

RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. Prior to the issuance of a business license, the applicant shall demonstrate that the project is in compliance with all Fire Department requirements.
6. The childcare facility shall be limited to a maximum of 12 children.
7. The applicant shall obtain and maintain appropriate state and local licensing.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”): 18.02.080 (Special Use Permits), 18.04.075 Single Family 6,000 Square Feet (“SF6”), and Carson City Design Standards (“CCDS”) Division 1, Section 1.6 (Childcare Facilities Performance Standards).

MASTER PLAN DESIGNATION: Medium Density Residential

PRESENT ZONING: Single Family 6,000 Square Feet (“SF6”)

KEY ISSUES: Will the proposed use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: SF6 / single family residential
- WEST: Public (“P”) / Seeliger Elementary School
- NORTH: SF6 / single family residential
- SOUTH: SF6 / single family residential

ENVIRONMENTAL INFORMATION:

- FLOOD ZONE: X Shaded
- EARTHQUAKE FAULT: Greater than 500 feet
- FAULT ZONE: Zone 2 Moderate
- SLOPE/DRAINAGE: Site is developed

SITE DEVELOPMENT INFORMATION:

- SITE SIZE: ±0.12 acres

- EXISTING DEVELOPMENT: single family residence
- PROPOSED DEVELOPMENT: in-home childcare for up to 12 children
- PROPOSED PARKING: 2 onsite spaces, on-street parking is available

PREVIOUS REVIEWS: None

DISCUSSION:

The applicant is proposing an in-home childcare facility to serve up to a maximum of 12 children, all of which will be at least 2 years old. No additions are being proposed, the existing single-family appearance will remain, and the driveway and on-street parking in front of the residence will be utilized by clients for pick up and drop off. The applicant has noted that drop off and pick up times are staggered to reduce the potential for parking conflicts. The applicant has noted that they would have one employee which is permitted in association with an in-home childcare use.

Per CCMC 18.04.075, a childcare facility that is accessory to a residential use is a conditional use in the SF6 zoning district. Therefore, the use may only be established upon approval of a SUP by the Planning Commission. Childcare facilities also need to comply with the regulations outlined in the CCDS Division 1, Section 1.6.

PUBLIC COMMENTS: Public notices were mailed on April 13, 2022 to 41 property owners within 300 feet of the subject property. As of the writing of this report, no comments from property owners in the vicinity of the proposed project have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 27, 2022, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Fire Department: The project as proposed appears to be in conformance with requirements. Prior to the issuance of a business license or building permit, the applicant will need to demonstrate the project complies with the following:

- The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.
- In every room where care is provided, there must be a minimum of one (1) exterior exit door.
- If care is provided on a level other than the level where an exterior exit door is located, a fire sprinkler system will be required.
- Smoke alarms shall be installed in rooms where children will be sleeping.

Development Engineering: Development Engineering has no preference or objection to the special use request and offers no conditions of approval.

ENGINEERING DISCUSSION:

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

The request is not in conflict with any Master Plan policies.

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The driveway is sufficiently sized to accommodate 2 parking spaces. There is also on-street parking. The project will have a minor impact to local pedestrian and vehicular traffic. The project does not meet any of the triggers to require a traffic impact study.

CCMC 18.02.080(5)(d) - Public Services

The project will have a negligible impact on City water and sewer services, and no impact to storm drain.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

Earthquake faults: The closest fault is over 500 ft away.

Federal Emergency Management Agency (“FEMA”) flood zones: The FEMA flood zone is Zone X (shaded) and no special flood mitigation is required.

Site slope: The site is relatively flat and fully developed.

Soils and Groundwater: The site is currently developed

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

HEALTH DEPARTMENT DISCUSSION:

As a childcare facility, the applicant will need to demonstrate that the new location is approved by the State Child Care Licensing Division prior to the approval of a business license.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

The requested use is consistent with the concept of a Compact and Efficient Pattern of Growth (Guiding Principle 1). Carson City is committed to a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, and that fosters the provision of infrastructure and services in a cost-effective manner. The subject property is served by water and sewer and no additional improvements are necessary to facilitate the requested use.

Goal 1.2 of the Master Plan discusses promoting infill and redevelopment in targeted areas. It encourages expanding service options to better serve existing residents and to achieve a better

life/work balance. The requested childcare facility will help to fulfill a community need for child care options.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

This use will not be detrimental to the use, peaceful enjoyment, or economic value of surrounding properties. The residence will continue to appear a single-family home. The applicant has noted that their operations will work in specific drop off times to stagger arrivals. Generally, pick up times are naturally more spread out and should not require assigned pick up times. The applicant has presented an outdoor recess plan which includes 1 hour in the morning and 2 hours in the late afternoon. Outdoor recess will be monitored to ensure noise levels are not objectionable for surrounding neighbors.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed use is not anticipated to have a detrimental effect on vehicular or pedestrian traffic. The driveway is adequate to accommodate two vehicles and there is on-street parking on both sides of Pinebrook Drive. The use will not trigger any new improvements and will not generate enough traffic to trigger any traffic reports or studies.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The site is within a developed area of the City and adequate public facilities and services exist to serve the site. The Fire Department has noted that there are requirements that need to be met before a business license is issued for the use.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

A childcare facility is a conditional use in accordance with CCMC 18.04.075 SF6 Conditional Uses and requires a SUP. The use is subject to the standards outlined in CCDS Section 1.6 and compliance with these standards is summarized below. As proposed and with the recommended conditions of approval, the project will meet the definition and specific standards required to support this use in the SF6 zoning district.

CCDS Section 1.6: The following performance standards shall be used in review of individual special use permit requests for childcare facilities in addition to other standards of this title.

1. The size, client density and operational characteristics, including, but not limited to, the number of employees, hours of operation and loading/unloading area of a proposed childcare facility within a residential zoning district shall be compatible with and shall not adversely affect adjacent residents pursuant to the requirements of this chapter. Consideration shall be given to the following:
 - a. With the construction of, or approval of, new facilities, the facility shall be similar in scale, bulk and site coverage with that of the immediate neighborhood;

- b. The availability of public facilities, services and utilities;
- c. Emphasis on maintaining the residential neighborhood character;
- d. The generation of traffic and the capacity and physical character of surrounding streets.

Staff Response: *CCMC allows for childcare uses to serve up to 12 children within a single family residence. The residential character of the property will not be modified and the property owner will operate the business. The site is developed and will not require any new services or facilities and there is capacity in the roadway network to accommodate the use.*

2. Parking shall meet the requirements of Division 2 (Parking and Loading) of the development standards.

Staff Response: *Parking standards for childcare facilities require 1 space for every employee and require drop-off and pick-up areas. The driveway can accommodate two vehicles plus there is on-street parking available on both sides of the street. The applicant has proposed staggered drop off times in order to reduce the potential impact of the business on the surrounding neighborhood.*

3. Landscaping. In the design of parking area landscaping, considerations shall be given to the retention of existing trees and shrubbery.

Staff Response: *The property is a fully developed single family lot. Existing landscape area will remain.*

4. Signs. This section shall apply exclusively to signs for childcare facilities located within a residential zoning district. Compliance with Division 4 (Signs) of the development standards shall not be required for a childcare facility. The board find and declare that an on-site sign to "advertise or promote" the facility is not necessary. On-site identification of the address and logo no greater than 2 square feet in size distinctive to a particular childcare facility used as a public convenience in identifying the site for the public shall be permitted.

Staff Response: *No advertising is proposed as part of this request. The applicant will comply with this standard.*

5. If the facility's structure is located within the historic district, then design and material shall require review and approval by the HRC.

