



Board of Adjustment Staff Report

Meeting Date: October 1, 2015

Subject: Special Use Permit Case Number: SB15-007
Applicant: Emma Healy (Tahoe's Connection for Families)
Agenda Item Number: 9F
Project Summary: Request to establish a day care center/pre-school within an existing commercial structure
Recommendation: Approval with Conditions
Prepared by: Kelly Mullin, Planner
Planning and Development Division
Washoe County Community Services Department
Phone: 775.328.3608
E-Mail: kmullin@washoecounty.us

Description

Special Use Permit Case Number SB15-007 (Tahoe's Connection for Families) – Hearing, discussion, and possible action to approve a day care center/pre-school for up to 25 children within an existing commercial structure.

- Applicant: Tahoe's Connection for Families
- Property Owner: L&L Partners
- Location: 761 Northwood Blvd., on the east side of Northwood Blvd., approximately 300 feet north of its intersection with Tahoe Blvd.
- Assessor's Parcel Number: 132-203-02
- Parcel Size: ±.305
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Tahoe – Incline Village Commercial Community Plan Area
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T16N, R18E, MDM, Washoe County, NV

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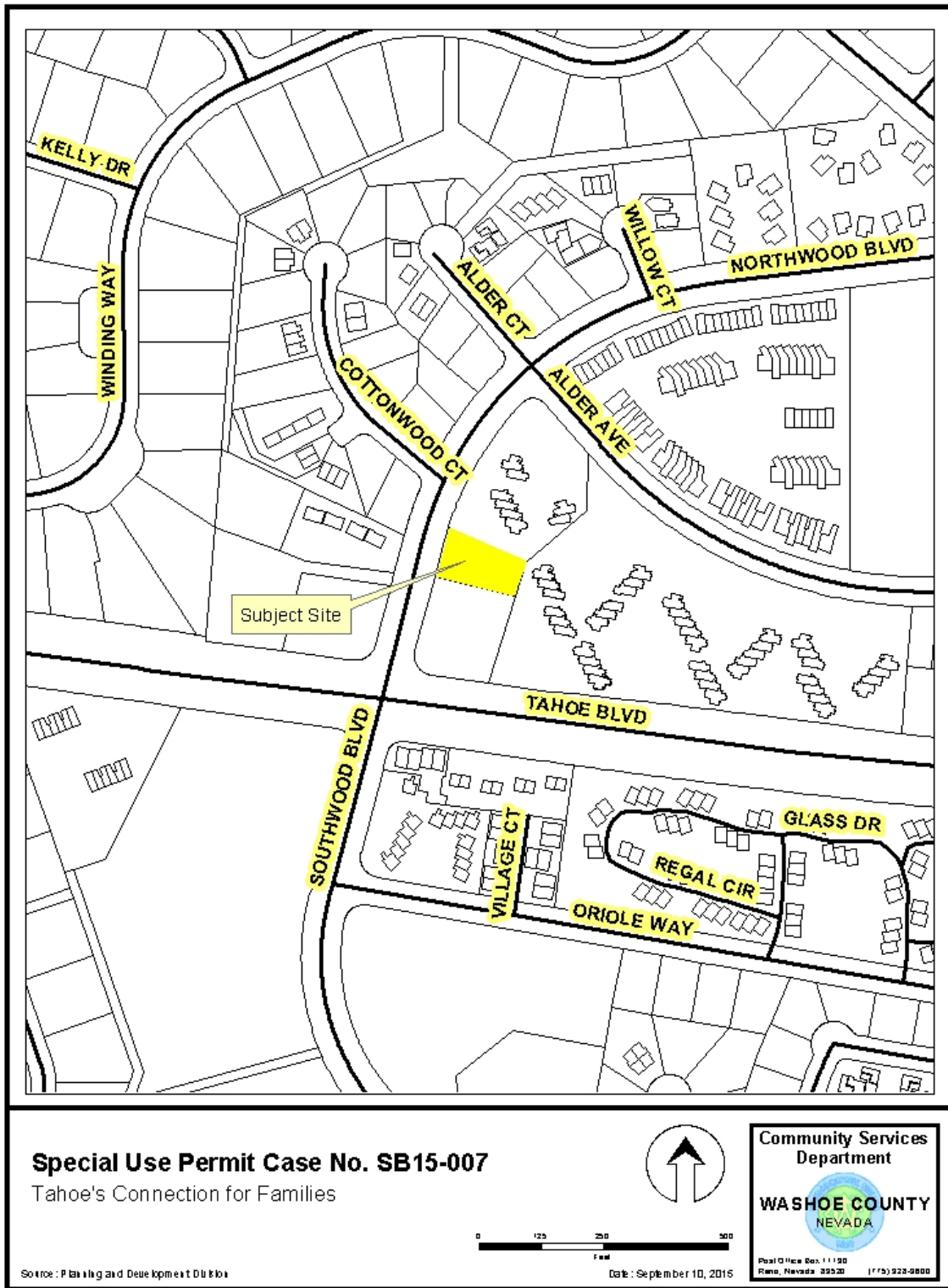
Project ApplicationExhibit F

