally designed to reduce the extent of roadway infrastructure, both in terms of linear distance and overall impervious surface area.

Overall, roadways comprise approximately 2.32 acres, representing just 17% of the total site area, demonstrating a clear commitment to minimizing roadway infrastructure while maintaining functional and aesthetic standards.

- (e) Encourage a Sense of Community.** *The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.*

Response: The proposed development is designed to foster community interaction and connectivity through a comprehensive network of amenities and pedestrian improvements. Internally, the subdivision includes a system of sidewalks and pedestrian walkways that provide safe and convenient circulation for residents. A centralized amenity area is proposed within the neighborhood, creating a shared space for social engagement.

In addition, the proposed project will have connectivity to the adjacent senior housing development, via paseo paths within the common areas so residents have access to all of the amenities within Phases 1 & 2. As noted previously, all common areas in Phase 3 will be annexed into, and maintained by, the Silverado Village Eagle Canyon Homeowners Association.

COMMON OPEN SPACE DEVELOPMENT FINDINGS

Prior to approving an application for a common open space development, the Planning Commission or Parcel Map Review Committee, as applicable, shall find **a – c** below have been satisfied, and that **findings d and e** have been satisfied when they can reasonably be applied to the parcels in question. This is to ensure that the benefits provided by the proposed common open space development are commensurate with the flexibility afforded by common open space development.

(a) Achieve a More Efficient Use of Land. *The development utilizes density clustering to further protect and preserve open spaces.*

Response: The proposed development employs a compact design strategy that leverages the provisions of common open space development achieving a more efficient use of land. By reducing individual lot sizes and setbacks, the project is able to provide approximately 6.54 acres of common open space within the site. This approach not only enhances environmental and community benefits but also maximizes land utilization.

(b) Minimize Road Building. *The development is designed in a manner that reduces the overall linear distance of roadways (e.g. cul-de-sacs).*

Response: The proposed development has been intentionally designed to reduce the extent of roadway infrastructure, both in terms of linear distance and overall impervious surface area.

Overall, roadways comprise approximately 2.3 acres, representing just 17% of the total site area, demonstrating a clear commitment to minimizing roadway infrastructure while maintaining functional and aesthetic standards.

(c) Encourage a Sense of Community. *The development provides community amenities such as trail connectivity, bike trails/walking trails, dog parks, playgrounds, pocket parks, etc.*

Response: The proposed development is designed to foster community interaction and connectivity through a comprehensive network of amenities and pedestrian improvements. Internally, the subdivision includes a system of sidewalks and pedestrian walkways that provide safe and convenient circulation for residents. A centralized amenity area and clubhouse are proposed within the neighborhood, creating a shared space for social engagement.

In addition, the proposed project will have connectivity to the adjacent senior housing development, via paseo paths within the common areas so residents have access to all of the amenities within Phases 1 & 2. As noted previously, all common areas in Phase 3 will be annexed into, and maintained by, the Silverado Village at Eagle Canyon Homeowners Association.

(d) Preserve or Provide Open Space. *The development preserves existing steep slope areas, developmentally constrained areas, and heavily treed areas from development and provides future residents an option for open space above and beyond any applicable minimum requirements of Article 432.*

Response: N/A

(e) Protect Natural and Scenic Resources. *The development identifies and protects natural and scenic resources, including but not limited to ridgelines, waterways, large diameter trees, and habitat for special status species.*

Response: N/A

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TENTATIVE MAP

TITLE SHEET

OWNER:
SPANISH SPRINGS ASSOCIATES LP
550 W PLUMB LANE SUITE B
RENO, NV 89509

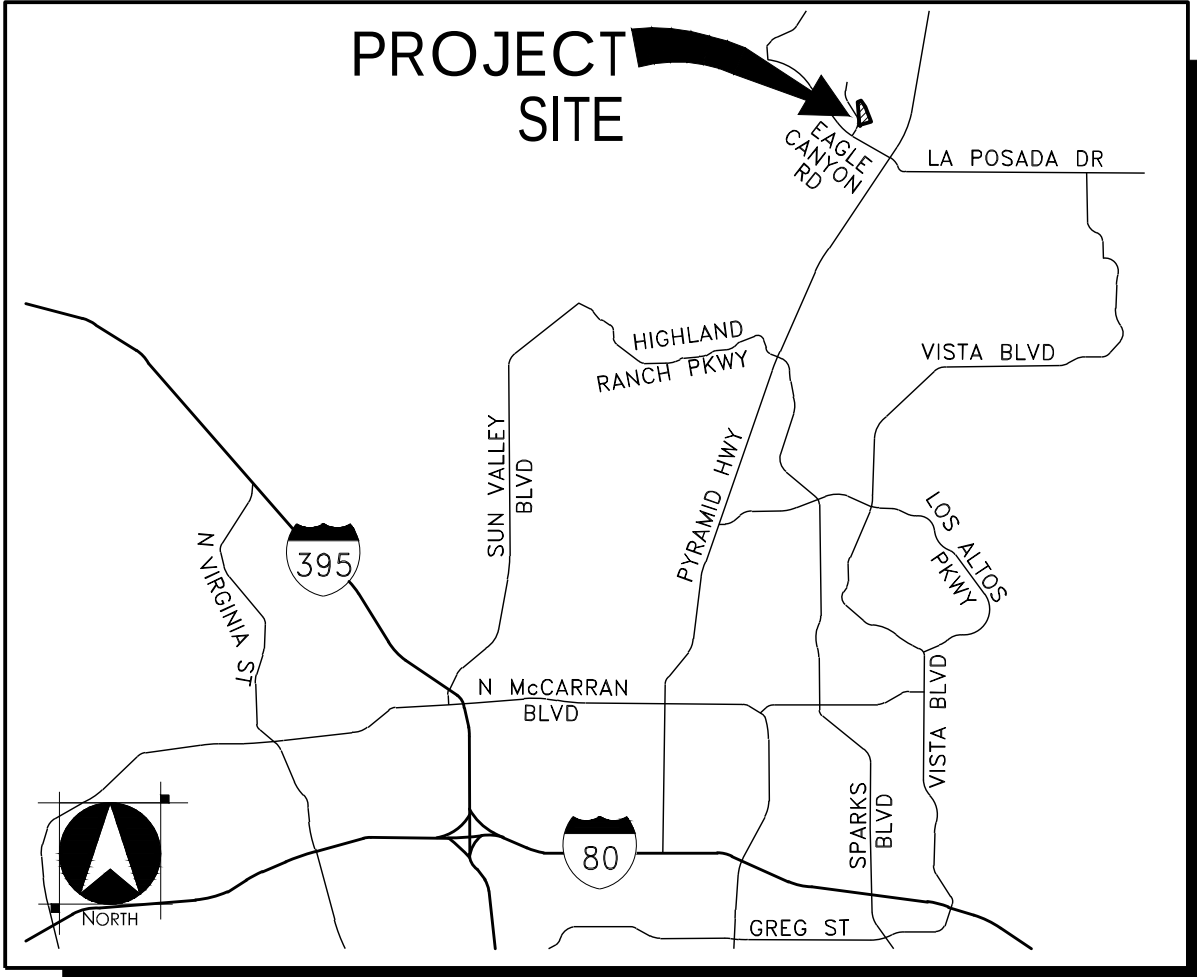
DEVELOPER:
SILVERADO VILLAGE EAGLE CANYON LLC
5525 KIETZKE LANE, SUITE 102
RENO, NV 89511

