

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: <u>The Barnyard Preschool</u>			
Project Description: <u>24 child Daycare center located at existing residence. operating hours of Monday - Friday, 8:45 AM - 3:15 PM Caring for children ages 2-5 years old.</u>			
Project Address: <u>60 Firestone Ct, Sparks NV 89441</u>			
Project Area (acres or square feet): <u>House: 1,056 sq ft Lot 0.35 Acres</u>			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>089-243-01</u>	<u>0.35</u>		
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: <u>John Francis Sr.</u>		Name: <u>Mike Peterson</u>	
Address: <u>2285 Contrail St.</u>		Address: <u>3710 Grant Dr Suite C</u>	
<u>Sparks NV</u> Zip: <u>89441</u>		<u>Reno NV</u> Zip: <u>89509</u>	
Phone: <u>775-527-7646</u> Fax:		Phone: <u>775-856-1400</u> Fax:	
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>Natale Bagan</u>		Name: <u>Brian Arbogast</u>	
Address: <u>2319 Rockin Robin Dr.</u>		Address: <u>Metcalf Builders</u>	
<u>Sparks NV</u> Zip: <u>89441</u>		<u>Reno</u> Zip:	
Phone: Fax:		Phone: <u>208-627-6912</u> Fax:	
Email: <u>barnyardpreschool.info @</u>		Email:	
Cell: <u>775-762-3966</u> Other: <u>gmail.com</u>		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss **THE BARNYARD PRESCHOOL**, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

7:00 p.m. **TUESDAY, FEBRUARY 21, 2023**
Just Kiddling Learning Center, 260 Eagle Canyon Dr. Sparks NV 89441

Project Description:

This project is located at 60 Firestone Court, Sparks NV 89441 parcel number(s) (089-243-01). This proposed project is a request for a special use permit for a small Childcare Center to be operated out of existing building at the above address. It will provide care for up to 24 children between the ages of 2-5 years of age. Monday – Friday from the hours of 8:00am and 4:00pm.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Natalie Bagan at barnyardpreschool.info@gmail.com or 775-762-3966

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Trevor Lloyd 775-328-6100. planning@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

All information attached

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.)

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

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?

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

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

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.

**Special Use Permit Application
Supplemental Information**

1. What is the project being requested?

The Barnyard Preschool will be a Childcare Center with the capacity to care for no more than 24 children between the ages of 2 and a half to 5 years old per day, Monday through Friday from the hours of 8:45 a.m. to 3:15 p.m.

2. Site Plan with all existing and proposed structures.

Attached

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

There will be no construction.

I intend to enter a lease agreement for the 60 Firestone Court Property with John Francis Sr. by June of 2023 pending this Special Use permit approval. During the months of June and July I will prepare the premises to adequately care for 24 children per day. I will also conduct all inspections per Washoe County Human Services guidelines to acquire my Childcare Center License.

My goal is to open for business in August of 2023.

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?

Per Washoe County guidelines I am required to have 1 off-street loading space for every 8 students and 1 off-street parking spot per every 1 employee during peak hours.

- I will be able to accommodate these guidelines easily. I will also be assigning specific drop off and pick up time guidelines to my families attending, easing the possible congestion of traffic during the morning and afternoon hours.

Per Washoe County Human Services Guidelines I must have 35 sq. ft. of space per every 1 child excluding hallways, bathrooms, and unused kitchen areas.

- The structure is 1,056 sq. ft. and I will be needing 840 square feet of space to accommodate the 24 children maximum capacity.

Per Washoe County Human Services Guidelines I must have 37 ½ square feet of outdoor play space for every 1 child.

- The 1,056 square foot structure sits on a lot that is 0.35 acres. Therefore I will have the adequate space needed to accommodate 24 children outside at a time.

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

The residence has been sitting vacant for sometime now. I will be freshening up the appearance of the home and yard areas and will thereafter provide constant upkeep of said area.

I will provide a service to the surrounding neighborhood families to care for their young children if needed.

I will be providing a quality care option to the Spanish Springs Community as a whole, which is currently in dire need of additional childcare options with our growing population.

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

A possible concern is the added traffic flow during drop off and pick up times.

- I will be outlining guidelines to the attending families of specific short time frames they will be dropping off and picking up their children. Easing the possible congestion of traffic during the morning and afternoon hours.

Another concern is the additional vehicles making the left turn off of Pyramid Highway onto W. Sky Ranch Blvd. crossing the flow of traffic.

- I will be providing maps to my family directing them to the stoplight at Egyptian Dr. just past W. Sky Ranch Blvd. and having them then follow Palm Springs Dr. back to The Barnyard for a safer entry to the property.

7. Provide Specific information on landscaping, parking, type of signs and lighting, and all other requirements on submitted drawings with the application.

