

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

Introduced by City Council

ORDINANCE NO. \_\_\_\_\_ PCN16013 - Sparks Marina RV Park

**A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY SPARKS MARINA RV PARK, FROM NUD (NEW URBAN DISTRICT) TO MUD (MIXED USE DISTRICT) ON A SITE TOTALING 10.23 ACRES IN SIZE LOCATED AT 675 MARINA GATEWAY, SPARKS NV; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

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

**SECTION 1:** The zoning of 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 NUD(New Urban District) to MUD (Mixed Use District) 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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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  
LEGAL DESCRIPTION FOR  
ZONE CHANGE

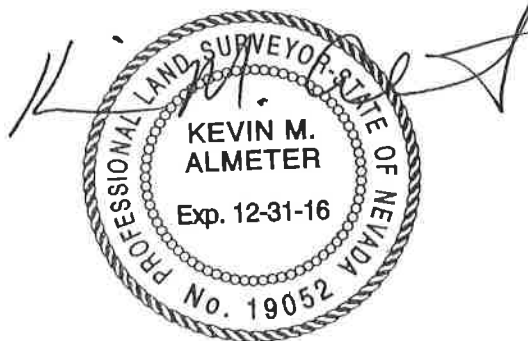
All that certain real property situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada, and being more particularly described as follows:

**BEING** Parcel CC as shown on Record of Survey Map No. 4407, recorded on June 24, 2004, as File No. 3058691, filed in the Official Records of Washoe County, Nevada;

**TOGETHER WITH** Parcel 1-A as shown on Dedication Tract Map No. 4841, recorded on December 14, 2007, as File No. 3603100, filed in the Official Records of Washoe County, Nevada;

APNs: 037-020-56 & 037-020-66

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



4-27-16

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Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

Assessor's Map Number  
**037-02**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Justin S. W. SOU, ASSESSOR  
101 E. MAIN ST. 3RD FL.  
RENO, NV 89501  
TEL: 775.333.2222  
WWW.WASHOECOUNTY.NV.GOV



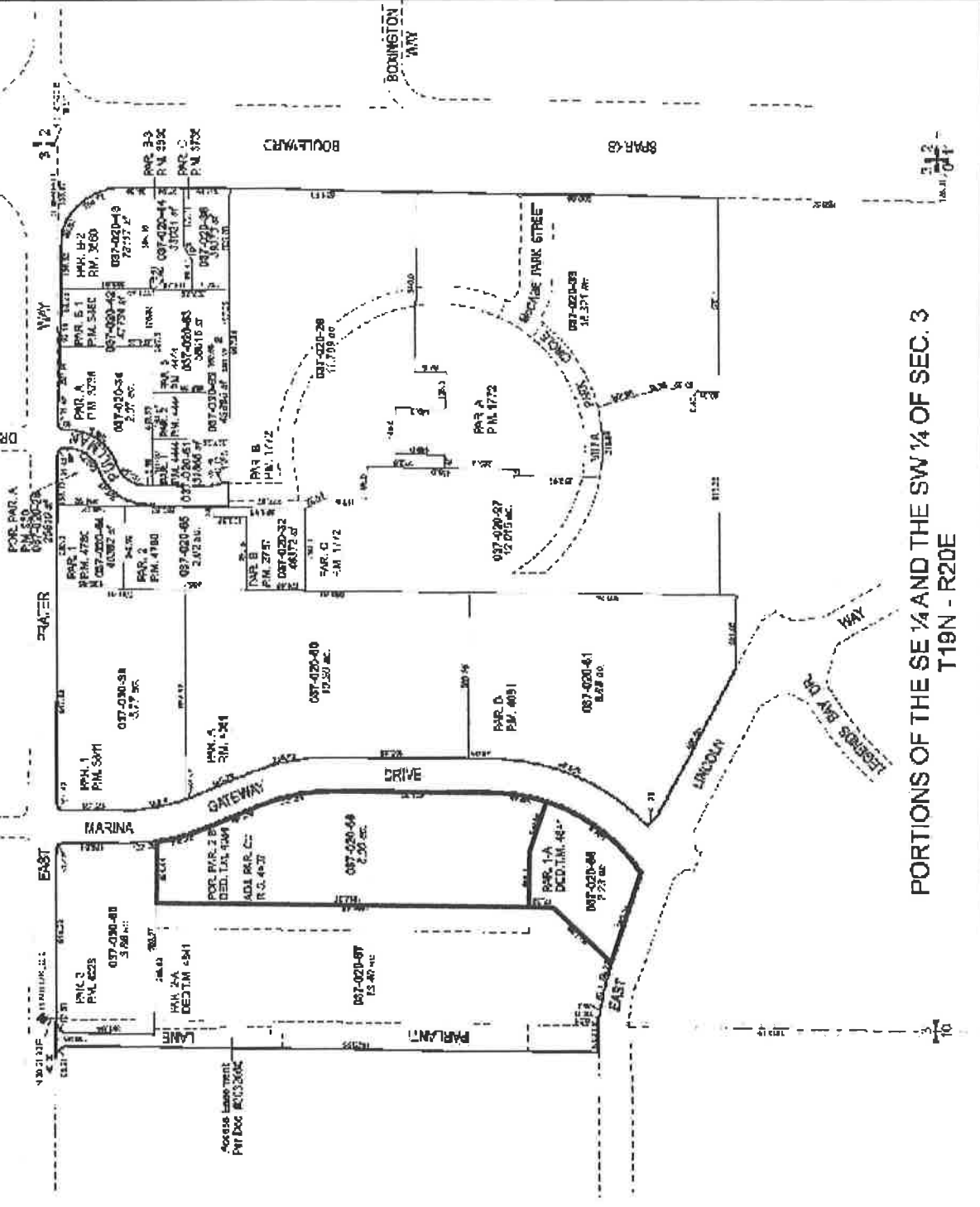
Graphic scale: 1" = 300 feet  
North arrow pointing up.



Drawn by: JLS 7/26/10  
Checked: MJP 8/18/2011  
www.washoecounty.net/mis/mis61

NOTE: This is a computer-generated map. It is not a substitute for a field inspection. The Assessor's Office is not responsible for any errors or omissions. The Assessor's Office is not a surveying firm. The Assessor's Office is not a law firm. The Assessor's Office is not a real estate broker. The Assessor's Office is not a title insurance company. The Assessor's Office is not a mortgage lender. The Assessor's Office is not a financial institution. The Assessor's Office is not a government agency. The Assessor's Office is not a public utility. The Assessor's Office is not a professional corporation. The Assessor's Office is not a partnership. The Assessor's Office is not a sole proprietorship. The Assessor's Office is not a limited liability company. The Assessor's Office is not a trust. The Assessor's Office is not a partnership. The Assessor's Office is not a sole proprietorship. The Assessor's Office is not a limited liability company. The Assessor's Office is not a trust.

**WOOD ROGERS**  
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Reno, NV 89511  
Tel: 775.823.4088  
Fax: 775.823.4086



PORTIONS OF THE SE 1/4 AND THE SW 1/4 OF SEC. 3  
T-19N - R-20E

EXHIBIT B

Project Parcels



Assessor Map  
APN 037-020-56 and 037-020-66  
Sparks, NV  
March, 2016