

# **TENTATIVE MAP**

## **APPLICATION INFORMATION**

### **City of Sparks, Nevada**

#### **GENERAL:**

The subdivision of land in the City of Sparks is regulated by Title 17 and Title 20 of Sparks Municipal Code and the Nevada Revised Statutes. Any division of land into more than four (4) parcels requires a Tentative Map which must be approved by the Sparks City Council in accordance with the approved regulations.

#### **PRE-APPLICATION MEETING:**

A pre-application meeting with the Community Services Department is **advisable** for any applicant proposing to apply for a Tentative Map in the City of Sparks. Information on scheduling a pre-application meeting is available by contacting the Community Services Department.

#### **APPLICATION & REVIEW PROCEDURE:**

1. The applicant may choose to attend a pre-application meeting with the Community Services Department.
2. The applicant submits a complete Tentative Map application on an application deadline date. Please refer to the attached schedule for the Tentative Map application submittal dates.
3. The Community Services Department reviews the submitted application for completeness. The Community Services Department sends a letter to the applicant stating whether the application has been deemed complete or incomplete. If the application is deemed complete, a letter with the date of the Plan Review Meeting and any supplemental information needed for staff's review of the application will be sent to the applicant. If the application is deemed incomplete, a letter identifying the required deficient information will be sent to the applicant.
4. The applicant attends the **required** Plan Review Meeting to discuss their proposed Tentative Map 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 the application has been deemed complete and the Plan Review meeting has been held, the Community Services Department will schedule the Tentative Map to go before the Planning Commission and the City Council. **Staff will make every effort to assure that completed applications maintain the Planning Commission and City Council Meeting schedule included in this application packet.**

For additional information please contact:

**Community Services Department**

**431 Prater Way, Sparks, Nevada 89431**

**Phone: (775) 353-2340 / Email [planningreview@cityofsparks.us](mailto:planningreview@cityofsparks.us)**

# TENTATIVE MAP

## APPLICATION INFORMATION

### City of Sparks, Nevada

The following items shall be submitted as a part of the Tentative Map application:

- 1. **Health Department, Division of Water Resources, and Division of Environmental Protection Application Fees:** Additional fees are assessed by the District Health Department, Division of Water Resources, and Division of Environmental Protection for review of your application. Please include separate checks and/or money orders payable to each of the separate entities with your application. Please include separate checks and/or money orders payable to each of the separate entities with your application. See **FEE SCHEDULE** for correct amount. **Please note that District Health fees are payable to the “City of Sparks” and can be added to the application fees and paid by one check. Fees for Division of Water Resources and Division of Environmental Protection shall be separate checks and will be forwarded to these agencies along with wet-stamped plans as indicated below.**
- 2. **Application Fee:** A check or money order payable to the “City of Sparks” for the application fee. **The application fee is 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. **Traffic Study:** One (1) copy of a complete traffic study prepared by a state of Nevada licensed traffic engineer.
- 6. **Review Packets:** One (1) original and one digital copy (preferably on a thumb drive) of each containing the following:
  - a. Completed Development Application form
  - b. Completed Residential or Non-Residential Project Data Sheet
  - c. A Tentative Subdivision Map prepared to the attached specifications – **Three (3) wet-stamped sets required** – one set for City of Sparks and one set each for Division of Water Resources and Division of Environmental Protection.
  - d. **If drawings larger than 8½” x 11” are included with the application, one 8½” x 11” or 11” x 17” MUST be provided.**
  - e. Vicinity Map depicting the respective site and including surrounding roadways.
  - f. A letter of approval from the Regional Street Naming Committee listing all street names shown on the Tentative Map
  - g. A copy of a preliminary Title Report, prepared within 30 days of application submittal, which includes the names and addresses of all property owners: a legal description of the property, and a description of all liens, easements, and deed restrictions.
  - h. A preliminary hydrology and drainage report prepared by a Nevada registered Civil Engineer, addressing the 5-year and 100-year return frequency storms and the 5-year and 100-year flows entering and leaving the site.
  - i. A preliminary sewer report prepared by a Nevada registered Civil Engineer.
  - j. Demonstrate that city services can be provided at an acceptable service level.
  - k. Is the project site 20 or more acres in size?
    - No
    - Yes, all 20 or more-acre development projects must demonstrate the project is fiscally positive to the city for a period of at least 20 years.
  - l. Proof of property tax payment.
  - m. **The original signed applicant and owner’s affidavit shall be provided. Signatures must be original.**

