

Vicinity Map  
PCN15043



# Existing C-1 Zoning (2050 Pyramid Way)

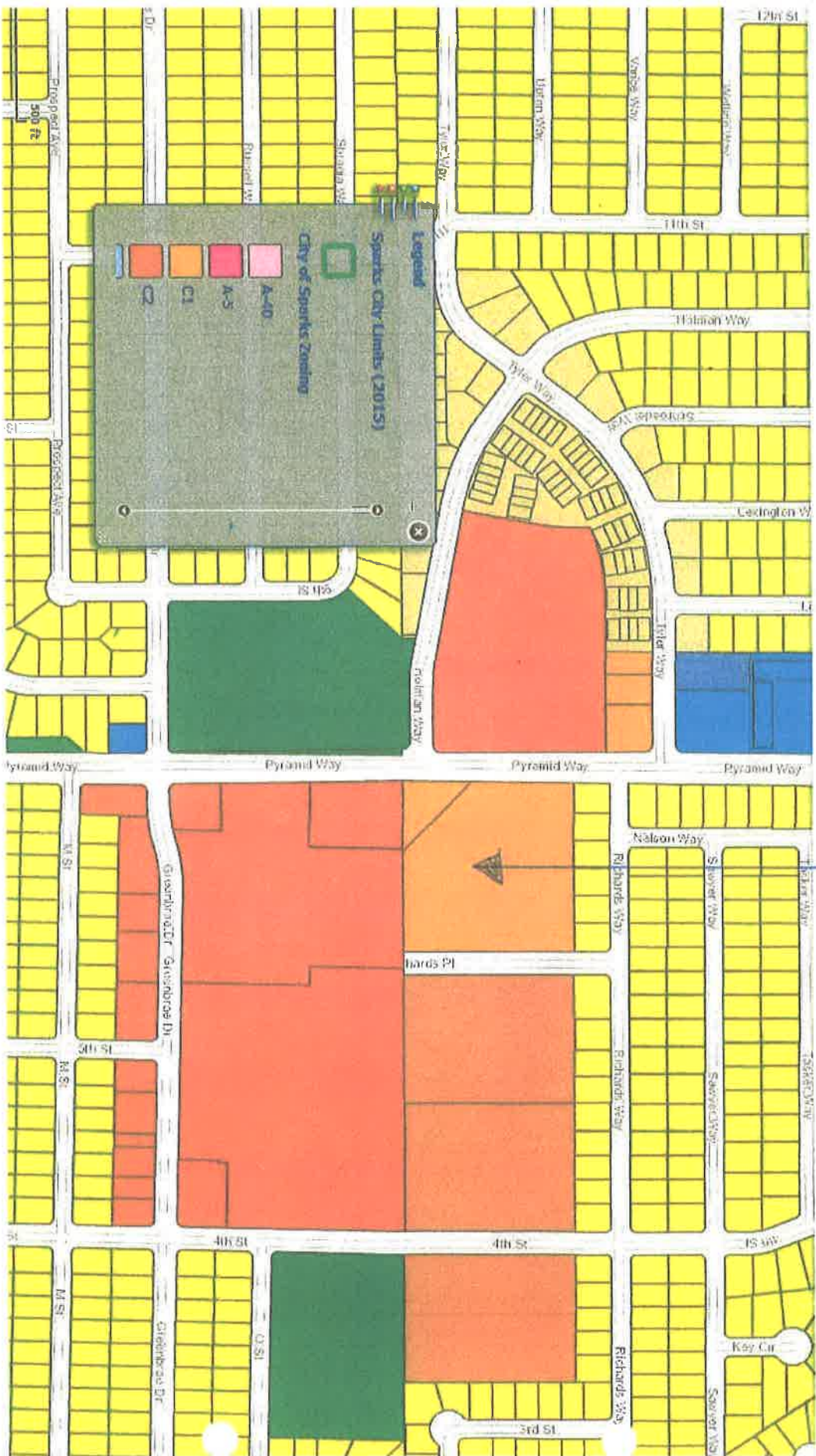






EXHIBIT "A"  
CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

3108 SW Regency Parkway, Suite 2  
Bentonville, AR 72712  
(479) 273-9472 Fax (479) 273-0844  
www.ceieng.com

10/28/15

Ian Crittenden  
City of Sparks, NV  
431 Prater Way  
Sparks, NV 89431

RE: Zone Change Application - 2050 Pyramid Way, Sparks, NV. 89431

Developer: Maple Creek Construction, LLC  
550 W. Plumb Land B#519  
Reno, NV. 89509 Phone 775-825-3888

