

ORIGINAL

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: SAVING GRACE ACADEMY			
Project Description: To utilize a space 30 x 52 within the church for Preschool/Daycare. There will be a maximum of 49 children from the ages of 2 1/2 - 6. Hours of operation are from 6:30 am - 6:00 pm Monday through Friday.			
Project Address: 11000 Lemmon Drive			
Project Area (acres or square feet): All space utilized for daycare is 1560 square feet.			
Project Location (with point of reference to major cross streets AND area locator): The preschool/daycare will be at 11000 Lemmon Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
080-289-01	1		
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: New Life Assembly of God		Name:	
Address: 11000 Lemmon Dr.		Address:	
Reno, NV	Zip: 89506		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sue Wolcott-Whitten		Name:	
Address: 8840 Limnol Street		Address:	
Reno, NV	Zip: 89506		Zip:
Phone: 7758136955	Fax:	Phone:	Fax:
Email: swolcott.whitten@gmail.com		Email:	
Cell: 7758136955	Other:	Cell:	Other:
Contact Person: Sue Wolcott-Whitten		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Gerald Scott Matson

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, Gerald Scott Matson
(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): _____

Printed Name Gerald Scott Matson

Signed Gerald Scott Matson

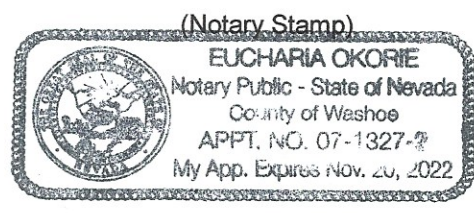
Address 17300 Cold Springs Drive

Reno, NV 89508

Subscribed and sworn to before me this
7th day of October, 2019.

Eucharia Okorie
Notary Public in and for said county and state

My commission expires: 11/20/2022



*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



New Life

Assembly of God

"New Life-Experience It"

October 2, 2019

To Whom It May Concern,

Joyous greetings. I am writing this letter in regards to Scott Matson. He is the Pastor and President of the Board of Directors at New Life Assembly of God. New Life is a 501(c)3 non-profit corporation EIN#88-0255062. He is a corporate officer and is an authorized signor.

Blessings,

A handwritten signature in black ink, appearing to read "Gil Jackson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gil Jackson
Secretary Board of Directors

11000 Lemmon Drive Reno, NV 89506
(775)972-1088
www.nlaognv.com
Scott Matson-Lead Pastor

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

1. What is the project being requested?

To open a preschool / daycare within the current church building, for a maximum of 49 children from the ages of 2 1/2 - 6 rs. Hours of operation will be from 6:30 am - 6:00 pm Monday through Friday.

See Attachment B & C

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 Attachment C for current parking and light poles as well as external light fixtures. Parking lot consists of 46 parking spots (9' x 18') There are 2 handicap parking spots. The external lights are located above the doors and three light poles within parking lot area.

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

There is no building construction or buildings being demolished. There are no improvements being made to interior or exterior of building, parking lot, or playground.

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?

The parking lot consists of 46 parking spots which are more than adequate for picking up children and dropping them off. There is a fenced in play area between the church building on the west side and Lemmon Drive (See attachment C) The children will be within that fenced area when outdoors. There are two driveways entering the church property allowing for an entrance and exit.

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

The benefit will be to provide low cost care and education for children 2 1/2 - 6 yrs. I will partner with Job Connect to offer free childcare while parent/guardian is interviewing for employment. I will also partner with Food for Kids and WCSD to supply breakfast, lunch and afternoon snack for all children. The North Valleys area is in desperate need for affordable childcare/preschool. In WCSD 70% of kindergarteners have NOT had preschool.

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

The only impact I can see is extra traffic coming and going from the site during peak times. Even if every parent drives at the same time to drop off and pick up children, there will only be a maximum of 49 vehicles which is well below that which is needed for traffic report. When the children are outside, the location of the play area is on the west side of the church building near Lemmon Drive. There are no close residents.