Special Use Permit

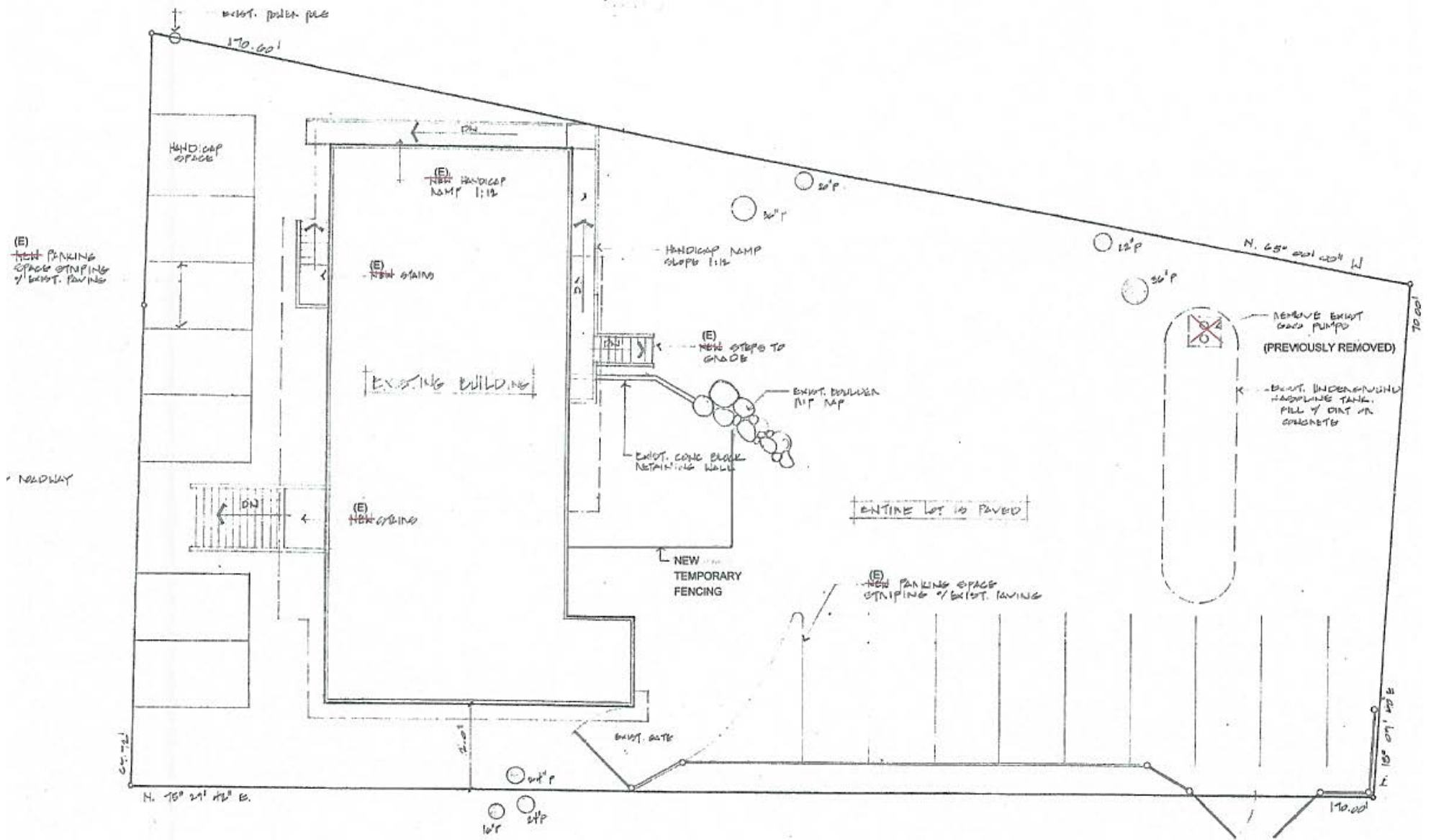
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment 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 SB15-007 are attached to this staff report and will be included with the Action Order.



Vicinity Map



Site Plan



Aerial photo of project site (shows 2' topographic contours)



Entrance to building and front parking lot



Rear of building – outside play area (to be fenced)



Rear parking area



Inside play area (lower level of structure; majority of where daycare will be housed)

Background

The applicant, Emma Healy of Tahoe's Connection for Families, proposes to open a day care center/pre-school for up to 12 children within an existing commercial structure at 761 Northwood Blvd. in Incline Village. The .305-acre property is zoned Neighborhood Commercial (NC), which is intended to provide commercial services for the surrounding neighborhoods.

Tahoe's Connection for Families is already licensed to provide parenting and educational services at this location. The existing use is classified under the professional offices and personal services use types in the Incline Village Commercial Community Plan. Both of those use types are allowed outright in the Community Plan Area. However, the proposed use of a day care center/pre-school requires a special use permit.

Project Evaluation

The applicant has indicated the intent of the project is to offer educational programs for toddlers in the Lake Tahoe area. The application states the programs are intended for a maximum of 12 children and will operate weekdays from approximately 8:15 a.m. – 10:45 a.m.; however, the applicant has requested flexibility in adjusting program hours based on community needs. Staff is recommending a condition of approval limiting the hours of operation to between 6 a.m. and 6 p.m. to allow for this flexibility. Social Services' child care licensing requirements regulate the maximum number of children based on square footage and child-to-employee ratios. A recommended condition is included that limits the maximum number of children to the number allowed by Washoe County Social Services, but not to exceed 25 at any given time.

