



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action  
PCN17-0020

**Date:** December 19, 2017

**RE:** PCN17-0020 - Consideration of and possible action on a Tentative Map request for a 7-lot single family residential subdivision on a site approximately 1.96 acres in size in the SF7 (Single Family Residential) zoning district generally located at the southeast corner of Spanish Springs Road and Bria Court, Sparks, NV.

Assistant Planner Jonathan Cummins presented this agenda item. Mr. Cummins displayed a vicinity map and provided a brief background of the project. Mr. Cummins presented the Tentative Map findings associated with the request.

Mr. Cummins shared that staff reached out to the Fire Marshal as requested during the Study Session and the Fire Marshal confirmed that the project location is within the six-minute required response time for the fire department related calls.

Staff is recommending approval of the project with 16 conditions of approval.

Mr. Mike Railey of Rubicon Design Group, representing the applicant, introduced himself and stated that he felt staff did a great job in the presentation and review of the project. Mr. Railey offered to answer any additional questions.

Chairman Petersen requested additional information regarding a gas pipeline located near the project. Mr. Railey introduced the project engineer Jason Giles of TEC Engineering. Mr. Giles stated that there is a gas line near the project and they have been working with the gas company to ensure that improvements would not conflict with the existing gas line.

Commissioner Fewins asked if there would be any road improvements to Bria Circle. Mr. Railey stated that the anticipated road improvements would be for Liam Court and none for Bria Circle at this time.

**MOTION:** Commissioner VanderWell moved to forward a recommendation of approval to City Council of the Tentative Map for the Liam Court subdivision associated with PCN17-0020, 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 16 as listed in the staff report.

SECOND: Commissioner Brock.

Chairman Petersen asked for further discussion or a vote. There was no further discussion.

**AYES:** Commissioners Petersen, VanderWell, Brock, Carey Fewins, Read and Shabazz.

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** None.

Passed.