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.

See Attachment A. No landscaping req.

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	N/A
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	N/A
g. Water Service	Truckee Meadows

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).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	130 NECTAR STREET
b. Health Care Facility	NORTH HILLS BLVD. (RENOWN) 1075 NORTH HILLS BLVD
c. Elementary School	LEMMON VALLEY ELEMENTARY 255 W PATRICIAN DR,
d. Middle School	I=O'BRIEN MIDDLE SCHOOL 10500 STEAD BLVD
e. High School	NORTH VALLEYS HS 1470 E, GOLDEN VALLEY RD.
f. Parks	NORTH VALLEYS REGIONAL 8085 SILVER LAKE RD.
g. Library	1075 NORTH HILLS BLVD.
h. Citifare Bus Stop	LEMMON DR. & FREEMONT

Attachment A

Section 110.904.35, Nonconforming Development, reads as follows:

A nonconforming development shall be subject to the provisions of this section. Existing conforming buildings or uses whose off-street parking and loading do not conform to the provisions of this Development Code may be expanded or have facilities added, and one conforming use may be changed to another, provided that the requirements for off-street parking and loading spaces are complied with in accordance with Article 410.

Section 110.410.05, Applicability of Article, deals with the applicability of Article 410, Parking and Loading, and reads as follows:

[The provisions of this Article shall apply whenever:]

- (c) The intensity of use, or expansion of use is changed, the parking and loading requirements for the new use shall apply.

INTERPRETATION

When a commercial development that does not comply with current development standards (nonconforming development) is enlarged by less than fifty (50) percent, or if one allowed use is substituted for another and the structure(s) within the development are not enlarged, the applicant shall demonstrate that current standards, regarding the number of parking spaces for the new or expanded use are complied with. Any new parking spaces or loading areas required shall comply with all current standards, pursuant to Article 410.

When a commercial development that does not comply with current development standards is enlarged by fifty (50) percent or more, or if one allowed use is substituted for another and the structure(s) within the development are enlarged by fifty (50) percent or more, the applicant shall demonstrate that all current parking and loading standards for the entire development, pursuant to Article 410, shall be met.

Further, Section 110.412.05, Applicability, includes the following statement:

- (b) Expanding Development. This article applies to expansion of floor area of existing development, except as otherwise provided below:
 - (1) If the expansion is less than fifty (50) percent, this article shall apply to the developable lot area associated with the proposed expansion only and the remainder of the use or structure shall be governed by regulations in force at the time of the original approval; and
 - (2) If the expansion or subsequent expansions cumulatively results in a fifty (50) percent or greater increase, the entire development shall be required to comply with this article, unless the Director of Community Development waives this requirement, in whole or in part, prior to the expansion.

Article 904, Nonconformance, does not refer to expansion of nonconforming developments being required to meet landscaping standards, only parking and loading standards. Therefore, to read these two apparently contradictory provisions in harmony, the Director determines that when there is a change in allowed uses within an existing nonconforming development, and the

development is not expanded or is expanded by less than fifty (50) percent, the provisions of Article 412, Landscaping, shall not apply.

Further, when a nonconforming development is expanded by fifty (50) percent or more, the provisions of Article 412, Landscaping, shall apply to the entire development.

Limitations of Interpretation

This interpretation shall not be construed to alter any standards of Article 410, Parking and Loading; Article 412, Landscaping or Article 904, Nonconformance, nor to alter any other requirements of a commercial activity as required by the Development Code. This interpretation shall be in effect unless and until the Director of Community Development makes a subsequent interpretation concerning this subject, the interpretation is reversed through a successful appeal, or the Washoe County Code is amended to include the subject matter referenced in this interpretation.

