

**City Of Sparks
Planning Commission Item**

Meeting Date: August 1, 2013

Subject: **Public Hearing, PCN13013**, Consideration and possible approval of a Tentative Map request for a 74-lot single family residential subdivision on a site approximately 24.8 acres in size in the NUD (New Urban District – Galleria Station Planned Development) zoning district generally located northeast of the intersection of Galleria Parkway and Costa Azul Drive, Sparks, NV.

Petitioner: **Lewis Investment Company of Nevada, LLC**

Presenter: **Tim Thompson**

Recommendation: **The Community Services Department recommends forwarding a recommendation for approval of PCN13013, see suggested motions below.**

Financial Impact: **N/A**

Business Impact (per NRS Chapter 237):

- A Business Impact Statement is Attached.
- A Business Impact Statement is Not Required because:
 - This is not a rule;
(Term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, and 278B.)

Background / Analysis / Alternatives

See Attached Report.

SUGGESTED MOTIONS

Tentative Map:


I move to approve the Tentative Map associated with PCN13013 adopting Findings T1 through T12 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 15 as listed in the staff report.

Respectfully Submitted,



Armando Ornelas
City Planner

Prepared By:



Tim Thompson, AICP
Senior Planner

CASE NUMBER(S):	<ul style="list-style-type: none">• PCN13013
REQUESTED ACTION(S):	<ul style="list-style-type: none">• Tentative Map
PROJECT DESCRIPTION:	<ul style="list-style-type: none">• Tentative Map request to allow a 74-lot single family residential subdivision
PROPERTY OWNER:	<ul style="list-style-type: none">• Lewis Investment Company of Nevada, LLC
DEVELOPER:	<ul style="list-style-type: none">• Property Owner
APPLICANT:	<ul style="list-style-type: none">• Property Owner
LOCATION:	<ul style="list-style-type: none">• Generally located east of Galleria Parkway at the intersection of Galleria Parkway and Costa Azul Drive, Sparks, NV
SITE SIZE:	<ul style="list-style-type: none">• 24.8± acres
EXISTING ZONING:	<ul style="list-style-type: none">• PD (Planned Development)
EXISTING LAND USE:	<ul style="list-style-type: none">• Attached Single Family Residential – Condominium units
LAND USE PLAN:	<ul style="list-style-type: none">• Mixed Use (MX)
WARD INFORMATION:	<ul style="list-style-type: none">• Ward 5 – Ron Schmitt
APPLICABLE REGULATIONS:	<ul style="list-style-type: none">• NRS 278A – Planned Developments• S.M.C. 20.18 (Planned Development Review)• Galleria Station Planned Development Handbook• S.M.C. 17.12 (Tentative Plats)

*A Public Hearing is Required

BACKGROUND:

The Galleria Station Planned Development Handbook was originally approved by the City Council on May 16, 2005. The handbook covered 24.98± acres and consists entirely of residential development. The original plan contemplated 54 separate buildings with five condominium units each for a total of 270 units. Unit 1 of the development included 23 buildings. Fourteen of those buildings have been constructed and are occupied. The remaining nine buildings have yet to commence construction. The entire infrastructure for unit 1 has been completed. It's anticipated that unit 1 will eventually be built out as originally planned with a total of 115 condominium units.

Due to economic conditions, development of the project ceased for a number of years. The owner of the unit 2 property has processed an amendment to the planned development handbook to allow for the construction of a product type which they believe is viable given current market conditions.

On July 8, 2013, the City Council granted tentative approval of the handbook amendment request. The request for final approval of the handbook amendment (PCN13011) is being processed concurrently with this application.

ANALYSIS

Pursuant to Nevada state law, when a parcel is divided into 5 or more parcels a Tentative Map entitlement shall be required. In this case, the applicant is requesting to divide the 12.9± acre site into a 74-lot single family residential subdivision. The lot sizes will range between 4,500 square feet to 10,505 square feet with an average lot size of 7,100 square feet, which meets the minimum lot size requirement.

The Galleria Station Planned Development consists of two units and will, with this Tentative Map, include the addition of another housing type. The overall development plan provides ample landscape common areas as well as a natural drainage way feature. Unit 1 is the condominium phase of the project and will contain 115 units. The condominium units are surrounded by landscaped common areas which include a clubhouse and pool facility. This Tentative Map request would allow for the subdivision of Unit 2 into 74 detached single family residential lots.

The primary access to Unit 2 will utilize the existing Galleria Parkway/Costa Azul signalized intersection. Secondary access will be provided from Galleria Parkway using Papaya Drive. Circulation through the subdivision allows for appropriate emergency access and includes a connection to Unit 1. The

streets in Unit 1 are private streets, thus allowing gated access. The streets within Unit 2 are proposed to be public and dedicated to the city.

Per the standards in the planned development handbook, sidewalk will be provided on one side of the public streets. Sidewalk will be located on the north side of Papaya Drive, east side of Monrovia Drive, east side of Bougainvillea Drive, and south/east side of San Carlos Drive.

Proposed architecture has not been provided with this application. Per the requirements in the handbook, *"if preliminary architectural elevations are available at the time of the Tentative Map, they may be included and approved at such time. If architectural elevations are not available, the Builder or Developer shall have building architecture approved with the master building plans, as described below."* The handbook goes on to state, *"prior to the issuance of individual building permits, the home builder shall submit master building plans for approval by the Administrator. The Administrator may approve building architecture or, at the request of the applicant/builder, forward the architectural plans to the Planning Commission for review and approval."* The architectural standards for unit 2 will be complementary to the architectural design standards for unit 1. Most importantly, there will be design continuity through both phases.

Staff has been able to make all the applicable Findings and suggest the Planning Commission forward a recommendation for approval to the City Council.

Tentative Map

FINDING T1:

The request conforms to the Master Plan and zoning ordinances.

RELATIONSHIP TO THE MASTER PLAN

1. Mixed Use (MX)

The master plan describes MX as a compatible combination of two or three designated land uses, including Office Professional, General Commercial, or High Density Residential uses. Both General Commercial and High Density Residential land uses allow for single family residential with the approval of discretionary entitlements.

