

Community Services Department
Planning and Building
**AMENDMENT OF CONDITIONS
APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Amendment of Conditions Development Application Submittal Requirements

Applications are accepted on the 8th of each month. If the 8th falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Amendment of Conditions Application materials.
6. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Building Elevations:** All buildings and structures, including fences, walls, poles, and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. Architectural elevations of all building faces shall be presented.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

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: Silver Hills Amendment of Conditions - Final Map Extension Request			
Project Description: This request seeks an Amendment of Conditions to enter into a Development agreement granting an extension of time for the approved Tentative Map for Silver Hills (Case No. WTM21-006).			
Project Address: 11305 Red Rock Road			
Project Area (acres or square feet): ± 64.93 acres			
Project Location (with point of reference to major cross streets AND area locator): The subject site is located west of Red Rock Road, approximately 3/4 of a mile north of the intersection with Silver Knolls Boulevard.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-390-10	±308.6	N/A	N/A
N/A	N/A	N/A	N/A
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: Lifestyle Homes TND, LLC		Name: Juniper & Sage Consulting, LLC	
Address: [REDACTED]		Address: [REDACTED]	
Reno, NV Zip: 89519		Reno, NV Zip: 89503	
Phone: [REDACTED] Fax: N/A		Phone: Fax: N/A	
Email: [REDACTED]		Email: [REDACTED]	
Cell: N/A Other: N/A		Cell: Other: N/A	
Contact Person: Robert Lissner		Contact Person: AnnMarie Lain	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Lifestyle Homes TND, LLC		Name: N/A	
Address: [REDACTED]		Address: N/A	
Reno, NV Zip: 89519		Zip: N/A	
Phone: [REDACTED] Fax:		Phone: N/A Fax: N/A	
Email: [REDACTED]		Email: N/A	
Cell: N/A Other: N/A		Cell: N/A Other: N/A	
Contact Person: Robert Lissner		Contact Person: N/A	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Amendment of Conditions Application Supplemental Information

(All required Information may be separately attached)

Required Information

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

See attached supplemental information.

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

See attached supplemental information.

JUNIPER | SAGE

REVISED NARRATIVE, DEVELOPMENT AGREEMENT, FINAL MAP EXTENSION REQUEST (SILVER HILLS, PHASE 1)

Lifestyle Homes TND, LLC

JULY 2025



FOCUSED STRATEGY.
INNOVATIVE RESULTS

Prepared for:

Lifestyle Homes TND, LLC
4790 Caughlin Parkway, Suite 519
Reno, NV 89519

Prepared by:

Juniper & Sage Consulting
10580 N. McCarran Blvd, Ste 115-120
Reno, NV 89509

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APPENDICES

Appendix A: AOC Application

Appendix B: Owner Affidavit

Appendix C: Site Plan

Appendix D: Conditions of Approval

Appendix E: Development Agreement

Appendix F: Reno AirLogistics Park

Appendix G: Draft Easement

1.0 INTRODUCTION

1.1 General Information

Applicant:	Lifestyle Homes TND, LLC 4790 Caughlin Parkway, Suite 519 Reno, NV 89519 Contact: Robert Lissner Email: rlissner@gmail.com
Prepared by:	Juniper & Sage Consulting, LLC 10580 N. McCarran Blvd, Ste 115-120 Reno, NV 89511 Contact: AnnMarie Lain Phone: 907-602-3382 Email: juniperandsage.consulting@gmail.com
Project Location:	11305 Red Rock Road Washoe County, NV 89508
Parcel ID Numbers:	087-390-10
Zoning:	Silver Hills Specific Plan (SP)
Master Plan:	Suburban Residential (SR)

1.2 Supporting Documentation

This report has been prepared in support of the requested Amendment of Conditions for Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1). To provide complete documentation and support for this request, the following materials have been included as appendices:

- Appendix A: Amendment of Conditions (AOC) Application
- Appendix B: Owner Affidavit
- Appendix C: Site Plan

These appendices contain the required forms, ownership verification, and a visual representation of the project site necessary for the review and consideration of the proposed amendment. In addition, Supplemental Appendices D through G are introduced and discussed within the main body of this report, where they provide relevant technical, procedural, or agency coordination information to support the analysis and findings.

2.0 AMENDMENT OF CONDITIONS OVERVIEW

2.1 Amendment Request

This request seeks an Amendment of Conditions to amend certain conditions and to enter into a Development Agreement granting an extension of time for the approved Tentative Map for Silver Hills, Phase 1 (Case No. WTM21-006). The above-mentioned Tentative Map was approved by the Washoe County Board of County Commissioners on August 24, 2021, and is set to expire on August 24, 2025 (*Appendix D: Conditions of Approval*).

