

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Discoveries Preschool - Increase of Student Capacity			
Project Description: Revised special use permit to allow for 146 students and 18 staff members instead of the existing 106 students and 15 staff			
Project Address: 253 Egyptian Dr, Sparks, NV 89441			
Project Area (acres or square feet): 1.05 Acres			
Project Location (with point of reference to major cross streets AND area locator): Corner of Egyptian Dr and White Rose Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
089-432-08	1.05		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP18-0013			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Rudolph James Blaine, LLC		Name: Solaegui Engineers, Ltd.	
Address: 253 Egyptian Dr		Address: 715 H Street	
Spanish Springs	Zip: 89441	Sparks	Zip: 89431
Phone: 775-250-3444	Fax:	Phone: 775-358-1004	Fax: 775-358-1098
Email: rmroofing@charter.net		Email: psolaegui@aol.com	
Cell: 775-250-3444	Other:	Cell:	Other:
Contact Person: Gina Menzer		Contact Person: Paul Solaegui	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Frank Lepori Construction		Name:	
Address: 1580 Hymer Ave, ste 100		Address:	
Sparks, NV	Zip: 89436		Zip:
Phone: 775-337-2063	Fax:	Phone:	Fax:
Email: daryl@frankleporiconstruction.com		Email:	
Cell: 775-221-5999	Other:	Cell:	Other:
Contact Person: Daryl Pollak		Contact Person:	
For Office Use Only			
Date Received:		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)

1. What is the project being requested?

Owner is requesting an increase in allowed number of students for the existing pre-school from the current 106 students to 146 students. Due to the increase of students, and limitations of onsite parking, the owner is requesting an approval through the special use permit process for allowance of on-street parking, as allowed by WC Development Code, Article 810.20(e).

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Current preschool was expanded last year to a total of 6160 SF. This allowed for an increase in number of students by Washoe County, Social Services. No additional construction work is being proposed as a part of this application.

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

N/A

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

Building contains the SF of play space required for the proposed number of students. Additional parking will be required for additional students and staff.

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

An increase in student capacity will be beneficial to the surrounding community providing much needed child care in our area, providing space for 40 more students.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

There will be a slight increase in traffic due to the dropping off/picking up of children. This increase in traffic is minor and does not require a traffic study. (see attached letter from Solaegui Engineering)

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

There are no changes to landscaping and signage. Based on the proposed number of students, 37 parking spots are required. The existing parking lot onsite, has 25 spaces. There is no more room to expand parking onsite, however there is plenty of street frontage parking available to allow for the additional 12 spaces for staff.

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

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

9. Utilities:

a. Sewer Service	Septic System, existing
b. Electrical Service	YES, existing
c. Telephone Service	YES, existing
d. LPG or Natural Gas Service	YES, existing
e. Solid Waste Disposal Service	YES, existing
f. Cable Television Service	YES, existing
g. Water Service	YES, existing

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	City Water, existing	acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

--

10. Community Services (provided and nearest facility):

a. Fire Station	All facilities are within a 2 mile radius of the existing preschool.
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Property Owner Affidavit

Applicant Name: Gina Menzer

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, Gina Menzer
(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): 089-432-08

Printed Name Gina Menzer

Signed [Signature]

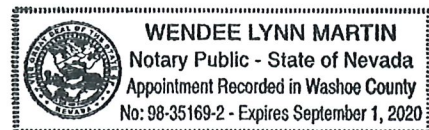
Address 235 Moonbeam Rd
Sparks NV 89441

Subscribed and sworn to before me this
17th day of May, 2019

Wendee Lynn Martin
Notary Public in and for said county and state

My commission expires: September 1, 2020

(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

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

Bill Detail

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

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

Change of Address

All requests for a mailing
address change must be
submitted in writing,
including a signature
(unless using the online
form).

