

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

Introduced by City Council

BILL NO.2749

ORDINANCE NO.

**PCN18-0005 - WINGFIELD COMMONS,
65 ACRES GENERALLY LOCATED EAST
OF GOLDEN EAGLE REGIONAL PARK
AND SOUTH OF VISTA BOULEVARD.**

**A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 65 ACRES
IN SIZE AND GENERALLY LOCATED EAST OF GOLDEN EAGLE REGIONAL PARK
AND SOUTH OF VISTA BOULEVARD FROM A5 (AGRICULTURE) TO SF6 (SINGLE
FAMILY RESIDENTIAL - 6,000 SQ. FT. LOTS) 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 A5(Agriculture) to SF6 (Single Family Residential - 6,000 sq. ft. lots).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of November 2018.

Ron Smith, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner
City Clerk

Chester H. Adams
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION
APN 084-550-02, 084-550-07, & 084-550-08

Three parcels of land being the same as Parcel D of Parcel Map No. 115, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on November 11, 1974, as File No. 346696, and the Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) and the Northwest Quarter (NW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) of Section 18, Township 20 North, Range 21 East, MDM, being more particularly described as follows:

Beginning at the East Quarter corner of said Section 18;
thence along the East boundary of said Section 18 North 00°36'37" East a distance of 1321.50 feet to the Northeast corner of said Parcel D, also being the North 1/16 corner of said Section 18;
thence departing said East boundary and along the North boundary of said Parcel D North 89°21'52" West a distance of 1318.34 feet to the Northwest corner of said Parcel D also being the North-East 1/16 corner of said Section 18;
thence departing said North boundary and along the West boundary of said Parcel D South 00°30'07" West a distance of 1320.71 feet to the Center-East 1/16 corner;
thence continuing along said West boundary South 00°29'21" West a distance of 660.27 feet to the Southwest corner of said Parcel D also being the Center-North-Southeast 1/64 corner of said Section 18;
thence departing the boundary of said Parcel D and along the West boundary of said Northwest Quarter (NW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) South 00°29'21" West a distance of 330.14 feet to the Center-South-North-Southeast 1/256 corner;
thence along the West boundary of said Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) South 00°29'21" West a distance of 330.14 feet to the South-East 1/16 corner;
thence along the South boundary of said Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) South 89°17'48" East a distance of 328.41 feet to the Center-West-East-Southeast 1/256 corner;
thence along the East boundary of said Southwest Quarter (SW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) North 00°30'47" East a distance of 330.18 feet to the Southwest-Northeast-Southeast 1/256 corner;
thence along the East boundary of said Northwest Quarter (NW ¼) of Southwest Quarter (SW ¼) of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) North 00°30'47" East a distance of 330.18 feet to a point on the South boundary of said Parcel D, also being the Center-West-Northeast-Southeast 1/256 corner;
thence along the South boundary of said Parcel D South 89°18'48" East a distance of 986.05 feet to the Southeast corner of said Parcel D, also being the North-South 1/64 corner of said Section 18;

thence along the East boundary of said Section 18 North 00°35'06" East a distance of 660.65 feet to the Point of Beginning.

Said parcel contains an area of approximately 64.87 acres.

Basis of Bearings: Identical to those shown on Record of Survey Map 4319, File Number 2964693, recorded December 9, 2003, in the Official Records of Washoe County, Nevada, being Nevada State Plane Coordinate System, West Zone (NAD 93/94).

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corp.
5405 Mae Anne Avenue
Reno, Nevada 89523
(775) 747-8550
ryan@summitnv.com



2-20-2018



EXHIBIT "B"

BASIS OF BEARINGS AND COORDINATES:

NEVADA STATE PLANS COMMISSION SPECIAL NOTICE: THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH NEVADA STATE PLANS COMMISSION CONTROL POINT MEASUREMENT SYSTEM, STATE PLANS COMMISSION CONTROL POINT MEASUREMENT SYSTEM AND STATE PLANS COMMISSION CONTROL POINT MEASUREMENT SYSTEM. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

SURVEYOR'S CERTIFICATE

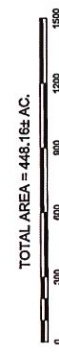
I, DON N. MORGAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS IS AN ACCURATE REPRESENTATION OF THE LANDS SURVEYED BY ME AT THE REQUEST OF THE CITY OF SPARKS.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF SECTION 18, T20N, R21E, M0M, CITY OF SPARKS, WASHOE COUNTY, NEVADA.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND RULES REGARDING SURVEYING AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 203 OF THE NEVADA ADMINISTRATIVE CODE. THE MONUMENTS SPECIFIED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH NRS 623.540 AND NO NEW LOTS ARE BEING CREATED.



LEGEND:

- ▣ FE. MONUMENT AS NOTED
 - ▣ FE. SECTION CORNER AS NOTED
 - ▣ FE. 1/4 SECTION CORNER AS NOTED
- 1817' TO 7' FE. 1/4 SECTION CORNER AS NOTED
(GLO 1320) DATA PER OLD PLAT
[38.48] RECORD DATA PER PARCEL MAP 115 FILE NO. 346696



FILE NO. 2964493
FILED FOR RECORD AT THE REQUEST OF Summit Engineering on the 9th day of December 2003, AT 44 MINUTES P.M. BY OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA. MICHAEL L. BURKE COUNTY CLERK. WA-11-15-03 EX32132176

RECORD OF SURVEY FOR THE CITY OF SPARKS SECTION 18, T20N, R21E, M0M

SUMMIT ENGINEERING CORPORATION
1500 SOUTH STATE STREET SUITE 1000 SPARKS, NEVADA 89102
TEL: 702.784.1100 FAX: 702.784.1101

SHEET 1 OF 1

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EXHIBIT "B"

Record of Survey Map 4319

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP

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