*NOTE: The application materials required above shall serve as a short list of necessary material. The Community Services Department requests that additional application materials be submitted specific to the nature of the project request.*

*The complete list of required materials as outlined in the Sparks Zoning Code – Title 20 can be found at the following link.*  
[https://library.municode.com/nv/sparks/codes/code\\_of\\_ordinances?nodeId=TIT20ZOCO\\_AP\\_APA-1GE](https://library.municode.com/nv/sparks/codes/code_of_ordinances?nodeId=TIT20ZOCO_AP_APA-1GE)

**TENTATIVE MAP**  
**APPLICATION INFORMATION**  
**City of Sparks, Nevada**

**TENTATIVE SUBDIVISION MAPS MUST BE PREPARED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND MUST CONTAIN THE FOLLOWING INFORMATION:**

**A. FORMAT**

1. Subdivision title must appear prominently on the tentative map and all other drawings.
2. The seal and signature of a Nevada registered Civil Engineer must appear on the tentative map and all other drawings.
3. Sheet size must be 24" x 36" or 30" x 42".
4. Tentative map or cover sheet must include vicinity map showing location of the proposed subdivision relative to existing streets and other readily identifiable landmarks.
5. Scale and north arrow must be shown on each sheet. Only standard engineering scales may be used. Minimum scale: 1" = 100'.

**B. EXISTING SITE CONDITIONS**

1. Property boundaries showing bearings, distances and curve data, and relationships to nearest section corner or 1/16th corner.
2. Existing easements; right-of-way, adjacent lots or parcels, boundaries of political subdivisions, special districts and utility districts, and location of any open range adjacent to the proposed subdivision.
3. Topography of site and all areas within 150 feet of site showing:
  - a. Existing grades with maximum contour interval of 5 feet.
  - b. Shading to indicate slopes in excess of 10%.
  - c. Shading to indicate areas subject to inundation by the 100-year flood.
  - d. Prominent natural features such as trees and rock outcroppings.
  - e. Existing ditches and natural watercourses.
  - f. Existing structures; streets, roads, trails, fences, etc.
  - g. Existing utilities including storm drains; sanitary sewers, water, gas, and power lines. Pipe size and direction of flow are to be shown for storm drains and sanitary sewers.
4. Location of any known hazards such as seismic faults or abandoned mines in the vicinity of the proposed subdivision.
5. Please note that additional application material will be required for hillside development. See hillside Sparks Municipal Code Chapter 20.04.011. A Conditional Use Permit will be required.

**C. PROPOSED SUBDIVISION**

1. Lot lay out with each lot numbered, and dimensions and lot area shown.
2. Street layout; proposed street names, typical street sections, cul-de-sac dimensions (length and turnaround radius) and provisions for access to adjacent undeveloped land.
3. Utility and access easements.
4. Storm drains; sanitary sewer mains, water mains and points of connection.
5. Areas to be reserved or dedicated for parks, schools, or common open space.
6. All contiguous land under the same ownership which is not part of the subdivision must be labeled "Not a Part".
7. Grading plan including:
  - a. Approximate street grades.
  - b. Approximate pad elevations: location and grade of cut and fill slopes, location, and height of retaining walls and any other information necessary to convey the impact of grading.
8. Typical lot layout(s) showing building locations; driveways, parking, and setbacks with dimensions.
9. Details of subdivision entrance and detailed landscaping plan.

**DEVELOPMENT APPLICATION**

ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Development Agreement
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development



- Rezoning
- Tentative Subdivision Map
- Variance

<b>CASE NUMBER:</b>	<b>FEE:</b>
_____	\$ _____
Noticing Fee _____	\$ _____
<b>TOTAL FEE:</b>	\$ _____
Rec'd by: _____	Date: _____
<i>(For Planning Department Use Only)</i>	

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: \_\_\_\_\_

**PROJECT ADDRESS:**

\_\_\_\_\_

**PARCEL NO. (APN):** \_\_\_\_\_

\_\_\_\_\_

PROPERTY SIZE: \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

PROPOSED ZONING: \_\_\_\_\_

MASTER PLANNED LAND USE: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_

\_\_\_\_\_

**APPLICANT\***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZipCode \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Person: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**SURROUNDING USES:**

North \_\_\_\_\_

East \_\_\_\_\_

South \_\_\_\_\_

West \_\_\_\_\_

**PERSON / FIRM PREPARING PLANS**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZipCode \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact Person: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**\* 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.**

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**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: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said County and State

My Commission expires: \_\_\_\_\_

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**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: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for said County and State