The following legal description, as found in Document No. 3606458, filed in the office of the County Recorder of Washoe County, Nevada, and granted to WAL-MART REALTY COMPANY, is hereby provided for the above reference re-zoning application:

A tract of land being part of the Southwest Quarter of Section 33, Township 20 North, Range 20 East of the Mount Diablo Base and Meridian, City of Sparks, County of Washoe, State of Nevada and being more particularly described as follows:

***"Commencing at the South one-quarter corner of said Section, as said corner is shown on the map of Addition No. 8 to GREENBRAE TERRACE SUBDIVISION, Sparks, Nevada, filed in the office of the County Recorder of Washoe County, State of Nevada, on March 30, 1955; thence North 89°54'32" West 2154.30 feet along the North boundary of GREENBRAE TERRACE SUBDIVISION Numbers 8 & 7 and their projection Westerly to the POINT OF BEGINNING, the North boundaries of these subdivisions being the South boundary line of said Section 33; thence along the South line of said Section 33, North 89°54'32" West 262.88 feet (262.87 feet, deed); thence North 45°37'25" West 262.07 feet to the Easterly Right-of-Way line of Pyramid Way; thence along said Easterly Right-of-Way line North 00°47'53" East 267.04 feet to the Southwest corner of Lot 6 of Block 46 of Addition No. 14 to GREENBRAE TERRACE SUBDIVISION, Sparks, Nevada, Tract Map No. 621, filed in the Office of the County Recorder of Washoe County, State of Nevada, on June 24, 1959, as File No. 305217; thence along the South Boundary of Block 46, South 89°54'32" East 447.19 feet to the West Right-of-Way line of 6th Street; thence along said West Right-or-Way line, South 0°05'28" West 450.00 feet to the POINT OF BEGINNING.***