Staff Response: *Since the site is not located within a historic district, this requirement does not apply.*

6. Open Space. Open space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.

Staff Response: *The applicant is required to obtain licensing through the State of Nevada. As part of the state licensure procedure, compliance with open space requirements is reviewed.*

7. Interior Space Requirement for Children. The interior space requirements shall be designated and regulated by the Carson City health department prior to approval of the special use permit.

Staff Response: The applicant is required to obtain licensing through the State of Nevada. As part of the state licensure procedure, compliance with interior space requirements is reviewed.

8. Childcare facilities may be established in the general industrial ("GI") zoning district only as an accessory use to a permitted primary use.

Staff Response: The project is located within the SF6 zoning district and this requirement is not applicable to the site.

9. In residential zoning districts, a childcare facility may only be established as an accessory use to the residential use of the structure, and the residence must be occupied by the operator as a primary residence.

Staff Response: The childcare facility operator occupies the residence, therefore this requirement is met.

6. Will not be detrimental to the public health, safety, convenience and welfare.

CCMC allows for an in-home childcare business as long as the standards are met. The applicant will be required to obtain and keep all state and local licensing and training up to date in accordance with requirements for a childcare facility use. As proposed with recommended conditions, the use is compatible with the neighborhood and will not be detrimental to public health, safety, convenience or welfare.

7. Will not result in material damage or prejudice to other property in the vicinity.

The proposed use will be established within an existing building and on a fully developed site. As conditioned, the use is compatible with other surrounding uses and will not result in material damage to other property in the vicinity.

Attachments:

Application LU-2022-0117

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

FILE # LU-2022-0117

SPECIAL USE PERMIT

APPLICANT Lizbeth Jauregui **PHONE #** 530-318-5805

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)

MAILING ADDRESS, CITY, STATE, ZIP
 2894 Pinebrook Dr. Carson, NV 89701

+ noticing fee
 *Due after application is deemed complete by staff

EMAIL ADDRESS
 lizbeth-jauregui@yahoo.com

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound Original and 3 Copies) including:

PROPERTY OWNER Josafath & Lizbeth Jauregui **PHONE #** 530-318-5796

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

MAILING ADDRESS, CITY, STATE, ZIP
 2894 Pinebrook Dr. Carson, NV 89701

EMAIL ADDRESS
 josafath@yahoo.com

CD or USB DRIVE with complete application in PDF

APPLICANT AGENT/REPRESENTATIVE N/A **PHONE #**

Application Received and Reviewed By: *JM 3/22/22*

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS
 lizbeth-jauregui@yahoo.com

Submittal Deadline: Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 010-471-12 **Street Address:** 2894 Pinebrook Dr.

Project's Master Plan Designation: **Project's Current Zoning:** SFLC ✓ **Nearest Major Cross Street(s):** Pinebrook Dr.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

In-home childcare (12 children) (written description added)

PROPERTY OWNER'S AFFIDAVIT

Lizbeth Jauregui, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: *[Signature]* Address: 2894 Pinebrook Dr. Date: 3/16/2022

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
 COUNTY Carson City

On March 16, 2022, Lizbeth Jauregui personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and who acknowledged to me that he/she executed the foregoing document.

[Signature]
 Notary Public
 STEPHANIE MARISCAL LOZANO
 Notary Public - State of Nevada
 Appointment Recorded in Lyon County
 No: 19-1616-12 - Expires Feb. 25, 2023

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.


Applicant's Signature

Lizbeth Jauregui
Print Name

3/16/2022
Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: _____

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

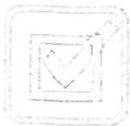
Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

2 Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

Carson City Property Inquiry

Property Information

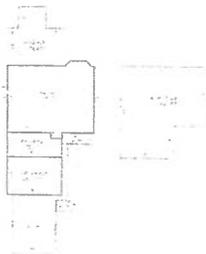
Parcel ID	010-471-12	Parcel	0.1200
Tax Year	2021 ▾	Acreage	
Land Use	RES	Assessed Value	70,814
Group		Tax Rate	3.5700
Land Use	200 - Single Family Residence	Total Tax	\$2,200.80
Zoning	SF6	Fiscal Year	
Tax District	024	(2021 - 2022)	
Site Address	2894 PINEBROOK DR	Total Unpaid All Years	\$0.00

Pay Taxes

Public Notes ROOFED PORCH, 374 SF WD DECK, FIREPLACE LIVING RM, DINING AREA, DINING RM, FAMILY RM

🕒 Sketches & Photos

Converted Sketch



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	65,000	137,325	0	202,325
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	65,000	137,325	0	202,325
Assessed Value	Land	Building	Per. Property	Totals
Residential	22,750	48,064	0	70,814
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	22,750	48,064	0	70,814
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions					
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
PARCEL I11 MAP #1488		28	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2021 - 2022)							
Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/16/2021	\$551.67	\$0.00	\$0.00	\$551.67	\$551.67	\$0.00
2	10/4/2021	\$549.71	\$0.00	\$0.00	\$549.71	\$549.71	\$0.00
3	1/3/2022	\$549.71	\$0.00	\$0.00	\$549.71	\$549.71	\$0.00
4	3/7/2022	\$549.71	\$0.00	\$0.00	\$549.71	\$549.71	\$0.00
Total		\$2,200.80	\$0.00	\$0.00	\$2,200.80	\$2,200.80	\$0.00

Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2021 - 2022)	\$2,200.80	\$2,200.80	\$0.00
+	(2020 - 2021)	\$2,135.13	\$2,135.13	\$0.00
+	(2019 - 2020)	\$2,072.95	\$2,072.95	\$0.00
Show 23 More				

Related Names			
CURRENT OWNER FOR 2022 (2022 - 2023)		CURRENT OWNER FOR 2022 (2022 - 2023)	
Name	JAUREGUI NAVARRO, JOSAFATH	Name	JAUREGUI, LIZBETH
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT MAIL TO FOR 2022 (2022 - 2023)		MAIL TO FOR 2021 (2021 - 2022)	
Name	JAUREGUI NAVARRO, J & ET AL	Name	BANKS, JOSEPH A & MISTY L
Mailing Address	2894 PINEBROOK DR CARSON CITY, NV, 89701- 0000	Mailing Address	2894 PINEBROOK DR CARSON CITY, NV, 89701- 0000
Status	Current	Status	Current
Account		Account	
OWNER FOR 2021 (2021 - 2022)		OWNER FOR 2021 (2021 - 2022)	
Name	BANKS, MISTY L	Name	BANKS, JOSEPH A
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	

+ Structure 1 of 2

+ Structure 2 of 2

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

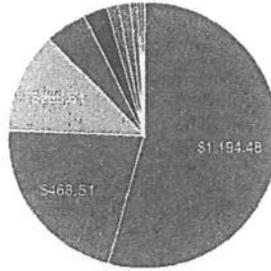
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2022	<u>528721</u>	GRANT BARGAIN SALE DEED	1/6/2022	MISTY BANKS JOSEPH BANKS	JOSAFATH JAUREGUI NAVARRO LIZBETH JAUREGUI	\$470,000
2016	<u>466389</u>	GRANT BARGAIN SALE DEED	7/21/2016	MC CONNELL C D & K K FAM TRUST	JOSEPH A & MISTY L BANKS	\$265,000
2005	<u>336038</u>	GRANT BARGAIN SALE DEED	5/6/2005	MICHAEL J & MARICELA GILLISPIE	CLIFTON & KATHARINE MC CONNELL	\$320,000