The proposed use would occupy approximately 1,728 sq. ft. of an existing 3,164 sq. ft. 2-story building. The majority of the use would be on the lower level of the structure, with access to an outdoor play area that is proposed to be enclosed with a 6' fence. Most of the activity will be conducted indoors, and there is anticipated to be very little impact to the surrounding property owners.

As part of the child care business licensing process, the facility will have to be inspected by Building and Safety, Social Services and the Health District at a minimum. The applicant shall be responsible for scheduling appointments with the different agencies and for any fees associated with the inspections.

Landscaping

The property currently does not meet landscaping requirements, and likely exceeds the Tahoe Regional Planning Agency's (TRPA) allowable coverage standards. As visible on the aerial photo on page 6, the vast majority of the property has been paved. A condition of approval has been included that requires the applicant to bring the property up to the standards laid out in Article 412, Landscaping, of the Washoe County Development Code. This condition would need to be met prior to the issuance of a business license.

Parking

Existing parking areas at the front and rear of the building offer adequate parking space for the existing and proposed uses on this property. However, prior to the issuance of a business license, the parking areas must be brought up to standards laid out in Article 410, Parking and Loading, of the Washoe County Development Code.

Traffic

The Washoe County Engineering and Capital Projects Division indicated that the limited scope of the proposed business will result in a small number of additional vehicle trips, and therefore did not add any conditions of approval.

Signage and Lighting

No new sign or lighting structures are proposed as part of this development.

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)

The proposed project will be presented by the applicant at the regularly scheduled Citizen Advisory Board (CAB) meeting September 28, 2015. Comments from the CAB meeting will be presented during the Board of Adjustment hearing on October 1, 2015.

The IV/CB CAB chair has provided comments in advance of the meeting, which are attached as Exhibit D.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development
 - Building and Safety
 - Engineering and Capital Projects
- Washoe County Health District
 - Environmental Health Division
- Washoe County Social Services
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Regional Transportation Commission

All of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Development addressed the hours of operation, set landscaping and parking standards and imposed operational conditions that will be in effect for the life of the project.
Contact: Kelly Mullin, 775.328.3608, kmullin@washoecounty.us
- Washoe County Building and Safety will require building permits for the proposed change of use.
Contact: Don Jeppson, 775.328.2030, DCJeppson@washoecounty.us
- Washoe County Health District provided conditions related to child care inspection fees and backflow prevention devices.
Contact: Chris Anderson, P.E., 775.328.2632, canderson@washoecounty.us
- Washoe County Social Services indicated that compliance with childcare standards will be addressed during the separate childcare licensing process.
Contact: Abby Badolato, LSW, 775.785.8661, abadolato@washoecounty.us

- North Lake Tahoe Fire Protection District provided a condition requiring an update to the fire alarm system.
Contact: Mark Regan, 775.461.6200, mregan@nltpd.net
- Washoe County Engineering and Capital Projects Division, Incline Village General Improvement District (IVGID) and the Regional Transportation Commission all indicated they reviewed the proposal and had no conditions for the project.

Staff Comment on Required Findings

Section 110.810.30 of Article 810, *Special Use Permits*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: Staff reviewed the Master Plan and Tahoe Area Plan and did not identify any aspects of the project that would be inconsistent with those plans.

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

Staff Comment: The proposed project was provided to all relevant reviewing agencies. No recommendations of denial were received. Conditions of approval were received.

3. Site Suitability. That the site is physically suitable for a day care center/pre-school, and for the intensity of such a development.

Staff Comment: The proposed use will occur in an existing structure that already houses parenting and educational services on a parcel that is relatively level. No recommendations of denial were received from reviewing agencies.

4. 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 proposed project is anticipated to have minimal impact to the surrounding area. Conditions of approval have been included to mitigate any negative potential impacts.

5. 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 are no military installations within 3,000 feet of the subject site.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case Number SB15-007 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 Board of Adjustment approve with conditions Special Use Permit Case Number SB15-007 for Tahoe's Connection for Families, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for a day care center/pre-school and for the intensity of such a development;
4. 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;
5. 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

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and notice has been mailed to original applicant, 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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and notice has been mailed to original applicant.

xc: Applicant: Tahoe's Connection for Families
Attn: Emma Healy
761 Northwood Blvd.
Incline Village, NV 89451

Property Owner: L&L Partners
Attn: William Crandall
9408 Double R Blvd. Suite B
Reno, NV 89521

Representatives: Elise Fett & Associates, Ltd.
Attn: Julie Rinaldo
P.O. Box 5989
Incline Village, NV 89450



Conditions of Approval

Special Use Permit Case Number SB15-007

The project approved under Special Use Permit Case Number SB15-007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 1, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the Conditions of Approval related to this Special Use Permit 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 Special Use Permit may result in the initiation of revocation procedures.

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

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

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

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

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

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Development

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

Contact Name – Kelly Mullin, 775.328.3608, kmullin@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Development Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Development Division.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. Prior to the issuance of a business license, the applicant shall bring the property into conformance with all development code standards for a commercial use, including but not limited to paving, parking, lighting, and landscaping standards.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- f. The following **Operational Conditions** shall be required for the life of the business:
 1. Hours of operation are limited to between 6 a.m. and 6 p.m.