The proposed Development Agreement seeks to extend the time allowed for recording the initial final map from the current expiration date of August 24, 2025, to a new expiration date of August 24, 2027.

2.2 Zoning and Master Plan

The subject site is within the North Valleys Area Plan with a Master Plan designation of Suburban Residential. The Regulatory Zone of the subject site is Silver Hills Specific Plan. The approved Tentative Map for Silver Hills, Phase 1, allows for a 358-unit single family subdivision with common open space within the Silver Hills Specific Plan. Phase 1 is located at the northern portion of the Specific Plan area, west of Red Rock Road.

As depicted in Figure 1, Phase 1 consists of ± 64.93 acres and is located within a portion of APN# 087-390-10. The project site is identified as a residential development area on the Silver Hills Land Use Plan, subject to the standards contained in the Silver Hills Specific Plan Development Standards Handbook.

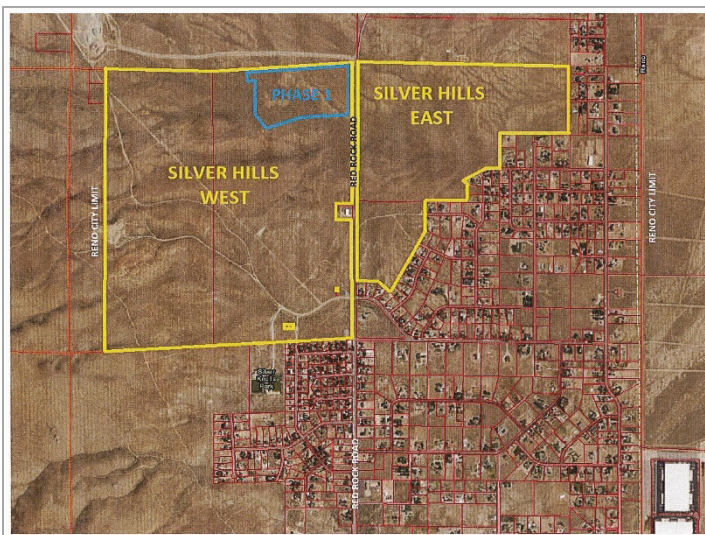


Figure 1: WTM21-006 (Silver Hills, Phase 1)

3.0 APPROVAL CRITERIA

3.1 Purpose

Provide a written explanation of the proposed amendment, why you are asking for the amendment, and how the amendment will modify the approval.

Response - Development Agreement, Extension of Time: Prior to approval of Tentative Map (WTM21-006 Silver Hills, Phase 1), the Reno-Tahoe Airport Authority (RTAA) entered into a Development Agreement with Dermody Property to develop the Reno Stead Airport Business Park, a proposed 56-acre warehouse and distribution center located within the boundary of the Reno Stead Airport property. The Park will be accessed from an extension of Moya Boulevard. The Project includes the construction of two warehouse and distribution buildings totaling 1,127,080 square feet and associated public improvements necessary to support the buildings (*Appendix F: Reno AirLogistics Park*).

Due to the need to consider TMWA's and Dermody's future needs, alignment of the water main through RTAA property has never been finalized, despite substantial efforts by the Applicant's legal and engineering teams.

Final approval of the revised alignment is required from TMWA, RTAA, and Dermody, and current easement language is under review. Until consensus is reached, redesign of the utility infrastructure and booster pump station remains on hold. These delays have directly impacted the timeline for recording the final map.

Current draft easement language is out for review by the above mentioned stakeholders; however, the review and approval process could take several months to complete (*Appendix G: Draft Easement*).

A booster pump station is part of the water infrastructure system and is used to ensure reliable water delivery across varying elevations and long distances. These are required utility improvements needed to serve Silver Hills, Phase 1. Because the final alignment directly impacts the design of this facility, efforts to redraw the transmission main and modify the booster pump remain on hold until consensus on easement alignment is reached.

This delay in finalizing the alignment is the direct and primary reason for requesting the time extension through this Amendment of Conditions. The applicant is actively engaged in ongoing coordination with all stakeholders and remains confident that the initial Final Map can be recorded within the proposed two-year extension period, should the Board of County Commissioners approve the request.

3.2 Justification

Identify the specific Condition or Conditions that you are requesting to amend.

RESPONSE - Development Agreement, Extension of Time: Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1) was approved by the Washoe County Board of County Commissioners on August 24, 2021, and is currently set to expire on August 24, 2025, pursuant to the provisions of NRS 278.360(1) and Washoe County Code Section 110.610.50. Under these regulations, unless the landowner has entered into a development agreement authorized by NRS 278.0201, a final map must be submitted for signature by the Director of Planning and Building prior to the tentative map's expiration.