Show 2 More

No Genealogy Information

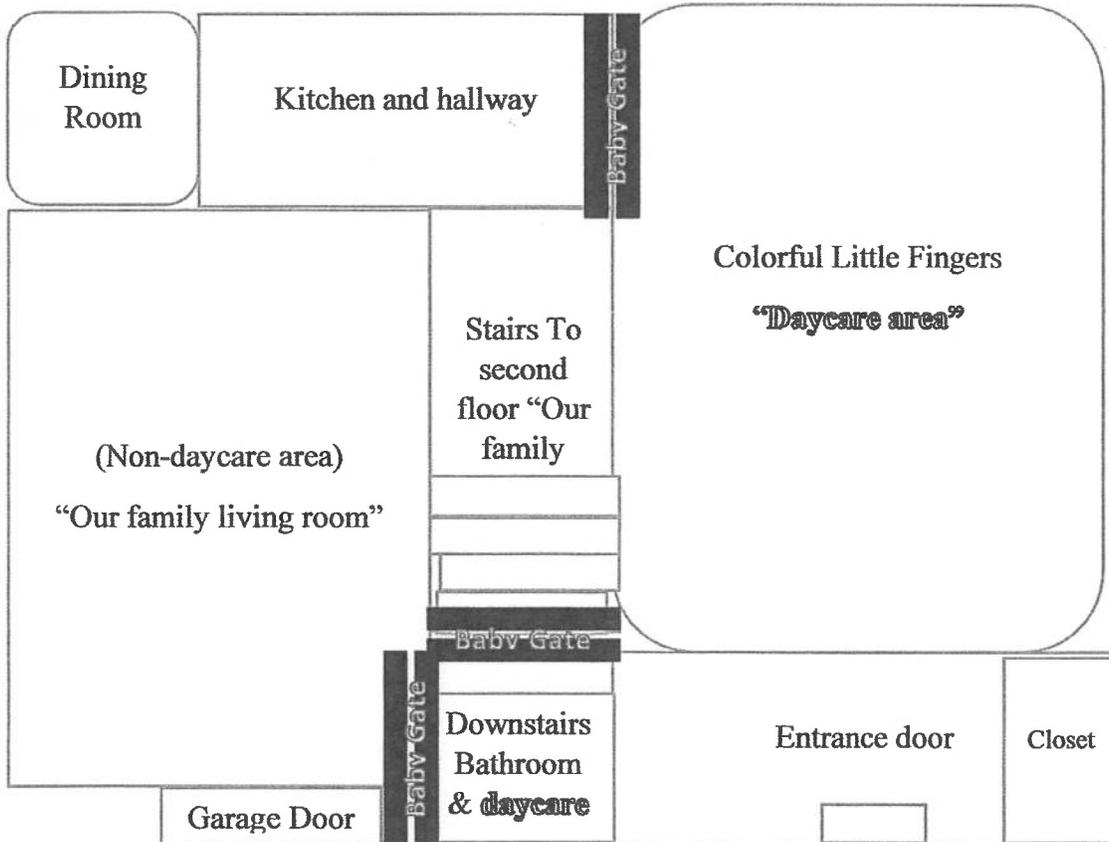
Taxing Entities

Tax Entity	Tax Rate	Amount
CITY OPER.	1.9622	\$1,194.48
SCHOOL OPER.	0.7500	\$468.51
SCH. DEBT (V)	0.4300	\$268.61
STATE OF NV	0.1700	\$106.19
MEDICAL INDG	0.1000	\$62.46
SR. CIT.	0.0500	\$31.24
CAP.PROJ. (L)	0.0500	\$31.24
SUB-CONSERV.	0.0300	\$18.74
ACCIDENT INDG	0.0150	\$9.37
CO-OP EXT.	0.0128	\$7.99
Tax Entity Total	3.5700	\$2,198.83
EAGLE VLY GRND WTR	0.0000	\$1.97
Special Assessment Total	0.0000	\$1.97
Year Total	3.5700	\$2,200.80



- CITY OPER.
- SCHOOL OPER.
- SCH. DEBT (V)
- STATE OF NV
- MEDICAL INDG
- SR. CIT.
- CAP.PROJ. (L)
- SUB-CONSERV.
- ACCIDENT INDG
- CO-OP EXT.
- Other

Floor Plans for In-home Daycare Colorful Little Fingers



Floor Drawing Plans for Daycare Area

Special Use Permit Application Findings

**1. Will be consistent with the objectives of the Master Plan elements.
CCMC 18.02.080(5) Findings.**

Explanation: Due to part of the Master Plan elements checklist there will **not** be anything in contrary or changed to the master plan. Additionally, the project Lizbeth Jauregui entails is in hope to bring the community an ability to expand the childcare assistance in Carson City. Since the childcare is in need in a rise, today; in Carson City and many childcare facilities have entailed a waitlist for almost 2 years and ahead in advance. As planned to help the childcare assistance Lizbeth would provide an In-home childcare within the home for a max of 12 children. There would be no modifications in the home at all. The home residence structure that already has in place does not need any upgrades. No construction of any kind is needed for the In-home childcare that is going to be in standing. The home residence at 2894 Pinebrook is in great shape and its architecture and landscape is very well maintained since the new move for Jauregui family in their home in January of 2022. Lizbeth will continue to keep the home residence in well maintained shape for more years to come to share with her family and the community.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood: and is compatible with and preserves the character and integrity of adjacent development and neighborhood's or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.

Explanation: The project planned for the In-home childcare will not be detrimental to the peaceful enjoyment or its economic value. This is secure as the property in 2894 Pinebrook is very well maintained and very well taken care of and will continue to do so for many more years to enjoy. The economic value of the home was sold this year at a solid home value by the new owners; Lizbeth Jauregui and Josafath Jauregui (husband) In the other hand, the surrounding properties or the general neighborhood would not see any decrease in the home values because of an In-home daycare.

The home residence has adjoining lands around the neighborhood; the only large property around the area would be South Saliman for the elementary school district that is around the zone. We have a busy highway behind our property and then right next door is the elementary district seelinger. The homes next door to me is a residential area (neighborhood). No business area. No commercial area. No hotels. No factories or complexes.

Furthermore, the properties in my neighborhood won't look anything different from each other and my home residence would stand the same ordinance as the rest of the neighborhood as years

Lizbeth Jauregui
March 15, 2022
2894 Pinebrook Dr.

before. The landscape of the residence will still be maintained the exact way as the plans of the site. As for the In-home daycare being different in appearance to the rest of the neighborhood would be the children in the home. The outside look of the home will not be any different than from other years before. We don't plan on having any building modifications to our home if we have the in-home daycare. The construction of the home now has a very gated exterior, and we intend to keep that formality due to safety for the children and home. It works very well with our family. When we do have recess time our outside play would not be nuisance to the community as we do plan to ahead of time inform our neighbors about the planned routine that would be taken place and keep them informed/communication. If diapers are presented, we keep a sanitized and organized bin just for diapers specifically to keep odors retained in the proper place and always keep clean as well as keeping our residence area always tidy and clean. We will also being communication with the trash company in Carson to allow a few more garbage bins if needed for the home residence.

In addition, to the in-home childcare our project will not be detrimental to the use of the peaceful enjoyment or development of surrounding properties and the general neighborhood. With our community being a very supportive so far, we intend to keep the peace between our neighbors. Being respectful and mindful for each family home residence in the area and the general area of the neighborhood. Also keeping the tranquility of the area upon we live in Pinebrook.

Outdoor lighting will not be part of the project as the times of the operation will not be later than 5:30 pm. We have a porch light that has been set in the home already before.

No landscaping of any kind for construction will be taken place. However, we do have a backyard area of the site and where the children will be playing. We have that area gated and secure for safety purposes. (Please see the site plan of the backyard.)

If this permit is allowed for an In-home daycare the benefit of a long-range is to help the community of Carson City seek childcare as childcare is scarce and there has been long waitlists for daycare assistance for a while now. This can help the community to assist many working families in Carson City. As for Lizbeth who would love to help many families in every way possible and even in our very own neighborhood!