BASIS OF BEARINGS

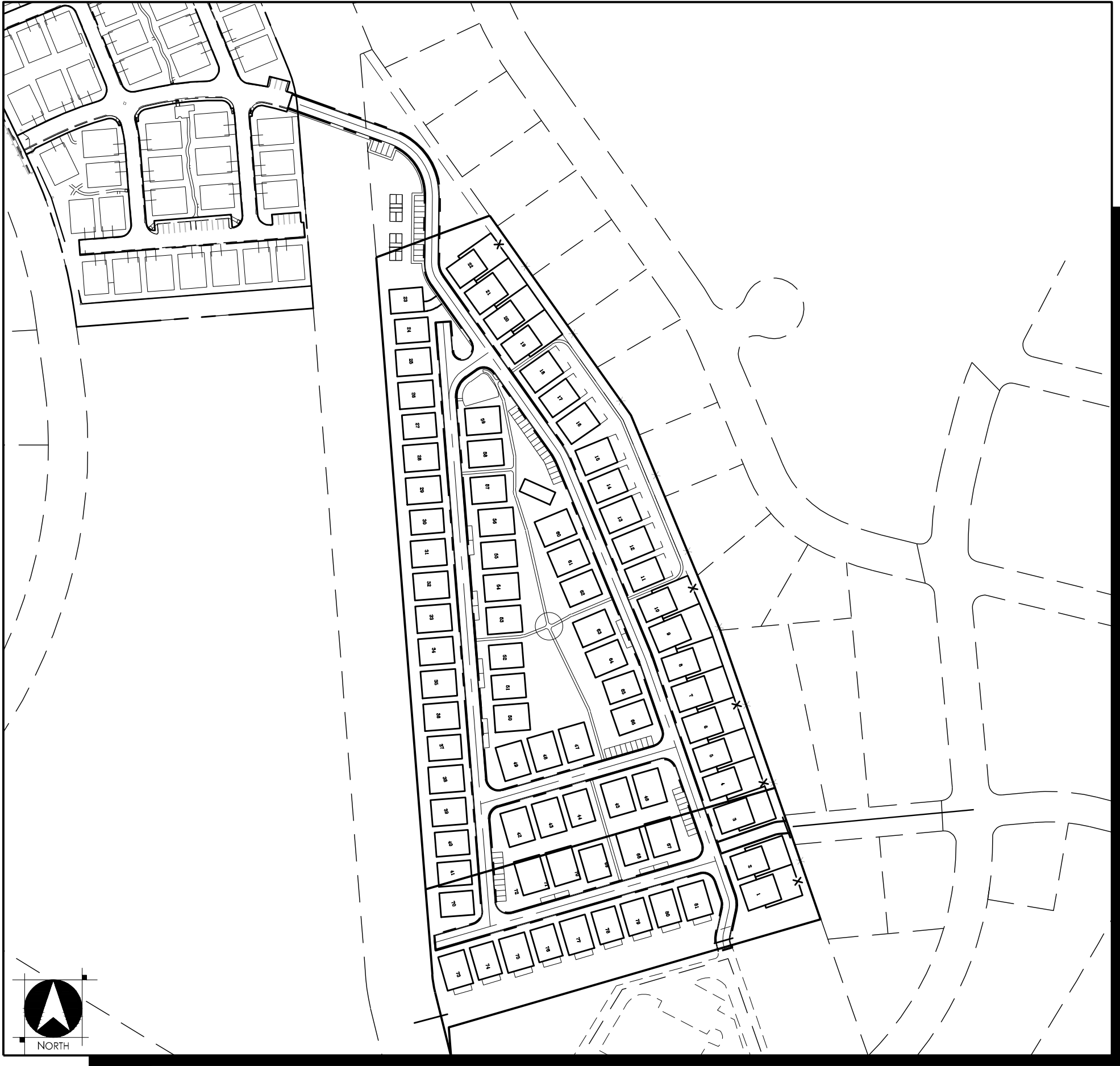
NEVADA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), AS DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS WITH CORRECTIONS TRANSMITTED BY THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK GPS (NNCRN GPS). THE BEARING BETWEEN GPS REFERENCE STATION "SSB2" - S52SM10000 AND "RSTEAD" - N22SM01037 IS TAKEN AS NORTH: 86°59'47" WEST. ALL DIMENSIONS SHOWN ARE GROUND DISTANCES. COMBINED GRID-TO-GROUND FACTOR= 1.000197939.

BASIS OF ELEVATION

THE BASIS OF ELEVATION 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 4497.43 FT. BENCHMARK 121 IS DESCRIBED AS BEING 1 1/4" DIA BRASS CAP SET IN CONCRETE 1" WEST OF "T" POST, 2" WEST OF RIGHT-OF-WAY FENCE, 23.3' EAST OF EDGE PAVEMENT AT PYRAMID LAKE HIGHWAY AND ROBERT BANK BOULEVARD, MONUMENT IS 0.2' ABOVE GROUND.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

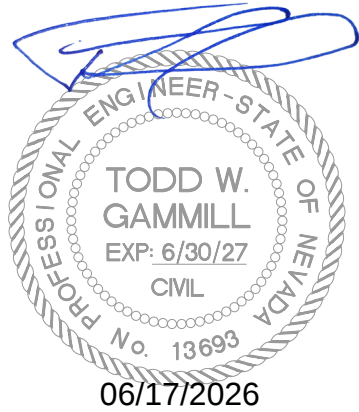
SITE SUMMARY
SITE AREA: APN 532-032-17 - 3.3 AC
APN 532-032-18 - 10.3 AC

TOTAL SITE AREA: 13.6 AC
LARGEST LOT AREA: APPROXIMATELY 2,530 SF +/-
SMALLEST LOT AREA: APPROXIMATELY 2,220 SF +/-
TOTAL LOTS - 81

ASSESSOR PARCEL NUMBERS
532-032-17, 532-032-18

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 17th DAY OF JUNE, 2026.



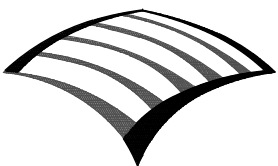
TODD W. GAMMILL, P.E. #13693

SHEET INDEX

SHT No.	DWG ID	DRAWING DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	PRELIMINARY SITE PLAN
3	S-2	PRELIMINARY SITE PLAN
4	U-1	PRELIMINARY UTILITY PLAN
5	U-2	PRELIMINARY UTILITY PLAN
6	G-1	PRELIMINARY GRADING PLAN
7	G-2	PRELIMINARY GRADING PLAN
8	CS-1	PRELIMINARY SECTIONS/DETAILS
9	LS-1	PRELIMINARY LANDSCAPE PLAN