2. The maximum number of children allowed at the day care center/pre-school is governed by Washoe County Social Services regulations; however, it shall not exceed 25 children at any given time.
3. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
4. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Development Division.
5. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Development Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Development Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
6. This special use permit shall remain in effect as long as the business is in operation and maintains a valid business license.

Washoe County Building and Safety

2. The following condition is a requirement of the Building and Safety Division, which shall be responsible for determining compliance with this condition.

Contact Name – Don Jeppson, 775.328.2030, dcjeppson@washoecounty.us

- a. The applicant shall obtain building permits from Washoe County Building and Safety for the change of use.

Washoe County Health District

3. The following conditions are requirements of the Washoe County 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 – Chris Anderson, P.E., 775.328.2632, canderson@washoecounty.us

- a. Washoe County Department of Social Services requires inspections from this Division for annual child care license renewals. Annual inspections of child care facilities are performed to ensure all health standards are being met and maintained. It is the responsibility of the child care provider to pay the inspection fee in advance and inspections will not be conducted until this fee is paid. Failure to pay the inspection fee may affect the status of the child care license issued by the Washoe County Department of Social Services.
- b. The proposed use requires that water service from the Public Water System be properly protected for cross-connection and backflow per NAC 445A.67195. Approval of building permits by this Division will require that a letter from the Public Water System be submitted to this Division stating that the proper backflow device has been installed.

North Lake Tahoe Fire Protection District

4. The following condition is a requirement of the North Lake Tahoe Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Mark Regan, 775.461.6200, mregan@nltpd.net

- a. Fire alarm system must be upgraded to an approved NFPA 72 fire alarm system prior to the issuance of a business license.

*** End of Conditions ***

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

September 3, 2015

Kelly Mullin, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Tahoe Connection for Families; APN 132-203-02
Special Use Permit; SB15-007

Dear Ms. Mullin:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering has reviewed the above referenced project. The existing building is served by public water and sewer. Approval by this Division is subject to the following conditions:

1. Washoe County Department of Social Services requires inspections from this Division for annual child care license renewals. Annual inspections of child care facilities are performed to ensure all health standards are being met and maintained. It is the responsibility of the child care provider to pay the inspection fee in advance and inspections will not be conducted until this fee is paid. Failure to pay the inspection fee may affect the status of the child care license issued by the Washoe County Department of Social Services.
2. The proposed use requires that water service from the Public Water System be properly protected for cross-connection and backflow per NAC 445A.67195. Approval of building permits by this Division will require that a letter from the Public Water System be submitted to this Division stating that the proper backflow device has been installed.

If you have any questions regarding the foregoing, please call me at 328-2632 regarding Division conditions.

Sincerely,

Chris Anderson, P.E.
Registered Engineer
Land Development Program
Environmental Health Services

CA/JE:ca

Cc: File - Washoe County Health District

Mullin, Kelly

From: Badolato, Abby
Sent: Friday, September 04, 2015 10:00 AM
To: Mullin, Kelly
Subject: Incline childcare center

Re: proposed childcare center that will be located at 761 Northwood Blvd

Karen Micklish, childcare licensing worker, has done a courtesy visit to the location. At this time the department does not see any barriers to licensure. Karen has advised them of the requirements necessary in order to come into compliance with childcare standards and they seem open and ready to make any necessary changes. Once they start moving forward, Karen can work with them to ensure they are in compliance during the childcare licensing process.

Abby Badolato, LSW
Social Services Supervisor
Foster Care Licensing/Child Care Licensing
Washoe County Department of Social Services
P.O. Box 11130 Reno, NV 89520-0027
Phone (775) 785-8661 Fax (775) 337-4495



*****A T T E N T I O N*****

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Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): September 28, 2015

Topic or Project Name (include Case No. if applicable): 761 Northwood Blvd.
Incline Village Nevada 89451

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

My concerns are the lack of maintenance of the building out side and the
parking lot is in need of resurfacing and the fence of the back parking lot
is in dyer need of repair. I do have concerns about the area where they want
to put the temporary fence. It also needs to be resurfacing as the whole
parking lot.

Suggested alternatives and/or recommendations:

I feel if the fence on the south side entrance of the parking lot gets repaired
and the parking lot gets resurfaced I would go along with the this project
but I still have concerns about the temporary fencing which could cause a
problem in the Winter and who will maintain this fence.

Name Pete Todoroff Date: 09/06/2015

(Please Print)

