



# Board of Adjustment Staff Report

Meeting Date: May 7, 2020

Agenda Item: 7A

ADMINISTRATIVE CASE NUMBER: WADMIN20-0005 (ABC Halo)

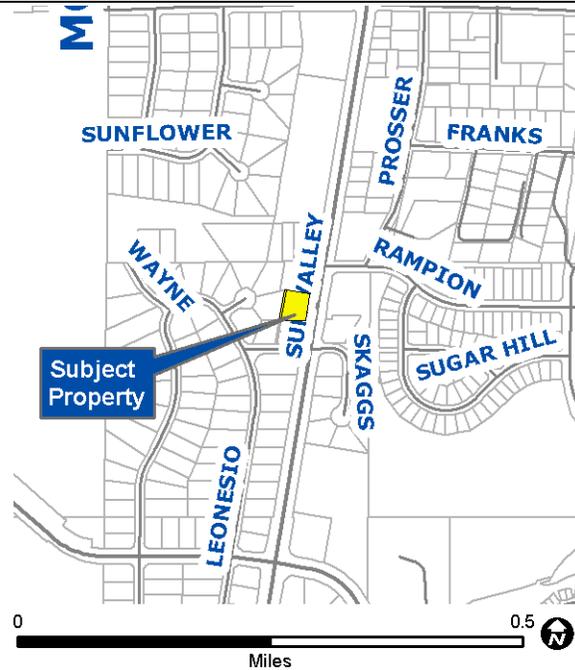
BRIEF SUMMARY OF REQUEST: To approve a Child Daycare facility for up to 59 children in an existing commercial building.

STAFF PLANNER: Chris Bronczyk, Planner  
775.328.3612  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

### CASE DESCRIPTION

For possible action, hearing, and discussion to approve a Child Daycare facility for up to 59 children in an existing commercial building.

|                         |   |
|-------------------------|---|
| Applicant:              | Angel Gordon                                      |
| Property Owner:         | Patricia Koch                                     |
| Location:               | 4845 Sun Valley Blvd                              |
| APN:                    | 035-073-16; 035-073-13                            |
| Parcel Size:            | 0.448 and 0.037 Acres                             |
| Master Plan:            | Commercial (C)                                    |
| Regulatory Zone:        | Neighborhood Commercial (NC)                      |
| Area Plan:              | Sun Valley  |
| Citizen Advisory Board: | Sun Valley  |
| Development Code:       | Authorized in Article 808, Administrative Permits |
| Commission District:    | 3 – Commissioner Jung                             |



Vicinity Map

### STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN20-0005 for ABC Halo, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

*(Motion with Findings on Page 7)*

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Water Rights Memo ..... Exhibit D

