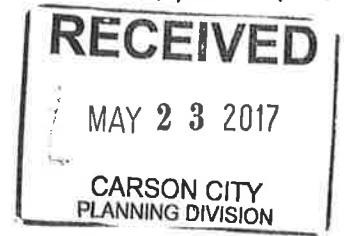


Late Material F-5c
2MA-17-049 / SUP-17-050
VAR-17-054



May 22, 2017

Carson City Planning Commission:

My name is Lynda Bashor (formerly known as Lynda Martina) and my husband's name is Michael Bashor, we are the homeowners at 821 Tonka Lane, Carson City, Nevada directly behind 806 Randell Drive of the proposed daycare site of 36 children operating from 6:00 a.m. to 8:00 p.m. Monday through Saturday.

Upon my extensive research, I was able to locate 21 daycare facilities (see attached) in the Carson City area that typically have operating hours that are NOT what are being proposed for BAWN (Builders Association of Western Nevada). Most daycare facilities operate Monday through Friday from 7:00 a.m. to 5:30 p.m. and of these facilities that operate at a capacity of 30 or more children these are typically large centers not in a residential area with proper bathroom facilities, kitchens and parking.

Per the letter placed on my porch by Mr. West dated May 4, 2017 (see attached) he has claimed that 806 Randell Drive, *"In fact, the building was made to look like a house from the outside but it is designed purely as a commercial space with no residential kitchen, full bathrooms, closets, etc."* Since this is Mr. West and BAWN's statement that the building does not in fact have full bathrooms/facilities as per NAC 432A.440 (11a)(b)(c)(d) nor would it have the required kitchen facilities for the Nutrition requirements as per NAC 432A.380(3a)(5)(9) and NRS 432A.077.

The other concern would be since the childcare license being sought is looking to put in newborn, toddlers or children wearing diapers as per NAC 432A.411 (1a)(b)(c) and NRS 432A.077 the Sanitary requirement would not be met since again there is NO full bathrooms/sinks.

Without parking at 806 Randell and a fire hydrant located in close proximity to the proposed variance plus the extension of the requested parking area that is utilized by the Federal building known as the US Post Office located at 1111 S. Roop Street for the incoming US Postal Service Semi-trucks with Tractor trailers and US Postal Service delivery trucks. Safety of the children being dropped off or picked up in highly trafficked area would not be advantageous in our small neighborhood for neighbors to be able to come in out of Randell to then proceed out on to Roop Street. Plus per NRS 484B.450(1d) this would not allow the variance to move forward with the loading zone since only the US Post Office has the provision thus why there has NEVER been a red zone in front of the fire hydrant located by 806 Randell.

In closing, how would a daycare be possible at 806 Randell with **NO** full bathrooms, **NO** residential kitchen (only a wet bar) and **NO** parking. As much as we would like to see a successful business continue at the 806 Randell location it would be better to see something like that what was formerly there, an 8:00 a.m. to 5:00 p.m., Monday through Friday Commercial type Business.

Thank you for your consideration and reviewing our concerns.

Respectfully,

Lynda and Michael Bashor
821 Tonka Lane, Carson City, NV 89701
775-841-9591
lkmartina@hotmail.com

NAC 432A.440 Institutions: General requirements (NRS 432A.077)

11. Each licensee of an institution shall provide:

- (a) **Separate toilets and bathrooms for children of each sex who are over 6 years of age;**
- (b) **Separate bath and toilet facilities for the staff;**
- (c) **One toilet for every eight children, one tub or shower for every eight children and one washbasin for every four children; and**
- (d) At least one toilet and washbasin near every living room and recreation area.

NAC 432A.380 Nutrition. (NRS 432A.077)

3. A licensee of a facility shall serve every child who stays in the facility:

(a) For 5 or more but less than 10 hours per day, a quantity of food which will supply at least one-third of the recommended dietary allowance established by the Food and Nutrition Board of the National Academy of Sciences.

5. Every menu must be in writing, dated, planned a week in advance, and kept on file in the facility for at least 90 days after the corresponding meal is served. The licensee of a facility shall post the current menu, including any changes, **in the kitchen** and in a public place within the facility convenient for parental inspection. Family homes and group homes are exempt from the requirements of this subsection.