To submit your address
change online [click here](#)

Address change requests
may also be faxed to:
(775) 328-2500

Address change requests
may also be mailed to:
Washoe County Treasurer
P O Box 30039
Reno, NV 89520-3039

Washoe County Parcel Information

Parcel ID 08943208	Status Active	Last Update 5/15/2019 2:07:10 AM
Current Owner: RUDOLPHJAMESBLAINE LLC 253 EGYPTIAN DR SPARKS, NV 89441		SITUS: 253 EGYPTIAN DR WCTY NV
Taxing District 4000		Geo CD:
Legal Description Township 21 Range 20 SubdivisionName _UNSPECIFIED Lot 1		

Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/4/2019	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>Remediation</u>	\$17.68	\$0.00	\$17.68
<u>State of Nevada</u>	\$284.50	\$0.00	\$284.50
<u>Truckee Meadows Fire Dist</u>	\$903.69	\$0.00	\$903.69
<u>Washoe County</u>	\$2,329.02	\$0.00	\$2,329.02
<u>Washoe County Sc</u>	\$1,905.28	\$0.00	\$1,905.28
<u>SPANISH SPRINGS WATER BASIN</u>	\$0.15	\$0.00	\$0.15
Total Tax	\$5,440.32	\$0.00	\$5,440.32

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018085715	B18.208754	\$1,355.62	2/8/2019
2018	2018085715	B18.152804	\$1,355.62	12/4/2018
2018	2018085715	B18.90882	\$1,355.62	9/13/2018
2018	2018085715	B18.36828	\$1,373.46	8/13/2018

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

- * Improvements permitted and completed prior to this application.



SITE PLAN

1997-1998

**Know what's below.
Call before you dig.**

LOT AREAS

LOT SIZE:
TOTAL PAVING/CONCRETE:
TOTAL LANDSCAPING:
TOTAL EXCAV. BY AREA:
1.047 ACRES
10,788'
8,346'
20,124'

SEPTIC CALCULATIONS

PISC RATE 10 MIN. / INCH / 1000 GAL DESIGN CAPACITY

3000V. 6 = 1.875 SQ. FT. LEACH LINE
1.875V. 6 = 312.5 LINEAL FT. LINE
312.5V. 2 = 156.25' LINEAL FT. EACH LINE

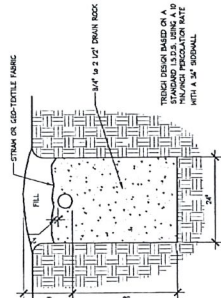
PROPOSED - 2 LINES, 2 FT. WIDE, 3 FT. DEEP, 160 FT. TOTAL

EXISTING FIXTURE COUNT

M.C.	-	7 # 6 UNITS	= 42
LAYS	-	7 # 1 UNIT	= 7
KIT. SINK	-	1 # 2 UNITS	= 2
DISHWASHER	-	1 # 2 UNITS	= 2
PUMPER	-	1 # 2 UNITS	= 2
LAUN. SINK	-	1 # 2 UNITS	= 2
		41 TOTAL	