Engineering and Capitol Projects Memo..... Exhibit E

Regional Transportation Commission Memo..... Exhibit F

Washoe-Storey Conservation District Memo ..... Exhibit G

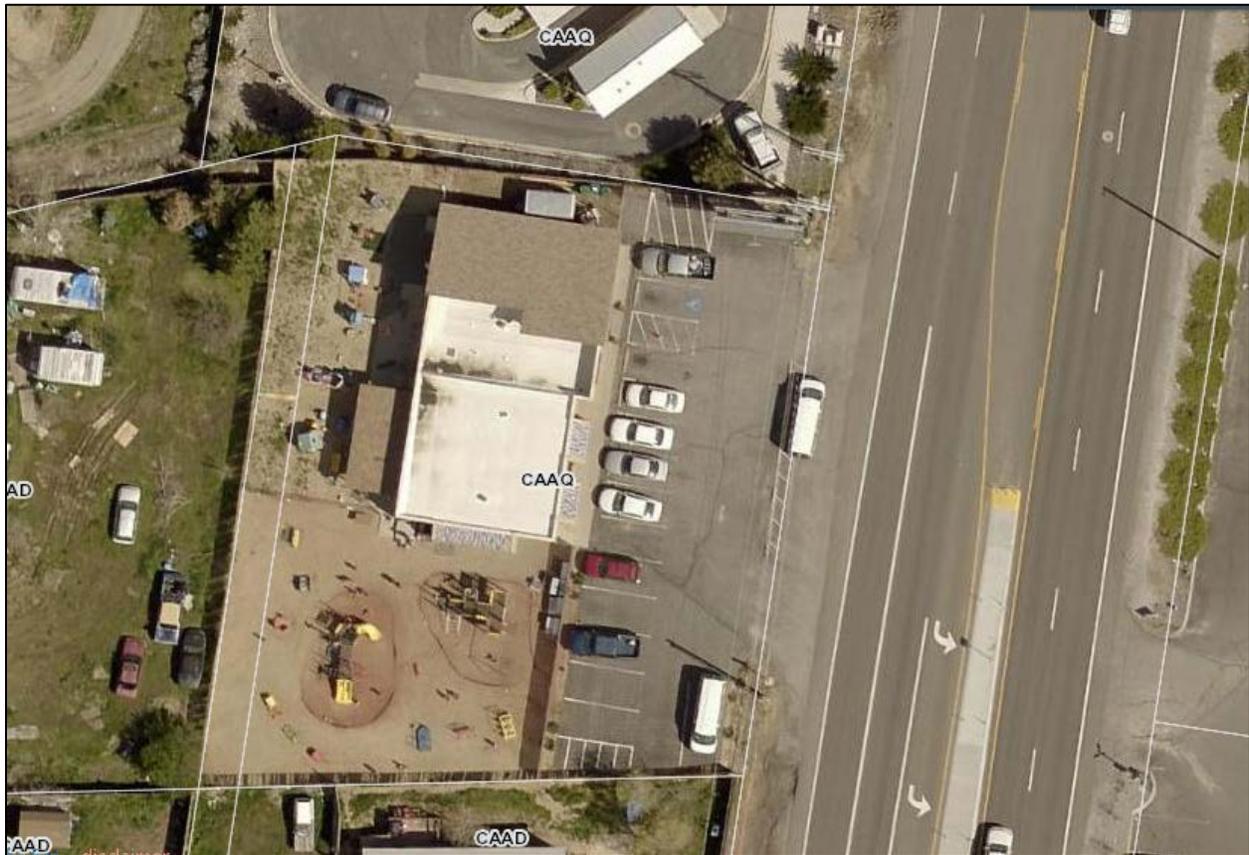
Project Application ..... Exhibit H

**Administrative Permit Definition**

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN20-0005 is attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of Neighborhood Commercial (NC). A child daycare facility is permissible in that regulatory zone, with the approval of an administrative permit by Washoe County.



### Site Overhead

#### Project Evaluation

The applicant is seeking approval of an administrative permit to allow the establishment and operation of a child daycare facility that will accommodate up to 59 children. The building is existing and has previously been used as a child daycare facility. There is a previous Administrative Permit (AP11-004) from 2011 for this location to allow a child daycare, however the use of this location ceased for 12 months which resulted in a new Administrative Permit being required. There are 14 parking spaces, including 1 ADA parking space. A child daycare use requires 1 parking space per 8 students and 1 parking space per peak employee. The nearest dwellings are located along the western property line and the southern property line. The building is located off Sun Valley Boulevard and is adjacent to a commercial car wash.

All the facilities currently on site, including the 4,596 square foot building, parking lot, and playgrounds are to be used. No stand-alone monument signs are being proposed as part of the use, if in the future the applicant pursues signage it will be reviewed at time of building permit.

Access from Sun Valley Boulevard currently exists with curb lane right turn access from Sun Valley Boulevard South. The potential number of children (maximum 59) and employees necessitates 14 parking spaces per Washoe County Development Code. There are currently 14 parking spaces located on the property. A Director's Modification (PF11-09) was sought in 2011, approved in November 2011, and amended in December of 2011. The Director's Modification was specific to parking and landscaping requirements due to limited setback of the existing building from Sun Valley Boulevard. The existing Director's Modification was amended as part of this application.

### **Sun Valley Citizen Advisory Board (SVCAB)**

On March 18, 2020, in an effort to address the emerging COVID-19 (Corona Virus) crisis, Governor Sisolak announced that the State of Nevada will shut down all nonessential businesses for 30 days, effective immediately. Consistent with the Governor's direction, Washoe County has suspended all non-essential government events, business meetings and business activities.

Due to the Governor's directive, all April Citizen Advisory Boards were cancelled. This administrative permit was not heard by the Sun Valley CAB, but worksheets were provided to all CAB members.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Parks and Open Spaces
  - Planning and Building Division
  - Water Rights
- Washoe County Health District
  - Emergency Medical Services
  - Environmental Health Services Division
- Washoe County Regional Animal Services
- Washoe County Sheriff
- Washoe-Storey County Conservation District
- Regional Transportation Commission
- Sun Valley Citizen Advisory Board
- Sun Valley General Improvement District
- Nevada Department of Transportation

Seven out of the thirteen 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 Building Division addressed the requirements for submitting building permits and imposed operational conditions that will be in effect for the life of the project.  
**Contact – Chris Bronczyk, 775.328.3612, [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**
- Washoe County Water Rights addressed the requirements for a will serve letter in support of the project.  
**Contact – Vahid Behmaram, 775.954.4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**
- Washoe County Health District addressed backflow and health permit requirements.  
**Contact – James English, 775.328.2610, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**
- Nevada Department of Transportation addressed requirements for a new occupancy permit, and the prohibition of using NDOT right of way for customer parking.  
**Contact – Alex Wolfson, 775.834.8365, [awolfson@dot.state.nv.us](mailto:awolfson@dot.state.nv.us)**

- Regional Transportation Commission of Washoe County provided input related to the 2015 Sun Valley Corridor Study, reconfiguring the driveway when the proposed upgrades begin construction, and sidewalk requirements.

**Contact – Rebecca Kapuler, 775.332.0174, [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com)**

### **Staff Comment on Required Findings**

WCC 110.808.25 requires that all the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the 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 Sun Valley Area Plan.

