

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

Introduced by City Council
AI 11.1 2/26/2018

BILL NO. 2736

ORDINANCE NO. _____

PCN17-0035 - HIGHLAND RANCH,
67.4 ACRES AT 500 HIGHLAND
RANCH PARKWAY.

A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 67.4 ACRES IN SIZE AND LOCATED AT 500 HIGHLAND RANCH PARKWAY FROM A40 (AGRICULTURE) TO C2 (GENERAL COMMERCIAL) AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The zoning of 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 A40(Agriculture) to C2 (Commercial).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 March 2018 by the following vote of the City Council:

- AYES:**
- NAYS:**
- ABSENT:**
- ABSTAIN:**

APPROVED this ____ day of March 2018.

Geno Martini, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner
City Clerk

Chester H. Adams
City Attorney

EXHIBIT (A)
LEGAL DESCRIPTION

All that certain real property situate in the County of Washoe, State of Nevada, recorded on August 5, 2011 as Document No. 4028935, Official Records of Washoe County, State of Nevada, being more particularly described as follows:

Township 20 North, Range 20 East, Section 9: Southeast ¼.

EXCEPTING THEREFROM Township 20 North, Range 20 East, Section 9: The East ½ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼.

EXCEPTING THEREFROM that portion lying northerly of the southerly line of Highland Ranch Parkway as described in a Deed of Dedication to the County of Washoe, recorded July, 22, 1999 as File No. 2233408, Official Records.

The basis of bearings for this legal description are identical to that certain Record of Survey No. 3818, recorded on June 30, 2000, as Document No. 2460839, Official Records of Washoe County, Nevada.

This legal description appeared previously in Document No. 4028935, Official Records of Washoe County, State of Nevada.

Being further described as APN: 083-011-12.

This legal description written by:



Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Ste. 200
Reno, Nevada 89521

EXHIBIT (A)
LEGAL DESCRIPTION

All that certain real property situate in the County of Washoe, State of Nevada, recorded on August 5, 2011 as Document No. 4028934, Official Records of Washoe County, State of Nevada, being more particularly described as follows:

Township 20 North, Range 20 East, Section 9: The East ½ of the Southeast ¼ of the Southeast ¼ of the Southeast ¼.

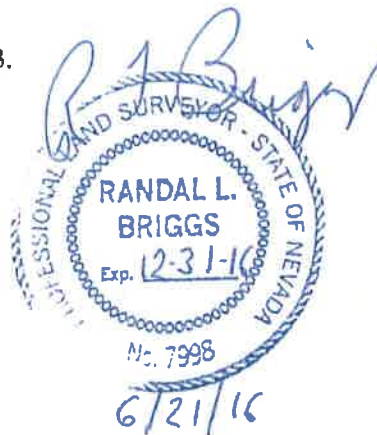
EXCEPTING THEREFROM that portion lying northerly of the southerly line of Highland Ranch Parkway as described in a Deed of Dedication to the County of Washoe, recorded July, 22, 1999 as File No. 2233408, Official Records.

The basis of bearings for this legal description are identical to that certain Record of Survey No. 3818, recorded on June 30, 2000, as Document No. 2460839, Official Records of Washoe County, Nevada.

This legal description appeared previously in Document No. 4028934, Official Records of Washoe County, State of Nevada.