ADDITIONAL FUTURE COUNT	
H.C.	4 @ 6 UNITS = 24
LAYS	2 @ 1 UNIT = 2
	% TOTAL

61 + 26 UNITS = 87 UNITS @ 25 GAL. / UNIT = 2,175 OR 2,500 GAL. TANK
PROPOSED 3,000 GAL. TANK DESIGN

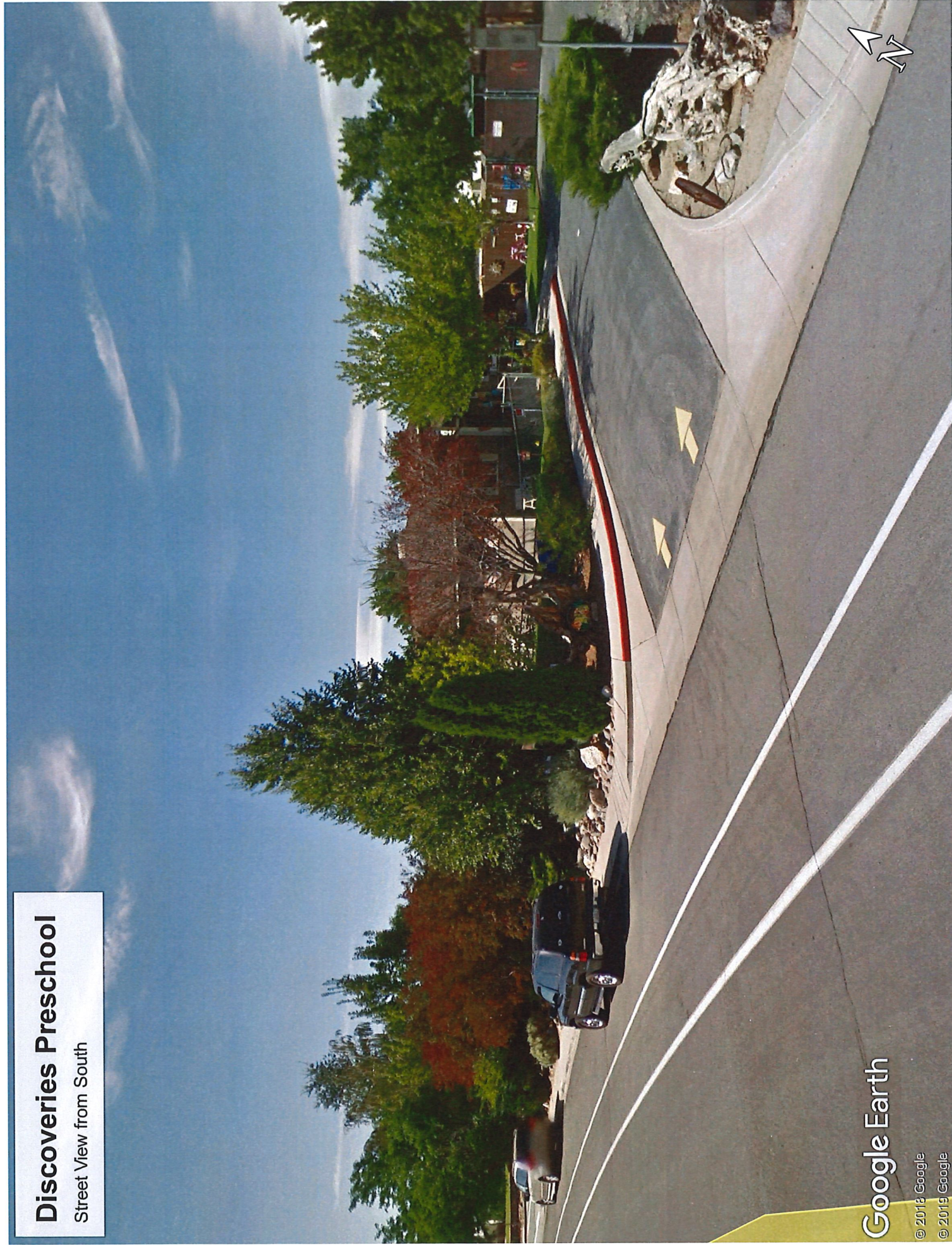


TYPICAL SEPTIC TRENCH DETAIL

RECEIVED: NT 9.