Staff Comment: The proposed use is consistent with the Master plan and the Sun Valley 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.

Staff Comment: The proposed use type is being added to an existing development which previously had an approved Administrative Permit for a Child Daycare. The application was routed to the relevant agencies for review, and all feedback has been incorporated in Exhibit A, Conditions of Approval.

3. Site Suitability. That the site is physically suitable for child daycare, and for the intensity of such a development.

Staff Comment: The proposed use is within an existing structure along a commercial corridor within Sun Valley. The site is deemed physically suitable for the use type of a child daycare.

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: As proposed and with the conditions of approval, the proposed use is expected to create minimal impacts and not cause significant detriment or injury to the public, adjacent properties, or surrounding areas.

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: No military installations are located within the required noticing distance; therefore, this finding does not apply to this project.

### **Recommendation**

After a thorough analysis and review, Administrative Permit Case Number WADMIN20-0005 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 Board of Adjustment approve Administrative Permit Case Number WADMIN20-0005 for ABC Halo, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 child daycare, 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 mailed to the 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant:                   Angel Gordon  
                                  3717 Allegrini Drive  
                                  Sparks, NV 89502

Property Owner:       Patricia Koch  
                                  4770 Sinelio Drive  
                                  Reno, NV 89502



# Conditions of Approval

Administrative Permit Case Number WADMIN20-0005

The project approved under Administrative Permit Case Number WADMIN20-0005 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on May 7, 2020. 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 administrative 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 Building Division.

Compliance with the conditions of approval related to this administrative 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 administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building 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 Administrative 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.

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 – Chris Bronczyk; 775.328.3612; [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)**

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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 Building Division.
- d. A note shall be placed on all construction drawings and grading plans 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.

- e. The following **Operational Conditions** shall be required for the life of the business:
  - i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
  - ii. Failure to comply with any of the conditions of approval shall render this approval null and void.
  - iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
  - iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
  - v. Replace and maintain fence slats to create an opaque screen between the commercial development and the residential areas on the south and west side of the property.

- vi. Install and maintain landscaping at a 15% coverage standard (1200 square feet). This shall be achieved through plants in planting boxes in front of the building, evergreen shrubs along front fence line and a grass area between front property line and existing shade tree.
- vii. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.

### **Washoe County Water Resources**

2. The following condition is a requirement of the Washoe County Water Resources, which shall be responsible for determining compliance with this condition.

**Contact Name – Vahid Behmaram; 775.954.4647; [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

- a. Applicant shall provide a will serve letter in support of the proposed project indicating that sufficient water rights are available to the proposed project.

### **Washoe County Health District**

3. The following conditions are a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over public health codes adopted by the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English; 775.328.2610; [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a. The project must have proper backflow installed for a day care operation.
- b. If the project is approved, all construction plan review or modifications must be routed through WCHD for review and approval.
- c. If the project is approved applicant must apply for Health Permit to Operate for a Childcare Facility and a Childcare Kitchen.

### **Nevada Department of Transportation**

4. The following conditions are requirements of the Nevada Department of Transportation, which shall be responsible for determining compliance with these conditions.

**Contact Name – Alex Wolfson; 775. 834.8365; [awolfson@dot.state.nv.us](mailto:awolfson@dot.state.nv.us)**

- a. While the access to SR-443 already exists, NDOT requires property owners to apply for a new occupancy permit whenever there is a change in use or ownership of the parcel. This allows NDOT to properly keep updated records of all accesses to the state highway system. The applicant can reference the old occupancy permit (#2-306-80) when applying for a new one. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
- b. NDOT right of way is not allowed to be used for customer parking. All customer parking must occur within the parcel limits.

\*\*\* End of Conditions \*\*\*

**WASHOE COUNTY  
HEALTH DISTRICT**  
ENHANCING QUALITY OF LIFE

April 5, 2020

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

RE: VABC Halo; 035-073-16  
Administrative Permit; WADMIN20-0005

Dear Washoe County Staff:

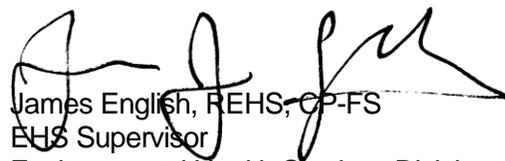
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: The project must have proper backflow installed for a day care operation.
- b) Condition #2: If the project is approved, all construction plan review or modifications must be routed through WCHD for review and approval.
- c) Condition#3: If the project is approved applicant must apply for Health Permit to Operate for a Childcare Facility and a Childcare Kitchen.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services Division  
Washoe County Health District

ec: Accela File

ENVIRONMENTAL HEALTH SERVICES  
1001 East Ninth Street | P.O. Box 11130 | Reno, Nevada 89520  
775-328-2434 | Fax: 775-328-6176 | [washoecounty.us/health](http://washoecounty.us/health)  
Serving Reno, Sparks and all of Washoe County, Nevada | Washoe County is an Equal Opportunity Employer



**WADMIN20-0005  
EXHIBIT B**



STEVE SISOLAK  
Governor

STATE OF NEVADA  
DEPARTMENT OF TRANSPORTATION  
1263 S. Stewart Street  
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., *Director*

April 3, 2020

Washoe County Community Services Department  
Planning and Building Division  
1001 East 9<sup>th</sup> Street  
Reno, NV 89512  
Attention: Chris Bronczyk – Planner

RE: Administrative Permit Number WADMIN20-0005 (ABC Halo)

Dear Mr. Bronczyk,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments:

**Administrative Permit Number WADMIN20-0005 (ABC Halo)** – For possible action, hearing, and discussion to approve a Child Daycare facility for up to 59 children in an existing commercial building.

