

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF AUGUST 31, 2022

FILE NO: LU-2022-0323

AGENDA ITEM: 6.B

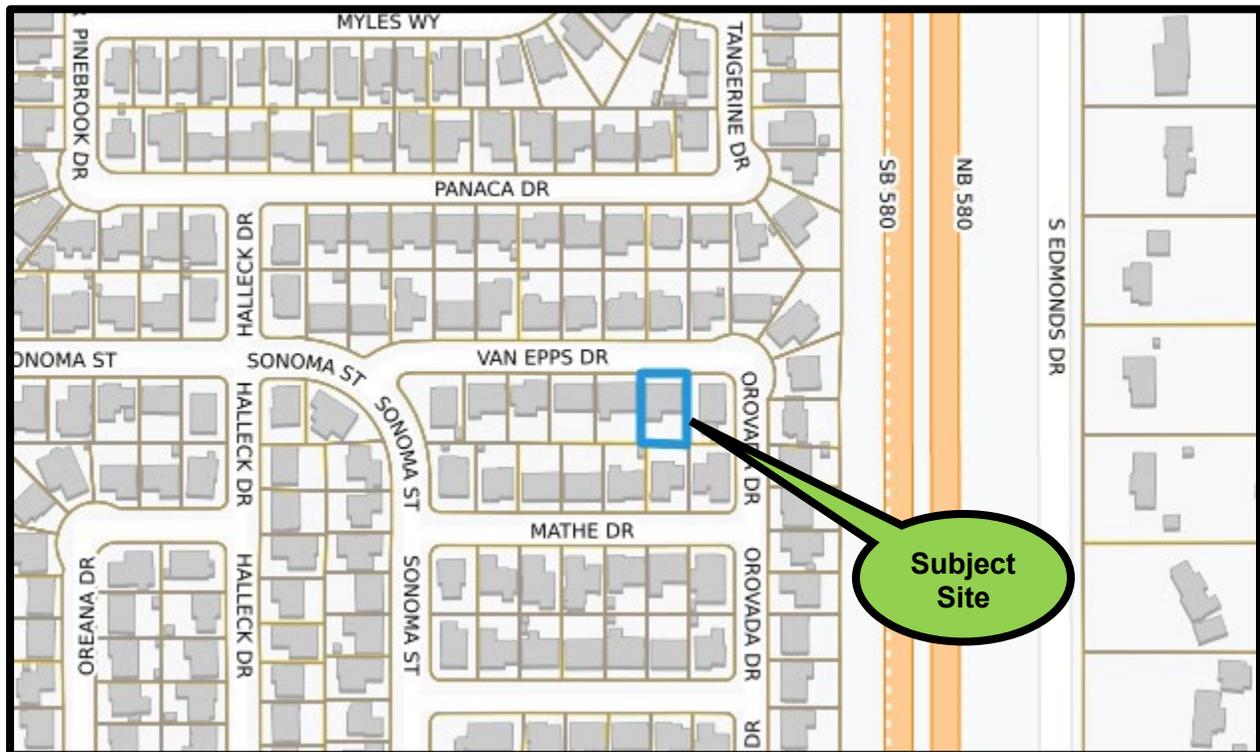
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: LU-2022-0323 For Possible Action: Discussion and possible action regarding a request from Jay Demarco (“Applicant”) for a special use permit (“SUP”) to allow for the establishment of a childcare facility on property zoned Single Family – 6,000 (“SF6”) located at 1863 Van Epps Drive, APN 010-513-02. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: The Applicant is proposing to establish an in-home childcare business to provide care for a maximum of 12 children. A SUP is required. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve the special use permit in Case No. LU-2022-0323 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL

1. All development shall be substantially in accordance with SUP plans and application materials on file with the Carson City Planning Division (“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 Carson City Fire Department (“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 CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

- EAST: SF6 / single family residential
- WEST: SF6 / single family residential
- 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: ±0.17 acres
- EXISTING DEVELOPMENT: single family residence
- PROPOSED DEVELOPMENT: in-home childcare for up to 12 children
- PROPOSED PARKING: 3 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, ranging in age between 6 weeks and 6 years old. No additions are being proposed to the dwelling. 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 August 17, 2022 to 50 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 August 31, 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 2018 International Fire Code and 2018 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, an approved automatic fire sprinkler system will be required.
- Smoke alarms shall be installed in rooms where children will be sleeping.

