

BILL NO. _____

INTRODUCED BY COUNCIL

ORDINANCE NO. _____

PCN12009 - DDC-II, LLC

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY DDC-II, LLC FROM PO (PROFESSIONAL OFFICE) TO C2 (GENERAL COMMERCIAL) ON 3.37 ACRES GENERALLY LOCATED EAST OF VISTA BOULEVARD, SOUTH OF BASCO WAY, AND NORTH OF IRATCABAL DRIVE, 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 shown 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 PO (Professional Office) to C2 (General Commercial) zoning 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, and 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 _____, 2012, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2012 by:

GENO MARTINI, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

LINDA PATTERSON
City Clerk

CHESTER H. ADAMS
City Attorney



Land Information Solutions

TRI STATE SURVEYING, LTD.

1925 E. Prater Way
Sparks, Nevada 89434

Telephone (775) 358-9491 ♦ FAX (775) 358-3664
Toll Free: 1-800-411-3752

August 9, 2012
Job No. 12090.01.RM

EXHIBIT "A"

All that certain parcel situate within a portion of the Southeast One-quarter (SE 1/4) of Section Twenty-two (22), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, Washoe County, Nevada, being all of Parcel 1, Parcel 2, Parcel 3 and Parcel 4 as shown on Parcel Map No. 4907, File No. 3649454 in the Official Records of Washoe County, Nevada, said Parcel being more particularly described as follows:

BEGINNING at the southeasterly corner of said Parcel 4, said corner being a point from which the southeast corner of said Section 22 bears, South $17^{\circ}47'55''$ East, 1296.94 feet;

THENCE along the southerly parcel line of said Parcel 4, North $69^{\circ}31'43''$ West, 48.76 feet;

THENCE continuing along the southerly parcel line of said Parcel 4, North $67^{\circ}49'30''$ West, 237.36 feet to the southwest corner of said Parcel 4;

THENCE along the westerly parcel line of said Parcel 4, North $26^{\circ}01'04''$ East, 227.32 feet to the beginning of a curve;

THENCE continuing along said westerly parcel line, 50.51 feet along the arc of a 1060.00 foot radius curve to the left, through a central angle of $02^{\circ}43'49''$;

THENCE continuing along said westerly parcel line, North $23^{\circ}17'15''$ East, 457.33 feet to the beginning of a curve;

THENCE continuing along said westerly parcel line, 44.71 feet along the arc of a 1060.00 foot radius curve to the left, through a central angle of $02^{\circ}25'00''$ to a point of reverse curvature;

THENCE 31.36 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of $89^{\circ}49'49''$ to the northerly parcel line of said Parcel 4;

THENCE along said northerly parcel line of said Parcel 4, South $69^{\circ}17'56''$ East, 69.33 feet to the beginning of a curve;

THENCE continuing along said northerly parcel line 31.29 feet along the arc of a 225.00 foot radius curve to the left, through a central angle of 07°58'01" to the northeast corner of said Parcel 4;

THENCE along the easterly parcel line of said Parcel 4, South 01°27'45" West, 196.84 feet;

THENCE continuing along the easterly parcel line of said Parcel 4, South 06°09'33" West, 62.99 feet;

THENCE continuing along said easterly parcel line, South 17°36'22" West, 480.00 feet;

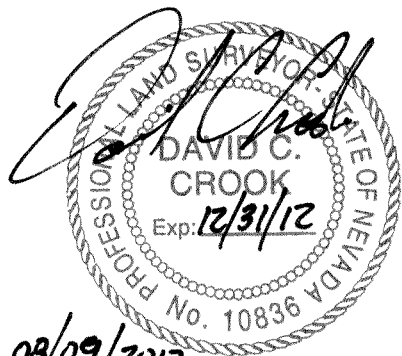
THENCE continuing along said easterly parcel line, South 11°46'42" West, 81.17 feet to the POINT OF BEGINNING.

Said Parcels contain 4.02 acres, more or less.

BASIS OF BEARING:

THE GRID BEARING OF NORTH 02°13'08" EAST BETWEEN GPS MONUMENTS S2067 & S2068 AS SHOWN ON RECORD OF SURVEY MAP NO. 3885, FILE NO. 2522263, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, BASED ON THE NORTH AMERICAN DATUM OF 1983/1994 HIGH ACCURACY REFERENCE NETWORK (NAD 83/94-HARN), NEVADA STATE PLANE, WEST ZONE.

GRID TO GROUND FACTOR = 1.000197939



Date 08/09/2012

David C. Crook, P.L.S.

