



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

**To:** Mayor and City Council

**From:** Janet Stout, Administrative Secretary

**Subject:** Report of Planning Commission Action  
PCN13021

**Date:** February 7, 2014

**RE:** \*PCN13021 – ROCK PROPERTY INVESTORS, LLC, Consideration of and possible action on a request for a Master Plan amendment and rezoning on a site approximately 10.5 acres in size located at 865 S. Rock Boulevard, Sparks, NV:

- Master Plan amendment to change the land use designation from Industrial (I) to Tourist Commercial (TC).
- Rezone from I (Industrial) to TC (Tourist Commercial).

At the regularly scheduled Planning Commission meeting held on December 5, 2013, Senior Planner Karen Melby introduced this item and reviewed the information in the staff report. Ms. Melby stated she received two phone calls from citizens regarding this item. Their names are:

1. Russ Vator who is in support of this item.
2. Patrick with Sparks Granite construction. After discussions with him, he is in favor of this project.

Angela Fuss, representing the applicant, introduced herself.

The public hearing was opened.

The public hearing was closed.

**MOTION:** Planning Commissioner Fewins moved to forward a recommendation of approval to City Council for certification of a master plan amendment, for PCN13021, based on Findings MP1 through MP4 and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Lean.

**AYES:** Planning Commissioner Lean, Sperber, Nowicki, Cammarota, and Fewins.

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** Sanders and Voelz.

Passed.

MOTION: Planning Commissioner Fewins moved to forward a recommendation of approval to City Council for the rezoning, associated with PCN13021 based on the Findings Z1 through Z3 and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

**AYES:** Planning Commissioner Lean, Sperber, Nowicki, Cammarota, and Fewins.

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** Sanders and Voelz.

Passed.