Signature: PETE TODOROFF

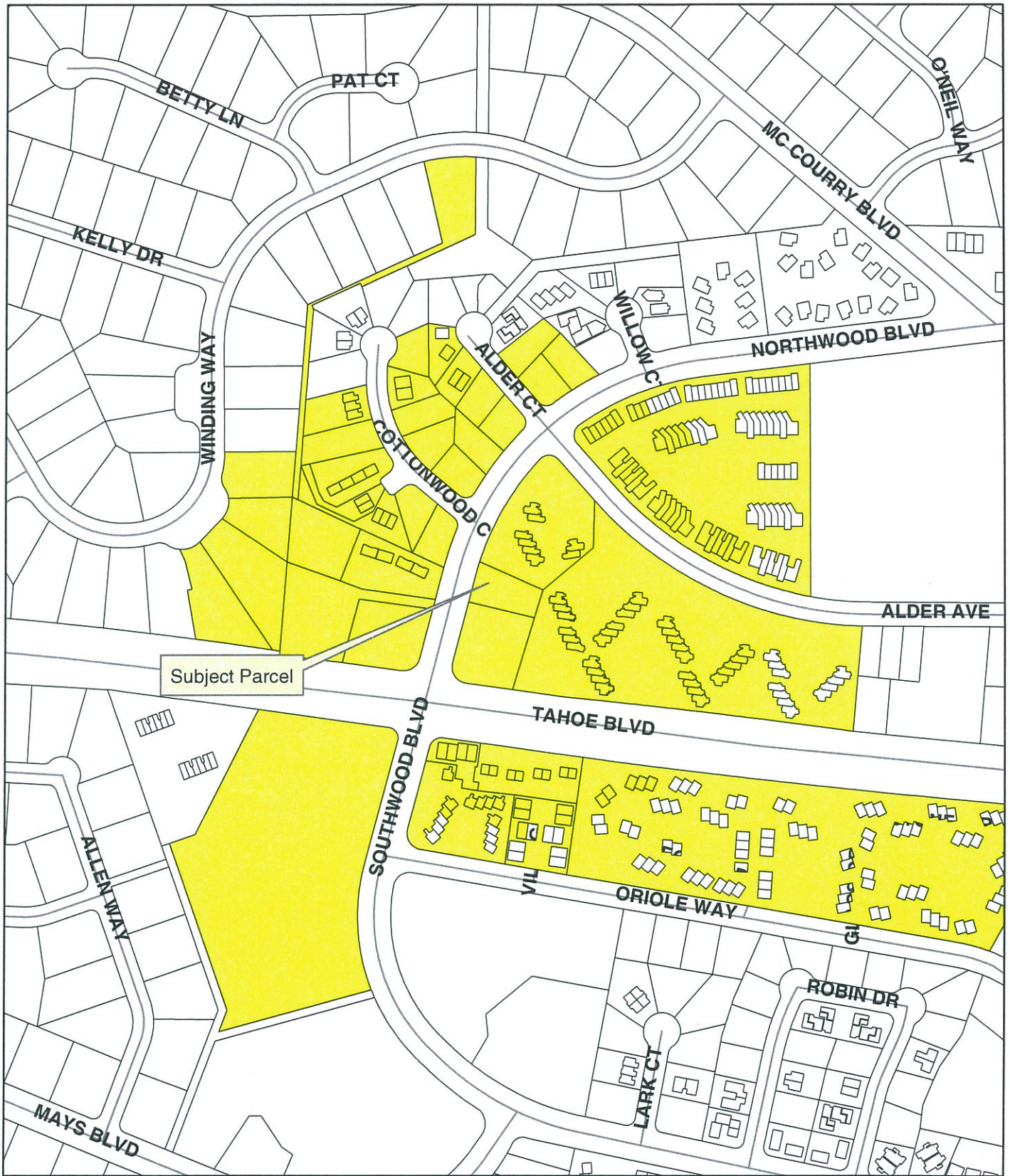
This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: Marsha Berkgigler

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us



Vicinity

Special Use Permit Case No. SB15-007
(Tahoe's Connection for Families)

203 parcels selected at 500' distance from subject site

Source: Planning and Development Division



Date: August 19, 2015

Community Services
Department



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



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: Tahoe's Connection for Families			
Project Description: To offer an education program to toddlers before they are to enter pre-school or kindergarden, TCF will obtain a child care license from Washoe County.			
Project Address: 761 Northwood Blvd.			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): East of the intersection of Tahoe Blvd and Northwood Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
132-203-02	0.305		
Section(s)/Township/Range: S-16/T-16/R-18			
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: L&L Partners, William Crandall		Name: Elise Fett & Associates LTD.	
Address: 9408 Double R Blvd Suite B; Reno, NV		Address: PO Box 5989	
Zip: 89521		Incline Village, NV	Zip: 89450
Phone: (775) 324-1787	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: bcrandall@wealthcarecpas.com		Email: julie@elisefett.com	
Cell:	Other:	Cell:	Other:
Contact Person: William Crandall		Contact Person: Julie Rinaldo	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Tahoe's Connection for Families		Name:	
Address: 761 Northwood Blvd.		Address:	
Incline Village, NV		Zip:	
Zip: 89451			
Phone: 775-832-8230	Fax:	Phone:	Fax:
Email: emma@tcfkids.org		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Emma Healy		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?

Tahoe's Connection for Families (TCF) recognizes the lack of child care and educational programs for children under the age of 3 in the Lake Tahoe area. As such, they would like to start an educational program for toddlers in their office building that is zoned neighborhood commercial.

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

There is currently a recreational room that is utilized during TCF events and has been made "child-proof"; this area is the perfect location for their proposed program. The program is intended for a maximum of 12 children and will run Mon-Fri from approximately 8:15a-10:45a.

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?

A temporary fence will be used to enclose a 20'x20' outdoor play area. The area will have rubberized mats when in use, no permanent structures will be erected. As the fencing is temporary and no grading or construction is required, the fence will be erected as soon as the special use permit is approved. The fence will need to be installed immediately in order to obtain the child care licensing from Washoe County.

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

The project will be initiated immediately and will be completed within three weeks of approval for the special use.

