

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

Introduced by City Council

BILL NO.

ORDINANCE NO. _____

**PCN19-0050 - 5 RIDGES, 28.81
ACRES WITHIN A LARGER PARCEL
386.87 ACRES IN SIZE GENERALLY
LOCATED AT 555 HIGHLAND RANCH
PARKWAY.**

**A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 28.81
ACRES IN SIZE WITHIN A LARGER PARCEL 386.87 ACRES IN SIZE
GENERALLY LOCATED AT 555 HIGHLAND RANCH PARKWAY FROM 15.00 ACRES
OF C2 (GENERAL COMMERCIAL) AND 13.81 ACRES OF SF-6 (SINGLE-FAMILY
RESIDENTIAL, 6,000 SQ. FOOT LOTS) TO MF-2 (MULTI-FAMILY
RESIDENTIAL) AND PROVIDING OTHER MATTERS PROPERLY RELATING
THERE TO.**

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 SF-6 (Single-Family Residential, 6,000 SQ. FOOT LOTS) and C2 (General Commercial) to MF-2 (Multi-Family Residential).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of September 2020.

Ron Smith, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Lisa Hunderman
City Clerk

Chester H. Adams
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

Village 1A

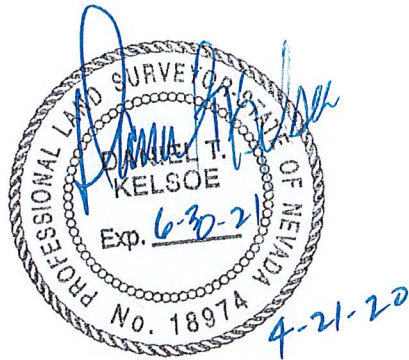
All that certain real property being a portion of Parcel 2 of Record of Survey Map No. 3818, File No. 2460839, Official Records of Washoe County, Nevada, situate within the Southeast Quarter (SE ¼) of Section 9, Township 20 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows

Commencing at the East Quarter corner of Section 9, said point also being on the East line of said Parcel 2;
Thence along the East line of said Parcel 2 and the East line of said Section 9, S00°56'44"W, a distance of 765.95 feet, to the Point of Beginning;
Thence continuing along said East lines, S00°56'44"W, a distance of 552.56 feet, to the Southeast Corner of said Parcel 2;
Thence N88°55'25"W, a distance of 189.31 feet, to a point on the Northerly Right of Way line of Highland Ranch Parkway;
Thence along said Northerly Right of Way line, through a non tangent curve to the left, having a radius of 530.00 feet, through a central angle of 60°01'53", with an arc length of 555.31 feet, with a chord bearing of N59°50'45"W, and a chord length of 530.25 feet;
Thence leaving said Northerly Right of Way line, N00°02'44"E, a distance of 27.94 feet;
Thence through a non tangent curve to the right, having a radius of 29.50 feet, through a central angle of 83°32'08", with an arc length of 43.01 feet, with a chord bearing of N48°11'12"W, and a chord length of 39.30 feet;
Thence N06°25'08"W, a distance of 21.13 feet;
Thence through a curve to the right, having a radius of 299.00 feet, through a central angle of 42°26'39", and an arc length of 221.50 feet;
Thence N31°22'31"E, a distance of 50.16 feet;
Thence through a non tangent curve to the left, having a radius of 275.90 feet, through a central angle of 05°19'19", and an arc length of 25.63 feet, with a chord bearing of N34°22'00"E, and a chord length of 25.62 feet;
Thence through a reverse curve to the right, having a radius of 47.00 feet, through a central angle of 53°16'36", and an arc length of 43.70 feet;
Thence through a reverse curve to the left, having a radius of 70.50 feet, through a central angle of 11°41'29", and an arc length of 14.39 feet;
Thence through a reverse curve to the right, having a radius of 89.50 feet, through a central angle of 45°04'10", and an arc length of 70.40 feet;
Thence S62°20'31"E, a distance of 18.70 feet;
Thence through a curve to the left, having a radius of 136.50 feet, through a central angle of 02°54'40", and an arc length of 6.94 feet;
Thence S65°15'11"E, a distance of 2.13 feet;
Thence N24°44'49"E, a distance of 122.50 feet;
Thence S65°15'11"E, a distance of 438.96 feet, to the Point of Beginning.