Attached

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
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9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	Charter Communications
d. LPG or Natural Gas Service	Palomino Propane
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Truckee Meadows Water

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 #		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).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 46
b. Health Care Facility	ER at Spanish Springs
c. Elementary School	Alice Taylor Elementary School
d. Middle School	Shaw Middle School
e. High School	Spanish Springs High School
f. Parks	Lazy 5 Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Donatello Dr and Baroque Court

Development Application Submittal Requirements (additional information)

- 8. There will be no grading.**
- 9. In the pre-development meeting I was told I did not need a Traffic Impact Report. There will not be more than 80 weekday peak hour trips to and from at any time.**
- 11. There will be no signs.**
- 12. The Barnyard Preschool will not operate during evening hours, therefore there is no need for additional exterior lighting.**

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	



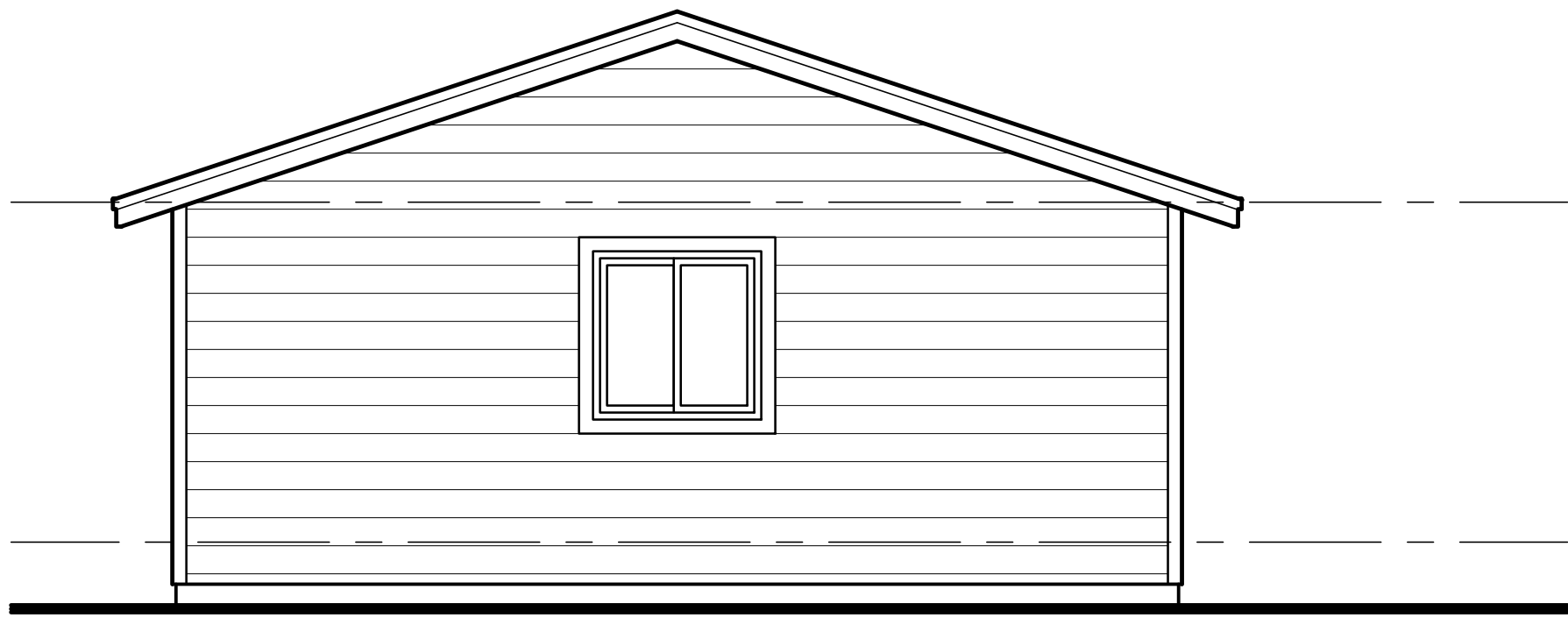
SOUTH ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"