Development Engineering: The Carson City Public Works Development Engineering Group ("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 3 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 location is approved by the State Child Care Licensing Division prior to the approval of a business license. Compliance with the Nevada Administrative Code (“NAC”) 432A, NAC 446 and CCMC is required.

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 childcare 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 the proposed hours of operation will be between 7:00 a.m. and 6:00 p.m., Monday through Friday, and that their operations will consist of staggered pick up and drop off times. The applicant has stated that there will be sufficient staff to monitor outdoor play 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 three vehicles and there is on-street parking on both sides of Van Epps 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 SUP 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 three 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 SUP.

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 SUP.

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-2022-0323

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

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee
 *Due after application is deemed complete by staff

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
 - 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)
- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

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.

FILE

APPLICANT PHONE #
 Jay Demarco 775-291-8289

MAILING ADDRESS, CITY, STATE, ZIP
 1863 Van Epps Drive, Carson City, NV 89701

EMAIL ADDRESS
 sierranevadachildcare@gmail.com

PROPERTY OWNER PHONE #
 Jay Demarco 775-291-8289

MAILING ADDRESS, CITY, STATE, ZIP
 1863 Van Epps Drive, Carson City, NV 89701

EMAIL ADDRESS
 sierranevadachildcare@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Yvonne Friedman 559-776-1395

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 010-513-02 Street Address: 1863 Van Epps Drive, Carson City, NV 89701

Project's Master Plan Designation: Medium Density Residential Project's Current Zoning: SF6 Nearest Major Cross Street(s): Sonoma Street & Saliman Road

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 child care facility providing care for up to 12 children.

PROPERTY OWNER'S AFFIDAVIT

I, Jay Demarco, 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.

Jay Demarco Signature 1863 Van Epps Dr Address 6-13-22 Date

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

STATE OF NEVADA)
 COUNTY Douglas)

On June 13, 2022, Jay Demarco, 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
 Esteranie Palomino
 NOTARY PUBLIC
 STATE OF NEVADA
 Appt. No. 21-0778-12
 My Appt. Expires May 16, 2025

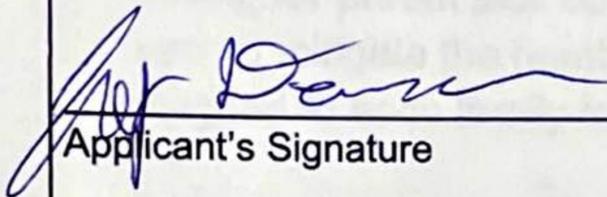
NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

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

Jay Demarco
Print Name

6-13-22
Date

Project Description

The project will be an in-home childcare facility providing for no more than 12 children ranging in ages from 6 weeks to 6 years old. Typical hours of operation will be from 7 am to 6 pm Monday through Friday.

The play area for the children will be limited to the interior of the house and the rear yard. Play time for the children will occur between 10:30 am and 11:30 am, as well as from 3:30 pm to 4:30 pm when the weather permits. There will be a child to staff ratio of no more than 6:1 at all times to supervise play and noise levels with no more than 12 children outside at one time.

Parking for parent pick up and drop off will occur in the residence private driveway. In order to mitigate the number of cars present at any given time, staggered times will be assigned to each family for drop off and pick up.

- A. The land use of all adjoining properties is SFR single family residential.
- B. The project is similar to Aunna's Chatter and Papa's Bakes Childcare which is an approved group care home located at 2509 Pinbrock Drive. Since there will be no structural changes to the building envelope or evidence of a business being located within the building, except for a small sign, the home will not differ from surrounding buildings, and generally issues should not be affected. Noise level will be kept minimal when the children are outside, and well-maintained relationships with the neighboring homes will allow for the mitigation of any issues. The neighbors are aware of the intent to establish a childcare facility and have expressed support for the project. There will be no dust, odors, vibrations, fumes or glare from the project.
- C. As a daycare we will be receiving children, mostly from the neighborhood, a safe, fun, and educational environment to be in while their parents are at work. The only noise we would have would be music and talking, enough to cause a distraction to our neighbors. We will have designated time in the afternoon for the kids to play outside, and that time will be during a time where outdoor playing will not cause a disruption to the neighbors. Noise level will be monitored as well during the time. Drop off times to