**NDOT comments:**

1. The subject parcel currently has direct access to Sun Valley Blvd. Sun Valley Blvd is a State-owned roadway that is officially designated as State Route 443 (SR-443) and functionally classified as an urban minor arterial.
2. While the access to SR-443 already exists, NDOT requires property owners to apply for a new occupancy permit whenever there is a change in use or ownership of the parcel. This allows NDOT to properly keep updated records of all accesses to the state highway system. The applicant can reference the old occupancy permit (#2-306-80) when applying for a new one. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
3. NDOT right of way is not allowed to be used for customer parking. All customer parking must occur within the parcel limits.

**WADMIN20-0005  
EXHIBIT C**

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:  
  
F9FB080A68BF478

Tara Smaltz, PE  
Engineering Services Manager  
NDOT District II

TMS:alw

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer  
Alex Wolfson, PE – NDOT Traffic Engineering  
Marlene Revera – NDOT Administration  
File



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

March 24, 2020

TO: Chris Bronczyk, Planner, CSD, Planning & Development Division  
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD  
SUBJECT: Administrative Permit Case Number WADMIN20-0005 (ABC Halo)

**Project description:**

The applicant is proposing to approve a Child Daycare facility for up to 59 children in an existing commercial building. Project located at 4845 Sun Valley Blvd, Assessor's Parcel Number: 035-073-16.

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

Applicant shall provide a will serve letter in support of the proposed project, or an acknowledgment letter from SVGID, the water supplier, indicating that sufficient water rights are available to the proposed project.



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: April 8, 2020

To: Chris Bronczyk, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Administrative Permit Case **WADMIN20-0005 – ABC Halo Daycare**  
APN 035-073-16

#### GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit is to approve a Child Daycare facility for up to 59 children in an existing commercial building. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by Angel Gordon, applicant. The County Engineer shall determine compliance with all the following conditions of approval.

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

#### GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no general engineering related comments.

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

Contact Information: Leo Vesely, P.E. (775) 328-2313

There are no Drainage related comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no traffic related conditions of approval.

#### UTILITIES (County Code 422 & Sewer Ordinance)

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

There are no utility related conditions of approval.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



**REGIONAL TRANSPORTATION COMMISSION**

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 24, 2020

FR: Chrono/PL 181-20

Mr. Chris Bronczyk, Planner  
Community Services Department  
Washoe County  
PO Box 11130  
Reno, NV 89520

RE: **WADMIN20-0005 (ABC Halo)**

Dear Mr. Bronczyk,

The Regional Transportation Commission (RTC) has reviewed this request to approve a Child Daycare facility for up to 59 children in an existing commercial building.

The 2040 Regional Transportation Plan (RTP) identifies Sun Valley Blvd as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

| Access Management Standards-Arterials <sup>1</sup> and Collectors |               |   |                                  |   |  |                                 |                               |
|---|---------------|---|----------------------------------|---|--|---------------------------------|-------------------------------|
| Access Management Class   | Posted Speeds | Signals Per Mile and Spacing <sup>2</sup> | Median Type                      | Left From Major Street? (Spacing from signal) | Left From Minor Street or Driveway?    | Right Decel Lanes at Driveways? | Driveway Spacing <sup>3</sup> |
| Moderate Access Control   | 40-45 mph     | 3 or less Minimum spacing 1590 feet       | Raised or painted w/turn pockets | Yes 500 ft. minimum                           | No, on 6 or 8-lane roadways w/o signal | Yes <sup>4</sup>                | 200 ft./300 ft.               |

<sup>1</sup> On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Sun Valley Boulevard is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

In 2015, the RTC completed a corridor study for Sun Valley Boulevard to identify future roadway improvement projects. Improvements along the corridor were divided into various segments. Recommendations for the section of Sun Valley Boulevard from El Rancho to 1st Street included piping the existing roadside ditches, adding sidewalk with landscaping and lighting along and adding bike lanes within the roadway. The subject parcel has a commercial

driveway along the entire frontage of Sun Valley Boulevard with 4 parking bumpers placed to create 2 separate driveways and to separate the parking lot from space reserved for walking. With the future design and construction of roadway improvements along Sun Valley Boulevard, the property frontage might have to be reconfigured to include the proposed improvements described in the corridor study. For additional information on the design and construction status of the Corridor Study, contact RTC Project Manager, Maria Paz Fernandez at 775-335-1861.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if, you have any questions or comments.