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

Explanation: For our In-home daycare we have planned during operational times for Pickup and drop off area we would only have a small number of parents in the time frame of pick up and drop off. Since we are allowed a max of 12 in our home, not all parents pick up at the same time as well as drop off. We have understood that traffic jam wouldn't be an issue as we intend to keep a clean and clear area zone for the In-home care and as well for our neighborhood community. We plan on having our parents drop off in our property area where there will be no disturbance for the residence side by side.

Additional walkways and traffic lights are not needed for an In-home daycare, where with the minimal number of children being watched, parents could park in our residential area zone to

Special Use-Permit Findings

walk their child to and from our home safely and collaboratively. However, if I could respectively do a comparison, if we where to look at a business center; a business commercial childcare facility, that acquires more than 50 children, now they would have a larger number of parents dropping off and picking up almost all at the same time which would need more parking zone areas for that Childcare facility alone.

Going back to my in-home daycare, we will have adequate times of when parents pick up and drop off to minimize traffic in the street if it comes to that plan and keep a clear area zone for everyone. Which helps to be more organized in that stature in order respect our neighborhood existing peace.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

Explanation: The In-home daycare would not affect the school district area. The elementary school (see linger) right behind our home before the highway on S. Saliman will not be impacted of the plans that would partake into the childcare where both areas have their own guidelines that follow rules and regulations on their own respectively. School districts attain on their own state ruling and in-home daycares provide a care for families that seek childcare. Furthermore, the project implemented could give service to the student population, where families pertaining to more than one child in their home who seek additional care for a younger child apart from their school age children, would acquire this project plan to be a bonus, especially how close the district is to the In-home care. This could be collectively an easier transition for parents on a day-to-day busy workday.

The project plan that is proposed will affect police and fire protection in a few ways. As for police protection we would have meetings with the police authority to have interviews with the children to plan on safety nets on our neighborhood. We would also have background checks in our home with the members living inside the home. For the protection of the center and the children being watched during the day, having a background check by the teachers could be a more protected area for the in-home daycare and the police department.

Nevertheless, as for the fire protection, we would have the fire Marshall come and inspect the home for safety guidelines that would meet the In-home needs into the safe area for the children being taken care of. Fire extinguishers, smoke alarms and carbon monoxides are needed for safety protection in case of a fire or emergency. An emergency plan and disaster plan are also needed for the protection of the In-home childcare. To set a plan in case of an emergency that can occur in any time. Disaster plans and emergency exits are required to set a plan of action ahead of time. These plans help with the fire protection and in order to meet safety nets in the home residence.

The water supply serving the project plan of the in-home daycare will precisely meet the needs of the plan and not degrade or change the quality of any water supply for the neighborhood and its community. The only water supply that would be used in a daily would

be using the restroom (hand washing & toilet) and washing dishes. However, these criteria areas are always used in a daily basis as a living. The water pressure in our home has enough flow in the system, no modifications would be needed as all the water tubing's were brand new when replaced when we first moved into our home in January 2022. The home residence is not operated by a well. The in-home residence has a sewer where the disposal works well for the project plan. There are no plans of making any adjustments to the sewer where the project plan isn't using a lot of sewage. The roads are very well maintained by the city of Carson. The roads are in good condition; therefore, they won't need any construction.

5. Meets the definition and specific standards set forth elsewhere in Carson City municipal code, Title 18 for such particular use and meets the purpose statement of that district

The zone in which the In-home childcare would stand meets the specific needs of the district area as located by the area that it presented at 2894 Pinebrook drive. First, the area meets the residential zone and has access to and from the main highway without any traffic. The residence where it sits has enough space in the front area of the home for parking and in this case for the "drop off and pickups." Second, the home residence has a daycare play area with open space for play structures and enough room for the children, as it is also gated all throughout for safety. Thirdly, the home residence has a kitchen to make packaged meals with the appropriate appliances that are needed for the daycare. Continuing, the living room in the designated area where the daycare center would have a large floor area. As well as a closet space for cots (nap beds) and an accessible restroom that is placed beside the floor area. Where the restroom is always accessible, but always locked in safety. The home residence meets the satisfactory standards which can be an easier access for the In-home childcare and won't need any modifications or construction to the landscape of the community for the neighborhood. There is also a zoning area that is close to a highway which would be used as an arterial street that meets the requirements if there was to be another group care home residence. Which would separate the group home as the requirements state by the municipal code ordinance.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The project plan objective is to help the community and build a support system with helping our fellow Carson locals with seeking childcare. This project plan would not be detrimental to the public health as it follows ordinance with keeping a clean and tidy neighborhood and its plans on maintaining a clean and upstanding home inside and out. The safety of the project plan for the in-home daycare and the neighborhood is to keep the business residence organized and efficient; with sustaining a routine for the day-to-day basis for the childcare center. Keeping the residence clear and not overburden the neighborhood and community and its peace. The convenience of the in-home daycare plan is to keep an enjoyable environment for the children being cared for. Including the community for their livelihood. The welfare of the group care home is to provide safety into the development keeping a careful watch on the surrounding areas. Always

Lizbeth Jauregui
March 15, 2022
2894 Pinebrook Dr.

supervising the development in a single-family home residence. The home has surveillance cameras that are always helpful with the neighborhood watch as well as the protection of the home residence itself. Operational during the day and the night for visual watch always.

7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures

The project plan for the in-home daycare is to help the community and grow the opportunities of childcare assistance in Carson City. Since childcare assistance is very difficult to find, today. The project will not cause any damage in any matter. Including material damage of any sort. The owner and the teacher would have a further supervision on all properties and the areas that the children will be at the time of day. Furthermore, there is surveillance cameras throughout the home for any further information that is well needed. Prejudice to other properties in the vicinity is a result of criminal and intolerable. Our in-home daycare would comply with all the state and cities laws, with their rules and regulations of its standing. We are composing a healthy education mindset for our childcare center not to hurt the peace of the neighborhood or the community around us. Which leads us to not mitigating the proposed measures of the area of the residence and or residences in the area. The home residence in 2894 Pinebrook's only plan is to help the community with its growth of daycare assistance, given that childcare is in desperate need. There is a handful of families that need the help within the community. Lizbeth Jauregui's purpose is to help families in need of childcare with the Carson City allows the permit to comply with the all the rules and regulations that is proposed and allow an In-home daycare permit for the residence for 12 children.

Thank you for your time,

Our family truly appreciates it greatly,

Lizbeth Jauregui.

2894 Pinebrook drive.

Carson City, NV. 89701

Carson City Property Inquiry

Property Information

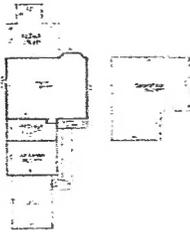
Parcel ID	010-471-12	Parcel	0.1200
Tax Year	2021	Acreage	
Land Use Group	RES	Assessed Value	70,814
Land Use	200 - Single Family Residence	Tax Rate	3.5700
Zoning	SF6	Total Tax	\$2,200.80
Tax District	024	Fiscal Year (2021 - 2022)	
Site Address	2894 PINEBROOK DR	Total Unpaid All Years	\$0.00

