

MASTER PLAN AMENDMENT

APPLICATION INFORMATION

City of Sparks, Nevada

GENERAL:

Sections 278.150 through 278.230 of the Nevada Revised Statutes requires the Sparks Planning Commission prepare and adopt a comprehensive long-term master plan (Comprehensive Plan) for the physical development of the City. Certification by the City Council and a Conformance Review by the Truckee Meadows Regional Planning Agency (TMRPA) is also required.

PRE-APPLICATION MEETING:

A pre-application meeting with the Community Services Department is **required** for any applicant proposing to amend the City of Sparks Comprehensive Plan. The pre-application meeting shall be held prior to application submittal. Information on scheduling a pre-application meeting is available by contacting the Community Services Department.

APPLICATION & REVIEW PROCEDURE:

1. The applicant attends a pre-application meeting with the Community Services Department.
2. The applicant submits the Master Plan Amendment application on an application deadline date. Please refer to the attached schedule for the Master Plan Amendment application submittal dates.
3. The Community Services Department reviews the submitted application and distributes the application to other city departments and reviewing agencies for comments. The Community Services Department mails a letter to the applicant stating the date of the Plan Review Meeting and any supplemental information needed for staff's review of the application.
4. The applicant attends the **required** Plan Review Meeting to discuss their proposed Master Plan Amendment application. If supplemental application information was requested by the Community Services Department then the applicant shall bring it to the Plan Review Meeting.
5. Once an application is deemed complete, the applicant is **required** to conduct a neighborhood meeting prior to the Master Plan Amendment being scheduled for Planning Commission. The neighborhood meeting shall not be conducted until after the application has been deemed complete by the City of Sparks. The applicant shall comply with all neighborhood meeting requirements as stated in NRS 278.210.2; including but not limited to:
 - a. Notifying each owner, as listed on the County Assessor's records, of real property located within a radius of 750 feet of the area to which the proposed amendment pertains;
 - b. Notifying the owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest to the area to which the proposed amendment pertains, to the extent that this notice does not duplicate the notice given pursuant to paragraph (a);
 - c. Notifying each tenant of a mobile home park if that park is located within a radius of 750 feet of the area to which the proposed amendment pertains; and
 - d. Notifying the commander of any military installation within 3,000 feet if the area to which the proposed amendment pertains.
 - e. All notices must be sent by mail at least ten (10) days before the neighborhood meeting and shall include the date, time, place and purpose of the neighborhood meeting.
6. The applicant shall notify the Community Services Department in writing at least ten (10) days prior to the neighborhood meeting of the date, time, and place of the neighborhood meeting.
7. The applicant shall provide the Community Services Department with the notarized certificate (attached to this application) verifying that the neighborhood meeting has been conducted and shall include a sign-in sheet with the names of all neighbors in attendance.
8. Once the application has been deemed complete and the Plan Review meeting and neighborhood meeting have been held, the Community Services Department will schedule the Master Plan Amendment to go before the Planning Commission, the Truckee Meadows Regional Planning Commission (TMRPC) and the City Council. **As stated in NRS 278.210.5, the Planning Commission shall not amend the Land Use component of the Master Plan more than four (4) times in one year. Staff will make every effort to assure that completed applications maintain the Planning Commission, TMRPC and City Council meeting schedules included in this application packet.**

MASTER PLAN AMENDMENT

APPLICATION CHECKLIST

City of Sparks, Nevada

The following items shall be submitted as a part of the Master Plan Amendment application:

- 1. **Pre-application conference completed.**
- 2. **Health Department Application Fee:** An additional fee is assessed by the District Health Department for review of your application. Please include a check or money order payable to the "District Health Department" with your application. **This fee is due on the day the application is submitted. Please Contact Washoe County District Health Department at (775) 328-2400 for correct amount.**
- 3. **Application & Noticing Fee:** A check or money order payable to the "City of Sparks" for the application fee. If a list of addresses for the required neighborhood meeting is being requested then the noticing fee will also be required. **Both the application fee and optional noticing fee are due at the time of the application submittal.** See FEE SCHEDULE for correct amount.
- 4. **Proof of Ownership:** If the person signing the owner's affidavit is not listed as the property owner in the most recent records of the Washoe County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- 5. **Review Packets:** Ten (10), each containing the following:
 - a. Completed Development Application form
 - b. A written description of the proposed amendment
 - c. A list of the goals and policies that will be met by the proposed amendment from both the Truckee Meadows Regional Plan and the Sparks Comprehensive Plan.
 - d. Are there any existing structures on the proposed site?
 - No
 - Yes (Please include a dimensioned site plan, pictures of existing buildings, and any additional information that would be helpful to illustrate the existing use of the site. All plans shall be drawn to standard architectural or engineering scale and shall include a north arrow.)
 - e. Is the proposed site over five (5) acres in size?
 - No
 - Yes, the following application submittal information is required:
 - i.) report addressing impacts on existing and planned facilities and infrastructure;
 - ii.) report addressing impacts on existing and planned public services;
 - iii.) written narrative on the proposed land use in relationship to existing land uses; and
 - iv.) provide a fiscal impact analysis for public service providers for the proposed land use change.
 - f. **If drawings larger than 8½" x 11" are included with the application, one 8½" x 11" or 11" x 17" color reproduction of each MUST be provided.**
 - g. Comprehensive Plan Land Use Vicinity Map depicting the existing and proposed land use designation of the respective site including surrounding roadways and the land use designations of the surrounding properties.
 - h. One packet containing the original signed owners affidavit shall be provided and shall be clearly labeled "Community Services Department Original"

NOTE: • **The Community Services Department may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the Community Services Department.**

For additional information please contact:
Community Services Department
431 Prater Way, Sparks, Nevada 89431
Phone: (775) 353-2340 Fax:(775) 353-1635

City of Sparks Community Services Department
 2017 APPLICATION DATES
MASTER PLAN AMENDMENTS

APPLICATIONS WILL ONLY BE ACCEPTED ON APPLICATION DEADLINE DATES

| Application Deadline* | Plan Review Meeting | Planning Commission Meeting | Regional Planning | City Council Public Hearing |
|---------------------------------|---------------------------------|------------------------------------|--------------------------|------------------------------------|
| <i>Tue Dec 20, 2016</i> 4:00 PM | Wed Jan 04, 2017 9:30 AM | Thu Feb 02, 2017 6:00 PM | Mar 08, 2017 | Apr 10, 2017 |
| Wed Feb 22, 2017 4:00 PM | Wed Mar 08, 2017 9:30 AM | Thu Apr 06, 2017 6:00 PM | May 10, 2017 | Jun 12, 2017 |
| Wed Jun 21, 2017 4:00 PM | Wed Jul 05, 2017 9:30 AM | Thu Aug 03, 2017 6:00 PM | Sep 13, 2017 | Oct 09, 2017 |
| Wed Aug 23, 2017 4:00 PM | Wed Sep 06, 2017 9:30 AM | Thu Oct 05, 2017 6:00 PM | Nov 08, 2017 | Dec 11, 2017 |

**Meeting the application deadline does not guarantee each submittal will follow this schedule. Staff will make every effort to assure that completed submittals will maintain this schedule.*

DEVELOPMENT APPLICATION

ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Master Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning



- Tentative Subdivision Map
- Variance

| | |
|---|-------------|
| CASE NUMBER: | FEE: |
| _____ | \$ _____ |
| Noticing Fee _____ | \$ _____ |
| TOTAL FEE: | \$ _____ |
| Rec'd by: _____ | Date: _____ |
| (For Planning Department Use Only) | |

DATE: _____

PROJECT NAME: _____

PROJECT DESCRIPTION: _____

(Mark one box to indicate responsible party and mailing address)

PROPERTY OWNER*

Name: _____
 Address: _____
 City _____ State _____ ZipCode _____
 Phone: _____ Fax: _____
 Contact Person: _____
 E-mail Address: _____

