

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 29, 2023**

**FILE NO:** LU-2023-0057

**AGENDA ITEM:** 6.H

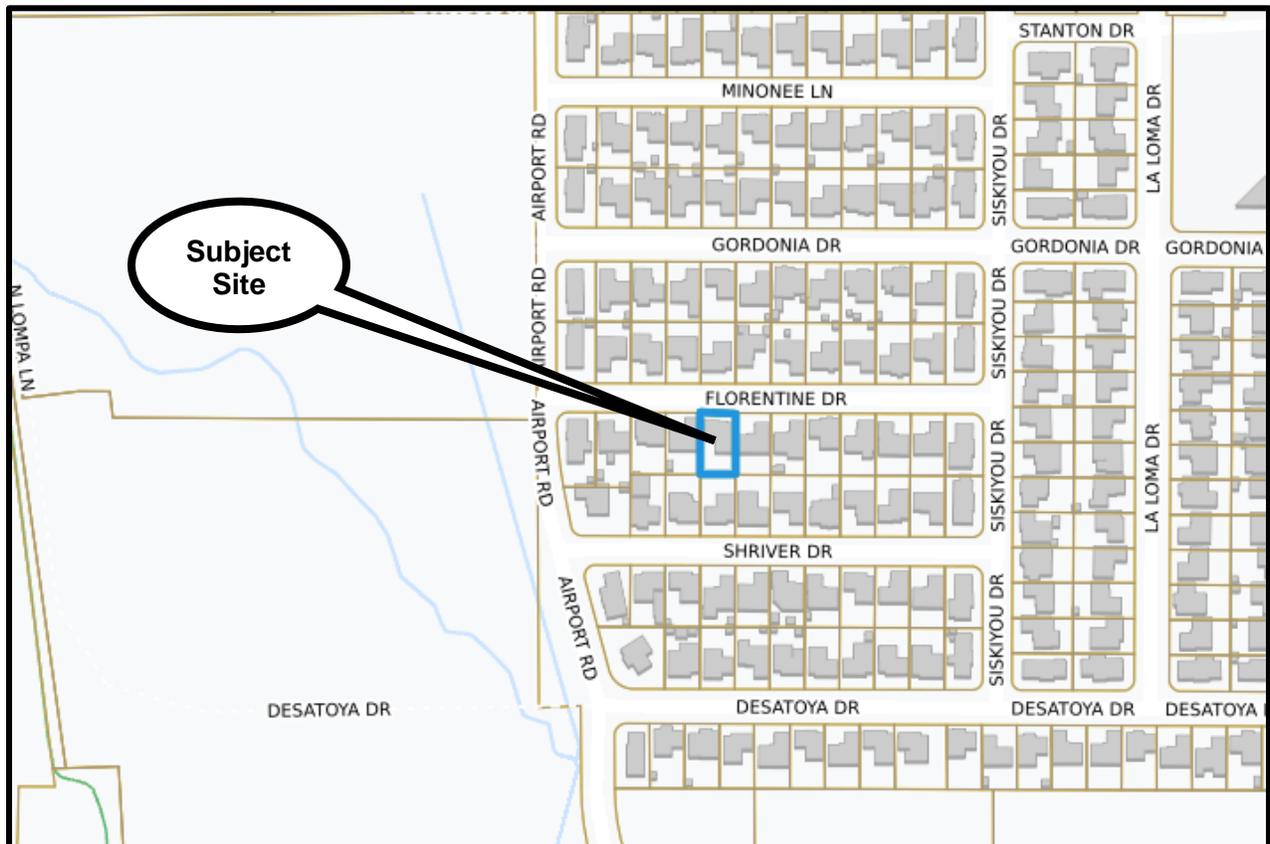
**STAFF CONTACT:** Heather Manzo, Associate Planner