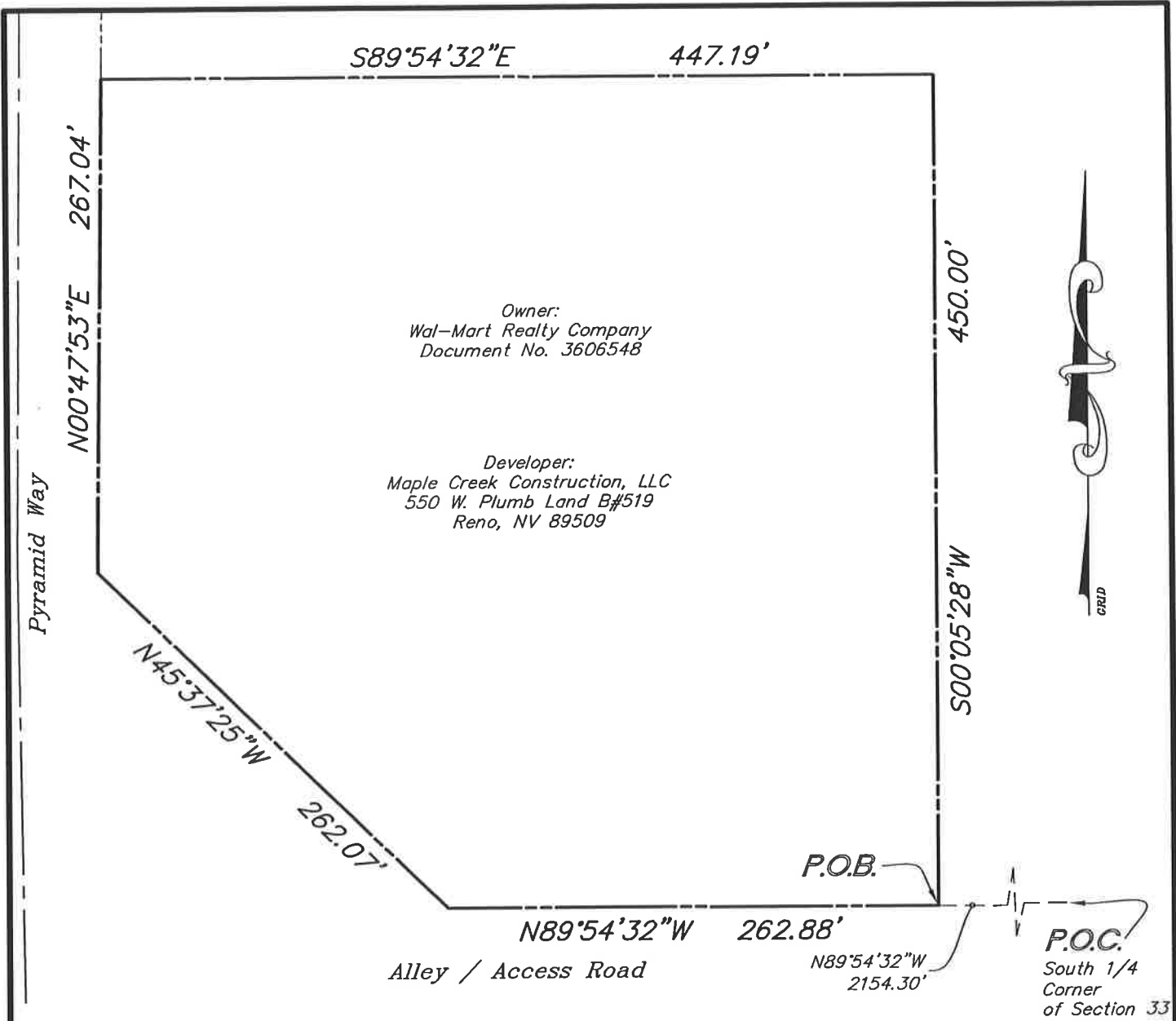
***The basis of bearings for this description being said Addition No. 14 to GREENBRAE TERRACE SUBDIVISION."***

The above legal description represents the entire subject property for which Maple Creek Constructing, LLC is seeking to re-zone.

  
Roger Dawson, PLS  
3108 SW Regency Parkway, Suite 2  
Bentonville, AR 72712  
479-273-9472



Providing Consolidated Land Development Services



Owner:  
Wal-Mart Realty Company  
Document No. 3606548

Developer:  
Maple Creek Construction, LLC  
550 W. Plumb Land B#519  
Reno, NV 89509



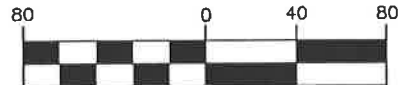
P.O.B.

P.O.C.  
South 1/4  
Corner  
of Section 33

# LEGEND

- Boundary Line
- Right-of-Way Line
- Section Line
- Centerline

## GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

**NOTE:**

It is to be understood that this sketch is descriptive only of the size, shape and location of the easement and does not constitute a plat or survey of the Grantors' property.



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### Maple Creek Construction, LLC