The master plan further states that mixed use areas are so designated to allow for flexibility in locating compatible land use activities. The MX

designated areas are particularly appropriate in places that...*"may become more stable neighborhoods with mixed uses which complement each other. The Mixed Use categories provide the City greater flexibility in assisting new and diverse businesses and industries seeking suitable locations."*

The Land Use Plan Goals and Policies in the Master Plan update that are relevant to this proposal include:

HOUSING

GOAL H1: To provide a spectrum of housing to meet the City's needs, ranging from affordable entry level to more expensive homes, emphasizing value and quality.

POLICIES

H1a. Plan for adequate residentially zoned property for the development of housing for all income groups.

GOAL H4: To provide for the housing needs associated with the business and industry in Sparks.

POLICIES

H4b. Monitor residential development and the housing needs associated with commercial or industrial employment during the project review process to evaluate the jobs/housing balance.

LAND USE

GOAL LU1: To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.

POLICIES

LU1a. The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.

LU1b. The City will ensure that development is in accord with the Master Plan and other land use controls to accomplish growth management goals.

- LU1c.** The City will approve development plans which address conditions unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.

ACTION STRATEGIES

1. Apply appropriate sections of the City's Municipal Code to all development proposals.
2. Allow only developments which meet the proper land use designation of the City's Master Plan and the Regional Master Plan.
3. Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.

GOAL LU4: To ensure areas for open space, recreation and greenbelts. To create identifiable entrances and gateways to the City.

POLICIES

- LU4a.** The City supports the protection of wetlands and wildlife habitats.
- LU4c.** The City supports all scenic and recreational resources to be preserved as open space within planned developments and/or cluster type projects.

ACTION STRATEGIES

1. Create land uses to designate and protect wetlands and wildlife habitats.
2. Establish designated areas for parks and joint development of recreational facilities

GOAL LU5: To support land uses and development that assures an appropriate balance of population, *housing*, and employment distribution within the City.

POLICIES

- LU5a.** The City will encourage land uses and development which maintains a balance of population, housing and employment within urban and emerging growth areas.
- LU5b.** The City will support sustainable economic development resulting in efficient use of resources.
- LU5c.** The City will provide adequate land for future non-residential development.
- LU5e.** The City will ensure development of employment centers that preserve and enhance the character of neighborhoods, the natural environment, and visual integrity of surrounding viewsheds.
- LU5f.** The City will ensure development of employment centers in close proximity to established or developing residential areas, along major arterials or freeways, on public transit routes, or implementation of other vehicle trip reduction strategies.
- LU5g.** The City will encourage employment center development on infill sites.
- LU5h.** The City will ensure pedestrian connections throughout emerging employment center developments and to nearby residential areas.

CONSERVATION

GOAL C2: To conserve and protect the quality of water.

ACTION STRATEGIES

3. Develop Planned Development guidelines which include the provision of open space belts that inter-connect in a network whereby open space can act as a recharge and natural flood

control basin and habitat reserve.

GOAL C4: To manage air quality, consistent with Federal standards, that will provide for healthy living and the maintenance of clear views.

POLICIES

C4a. The City of Sparks will pursue a reduction in long term vehicle trips through the implementation of land use plans that encourage infill development, urban densities, and realistic jobs/housing balances. The benefits to such a policy include: fewer vehicle miles and hence less vehicle emission, reduced infrastructure requirements. The potential drawbacks to such an approach might include some reduction of open space corridors and market concerns over relative higher densities or intensities.

ACTION STRATEGIES

2. Actively encourage ride share programs, particularly for large employers, such as those with an excess of 100 employees. Publicly recognize those employers currently undertaking or committing to such programs. Direct private involvement might take the form of an in-house trip-reduction coordinator with duties similar to those outlined in the Regional Transportation Commissions' Employer Trip Reduction Coordinator Manual.

4. Incorporate, where feasible, the inclusion of bikeways walking paths, and other alternative modes of transportation in planning programs and future development plans.

NSSOI

CONSERVATION
Cultural and Scenic Resources

GOAL NSSOI1: Ensure that the primary scenic views of the planning area from the Pyramid Lake Highway and Spanish Springs Road are protected.

POLICIES

- NSSOI 1a. A minimum 25 foot buffer should be provided between all property lines and pavement along all arterial streets. Fences, walls or structures should be discouraged in these areas. At time of subdivision application review, a landscape/xeriscape theme should be evaluated.
- NSSOI 1b. Encourage undergrounding of overhead lines and other utilities for any new development within the planning area and along major arterial streets.
- NSSOI 1c. The development design should be encouraged to provide open space linkages to establish a trail network system throughout the planning area.

LAND USE

GOAL NSSOI22: Support master planned developments and master development agreements.

POLICIES

- NSSOI 22a. Require developers to prepare development standards handbooks for all residential, commercial and restricted industrial/business park projects which outline architectural guidelines and performance standards in accordance with the policies in this plan.
- NSSOI 22b. Encourage the creation of a separate community identity for the area.

GOAL NSSOI23: Encourage a mix of land uses and densities to promote a balanced community with residential, commercial, through architectural guidelines, signage and development standards restricted industrial, business and recreational areas.

POLICIES

- NSSOI 23a. Prohibit heavy industrial uses in the planning area. Support County plan amendments to allow restricted, light industrial uses north and west of the planning area.

GOAL NSSOI24: Maintain an overall gross density of 2 dwelling units per acre in the planning area.

POLICIES

NSSOI 24b. Support the concept of clustering throughout the planning area.

NSSOI 24c. Require buffer areas between residential and non-residential uses.

The proposed project will comply with the goals, objectives, policies, and action strategies as listed above through the land uses and design criteria established in the Galleria Station Planned Development Handbook.

FINDING T2:

General conformity with the City's master plan of streets and highways has been considered.

This subdivision is generally located northeast of the intersection of Galleria Parkway and Costa Azul Drive. Conformity with the City's master plan of streets and highways has been considered.

FINDING T3:

Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal were considered.

This application was distributed to municipal agencies that deal with environmental and health laws. The developer shall comply with the requirements of these divisions including but not limited to addressing the concerns of the Washoe County District Health Department as stated in their letter dated July 2, 2013 which is included in this Staff Report prior to the recordation of a final map.

FINDING T4:

The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision has been considered.

The proposal has estimated the water requirement for the development at 28.05 acre feet per year for domestic water. A Condition of Approval

requires dedication of sufficient water rights prior to the recordation of a final map.

FINDING T5:

The availability and accessibility of utilities has been considered.