Sincerely,



Rebecca Kapuler  
Senior Planner

Mark Maloney, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Scott Miklos, Regional Transportation Commission  
Brian Stewart, Regional Transportation Commission  
Maria Paz Fernandez, Regional Transportation Commission  
Tara Smaltz, NDOT District II

ABC Halo



Washoe-Storey Conservation District

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

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

March 27, 2020

Washoe County Community Services Department

C/O Chris Bronczyk, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WADMIN20-0005 (ABC Halo)

Dear Chris,

In reviewing the child daycare facility in an existing commercial building, the Conservation District has the following comment.

The Conservation District requires earth tone colors for the trim and exterior of the building if the outer surface is repainted.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Community Services Department  
Planning and Building  
**ADMINISTRATIVE PERMIT APPLICATION**  
(Care for the Infirm see page 8)



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

Telephone: 775.328.6100



## Administrative Permit

Washoe County Code (WCC) Chapter 110, Article 808, Administrative Permit, provides methods for reviewing proposed uses which possess characteristics that require special appraisal in order to determine if the uses have the potential to adversely affect other land uses, transportation, or facilities in the vicinity. The Board of County Commissioners, the Board of Adjustment, or the hearing examiner, may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use or specify the terms under which commencement and operation of the use must comply. See WCC 110.808, for further information.

### Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County. (Note: All fees are waived for Administrative Permits for "temporary occupancy for the care of the infirm" [see Washoe County Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**

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 Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)

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 existing and 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 existing and proposed easements.
- d. Show locations of parking, landscaping, signage and lighting.
- e. The cross sections of all existing and proposed rights-of-way, streets, alleys or private access ways within the proposed development, proposed name and approximate grade of each, and approximate radius of all curves and diameter of each cul-de-sac.
- f. Property boundary lines, distances and bearings.
- g. Contours at five (5) foot intervals or two (2) foot intervals where, in the opinion of the County Engineer, topography is a major factor in the development.
- h. Indication of prominent landmarks, rock outcroppings, and natural foliage which will be deciding considerations in the design of the development.
- i. If any portion of the land within the boundary of the development is subject to inundation or storm water overflow, as shown on the adopted Federal Emergency Management Agency's Flood Boundary and Floodway Maps, that fact and the land so affected shall be clearly shown on the

*use aerial photo provided*

map by a prominent note on each sheet, as well as width and direction of flow of each water course within the boundaries of the development.

- j. Vicinity map showing the proposed development in relation to Interstate 80, Highway 395, I-580, or a major arterial. The vicinity map shall also include a north arrow.
- k. Date, scale, and number of each sheet in relation to the total number of sheets, and the name of the person preparing the plans.
- l. Location of snow storage areas sufficient to handle snow removed from public and private street, if above 5,500 feet.
- m. All known areas of potential hazard (and the basis for delineation) shall be clearly designated on the map. Additionally, active fault lines (post-Holocene) shall be delineated on the map.
- n. Location of areas with slopes greater than fifteen percent (15%) and thirty percent (30%).
- o. Boundary of any wetland areas and/or floodplains within the project site.
- p. Note by the project engineer or design professional indicating compliance with all applicable provisions of the Washoe County Development Code.
- q. Significant Hydrological Resources. Indicate the critical and sensitive buffer zones according to Article 418 of the Washoe County Development Code.

7. **Additional Site Plan Specifications for Grading:**

- a. Location and limits of all work to be done.
- b. Existing contours and proposed contours.
- c. Location of any structures on adjacent parcels that are within fifteen (15) feet of the work site's parcel boundary.
- d. Existing draining (natural and man-made) and proposed drainage patterns.
- e. Sufficient elevation data to show the drainage will work as proposed.
- f. Quantities of excavation, fill, and disturbed surface area shall be calculated and shown on the site plan. **Areas under buildings and pavement need not be included in these calculations.**
- g. Quantities of material proposed to be removed from the site must be shown. The proposed disposal area and the disposition of fill must be noted on the plan.
- h. Limiting dimensions of cut and fill.
- i. Proposed BMPs (Best Management Practices) for controlling water and wind erosion if a disturbed area is left undeveloped for more than thirty (30) days.
- j. Cut and fill slopes setback from the property boundary.
- k. Structure setbacks from a slope.

8. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report.

9. **Floor Plan Specifications:**

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

10. **Landscaping:** Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

use Bldg. Plans?  
describe existing

a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.

- Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
- Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
- Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.

b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
- Temporary or permanent water irrigation systems.
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
- An approved backflow prevention device is required on all landscape irrigation systems.

11. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.

12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.

13. **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. All architectural elevations from all building faces shall be presented.