Pay Taxes

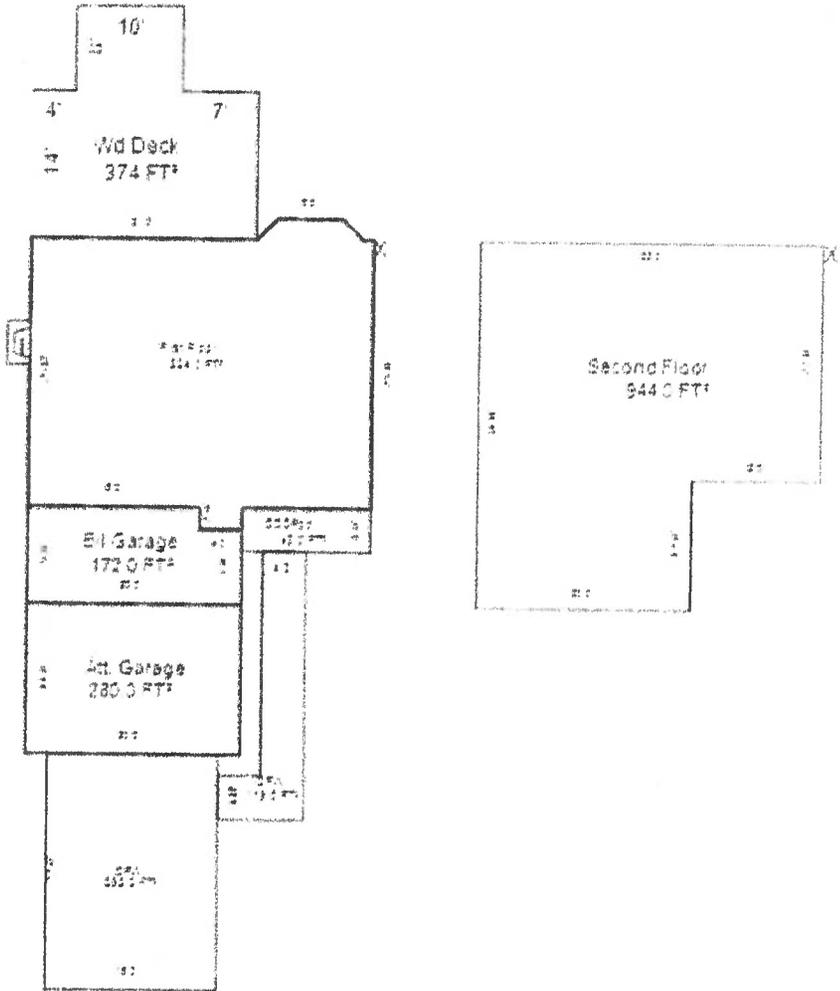
Public Notes: ROOFED PORCH, 374 SF WD DECK, FIREPLACE LIVING RM, DINING AREA, DINING RM, FAMILY RM

Sketches & Photos

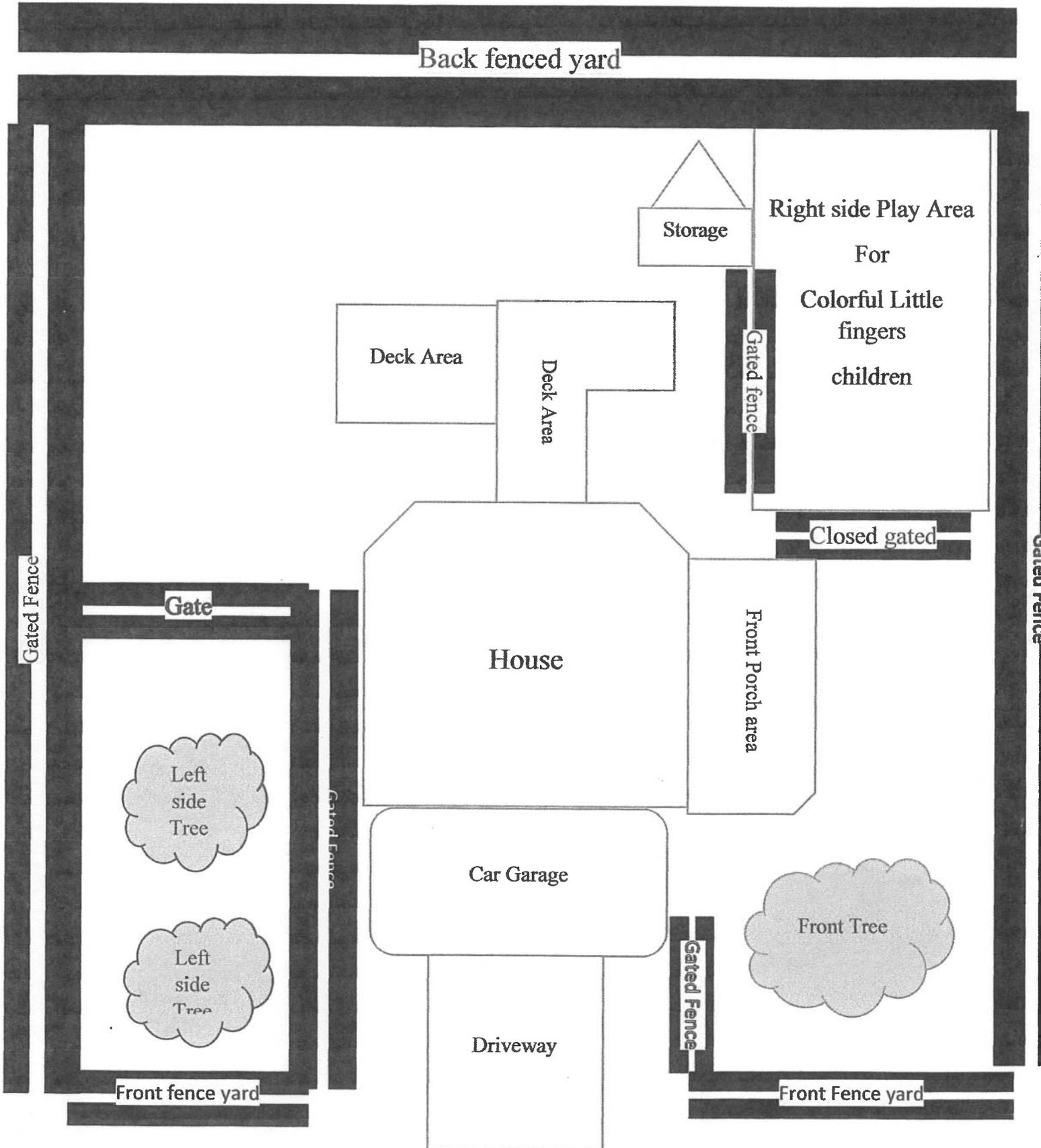
Converted Sketch



Converted Sketch



Coloring Little Fingers In-home Daycare



Detailed Written Project Description

In our home residence, Lizbeth Jauregui would like to have an In-home Daycare at her residential home. With the help of a special-use permit from Carson City. An in-home daycare can help many families into seeking childcare. Childcare is one of the important aspects into building families in secure childcare assistance while they go to work. It is a great way to expand our community, helping and opening our home to families in need of childcare. To start, a brief summary of Mrs. Lizbeth Jauregui she has been married for 12 years to her husband Josafath Jauregui. Mr. Josafath Jauregui works for the city of Carson as a truck driver for ABC supply with amazing standing and now is training for sales representative for the company. Lizbeth and Josafath Jauregui have 3 handsome boys; whom the two oldest; 10 & 8 attend school in the district of Carson City. The youngest, age of 2 stays home with mom. The Jauregui family have a chihuahua puppy named Bailey. Bailey is a loving dog that loves children and is very family oriented.

Nevertheless, Lizbeth Jauregui has been a daycare teacher for over 7 years and has All ECE college courses completed. She has worked in the city of south lake Tahoe and lived in south lake Tahoe; majority of her work force has been in in a childcare facility; in which, she worked in Lake Tahoe Preschool facility for 4 years as a Lead daycare teacher and 2 years in Jubilee academy childcare facility. Additionally, Mrs. Lizbeth moved to Carson City in 2018 when she bought her first home and worked in little Timbers Academy childcare center in Carson. Including 6 months working in Creativity corner childcare center in Carson City before pandemic began.