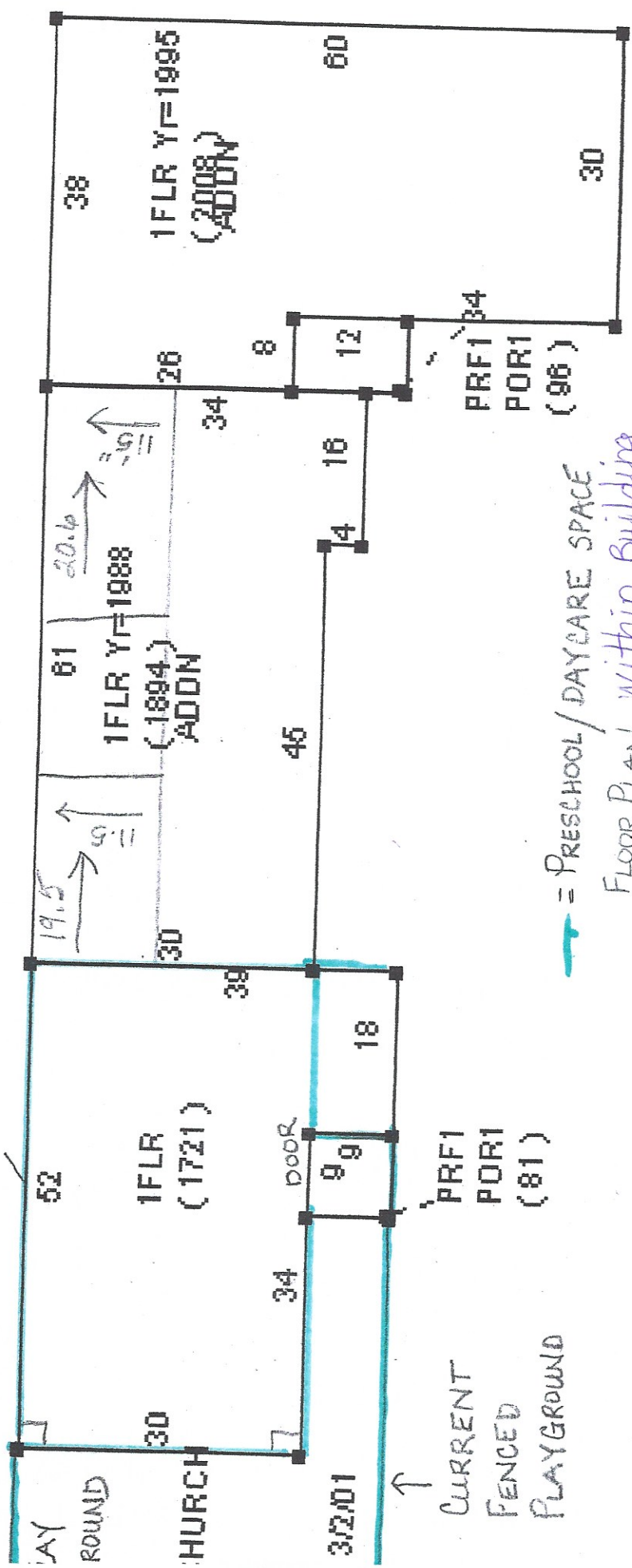
Adrian P. Freund, AICP, Director
Department of Community Development

