

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



Property Owner Affidavit

Applicant Name: Community Services Agency

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Sun Valley GID (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 085-211-03

Printed Name Darrin Price

Signed [Signature]

Address 5000 Sun Valley Blvd.
Sun Valley NV 89433

Subscribed and sworn to before me this 18th day of August, 2016.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires: 01/13/18



*Owner refers to the following: (Please mark appropriate box.)

- Owner
 Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
 Power of Attorney (Provide copy of Power of Attorney.)
 Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 Property Agent (Provide copy of record document indicating authority to sign.)
 Letter from Government Agency with Stewardship

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: CSA Pre-K			
Project Description: CSA, is a non-profit providing early education services to children 0-5 and we are wanting to put a classroom of 20 children in Sun Valley			
Project Address: 115 W. 6th Ave. Sun Valley 89433			
Project Area (acres or square feet): 2,000			
Project Location (with point of reference to major cross streets AND area locator): 115 W. 6th Ave located within SV community park at teen center			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
085-211-03	26.086 acres		
Section(s)/Township/Range: 18 / 20 / 20			
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: Sun Valley GID		Name:	
Address: 5000 Sun Valley Blvd.		Address:	
Zip: 89433		Zip:	
Phone: 673-2220 Fax: 673-7707		Phone: Fax:	
Email: dprice@svgid.com		Email:	
Cell: 848-9919 Other:		Cell: Other:	
Contact Person: Darrin Price		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Kristen Demara (CSA)		Name:	
Address: 1100 E 8th St.		Address:	
Reno, NV Zip: 89512		Zip:	
Phone: 786-6023 Fax: 284-1218		Phone: Fax:	
Email: kdemara@csareno.org		Email:	
Cell: 813-6923 Other:		Cell: Other:	
Contact Person: Kristen Demara		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

Preschool services to 20 children - serving low income children + families with quality education + family engagement activities. Services are free to families

2. What currently developed portions of the property or existing structures are going to be used with this permit?

We would like to do preschool services in the clubhouse building ~~across from the ball park~~. Located within Sun Valley Park
Mary Hansen Building

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

None

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

No construction but trying to provide service to these children as soon as possible as our other schools start September 12th, 2016

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

The location is already designed to meet the needs of serving children breakfast + lunch, as it has a kitchen area. And bathrooms will accommodate the children + staff needs. And the space has adequate amount to meet the 35 sq. ft per licensing.

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

We will serve 20 children in the sun valley area providing quality early childhood education so they are prepared for kindergarten. We also provide services for families + provide parents in community parent training + access to resources.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Our operating hours are during the day so no real major impacts. All children will be supervised and there will be 2 teachers with the 20 children at all times.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Mon-Fri 8:00-1:00 w/children

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Artificial turf will be put on back cement area + a fence will be installed around the cement to create an outdoor play area for the children.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No signs or additional lighting will be added.

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

MERRITT

7TH

Proposed Preschool

UNSPECIFIED

PIT

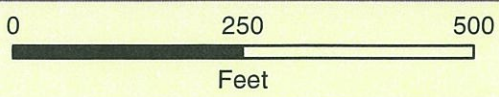
SIDEHILL

RILLA

SUN VALLEY

6TH

SLOPE



Date: Month Year





West Elevation



North Elevation



East Elevation



South Elevation