The In-home daycare would consist of its rules and regulations upon the state of Nevada and the city of Carson. Our in-home daycare would consist of caring for 12 children in the childcare center. As for the employee, my sister, Juanita Rodriguez would be the additional teacher for the center only. She is currently attending UNR to finish her associate degree in Early childhood education. She has completed all her ECE classes as well. Has been a Lead daycare teacher for 4 years now. Mrs. Juanita Rodriguez has been a Lead daycare teacher in Lake Tahoe Preschool and Jubilee academy in 2019. She moved to Carson City and is now finishing her associates and would like to continue working in the daycare center to fulfill her hands on training working with children. Along with the care, side by side with the help of the Department of Health. We would provide healthy balanced packaged meals for our children in our home residence. For outside play for the children, we would have recess time with the children in our designated area only for the daycare center. To have all the space appropriately needed for our children we would care for. We would have safe play outside structures for each age developmental group standard based on the childcare licensing standards.

The In-home daycare would have a curriculum; literacy, math, science, social studies and arts/crafts appropriate for each developmental group. So that we could meet the standards for each child in their own unique person. Additionally, we would have an accessible restroom

Lizbeth Jauregui

Date: March 15, 2022

Address: 2894 Pinebrook Dr.

downstairs for our children to use that will meet the rules and regulations of the center and childcare license and health department respectively. Our center would have the children allowed in our first living room. That has more than sufficient space to use as a childcare center. We are using that first living room appropriately upon the rules and regulations of the Childcare license setting and Department of health. For the safety of the children, locked safe Baby gates are used along the areas that is only used for the center space. We have a closet on the main childcare area to use as for cots for nap beds for the children use for naptime routine. Apart from the childcare center "space" area we would have enough room for parents in the front of the home for drop off and pick up as each parent has their own different times of pick up/drop off which makes those times less jam packed of vehicles. As we need the street area always clear for our community to also access their homes.

Furthermore, we have very supportive and helpful neighbors and they understand the plans in which we will take if we would have a childcare center. Our neighbors are very well-aware of the ideas that would take place and fully respect them. They are very supportive as to helping in any way they can for the childcare process if we ask from them. With all the support and understanding of our community, state, department of health, childcare license, we hope that with a special use permit from the city of Carson, we could build our community and expand the future of our children and help families seek the reliable childcare assistance they need.

In conclusion, we appreciate you reading our detailed description and taking time to go through and learn from our little family and our big plans for this year. We hope that you consider our plans in the making for an In-home childcare and permit a special use permit for our residence. Thank You!

Very much appreciated!

Sincerely,

Lizbeth Jauregui

March 15, 2022

2894 Pinebrook Dr.

Carson City. Nv. 89701

Lizbeth Jauregui
Date: March 14, 2022
Address: 2894 Pinebrook Dr.

This is a photograph of the front of the residence home for the in-home childcare.
Group home size of 12 children.



Home Photograph Section



Carson City Health and Human Services
Disease Control and Prevention
Environmental Health Program
www.gethealthycarsoncity.org

Carson Office
900 E. Long St.
Carson City, NV 89706
(775) 887-2190

Douglas Office
1394 Esmeralda Ave.
Minden, NV 89423
(775) 782-6207

PERMIT

**THIS PERMIT MUST BE PROMINENTLY DISPLAYED
AND IS NOT TRANSFERABLE**

Permit Number: **12C-1933-1-22**

Date Issued: 01/08/2022

Expiration Date: **12/31/2022**

THIS CERTIFIES THAT

**COLORFUL LITTLE FINGERS
2894 PINEBROOK DR
CARSON CITY NV 89701**

Is hereby permitted for the period indicated above to operate the type of facility shown below in accordance with the provisions of the Nevada Revised Statutes, Nevada Administrative Code and the Regulations and Standards adopted by the County Board of Health where the establishment is physically located.

This permit is not transferable and must be conspicuously displayed. It is subject to revocation at any time this establishment is not maintained or is not operated in a sanitary manner.

Type of Facility: **CHILD CARE**

Health Department Official

State of Nevada • Office of the State Fire Marshal

Certificate of Compliance for Non-Structural Fire and Life Safety

This certificate is issued certifying that, at the time of issuance, this structure was in compliance with the State Fire Marshal regulations, NAC 477, State of Nevada, regulating building construction, use, or occupancy.

This certificate does not create and express or implied warranty or guarantee.

Building Name COLORFUL LITTLE FINGERS

Owner / Administrator LIZBETH JAUREGUI

Address 2894 PINEBROOK DR., CARSON CITY, NV 89701

Use GROUP CARE (12 CHILDREN)

Occupancy Classification E Type of Construction UNK

INSPECTOR CORNISTA, NSFM DIVISION

Inspected By

Project Number N/A


Mike Dyak
Nevada State Fire Marshal

Date Issued MARCH 24, 2022

Please Post in a Conspicuous Place



CERTIFICATE of ACHIEVEMENT

This is to certify that

lizbeth Jauregui

has completed the course

Child Care - Licensing Application Process

December 14, 2021

Heather Manzo

From: lizabeth jauregui <lizabeth_jauregui@yahoo.com>
Sent: Saturday, March 26, 2022 8:48 AM
To: Heather Manzo
Subject: Certification of childcare licensing process
Attachments: Child Care LAP_State of Nevada Child Care Licensing Application Process Training.pdf

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

This is a certification they gave me for registering into the childcare licensing for a group care home of 12. They also recently assigned me my state surveyor for my childcare license.

STEVE SISOLAK

Governor

RICHARD WHITLEY, MS

Director

LISA SHRYVER

Administrator

HISAN AZZAM, B.S., M.D.

Chief Medical

Officer

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
CHILD CARE LICENSING PROGRAM

3811 W. Charleston Blvd #210

Las Vegas, NV 89102

Telephone (702) 486-3822 - Fax (702) 486-6660

<http://dphh.nv.gov>

3/18/2022

Dear LIZBETHJAUREGUI,

Dear LIZBETHAUREGUI,

Congratulations! Your application to open a licensed child care facility has been received by the State of Nevada Child Care Licensing Unit. We are thrilled to welcome you to our community of Licensed child care providers as we move your application forward in the licensure process!

Tiffany Kaplan has been assigned as your surveyor. The role of the surveyor is to assist you with completing the necessary steps to become a licensed childcare provider in the state of Nevada. Please feel free to contact your Surveyor with any questions at: tkaplan@health.nv.gov and 775.684.4439.

You have been enrolled to take two virtual trainings that are required next steps in the process and are free of charge. They are the New Facility Training (NFT) and Backgrounds Training scheduled for 4/19/2022 and 9:30am and 1:30pm. These are zoom trainings and you will receive instructions on how to log into these trainings via email approximately one week prior to the training class.

The time it takes to complete the licensing process will vary for each applicant. However, we encourage you to identify a goal for opening your childcare center. Although we cannot guarantee opening by a certain date, it can serve as a baseline for you and your surveyor to work towards.

We are pleased that you have expressed an interest in becoming a licensed childcare provider within the State of Nevada and look forward to working with you to successfully completing this process.