Special Use Finding

1. Will be consistent with the objectives of the Master Plan elements.

The project will be consistent with the objectives in the Master Plan. The building will continue to be a residential home as established in Chapter 3: A Balanced Land Use Pattern. In addition to being a residential home, the project will provide childcare services which are urgently needed by many in the community. Chapter 4: Equitable Distribution of Recreational Opportunities does not apply to the project. Additional recreational facilities will not be needed as the childcare facility will use the public facilities on a regular basis. Chapter 5: Economic Vitality will be supported by the project. While the project itself will not provide job opportunities, it will allow for the parents of the community to accept job opportunities they may otherwise not be able to accept due to the lengthy waitlist at the city's current child care facilities. Chapter 6: Livable Neighborhoods and Activity Centers does not apply to the project. The project will not be an existing building. Chapter 7: A Connected City does not apply to the project. The project is located in an established residential building, and will not interfere with established roadways and pathways.

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 neighborhoods 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.

- A. The land use of all adjoining properties is SF6 single family residential.
- B. The project is similar to Auntie Chelles and Papa Bears Childcare which is an approved group care home located at 2509 Pinebrook Drive. Since there will be no structural changes to the building envelope or evidence of a business being located within the building, except for a small sign, the home will not differ from surrounding buildings, and property values should not be affected. Noise level will be kept minimal when the children are outside, and well established relationships with the neighboring homes will allow for the mitigation of any issues. The neighbors are aware of the intent to establish a childcare facility and have expressed support for the project. There will be no dust, odors, vibrations, fumes or glare from the project.
- C. As a daycare, we will be providing children, mostly from the neighborhood, a safe, fun, and educational environment to be in while their parents are at work. The only noise we would have would be indoors and not loud enough to cause a distraction to our neighbors. We will have an assigned time in the afternoon for the kids to play outside, and that time will be during a time where children playing will not cause a disruption to the neighbors. Noise level will be monitored as well during this time. Drop off times for

the children will be staggered in order to ensure minimal disruption to surrounding houses.

D. Outdoor lighting will not be used.

E. The landscaping will remain unchanged from the residential landscaping currently in place.

F. According to many parents I have spoken to, the city is lacking enough facilities to accommodate the number of children who need care. Both the short and long range benefit to the people of Carson City is having an additional childcare facility to provide a safe environment for their children while they are at work.

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

Sierra Nevada Childcare will provide daycare for 12 children for the area. We will have a staggered drop off schedule for the children's arrival and pick up. All parking for drop offs and pick ups will occur only in the driveway of the home. Van Epps Drive is a fairly low traffic street and we do not expect the small amount of cars we will have coming in staggered times will affect the traffic or pedestrian situation of our street. No additional street lights will be needed.

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.

A. The project will not have an effect on the school district. The project will not add to the student population, but will provide a service of care to the student population.

B. The same structure will be in place and should not affect the police and fire protection.

C. All water lines are in good condition. There will not be a substantial increase in water needs and the current supply is adequate. The project is not served by a well.

D. This item is not applicable to the project.

E. This item is not applicable

F. No road improvements are needed.

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.

According to Municipal Code, Title 18 (18.04.070) Single Family Residential (SF6) can be used for:

The conditional uses in the SF6 district which require approval of a special use permit are:...

Child care facility (accessory to residential use);

The project is a child care facility accessory to residential use because the owner of the childcare facility will be residing in the home full time as a primary residence. The project is allowed under the Municipal Code with a special use permit.

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

The project will not be detrimental because we are having kids in the house. There will be no modifications needed. We will be providing services to families in the area. They will benefit by having a safe place for their children while they work and contribute to the family.

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

There will not be any property damage because the children will be in the home or in the backyard. Pick up and drop off will occur in my driveway and not on public streets.

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)?