9. Drinking water must be freely available to all children at all times.

(Bd. for Child Care, Child Care Facilities Reg. §§ 12.1-12.10, eff. 2-28-80)—(NAC A 6-5-84)

NAC 432A.411 Sanitary measures for changing diapers. (NRS 432A.077)

1. Each area in a facility that is used for changing diapers must:

- (b) **Be located within close proximity to a sink that is not used for the preparation of food;**
- (c) Not be located in an area in which food is prepared;

2. Each soiled cloth diaper and any soiled clothing that may be contaminated with contagious matter must be stored in an individual plastic bag and be returned to the parents daily.

(Added to NAC by Bd. for Child Care by R203-97, eff. 4-1-98; A by R047-98, 6-10-98; R072-98, 8-3-98)

NRS 484B.450 Stopping, standing or parking prohibited in specified places.

1. A person shall not stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with law or the directions of a police officer or official traffic-control device, in any of the following places:

(d) Within 15 feet of a fire hydrant in a place where parallel parking is permitted, or within 20 feet of a fire hydrant if angle parking is permitted and a local ordinance requires the greater distance;

2. The provisions of paragraph (n) of subsection 1 do not apply to a person operating a vehicle of the United States Postal Service if the vehicle is being operated for the official business of the United States Postal Service.

(Added to NRS by 1969, 1501; A 1979, 35; 1993, 656; 2007, 356)-(Substituted in revision for NRS 484.399)

Educare dei Montessori

2109 S. Roop Street

Carson City, NV 89706

775-882-3011 – (Call Joan Lepas per daycare.com)

<http://hstrial-educaredeimontes.homestead.com/>

Hours of operation – Monday – Friday 7am - 6pm

Capacity = 30

Age Range = 18mos – 12yrs

http://childcarecenter.us/provider_detail/educare_dei_montessori_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403519&p=0>

Additional hours per website above: M-F 7:30am-5:30pm

Shelly Bellies Child Care

2109 S. Roop Street

Carson City, NV 89701

775-883-2627

<https://www.facebook.com/pages/Shelly-Bellies-Child-Care/162433287120150>

Hours of operation – Monday – Friday 6:45 am – 5:30 pm

Capacity = 45

Age Range = 6wks – 10yrs

http://childcarecenter.us/provider_detail/shelly_bellies_day_care_carson_city_nv

Puff N Stuff

1212 N. Roop Street

Carson City, NV 89701

775-883-2627

Hours of operation = Monday – Friday 6am – 6pm

Capacity = 45

Age Range = Birth – 10yrs

http://childcarecenter.us/provider_detail/puff_n_stuff_child_care_inc_carson_city_nv

Rainbows R Us

1335 E. Fifth Street

Carson City, NV 89701

775-883-6165 - (Call Sally Bliss – per daycare.com)

Hours of operation = Monday – Friday 5:30am – 5:30pm

Capacity = 20

Age Range = 3yrs - 13yrs

http://childcarecenter.us/provider_detail/rainbows_r_us_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403739&p=0>

Additional hours per website above: M – Th 7:30am – 4:30pm

St. Teresa Child Development Center

567 S. Richmond Avenue

Carson City, NV 89703

775-882-2079

<http://stts.org/District/Portal/PreSchool>

Hours of operation = Monday – Friday 7:30am – 5:30pm

Capacity = 50

Age Range = 3yrs – 8yrs

http://childcarecenter.us/provider_detail/st_teresa_of_avila_child_development_center_carson_city_nv

Little Timbers Academy

151 E. Park Street

Carson City, NV 89706

775-841-2223

www.littletimbers.org

Hours of operation – Monday – Friday - 6:45am – 5:45pm

Capacity = 73

Age Range = Birth – 12yrs

http://childcarecenter.us/provider_detail/little_timbers_academy_carson_city_nv

Carson Lanes Daycare and Learning Center

4600 Snyder Ave

Carson City, NV 89701

775-883-2606 – (Call Kasandra Shepard per daycare.com)

Hours of operation – Monday – Friday 7am to 6pm (according to phone call on 5/9/17)

Capacity = 38

Age Range = Birth – 6yrs

http://childcarecenter.us/provider_detail/carson_lanes_daycare_and_learning_center_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403453&p=0>