**AGENDA TITLE:** LU-2023-0057 For Possible Action: Discussion and possible action regarding a request from Maria Arreola (“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 3135 Florentine Drive, Assessor’s Parcel Number (“APN”) 010-424-08. (Heather Manzo [hmanzo@carson.org](mailto: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. An 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-2023-0057 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 Community Development Department, 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 Division 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. The childcare facility shall be limited to a maximum of 12 children.
6. 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 and X Shaded
- EARTHQUAKE FAULT: Within 500 feet
- FAULT ZONE: Zone 1 Greatest severity
- SLOPE/DRAINAGE: Site is developed

### **SITE DEVELOPMENT INFORMATION:**

- SITE SIZE: ±0.14 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 has operated an in-home childcare facility at this location since 2017. This request proposes an increase from a maximum of 6 children to serve up to a maximum of 12 children, ranging in age between 18 months and 6 years old, however the Applicant has stated a majority of children are older than 2 years of age. 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 both residents participate in the childcare 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 March 16, 2023 to 56 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 March 29, 2023, 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:** Prior to the issuance of a business license or building permit, the applicant will need to demonstrate the project complies with the following:

1. The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.
2. In every room where care is provided, there must be a minimum of one (1) exterior exit door.
3. 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.
4. Smoke alarms shall be installed in rooms where children will be sleeping.

**Development Engineering:** The Carson City Public Works Development Engineering Division (“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 closest intersection is Florentine Drive and Airport Road. Airport Road is a collector while Florentine Drive is a local street. There is parking available via the driveway and on-street. The pavement condition of Florentine Drive is poor. No improvements are required to make this finding.

**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 the engineering standards for health and safety. The existing building is located in an unshaded and shaded Zone X FEMA flood zone so no special flood mitigation is required. The closest fault is about 250 feet away. No improvements are required.

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

Development Engineering has no comment on this finding.

**CCMC18.02.080(5)(h) – Adequate Information**

The plans and reports provided were adequate for this analysis.

**BUILDING DIVISION**

1. The project will need to comply with the 2018 Building Code, and Northern Nevada Amendments at the time of permit.
2. Any changes that will require a building permit must follow the Carson City permitting process for permitting and completion of work.

**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 applicant has operated an in-home childcare facility at this location since 2017. This request proposes an increase from a maximum of 6 children to serve up to a maximum of 12 children, ranging in age between 18 months and 6 years old. The residence will continue to appear a single-family home. As proposed, the existing hours of operation between 7:00 a.m. and 5:30 p.m., Monday through Friday will be maintained, and the operations will consist of staggered pick up and drop off times. The facility will be staffed 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 Florentine 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 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 one 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 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 primary use of the property is a single-family residence. 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-2023-0057

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

FOR OFFICE USE ONLY:  
 CCMC 18.02.090

**RECEIVED**  
 FEB 13 2023  
 CARSON CITY  
 PLANNING DIVISION

**FILE #** LU-2023-0057

**SPECIAL USE PERMIT**

**APPLICANT**  
 Little Sprout Daycare  
 Maria M Arreola  
**PHONE #** 619-746-24-85

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

**MAILING ADDRESS, CITY, STATE, ZIP**  
 3135 Florentine dr Carson City NV 89701

- 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**

**EMAIL ADDRESS**  
 teacheria1962@yahoo.com

**PROPERTY OWNER**  
 Maria M Arreola  
**PHONE #** 619 746 24 85

**MAILING ADDRESS, CITY, STATE, ZIP**  
 3135 Florentine Dr Carson City NV 89701

**EMAIL ADDRESS**  
 teacheria1962@yahoo.com

**APPLICANT AGENT/REPRESENTATIVE**  
**PHONE #**

**Application Received and Reviewed By:**

**MAILING ADDRESS, CITY STATE, ZIP**

**Submittal Deadline:** Planning Commission application submittal schedule.

**EMAIL ADDRESS**

**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):** 010-424-08  
**Street Address:** 3135 Florentine Dr Carson City NV 89701

**Project's Master Plan Designation:** Land use designation low density residential  
**Project's Current Zoning:** SF 6 zone  
**Nearest Major Cross Street(s):** Airport 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.