The proposal has estimated the sewage flows for the development to be 24,050 gallons per day. The applicant will be required to provide evidence that there is adequate sewer capacity to serve the project prior to the recordation of a final map. The storm water and drainage plan for the development shall be reviewed and approved by the Community Services Department Administrator prior to the recordation of the final map for the project.

FINDING T6:

The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks has been considered.

SCHOOLS

School service will be provided by Sepulveda Elementary School, Sparks Middle School, and Reed High School. Staff did receive correspondence from the school district regarding this application. The proposed 74-unit subdivision will generate approximately 23 new elementary school students, 6 middle school students, and 10 high school students. The school district is concerned about potential overcrowding of the affected schools. It's important to point out that students in the proposed development may be bused to the nearest school with the capacity to accept new students.

POLICE PROTECTION

Service will be provided by the Sparks Police Department.

TRANSPORTATION

The Regional Transportation Commission has reviewed this project and had the ability to comment. Included in this staff report is the Regional Transportation Commission's letter commenting on the proposal. This project will contribute to the Regional Road Impact Fee program. The Regional Road Impact Fee program was designed to provide funding for roadway improvements to maintain an adopted level of service.

PARKS AND RECREATION

The proposed tentative map includes a connection to the regional trail network. There are existing community level parks accessible via the regional trail. There are no parks being proposed and the City's Parks and Recreation Department has not requested additional facilities with the proposed development.

FINDING T7:

The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision has been considered.

The proposed development utilizes existing public streets, specifically Galleria Parkway. The subdivision will utilize the signalized intersection of Galleria Parkway and Costa Azul Drive for its primary access with secondary access provided at Papaya Drive. The residential streets will be constructed in accordance with the applicable standards outlined in the Galleria Station Planned Development Handbook.

FINDING T8:

The physical characteristics of the land such as flood plain, slope and soil has been considered.

FLOOD PLAIN

The project is not in the flood plain as identified on the FIRM maps. Only areas located within Unit 1 and associated with the North Truckee Drain are designated as a FEMA flood zone.

SLOPE

The project does not meet the threshold requirements of the Hillside Development Ordinance as the site is relatively flat with slopes of less than 10% over the entire site.

SOIL

A final report will be required prior to the issuance of a building permit. Any recommendations from that report shall be incorporated into the design for the building permit.

FINDING T9

The recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 to 278.348, inclusive, have been considered.

District Health Department
Washoe County School District
Regional Transportation Commission
Reno-Tahoe International Airport

FINDING T10

The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands has been considered.

Fire service will be provided by the Sparks Fire Department. Fire hydrants will be installed throughout the subdivision to ensure accessibility and availability of water. Adequate emergency access will also be provided.

FINDING T11:

The application, as submitted and conditioned, will address identified impacts.

This section identifies project specific issues not discussed above such as:

Grading and Drainage Plan:

The developer shall submit a grading and drainage plan for the project for review and approval by the Community Services Department to the approval of the Administrator prior to the issuance of any building permit for the project.

Waste Management:

The developer shall obtain a "will serve" letter from Waste Management/Disposal Services prior to the issuance of a building permit for this project.

On Site & Off Site Improvements:

The developer shall install any on-site and off-site improvements including but not limited to street lights to the approval of the Administrator prior to the issuance of the first Certificate of Occupancy for the project.

Storm Drainage:

The developer shall provide a final hydrological report for the project in conformance with the City's Draft Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Administrator prior to the recordation of a final map for the project.

Fire Department:

The developer shall comply with the requirements of the Fire Department to the approval of the Fire Chief.

FINDING T12:

Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and Nevada Revised Statutes.

The Planning Commission and the City Council meetings function as the public hearings for this item.

Conditions of Approval PCN13013 Tentative Map

1. APPROVAL:
THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE MAP.
2. EXPIRATION DATE
THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.
3. WATER RIGHTS:
THE DEVELOPER SHALL DEDICATE SUFFICIENT WATER RIGHTS PER S.M.C. 17.12.075(A)(1) TO ADEQUATELY SERVE THE PROJECT PRIOR TO RECORDATION OF A FINAL MAP FOR EACH PHASE OF THE PROJECT.
4. PROJECT DESCRIPTION:
THE PROJECT APPROVAL IS LIMITED TO A 74-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON 12.96 ACRES.
5. PROJECT CONTACT:
THE APPLICANT SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24 HOUR/7 DAY A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE ADMINISTRATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THIS PROJECT.
6. WASTE MANAGEMENT:
THE DEVELOPER SHALL OBTAIN A "WILL SERVE" LETTER FROM WASTE MANAGEMENT/DISPOSAL SERVICES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH PHASE OF THE PROJECT.

Conditions of Approval PCN13013 Tentative Map

7. DISTRICT HEALTH:
THE DEVELOPER SHALL COMPLY WITH THE DISTRICT HEALTH DEPARTMENT'S LETTER DATED JULY 2, 2013, TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR EACH PHASE OF THE PROJECT.
8. GRADING AND DRAINAGE PLAN:
THE DEVELOPER SHALL SUBMIT A FINAL GRADING AND DRAINAGE PLAN FOR THE PROJECT FOR REVIEW AND APPROVAL BY THE ADMINSTRATOR PRIOR TO THE RECORDATION OF THE FINAL MAP FOR EACH PHASE OF THE PROJECT.
9. ARCHITECTURAL ELEVATIONS:
THE DEVELOPER SHALL COMPLY WITH THE GALLERIA STATION PLANNED DEVELOPMENT HANDBOOK REGARDING ARCHITECTURAL ELEVATIONS AND MASTER BUILDING PLANS. THE ARCHITECTURAL DESIGN OF UNIT 2 WILL BE COMPLEMENTARY TO THAT IN UNIT 1 TO THE APPROVAL OF THE ADMINISTRATOR.
10. ON SITE & OFF SITE IMPROVEMENTS:
THE DEVELOPER SHALL INSTALL ANY ON SITE AND OFF SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STREET LIGHTS TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, PER THE APPROVED CIVIL IMPROVEMENT AND LANDSCAPING PLANS FOR EACH PHASE OF THE PROJECT.
11. STORM DRAINAGE:
THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DRAFT HYDROLOGICAL CRITERIA AND DRAINAGE DESIGN MANUAL (HCDDM) FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO RECORDATION OF A FINAL MAP FOR EACH PHASE OF THE PROJECT.
12. AVIGATION EASEMENT:
THE APPLICANT SHALL DEMONSTRATE TO THE APPROVAL OF THE ADMINISTRATOR THAT AN AVIGATION EASEMENT HAS BEEN GRANTED TO AND ACCEPTED BY THE AIRPORT AUTHORITY OF WASHOE COUNTY PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE PROJECT.