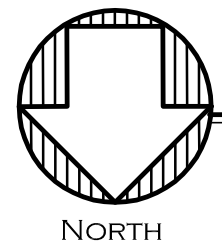
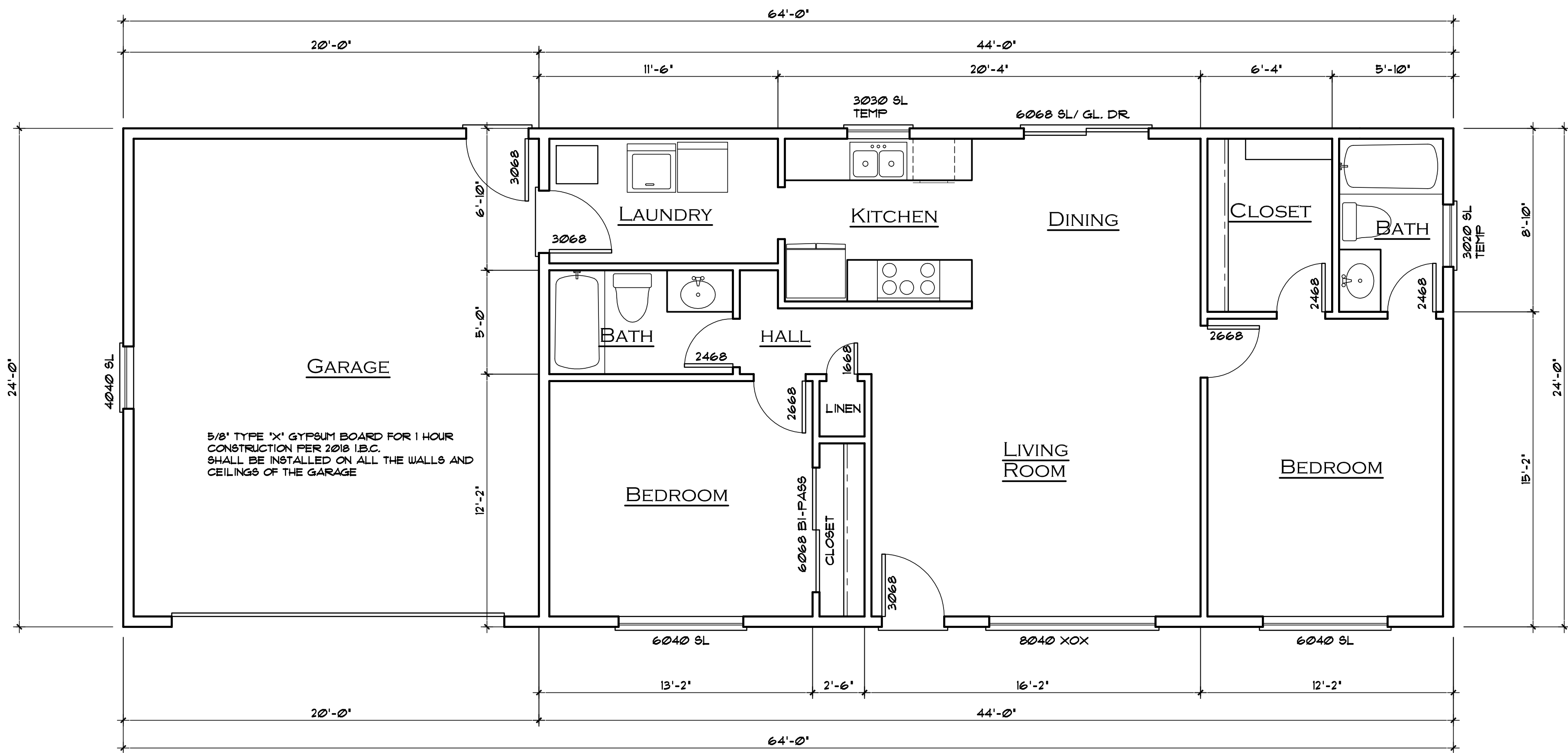
EAST ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

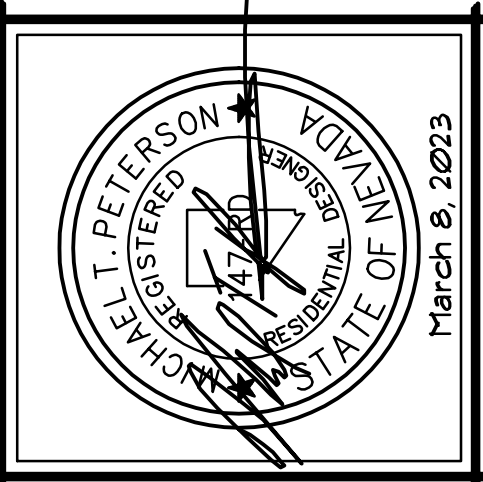
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN

FLOOR AREA = 1655 SQ. FT. GARAGE AREA = 548 SQ. FT. SCALE: 1/4"=1'-0"

Michael T. Peterson
Residential Designer
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Phone: (775) 856-1400 3710 Grant Dr. Suite C
Cell: (775) 240-4564 Reno, Nevada 89509



Barnyard Preschool
60 Firestone Court
Sparks, Nevada

Revisions	Mark	Date	Description

Drawn By M.T.P.	Date March 8, 2023
Checked By M.T.P.	Project No. 2281

Sheet Title
FLOOR PLAN

Sheet Number
A-2

Final Submittal