My Commission expires: \_\_\_\_\_

**ADMINISTRATIVE PLAN REVIEW  
RESIDENTIAL PROJECT DATA SHEET  
City of Sparks, Nevada**

**1. Number of Dwelling Units**

Single Family Detached \_\_\_\_\_  
 Duplexes \_\_\_\_\_  
 Multi-Family Attached \_\_\_\_\_

**2. Site Area Breakdown**

Lots or Buildings \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Common Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_ %

**3. Gross Density**

\_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_\_  
 Total # of Dwellings      Total Area      Gross Density  
 in Acres (DU/AC)

**4. Schools Serving Project**

Elementary School \_\_\_\_\_  
 Middle School \_\_\_\_\_  
 High School \_\_\_\_\_

**5. Estimated Sewage to be Generated**

\_\_\_\_\_ GPD  
 (Attach Calculations)

**6. Traffic**

Average Daily Trips \_\_\_\_\_ Trips  
 Peak Hour Trips \_\_\_\_\_ Trips  
 (Attach Calculations)

**7. Flood Hazard**

Portion of site subject to inundation  
 By 100 year flood:  
 \_\_\_\_\_ Ac. \_\_\_\_\_ %

**8. Estimated Water Demand (Attach Calculations)**

Domestic \_\_\_\_\_ AFY  
 Irrigation \_\_\_\_\_ AFY  
 TOTAL \_\_\_\_\_ AFY  
 Source of water supply: \_\_\_\_\_

**9. Lot Sizes**

\_\_\_\_\_ Sq. Ft. minimum (corner)  
 \_\_\_\_\_ Sq. Ft. minimum (interior)  
 \_\_\_\_\_ Sq. Ft. maximum  
 \_\_\_\_\_ Sq. Ft. average

**10. Minimum Building Setbacks**

\_\_\_\_\_ Feet (Front Property Line to Dwelling)  
 \_\_\_\_\_ Feet (Front Property Line to Garage)  
 \_\_\_\_\_ Feet (Exterior Side Property Line to Dwelling)  
 \_\_\_\_\_ Feet (Interior Side Property Line to Dwelling)  
 \_\_\_\_\_ Feet (Rear Property Line to Dwelling)

**11. Portion of Site within the Following Slope Categories:**

0% - 10% \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 10% + \_\_\_\_\_ Ac. \_\_\_\_\_ %

**12. Unit Sizes**

\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
 \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms

**13. Maximum Building Height**

\_\_\_\_\_ Feet \_\_\_\_\_ Stories

**14. Coverage of Lot by Structure**

Maximum \_\_\_\_\_ %

**15. Single Family & Two-Family Parking**

SF detached \_\_\_\_\_ x 1 per bedrm = \_\_\_\_\_  
 2 dwelling (duplex) \_\_\_\_\_ x 1 per bedrm = \_\_\_\_\_

**16. Multi-Family Parking**

Multi-Family \_\_\_\_\_ x 1 per dwelling unit = \_\_\_\_\_  
 Live/work \_\_\_\_\_ x 1 per dwelling unit = \_\_\_\_\_  
 Boarding/rooming house \_\_\_\_\_ x 0.5 per bdrm = \_\_\_\_\_  
 Group home \_\_\_\_\_ square footage / 400 sf = \_\_\_\_\_

**17. Life Care Housing**

\_\_\_\_\_ square footage / 400 sf = \_\_\_\_\_

**ADMINISTRATIVE PLAN REVIEW  
NON-RESIDENTIAL PROJECT DATA SHEET  
City of Sparks, Nevada**

**1. Site Area Breakdown**

Building Coverage \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Landscaped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Paved Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Undeveloped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_ %

**2. Existing Building Information**

#1 Description \_\_\_\_\_  
 Floor Area \_\_\_\_\_ Sq.Ft      Height \_\_\_\_\_ Feet  
 Type of Construction \_\_\_\_\_  
 #2 Description \_\_\_\_\_  
 Floor Area \_\_\_\_\_ Sq.Ft      Height \_\_\_\_\_ Feet  
 Type of Construction \_\_\_\_\_

**3. Floor Area Ratio**

\_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_\_  
 Total Floor      Net Site      Floor Area  
 Area (Sq. Ft.)    Area (Sq. Ft.)    Ratio

**4. Description of Proposed Use**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**5. Building Area Breakdown & Parking Calculations**

