

Community Services Department
Planning and Building
**SPECIAL USE PERMIT
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: Incline Village Nursery School			
Project Description: Incline Village Nursery School will be moving to a new address: 924 Incline Way, Incline Village, NV. Our preschool follows the Washoe County (Incline) public school calendar, and operates Monday – Friday 8:45am – 1:45pm with approx. 15 children (or less) on site each day. We are closed during the summer months. We have a total of 3 staff members, including our director, and are operated by a Board of Trustees.			
Project Address: 924 Incline Way, Suite I, Incline Village NV 89450			
Project Area (acres or square feet): suite I: 1143 sq. ft total per lot: 48,996 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): South facing on Incline Way. West of Southwood Blvd. and east of Village Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
132-431-07	0.026		
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: Jared Swanson - Swanson Family Trust		Name:	
Address: 924 Incline Way Suite L		Address:	
Incline Village NV Zip: 89451		Zip:	
Phone: 406-539-3715 Fax:		Phone: Fax:	
Email: jared@tahoequarterly.com		Email:	
Cell: 406-539-3615 Other:		Cell: Other:	
Contact Person: Jared Swanson		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Incline Village Nursery School		Name:	
Address: PO Box 4396		Address:	
Incline Village NV Zip: 89450		Zip:	
Phone: 775-831-4040 Fax:		Phone: Fax:	
Email: inclinevillagenurseryschool@gmail.com		Email:	
Cell: 425-533-3679 Other:		Cell: Other:	
Contact Person: Nicole Stirling		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application

Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

The proposed project is receipt of a special use permit for Incline Village Nursery School to operate at a new address after having to move. No new development or construction is needed on the interior. The applicant would add 720 sq. ft. fencing for playground space on the back of the lot, which has been approved by the HOA and is in permitting process with TRPA.

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.)

see attached - titled "Site Space Specifications - 924 Incline Way"

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

The project will be completed in one phase. Playground fencing is to be constructed in Aug/Sept 2025 as soon as possible for business operation.

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?

924 Incline Way is a quartet of office condo buildings and all suites are leased to a variety of community service businesses. Day-to-day business in the complex will remain the same.

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

The proposed preschool will continue to provide high quality early childhood education and care to any family with preschool aged children in north Lake Tahoe. This project is located 250 feet from Incline Village's largest apartment complex (McCloud) and will be able to serve these residents with a walkable/no-commute option for preschool. Incline Village Nursery School is a non-profit organization and is open to the public.

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

Anticipated negative impacts include an uptick of usage in the complex between the hours of 8:45am - 1:45pm Monday - Friday, and potential playground noise for 1 hour each day. These impacts will be mitigated by keeping business hours at half day and teaching the children to be polite and respectful while playing outside on the playground in order to not disturb other tenants. The preschool staff have already met with and discussed with other tenants and HOA and have been welcomed into the complex by all other tenants.

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.

Current landscaping, parking, and lighting on site will be used and not altered. A business sign (the sign from the old location) is proposed to hang on the west side of the building, facing the parking lot. Wooden sign measures 7'10" x 16"

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	IVGID
b. Electrical Service	NV Engergy
c. Telephone Service	Spectrum
d. LPG or Natural Gas Service	Southwest Gas
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	N/A
g. Water Service	IVGID