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TITLE SHEET



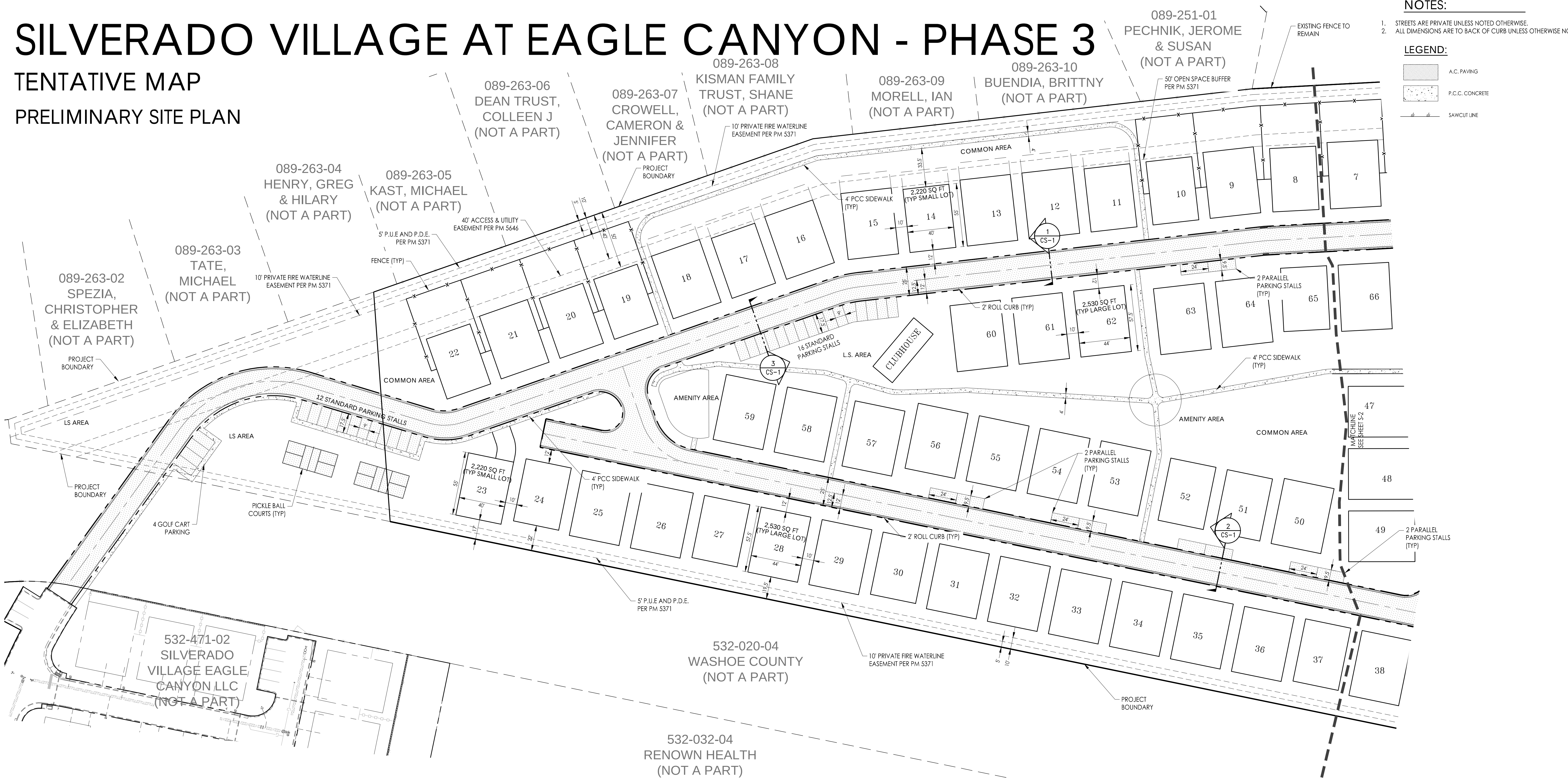
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JOB NO. 3599018 FEBRUARY, 2026

SHEET T-1 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

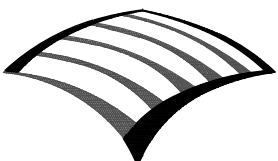
TENTATIVE MAP
PRELIMINARY SITE PLAN



- NOTES:
- STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

- LEGEND:
- A.C. PAVING
 - P.C.C. CONCRETE
 - SAWCUT LINE

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3
PRELIMINARY SITE PLAN



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JOB NO. 3599018 FEBRUARY, 2026

SHEET S-1 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TENTATIVE MAP

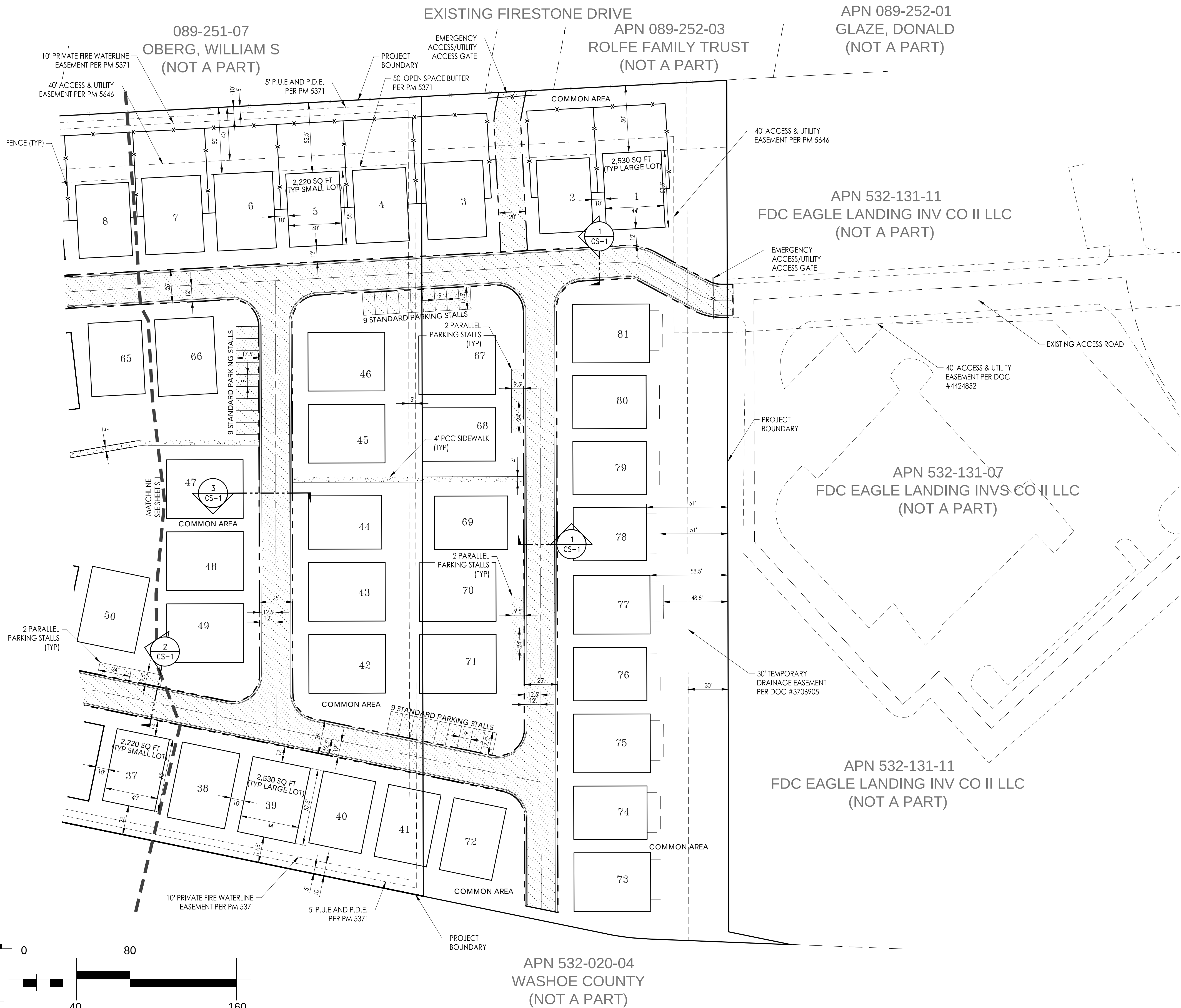
PRELIMINARY SITE PLAN

NOTES:

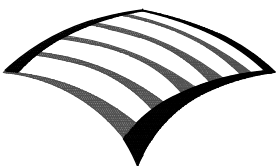
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SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3 PRELIMINARY SITE PLAN