**PROPERTY OWNER'S AFFIDAVIT**

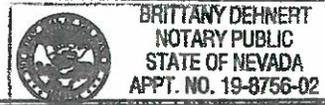
Maria M Arreola, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

M. Arreola Signature      3135 Florentine dr Carson City NV 89701 Address      01-31-23 Date

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

STATE OF NEVADA  
 COUNTY Carson City )  
 in January 31, 2023, Maria M Arreola, 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.

Brittany Dehnert  
 Notary Public



**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.



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

Maria M Arvola .

Print Name

01-31-23

Date

## Special Use Permit Application Findings

### 1. Master Plan Elements

3. Little Sprout Daycare promotes balanced land utilization by providing crucial childcare services to the community, addressing a vital need and utilizing land efficiently.
4. Expanding Little Sprout Daycare will benefit the neighborhood as existing daycares are overcrowded and the demand for high-quality childcare services has grown over time.
5. Little Sprout Daycare will boost economic growth by offering safe and dependable childcare services to the community, supporting working families in their childcare needs.
6. We will sustain efforts to maintain a safe, appealing, and inclusive neighborhood, which is vital for the community.
7. Little sprout will continue to promote a sense of community by linking many neighborhoods and providing exceptional childcare services.

2.a – Little Sprout Daycare is in a residential area, surrounded by homes in all directions.

2.b – Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. What we are requesting is to expand capacity from 6 children to up to 12 children.

2.c - This request does not affect the integrity of the existing business.

4.e - Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. This request does not affect the capacity in the sewage disposal trunk line.

4.f - Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. This request will not require any kind of road improvements.

4.g - Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. What we are requesting is to expand capacity from 6 children to up to 12 children.

5-Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. What we are requesting is to expand capacity from 6 children to up to 12 children. Little Sprout daycare meets the specific standards of the Carson City municipal court.

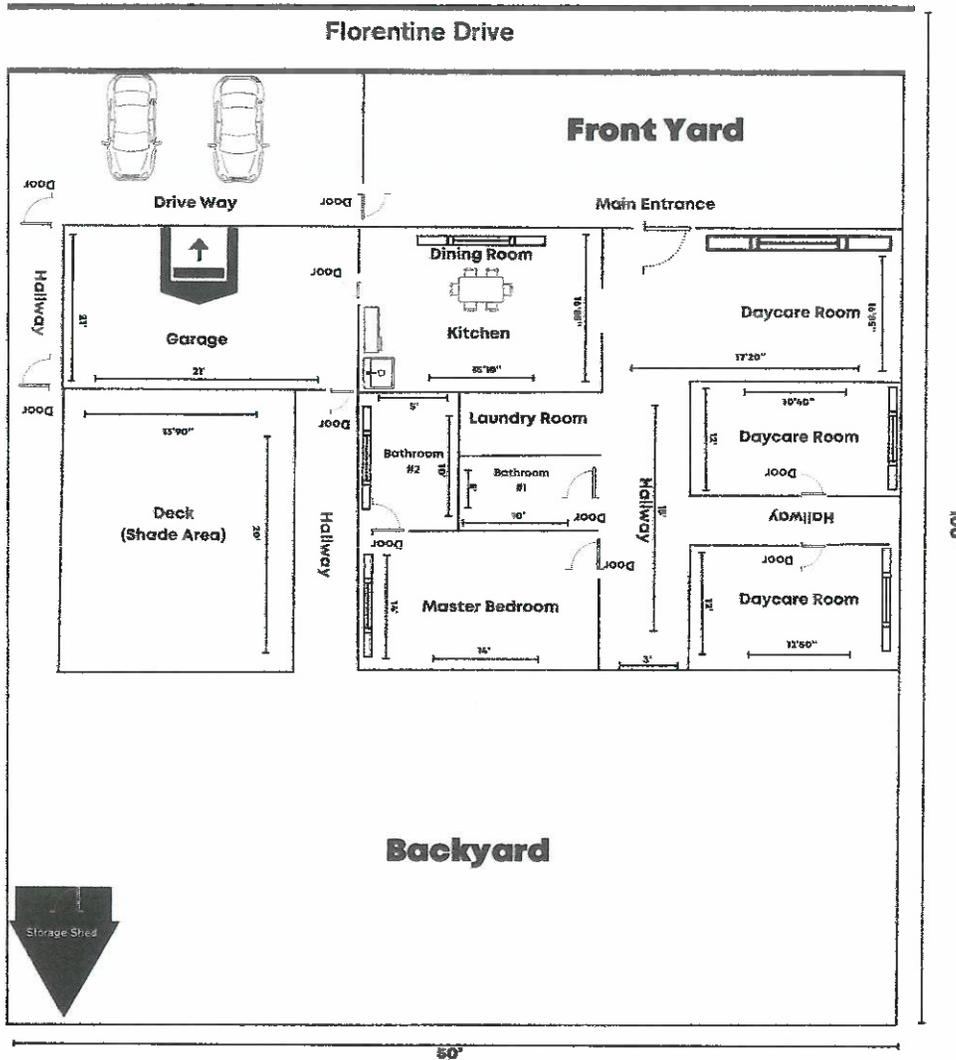
6-Little Sprout is aiding in the need for safe and reliable daycare. Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. What we are requesting is to expand capacity from 6 children to up to 12 children.

