

**NOTICE OF MEETING AND AGENDA
JOINT MEETING OF WASHOE COUNTY AND CITY OF SPARKS
PLANNING COMMISSIONS
CITY COUNCIL CHAMBERS
745 FOURTH STREET
SPARKS, NEVADA
THURSDAY, APRIL 3, 2008
6:30 P.M.**

The Sparks City Council Chambers and the Legislative Caucus Room are accessible to individuals with disabilities. With a request one week in advance, a sign language interpreter may be made available (Telephone 353-2345). TDD Line 353-2350.

1. CALL TO ORDER
2. ROLL CALL
3. PRESENTATION AND DISCUSSION REGARDING MASTER PLANNING OF THE WEST PYRAMID AREA WITHIN THE CITY OF SPARKS SPHERE OF INFLUENCE, A PORTION OF WHICH IS GOVERNED BY COOPERATIVE PLANNING, GENERALLY LOCATED NORTH OF WEDEKIND ROAD, WEST OF THE PYRAMID LAKE HIGHWAY, EAST OF SUN VALLEY AND SOUTH OF EAGLE CANYON DRIVE
4. *INFORMATIONAL ITEMS
5. PUBLIC COMMENT
6. ADJOURNMENT

*Denotes possible action item. Action includes but is not limited to recommended approval as requested by the applicant, recommended approval with conditions as suggested by staff, recommended approval with conditions as amended by the Planning Commission, including the recommendation of more or less intensive uses, recommended denial with or without prejudice, discussion, continuation and/or tabling. Posted at: Sparks City Hall, Sparks Legislative Building, Sparks Police Department, Sparks Cityworks Building, Sparks Parks and Recreation Department, Alf Sorensen Center, and Sparks Municipal Court no later than 9:00 a.m. of the third working day before the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Commission action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

**CITY OF SPARKS PLANNING COMMISSION
NOTICE OF MEETING AND AGENDA
CITY COUNCIL CHAMBERS
745 FOURTH STREET
SPARKS NEVADA,
THURSDAY, APRIL 3, 2008**

The Sparks City Council Chambers and the Legislative Caucus Room are accessible to individuals with disabilities. With a request one week in advance, a sign language interpreter may be made available (Telephone 353-2345). TDD Line 353-2350.

PLEASE NOTE: The following items may not be addressed in this order. Therefore, you should be in Council Chambers at 6:30 p.m. to ensure that you are present for the item(s) in which you are interested.

5:30 P.M. WORKSHOP

WORKSHOP TO DISCUSS CA-8-07, PROPOSED AMENDMENTS TO CHAPTERS 20.34 (SETBACK LINES AND YARD REQUIREMENTS), 20.37 (HEIGHT LIMITS) AND 20.43 (ACCESSORY USES) OF THE SPARKS MUNICIPAL CODE

6:30 P.M. PLANNING COMMISSION MEETING

1. CALL TO ORDER
2. ROLL CALL

RECESS FOR JOINT MEETING OF THE WASHOE COUNTY PLANNING COMMISSION WITH THE CITY OF SPARKS PLANNING COMMISSION

3. *APPROVAL OF THE MINUTES
4. ANNOUNCEMENTS AND COMMITTEE REPORTS
5. *INFORMATIONAL ITEMS
6. PUBLIC COMMENT

PUBLIC HEARING ITEMS

*Public comments may not exceed three minutes per person.
Procedures for a public hearing are available upon request.*

7. *PCN08013, HPT TA, SPECIAL USE PERMIT REQUEST TO ALLOW FOR THE EXPANSION OF A NON-CONFORMING USE (TRUCK STOP), WHICH INCLUDES A 12,920 SQUARE FOOT BUILDING ADDITION, RELOCATION OF THE FUELING CANOPIES, AND OTHER SITE IMPROVEMENTS ON A SITE APPROXIMATELY 14.7 ACRES IN SIZE IN THE TC (TOURIST COMMERCIAL) ZONING DISTRICT LOCATED AT 200 N. MCCARRAN BOULEVARD, SPARKS, NV.