Additional hours per website above: M-F 6:00am-7:00pm

Capital Christian Child Development Center - South

1600 Snyder Avenue

Carson City, NV 89701

775-883-1478 – (Call Cristol Digangi per daycare.com)

Hours of operation = Monday – Friday 7am – 5:30pm

Capacity = 166

Age Range = 6wks - 12yrs

http://childcarecenter.us/provider_detail/capital_christian_child_development_center_south_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403448&p=0>

Additional hours per website above: M-F 6:30am-6:30pm

Capital Christian Child Development North Center

1987 Old Hot Springs Road

Carson City, NV 89706

775-883-3005

https://www.facebook.com/pg/CapitalChristianChildDevelopmentCenter/about/?ref=page_internal

Hours of operation – Monday – Friday 7am – 530pm

Capacity = 56

Age Range = 6wks – 5yrs

http://childcarecenter.us/provider_detail/capital_christian_child_development_center_north_carson_city_nv

Kinderland Nursery School

1002 N. Curry Street

Carson City, NV 89703

775-882-2850

<https://www.facebook.com/pages/Kinderland-Nursery-School/156747377698930>

Hours of operation = Monday – Friday 6:30am – 6:00pm

Capacity = 48

Age Range = 2yrs – 12yrs

http://childcarecenter.us/provider_detail/kinderland_nursery_school_carson_city_nv

Robin's Nest Day Care

510 E. John Street

Carson City, NV 89706

775-883-6766

Hours of operation = Monday – Friday 7am – 5:45pm

Capacity = 44 children

Age Range = Birth - 10yrs

http://childcarecenter.us/provider_detail/robins_nest_carson_city_nv

Little Tikes Too

1809 N. Edmonds Drive

Carson City, NV 89701

775-887-0123 – (Call Amber LaFollette - per daycare.com)

<https://www.facebook.com/Little-Tikes-Too-Child-Care-Center-Inc-207987869242160/>

Hours of operation = Monday – Friday 7am – 5:45pm

Capacity = 34

Age Range = 6wks – 10yrs

http://childcarecenter.us/provider_detail/little_tikes_too_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403677&p=0>

Additional hours per website above: M-F 8:15am-2:30pm

Sierra Vista Children's Academy

503 E. Telegraph Street

Carson City, NV 89701

775-883-5248 – (Call Wendy VanWorth per daycare.com)

<https://www.facebook.com/pages/Sierra-Vista-Childrens-Academy/134057773312792>

Hours of operation = Monday – Friday 6:30am – 6:00pm

Capacity = 87

Age Range = Birth – 15yrs

http://childcarecenter.us/provider_detail/sierra_vista_childrens_academy_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403750&p=0>

Additional hours per website above: M-F 6:45am-6:00pm

Bethlehem Lutheran Day Care

1837 N. Mountain Street

Carson City, NV 89703

775-882-6718

<http://blcs.org/>

Hours of operation = Monday – Friday 7am – 5:30pm

Capacity = 45

Age Range = 2yrs – 12yrs

http://childcarecenter.us/provider_detail/bethlehem_lutheran_day_care_carson_city_nv

Child Development Center – Western Nevada College

2201 West College Pkwy.

Carson City, NV 89703

775-445-4265

<http://www.wnc.edu/cdc/>

Hours of operation = Monday – Friday 7am – 5:30pm

Capacity = 115

Age Range = Birth – 6yrs

http://childcarecenter.us/provider_detail/child_development_center_carson_city_nv

Small Blessings Preschool

212 N. Division Street

Carson City, NV 89703

775-884-1600

<http://www.carson1umc.org/preschool> or <https://www.facebook.com/smallblessingscc?fref=ts>

Hours of operation = Monday – Friday 8:30am – 3:30pm

Capacity = 30

Age Range = 3yrs – 5yrs

http://childcarecenter.us/provider_detail/small_blessings_preschool_carson_city_nv

<http://www.daycare.com/nevada/>

Linda's Nursery

2201 Birch Street

Carson City, NV 89701

775-882-6879 – (775-423-4148 Call Linda Fetic per daycare.com)