7-Little Sprout Daycare is an existing business that was established and approved by the city of Carson City in 2017. What we are requesting is to expand capacity from 6 children to up to 12 children. This request will not result in damage or prejudice to other properties in the vicinity.

## Detailed Project Plan

Little Sprout Daycare is an established business in the city of Carson City, Nevada, and has been providing quality childcare services since 2017. The business is now requesting an expansion in capacity from 6 children to up to 12 children. This expansion is necessary to meet the growing demand for childcare services in the area, and to provide more families with access to high-quality, affordable childcare. Overall, the expansion of Little Sprout Daycare will have a positive impact on the community by providing more families with access to quality childcare services. It is expected to be a valuable addition to the community and will help support the families with their childcare needs.

# Site Plan



Owner: Maria Arreola  
 3135 Florentine Dr.  
 Carson City, NV 89701

Applicant: Same

Request: To allow children facility.

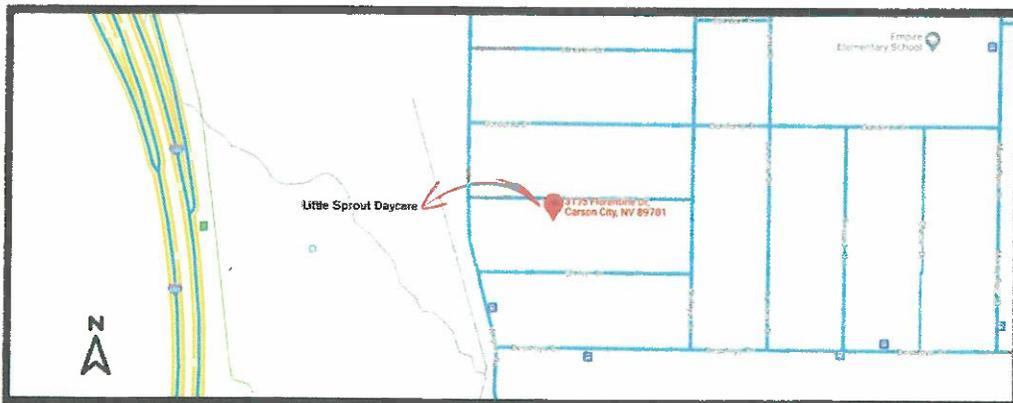
Location: 3135 Florentine Dr.  
 Carson City, NV 89701.

Zoning: Single Family 6,000 (SF6)

Master Plan Land Use Designation:  
 Low Density Residential.