- 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 to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



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

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	010-513-02	Parcel Acreage	0.1700
Tax Year	2022 <input type="button" value="v"/>	Assessed Value	88,007
Land Use Group	RES	Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF6	Fiscal Year (2022 - 2023)	
Tax District	024	Total Unpaid All Years	\$0.00
Site Address	1863 VAN EPPS DR		
	Pay Taxes		
Public Notes	ROOFED PORCH, LIVING RM, FAMILY RM, DINING RM, DINING AREA		

Sketches & Photos

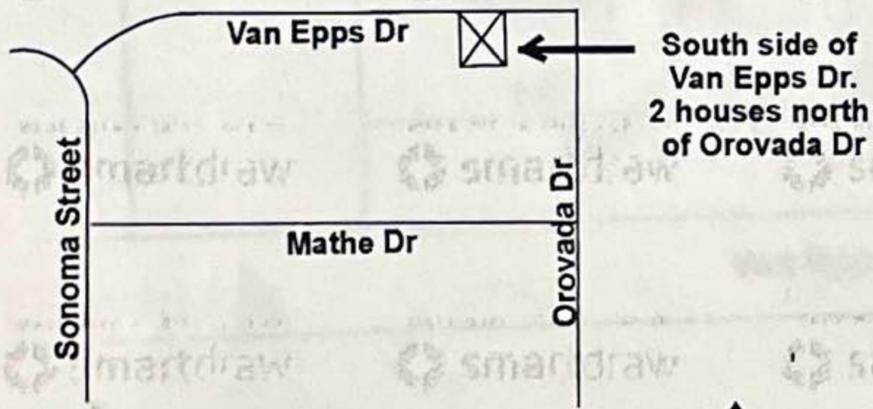
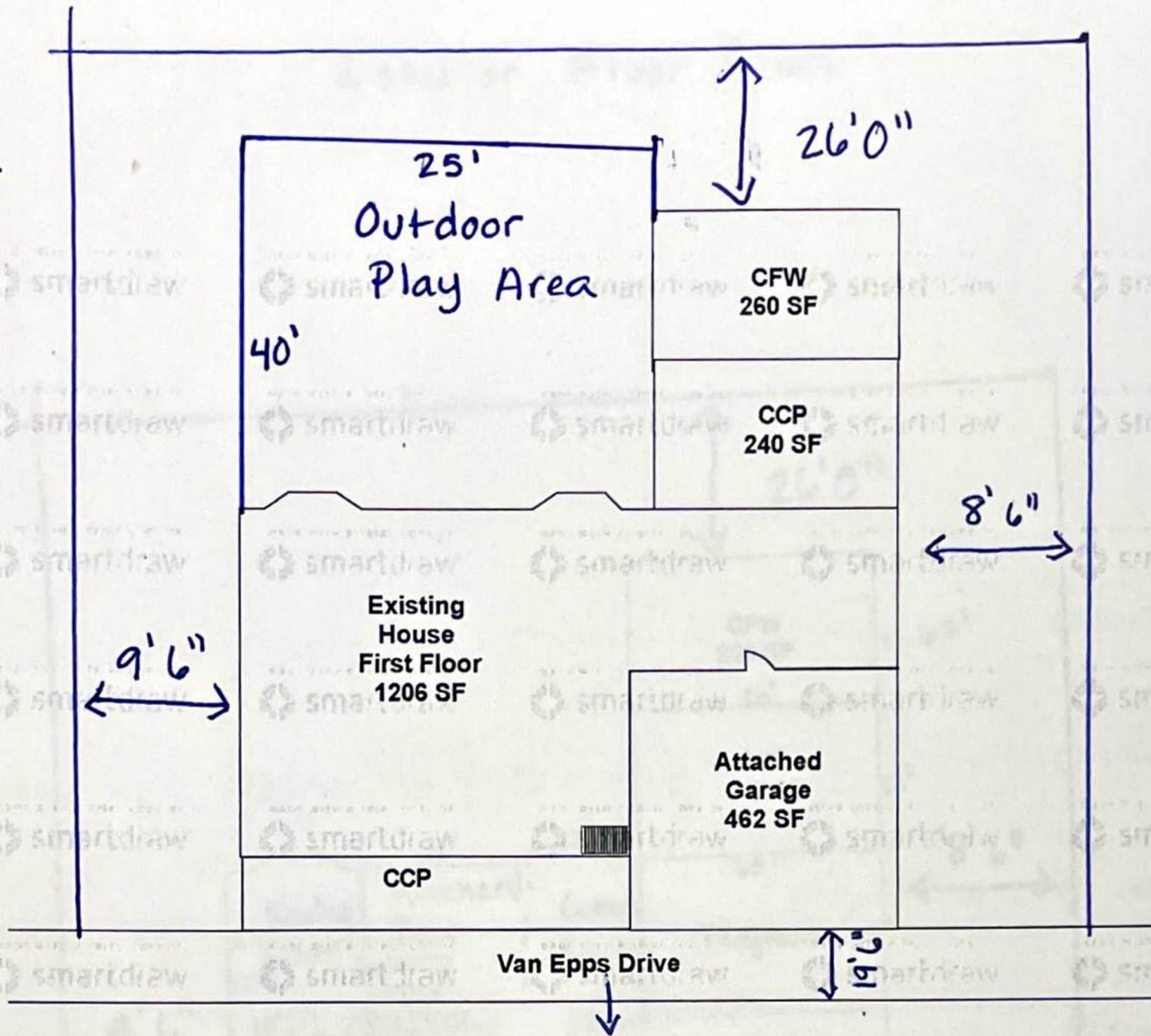
Converted Sketch