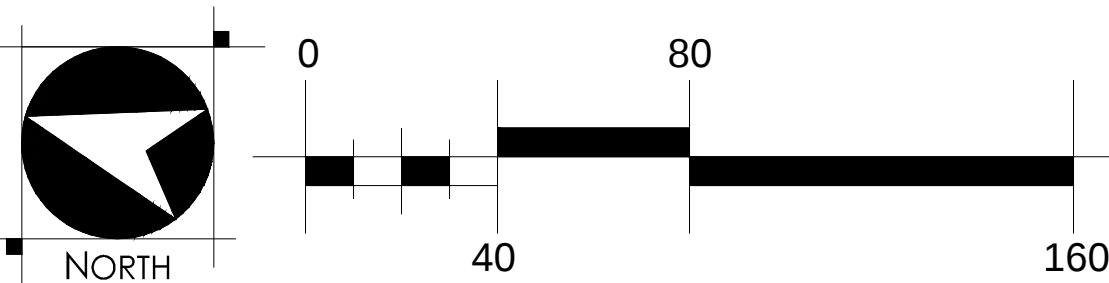


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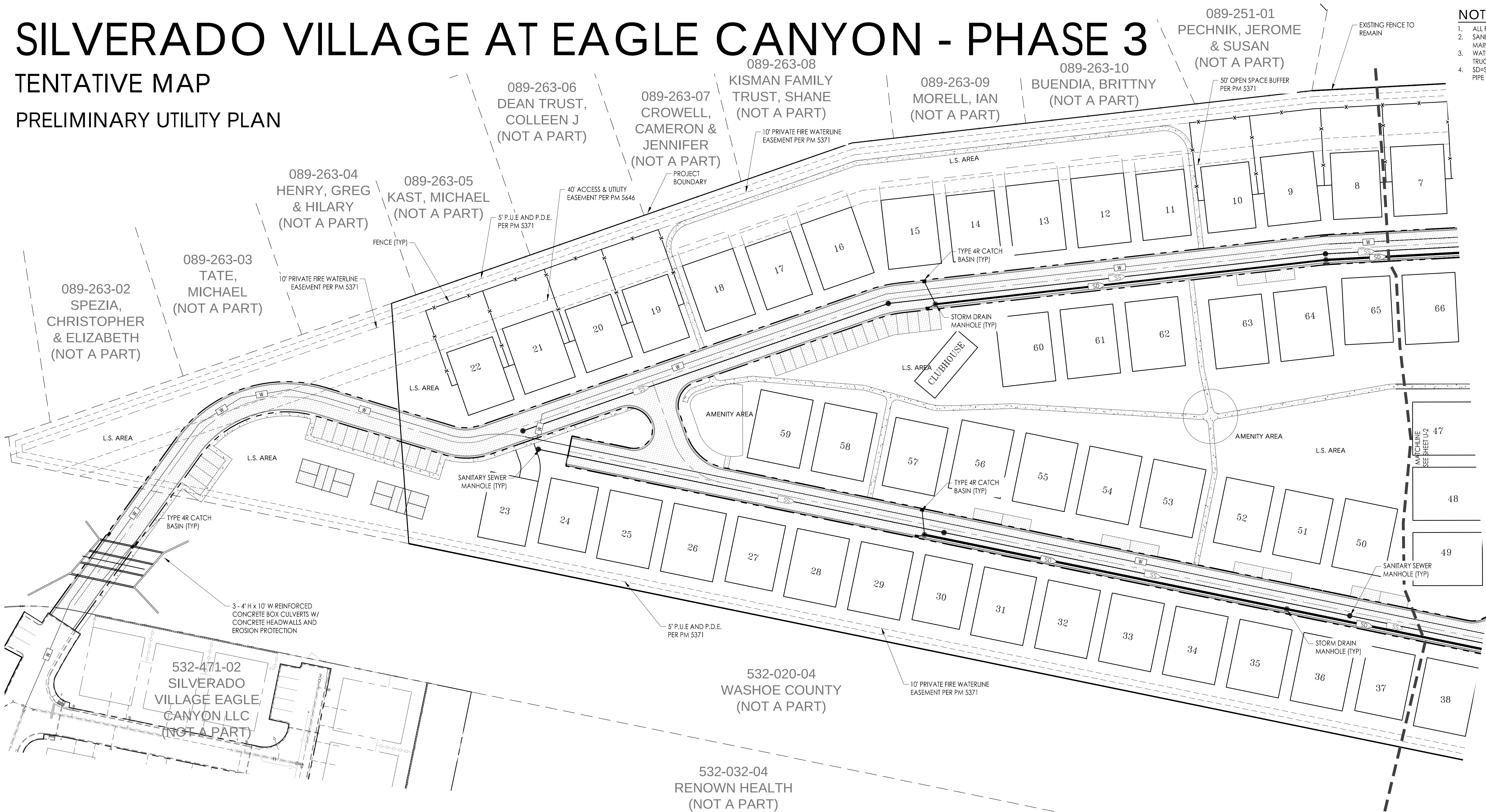
JOB NO. 3599018 FEBRUARY, 2026

SHEET S-2 OF 9

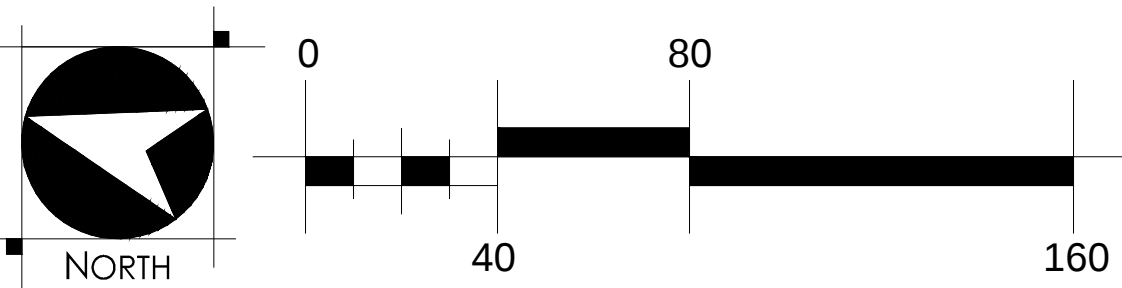


SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

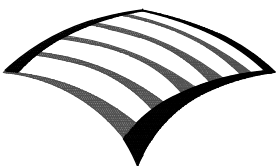
TENTATIVE MAP
PRELIMINARY UTILITY PLAN



- NOTES:
1. ALL PROPOSED STORM DRAIN IS PRIVATE.
 2. SANITARY SEWER IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY WASHOE COUNTY.
 3. WATER IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY TRUCKEE MEADOWS WATER AUTHORITY.
 4. SD=STORM DRAIN PIPE, SS=SANITARY SEWER PIPE, W=WATER PIPE