Conditions of Approval PCN13013
Tentative Map

13. CONSTRUCTION HOURS:
THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION-RELATED ACTIVITIES TO THE TIME BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY AND 9:00 A.M. TO 5:00 P.M. SATURDAY. THE DEVELOPER SHALL INSTALL SIGNS AT ALL ACCESS POINTS TO THE PROJECT THAT CLEARLY INDICATE THESE LIMITED HOURS OF ACTIVITY ON-SITE PRIOR TO THE START OF ANY CONSTRUCTION-RELATED ACTIVITIES, TO THE APPROVAL OF THE ADMINISTRATOR. THE DEVELOPER SHALL MAINTAIN THESE SIGNS IN GOOD REPAIR FOR THE DURATION OF THE CONSTRUCTION OF THE PROJECT. ONCE CONSTRUCTION IS COMPLETE, THE DEVELOPER SHALL REMOVE THE SIGNS.

14. FIRE DEPARTMENT:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE DEPARTMENT TO THE APPROVAL OF THE FIRE CHIEF PRIOR TO THE RECORDATION OF A FINAL MAP FOR EACH PHASE OF THE PROJECT.

15. GALLERIA STATION PLANNED DEVELOPMENT HANDBOOK:
THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENT OF THE GALLERIA STATION PLANNED DEVELOPMENT HANDBOOK TO THE APPROVAL OF THE ADMINISTRATOR.

LEWIS INVESTMENT COMPANY OF NEVADA, LLC

Business Entity Information

Status:	Active	File Date:	3/22/2004
Type:	Foreign Limited-Liability Company	Entity Number:	LLC5744-2004
Qualifying State:	DE	List of Officers Due:	3/31/2014
Managed By:	Managers	Expiration Date:	3/22/2504
NV Business ID:	NV20041059713	Business License Exp:	3/31/2014

Registered Agent Information

Name:	LEWIS OPERATING CORP.	Address 1:	5240 S. POLARIS AVE.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89118
Phone:		Fax:	
Mailing Address 1:	P.O. BOX 19297	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89132		
Agent Type:	Noncommercial Registered Agent		

Officers

 Include Inactive Officers

Manager - LEWIS OPERATING CORP			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91786	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Application for Foreign Registration		
Document Number:	LLC5744-2004-001	# of Pages:	1
File Date:	3/22/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC5744-2004-002	# of Pages:	1
File Date:	4/29/2004	Effective Date:	
List of Officers for 2004 to 2005			

Action Type:	Annual List		
Document Number:	20050092076-51	# of Pages:	1
File Date:	3/16/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060267642-45	# of Pages:	1
File Date:	4/26/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070218748-09	# of Pages:	1
File Date:	3/26/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080231379-35	# of Pages:	1
File Date:	3/31/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090315164-41	# of Pages:	1
File Date:	3/27/2009	Effective Date:	
09-10			
Action Type:	Annual List		
Document Number:	20100258774-36	# of Pages:	1
File Date:	3/30/2010	Effective Date:	
march 10-11 has biz already			
Action Type:	Annual List		
Document Number:	20110244436-77	# of Pages:	1
File Date:	3/31/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120191057-78	# of Pages:	1
File Date:	3/19/2012	Effective Date:	
12-13			
Action Type:	Annual List		
Document Number:	20130178902-53	# of Pages:	1
File Date:	3/18/2013	Effective Date:	
13-14			

LEWIS OPERATING CORP.

Business Entity Information

Status:	Active	File Date:	12/15/1998
Type:	Foreign Corporation	Entity Number:	C29204-1998
Qualifying State:	CA	List of Officers Due:	12/31/2013
Managed By:		Expiration Date:	
Foreign Name:	LEWIS OPERATING CORP.		
NV Business ID:	NV19981405389	Business License Exp:	12/31/2013

Registered Agent Information

Name:	ROBERT E. LEWIS	Address 1:	5240 S POLARIS AVENUE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89118
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	100,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers

 Include Inactive Officers

Secretary - KENNETH P CORHAN			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
Treasurer - JOHN M GOODMAN			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
President - RICHARD A LEWIS			

Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	
Director - RICHARD A LEWIS			
Address 1:	1156 N MOUNTAIN AVE	Address 2:	
City:	UPLAND	State:	CA
Zip Code:	91785	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Foreign Qualification		
Document Number:	C29204-1998-001	# of Pages:	2
File Date:	12/15/1998	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-006	# of Pages:	2
File Date:	3/9/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-007	# of Pages:	2
File Date:	12/20/1999	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Address Change		
Document Number:	C29204-1998-003	# of Pages:	2
File Date:	12/22/1999	Effective Date:	
ROBERT E. LEWIS MJM			
3325 ALI BABA LN #603 BOX 19297 LAS VEGAS NV 89132 MJM			
Action Type:	Annual List		
Document Number:	C29204-1998-004	# of Pages:	3
File Date:	12/26/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-005	# of Pages:	4
File Date:	12/30/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	C29204-1998-008	# of Pages:	6
File Date:	12/15/2003	Effective Date:	
(No notes for this action)			

Action Type:	Annual List		
Document Number:	C29204-1998-002	# of Pages:	7
File Date:	1/3/2005	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20060028718-94	# of Pages:	8
File Date:	1/19/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060835061-61	# of Pages:	9
File Date:	12/27/2006	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070865598-90	# of Pages:	8
File Date:	12/19/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080846750-70	# of Pages:	7
File Date:	12/26/2008	Effective Date:	
08-2009			
Action Type:	Annual List		
Document Number:	20090917121-92	# of Pages:	7
File Date:	12/30/2009	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20100964811-62	# of Pages:	8
File Date:	12/23/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110901419-08	# of Pages:	7
File Date:	12/23/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120862918-29	# of Pages:	7
File Date:	12/24/2012	Effective Date:	
(No notes for this action)			