The sketch shows a detailed floor plan of a residential property. Key areas labeled include the Front Entry, Living Room, Kitchen, Dining Room, Family Room, Bedroom, Bathroom, and a Garage area. The sketch is oriented with the front of the house at the top.

Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2021 - 2022)	\$2,675.32	\$2,675.32	\$0.00
+	(2020 - 2021)	\$2,578.33	\$2,578.33	\$0.00
+	(2019 - 2020)	\$2,488.73	\$2,488.73	\$0.00
+	(2018 - 2019)	\$2,374.77	\$2,374.77	\$0.00
+	(2017 - 2018)	\$2,305.59	\$2,305.59	\$0.00
+	(2016 - 2017)	\$2,247.89	\$2,247.89	\$0.00
+	(2015 - 2016)	\$2,243.35	\$2,243.35	\$0.00
+	(2014 - 2015)	\$2,177.86	\$2,177.86	\$0.00
+	(2013 - 2014)	\$2,145.32	\$2,145.32	\$0.00
+	(2012 - 2013)	\$2,087.05	\$2,087.05	\$0.00
+	(2011 - 2012)	\$2,026.17	\$2,026.17	\$0.00
+	(2010 - 2011)	\$1,966.38	\$1,966.38	\$0.00
+	(2009 - 2010)	\$1,909.11	\$1,909.11	\$0.00
+	(2008 - 2009)	\$1,853.50	\$1,853.50	\$0.00
+	(2007 - 2008)	\$1,799.50	\$1,799.50	\$0.00
+	(2006 - 2007)	\$1,747.09	\$1,747.09	\$0.00
+	(2005 - 2006)	\$1,696.20	\$1,696.20	\$0.00
+	(2004 - 2005)	\$1,690.05	\$1,690.05	\$0.00
+	(2003 - 2004)	\$1,562.02	\$1,562.02	\$0.00
+	(2002 - 2003)	\$1,564.76	\$1,564.76	\$0.00
+	(2001 - 2002)	\$1,545.78	\$1,545.78	\$0.00
+	(2000 - 2001)	\$1,527.45	\$1,527.45	\$0.00
+	(1999 - 2000)	\$1,445.95	\$1,445.95	\$0.00
+	(1998 - 1999)	\$1,418.92	\$1,418.92	\$0.00
+	(1997 - 1998)	\$1,438.71	\$1,438.71	\$0.00
+	(1996 - 1997)	\$1,436.35	\$1,436.35	\$0.00

Collapse

Related Names	
CURRENT OWNER FOR 2022 (2022 - 2023) Name GIMENEZ, GINA ROBERTA Mailing Address Status Current Account	CURRENT OWNER FOR 2022 (2022 - 2023) Name DEMARCO, JAY ANTHONY Mailing Address Status Current Account
CURRENT MAIL TO FOR 2022 (2022 - 2023) Name DEMARCO, JAY A & GIMENEZ, GINA R Mailing Address 1863 VAN EPPS DR Status Current Account	