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 building has already been renovated to suit the needs of children of this age. The room in question has had the electrical outlets baby proofed, foam mats have been installed and there is a pony wall that separates play areas into recreation and educational areas.

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

With the addition of another program, there may be more exposure to businesses in the surrounding area. Additionally, the community at large has limited programs for children under the age of three. This program will allow new mothers who otherwise can't afford childcare to have a safe alternative in the mornings so that they can run errands or work part-time, etc. This will have an overall positive effect on the community. Early education is also paramount in the overall development of children and is an area in which our community is lacking.

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

We will ensure that all participants are aware of parking procedures and routes to get to our facility. By limiting the number of children in the program, we will ensure that noise levels are kept to a minimum. There are no other anticipated negative impacts to adjacent properties.

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

Limiting the hours of operation to a few hours a day and the number of toddlers per class will minimize traffic and noise impacts. The proposed max number of students is 12 and the proposed program time is 8:15a-10:45a. With the actual time, we would like the flexibility to adjust the hours based upon the response from the community/participants, but are happy to limit the duration of the program to 2.5 hours.

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

The building has a total of 15 parking spaces, the required number of spaces for the program is 1 per 8 students plus 1 per employee. The maximum number of 12 participants is dictated by the need to maintain a 6:1 child to employee ratio, so the number of employees is 2 and the total required spaces for the proposal is 4. The building is 3,164sf and the area for the proposed toddler educational program is 1,728sf. The remaining 1,436sf is Administrative and requires 6 spaces (4/1000sf). The building is in compliance with all parking code requirements.

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

A temporary fence will be erected at the back of the property as noted on the site plan. The height of the fence will be 6' and it will enclose an area of no less than 450sf per the Washoe childcare licensing requirements of 37.5sf per child. The existing retaining wall and rock rip-rap will make up two sides of the area. The approx. fence dimensions are 23' out from the building and 16' across to the rock rip-rap.

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 new signage or lighting is required/proposed.

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
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13. Community Sewer

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

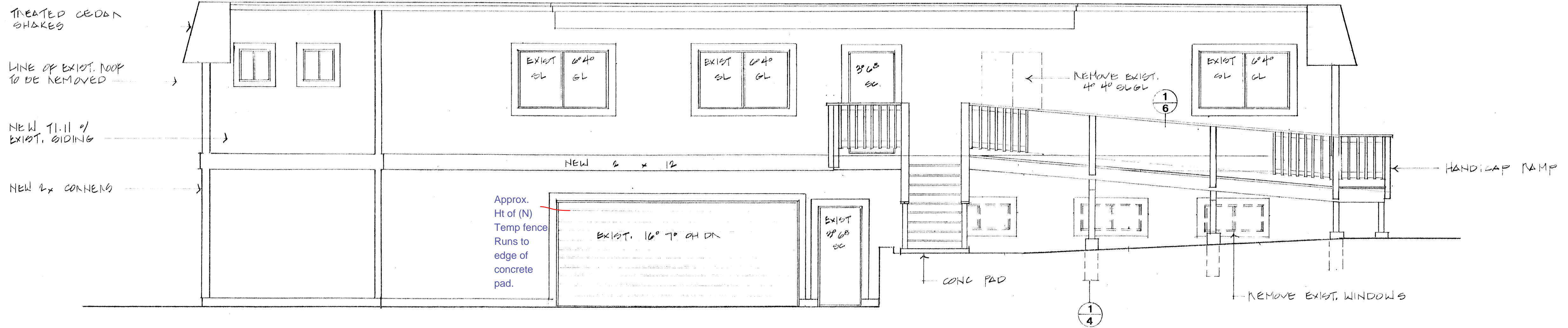
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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EXISTING ELEVATIONS OF BUILDING

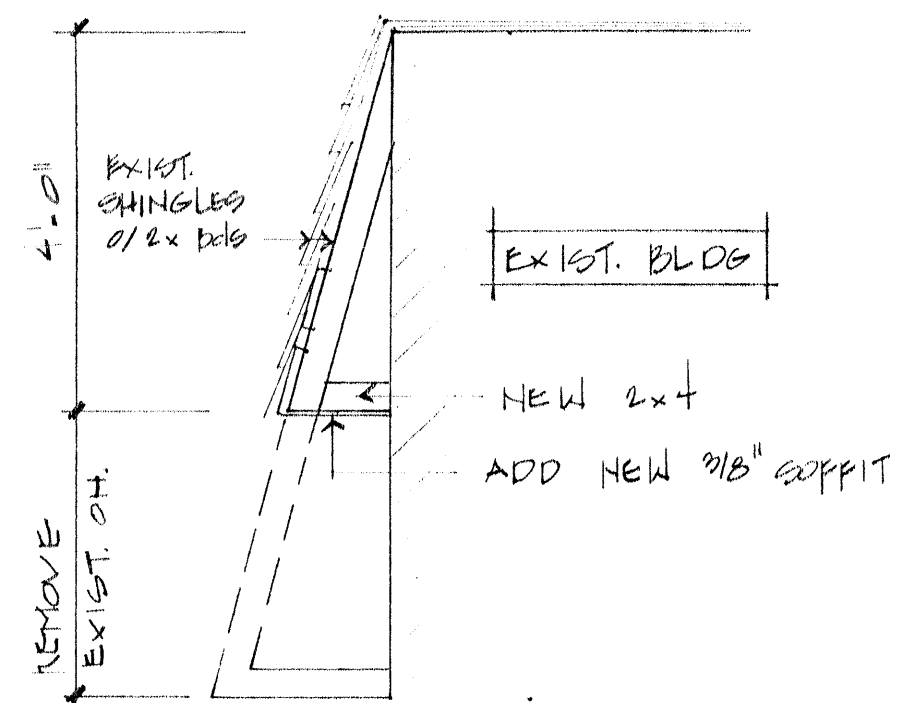
*ALL ITEMS NOTED "NEW" WERE COMPLETED IN 2013 PROJECT, ONLY ELEVATION CHANGE IS THE TEMPORARY FENCE AS NOTED