Vicinity Map

Project Site



PGN13012
500 feet



GALLERIA STATION II

TENTATIVE MAP

TITLE SHEET

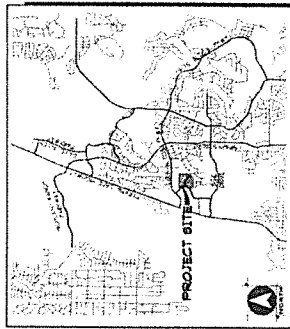
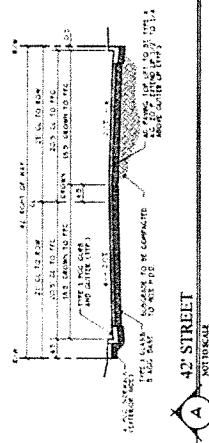
OWNER/DEVELOPER:
LEWIS INVESTMENT COMPANY OF NEVADA, LLC
1380 GREG STREET, SUITE 231
SPARKS, NV 89431

BASIS OF BEARINGS

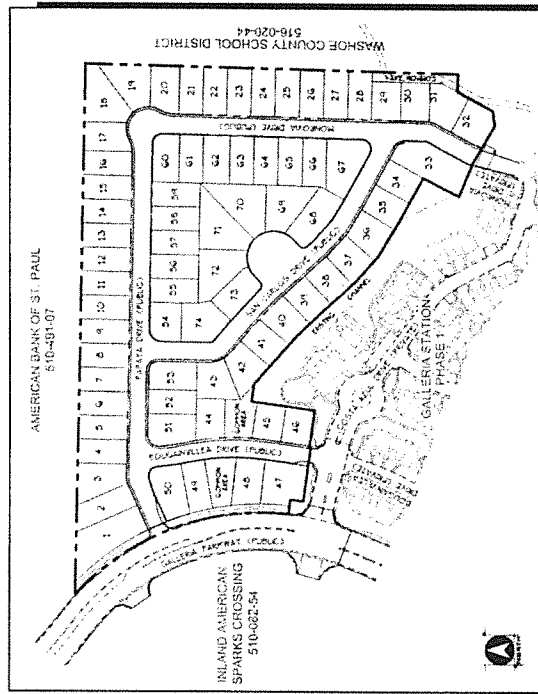
NEARBY STATE PLANNED ADJACENT SYSTEM "A-E" ZONE "A-E" BEARING NETWORK HAS BEEN ESTABLISHED AS REFERENCED FROM REAL TIME COORDINATES TRANSMITTED BY WASHINGTON COUNTY "CLOSED" "A-E" AND "SPARKS" "A-E" BEARING NETWORK. "A-E" AND "A-E" BEARING NETWORKS ARE LOCATED AT SPARKS, NEVADA AND SPARKS, NEVADA. BEARING NETWORKS ARE LOCATED AT SPARKS, NEVADA AND SPARKS, NEVADA. BEARING NETWORKS ARE LOCATED AT SPARKS, NEVADA AND SPARKS, NEVADA.

BASIS OF ELEVATION

BASE OF ELEVATION IS DATUM OF SPARKS, NEVADA WITH A PROPOSED NAED FOR ELEVATION OF 4317.2.



VICINITY MAP
NOT TO SCALE



SITE PLAN
NOT TO SCALE

SITE INFORMATION:

TOTAL NUMBER OF LOTS: 74
TOTAL SITE AREA: 11.96 AC
TOTAL LOT AREA: 2.74 AC
COMMON AREA: 0.53 AC
PROJECT DENSITY: 1.50 D.U./AC
LOT DENSITY: 1.54 D.U./AC
LOT SUMMARY:
MINIMUM LOT SIZE: 12,500 SF
AVERAGE LOT SIZE: 2,099 SF

ENGINEERS STATEMENT:

THIS TENTATIVE MAP AND SITE PLAN HAS BEEN PREPARED BY THE ENGINEER IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND WAS COMPLETED ON THE 13th DAY OF JUNE, 2013.



SHEET INDEX

SHEET NO.	DATE	DESCRIPTION
1	06/13/13	TITLE SHEET
2	06/13/13	GENERAL NOTES
3	06/13/13	GRADING PLAN
4	06/13/13	UTILITY PLAN
5	06/13/13	LANDSCAPE PLAN

GALLERIA STATION II

TITLE SHEET



WOOD ROGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8440 Reno Corporate Drive Tel: 775.623.4088
Reno, NV 89511 Fax: 775.623.4088