Scale: 1" = 80'	11/24/15	RDD	##	TLP	RDD
	DATE	PLS	PM	DRW	CHK'R

**Zone Change Application Exhibit**  
Pyramid Way & Access Road  
Sparks, Nevada

DATE	SHEET NO.
11/24/15 10:47 AM	1 of 1
Rev-0	

JOB / XXXXX DRAWING: XXXXX Exhibit.dwg LAST SAVED BY: TPRIETT

Wal-Realty Company List of Officers and Asst. Secretaries

Name	Title
<b>John P Suarez</b>	<b>Senior Vice President</b>
<b>Shannon E. Letts</b>	<b>Senior Vice President</b>
<b>Wyman K. Atwell</b>	<b>Vice President</b>
<b>J. Chris Callaway</b>	<b>Vice President</b>
<b>Caroline K. Clarke</b>	<b>Vice President</b>
<b>John E. Clarke</b>	<b>Vice President</b>
<b>Carl Crowe</b>	<b>Vice President</b>
<b>Patrick Hamilton</b>	<b>Vice President</b>
<b>Volker Heimeshoff</b>	<b>Vice President</b>
<b>Brian E. Hooper</b>	<b>Vice President</b>
<b>L.B. Johnson</b>	<b>Vice President</b>
<b>Alex May</b>	<b>Vice President</b>
<b>Carl R. Muller</b>	<b>Vice President</b>
<b>Thomas Wait</b>	<b>Vice President</b>
Monique Brennan	Assistant Secretary*
Nicole Chapman	Assistant Secretary*
Jennifer Clark	Assistant Secretary*
Myles Cochran	Assistant Secretary*
Bernard W. Coerber	Assistant Secretary*
James A. Cole	Assistant Secretary*
B.A. Glass	Assistant Secretary*
Nicholas S. Goodner	Assistant Secretary*
Amber Graham	Assistant Secretary*
Mary Kendall	Assistant Secretary*
Harry Long	Assistant Secretary*
Richard H. Martin	Assistant Secretary*
John T. Okwubanego	Assistant Secretary*
Matthew R. Powers	Assistant Secretary*
Travis Rodgers	Assistant Secretary*
Brad T. Rogers	Assistant Secretary*
Eneida Boniche Silcott	Assistant Secretary*
John Sjoval	Assistant Secretary*
Darryl Spinks	Assistant Secretary*
Elvin J. Sutton, Jr.	Assistant Secretary*
Gregory L. Tesoro	Assistant Secretary*
Barri L. Tulgetske	Assistant Secretary*
Sonya L. Webster	Assistant Secretary*
Romona L. West	Assistant Secretary*
Bruce E. Wickline	Assistant Secretary*
Amber Lee Williams	Assistant Secretary*

\* Assistant Secretaries have signature authority



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

October 6, 2015

FR: Chrono/PL 182-15

Mr. Ian Crittenden, Planner  
Community Services Department  
City of Sparks  
431 Prater Way  
Sparks, NV 89432

**RE: PCN15043 (2050 Pyramid Way)**

Dear Ian,

The RTC has reviewed this request to rezone property from C1 (Neighborhood Commercial) to C2 (General Commercial) on property located at 2050 Pyramid Way and containing 4.25 acres.

The 2035 Regional Transportation Plan (RTP) identifies Pyramid Way from Nugget Avenue to Queen Way as an arterial with Moderate Access Control (MAC). To maintain arterial capacity, the following RTP access management standards need to be adhered to. The RTC would request the opportunity to review the site plan for the proposed development when it is available.

Access Management Standards-Arterials <sup>1</sup> and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing <sup>2</sup>	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decal Lanes at Driveways?	Driveway Spacing <sup>3</sup>
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes <sup>4</sup>	200 ft./300 ft.

On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

<sup>2</sup> Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

<sup>3</sup> Minimum spacing from signalized intersections/spacing other driveways.

<sup>4</sup> If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Prater Way is D. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this project. If you have any questions, please feel free to contact me at 335-1918.

Sincerely,



Debra Goodwin  
Metropolitan Planning Administrator

DG/jm

Copies: Jon Ericson, City of Sparks Public Works  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

341 Pyramid Way Rezone





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

**To:** Mayor and City Council  
**From:** Marilie Smith, Administrative Secretary  
**Subject:** Report of Planning Commission Action  
PCN15043  
**Date:** November 24, 2015

**RE:** PCN15043 – Consideration of and possible action on a request to rezone from C1 (Neighborhood Commercial) to C2 (General Commercial) a site approximately 4.25 acres in size located at 2050 Pyramid Way, Sparks, NV.

Senior Planner Ian Crittenden presented this item with a request to forward a recommendation of approval to the City Council to rezone a site approximately 4.25 acres in size to afford the applicant a wider variety of uses. The site has been vacant since 2005.

The site is located at 2050 Pyramid Way in Sparks, NV and is currently zoned C1 (Neighborhood Commercial). Rezoning the site to C2 (General Commercial) would be in conformance with the Master Plan and is consistent with the adjacent and nearby properties. The rezoning to C2 is also in accord with the General Commercial Master Plan Land Use designation. Rezoning from C1 to C2 will not create any inconsistencies or conflicts between the Master Plan and the zoning.