Paint + Stain Schedule

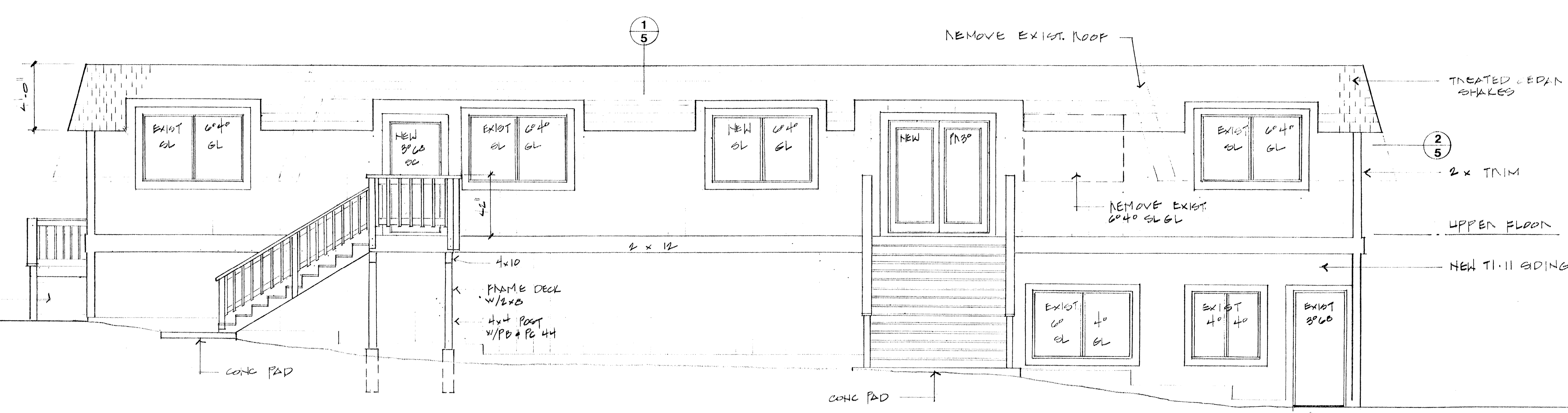
Roof - FIRE RETARDANT MED GRADE SHAKES
 SIDING - 1/2" x 4" CLEAN NATURAL STAIN
 TRIM - 2x STAINED 1/2" BROWN
 DOORS - NATURAL CLEAR STAIN
 METAL - ALL METAL TO BE FLAT BROWN
 EXPOSED END - PAINTED FLAT BROWN
 WINDOWS - METAL - BRONZE ANODIZED
 WOOD - STAINED TO MATCH



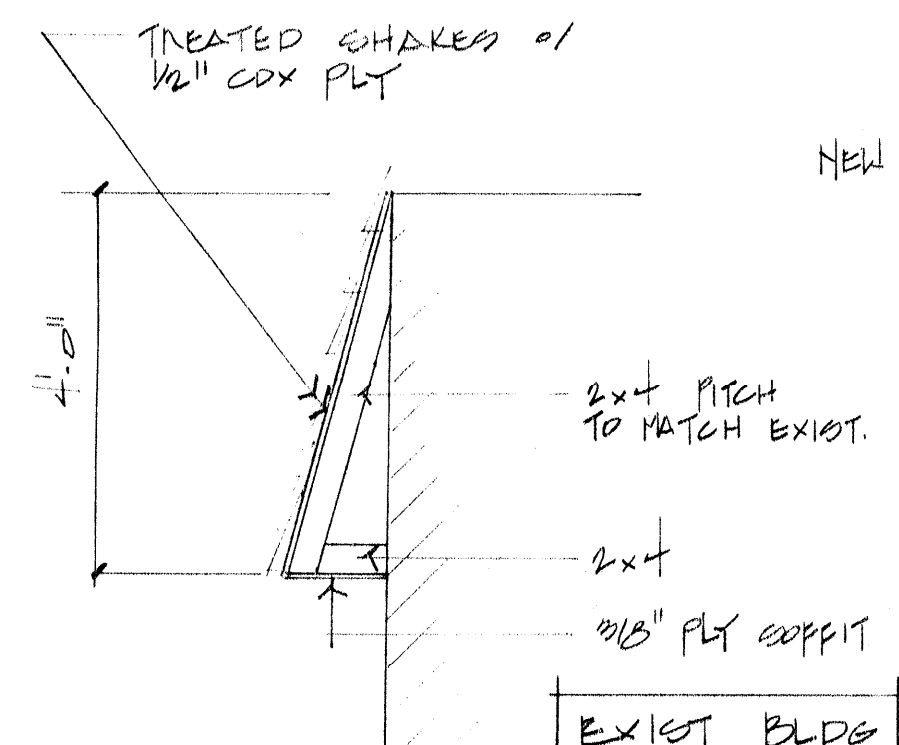
E A S T E L E V A T I O N



2/5 EXIST. ROOF OVERHANG 3/4" = 1'-0"