↑
N
No Scale

Location Sketch

Owner: Jay Demarco
1863 Van Epps Drive
Carson City, NV 89701
775-546-5675

Applicant: Same

Request: To allow a childcare facility

Location: 1863 Van Epps Drive

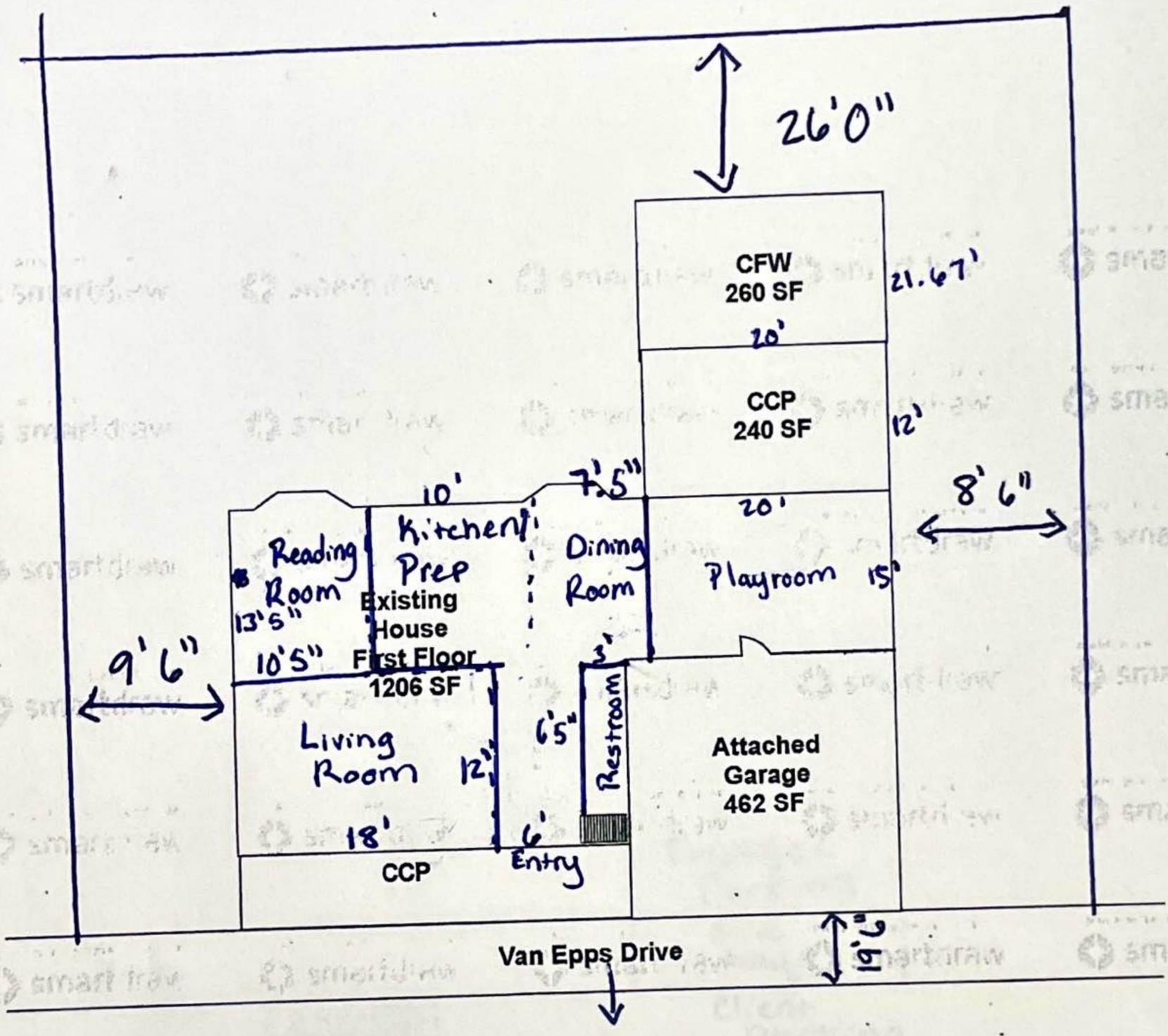
Zoning: Single Family 6,000 (SF6)