This proposed Development Agreement seeks to extend the time allowed for recording the initial final map from the current expiration date of August 24, 2025, to a new expiration date of April 24, 2027 (*Appendix E: Development Agreement*).

Unless otherwise terminated in accordance with Section 2.1.3 of the Agreement or applicable law, the Agreement shall remain in effect through April 24, 2027. All provisions of the Agreement shall continue to be binding and enforceable with respect to any construction or development activities commenced, as well as any related permits issued, on any portion of the property subject to a tentative map, a recorded final map, or a use permit in existence at the time of the Agreement's expiration.

This Development Agreement also formally incorporates the Conditions of Approval for Tentative Subdivision Map Case Number WTM21-006, which are included as *Appendix D: Conditions of Approval*. The applicant agrees that these Conditions of Approval, as adopted by the Washoe County Board of County Commissioners on April 24, 2021, are the controlling conditions and shall remain in effect even after termination of this Agreement.

3.3 Existing and Proposed Conditions

Provide the requested amendment language to each Condition or Conditions, and provide both the existing and proposed condition(s).

RESPONSE - Development Agreement, Extension of Time: The applicant is requesting an Amendment of Conditions to extend the expiration date of Tentative Subdivision Map Case Number WTM21-006 (Silver Hills, Village 1) through the execution of a Development Agreement, as permitted under NRS 278.0201 and NRS 278.360(1).

The requested amendment is incorporated into the attached Development

Agreement, which sets forth the extended deadline for final map recordation. Please refer to *Appendix D: Conditions of Approval* of the Development Agreement for the complete, operative Conditions of Approval, as amended.

3.4 Findings

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

Response: The proposed amendment to allow for a time extension does not result in any adverse impacts to public health, safety, or welfare. The requested changes do not alter the approved physical layout, density, infrastructure requirements, or environmental conditions associated with the original tentative map. All other Conditions of Approval previously adopted by the Washoe County Board of County Commissioners remain in full force and effect and continue to govern the development of the site.

The proposed amendment to allow for a time extension does not affect the County's ability to make the findings required for tentative map approval under Washoe County Code Section 110.608.25 or applicable Nevada Revised Statutes. The original findings related to Master Plan conformance, improvements, development type, availability of services, environmental impacts, public health, easements, access, dedications, and energy conservation remain valid and unchanged.

The time extension specifically allows for continued coordination with agencies and stakeholders to finalize utility alignments and infrastructure planning necessary for recordation of the final map.

4.0 CONCLUSION

As evidenced throughout this narrative and attached exhibits, the requested Amendment of Conditions to enter into a Development Agreement granting an extension of time for the approved Tentative Map for Silver Hills, Phase 1 (Case No. WTM21-006) is consistent with the governing approval. Therefore, the applicant respectfully requests Washoe County Board of County Commissioners approve this request.

From: [Weiche, Courtney](#)
To: [Weiche, Courtney](#)
Subject: FW: ASR status
Date: Friday, September 19, 2025 1:39:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[2025-09-02 RSWRF Sewer Allocation Memo.docx](#)
[RSWRF Sewer Will Serve Allocation Current Graph 09-02-2025.pdf](#)
[RSWRF Sewer Will Serve Allocation Current Table 09-02-2025.pdf](#)

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](#) 

This is pretty clear that Reno should be able to serve Silver Hills. So this is all I would like to add. It's a final answer unless you say otherwise.

Circumstances Warranting an Extension of Time for the Tentative Map. Prior to approval of the tentative map, the Reno-Tahoe Airport Authority (RTAA) entered into a Development Agreement with Dermody Properties for the development of the Reno-Stead Airport Business Park. Due to the need to consider TMWA's and Dermody's future needs, alignment of the water main through RTAA property has never been finalized, despite substantial efforts by the Landowner's legal and engineering teams.

Final approval of the revised alignment is required from TMWA, RTAA, and Dermody, and current easement language is under review. Until consensus is reached, redesign of the utility infrastructure and booster pump station remains on hold. These delays have directly impacted the timeline for recording the final map.

The parties believe it is in the public interest to enter into this Agreement to provide additional time to finish map review and record the final map.

This is my add: Someone can write better than I, but here's the message. Further, we intend to submit in the coming months a request for amendment of the Silver Hills handbook and conditions of the tentative map, to better comply with Washoe County's long term development goals and to make the project more attractive to other workforce housing builders in addition to ourselves.

