

MAJOR DEVIATION

Application Information

General:

A major deviation is an adjustment greater than 10% and not to exceed 50% for any quantitative requirement. A quantitative requirement is a regulation that is capable of being counted or measured. A major deviation cannot be used for signs or parking. The intent of the City is to permit reductions or modification from minimum standards of the Zoning Code when the modification will not be materially detrimental to public health, safety, or welfare. The major deviation must be consistent with the applicable zoning district and character of the neighborhood.

Pre-Application Meeting:

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

Application and Review Procedure:

1. The applicant may choose to attend a pre-application meeting with the Community Services Department.
2. The applicant submits a complete Major Deviation application on an application deadline date. Please refer to the **attached schedule** for the Administrative Plan Review application submittal dates.
3. The Community Services Department reviews the submitted application for completeness. If the application is deemed complete, preliminary comments and a virtual Plan Review Meeting link will be sent to the applicant two days prior to the scheduled Plan Review Meeting. Please see the attached schedule that identifies scheduled Plan Review Meetings based on the date applications are received.
4. The applicant attends the **required** Plan Review Meeting to discuss their proposed Major Deviation application. At the Plan Review Meeting, the applicant and city staff will review the application, discuss supplemental information and/or revisions needed to process the application, and discuss concerns for denial and/or conditions of approval. If supplemental application information and/or revisions are requested by staff, then the applicant must provide it following the Plan Review Meeting.
5. After the Plan Review Meeting, the applicant will be able to address comments and upload any supplemental application information requested through the Accela Citizen Access online portal. **Staff will make every effort to ensure that applications maintain the Plan Review Meeting schedule included in this application packet.**



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Application Requirements:

The following items shall be submitted as a part of the Administrative Review application. Applications must be submitted online using Accela Citizen Access. Please see the [instructions](#) to submit a planning application using Accela Citizen Access.

- ☐ Application & Noticing Fee. Payment for the application fee and **required** noticing fee is accepted online through the Accela Customer Access Portal or can be made by check or money order payable to the “City of Sparks” within two days of application submittal. The application and noticing fees are deposits against which staff bills time and materials. At the end of review and approval, there could be a refund or balance due. See **FEE SCHEDULE** for correct amount.
- ☐ Signed owner’s and applicant affidavit. 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. Signatures must be original.
- ☐ City of Sparks Development Application
- ☐ Completed Residential or Non-Residential Project Data Sheet
- ☐ Vicinity Map depicting the respective site and including surrounding roadways.
- ☐ Written documentation addressing:
 - I. A description of the major deviation request;
 - II. An explanation of why the major deviation is necessary;
 - III. An explanation of why other solutions are not feasible; and
 - IV. An analysis of the following required findings:
 - i. The request is consistent with the stated purposes of Title 20, Zoning Code;
 - ii. Granting the major deviation will not be materially detrimental to the public health, safety, or welfare, or injurious to property or improvements in the vicinity;
 - iii. Granting the major deviation is necessary for the preservation and enjoyment of a property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the major deviation is sought; and
 - iv. Granting of the major deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use districts in which the property is located.
- ☐ Are there any existing structures on the proposed site? If 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.

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- Is a new structure proposed at the existing site? If yes, the following must be submitted:
 - I. A dimensioned site plan which includes the new structure, setbacks to property lines, easements, and any additional information that would be helpful to illustrate the proposed use of the site.
 - II. Four-sided architectural building elevations with colors and materials clearly labeled.
 - III. Floor plans
 - IV. A detailed landscape and irrigation plan with plant materials, sizes and quantities clearly labeled. The total percent of the site that is proposed to be landscaped shall be provided.

NOTE: The application materials required above serve as a short list of necessary material. A complete list of required application materials as outlined in the Sparks [Zoning Code – Title 20](#).

The Community Services Department may also request additional application materials specific to the nature of the request be submitted.

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City of Sparks Development Application

General Information:

Project Name- _____

Project Description- _____

Property Information:

Project Address: _____

Parcel No. (APN): _____

Property Size: _____

Existing Zoning: _____

Proposed Zoning: _____

Master Planned Land Use: _____

Existing Use: _____

Surrounding Uses:

North: _____

East: _____

South: _____

West: _____

Contact Information:

*Property Owner**

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Contact Person: _____

Email Address: _____



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*Applicant**

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Contact Person: _____

Email Address: _____

Person/Firm Preparing Plans

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Contact Person: _____

Email Address: _____

Notes:

1. If a corporation, please attach a list of corporate officers.
2. If a partnership, please list all general partners.
3. Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted
4. 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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Affidavits:

Owner Affidavit:

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: _____

STATE OF NEVADA)

) SS

COUNTY OF WASHOE)

On this _____ day of _____, 20____,

_____ (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Notary Public



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Applicant Affidavit:

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: _____

STATE OF NEVADA)

) SS

COUNTY OF WASHOE)

On this _____ day of _____, 20____,

_____ (name) personally appeared before me, a Notary Public in and for said County and State, known to me to be the owner/authorized agent of the above property who acknowledged to me that they are authorized to and did execute the above instrument on behalf of said application.