Discoveries Preschool

Street View from South



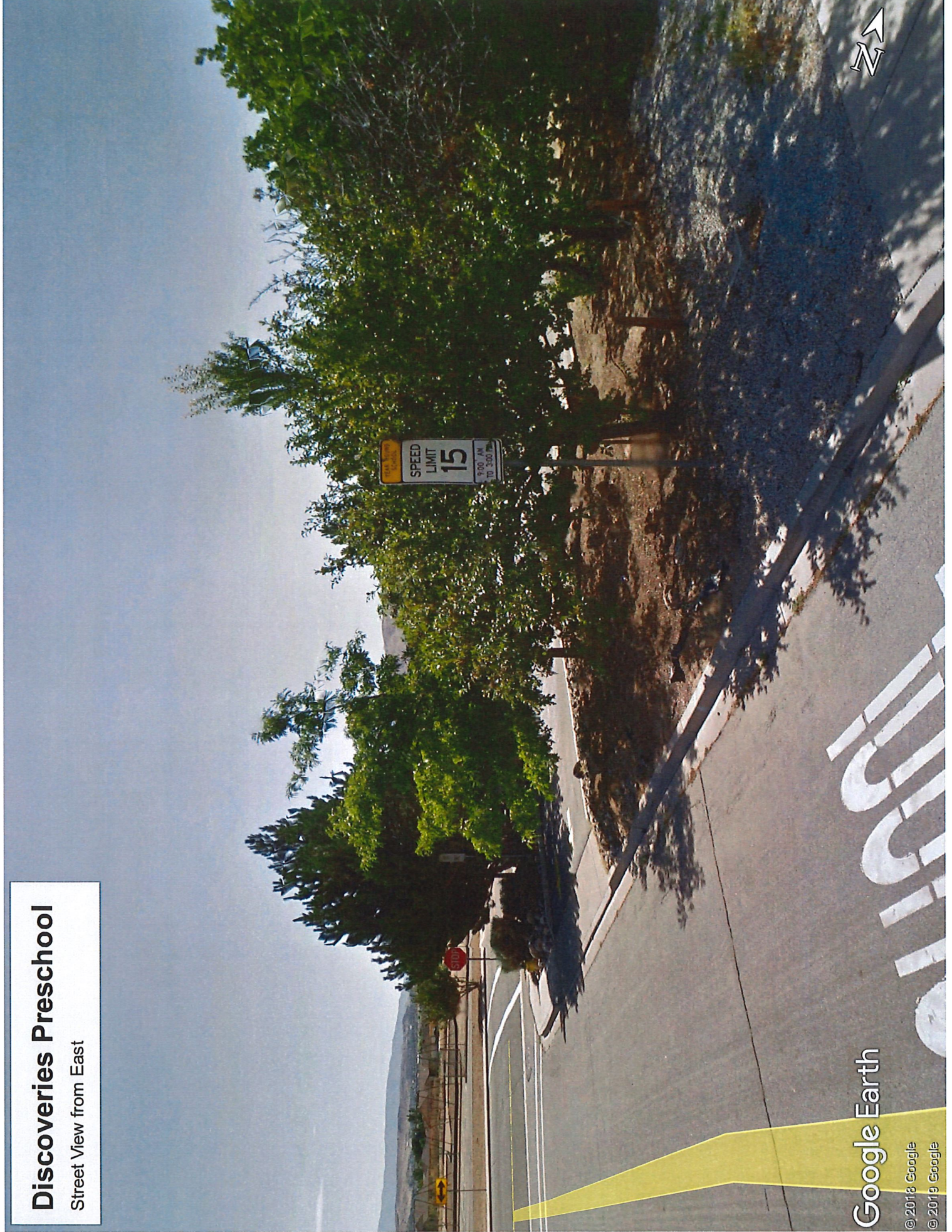
Google Earth

© 2018 Google

© 2015 Google

Discoveries Preschool

Street View from East



Google Earth

© 2018 Google
© 2019 Google



Discoveries Preschool

Street View from West



Google Earth

© 2018 Google

© 2019 Google

SOLAEGUI
ENGINEERS

May 14, 2019

Mr. Mitchell Fink.
Washoe County Community Development
P.O. Box 11130
Reno, Nevada 89520

Re: Discoveries Preschool, Trip Generation Letter

Dear Mitch:

At the request of the project developer we prepared this letter. It contains the findings of our trip generation review of the proposed Discoveries Preschool expansion. The existing preschool is located at 253 Egyptian Drive in Spanish Springs. The preschool is currently approved to serve 106 students. They request adding 40 students for a total of 146 students. The project site plan is attached.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). The calculation sheets are attached for ITE land use #565 "Day Care Center". Table 1 shows the trip generation summary.


TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	<u>AM PEAK HOUR</u>		<u>PM PEAK HOUR</u>	
		<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
Day Care Center 40 Students	190	19	16	16	17

As indicated in Table 1, the proposed day care expansion generates 190 new average daily trips with 35 AM peak hour trips and 33 PM peak hour trips. These totals are below the Washoe County trip thresholds that trigger the need for a full traffic study.

We trust that this information will be adequate for your review. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS LTD.


Paul W. Solaegui, P.E.

5-14-19
EXP 6-30-20

Enclosures
Letters/ Discoveries Preschool Trip Generation Letter

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com

Day Care Center (565)

