

Application Information

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 City of Sparks is advisable for any applicant seeking 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 and Review Procedure:

1. The applicant may choose to attend a pre-application meeting with the City of Sparks. 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.
2. 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.
3. The applicant attends the **required** Plan Review Meeting to discuss their proposed Tentative Map 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.
4. 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.**

TENTATIVE MAP

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.

- ☐ Northern Nevada Public Health Application Fee. An additional fee is assessed by Northern Nevada Public Health for review of your application. Payment is accepted online through the Accela Customer Access Portal or can be made by check or money order payable to the “City of Sparks.” All fees are due within two days of application submittal. (The City of Sparks receives fees on behalf of Northern Nevada Public Health) See **FEE SCHEDULE** for correct amount.
- ☐ Application Fee. Payment for the application 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. See **FEE SCHEDULE** for correct amount.
- ☐ Proof of Application Submittal to Division of Water Resources, Division of Environmental Protection, and Division of Wildlife. Applications, including wet-stamped plans, are separately submitted to Division of Water Resources, Division of Environmental Protection, and Division of Wildlife. Fees for Division of Water Resources, Division of Environmental Protection, and Division of Wildlife are directly submitted to these agencies.
- ☐ 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
- ☐ Project of Regional Significance Checklist
- ☐ Vicinity Map depicting the respective site and including surrounding roadways.
- ☐ Written documentation addressing:
 - I. A description of the tentative map;
 - II. An analysis of whether city services can be provided at acceptable service levels; and,
 - III. An analysis of the NRS 278.349 considerations for action on a tentative map.
- ☐ A Tentative Subdivision Map prepared to the attached specifications and stamped by a Nevada licensed Professional Engineer or Professional Land Surveyor.
- ☐ Traffic Study. A complete traffic study prepared by a state of Nevada licensed traffic engineer.
- ☐ A letter of approval from the Regional Street Naming Committee listing all street names shown on the Tentative Map.



TENTATIVE MAP

- ☐ 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.
- ☐ 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.
- ☐ A preliminary sewer report prepared by a Nevada registered Civil Engineer.
- ☐ Proof of property tax payment.
- ☐ Is the project site 20 acres in size or larger? If 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.

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

TENTATIVE MAP

Tentative Subdivision Map Requirements

Tentative Subdivision Maps must be prepared in accordance with the following specifications and must contain the following information:

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'.

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:
4. Existing grades with maximum contour interval of 5 feet.
5. Shading to indicate slopes in excess of 10%.
6. Shading to indicate areas subject to inundation by the 100-year flood.
7. Prominent natural features such as trees and rock outcroppings.
8. Existing ditches and natural watercourses.
9. Existing structures; streets, roads, trails, fences, etc.
10. 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.
11. Location of any known hazards such as seismic faults or abandoned mines in the vicinity of the proposed subdivision.
12. 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.

Proposed Subdivision

1. Lot layout 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:

TENTATIVE MAP

- Approximate street grades.
 - 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.

TENTATIVE MAP

City of Sparks Development Application

Action Requested:

☐ Tentative Subdivision Map

☐ Review of Expired Tentative Subdivision Map

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: _____



TENTATIVE MAP

*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.

TENTATIVE MAP

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



TENTATIVE MAP

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



TENTATIVE MAP

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

TENTATIVE MAP

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: _____

TENTATIVE MAP

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

TENTATIVE MAP

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. _____%

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- Tentative Maps

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</u>
Wednesday, December 17, 2025	Wednesday, January 7, 2026	Thursday, February 19, 2026	Monday, March 23, 2026
Wednesday, January 21, 2026	Wednesday, February 4, 2026	Thursday, March 19, 2026	Monday, April 27, 2026
Wednesday February 18, 2026	Wednesday, March 4, 2026	Thursday, April 16, 2026	Tuesday, May 26, 2026
Wednesday, March 18, 2026	Wednesday, April 1, 2026	Thursday, May 21, 2026	Monday, June 22, 2026
Wednesday, April 15, 2026	Wednesday, May 6, 2026	Thursday, June 18, 2026	Monday, July 27, 2026
Wednesday, May 20, 2026	Wednesday, June 3, 2026	Thursday, July 16, 2026	Monday, August 24, 2026
Wednesday, June 17, 2026	Wednesday, July 1, 2026	Thursday, August 20, 2026	Monday, September 28, 2026
Wednesday, July 15, 2026	Wednesday, August 5, 2026	Thursday, September 17, 2026	Monday, October 26, 2026
Wednesday, August 19, 2026	Wednesday, September 2, 2026	Thursday, October 15, 2026	Monday, November 23, 2026
Wednesday, September 16, 2026	Wednesday, October 7, 2026	Thursday, November 19, 2026	Monday, December 28, 2026
Wednesday, October 21, 2026	Wednesday, November 4, 2026	Thursday, December 17, 2026	Monday, January 11, 2027
Wednesday, November 18, 2026	Wednesday, December 2, 2026	Thursday, January 21, 2027	Monday, February 8, 2027
Wednesday, December 16, 2026	Wednesday, January 6, 2027	Thursday, February 18, 2027	Monday, March 8, 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.