SILVERADO VILLAGE AT EAGLE
CANYON - PHASE 3
PRELIMINARY UTILITY
PLAN



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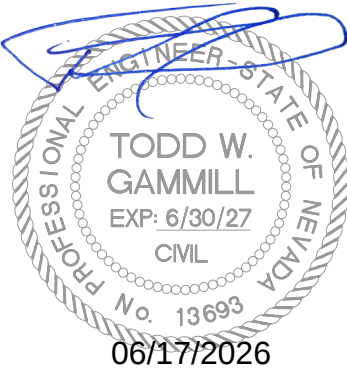
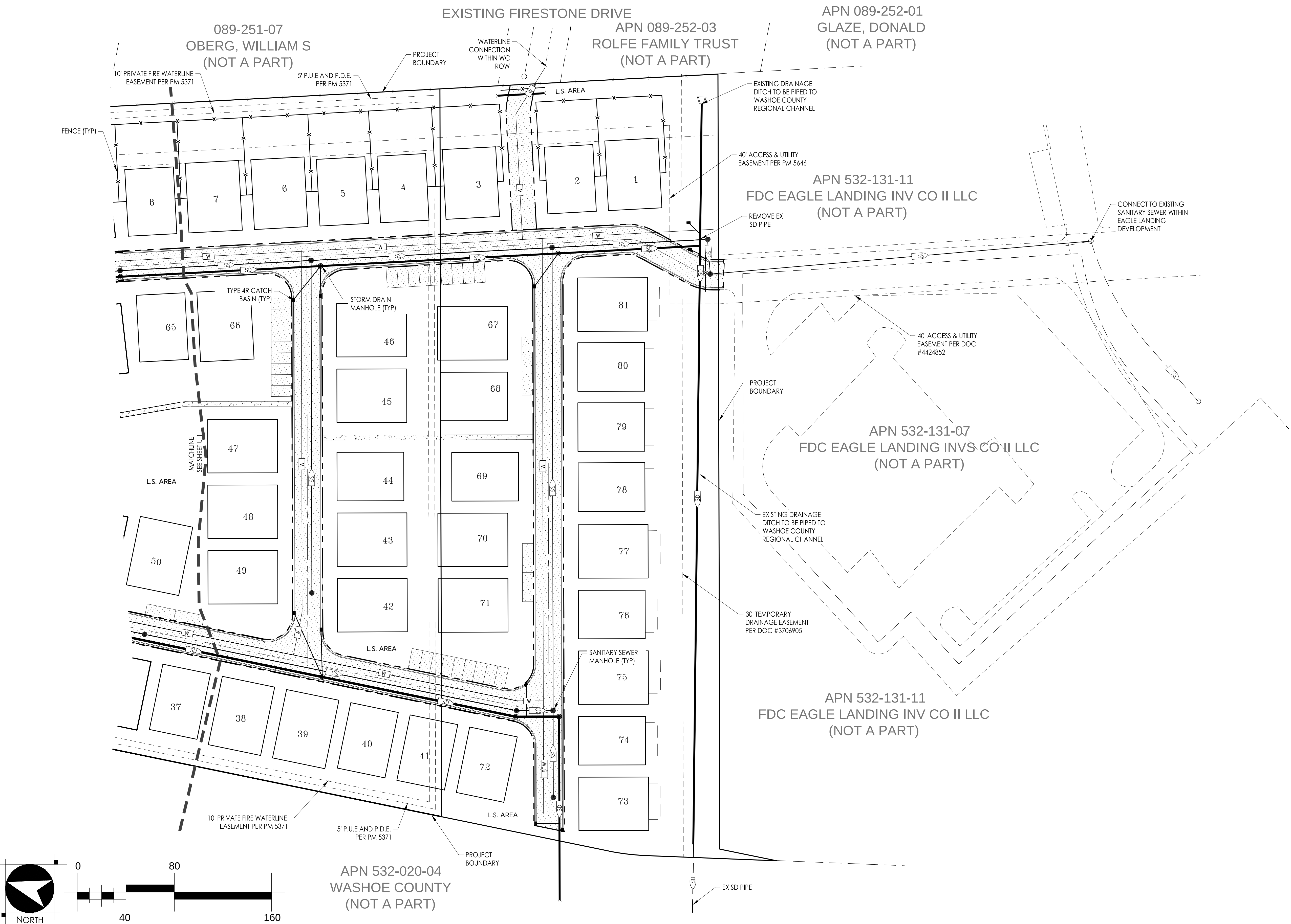
JOB NO. 3599018 FEBRUARY, 2026
SHEET U-1 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

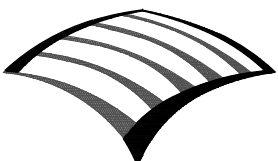
TENTATIVE MAP

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SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3 PRELIMINARY UTILITY PLAN



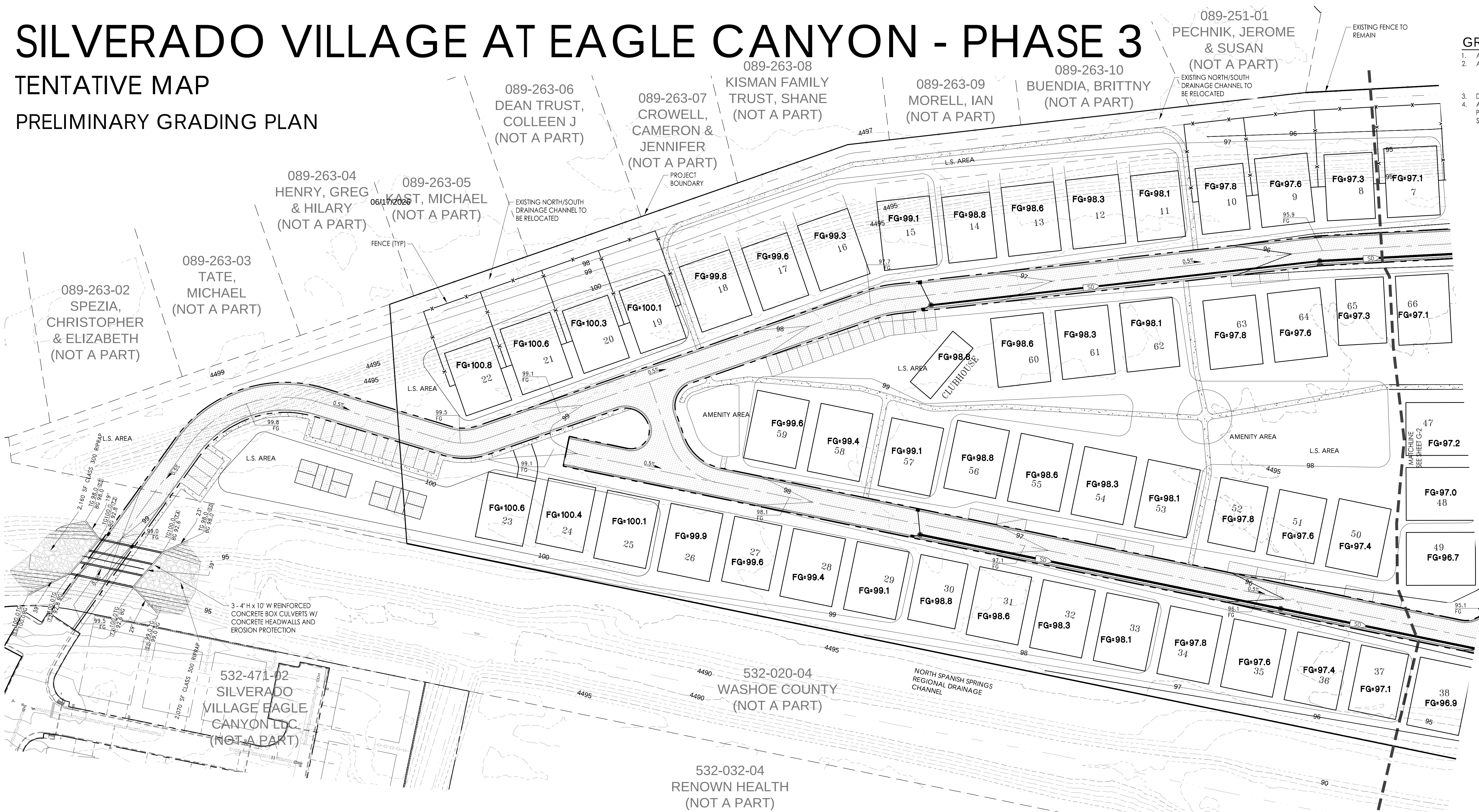
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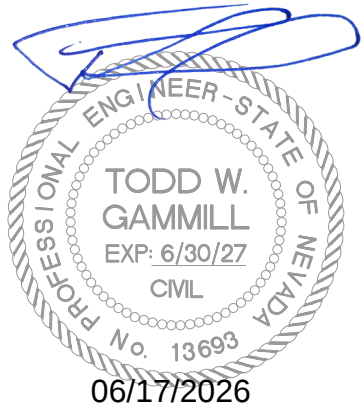
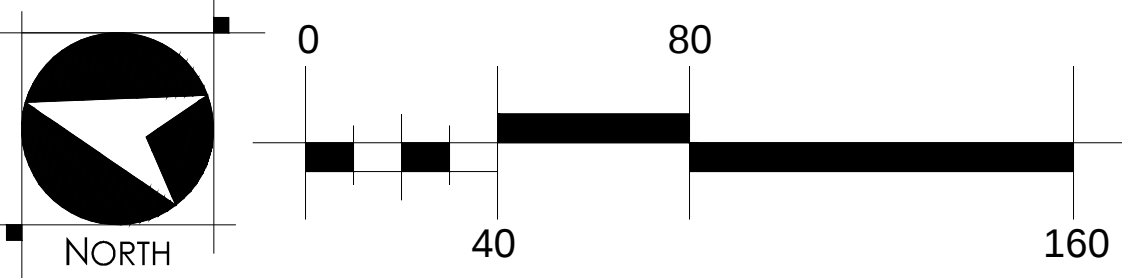
SHEET U-2 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