APN:010-424-08

Site Plan Prepared by  
 Maria Arreola



## Little Sprout: Narrative of Special Use Permit Findings

The Little Sprout Daycare is a well-established business that was approved by the city of Carson City in 2017 and has been providing quality childcare services to the community since then. With the growing demand for daycare facilities in the area, Little Sprout is seeking to expand its capacity from 6 children to up to 12 children. This request will provide crucial childcare services to the community, addressing a vital need and utilizing land efficiently.

The expansion of Little Sprout Daycare will greatly benefit the neighborhood as existing daycares in the area are overcrowded, and families are in need of safe and dependable childcare services. This expansion will also boost economic growth by offering these much-needed services to working families in the community, supporting them in their childcare needs.

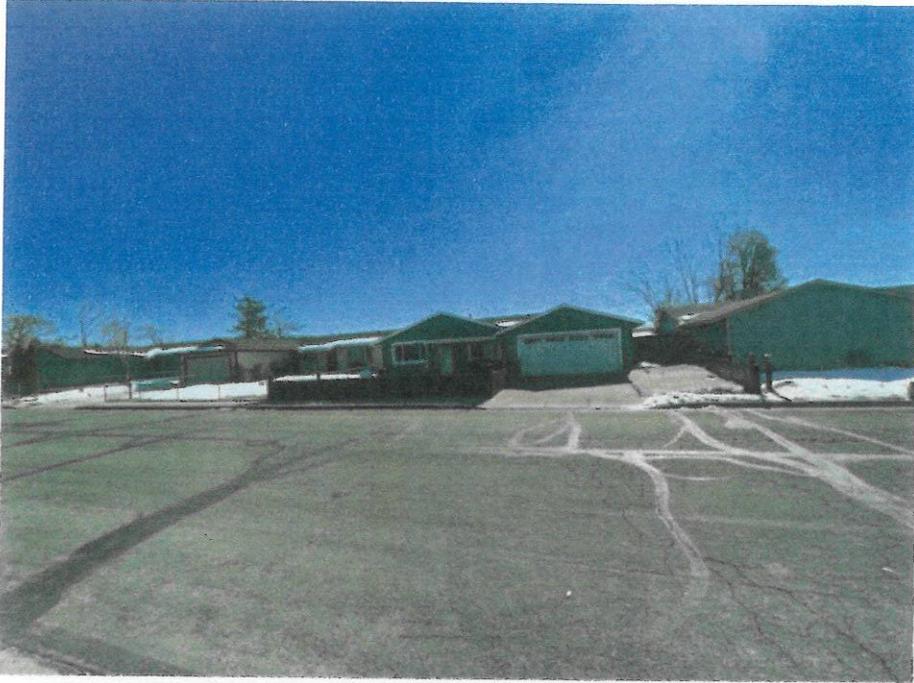
Little Sprout Daycare is situated in a residential area, surrounded by homes in all directions, and is a well-established business that does not interfere with vehicle or pedestrian traffic flow. To ensure that this continues to be the case, Little Sprout offers flexible scheduling with staggered drop-off and pick-up times. The daycare allows parents to drop off their children between the hours of 7am to 11am, and pick-up times are from 3:30pm to 5:30pm. These times have been specifically chosen to minimize disruption to the traffic flow and ensure that there is no negative impact on the surrounding neighborhood.

In addition to providing crucial childcare services, Little Sprout Daycare also plays a vital role in promoting a sense of community by linking many neighborhoods and providing exceptional childcare services. Little Sprout is committed to sustaining efforts to maintain a safe, appealing, and inclusive neighborhood, which is crucial for the well-being of the community.

Furthermore, Little Sprout Daycare meets all the specific standards set by the Carson City Municipal Court, and its expansion request will not result in damage or prejudice to other properties in the vicinity. The daycare's request to expand its capacity from 6 children to up to 12 children will not affect the integrity of the existing business and will not have any negative impacts on the water supply, drainage, capacity in the sewage disposal trunk line, or require any kind of road improvements.

In conclusion, the expansion of Little Sprout Daycare will provide much-needed childcare services to the community, promote a sense of community, and boost economic growth. The daycare is a well-established and responsible business that is committed to providing safe and dependable childcare services to the families in the area.