Containing: 7.67 Acres, more or less

Basis of Bearings:

The Basis of Bearings for this description being the Nevada State Plane Coordinate System, West Zone, NAD 83/94, based on found Washoe County Control monuments.



Prepared by:
Christy Corporation
Sparks, Nevada
89436
775.502.8852

EXHIBIT "A"
LEGAL DESCRIPTION

Village 1B

All that certain real property being a portion of Parcel 2 of Record of Survey Map No. 3818, File No. 2460839, Official Records of Washoe County, Nevada, situate within the Southeast Quarter (SE ¼) of Section 9, Township 20 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows

Commencing at the East Quarter corner of Section 9, said point also being on the East line of said Parcel 2;

Thence S36°33'22"W, a distance of 1321.20 feet, to the Point of Beginning;

Thence through a non-tangent curve to the left having a radius of 530.00 feet, with a central angle of 15°17'05", with an arc length of 141.39 feet, with a chord bearing of S69°42'13"W, with a chord length of 140.97 feet;

Thence S62°03'40"W, a distance of 126.45 feet;

Thence through a curve to the right having a radius of 570.00 feet, with a central angle of 01°44'26", with an arc length of 17.32 feet;

Thence through a compound curve to the right having a radius of 570.00 feet, with a central angle of 07°22'30", with an arc length of 73.37 feet;

Thence S71°10'36"W, a distance of 254.89 feet;

Thence through a curve to the left having a radius of 630.00 feet, with a central angle of 25°25'09", with an arc length of 279.50 feet;

Thence S45°45'27"W, a distance of 290.13 feet;

Thence N44°20'23"W, a distance of 185.11 feet;

Thence through a curve to the right having a radius of 120.00 feet, with a central angle of 77°50'24", with an arc length of 163.03 feet;

Thence N33°30'01"E, a distance of 6.34 feet;

Thence N56°29'59"W, a distance of 24.00 feet;

Thence N33°30'01"E, a distance of 37.96 feet;

Thence S56°32'00"E, a distance of 69.31 feet;

Thence N85°58'30"E, a distance of 105.34 feet;

Thence N49°56'45"E, a distance of 81.04 feet;

Thence N28°01'46"E, a distance of 81.06 feet;

Thence N09°21'48"W, a distance of 77.93 feet;

Thence N71°03'46"E, a distance of 989.69 feet;

Thence through a non-tangent curve to the left having a radius of 371.00 feet, with a central angle of 26°40'34", with an arc length of 147.60 feet, with a chord bearing of S06°55'08"W, with a chord length of 171.18 feet;

Thence S06°25'08"E, a distance of 21.15 feet;

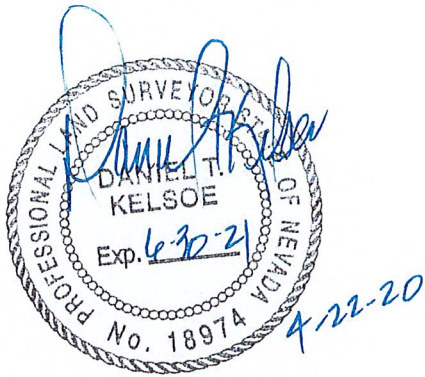
Thence through a curve to the right having a radius of 29.50 feet, with a central angle of 83°31'06", with an arc length of 43.00 feet;

Thence S12°54'02"E, a distance of 27.59 feet, to the Point of Beginning,

Containing: 7.33 Acres, more or less

Basis of Bearings:

The Basis of Bearings for this description being the Nevada State Plane Coordinate System, West Zone, NAD 83/94, based on found Washoe County Control monuments.