W E S T E L E V A T I O N



1/5 NEW OVERHANG 3/4" = 1'-0"

REVISIONS	BY

PROPOSED OFFICE FOR:
 WILLIAM J CRANDALL CHARTERED
 761 NORTHWOOD BLVD
 IN CLINE VILLAGE, NEVADA

ELEVATIONS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

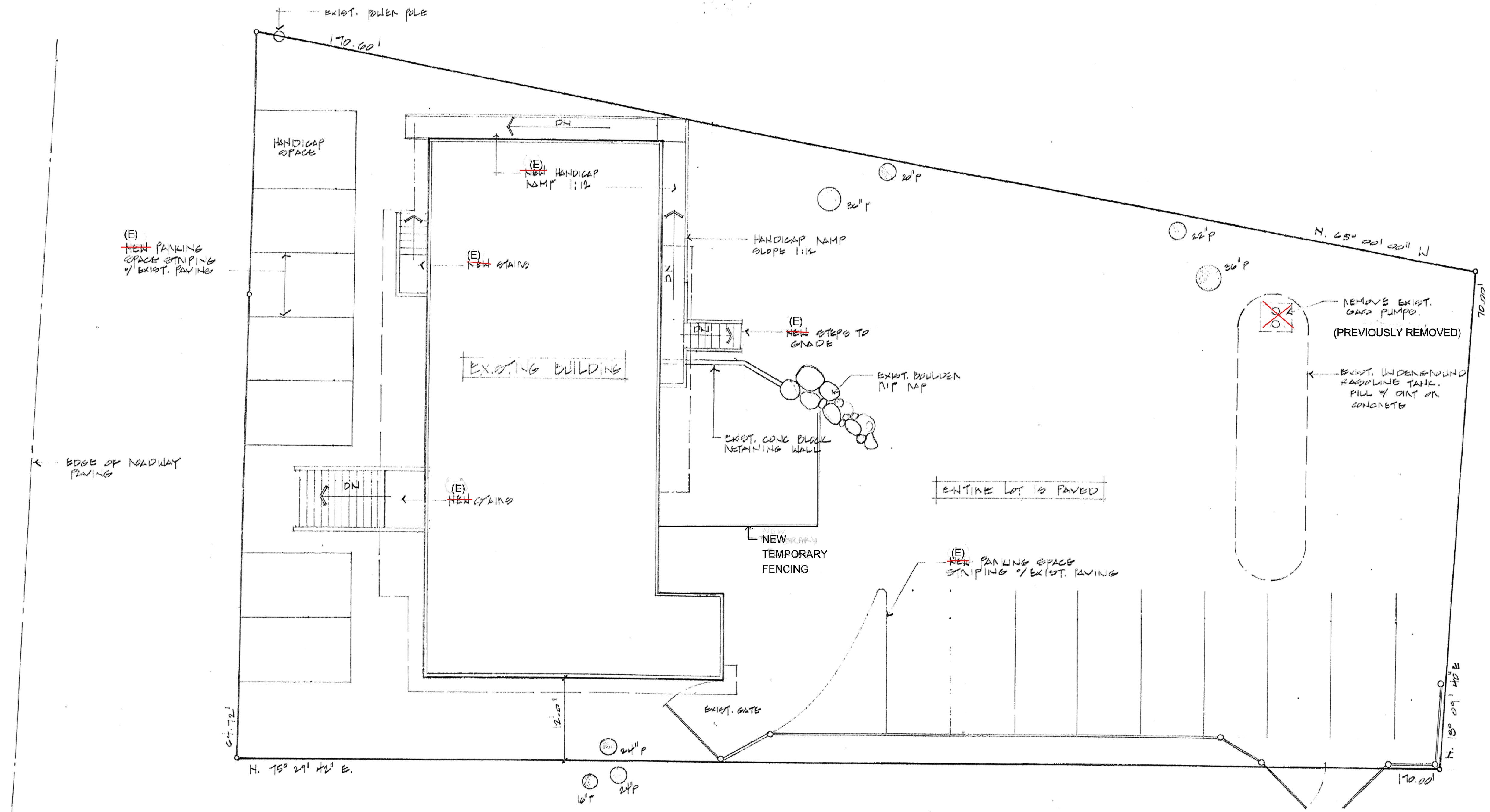
5

REVISIONS	BY

PROPOSED OFFICE FOR:
WILLIAM J CRANDALL CHARTERED
761 NORTHWOOD BLVD
INCLINE VILLAGE, NEVADA

REVISED SITE PLAN

DRAWN
CHECKED
DATE 7-5-80
SCALE AS SHOWN
JOB NO. CRANDALL REMODEL
SHEET 1
OF 6 SHEETS



- NOTES
1. D-2 OCCUPANCY
 2. TYPE V NON-NATED
 3. C-1 ZONING
 4. APN 192-203-02

S I T E P L A N

761 NORTHWOOD BLVD
 INCLINE VILLAGE, NV
 89450

1/8" = 1'-0"