Hours of operation = Monday – Friday 6:30am – 5:30pm

Capacity = 20

Age Range = 2.5yrs – 12yrs

http://childcarecenter.us/provider_detail/lindas_nursery_carson_city_nv

<http://www.daycare.com/php/showlisting.php?ID=00403658&p=0>

Additional hours per website above: M-F 7:00am-5:00pm

Salvation Army Church – Social Service Office

661 Colorado Street

Carson City, NV 89701

775-887-9120 x107

Morning & Afternoon latchkey

Hours of operation – Monday – Friday

Capacity =

Age Range =

Kidding Around

430 Jeanell Drive, Ste C

Carson City, NV 89703

775-885-8588

Hours of operation – Monday – Friday

Capacity =

Age Range =

Little Peep's Daycare

325 Dan Street

Carson City, NV 89706

Hours of operation – Monday – Friday

Capacity =

Age Range =

ABC Learning Center

151 E. Park Street

Carson City, NV 89706

775-841-2223

Hours of operation – Monday – Friday

Capacity =

Age Range =



DATE: May 4, 2017

TO: Residents in proximity to 806 Randell Drive

RE: Zone Change and Special Use Permit for 806 Randell Drive

By way of introduction my name is Aaron West and I am the CEO of the Nevada Builders Alliance, the owner of 806 Randell Drive. That location has been the office of the Nevada Builders Alliance, previously the Builders Association of Western Nevada, for the last 16 years. Most of you have probably looked at the building and assumed it was just another house on the block, except maybe for the number of vehicles outside. **In fact, the building was made to look like a house from the outside but it is designed purely as a commercial space with no residential kitchen, full bathrooms, closets, etc.**

We recently moved to a new office closer to downtown and began exploring options for the building. As mentioned above, it could not be converted to a house without almost a complete teardown and the property is already zoned Neighborhood Business. We solicited for other office users but had no offers, then were approached by a day care provider. You may not realize this but there is a shortage of licensed day care providers in Carson City. In order to place a day care provider in this space, or any space for that matter, we are required to obtain a special use permit. You will be receiving a letter from the city explaining our request and the hearing date.

I wanted to take this opportunity to explain some of the details of the application, on the back of this letter, and offer myself for any questions you may have. I can be reached on my cell at (775) 240-2068 or by email at Aaron@NevadaBuilders.org. Thank you in advance for your consideration.

A handwritten signature in black ink that reads 'Aaron West'.

Aaron West
CEO

HOURS OF OPERATION:

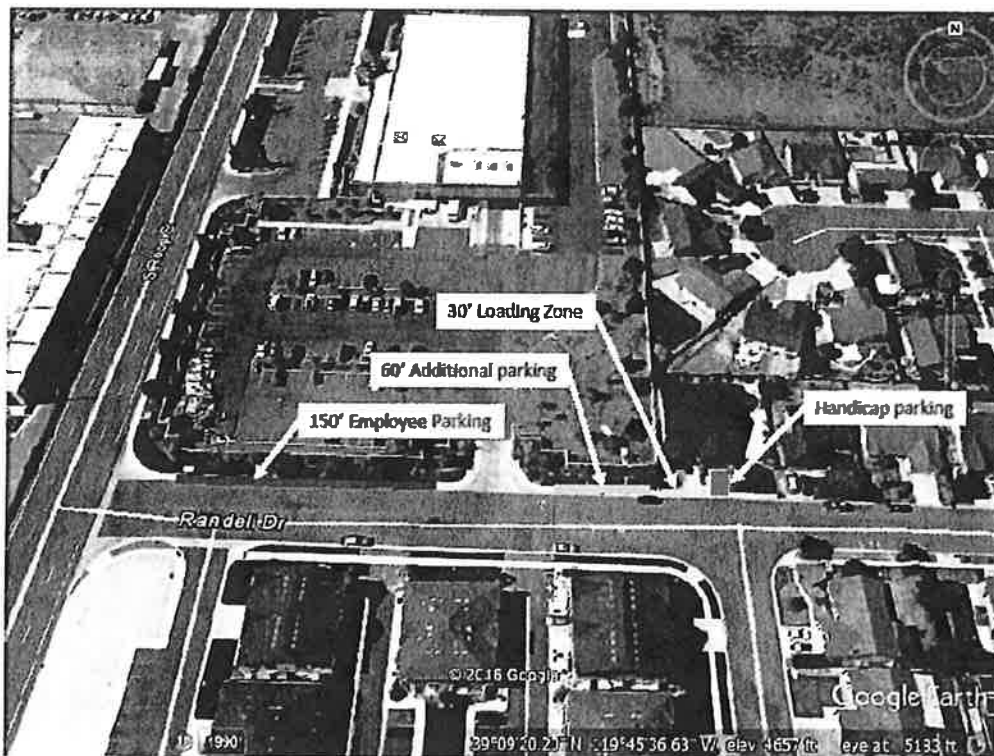
Our daycare operator has requested extended hours in order to accommodate the schedules of the nurses in our area. While the primary traffic will be Monday through Friday and 8:00 am to 5:00 pm, for the purposes of our application we have requested Monday through Saturday and 6:00 am to 8:00 pm. In an effort to limit the impacts to our immediate neighbors we are offering to limit outside activities to between 8:00 am and 6:00 pm.