2969.001

JUNE 19, 2013
SHEET T-J OF 5

GALLERIA STATION II

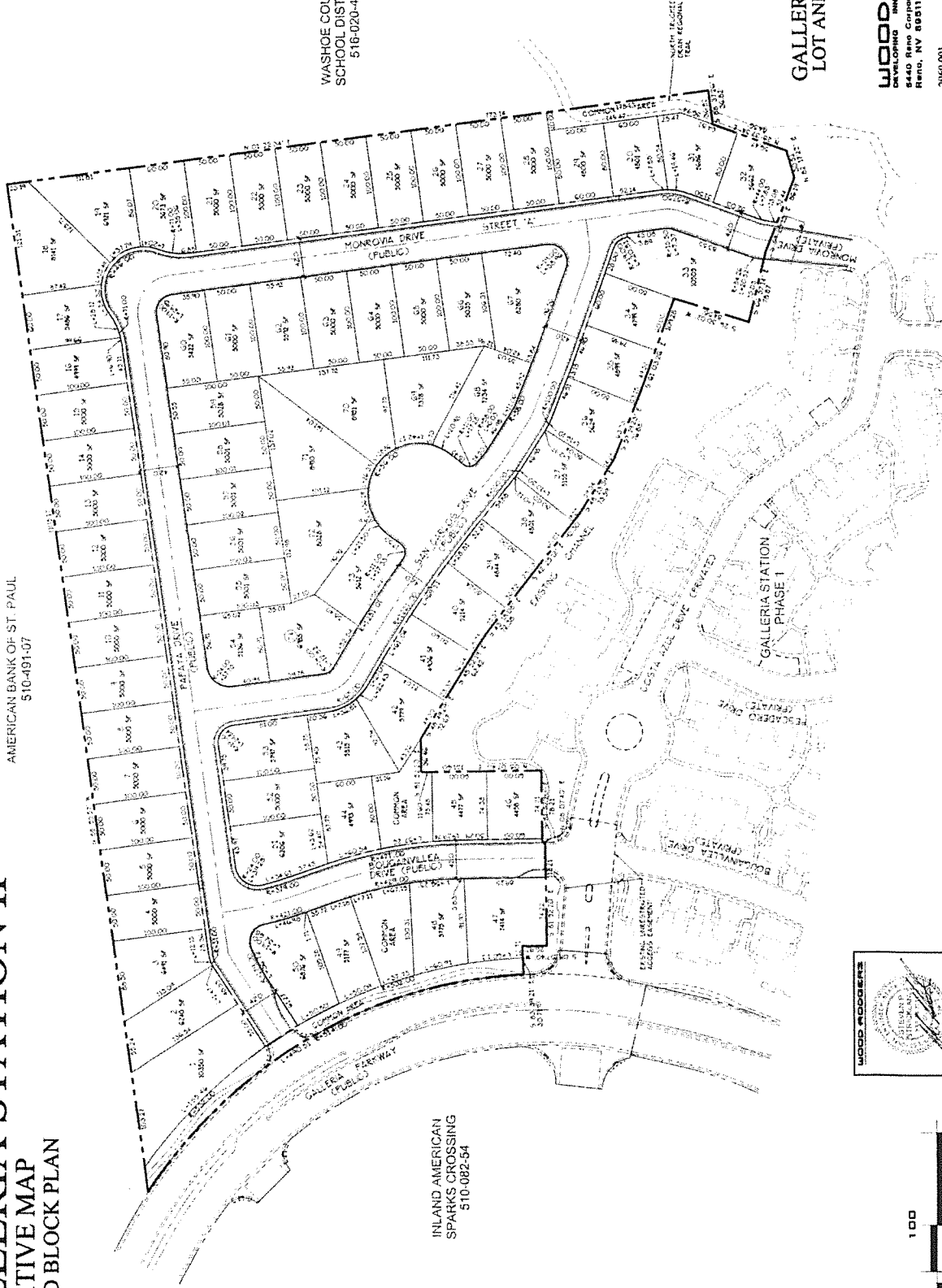
TENTATIVE MAP

LOT AND BLOCK PLAN

AMERICAN BANK OF ST. PAUL
510-491-07

WASHOE COUNTY
SCHOOL DISTRICT
510-020-44

INLAND AMERICAN
SPARKS CROSSING
510-082-54



GALLERIA STATION II

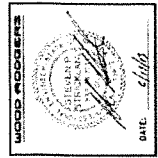
LOT AND BLOCK PLAN



WOOD RODGERS
ENGINEERING INNOVATIVE DESIGN SOLUTIONS
6440 Reno Corporate Drive Tel 775.925.4088
Reno, NV 89511 Fax 775.925.4088
2960.001

JUNE 19, 2013

SHEET LB-1 OF 5



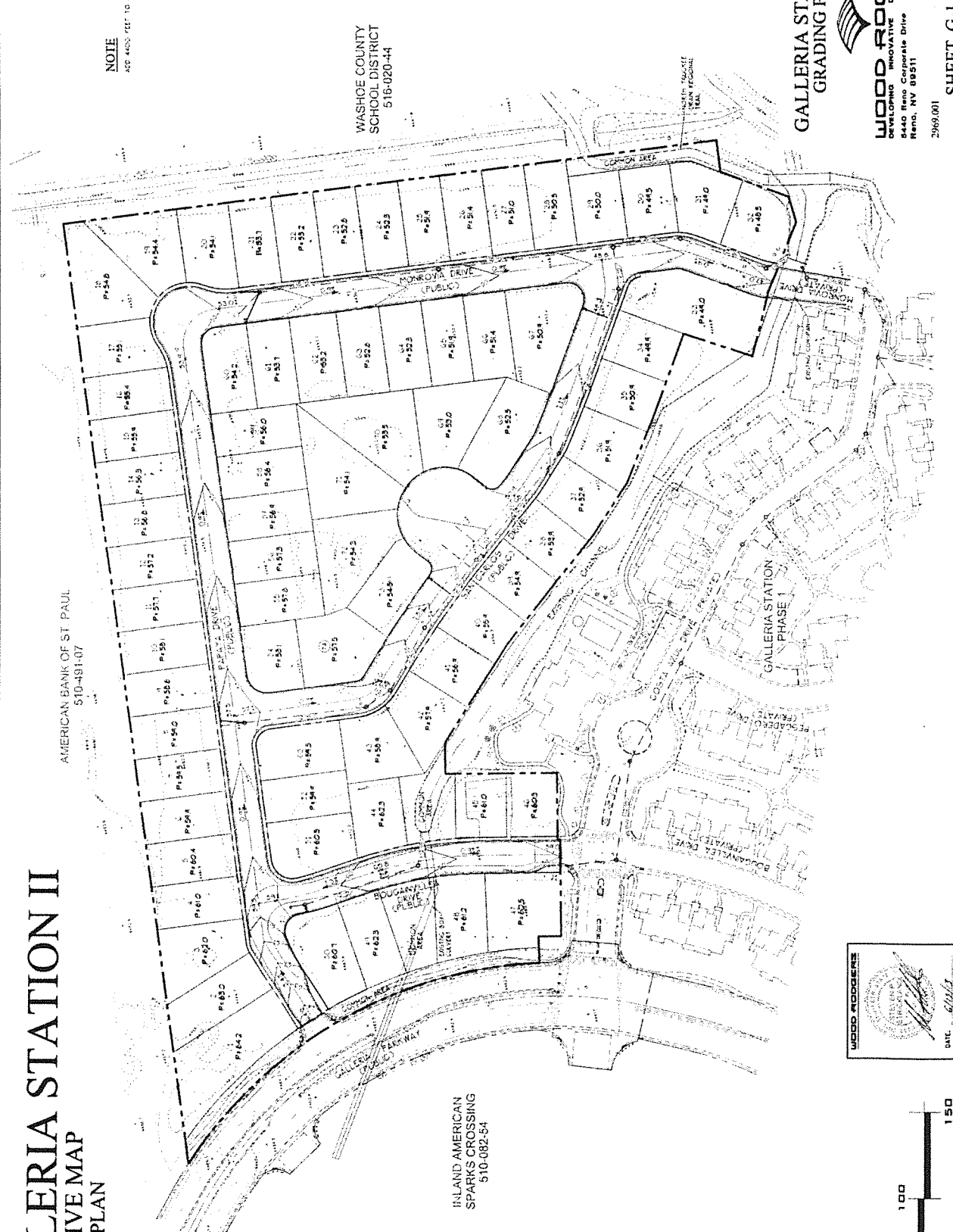
GALLERIA STATION II TENTATIVE MAP GRADING PLAN

AMERICAN BANK OF ST. PAUL
510-491-07

NOTE
ADD 4000 FEET TO ALL PLAIN GRADES SHOWN.