APPLICANT*

Name: _____
 Address: _____
 City _____ State _____ ZipCode _____
 Phone: _____ Fax: _____
 Contact Person: _____
 E-mail Address: _____

PERSON / FIRM PREPARING PLANS

Name: _____
 Address: _____
 City _____ State _____ ZipCode _____
 Phone: _____ Fax: _____
 Contact Person: _____
 E-mail Address: _____

PROJECT ADDRESS:

PARCEL NO. (APN): _____

PROPERTY SIZE: _____

EXISTING ZONING: _____

PROPOSED ZONING: _____

MASTER PLANNED LAND USE: _____

EXISTING USE: _____

SURROUNDING USES:

North _____

East _____

South _____

West _____

*** If a corporation please attach a list of corporate officers.**

*** If a partnership please list all general partners.**

NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

I, _____ being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize _____ to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: _____

Title: _____

Signed _____

Subscribed and sworn to before me this ____ Day of _____, 20____.

Notary Public in and for said County and State

My commission expires: _____

APPLICANT AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF WASHOE)

I, _____ being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: _____

Title: _____

Signed: _____

Subscribed and sworn to before me this ____ Day of _____, 20____.

Notary Public in and for said County and State

My commission expires: _____

**FEE SCHEDULE FOR PLANNING DIVISION
(Effective December 2015)**

| APPLICATION TYPE | CITY OF SPARKS | DISTRICT HEALTH | DIV. OF WATER RESOURCES | DIV. OF ENVIRON. PROT. |
|--|--|----------------------------|---|------------------------|
| Annexation | \$3,000.00 plus \$500.00 noticing fee | N/A | N/A | N/A |
| Administrative Review | \$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** | Call for fees 775-328-2686 | N/A | N/A |
| Administrative Review Medical Marijuana Establishment | \$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** | Call for fees 775-328-2686 | N/A | N/A |
| Administrative Review Telecommunications Tower | \$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** | Call for fees 775-328-2686 | N/A | N/A |
| Amendment to Development Agreement | \$88.00 per hour | N/A | N/A | N/A |
| Area Plan | \$5,000.00 deposit credited toward actual staff time | N/A | N/A | N/A |
| Conditional Use Permit Major | \$2,500.00 deposit credited toward actual staff time **Not to exceed \$7,495.00 **Plus \$500.00 noticing fee** \$10,000.00 deposit credited toward actual staff time **Plus \$500.00 noticing fee** | Call for fees 775-328-2686 | N/A | N/A |
| Development Agreement | \$1,900.00 plus \$120.00 per hour | N/A | N/A | N/A |
| Deviations Minor Major | \$120.00 \$1,250.00 deposit credited toward actual staff time. **Not to exceed - \$7,495** **Plus \$500.00 noticing fee** | | | |
| Master Plan Amendment | \$2,500.00 | Call for fees 775-328-2686 | N/A | N/A |
| Planned Development | \$5,000.00 deposit credited toward actual staff time Typical costs for a Planned Development: \$10,000 to \$50,000 ** Plus \$500.00 noticing fee** | Call for fees 775-328-2686 | Applies only if there is a Tentative Map/Conformance Review (See Tentative Map) | |
| Reviewed of expired Tentative Subdivision Map | \$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** | Call for fees 775-328-2686 | \$180.00 + \$1.00/lot | \$100.00 + \$1.00/lot |
| Rezoning | \$517.00 **Plus \$500.00 noticing fee** | N/A | N/A | N/A |
| Temporary Use Permit | \$100.00 | No Charge | N/A | N/A |
| Tentative Subdivision Map | \$22,800.00 | Call for fees 775-328-2686 | \$180.00 + \$1.00/lot | \$100.00 + \$1.00/lot |
| Variance | \$4,110.00 **Plus \$500.00 noticing fee** | Call for fees 775-328-2686 | N/A | N/A |
| Zoning Research | \$80.50 per hour | N/A | N/A | N/A |