Notary Public



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Residential Project Data Sheet

1. Number of Dwelling Units:
 - a. Single Family Detached: _____
 - b. Duplexes: _____
 - c. Multi-family Attached: _____
2. Site Area Breakdown:
 - a. Lots or Buildings: _____ Ac. _____ %
 - b. Public Right-of-Way: _____ Ac. _____ %
 - c. Common Area: _____ Ac. _____ %
 - d. Total: _____ Ac. _____ %
3. Gross Density: (Total # of Dwellings/Total Area= Gross Density in Acres (DU/AC))
 - a. _____ / _____ = _____
4. Schools Serving Project:
 - a. Elementary School: _____
 - b. Middle School: _____
 - c. High School: _____
5. Estimated Sewage to be Generated:
 - a. _____ GPD (Attach Calculations)
6. Traffic:
 - a. Average Daily Trips: _____
 - b. Peak Hour Trips: _____
(Attach Calculations)
7. Flood Hazard:
 - a. Portion of site subject to inundation by 100-year flood: _____ Ac. _____ %
8. Estimated Water Demand (Attach Calculations):
 - a. Domestic: _____ AFY
 - b. Irrigation: _____ AFY
 - c. Total: _____ AFY
 - d. Source of water supply: _____
9. Lot Sizes:
 - a. _____ Sq. Ft. minimum (corner)
 - b. _____ Sq. Ft. minimum (interior)
 - c. _____ Sq. Ft. maximum
 - d. _____ Sq. Ft. average

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10. Minimum Building Setbacks:

- a. _____ Feet (Front Property Line to Dwelling)
- b. _____ Feet (Front Property Line to Garage)
- c. _____ Feet (Exterior Side Property Line to Dwelling)
- d. _____ Feet (Interior Side Property Line to Dwelling)
- e. _____ Feet (Rear Property Line to Dwelling)

11. Portion of Site within the Following Slope Categories:

- a. 0%-10%: _____ Ac. _____ %
- b. 10%+: _____ Ac. _____ %

12. Unit Sizes:

- a. _____ Sq. Ft. _____ Bedrooms
- b. _____ Sq. Ft. _____ Bedrooms

13. Maximum Building Height:

- a. _____ Feet _____ Stories

14. Coverage of Lot by Structure:

- a. Maximum _____ %

15. Single Family & Two-Family Parking:

- a. SF Detached _____ x1 per bdrm= _____
- b. 2 dwelling (duplex) _____ x1 per bdrm= _____

16. Multi-Family Parking:

- a. Multi-Family _____ x 1 per dwelling unit = _____
- b. Live/work _____ x 1 per dwelling unit = _____
- c. Boarding/rooming house _____ x 0.5 per bdrm = _____
- d. Group home _____ square footage / 400 sf = _____

17. Life Care Housing:

- a. _____ Square footage / 400 sf = _____

18. Number of Affordable Units:

- a. 80% AMI or below: _____
- b. 60% AMI or below: _____
- c. 30% AMI or below: _____

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Non-Residential Project Data Sheet

1. Site Area Breakdown:

- a. Building Coverage: _____ Ac. _____ %
- b. Landscaped Area: _____ Ac. _____ %
- c. Paved Area: _____ Ac. _____ %
- d. Undeveloped Area: _____ Ac. _____ %
- e. Public Right-of-Way: _____ Ac. _____ %
- f. Total: _____ Ac. _____ %

2. Existing Building Information:

- a. Description: _____
Floor Area: _____ Sq. Ft. Height: _____ Feet
Type of Construction: _____
- b. Description: _____
Floor Area: _____ Sq. Ft. Height: _____ Feet
Type of Construction: _____

3. Floor Area Ratio: (Total Floor Area (Sq. Ft.) / Net Site Area (Sq. Ft.) = Floor Area Ratio)

_____ / _____ = _____

4. Description of Proposed Use: _____ _____ _____ _____

5. Outdoor Uses:

- a. Outdoor Storage: ☐ Yes ☐ No
- b. Outdoor Processing: ☐ Yes ☐ No
- c. Staging/Loading of Trucks: ☐ Yes ☐ No

6. Estimated Water Demand (Attach Calculations):

- a. Domestic: _____ AFY
- b. Irrigation: _____ AFY
- c. Total: _____ AFY
- d. Source of water supply: _____

7. Traffic (Attached Calculations):

- a. Average Daily Trips: _____ Trips
- b. Peak Hour Trips: _____ Trips

8. Estimated Sewage to be Generated:

- a. _____ GPD (Attach Calculations)

9. Hazardous Materials:

- a. Will the use on this site involve the use of hazardous materials? ☐ Yes ☐ No

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10. Building Area Breakdown and 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. 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

11. Flood Hazard:

a. Portion of site subject to inundation by 100-year flood: _____ Ac. _____%

12. Portion of Site within the Following Slope Categories:

a. 0%-10%: _____ Ac. _____%

b. 10%+: _____ Ac. _____%

APPLICATION SCHEDULE

2026 Application Dates-Architectural Building Elevation Reviews, Conditional Use Permits, Variances, and Major Deviations

Applications will only be accepted on application deadline dates.