Auto Repair / Service	_____ 1 per 500 Sq.Ft.	=	_____ Spaces
Child Care	_____ 1 per 350 Sq. Ft.	=	_____ Spaces
Church	_____ 1 per 150 Sq. Ft.	=	_____ Spaces
Financial	_____ 1 per 400 Sq. Ft.	=	_____ Spaces
Gaming Establishment	_____ 1 per 100 Sq. Ft. + 1 per 300 Sq. Ft.	=	_____ Spaces
	for Accessory uses	=	_____ Spaces
Health Club	_____ 1 per 150 Sq. Ft.	=	_____ Spaces
Hospitals	_____ 1 per 400 Sq. Ft.	=	_____ Spaces
Hotel/Motel	_____ 1 per guest room	=	_____ Spaces
Life Care	_____ 1 per 400 Sq. Ft.	=	_____ Spaces
Manufacturing	_____ 1 per 2000 Sq. Ft.	=	_____ Spaces
Medical/Clinic	_____ 1 per 500 Sq. Ft.	=	_____ Spaces
Office	_____ 1 per 800 Sq. Ft.	=	_____ Spaces
Personal Service	_____ 1 per 300 Sq. Ft.	=	_____ Spaces
Recreational Facility	_____ 1 per 200 Sq. Ft.	=	_____ Spaces
Restaurant/Bar	_____ 1 per 300 Sq. Ft.	=	_____ Spaces
Retail	_____ 1 per 300 Sq. Ft.	=	_____ Spaces
Sale of Bulky Goods	_____ 1 per 400 Sq. Ft.	=	_____ Spaces
School, Elementary	_____ 1 per classrm + 1 per 100 students	=	_____ Spaces
School, Middle	_____ 2 per classrm + 1 per 100 students	=	_____ Spaces
School, High	_____ 1 per 1.5 Students + Staff	=	_____ Spaces
Theatre/Auditorium	_____ 1 per 300 Sq. Ft.	=	_____ Spaces
Warehousing	_____ 1 per 2000 Sq. Ft.	=	_____ Spaces

**6. Outdoor Uses**

Outdoor Storage      \_\_\_ Yes \_\_\_ No  
 Outdoor Processing      \_\_\_ Yes \_\_\_ No  
 Staging/Loading of Trucks      \_\_\_ Yes \_\_\_ No

**7. Estimated Water Demand (Attach Calculations)**

Domestic \_\_\_\_\_ AFY  
 Irrigation \_\_\_\_\_ AFY  
 TOTAL \_\_\_\_\_ AFY  
 Source of water supply: \_\_\_\_\_

**8. Traffic (Attach Calculations)**

Average Daily Trips \_\_\_\_\_ Trips  
 Peak Hour Trips \_\_\_\_\_ Trips

**9. Estimated Sewage to be Generated**

\_\_\_\_\_ GPD  
 (Attach Calculations)

**10. Hazardous Materials**

Will the use on this site involve the use of hazardous materials? \_\_\_ Yes \_\_\_ No

**11. Flood Hazard**

Portion of site subject to inundation by 100 year flood: \_\_\_\_\_ Ac. \_\_\_\_\_ %

**12. Portion of Site within the Following Slope Categories:**

0% - 10% \_\_\_\_\_ Ac. \_\_\_\_\_ %  
 10% + \_\_\_\_\_ Ac. \_\_\_\_\_ %

City of Sparks Community Services Department  
 2022 APPLICATION DATES  
TENTATIVE MAPS

*APPLICATIONS WILL ONLY BE ACCEPTED ON APPLICATION DEADLINE DATES*

<b>Application Deadline*</b>	<b>Plan Review Meeting</b>	<b>Planning Commission Meeting</b>	<b>City Council Meeting</b>
<b>Tue Dec 21, 2021</b>	Wed Jan 05, 2022	Thu Feb 17, 2022 6:00 PM	Mar 28, 2022
Wed Jan 19, 2022	Wed Feb 02, 2022	Thu Mar 17, 2022 6:00 PM	Apr 25, 2022
Wed Feb 16, 2022	Wed Mar 02, 2022	Thu Apr 21, 2022 6:00 PM	May 23, 2022
Wed Mar 23, 2022	Wed Apr 06, 2022	Thu May 19, 2022 6:00 PM	Jun 27, 2022
Wed Apr 20, 2022	Wed May 04, 2022	Thu Jun 16, 2022 6:00 PM	Jul 25, 2022
Wed May 18, 2022	Wed Jun 01, 2022	Thu Jul 21, 2022 6:00 PM	Aug 22, 2022
Wed Jun 22, 2022	Wed Jul 06, 2022	Thu Aug 18, 2022 6:00 PM	Sep 26, 2022
Wed Jul 20, 2022	Wed Aug 03, 2022	Thu Sep 15, 2022 6:00 PM	Oct 24, 2022
Wed Aug 24, 2022	Wed Sep 07, 2022	Thu Oct 20, 2022 6:00 PM	Nov 28, 2022
Wed Sep 21, 2022	Wed Oct 05, 2022	Thu Nov 17, 2022 6:00 PM	Jan 09, 2023
Wed Oct 19, 2022	Wed Nov 02, 2022	Thu Dec 15, 2022 6:00 PM	Jan 23, 2023
<b>Mon Nov 21, 2022</b>	Wed Dec 07, 2022	Thu Jan 19, 2023 6:00 PM	Feb 27, 2023
<b>Tue Dec 20, 2022</b>	Wed Jan 04, 2023	Thu Feb 16, 2023 6:00 PM	Mar 27, 2023

