



**CITY OF SPARKS, NV
COMMUNITY
SERVICES
DEPARTMENT**

To: Mayor and City Council

From: Janet Stout, Administrative Assistant

Subject: Report of Planning Commission Action
PCN14008

Date: April 29, 2014

RE: **PCN14008, RISING TIDES, LLC, Consideration of and possible action on a final planned development handbook (Kiley Ranch North Phase 6), on a site approximately 115.2 acres in size in NUD (New Urban District) zoning district located on the northeast corner of Kiley Parkway and Henry Orr Parkway, Sparks, NV.**

An agenda item from Senior Planner Karen Melby recommending approval of PCN14008 as the final draft is in substantial compliance with the City Council's action on the Tentative Approval of Kiley Ranch North planned Development handbook and the facts supporting these findings as set forth in the staff report.

Ms. Melby noted on Page 2 of the tentative handbook there is no change.

Lois Brown, representing the applicant, introduced her held and noted this handbook allows a broad array of residential uses from 4 per acre to multi-family. The entire application is all residential.

MOTION: Planning Commissioner Nowicki moved to forward a recommendation of approval, to the City Council, of PCN14008 as the final draft is in substantial compliance with the City Council's action on the Tentative Approval of Kiley Ranch North Planned Development Handbook and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Lean.

AYES: Planning Commissioners Sanders, Fewins, Lean, Nowicki, Sperber, Voelz, and Cammarota.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.