WASHOE COUNTY
SCHOOL DISTRICT
516-020-44

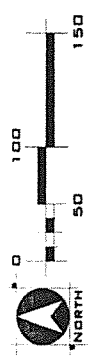
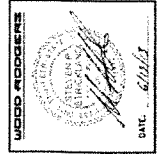
INLAND AMERICAN
SPARKS CROSSING
510-082-54



**GALLERIA STATION II
GRADING PLAN**

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
8440 Reno Corporate Drive Tel 775.853.4088
Reno, NV 89511 Fax 775.853.4000
2969.001

JUNE 19, 2013
SHEET G-1 OF 5



GALLERIA STATION II TENTATIVE MAP LANDSCAPE PLAN

AMERICAN BANK OF ST. PAUL
510-481-07

WASHOE COUNTY
SCHOOL DISTRICT
516-020-44

INLAND AMERICAN
SPARKS CROSSING
510-082-54

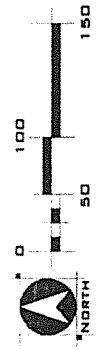
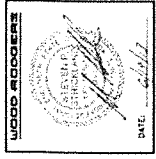
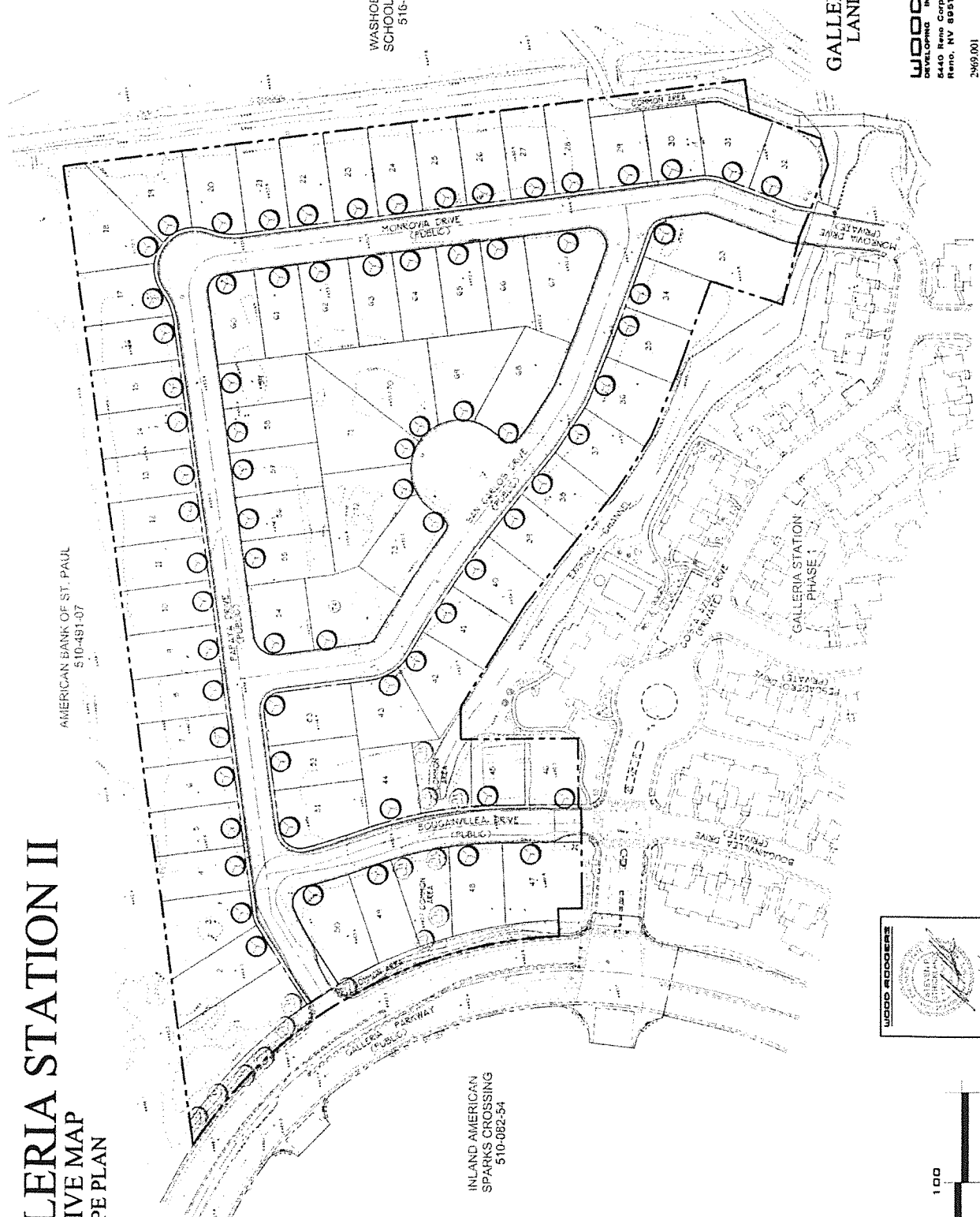
GALLERIA STATION II LANDSCAPE PLAN



WOOD RODGERS
DESIGN SOLUTIONS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
6440 Reno Corporate Drive Tel 775.823.4088
Reno, NV 89511 Fax 775.823.4088
2969.001

JUNE 19, 2013

SHEET L-1 OF 5





**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002
Carson City, Nevada 89701-5250
(775) 684-2800 • Fax (775) 684-2811
<http://water.nv.gov>

July 16, 2013

Subdivision Review No. 20704T

To: City of Sparks
P.O. Box 857
Sparks, NV 89423

Name: Galleria Station II Unit II

County: Washoe-Galleria Parkway, Bougainvillea Drive, Papaya Drive, San Carlos Drive,
and Monrovia Drive

Location: Portions of the SE¼ of Section 21, Township 20 North, Range 20 East, MDB&M.

Plat: Tentative map and review fee received June 24, 2013 for 74 residential lots.