*\*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.*



**FEE SCHEDULE FOR PLANNING DIVISION  
(Effective July 2020)**

APPLICATION TYPE	CITY OF SPARKS	DIV. OF WATER RESOURCES	DIV. OF ENVIRON. PROT.
<b>Annexation</b>	\$3,000.00 plus \$500.00 noticing fee	N/A	N/A
<b>Administrative Review</b>	\$1,250.00 deposit credited toward actual staff time <b>**Not to exceed \$7,495**</b> Plus \$501.00 District Health fee	N/A	N/A
<b>Administrative Review Medical Marijuana Establishment</b>	\$1,250.00 deposit credited toward actual staff time <b>**Not to exceed \$7,495**</b> Plus \$501.00 District Health fee	N/A	N/A
<b>Administrative Review Telecommunications Tower</b>	\$1,250.00 deposit credited toward actual staff time <b>**Not to exceed \$7,495**</b> Plus \$501.00 District Health fee	N/A	N/A
<b>Amendment to Development Agreement</b>	\$88.00 per hour	N/A	N/A
<b>Area Plan</b>	\$5,000.00 deposit credited toward actual staff time	N/A	N/A
<b>Conditional Use Permit  Major</b>	\$2,500.00 deposit credited toward actual staff time <b>**Not to exceed \$7,495.00 **Plus \$500.00 noticing fee** **Plus \$846.00 District Health fee**</b> \$10,000.00 deposit credited toward actual staff time <b>**Plus \$500.00 noticing fee** **Plus \$846.00 District Health fee**</b>	N/A	N/A
<b>Comprehensive Plan Amendment</b>	\$2,500.00	N/A	N/A
<b>Development Agreement</b>	\$1,900.00 plus \$120.00 per hour <b>**Plus \$846.00 District Health fee**</b>	N/A	N/A
<b>Deviations Minor Major</b>	\$120.00 \$1,250.00 deposit credited toward actual staff time <b>**Not to exceed - \$7,495**</b> <b>**Plus \$500.00 noticing fee** **</b>		
<b>Planned Development</b>	\$5,000.00 deposit credited toward actual staff time Typical costs for a Planned Development: \$10,000 to \$50,000 <b>** Plus \$500.00 noticing fee**</b> <b>**Plus \$1,319 if served by sewer or \$2,906 if served by septic District Health fee**</b>	Applies only if there is a Tentative Map/Conformance Review (See Tentative Map)	
<b>Reviewed of expired Tentative Subdivision Map</b>	\$1,250.00 deposit credited toward actual staff time <b>**Not to exceed \$7,495**</b> <b>**Plus \$1,319 if served by sewer or \$2,906 if served by septic District Health fee**</b>	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
<b>Rezoning</b>	\$517.00 <b>**Plus \$500.00 noticing fee**</b>	N/A	N/A
<b>Temporary Use Permit</b>	\$100.00	N/A	N/A
<b>Tentative Subdivision Map</b>	\$22,800.00 <b>**Plus \$1,319 if served by sewer or \$2,906 if served by septic District Health fee**</b>	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
<b>Variance</b>	\$4,110.00 <b>**Plus \$500.00 noticing fee** **Plus \$501.00 District Health fee**</b>	N/A	N/A
<b>Zoning Research</b>	\$80.50 per hour	N/A	N/A

**Please Note: Washoe County District Health fees are now payable to the City of Sparks. The fees can be paid by separate check or can be added together and paid as one. All checks made payable to the City of Sparks. All fees are due and payable at the time of submittal. Thank you.**