Master Plan Land Use Designation: Medium Density Residential

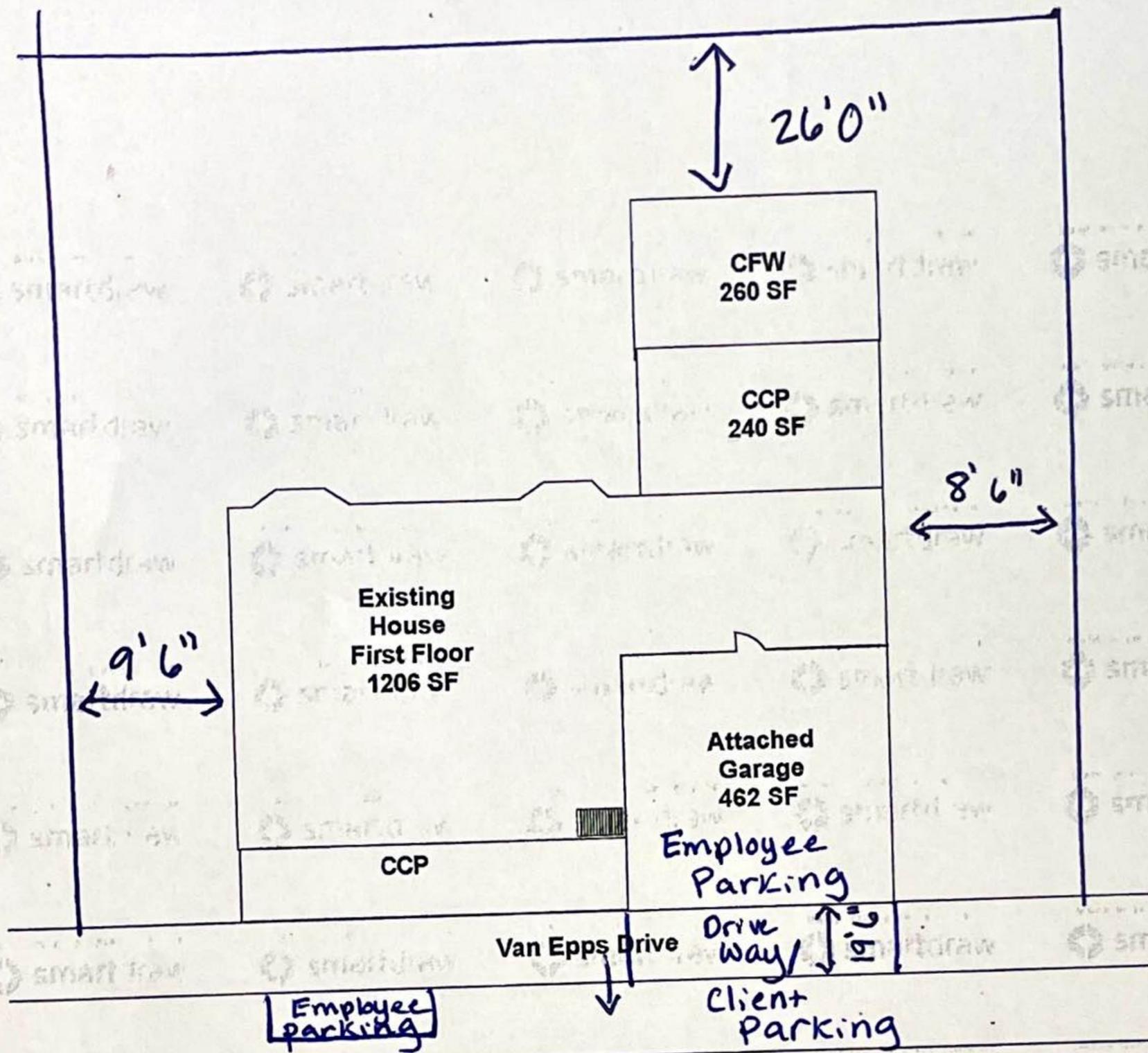
APN: 010-513-020

Site Plan Prepared by Jay Demarco

Interior Floor Plan



Parking



Employee parking will be inside the garage. If an additional spot is needed, the employee will park directly in front of the residence. Client parking/loading and unloading will take place in the residence's private driveway. Times will be staggered in 15 minute intervals for drop off and pick up.