Sincerely,

State of Nevada Child Care Licensing Program

Thank you,

Nevada Division of Public and Behavioral Health

Special Use Permit

1. Dimensions of the Interior Floor Plan for the Colorful Little Fingers In-home Daycare.

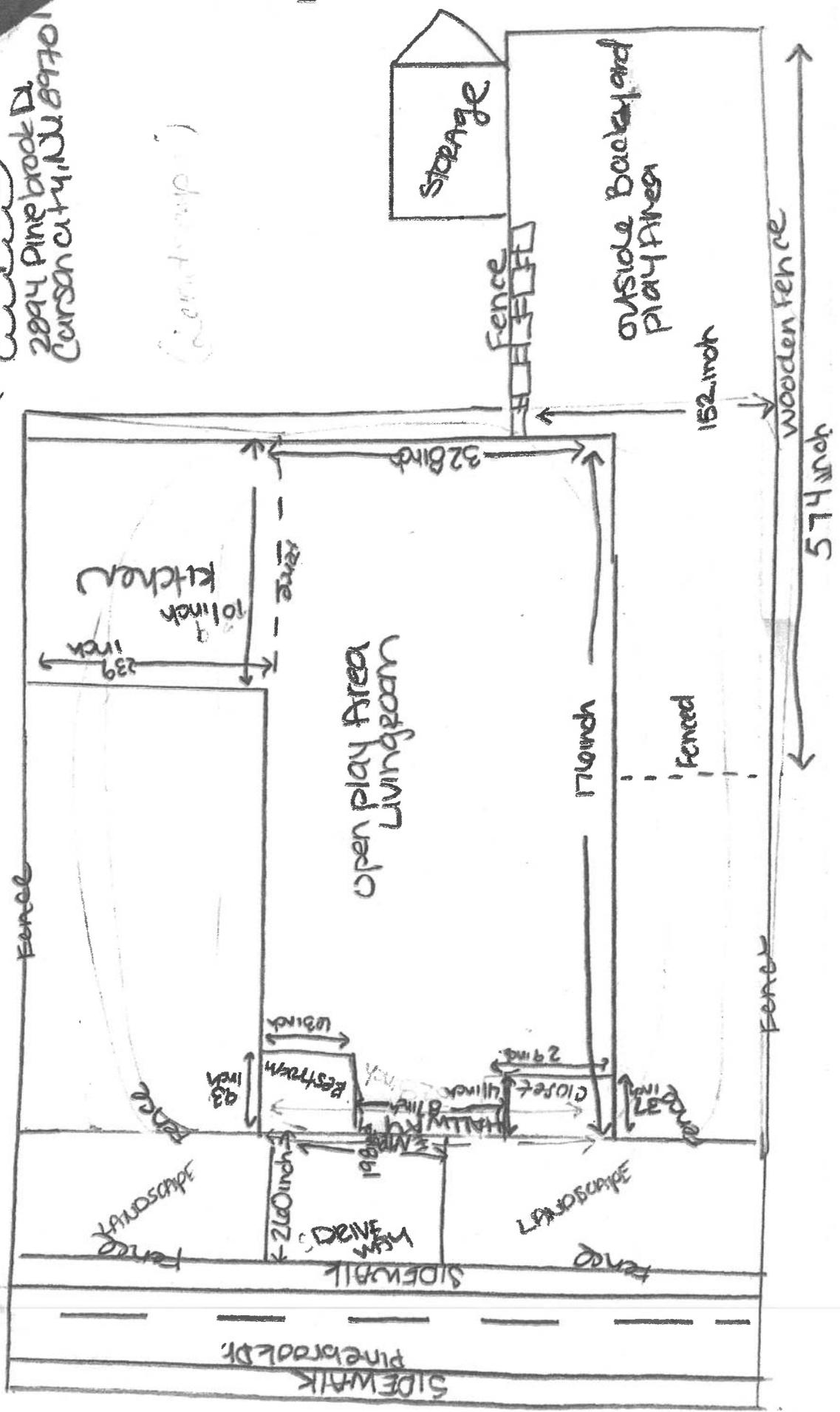
Areas that the childcare area will be used.

- a. Lot size of the complete residence home is **1768 square feet.**
 - b. Living room dimensions: **Width 176 inches Length 328 inches**
 - c. Entrance door hallway: **Width 41 inches Length 87 inches**
 - d. Closet for storage for nap beds: **Width 29 inches Length 37 inches**
 - e. Restroom dimensions: **Width 63 inches Length 93 inches**
 - f. Kitchen dimensions: **Width 101 inches Length 239 inches**
 - g. Entire Floor Plan= 1194 inches or 99 feet 6 inches
-

***Site plan**

2894 Pinebrook Dr
Carson city, NV 89701

(Landscaper)



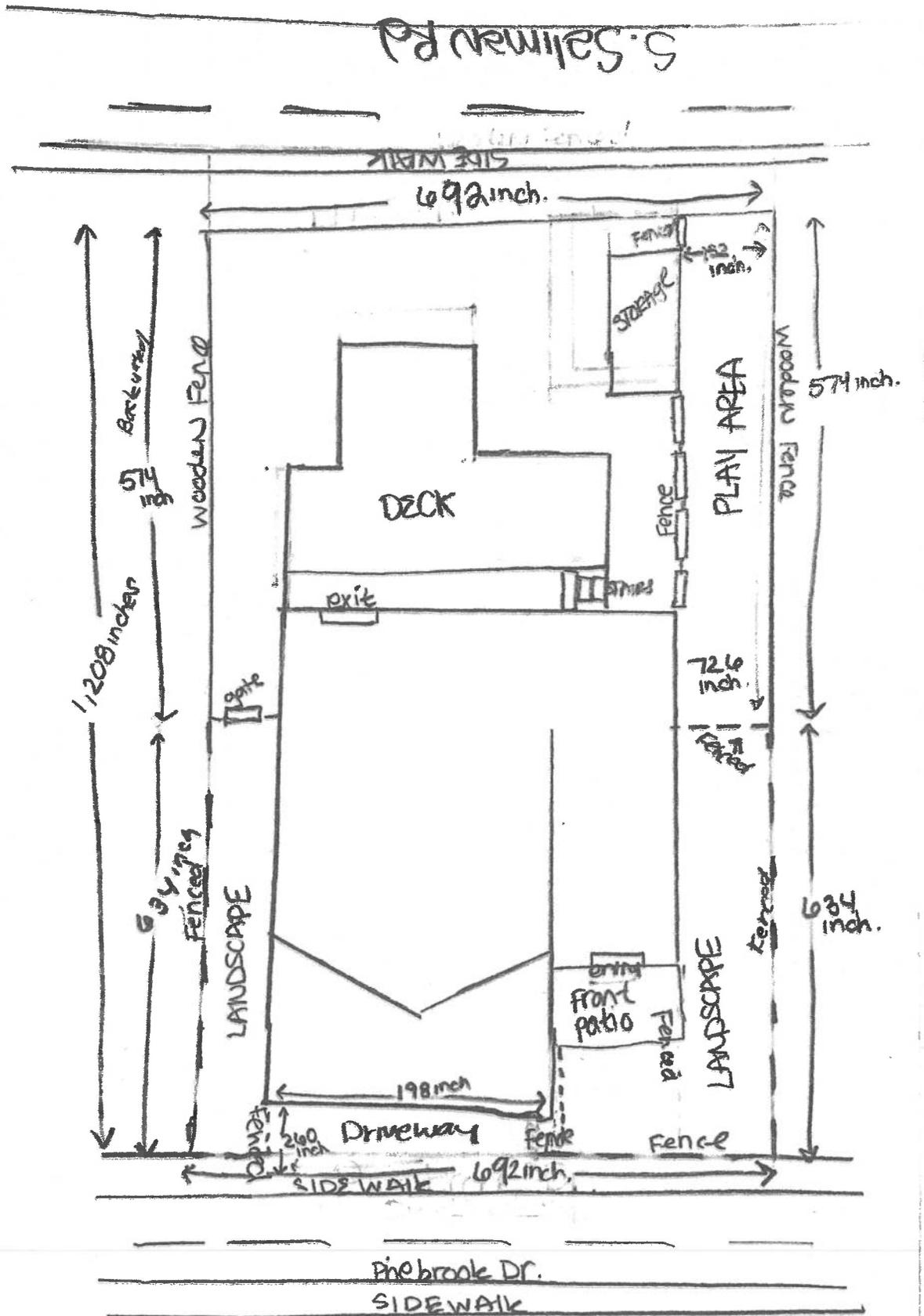
Special Use Permit

2. Dimensions of Exterior Site Plan for the Colorful Little Fingers In-Home daycare site plan

The Play Area is the area that will be utilized for the childcare

- a. Play area dimensions: **Width 152 inches, Length 574 inches**
- b. The Complete backyard dimensions displayed:
Width 645 Inches, Length 574 inches
- c. Recess/ Outdoor schedule:
Morning session=10:00 am-11:00am & Afternoon Session=3:00pm-5:00pm
- d. The maximum of number of children that will be outside during recess/ outdoor play times= **12 children MAX.**

Σ. Fenced area on the anterior sides: L: 634 inch
F. Anterior of the home: W: 692 inch
G. Driveway: d: 260 inch W: 198 inch.