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	

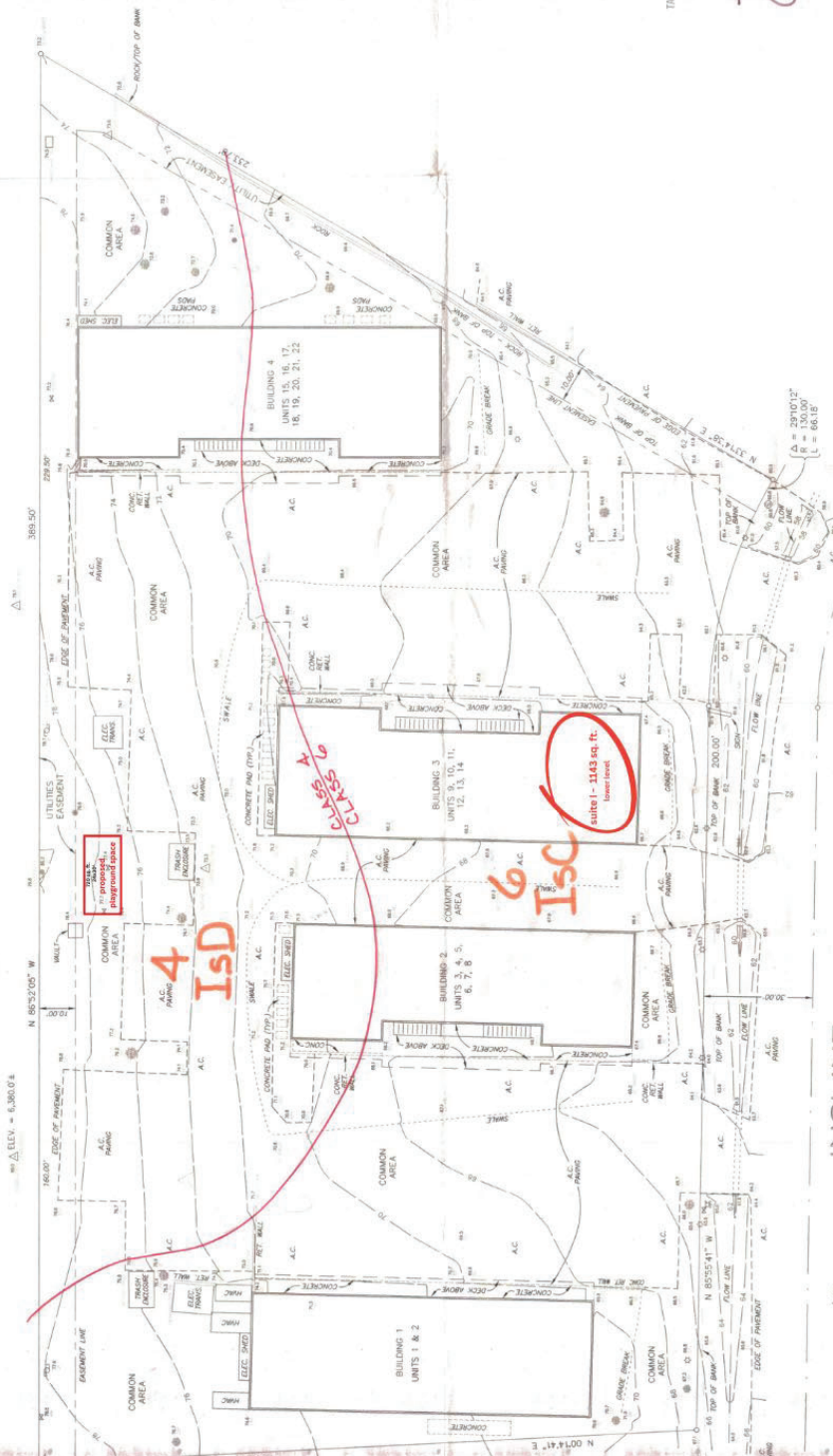
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire District / 866 Oriole Way, Incline Village
b. Health Care Facility	Tahoe Forest Hospital / 880 Alder Ave. , Incline Village
c. Elementary School	Incline Elementary School / 915 Northwood Blvd., Incline Village
d. Middle School	Incline Middle School / 931 Southwood Blvd., Incline Village
e. High School	Incline High School / 499 Village Blvd., Incline Village
f. Parks	Incline Village Rec Center / 981 Incline Way, Incline Village
g. Library	Incline Village Library / 845 Alder Ave. Incline Village
h. Citifare Bus Stop	Southwood Blvd., after Incline Way, Incline Village

DO NOT REMOVE
TAPE RECORD PLANNING AREA



TAPE RECORD PLANNING AREA
P.O. BOX 7000
INCLINE VILLAGE, NEVADA 89450

TRPA FILE
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TAPE RECORD PLANNING AREA
P.O. BOX 7000
INCLINE VILLAGE, NEVADA 89450

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TAPE RECORD PLANNING AREA

NOTES
1) BUILDING SETBACKS SHALL BE CONFIRMED WITH HOMEOWNERS ASSOCIATION.
ARCHITECTURAL COMMITTEE OR SIMILAR ADJUDICATORY GROUP.
2) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TRPA SITE ASSESSMENT.

LOT AREA	
6130	SQ. FT.
1407	ACRES
1407	CONCRETE
26707	A.C. PAVING
4327	TOTAL

IMPERVIOUS SURFACE AREA	
1407	SQ. FT.
1407	CONCRETE
26707	A.C. PAVING
4327	TOTAL

