

# REZONING

## APPLICATION INFORMATION

### City of Sparks, Nevada

#### **GENERAL:**

All land in the City is classified into zoning districts, as shown on the zoning map, and regulations for the use of property in each district are contained in Title 20 of Sparks Municipal Code. A Rezoning, or reclassification of a lot or parcel from one district to another, requires adoption of an ordinance amending the zoning map.

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

A pre-application meeting with the Community Services Department is **advisable** for any applicant proposing a Rezoning 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 the Rezoning application on an application deadline date. Please refer to the attached schedule for the Rezoning 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 Rezoning 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 Rezoning 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 Fax:(775) 353-1635**

# REZONING APPLICATION CHECKLIST

## City of Sparks, Nevada

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

- 1. **Application & Noticing Fee:** A check or money order payable to the "City of Sparks" for the application fee and the required noticing fee. **Both the application fee and noticing fee are due at the time of the application submittal. See FEE SCHEDULE for correct amount.**
- 2. **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.
- 3. **Review Packets:** Ten (10), each containing the following (in collated sets):
  - a. Completed Development Application form
  - b. A written description of the proposed rezoning
  - c. A list of the Sparks Master Plan goals and policies that will be met by the proposed rezoning
  - 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. Provide written narrative that city services can be provided to the site at acceptable service levels.
  - 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 - Please fold oversized drawings - No rolled plans**
  - g. Rezoning Vicinity Map depicting the existing and proposed zoning designation of the respective site including surrounding roadways and the zoning 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.

**DEVELOPMENT APPLICATION**



**ACTION REQUESTED:**

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

- Tentative Subdivision Map
- Variance

CASE NUMBER:	FEE:
_____	\$ _____
Noticing Fee	\$ _____
District Health Fee	\$ _____
<b>TOTAL FEES</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: \_\_\_\_\_

**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 )
COUNTY OF WASHOE ) SS.

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 )
COUNTY OF WASHOE ) SS.

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: \_\_\_\_\_

City of Sparks Community Services Department  
 2020 APPLICATION DATES  
ANNEXATIONS AND REZONINGS

*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 1st Reading</b>	<b>City Council Public Hearing</b>
Wed <b>Jan 22, 2020</b> 4:00 PM	Wed <b>Feb 05, 2020</b> 9:30 AM	Thu <b>Mar 05, 2020</b> 6:00 PM	<b>Apr 13, 2020</b>	<b>Apr 27, 2020</b>
Wed <b>Feb 19, 2020</b> 4:00 PM	Wed <b>Mar 04, 2020</b> 9:30 AM	Thu <b>Apr 02, 2020</b> 6:00 PM	<b>May 11, 2020</b>	<b>May 26, 2020</b>
Wed <b>Mar 25, 2020</b> 4:00 PM	Wed <b>Apr 08, 2020</b> 9:30 AM	Thu <b>May 07, 2020</b> 6:00 PM	<b>Jun 08, 2020</b>	<b>Jun 22, 2020</b>
Wed <b>Apr 22, 2020</b> 4:00 PM	Wed <b>May 06, 2020</b> 9:30 AM	Thu <b>Jun 04, 2020</b> 6:00 PM	<b>Jul 13, 2020</b>	<b>Jul 27, 2020</b>
Wed <b>May 20, 2020</b> 4:00 PM	Wed <b>Jun 03, 2020</b> 9:30 AM	Thu <b>Jul 02, 2020</b> 6:00 PM	<b>Aug 10, 2020</b>	<b>Aug 24, 2020</b>
Wed <b>Jun 24, 2020</b> 4:00 PM	Wed <b>Jul 08, 2020</b> 9:30 AM	Thu <b>Aug 06, 2020</b> 6:00 PM	<b>Sep 14, 2020</b>	<b>Sep 28, 2020</b>
Wed <b>Jul 22, 2020</b> 4:00 PM	Wed <b>Aug 05, 2020</b> 9:30 AM	Thu <b>Sep 03, 2020</b> 6:00 PM	<b>Oct 12, 2020</b>	<b>Oct 26, 2020</b>
Wed <b>Aug 19, 2020</b> 4:00 PM	Wed <b>Sep 02, 2020</b> 9:30 AM	Thu <b>Oct 01, 2020</b> 6:00 PM	<b>Nov 09, 2020</b>	<b>Nov 23, 2020</b>
Wed <b>Sep 23, 2020</b> 4:00 PM	Wed <b>Oct 07, 2020</b> 9:30 AM	Thu <b>Nov 05, 2020</b> 6:00 PM	<b>Nov 23, 2020</b>	<b>Dec 14, 2020</b>
Wed <b>Oct 21, 2020</b> 4:00 PM	Wed <b>Nov 04, 2020</b> 9:30 AM	Thu <b>Dec 03, 2020</b> 6:00 PM	<b>Jan 11, 2021</b>	<b>Jan 25, 2021</b>
<b>Mon Nov 23, 2020</b> 4:00 PM	Wed <b>Dec 09, 2020</b> 9:30 AM	Thu <b>Jan 07, 2021</b> 6:00 PM	<b>Feb 08, 2021</b>	<b>Feb 22, 2021</b>
<b>Mon Dec 21, 2020</b> 4:00 PM	Wed <b>Jan 06, 2021</b> 9:30 AM	Thu <b>Feb 04, 2021</b> 6:00 PM	<b>Mar 08, 2021</b>	<b>Mar 22, 2021</b>

*\*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 2019)**

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 **Not to exceed \$7,495** Plus \$489.00 District Health fees	N/A	N/A
<b>Administrative Review Medical Marijuana Establishment</b>	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** Plus \$489.00 District Health fees	N/A	N/A
<b>Administrative Review Telecommunications Tower</b>	\$1,250.00 deposit credited toward actual staff time **Not to exceed \$7,495** Plus \$825.00 District Health fee if site is served by Septic System	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 **Not to exceed \$7,495.00 **Plus \$500.00 noticing fee** **Plus \$825.00 District Health fee** \$10,000.00 deposit credited toward actual staff time **Plus \$500.00 noticing fee** **Plus \$825.00 District Health fee**	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 **Plus \$825.00 District Health fee**	N/A	N/A
<b>Deviations Minor Major</b>	\$120.00 \$1,250.00 deposit credited toward actual staff time **Not to exceed - \$7,495** **Plus \$500.00 noticing fee** **		
<b>Planned Development</b>	\$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** **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	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 **Not to exceed \$7,495** **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
<b>Rezoning</b>	\$517.00 **Plus \$500.00 noticing fee**	N/A	N/A
<b>Temporary Use Permit</b>	\$100.00	N/A	N/A
<b>Tentative Subdivision Map</b>	\$22,800.00 **Plus \$1,285 if served by sewer or \$2,832 if served by septic District Health fee**	\$180.00 + \$1.00/lot	\$100.00 + \$1.00/lot
<b>Variance</b>	\$4,110.00 **Plus \$500.00 noticing fee** **Plus \$489.00 District Health fee**	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. Fees are due and payable at the time of submittal. Thank you.**