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Sparks, Nevada
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EXHIBIT "A"
LEGAL DESCRIPTION

Village 5

All that certain real property being a portion of Parcel 2 of Record of Survey Map No. 3818, File No. 2460839, Official Records of Washoe County, Nevada, situate within the Southeast Quarter (SE ¼) of Section 9, Township 20 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows

Commencing at the East Quarter corner of Section 9, said point also being on the East line of said Parcel 2;

Thence S51°43'45"W, a distance of 401.77 feet;

Thence through a curve to the left having a radius of 223.50 feet, with a central angle of 51°33'12", with an arc length of 201.10 feet;

Thence S00°10'32"W, a distance of 179.48 feet;

Thence through a curve to the right having a radius of 20.00 feet, with a central angle of 90°00'00", with an arc length of 31.42 feet;

Thence N89°49'28"W, a distance of 13.99 feet;

Thence through a curve to the right having a radius of 394.00 feet, with a central angle of 89°27'52", with an arc length of 615.21 feet;

Thence N00°21'36"W, a distance of 112.56 feet;

Thence through a curve to the left having a radius of 736.00 feet, with a central angle of 12°41'46", with an arc length of 163.09 feet;

Thence through a compound curve to the left having a radius of 736.00 feet, with a central angle of 08°49'14", with an arc length of 113.31 feet;

Thence N21°52'36"W, a distance of 6.34 feet;

Thence N26°27'00"W, a distance of 50.17 feet;

Thence N24°08'59"W, a distance of 14.26 feet;

Thence through a non-tangent curve to the right having a radius of 47.00 feet, with a central angle of 65°54'32", with an arc length of 54.07 feet, with a chord bearing of N06°39'13"E, with a chord length of 51.13 feet;

Thence through a compound curve to the right having a radius of 137.01 feet, with a central angle of 27°27'25", with an arc length of 65.66 feet;

Thence N72°40'57"E, a distance of 50.03 feet;

Thence N68°07'24"E, a distance of 36.75 feet;

Thence through a curve to the left having a radius of 436.00 feet, with a central angle of 41°15'17", with an arc length of 313.93 feet;

Thence N26°52'07"E, a distance of 32.31 feet;

Thence S56°29'10"E, a distance of 63.65 feet;

Thence S54°31'07"E, a distance of 58.88 feet;

Thence S52°33'03"E, a distance of 58.98 feet;

Thence S44°40'50"E, a distance of 117.96 feet;

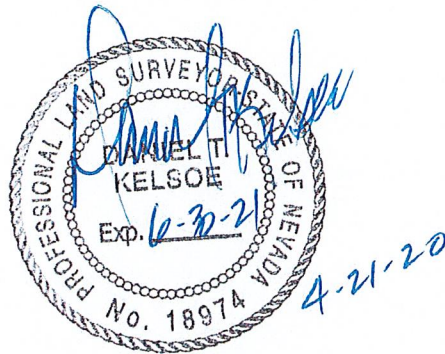
Thence S38°38'41"E, a distance of 59.37 feet;

Thence S38°16'15"E, a distance of 425.00 feet, to the Point of Beginning,

Containing: 13.81 Acres, more or less

Basis of Bearings:

The Basis of Bearings for this description being the Nevada State Plane Coordinate System, West Zone, NAD 83/94, based on found Washoe County Control monuments.



Prepared by:
Christy Corporation
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APN 083-023-32
RISING TIDES, LLC

APN 083-011-15
PARCEL 2, R.O.S. 3818
QK, LLC

VILLAGE 1A
7.67 ACRES±

HIGHLAND
RANCH
PARKWAY

VILLAGE 1B
6.88 ACRES±

VILLAGE 5
13.81 ACRES±

PROPOSED
FIVE RIDGES
PARKWAY

PROPOSED
ANTELOPE RIDGE
PARKWAY

APN 083-011-17
U.S.A.

NORTH



SCALE 1" = 600'

ZONE CHANGE EXHIBIT

EAST 1/2 OF SECTION 9
TOWNSHIP 20 NORTH, RANGE 20 EAST
MOUNT DIABLO BASE AND MERIDIAN
CITY OF SPARKS COUNTY OF WASHOE STATE OF NEVADA



CHRISTY
CORPORATION

1000 Kiley Pkwy | Sparks Nevada 89436

775.502.8552 christynv.com