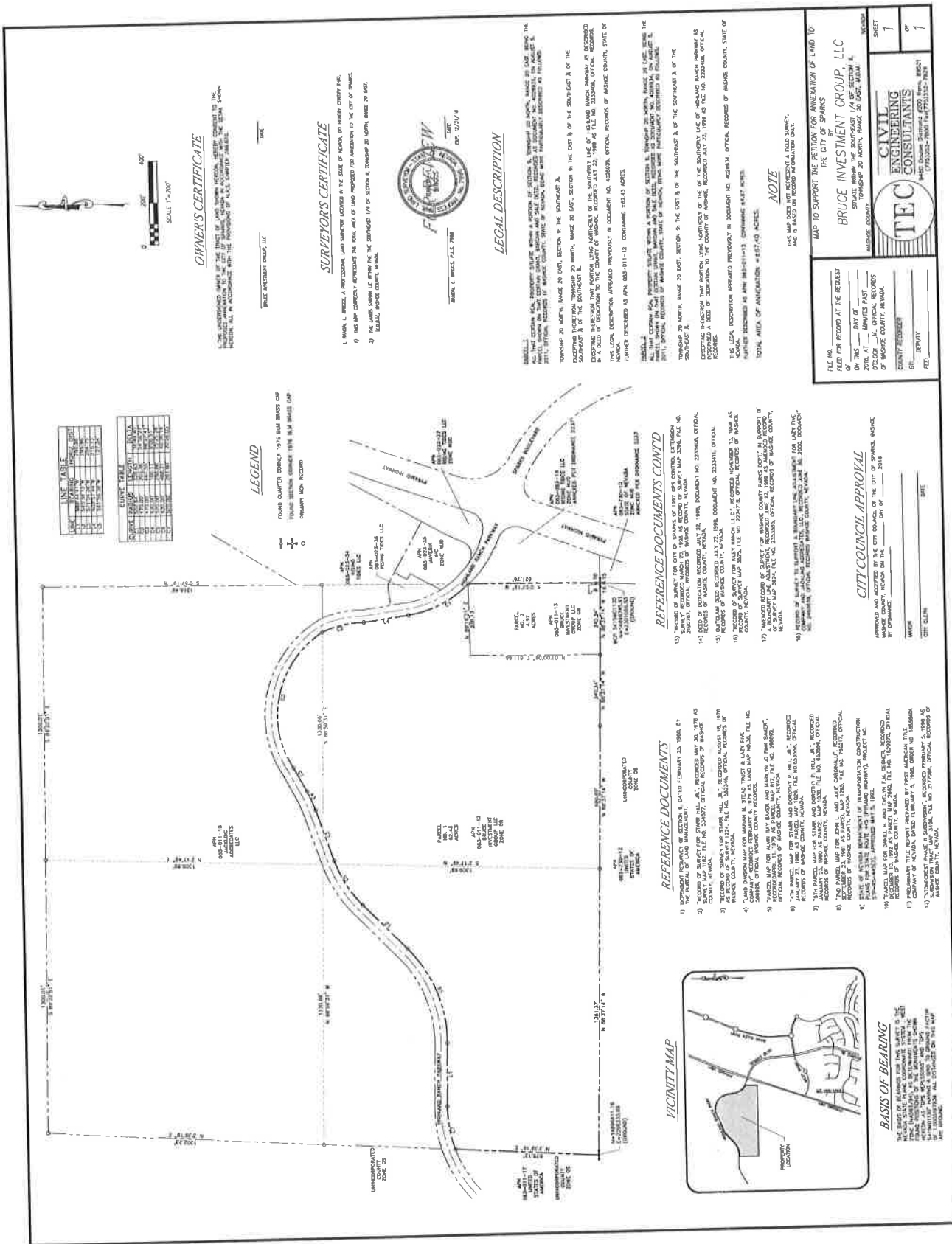
Being further described as APN: 083-011-13.

This legal description written by:



Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Ste. 200
Reno, Nevada 89521

Exhibit (B)



I, the undersigned, owner of the property herein described, hereby certify that the information herein is true and correct and that I have no other claim or interest in the property herein described.

BRICE INVESTMENT GROUP, LLC

SURVEYORS CERTIFICATE

WE, the undersigned, being duly qualified and sworn as Surveyors in and for the State of Nevada, do hereby certify that we have surveyed the premises herein described, and that the same are as shown on the map attached hereto.



BRUCE L. BRUCE, P.L.S. 1988
DATE: 08/12/14

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION APPEARED PREVIOUSLY IN DOCUMENT NO. 402628, OFFICIAL RECORDS OF WAGNER COUNTY, STATE OF NEVADA, DESCRIBED AS APN 004-001-12, CONTAINING 240.43 ACRES.

NOTE

THIS MAP DOES NOT REPRESENT A FIELD SURVEY AND IS BASED ON RECORD INFORMATION.

FILE NO. _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____
 2014, AT _____
 CLERK, WAGNER COUNTY, NEVADA

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WAGNER COUNTY, NEVADA, ON THE _____ DAY OF _____, 2014

WAGNER COUNTY, NEVADA

CITY CLERK _____ DATE _____

BRUCE INVESTMENT GROUP, LLC
 3015 SOUTH WAGNER AVENUE
 WAGNER COUNTY, NEVADA 89126

TEC CIVIL ENGINEERING CONSULTANTS
 4825 DOWNEY DRIVE SUITE 1000
 WAGNER COUNTY, NEVADA 89126
 (702) 795-1111

SHEET 1 OF 1