Dated: February 6, 2004

Attachment B

↑ N

080-289-01
1000 LEMON DR



— = PRESCHOOL / DAYCARE SPACE
FLOOR PLAN within Building

Attachment C

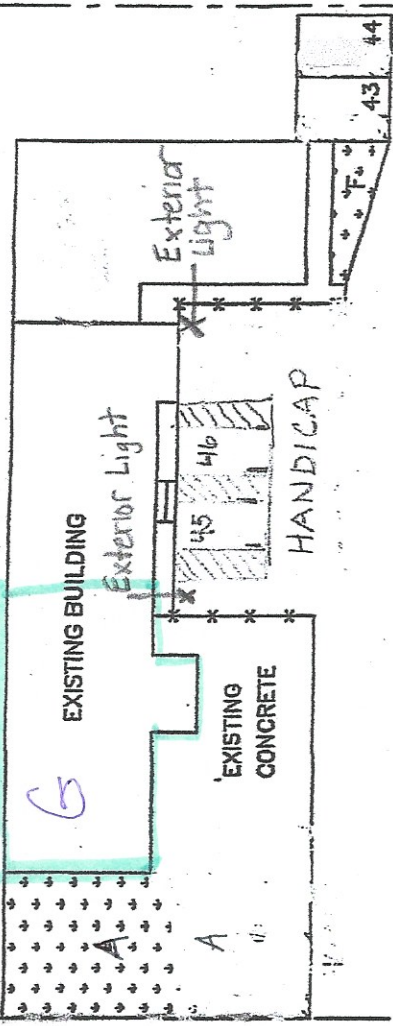
PARCEL "A" ←

← PARCEL "B"

NORTH PROPERTY LINE
208.71'

208.71'

208.71'

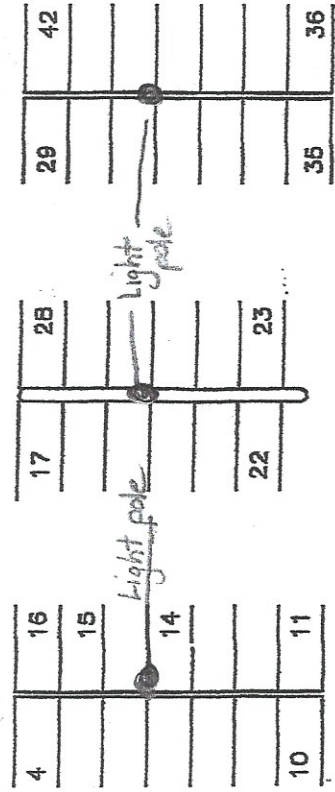


NATIVE UNDEVELOPED AREA

EXISTING FENCE

WEST PROPERTY LINE

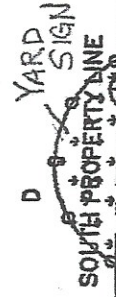
208.71'



EAST PROPERTY LINE

208.71'

NEW FENCE



EXISTING FENCE

NOTE:

- EXISTING AREA
- A - 1750 PLAY AREA
- B - 375 JUNIPERS, AND MUGHO PINE
- C - 90 AUSTRALIAN PINE
- D - 906 JUNIPERS, AND PONDEROSA PINE
TOTAL 3120 SQ.FT. YARD SIGN
- E - 375 JUNIPERS, AND MUGHO PINE
TO MATCH AREA B
- F - 150 JUNIPERS
TOTAL 525 SQ.FT.

G - Preschool Space

Attachment D

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
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08028901	Active	12/11/2019 2:08:06 AM

Current Owner:
NEW LIFE ASSEMBLY OF GOD
C/O PASTOR SCOTT MATSON
11000 LEMMON DR
RENO, NV 89506

SITUS:
11000 LEMMON DR

Taxing District
4000

Geo CD:

Legal Description

Range 19 SubdivisionName HEPPNER SUBDIVISION 1 Township 21 Section 22

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	\$4.96	\$5.41	\$0.00	\$0.00	\$0.00
2018	\$3.20	\$3.68	\$0.00	\$0.00	\$0.00
2017	\$10.02	\$10.42	\$0.00	\$0.00	\$0.00
2016	\$5.22	\$5.22	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$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.

