

Application Information

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 City of Sparks 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 and Review Procedure:

1. The applicant may choose to attend a pre-application meeting with the City of Sparks.
2. The applicant submits a complete 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 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 Rezoning application. At the Plan Review Meeting, the applicant and city staff will review the application and discuss supplemental information and/or revisions needed to process the application. 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 and/or revisions requested through the Accela Citizen Access online portal. **Staff will make every effort to ensure that completed applications maintain the Planning Commission and City Council Meeting schedule included in this application packet.**

REZONING

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
- ☐ Project of Regional Significance Checklist
- ☐ 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.
- ☐ A wet-stamped legal description and boundary map.
- ☐ Written documentation addressing:
 - I. A description of the proposed rezoning;
 - II. An analysis of SMC 20.05.006(F) findings for approval;
 - III. A list of the Sparks Comprehensive Plan goals and policies that will be met by the proposed rezoning; and,
 - IV. An analysis of whether city services can be provided at acceptable service levels.
- ☐ 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.

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.



REZONING

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: _____

*Applicant**

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Contact Person: _____

Email Address: _____



REZONING

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.



REZONING

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



REZONING

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



PROJECT OF REGIONAL SIGNIFICANCE CHECKLIST

Projects that are considered regionally significant require additional review to ensure conformance with the Truckee Meadows Regional Plan. The Regional Planning Commission resolution on Projects of Regional Significance adopted in accordance with NRS 278.026 and NRS 278.0277 identifies projects that are regionally significant.

A YES TO ANY OF THE FOLLOWING QUESTIONS INDICATES THE PROJECT IS REGIONALLY SIGNIFICANT:

1. Will the project, if approved, have an effect on the region by increasing (check all that apply):
 - ☐ Employment by not less than 938 employees?
 - ☐ Housing not less than 625 units?
 - ☐ Hotel accommodations by not less than 625 rooms?
 - ☐ Sewage not less than 187,500 gallons per day?
 - ☐ Water usage by not less than 625 acre feet per year?
 - ☐ Traffic by not less than an average of 6,250 average daily trips?
 - ☐ Student population (K-12) by not less than 325 students?
2. Does the project include (check all that apply):
 - ☐ An electric substation?
 - ☐ A transmission line that carries 60 kilovolts (kV) or more?
 - ☐ A facility that generates electricity greater than 5 megawatts?
 - ☐ Natural gas storage and peak shaving facilities?
 - ☐ Gas regulator stations and mains that operate over 100 pounds per square inch (PSI)?
3. The project is a geothermal well field gathering system and power generation facility or a mining operation on any land within 20 miles of the Truckee Meadows Service Areas.
Yes ☐ No ☐
4. The project is located within 100-year flood zone and: Will alter the stream channel or banks of a portion of the Truckee River or any of its tributaries as identified on Figure 2-1 "Surface Waters Tributary to Truckee River" of the Regional Water Management Plan, or will alter any wetlands delineated through the Section 404 permit process.
Yes ☐ No ☐
5. The project is a new or significantly expanded landfill or other land disposal facility subject to regulation under Section 090 of the Washoe County District Board of Health regulations governing solid waste management; or any facility involved with the treatment and/or permanent disposal of hazardous or infectious wastes.
Yes ☐ No ☐

PROJECT OF REGIONAL SIGNIFICANCE CHECKLIST

6. The project will result in the loss or significant degradation of a designated paleontological site as identified in the adopted local government master plans, if such sites have been designated.

Yes ☐ No ☐

7. Was the project previously reviewed for conformance with the Regional Plan as a Project of Regional Significance? If so, does the project:

☐ Increase the impact of the project by 10% or more for any threshold contained in Section 1?

☐ Exceed any of the thresholds contained in Section A that the original project did not exceed?

Based on the above, this project is ☐ or is not ☐ a Project of Regional Significance.

APPLICATION SCHEDULE

2026 Application Dates- Annexations and Rezoning

Applications will only be accepted on application deadline dates.

<u>Application Deadline</u>	<u>Plan Review Meeting</u>	<u>Planning Commission Meeting</u>	<u>City Council 1st Reading</u>	<u>City Council Public Hearing</u>
Wednesday, December 17, 2025	Wednesday, January 7, 2026	Thursday, February 19, 2026	Monday, March 23, 2026	Monday, April 13, 2026
Wednesday, January 21, 2026	Wednesday, February 4, 2026	Thursday, March 19, 2026	Monday, April 27, 2026	Monday, May 11, 2026
Wednesday February 18, 2026	Wednesday, March 4, 2026	Thursday, April 16, 2026	Tuesday, May 26, 2026	Monday, June 8, 2026
Wednesday, March 18, 2026	Wednesday, April 1, 2026	Thursday, May 21, 2026	Monday, June 22, 2026	Monday, July 13, 2026
Wednesday, April 15, 2026	Wednesday, May 6, 2026	Thursday, June 18, 2026	Monday, July 27, 2026	Monday, August 10, 2026
Wednesday, May 20, 2026	Wednesday, June 3, 2026	Thursday, July 16, 2026	Monday, August 24, 2026	Monday, September 14, 2026
Wednesday, June 17, 2026	Wednesday, July 1, 2026	Thursday, August 20, 2026	Monday, September 28, 2026	Monday, October 12, 2026
Wednesday, July 15, 2026	Wednesday, August 5, 2026	Thursday, September 17, 2026	Monday, October 26, 2026	Monday, November 9, 2026
Wednesday, August 19, 2026	Wednesday, September 2, 2026	Thursday, October 15, 2026	Monday, November 23, 2026	Monday, December 14, 2026
Wednesday, September 16, 2026	Wednesday, October 7, 2026	Thursday, November 19, 2026	Monday, December 28, 2026	Monday, January 11, 2027
Wednesday, October 21, 2026	Wednesday, November 4, 2026	Thursday, December 17, 2026	Monday, January 11, 2027	Monday, February 8, 2027
Wednesday, November 18, 2026	Wednesday, December 2, 2026	Thursday, January 21, 2027	Monday, February 8, 2027	Monday, March 8, 2027
Wednesday, December 16, 2026	Wednesday, January 6, 2027	Thursday, February 18, 2027	Monday, March 8, 2027	Monday, April 12, 2027

Note: 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.