The property is owned by Wal-Mart Realty Company. A Special Use Permit (PCN05003) was approved in 2005 for the construction of a 36,690 square foot building but expired without a building being constructed. Rezoning would increase the range of uses allowing for a more flexible and efficient development of the site that could potentially benefit the surrounding mature residential neighborhood.

Public notice was given per the requirements of the Sparks Municipal Code and Nevada Revised Statutes. Mr. Crittenden shared that he received quite a few telephone calls but upon explanation and clarification of the area to be rezoned, no opposition was received.

Staff supports a recommendation of approval to forward the rezone request to the City Council based on Findings Z1 through Z3 in the staff report.

Commissioner Voelz asked for clarification regarding the permitted uses in C2 versus C1. Mr. Crittenden briefly explained the differences and referred Commissioner Voelz to the table provided in the staff report that provides examples of some of the significant differences.

Commissioner Sperber asked for clarification regarding the small north east corner piece not included in the rezone request. Mr. Crittenden confirmed that the corner piece is not included in the rezone request. In addition, Commissioner Sperber asked if there are any easement or cross-access agreements associated with the property. Mr. Crittenden stated he was unaware of any such agreements.

Mr. Michael Mardian, the applicant, introduced himself and offered to answer additional questions. Mr. Mardian supports the staff report as presented.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Voelz moved to forward a recommendation of approval, to the City Council, of the request associated with PCN15043 to rezone approximately 4.25 acres from C1 (Neighborhood Commercial) to C2 (General Commercial) based on the Findings Z1 through Z3, and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner Sperber.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

When Recorded Return to:  
Sparks City Clerk  
PO Box 857  
Sparks, NV 89432

BILL NO. \_\_\_\_\_

INTRODUCED BY CITY COUNCIL

ORDINANCE NO. \_\_\_\_\_

PCN15043 - WAL-MART REALTY COMPANY

**A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY WAL-MART REALTY COMPANY, FROM C1 (NEIGHBORHOOD COMMERCIAL) TO C2 (GENERAL COMMERCIAL) FOR A PARCEL TOTALING APPROXIMATELY 4.25 ACRES IN SIZE LOCATED AT 2050 PYRAMID WAY, SPARKS NV; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

**THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:**

**SECTION 1:** The property described in Exhibit "A" and depicted in Exhibit "B", which is attached hereto and incorporated herein by reference, situated in the City of Sparks, County of Washoe, State of Nevada, is hereby changed from C1(Neighborhood Commercial) to C2 (General Commercial) classification.

**SECTION 2:** The zoning map of the City of Sparks is hereby amended in accordance with the rezoning herein.

**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4:** The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

**SECTION 5:** This ordinance shall become effective upon

passage, approval, publication.

**SECTION 6:** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

**SECTION 7:** If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

**SECTION 8:** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote of the City Council:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by:

\_\_\_\_\_  
Geno Martini, Mayor

**ATTEST:**

**APPROVED AS TO FORM & LEGALITY:**

\_\_\_\_\_  
Teresa Gardner  
City Clerk

\_\_\_\_\_  
Chester H. Adams  
City Attorney



EXHIBIT "A"