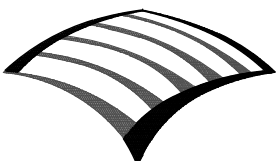
TENTATIVE MAP
PRELIMINARY GRADING PLAN



- GRADING NOTES**
1. ADD 4400' TO ALL FG ELEVATIONS.
 2. APPROXIMATE CUT AND FILL:
APPROXIMATE FILL: 29,000± CY
EXPORT NEEDED: NONE
IMPORT NEEDED: 29,000± CY
 3. DISTURBED AREAS: APPROXIMATELY 13.6 ACRES.
 4. ALL AREAS DISTURBED AND LEFT UNDEVELOPED FOR A PERIOD OF MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED BY THE APPLICATION OF DUST PALLIATIVE.



SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3
PRELIMINARY GRADING PLAN



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SHEET G-1 OF 9

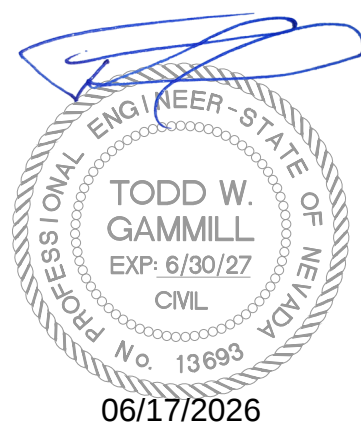
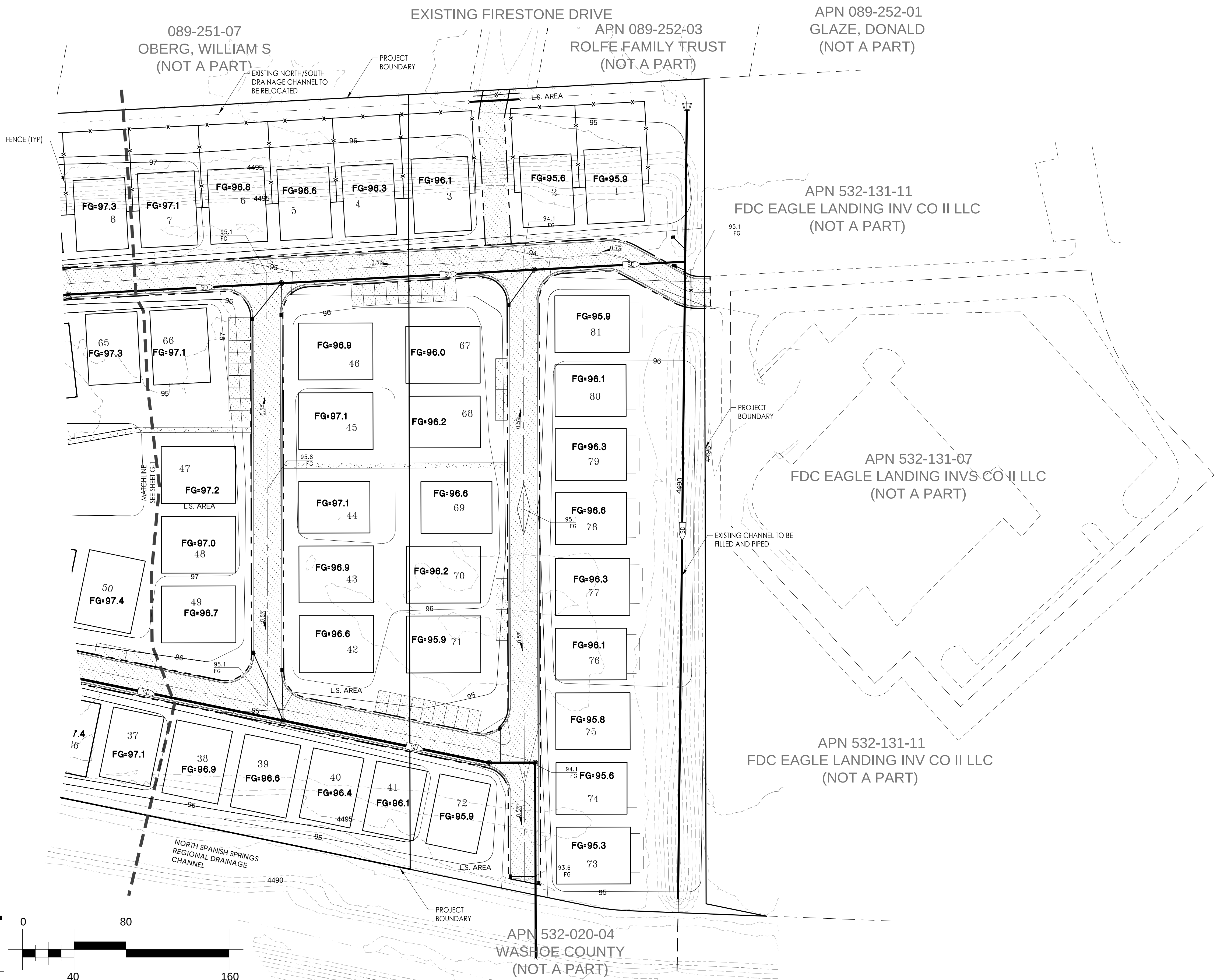
SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TENTATIVE MAP

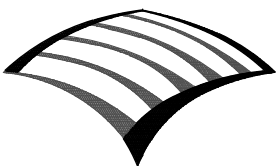
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SILVERADO VILLAGE AT EAGLE
CANYON - PHASE 3
PRELIMINARY
GRADING PLAN