Pictures of the front of the house



## Propose Hours of Operations

The Little Sprout Daycare is located in a peaceful residential area, surrounded by homes on all sides, and has a strong reputation as a well-established business that operates in a manner that does not create any hindrance to either vehicle or pedestrian traffic flow. To ensure that this remains the case, Little Sprout offers a flexible scheduling system that employs staggered drop-off and pick-up times. This not only helps maintain a peaceful and harmonious atmosphere in the neighborhood, but it also helps parents who are in need of safe and dependable childcare.

The daycare is open from 7am to 5:30 pm, Monday to Friday, providing parents with ample time to drop off their children and pick them up after work. To further minimize disruption to the traffic flow, the daycare allows parents to drop off their children between the hours of 7am and 11:00 am and pick them up between 3:30 pm and 5:30 pm. These specific times have been carefully selected to avoid any peak traffic hours and prevent any negative impact on the surrounding neighborhood. With these measures in place, Little Sprout Daycare continues to provide a vital service to the community and help support working families in their childcare needs, while also promoting a sense of community and a safe and inclusive neighborhood.

## Employee Information and Parking

At Little Sprout Daycare, the two employees live on the premises, which allows for a seamless and efficient work environment. These employees use the home garage to park their vehicle, eliminating the need for additional employee parking and ensuring that the traffic flow is not impacted. This arrangement has proven to be effective and efficient, as the employees are able to easily access the daycare facilities without causing any disturbance to the surrounding neighborhood. The lack of employee parking also means that there is no need for additional parking spaces, which further minimizes any negative impact on the traffic flow and the residential area in which the daycare is located.



Nevada Department of  
**Public Safety**  
State Fire Marshal Division

Time: 9:09  
Date: 3-10-23  
Page: 1 of 1  
NSFM Proj # \_\_\_\_\_

Division of the State Fire Marshal

**FIRE/LIFE SAFETY INSPECTION REPORT**

Facility Name LITTLE SPROUT DAYCARE Phone # 619 746-2435  
Physical \_\_\_\_\_ Zip Code \_\_\_\_\_  
Address 3135 FLORENTINE DR. County CARSON  
City CARSON CITY  
Contact Name MARIA AREOLA

Occupancy Class R Sprinkler Y  N HazMat Permit \_\_\_\_\_  
Fire Alarm Y  N Detector(s) Y  N Type of Inspection CCI RER

- PASS -

\* WILL SEND PHOTO OF CORRECTED TRR VALVE PIPING FOR WATER HEATER

Joe Lombardo  
Governor

Thomas Smith  
Fire Inspector II  
Fire and Life Safety



Nevada Department of  
**Public Safety**  
State Fire Marshal Division

thomasmith@dps.state.nv.us



ARSON HOTLINE: 1-844-NV ARSON (682-7766) *Join the Nevada State Police*

Phone (775) 684-7503 • Fax (775) 684-7518 • Cell (775) 315-0716  
107 Jacobsen Way • Carson City, Nevada 89711

\_\_\_\_ SUBMIT WRITTEN PLAN OF CORRECTIVE ACTION WITHIN \_\_\_\_ DAYS TO: Department Of Public Safety  
\_\_\_\_ RESCHEDULE INSPECTION WITHIN \_\_\_\_ DAYS. State Fire Marshal Division  
Inspection

Received By: \_\_\_\_\_

Print Name: Maria Areola

Inspector: T E SMITH ID: 94648

Thank you for your assistance and cooperation in minimizing the fire/life safety hazards in the State of Nevada.



