



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

February 8, 2016

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

City of Sparks
Department of Planning & Community Development
1675 E Prater Way #107
Sparks, NV 89434

PCN16004
Copper Canyon Handbook Amend
Vista Boulevard/ I 80

Attention: Mr. Ian Crittenden, Senior Planner

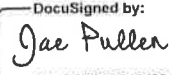
Dear Mr. Crittenden:

I have reviewed the request for tentative and final approval of an amendment to the Copper Canyon Planned Development Handbook to revise development standards to allow for a gas station use on a site approximately 1,308 acres in size in the NUD (New Urban District) zoning district located east of Vista Boulevard at Brierley Way, north of Vista Boulevard interchange with I-80, Sparks, NV. I have the following comments:

1. Existing approaches are personal and not transferable with the sale of property. If the property changes ownership or use, the new property owner will need to apply for an encroachment permit for access to the state highway.
2. The Nevada Department of Transportation will require an occupancy permit for any work performed within the State's right-of-way. Please contact the Permit Office at (775) 834-8330 for more information regarding the occupancy permit.
3. After meeting with City of Sparks' staff on January 22, 2016. Initial plans indicated access on Vista Boulevard between the Vista Boulevard Interchange/I 80 and Brierley Way. This proposed access does not meet NDOT Access Management Standards for spacing and would likely pose unnecessary traffic safety risk for the public.
4. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT right-of-way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT right-of-way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. The Department reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team, and completing a successful project. Please feel free to contact me at (775)834-8309, if you have any further questions or comments.

Sincerely,

DocuSigned by:

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Jae Pullen, PE, PTOE
Traffic Engineer

2/8/2016

cc: Janelle Thomas, PE
File