8. *PCN08014, LOCKWOOD INVESTMENT COMPANY, LTD., SPECIAL USE PERMIT REQUEST TO ALLOW FOR AN ABOVE GROUND PUBLIC UTILITY STRUCTURE (A WATER STORAGE TANK APPROXIMATELY 24 FEET HIGH BY 75 FEET WIDE) AND TO DEVELOP ON A SITE EXCEEDING 10% IN SLOPES ON MORE THAN 25% OF THE SITE ON A SITE APPROXIMATELY 624 ACRES IN SIZE WITH A CITY OF SPARKS LAND USE DESIGNATION OF OS/RURAL RESERVE (OPEN SPACE/RURAL RESERVE), IN THE CITY OF SPARKS SPHERE OF INFLUENCE (THE CITY OF SPARKS HAS PLANNING CONTROL BECAUSE THE CITY EXERCISED THE EXTRA-TERRITORIAL JURISDICTION THROUGH THE PROVISION IN NRS 278.02788 "PROTOCOL AGREEMENT" DATED FEBRUARY 11TH, 2003, AN INTER-LOCAL AGREEMENT BETWEEN SPARKS AND WASHOE COUNTY) LOCATED AT 12005 E. INTERSTATE 80, SPARKS, NV.
9. *PCN08017, TIMOTHY COAN, SPECIAL USE PERMIT AMENDMENT REQUEST TO ALLOW FOR THE EXPANSION OF AN ESTABLISHED USE (EQUIPMENT RENTAL) AND TO CONSTRUCT TWO BUILDINGS TOTALING APPROXIMATELY 19,015 SQUARE FEET ON A SITE APPROXIMATELY 5.51 ACRES IN SIZE IN THE I (INDUSTRIAL) ZONING DISTRICT LOCATED AT 575 AND 580 SPICE ISLANDS COURT, SPARKS, NV.

GENERAL BUSINESS

10. *PCN06028, RED DEVELOPMENT, LLC, A REQUEST TO APPROVE THE BUILDING ELEVATIONS FOR BUILDING "E," IN FULFILLMENT OF THE REQUIREMENTS LISTED IN THE LEGENDS AT SPARKS MARINA PLANNED DEVELOPMENT HANDBOOK **(CONTINUED FROM THE MARCH 20, 2008 PLANNING COMMISSION MEETING)**
11. *PCN06028, RED DEVELOPMENT, LLC, A REQUEST TO APPROVE THE BUILDING ELEVATIONS FOR BUILDING "R," IN FULFILLMENT OF THE REQUIREMENTS LISTED IN THE LEGENDS AT SPARKS MARINA PLANNED DEVELOPMENT HANDBOOK **(CONTINUED FROM THE MARCH 20, 2008 PLANNING COMMISSION MEETING)**
12. *PRESENTATION, DISCUSSION AND POSSIBLE ACTION ON WASHOE COUNTY OPEN SPACE AND NATURAL RESOURCE MANAGEMENT PLAN
13. REVIEW ANNUAL REPORT AND FORWARD TO REGIONAL PLANNING COMMISSION, PER NRS 278-0286
14. COMMENTS FROM THE COMMISSIONERS
15. *ADJOURNMENT

The agenda will be reviewed and discussed by the Planning Commission at a caucus held at 12 p.m. on Tuesday, April 1, 2008, at the Cityworks Conference Room I, 1675 E. Prater Way, Suite 107, Sparks, NV.

*Denotes possible action item. Action includes but is not limited to recommended approval as requested by the applicant, recommended approval with conditions as suggested by staff, recommended approval with conditions as amended by the Planning Commission, including the recommendation of more or less intensive uses, recommended denial with or without prejudice, discussion, continuation and/or tabling. Posted at: Sparks City Hall, Sparks Legislative Building, Sparks Police Department, Sparks Cityworks Building, Sparks Parks and Recreation Department, Alf Sorensen Center, and Sparks Municipal Court no later than 9:00 a.m. of the third working day before the meeting.