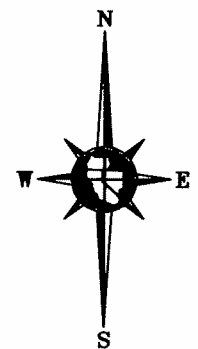
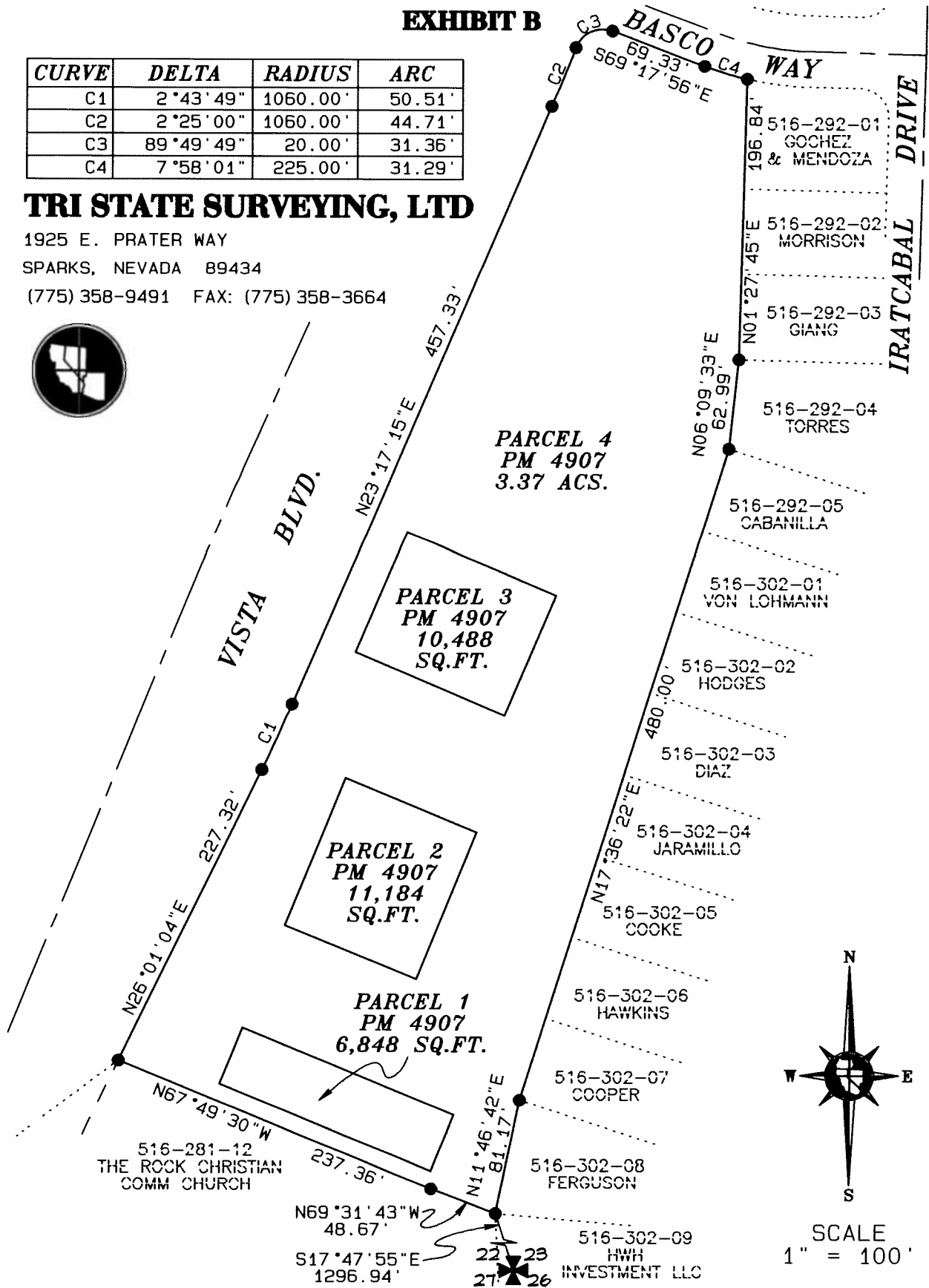
Nevada Certificate No. 10836

EXHIBIT B

CURVE	DELTA	RADIUS	ARC
C1	2°43'49"	1060.00'	50.51'
C2	2°25'00"	1060.00'	44.71'
C3	89°49'49"	20.00'	31.36'
C4	7°58'01"	225.00'	31.29'

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SCALE
 1" = 100'