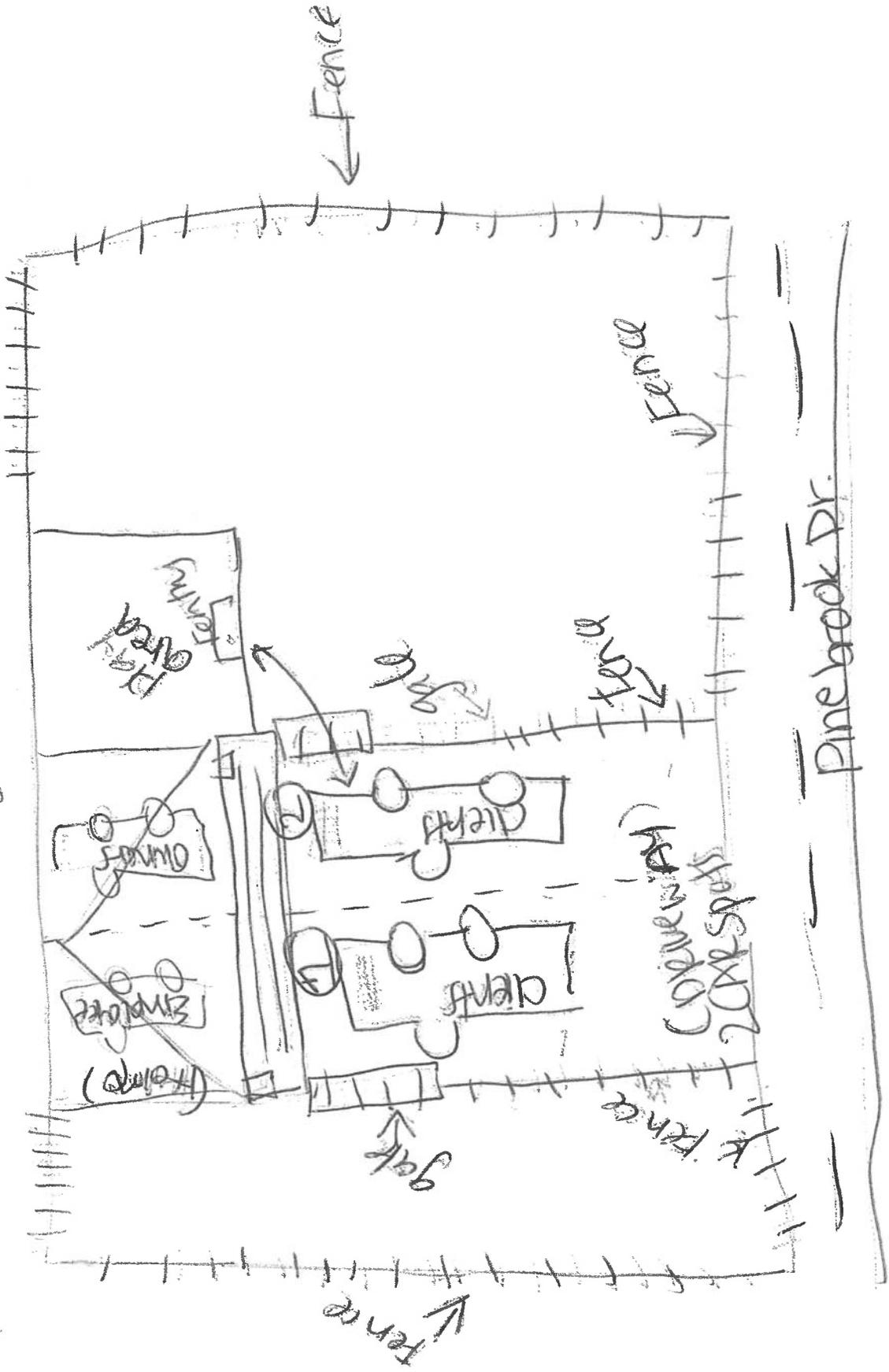
Special Use Permit

3. The Parking Plan for the special use permit proposed for the In-home Daycare.
 - a. The parking plan for the proposed special use permit shows where the clients will be parking.
 - b. The property has 2 car parking spots inside the garage for additional parking.
 - c. The property has 2 car parking spots on the driveway Infront of the garage home. This area is proposed to be parking for clients to park their vehicles onsite.
 - d. The employee (owners' sister) will be parking inside the garage of the owner's home. She will be onsite of the residential home.
 - e. The clients shown below is where the clients will be parking, they will be designated to park for the times of Drop off and pick up times. They will be parking in the garage driveway for accessibility on-site of the owner's home. Not all clients will be parking at once, there is a precise window time sheet listed.

Loading Area

* on site

fence



Special Permit

4. The proposed Hours of Operation for the In-Home daycare:

a. The Hours of Operation Proposed are as follows=

Monday=6:30am- 5:30pm

Tuesday=6:30am-5:30pm

Wednesday=6:30am-5:30pm

Thursday=6:30am-5:30pm

Friday=6:30am-5:30pm

Saturday= CLOSED

Sunday=CLOSED

b. For the In-home Daycare we have our own findings on the plans that could help and potentially subside the potential conflicts between the proposed childcare use and other neighborhood activities by organizing the parents drop off and pick-ups accordingly based on the times they will be dropping off and picking up. All parents have different times and schedules. Which helps to always have parking space for all parents at their designated times. In which are not the same times. Which also minimizes the neighborhood activities around the parking area upon our residence property. The number of children allowed to care for is 12 children.

Our proposed plan is to use the driveway as the use for our drop off and pick times. We will be using the driveway for the proposed use. Now, not all 12 children will be arriving at the same time. We have a guideline of the times enlisted for the pick-up and drop off. This guideline has been accommodated to the use for the client's proper schedules to seem fit for them. This also decreases the rabble of vehicles during drop off and pick up sessions.

(Morning Drop Off) (time frame) 6:30-9:15 am

6:30am (1 child) 7:45 am (1 child) 9:00am (1 child)

6:45am (1 child) 8:00 am (1 child)

7:05 am (1 child) 8:15 am (1 child)

7:15 am (1 child) 8:30 am (1 child)

7:30 am (1 child) 8:45 am (1 child)

****For the last 1 child not listed here, the Owners child is not part of the drop off as the child lives in the property. Does not need any vehicle drop off or pick up.**

Lizbeth Jauregui
2894 Pinebrook Dr.
Date: March 22, 2022

(Afternoon Pick-ups) (time frame) 3:15-5:30pm

3:15 pm (1 child)

3:30 pm (1 child) 4:45 pm (1 child)

3:45 pm (1 child) 5:00pm (1 child)

4:00 pm (1 child) 5:15pm (1 child)

4:15 pm (1 child) 5:30pm (1/2 children)

4:30 pm (1 child)

****For the last 1 child not listed here, the Owners child is not part of the drop off as the child lives in the property. Does not need any vehicle drop off or pick up.**