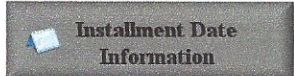
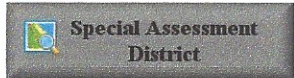
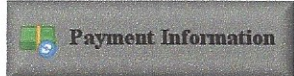
▪ For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

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

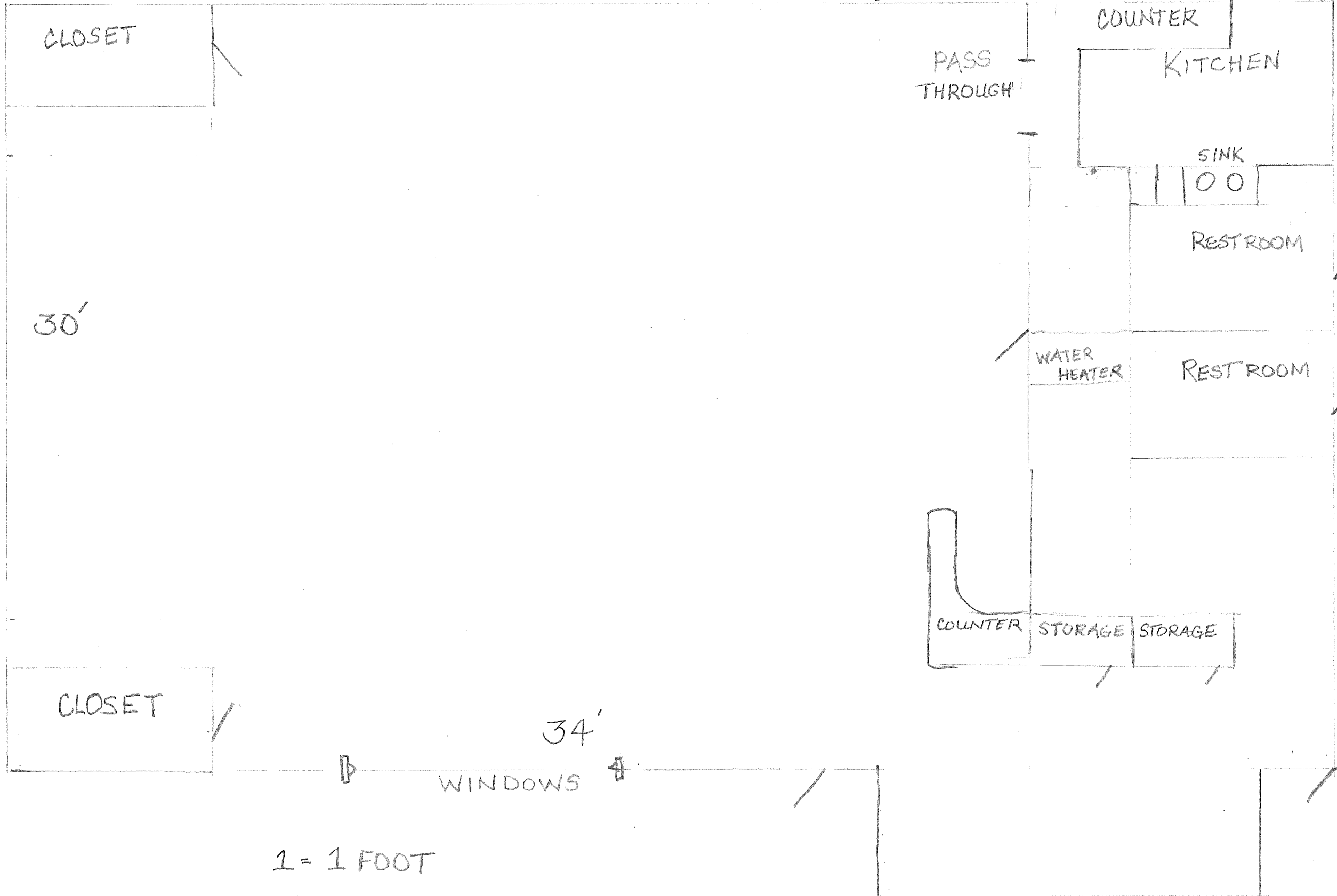


The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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



52'



CLOSET

30'

CLOSET

34'
WINDOWS

1 = 1 FOOT

PASS THROUGH

COUNTER

KITCHEN

SINK
OO

RESTROOM

WATER HEATER

RESTROOM

COUNTER

STORAGE

STORAGE