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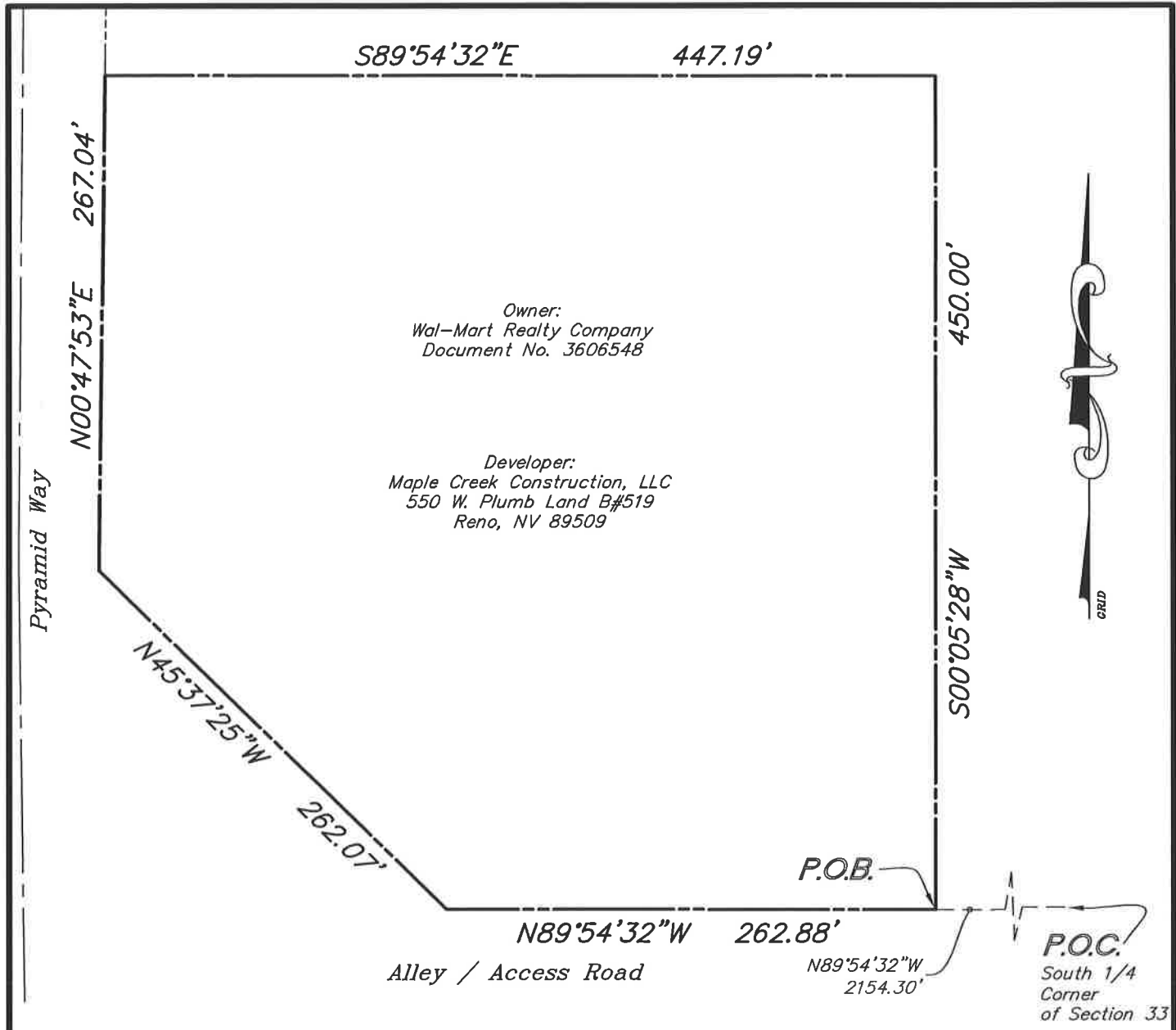
  
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Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ LOUISIANA ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

# EXHIBIT "B"



Owner:  
Wal-Mart Realty Company  
Document No. 3606548

Developer:  
Maple Creek Construction, LLC  
550 W. Plumb Land B#519  
Reno, NV 89509

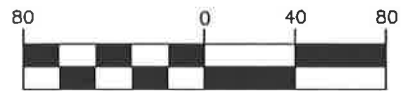


P.O.C.  
South 1/4  
Corner  
of Section 33

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- Boundary Line
- Right-of-Way Line
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( IN FEET )  
1 inch = 80 ft.

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**Maple Creek Construction, LLC**

Scale: 1" = 80'

11/24/15	RDD	##	TLP	RDD
DATE	PLS	PM	DRW	CHK'R

**Zone Change Application Exhibit**  
**Pyramid Way & Access Road**

DATE SHEET NO.

11/24/15  
10:47 AM  
**1 OF 1**

Sparks,

Nevada Rev-0

JOB / XXXXX DRAWING: XXXXX Exhibit.dwg LAST SAVED BY: TPRIVETT