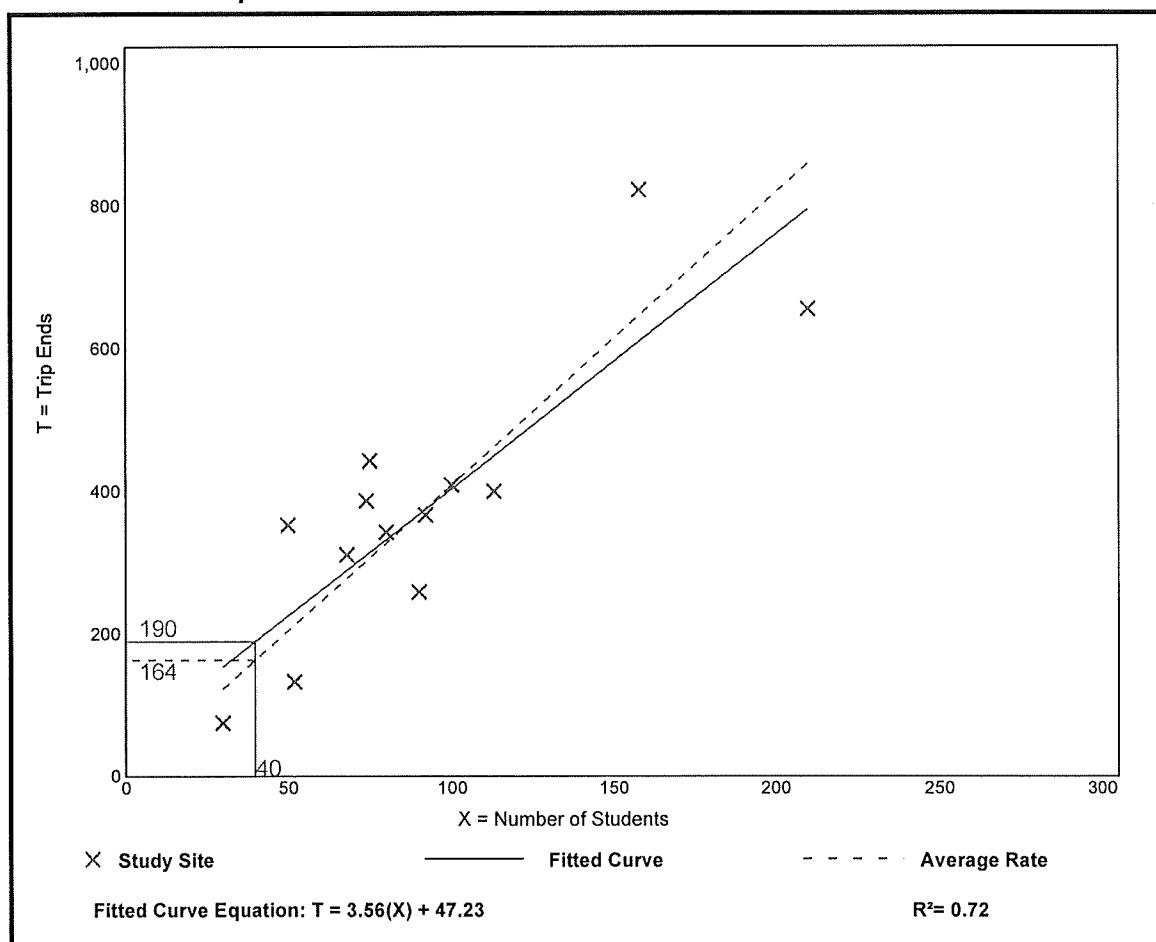
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