<u>Application Deadline</u>	<u>Plan Review Meeting</u>	<u>Planning Commission Meeting</u>
Wednesday, December 17, 2025	Wednesday, January 7, 2026	Thursday, February 19, 2026
Wednesday, January 21, 2026	Wednesday, February 4, 2026	Thursday, March 19, 2026
Wednesday February 18, 2026	Wednesday, March 4, 2026	Thursday, April 16, 2026
Wednesday, March 18, 2026	Wednesday, April 1, 2026	Thursday, May 21, 2026
Wednesday, April 15, 2026	Wednesday, May 6, 2026	Thursday, June 18, 2026
Wednesday, May 20, 2026	Wednesday, June 3, 2026	Thursday, July 16, 2026
Wednesday, June 17, 2026	Wednesday, July 1, 2026	Thursday, August 20, 2026
Wednesday, July 15, 2026	Wednesday, August 5, 2026	Thursday, September 17, 2026
Wednesday, August 19, 2026	Wednesday, September 2, 2026	Thursday, October 15, 2026
Wednesday, September 16, 2026	Wednesday, October 7, 2026	Thursday, November 19, 2026
Wednesday, October 21, 2026	Wednesday, November 4, 2026	Thursday, December 17, 2026
Wednesday, November 18, 2026	Wednesday, December 2, 2026	Thursday, January 21, 2027
Wednesday, December 16, 2026	Wednesday, January 6, 2027	Thursday, February 18, 2027

Note: The decision of the Planning Commission is subject to an 11-day appeal period. 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

Application Type	Application Fees
Annexation	1. \$3,000.00 2. \$500.00 noticing deposit credited toward actual noticing costs
Administrative Review: New construction, Outdoor Storage, Medical Marijuana Establishment, and Telecommunications Towers	1. \$1,250.00 deposit credited toward actual staff time (Not to Exceed \$7,495.00) 2. \$174.00 Northern Nevada Public Health Fee
Amendment to Development Agreement	1. \$128.00/ hour
Area Plan	1. \$5,000.00 deposit credited toward actual staff time
Building Elevation Review	1. \$1,250.00 deposit credited toward actual staff time (Not to Exceed \$7,495.00)
Conditional Use Permit	1. \$2,500.00 deposit credited toward actual staff time (Not to Exceed \$7,495.00) 2. \$500.00 noticing deposit credited toward actual noticing costs 3. \$324.00 Northern Nevada Public Health Fee
Conditional Use Permit; Major	1. \$10,00.00 deposit credited toward actual staff time (Not to Exceed \$7,495.00) 2. \$500.00 noticing deposit credited toward actual noticing costs 3. \$324.00 Northern Nevada Public Health Fee
Comprehensive Plan Amendment	1. \$2,500.00 2. \$500.00 noticing deposit credited toward actual noticing costs
Development Agreement	1. \$1,900.00 deposit 2. \$127.00/ hour 3. \$324.00 Northern Nevada Public Health Fee
Deviation; Minor	1. \$120.00
Deviation; Major	1. \$1,250.00 deposit credited toward actual staff time (Not to Exceed \$7,495.00) 2. \$500.00 noticing deposit credited toward actual noticing costs



FEE SCHEDULE FOR PLANNING DIVISION

Planned Development	1. \$5,000.00 deposit credited toward actual staff time (Typical costs for a Planned Development: \$10,000.00-\$50,000.00) 2. \$500.00 noticing deposit credited toward actual noticing costs 3. \$620.00 if served by sewer or \$1,176.00 if served by septic Northern Nevada Public Health Fee
Review of Expired Tentative Subdivision Map	1. \$2,500.00 deposit credited toward actual staff time 2. \$620.00 if served by sewer or \$1,176.00 if served by septic Northern Nevada Public Health Fee
Rezoning	1. \$517.00 2. \$500.00 noticing deposit credited toward actual noticing costs
Temporary Sign Permit	1. \$35.00
Temporary Use Permit	1. \$100.00
Tentative Subdivision Map	1. \$22,800.00 2. \$620.00 if served by sewer or \$1,176.00 if served by septic Northern Nevada Public Health Fee
Variance	1. \$4,110.00 2. \$500.00 noticing deposit credited toward actual noticing costs 3. \$174.00 Northern Nevada Public Health Fee
Zoning Research	1. \$117.00/ hour

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 must be made payable to the City of Sparks. All fees are due at the time of application submittal.
- Electronic payments made by credit or debit cards will be charged \$0.25 per transaction in addition to 2.75% of the total transaction amount.

Please Note for Tentative Subdivision Maps:

- Tentative subdivision maps and associated fees must be directly submitted to **Division of Water Resources, Division of Environmental Protection, and Division of Wildlife**. Fees for review of tentative subdivision maps by these entities are not included in the Planning Division Fee Schedule.