14. **Packets:** Three (3) packets and flash drive or DVD- any digital documents need to have a resolution of 300 dpi. One (1) packet must be labeled "Original" and contain a signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ 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 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 to clarify the potential impacts and potential conditions of development 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 there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

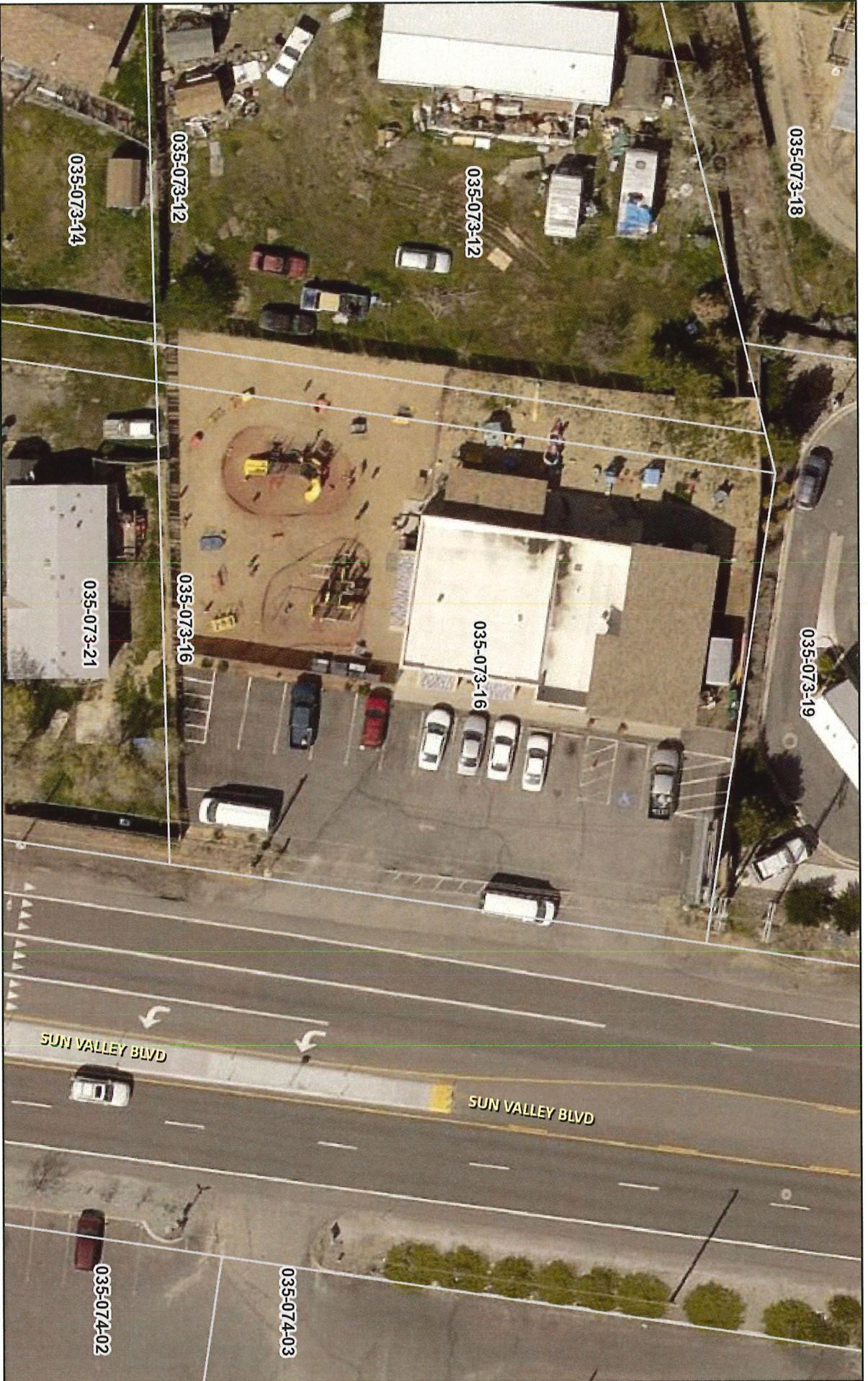
use  
EXIST  
Bldg  
Permit  
Plans  
N/A