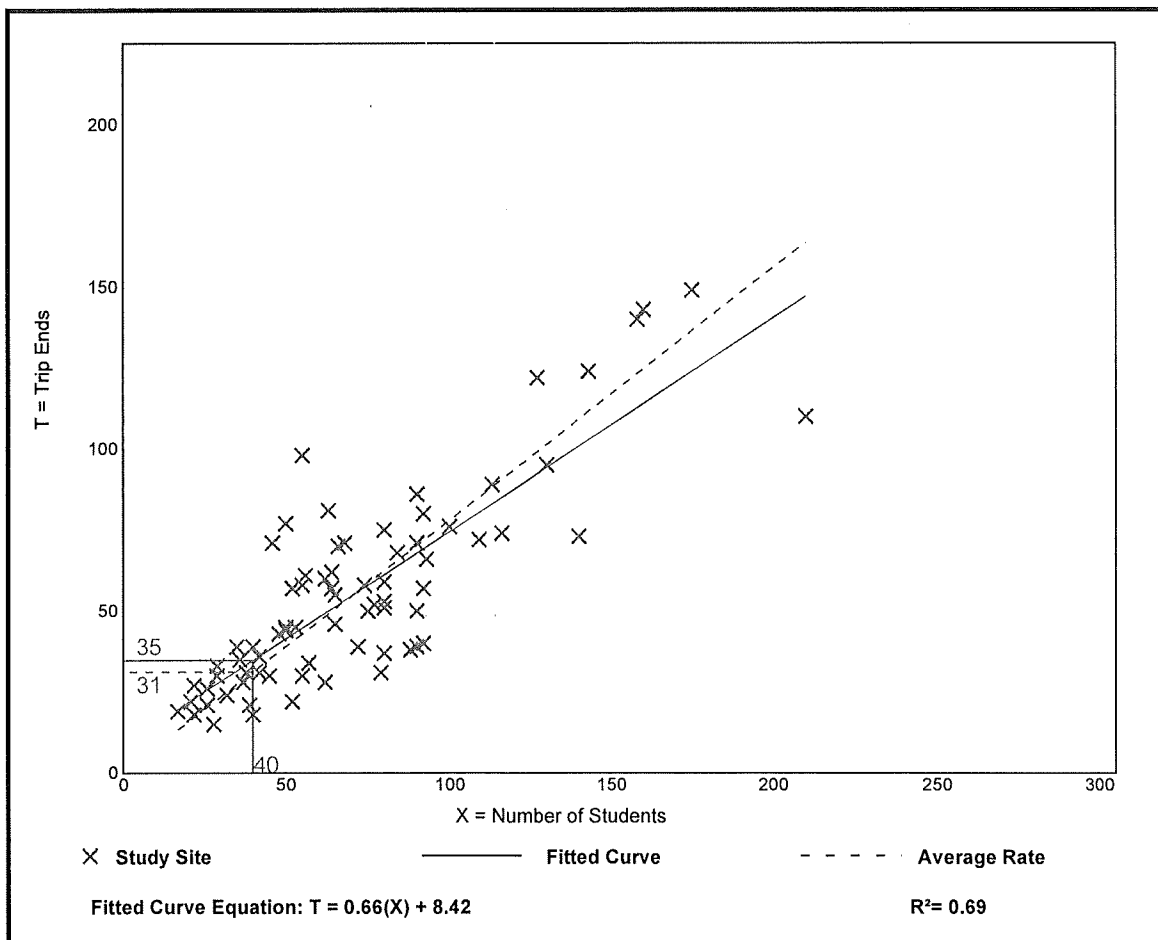
Day Care Center (565)

Vehicle Trip Ends vs: **Students**
 On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
 Setting/Location: **General Urban/Suburban**
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.78	0.39 - 1.78	0.25