CAPACITY:

In coordination with the State of Nevada Department of Health and Human Services we have determined that the maximum number of attendees would be thirty-six; again this is a maximum. As such, four employees would be required to handle the maximum capacity; but again that is a maximum

PARKING:

In order to keep the residential look and feel of the property we have requested a variance to the parking requirements. Rather than remove the trees and landscaping in the front yard for parking we are asking to use the available street parking along Randell Drive. As seen in this image, there is more than sufficient room to accommodate such





[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 009-072-01

<p align="center">Location</p> <p>Property Location 806 RANDELL DR Town District 2.4 - ORMSBY DISTRICT Subdivision ROOP STREET SOUTH Lot 69 Block E Property Name</p> <p align="right"> <input type="button" value="Add'l Addresses"/> <input type="button" value="Legal Description"/> </p>	<p align="center">Ownership</p> <p>Assessed Owner Name BUILDERS ASSOC OF WESTERN NV Mailing Address P O BOX 1947 CARSON CITY, NV 89702-0000</p> <p align="right"> <input type="button" value="Ownership History"/> <input type="button" value="Document History"/> </p> <p>Legal Owner Name BUILDERS ASSOC OF WESTERN NV Vesting Doc #, Date <input type="text" value="256724"/> 01/09/01 Year / Book / Page 01 / 0 / 0 Map Document #s</p>
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<p align="center">Description</p> <p>Total Acres .190 Square Feet 5,228 Ag Acres .000 W/R Acres .000</p> <p align="center">Improvements</p> <table border="0"> <tr> <td>Single-family Detached 0</td> <td>Non-dwelling Units 2</td> <td>Bedrooms / Baths 0 / 2.00</td> </tr> <tr> <td>Single-family Attached 0</td> <td>Mobile Home Hookups 0</td> <td>Stories 1.0</td> </tr> <tr> <td>Multiple-family Units 0</td> <td>Wells 0</td> <td>Garage Square Ft., 506</td> </tr> <tr> <td>Mobile Homes 0</td> <td>Septic Tanks 0</td> <td>Attached / Detached A</td> </tr> <tr> <td>Total Dwelling Units 0</td> <td>Buildings Sq Ft 1,712</td> <td></td> </tr> <tr> <td></td> <td>Residence Sq Ft 0</td> <td></td> </tr> <tr> <td></td> <td>Basement Sq Ft 0</td> <td>Basement</td> </tr> <tr> <td></td> <td>Finished Basement SF 0</td> <td>Bedrooms / Baths 0 / .00</td> </tr> </table> <p> <input type="button" value="Improvement List"/> <input type="button" value="Property Costing Estimates"/> </p>	Single-family Detached 0	Non-dwelling Units 2	Bedrooms / Baths 0 / 2.00	Single-family Attached 0	Mobile Home Hookups 0	Stories 1.0	Multiple-family Units 0	Wells 0	Garage Square Ft., 506	Mobile Homes 0	Septic Tanks 0	Attached / Detached A	Total Dwelling Units 0	Buildings Sq Ft 1,712			Residence Sq Ft 0			Basement Sq Ft 0	Basement		Finished Basement SF 0	Bedrooms / Baths 0 / .00	<p align="center">Appraisal Classifications</p> <p>Current Land Use Code 410 <input type="button" value="Code Table"/></p> <p>Zoning Code(s) NB Class 2.00 Re-appraisal Group 5 Re-appraisal Year 2012 Original Construction Year 2002 Weighted Year</p>
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