## 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.

|   |                 |                                       |                 |
|---|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>  |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <i>ABC Halo Day Care</i>  |                 |                                       |                 |
| Project Description: <i>Providing care for young children</i>   |                 |                                       |                 |
| Project Address: <i>4845 Sun Valley Blvd.</i>   |                 |                                       |                 |
| Project Area (acres or square feet): <i>Lot: 19,558 sq feet   59 ft. 3,244</i>  |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br><i>Sun Valley Blv   El Rancho Drive</i> |                 |                                       |                 |
| Assessor's Parcel No.(s):   | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| <i>035-073-1b</i>   |                 |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                       |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)  |                 |                                       |                 |
| <b>Property Owner:</b>  |                 | <b>Professional Consultant:</b>       |                 |
| Name: <i>Patricia Koch</i>  |                 | Name:                                 |                 |
| Address: <i>4770 Sinelid Drive</i>  |                 | Address:                              |                 |
| <i>Reno, NV</i> Zip: <i>89502</i>   |                 | Zip:                                  |                 |
| Phone:              Fax:  |                 | Phone:              Fax:              |                 |
| Email: <i>trish.koch53@gmail.com</i>  |                 | Email:                                |                 |
| Cell: <i>775.843.6668</i> Other:  |                 | Cell:                      Other:     |                 |
| Contact Person: <i>Angel Gordon</i>   |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>   |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: <i>Angel Gordon</i>   |                 | Name: <i>Arzie Gordon</i>             |                 |
| Address: <i>3717 Allegrini Drive</i>  |                 | Address: <i>3717 Allegrini</i>        |                 |
| <i>Sparks, NV</i> Zip: <i>89436</i>   |                 | <i>Sparks, NV</i> Zip: <i>89436</i>   |                 |
| Phone: <i>775.525.5572</i> Fax:   |                 | Phone: <i>325-899-3013</i> Fax:       |                 |
| Email: <i>yvonneg03@yahoo.com</i>   |                 | Email: <i>arzieg03@yahoo.com</i>      |                 |
| Cell:                      Other:   |                 | Cell:                      Other:     |                 |
| Contact Person:   |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>  |                 |                                       |                 |
| Date Received:  | Initial:        | Planning Area:                        |                 |
| County Commission District:   |                 | Master Plan Designation(s):           |                 |
| CAB(s):   |                 | Regulatory Zoning(s):                 |                 |

4845 Sun Valley Blvd



March 9, 2020

APN



Washoe County  
Washoe County GIS

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation, or delineation.

→ proof of taxes

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P O Box 30039 Reno NV 89520-3039  
ph (775) 328-2510 fax (775) 328-2500  
Email tax@washoecounty.us

Account Detail

[Back to Account Detail](#)   [Change of Address](#)   [Print this Page](#)

**CollectionCart**

| Collection Cart | Items | Total  | Checkout | View |
|-----------------|-------|--------|----------|------|
|                 | 0     | \$0.00 |          |      |

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

| Parcel ID | Status | Last Update         |
|-----------|--------|---------------------|
| 03507316  | Active | 3/9/2020 2:08:50 AM |

**Current Owner:**  
KOCH, PATRICIA

4845 SUN VALLEY BLVD  
SUN VALLEY, NV 89433

**SITUS:**  
4845 SUN VALLEY BLVD  
WASHOE COUNTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

Township 20 Lot 1 Block Section SubdivisionName MOBILE GLEN SUB UNIT 1 Range 20

**Tax Bill (Click on desired tax year for due dates and further details)**

| Tax Year     | Net Tax    | Total Paid | Penalty/Fees | Interest | Balance Due |
|--------------|------------|------------|--------------|----------|-------------|
| 2019         | \$3,448.05 | \$3,482.72 | \$0.00       | \$0.00   | \$0.00      |
| 2018         | \$3,361.20 | \$3,479.14 | \$0.00       | \$0.00   | \$0.00      |
| 2017         | \$3,353.80 | \$3,390.62 | \$0.00       | \$0.00   | \$0.00      |
| 2016         | \$3,328.75 | \$3,361.99 | \$0.00       | \$0.00   | \$0.00      |
| 2015         | \$3,319.98 | \$3,539.85 | \$0.00       | \$0.00   | \$0.00      |
| <b>Total</b> |            |            |              |          | \$0.00      |

**Disclaimer**

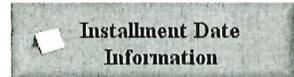
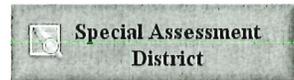
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**Property Owner Affidavit**

**Applicant Name:** Angel Gordon

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, Patricia Koch  
(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 Building.

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

Assessor Parcel Number(s): 035-073-16

Printed Name Patricia Koch

Signed Patricia Koch

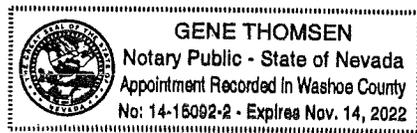
Address 4770 Sinelio Dr. Reno NV 89502

Subscribed and sworn to before me this 16<sup>th</sup> day of March, 2020

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

My commission expires: 11/19/2022

(Notary Stamp)



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

- Owner
- Corporate Officer/Partner (Provide copy of record 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

**Administrative Permit Application  
Supplemental Information**

(All required information may be separately attached)

1. What is the type of project or use being requested?

Day Care Center

2. What section of the Washoe County code requires the Administrative permit required?

Article 302 (110.302)

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

Day Care Center

4. 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?

Existing Building

5. Is there a phasing schedule for the construction and completion of the project?

N/A

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

Site Previously used as Child Day Care

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

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

NO negative impact that will affect other surrounding properties

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

Serve: 59 children - 6-10pm - Everyone must have Walk Permit

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

15 parking 4 motorcycle

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

right side (fence - 3 bushes) front near street (2 bushes) left 2 bushes

12. 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.)