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

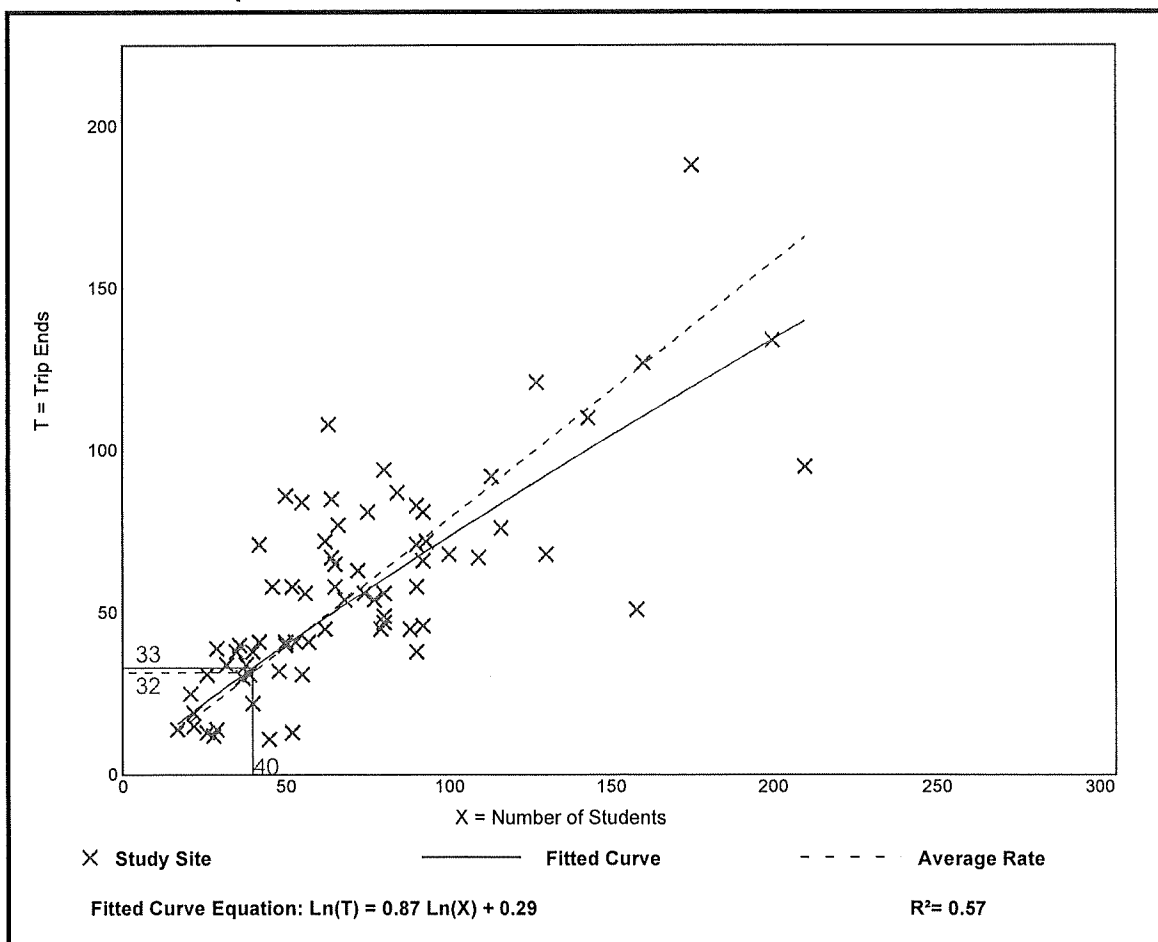
Day Care Center (565)

Vehicle Trip Ends vs: Students
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 72
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.72	0.30

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

SOLAEGUI
ENGINEERS

May 14, 2019

Mr. Trevor Lloyd
Washoe County Community Development
P.O. Box 11130
Reno, Nevada 89520

Re: Discoveries Preschool, Parking Letter

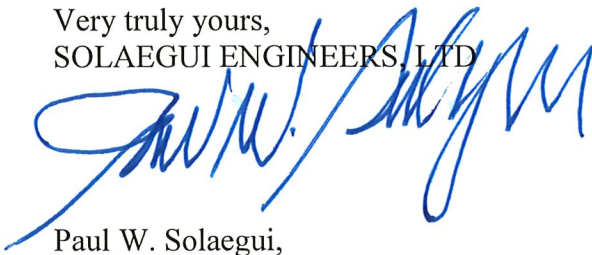
Dear Trevor:

At the request of the project developer we prepared this letter. It contains the findings of our parking review of the proposed Discoveries Preschool expansion. The existing preschool is located at 253 Egyptian Drive in Spanish Springs. The preschool is currently approved to serve 106 students. They request adding 40 students for a total of 146 students. A total of eighteen employees are anticipated for the expanded preschool. The project parking plan is attached.

Parking demand calculations are based on county code for child care facilities. The demand is calculated based on eight spaces per student and one space per employee for a total demand of thirty seven spaces. Twenty five on-site spaces are shown on the site plan. Twelve additional on-street spaces are noted on the adjacent Egyptian, Oasis and White Rose street frontages for a total of thirty seven spaces.

We trust that this information will be adequate for your review. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD



Paul W. Solaegui,

Enclosures

Letters/ Discoveries Preschool Parking Letter

Solaegui Engineers Ltd. • 715 H Street • Sparks, Nevada 89431 • 775/358-1004 • FAX 775/358-1098

Civil & Traffic Engineers
e-mail: psolaegui@aol.com



Discoveries Preschool
Parking Map

253 Egyptian Dr

25 Onsite Spaces

12 Street Spaces

37 Total Spaces

Google Earth

© 2016 Google

Table 110.410.10.2

OFF-STREET PARKING SPACE REQUIREMENTS (Civic Use Types)
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed
Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	