## Carson City Business License Division

108 E. Proctor Street  
Carson City, NV 89701  
(775) 887-2105 - Hearing Impaired: 711  
buslic@carson.org

## BUSINESS LICENSE CERTIFICATE

<b>Business Name:</b>	MARIA ARREOLA DBA: Little Sprout Day Care	<b>Business Type(s):</b>	624410 Child Day Care Services
<b>Business Location:</b>	3135 Florentine dr FLORENTINE DR Carson City, NV 89701	<b>Mailing Address:</b>	3135 FLORENTINE DRIVE FLORENTINE DR Carson City, NV 89701
<b>Owner:</b>	Maria Arreola	<b>License Type:</b>	Business License
<b>License Number:</b>	BL-001114-2020	<b>Classification:</b>	Home Occupation
<b>Issued Date:</b>	1/1/2022	<b>Fees Paid:</b>	\$98.85
<b>Expiration Date:</b>	12/31/2022		

Thank you for choosing to operate your business in Carson City.  
Please provide any changes to the business information to the Business License Division. Licenses are not transferable.  
If you have any questions concerning your business license, contact the Business License Division.

**TO BE POSTED IN A CONSPICUOUS PLACE**

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, NSC 477, State of Nevada, regulating building construction, use, or occupancy. This certificate does not create and express or implied warranty or guarantee.

Building Name LITTLE SPROUT DAYCARE

Owner / Administrator MARIA ARREOLA

Address 3135 FLORENTINE DR., CARSON CITY, NV 89701

Use FAMILY CARE (6 CHILDREN)

Occupancy Classification E Type of Construction UNK

INSPECTOR CORNIISTA, NSFM DIVISION

Inspected By

Project Number N/A

Date Issued MARCH 31, 2022

State Fire Marshal

Please Post in a Conspicuous Place



Carson City Health and Human Services  
Disease Control and Prevention  
Environmental Health Program  
[www.gethealthycarsoncity.org](http://www.gethealthycarsoncity.org)

Carson Office  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2490

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-1513-1-22

Date Issued: 01/01/2022

Expiration Date: 12/31/2022

THIS CERTIFIES THAT

LITTLE SPROUT DAY CARE  
3135 FLORENTINE 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: CHILDCARE

This license is subject to the following restrictions:  
AT HOME CHILD CARE - 6 CHILDREN

Health Department Official

Date Issued: 06/08/2022  
Date of Expiration: 05/31/2023

THIS LICENSE MUST BE PROMINENTLY DISPLAYED  
NONTRANSFERABLE  
License Number: 2222-22

STATE OF NEVADA  
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH  
CHILD CARE LICENSING UNIT

727 Fairview Dr., Suite E  
Carson City, Nevada 89701  
Telephone: 775-684-4463  
Toll Free From All Counties Except Clark  
County: 1-800-992-0900

VERIFY LICENSE IS VALID BY GOING TO:  
<https://nvdpbh.ahtxient.com/login.aspx>

3811 W Charleston Blvd, Suite 210  
Las Vegas, Nevada 89102  
Telephone: 702-486-3822  
Toll Free From Within Clark County:  
702-486-3000

This is to Certify that LITTLE SPROUT DAY CARE  
located at 3135 FLORENTINE DR CARSON CITY, NV 89701  
Address CARSON CITY County  
City or Town and Zip Code

is hereby licensed for the period indicated above as a CHILD CARE FACILITY in accordance with the provisions of the Nevada Revised Statutes, Chapter 432A and the Regulations and Standards for Child Care. This license is subject to the following restrictions:

Type of Facility: FAMILY CARE  
Number and Ages of Children: Age 18months through 6 years old Years : 6

Total Capacity = 6 (Family Care-No more than 2 children under the age of 1, no more than 4 children under the age of 2)

Days and Hours of Operation: Sunday : Closed  
Monday : Open at Set Time 07:00 AM - 05:30 PM  
Tuesday : Open at Set Time 07:00 AM - 05:30 PM  
Wednesday : Open at Set Time 07:00 AM - 05:30 PM  
Thursday : Open at Set Time 07:00 AM - 05:30 PM  
Friday : Open at Set Time 07:00 AM - 05:30 PM  
Saturday : Closed

Food Service: Yes  
Transportation: No  
Other Restrictions:

LATISHA BROWN, PROGRAM MANAGER  
CHILD CARE LICENSING

OWNER: MARIA ARREOLA