Business sign / front outside lighting @ entry door - using previous sign -

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

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

14. Utilities:

|                  |        |
|------------------|--------|
| a. Sewer Service | SVOTED |
| b. Water Service | SVOTED |

For most uses, the 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:

|                    |     |                    |  |
|--------------------|-----|--------------------|--|
| c. Permit #        | N/A | acre-feet per year |  |
| d. Certificate #   | N/A | acre-feet per year |  |
| e. Surface Claim # | N/A | acre-feet per year |  |
| f. Other, #        | N/A | 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):

N/A

## Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

3. Name(s) of the Caregiver(s):

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

5. Describe the arrangements/methods proposed for the temporary provision of:

a. Water Service:

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

Previous color & shrubs - near fence, front area  
Purple & birch

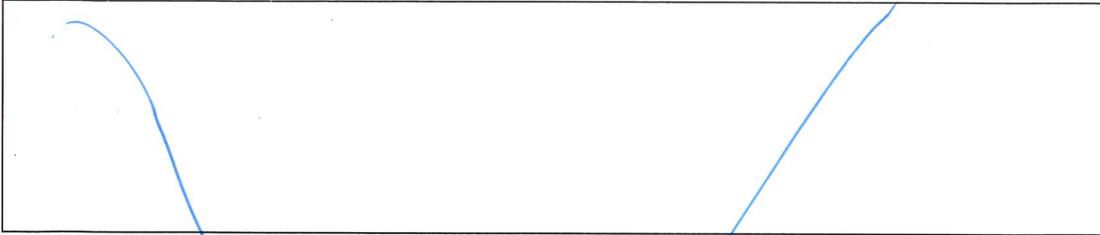
8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

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

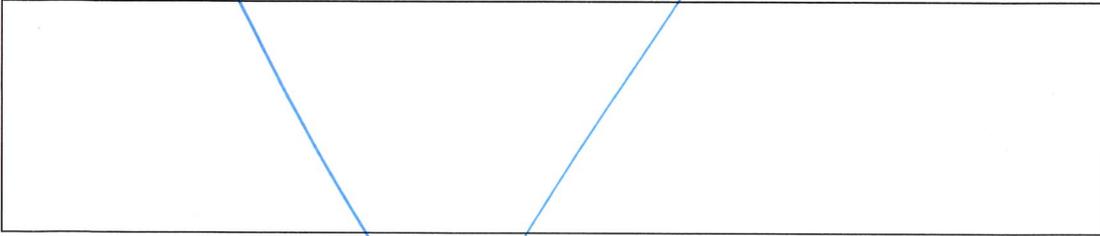
9. Community Services (provided and nearest facility):

|                         |   |
|-------------------------|---|
| a. Fire Station         | Reno Fire Dept. 2500 Sutro Street                 |
| b. Health Care Facility | Advance Health Care of Reno 961 Kuenzli           |
| c. Elementary School    | Lois Allen 5155 Mack - Guffey Road                |
| d. Middle School        | Sparks Middle - 2275 18 <sup>th</sup> Street      |
| e. High School          | Proctor & Hug High 2880 Sutro Streets             |
| f. Parks                | University Ridge Park 990 S. University Park Loop |
| g. Library              | Sparks Library 1125 12 <sup>th</sup> Street       |
| h. Citifare Bus Stop    | Sun Valley Blvd - SKaggs Circle                   |

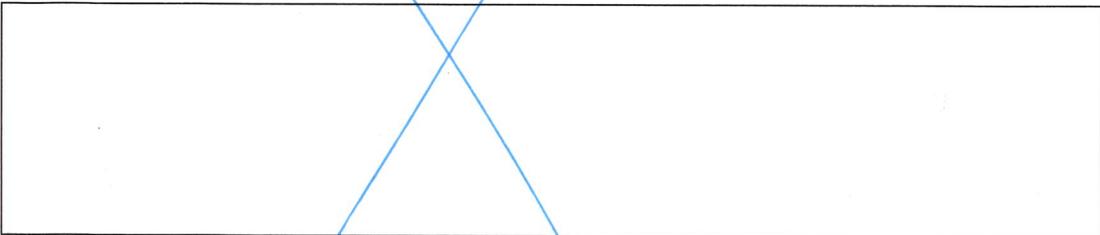
b. Sewage (Sanitary Sewer) Service:



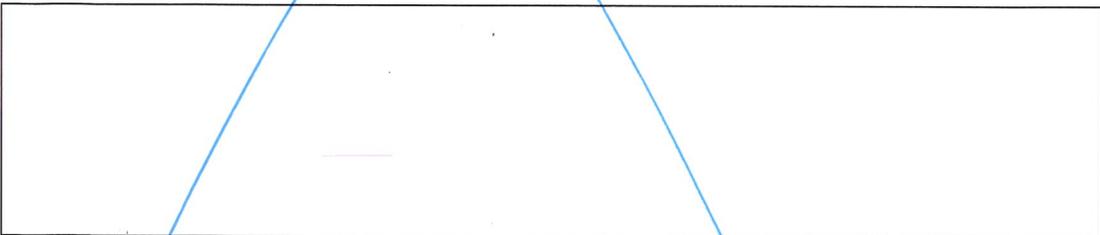
c. Garbage (Solid Waste) Service:



d. Electricity:



e. Natural Gas:



6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