**Owner/
Developer:** Lewis Investment Company of Nevada, LLC
1380 Greg Street, Suite 231
Sparks, NV 89431

Engineer: Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511

**Water
Supply:** Truckee Meadows Water Authority

RECEIVED-CITY OF SPARKS

JUL 19 2013

COMMUNITY SERVICES
ADMINISTRATION

Action: Until such time that a signed original will-serve letter from the water purveyor addressed to the State Engineer listing the necessary duty of water for service to the subject subdivision and showing sufficient uncommitted water rights in good standing and the capacity to serve said subdivision is received, this office is recommending disapproval as to the water quantity for this subdivision.

Respectfully submitted,



Robert H. Zeisloft, P.E.
Water Rights Section Chief

RHZ/kmh

cc: Division of Real Estate
Public Utilities Commission of Nevada
Washoe County Health Department
Lewis Investment Company of Nevada, LLC
Wood Rodgers, Inc.
Truckee Meadows Water Authority



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

July 2, 2013

Tim Thompson, AICP, Senior Planner
City of Sparks Planning Department
431 Prater Way
Sparks, Nevada 89431

**RE: Galleria Station Unit II
Tentative Map
PCN13014; E2013-027**

Dear Mr. Thompson:

This Department has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this Department is subject to the following conditions:

1. Any storm drainage from this site must have pretreatment for petrochemicals and silts.
2. Grading shall be performed in compliance with best management practices and mosquito-breeding places shall be eliminated within graded areas.
3. The note "Sewage disposal shall be by connection to a public sewer system unless otherwise approved at the time of development" is misleading to the applicant and potential buyers. Any sewage disposal other than community system will not be approved by the Health District. These proposed lots are too small to allow any method other than a community system. Therefore, the Health District recommends the note be changed, prior to approval of the map, to "Sewage disposal shall be by connection to a public sewer system only".
4. The Nevada Division of Environmental Protection must submit a letter to the Health District certifying their approval of the final map.
5. Pursuant to Section 278.340 of the State of Nevada Regulations Governing Review of plans for Subdivisions, Condominiums, and Planned Unit Developments, no construction shall be performed prior to Washoe County Health District approval of the referenced final map.
6. Prior to approval of each final map, the applicant shall submit a final map fee.
7. A letter from the City of Sparks committing sewer service to this proposal must be submitted. This letter shall indicate that the treatment facility will not be brought beyond its permitted capacity by this service.
8. Prior to approval of a final map for the referenced proposal, the design engineer shall submit to the satisfaction of the Washoe County Health District a plan for periodic inspection of the construction of the systems for water supply and community sewerage. The design engineer shall, pursuant to the approved inspection plan, periodically certify in writing to the Washoe County Health District that the improvements are being installed in accordance with the approved plans and recognized practices of the trade.

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 (775) 328-2434 FAX (775) 328-6176

www.washoecounty.us/health

WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER

9. Construction plans for the development must be submitted to this Division for approval. The construction drawings must conform to the State of Nevada Regulations Concerning Review of Plans for Subdivisions, Condominiums and Planned Unit Developments, and any applicable requirements of the Washoe County Health District.
10. Before final approval will be considered, a "Commitment for Water Service" letter from the water purveyor committing adequate water service to this proposal must be submitted to the Washoe County Washoe County Health District.
11. Prior to final approval, a complete water system plan for the referenced proposal must be submitted to the Washoe County Health District. The plan must show that the water system will conform to the State of Nevada Public Water Supply Regulations, NAC Chapter 445, and the State of Nevada Regulations Governing Review of Plans for Subdivisions, Condominiums, and Planned Unit Developments, NAC 278.400 and 278.410.

Sincerely,



Wes Rubio, Environmental Health Specialist
Environmental Health Services

WR/dc

Cc: Ted Erkan, Lewis Investment Company of Nevada, LLC
Andrew Durling, AICP, Wood Rodgers, Inc.

Melby, Karen

From: Boster, Mike [MBoster@washoeschools.net]
Sent: Thursday, June 27, 2013 11:00 AM
To: Melby, Karen; Thompson, Tim
Cc: Baxley, Randy; Gabica, Joe
Subject: FW: Stonebrook PCN13013/Galleria Station PCN13014

Karen and Tim,

Here are the student generation numbers for Stonebrook and Galleria at buildout:

ES = .306 students/unit
MS = 0.081 students/unit
HS = 0.135 students/unit

Stonebrook – 615 SFR units

ES $0.306 \times 615 = 188$ new students
MS $0.081 \times 615 = 50$
HS $0.135 \times 615 = 83$

Galleria -74 SFR units

ES $0.306 \times 74 = 23$ new students
MS $0.081 \times 74 = 6$
HS $0.135 \times 74 = 10$

We will need a middle school site in SS as these larger developments come back online, and likely a high school site in the medium term. Both Shaw MS and Spanish Springs HS are over capacity now. We will also need to ensure we still have the Pioneer Meadows ES site as a set aside and may need additional ES sites if SS continues to grow (Spanish Springs and South Meadows are the hotspots in the resurgence of housing).

We have inquired with Andy Durling (representing Stonebrook) about the possibility of a MS site in that area. His client (Regent Properties) owns many parcels in that area south of La Posada. It is not likely that we will build on these sites right away given the scant resources for schools in NV, immediate needs will be covered with mobile classrooms and bussing, but if we're looking at the long term, now is a good time to line up these larger sites.

Thank you for the opportunity to comment.

Mike

Michael S. Boster
School Planner
Washoe County School District Capital Projects
14101 Old Virginia Road
Reno, Nevada 89521
775.789.3810 p
775.851.5658 f
mboster@washoeschools.net



REGIONAL TRANSPORTATION COMMISSION

Public Transportation · Streets and Highways · Planning

June 26, 2013

FR: Chrono/PL 182-13

Mr. Tim Thompson, Senior Planner
Community Services Department
City of Sparks
431 Prater Way
Sparks, NV 89431

RE: PCN13014 (LEWIS INVESTMENT CO. OF NV, LLC)

Dear Tim,

Thank you for the opportunity to comment on the above application. At this time we have no comments since there appears to be no regional transportation issues.

Should you have any specific questions, please call me at 335.1904.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrice Echola", is written over a horizontal line.

Patrice Echola
Planner

PE/jm

Copies: Jon Ericson, City of Sparks Public Works
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/Sparks no comment 06-25-13.docx