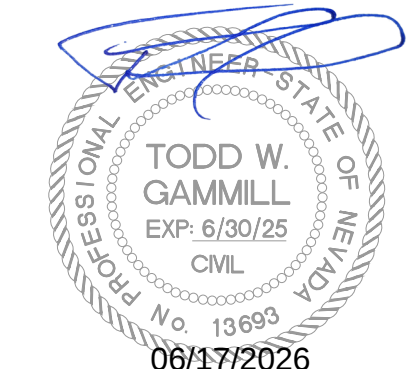
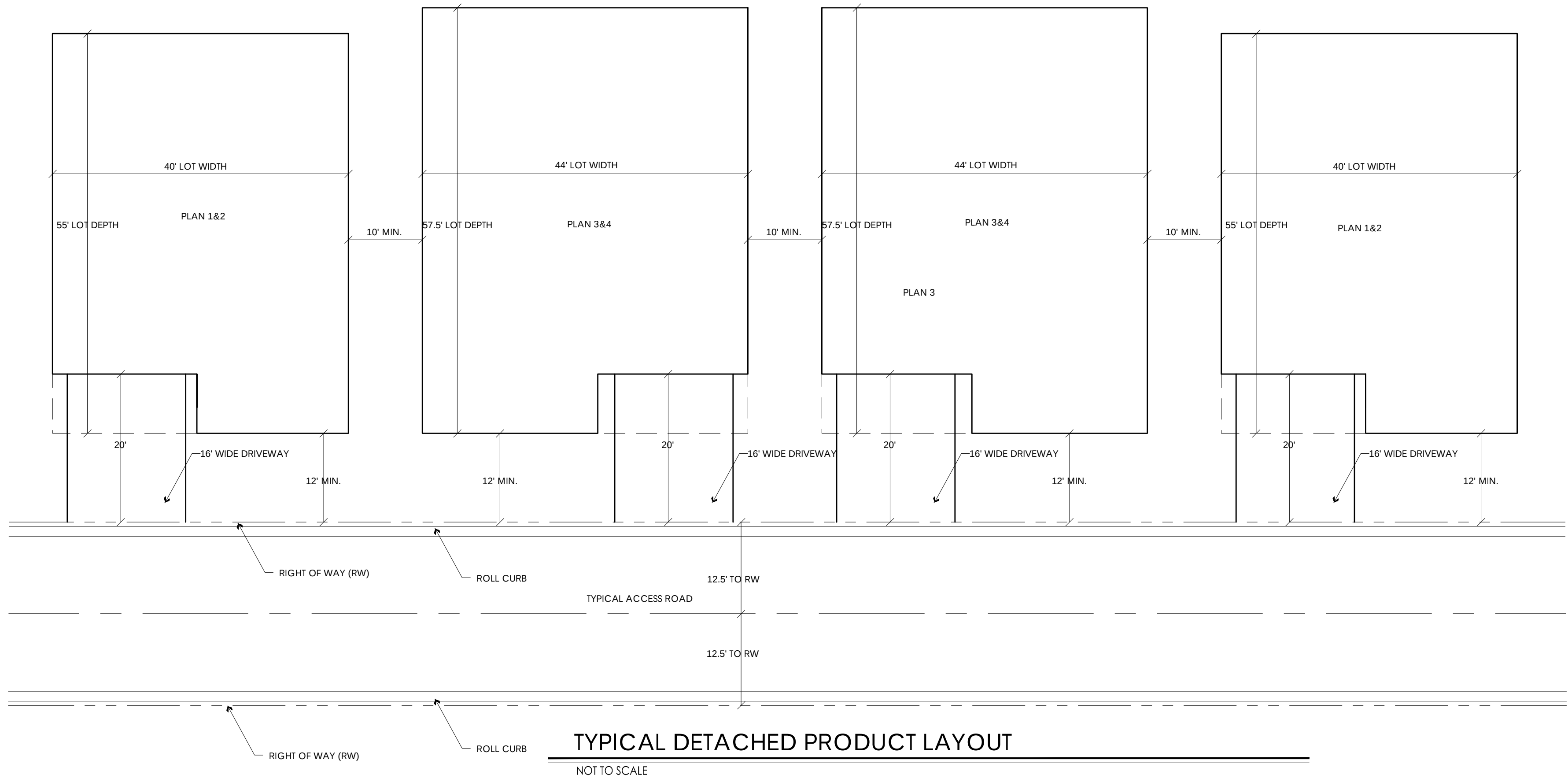
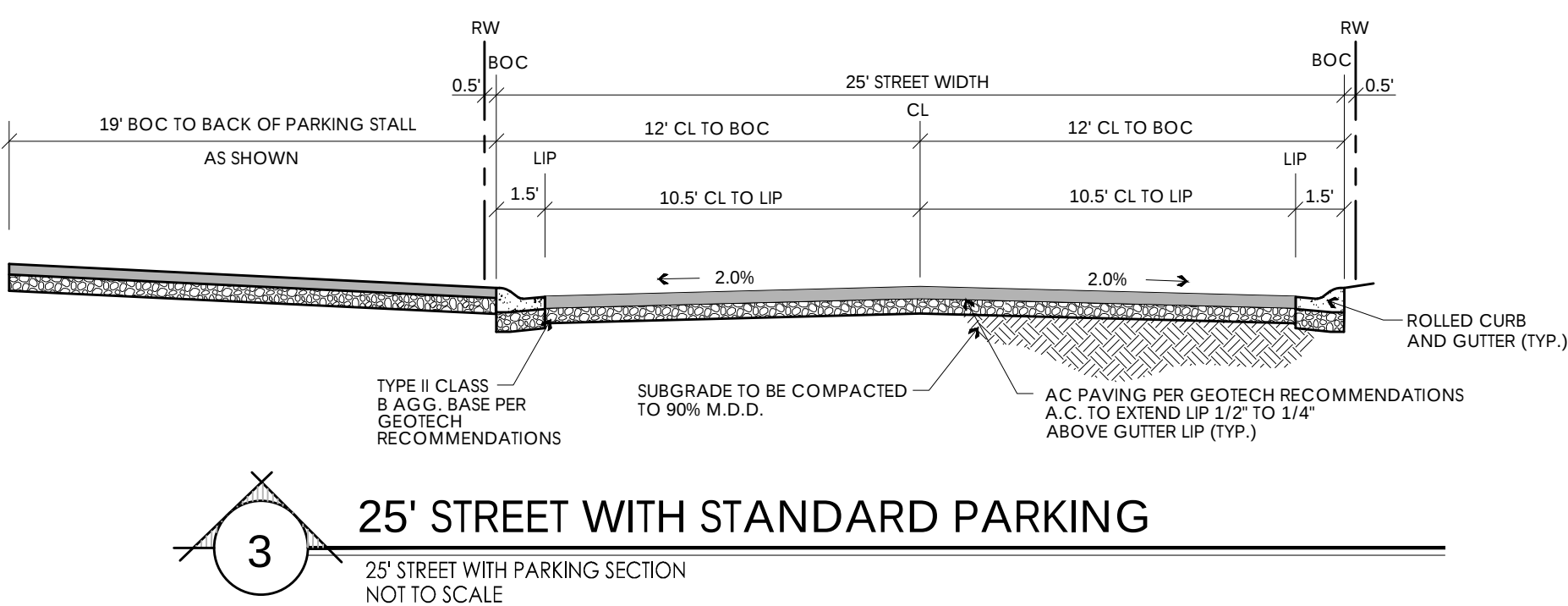
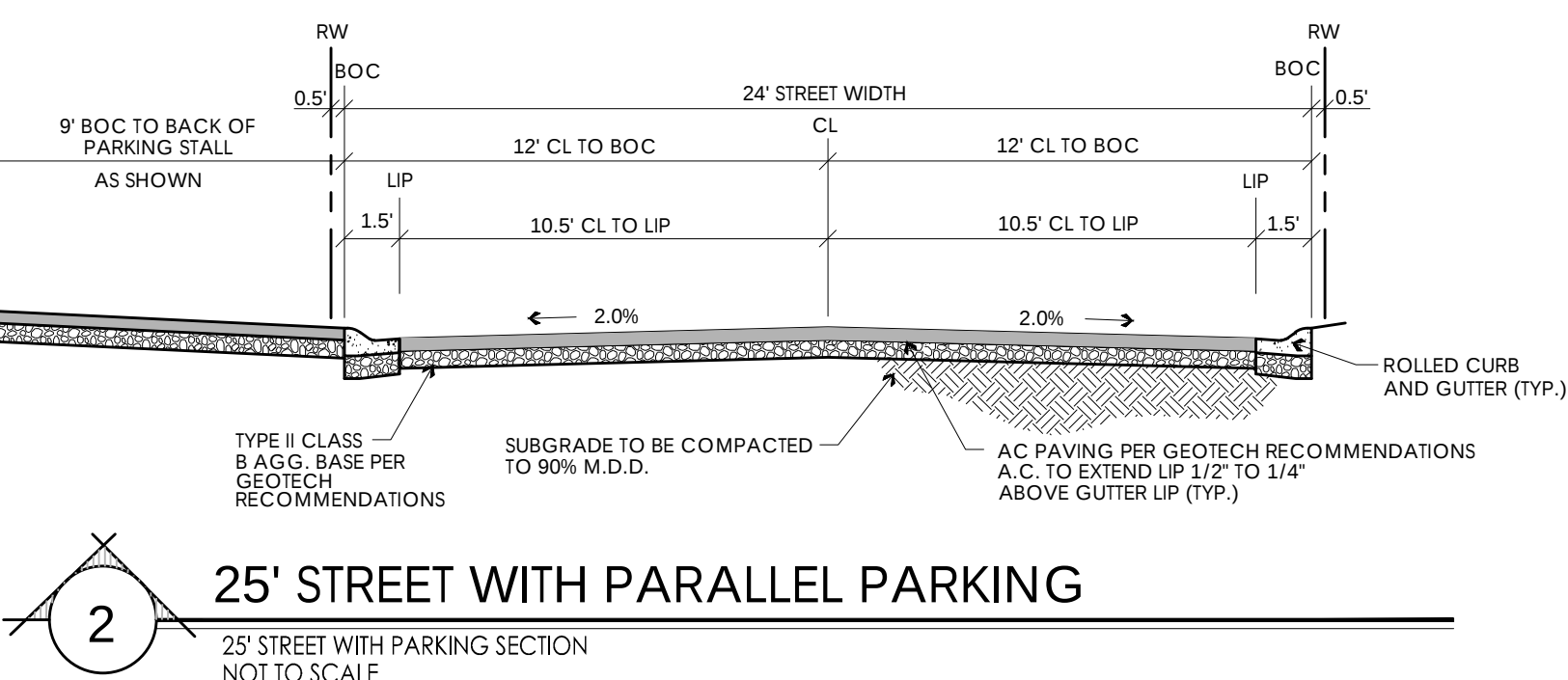
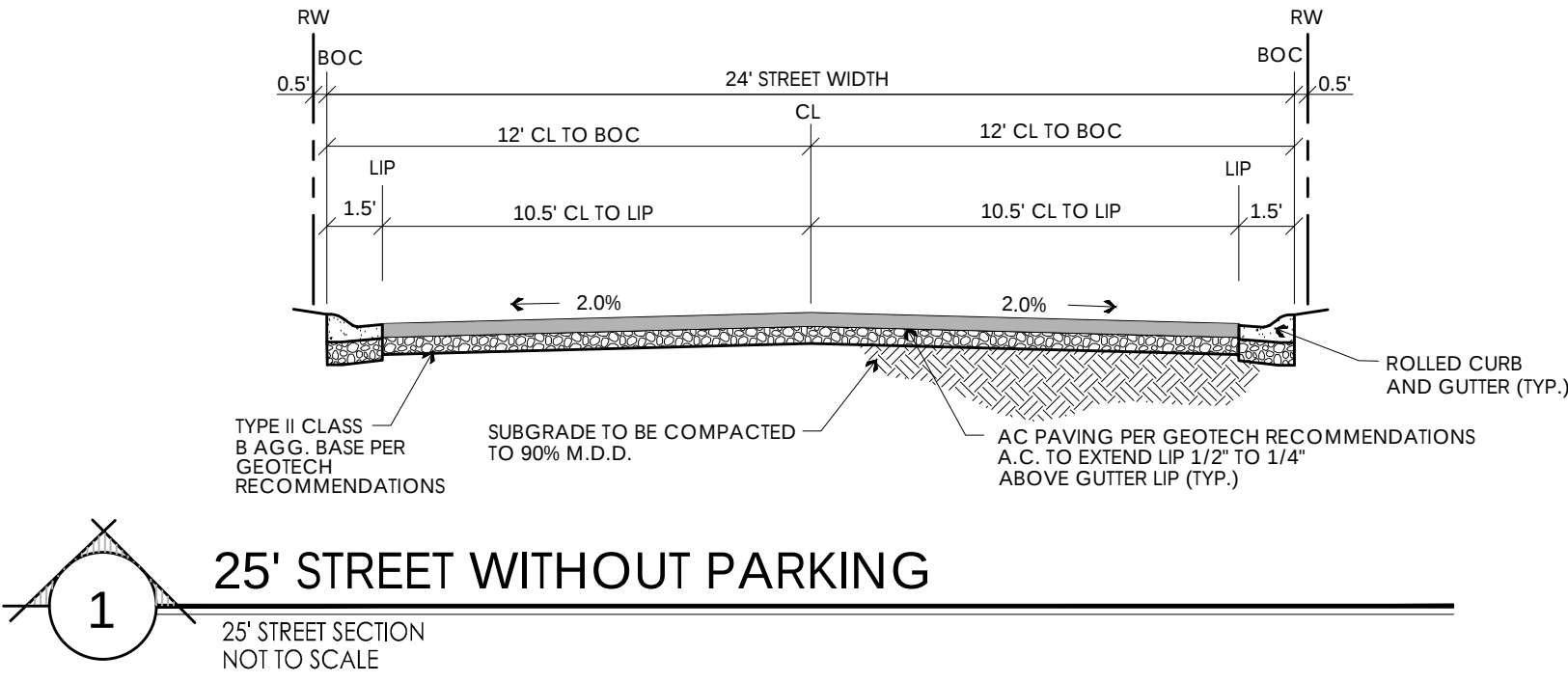
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SHEET G-2 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TENTATIVE MAP PRELIMINARY SECTIONS/DETAILS



SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3 PRELIMINARY SECTIONS/DETAILS

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SHEET CS-1 OF 9

SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3

TENTATIVE MAP
PRELIMINARY SITE PLAN



CONCEPTUAL PLANT PALETTE

- FRONT LOT STREET TREE
ONE PER LOT UNLESS ADJACENT TO PARKWAY
- SITE TREE
1 TREE PER 300' SQ/FT OF LANDSCAPE AREA
- ACCENT TREE
- EVERGREEN - CONIFER

TREE NOTE:
TREE LOCATIONS ARE DIAGRAMMATIC AND MAY BE MODIFIED DUE TO FUTURE DRIVEWAY LOCATIONS OR SIGHT VISIBILITY REQUIREMENTS.

LANDSCAPE LEGEND

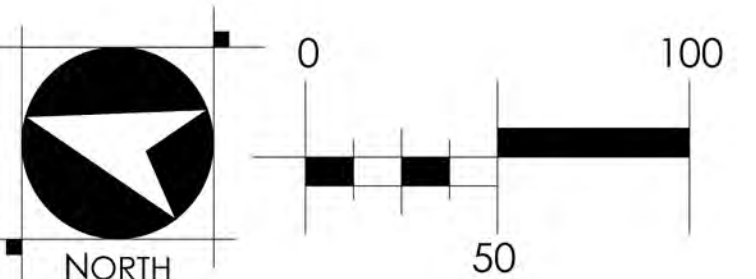
- COMMON AREA LANDSCAPE
- ON-SITE AMENITY, PARKWAY
AND OPEN SPACE

LANDSCAPE SITE DATA

SITE AREA: 13.6 AC
JURISDICTION: WASHOE COUNTY
APN: 532-032-17, 532-032-18
REQUIRED LANDSCAPE AREA: 2.72 AC (20% OF SITE)
PROVIDED LANDSCAPE AREA: 6.54 AC (285,127 SQ/FT)
TREES PROVIDED: 313

PLANTING & IRRIGATION NOTES

- 1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- 2) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURE PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK.
- 3) ALL PLANTER BEDS WILL RECEIVE TOP-DRESSING OF MULCH (RIVER ROCK, DECOMPOSED GRANITE, ETC.)
- 4) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. TURF GRASS WILL BE IRRIGATED USING LOW ANGLE SPRAY, ROTARY, AND/OR IMPACT HEADS TO REDUCE WIND DRIFT. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURE REQUIREMENTS OF EACH SPECIES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO ALLOW FULL IRRIGATION OF THE SITE BASED ON A THREE-DAY WEEKLY WATERING SCHEDULE. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER (RPB) WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRES PER CODE.



SILVERADO VILLAGE AT EAGLE CANYON - PHASE 3 PRELIMINARY SITE PLAN



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