Robert Lissner
4790 Caughlin Parkway PMB 519
Reno NV 89519
775-750-5537 call or text

On Wed, Sep 17, 2025 at 5:02 PM Trina Magoon <MagoonT@reno.gov> wrote:

Hi Bob,

As John mentioned, the Aquifer Storage and Recovery (ASR) project, is actually an Indirect Potable Reuse (IPR) project, not just an ASR. The Advanced Purified Water Facility (APWF) at American Flat will take highly treated effluent from the Reno Stead Water Reclamation Facility (RSWRF), further treat it to drinking water standards (category A+), and inject it into the aquifer for later extraction as a potable water supply. The APWF project is slated to be complete with the ability to issue will serves by mid 2030.

Regarding the Reno Stead Water Reclamation Facility (RSWRF) Sewer Allocation Program, the Reno City Council has authorized the use of 350,000 gallons per day (gpd). Of that authorization, the current remaining sewer capacity is 173,279 gpd or 1,050 equivalent residential units (ERUs) and capacity is allocated on a first come first serve basis. Please see the attached RSWRF Sewer Allocation Council Memo and attachments.

As John mentioned, we are in the process of replacing the flow shave pumps, and anticipate this project to be complete in July 2026. The new pumps are capable of shaving an additional 400,000 gpd, however, any additional flow shave capacity will require Council authorization for additional will serve use.

Please let me know if you have any further questions.

Best,

Trina

From: John Flansberg <FlansbergJ@reno.gov>
Sent: Wednesday, September 17, 2025 9:29 AM
To: rlissner@gmail.com <rlissner@gmail.com>
Cc: Trina Magoon <MagoonT@reno.gov>

Subject: RE: ASR status

Bob – I will let Trina weigh in on the amount of additional flow we can handle in the interim period. Of course, we would need City Council to approve the use of additional capacity for the flow shave.

John



John Flansberg, P.E.

Regional Infrastructure Administrator

Regional Infrastructure

775-399-2184 (c); 775-657-4570 (o)

FlansbergJ@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:

From: Bob Lissner <rlissner@gmail.com>

Sent: Wednesday, September 17, 2025 9:20 AM

To: John Flansberg <FlansbergJ@reno.gov>

Cc: Trina Magoon <MagoonT@reno.gov>

Subject: Re: ASR status

This sounds like maybe we could go ahead. Are you confident that the Flow Shave could handle these flows:

2027: 33,000 gpd (I'm using 165 gpd per unit, and where I got that no one knows)

2028 66,000 gpd

2029 99,000 gpd

We have built 18-20 units per month in our good years, and are looking forward to doing it again.

Bob

Robert Lissner
4790 Caughlin Parkway PMB 519
Reno NV 89519
775-750-5537 call or text

On Wed, Sep 17, 2025 at 9:00 AM John Flansberg <FlansbergJ@reno.gov> wrote:

Bob – I would agree with your summary with the exception that the joint ASR project will treat

the effluent to potable drinking water standards and inject into the aquifer for later use.

Also, we are purchasing new pumps for the “flow shave” that will increase the amount that we can flow shave in the interim period until the Advanced Purified Water Facility (APWF) is built and we have the “water out” solution in place.

I hope this helps! I am copying Trina on this email in case she has more information.

Let me know if there is anything else that you need from us.

Best regards,

John



John Flansberg, P.E.

Regional Infrastructure Administrator

Regional Infrastructure

775-399-2184 (c); 775-657-4570 (o)

FlansbergJ@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Bob Lissner <rlissner@gmail.com>

Sent: Tuesday, September 16, 2025 9:55 PM

To: John Flansberg <FlansbergJ@reno.gov>

Subject: ASR status

John-

I have written what follows as part of a request to extend our Silver Hills tentative map from a 2025 expiration to a 2029 expiration.

Please let me know if any part of it is wrong or needs improvement.

I have to get this back to Washoe County on Thursday or we miss their schedule. I apologize for asking with such short notice. On the other hand, this should be fairly accurate based on all the background you have already shared with me.

In addition, recently the City of Reno and TMWA have held public hearings regarding the status of providing sewer capacity for the Stead/Lemmon Valley area. Reno has recently completed a 2 million gallon per day doubling of the Reno Stead Water Reclamation Facility, but Reno's ability to utilize the new capacity has been severely limited by the lack of anywhere to discharge the treated effluent, except for a small "Flow Shave" bypass to the Reno Sparks Water Reclamation facility. Reno is providing sewer capacity in the Flow Shave to projects much smaller than Silver Hills on a "first come, first

served" basis. The Flow Shave is far short of the capacity needed to serve Silver Hills. Reno and TMWA have been working together on a Aquifer Storage and Recovery (ASR) project that would discharge the "new" much cleaner effluent into deep wells, to be later recovered as potable water. The completion date for that project is now estimated to be 2029, which is why we now need a four year extension of the tentative map.

Bob

Robert Lissner
4790 Caughlin Parkway PMB 519
Reno NV 89519
775-750-5537 call or text

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