

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

Introduced by City Council

BILL NO. 2780

ORDINANCE NO. _____

**PCN19-0040 - 5 RIDGES, 34.71
ACRES GENERALLY LOCATED AT 555
HIGHLAND RANCH PARKWAY.**

**A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 34.71
ACRES IN SIZE GENERALLY LOCATED AT 555 HIGHLAND RANCH PARKWAY
FROM 34.71 ACRES OF A-40 (AGRICULTURAL) TO 10.00 ACRES OF SF-6
(SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FOOT LOTS) AND 24.71 ACRES
OF A5 (AGRICULTURE) 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 34.71 acres of A-40 (Agricultural) to 10.00 acres of SF-6 (Single-Family Residential, 6,000 SQ. FOOT LOTS) and 24.71 acres of A-5 (Agriculture).

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herewith are hereby repealed.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 2020 by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of November 2020.

Ed Lawson, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Lisa Hunderman
City Clerk

Chester H. Adams
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

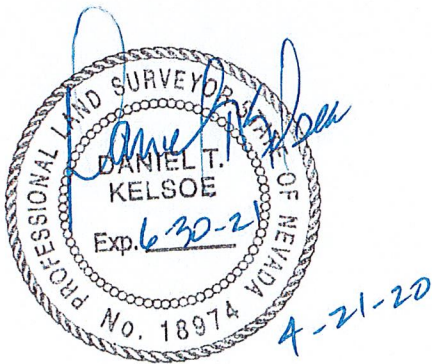
A PORTION OF APN: 508-020-01

All that certain real property being a portion Lot 1, Section 8, of United States Patent No. N-59899, 27-2001-0041, recorded April 10, 2001 as File No. 2541714, Official Records of Washoe County, Nevada, also being a portion of the Northeast Quarter (NE ¼) of Section 8, Township 20 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

Beginning at the Northeast corner of said Section 8;
Thence along the East line of said Section 8, S03°15'46"W, a distance of 1105.50 feet;
Thence leaving East line of said Section 8, N88°55'17"W, a distance of 452.23 feet;
Thence N03°15'46"E, a distance of 822.76 feet;
Thence N59°41'12"E, a distance of 542.40 feet, to the Point of Beginning;

Containing: 10.00 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

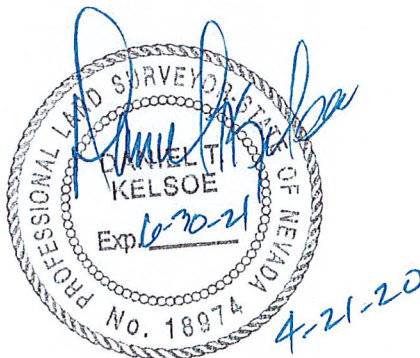
REMAINDER PORTION OF APN: 508-020-01

All that certain real property being a portion Lot 1, Section 8, of United States Patent No. N-59899, 27-2001-0041, recorded April 10, 2001 as File No. 2541714, Official Records of Washoe County, Nevada, also being a portion of the Northeast Quarter (NE ¼) of Section 8, Township 20 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

Beginning at the Northeast corner of said Section 8;
Thence S59°41'12"W, a distance of 542.40 feet;
Thence S03°15'46"W, a distance of 822.76 feet;
Thence N88°55'18"W, a distance of 883.99 feet;
Thence N02°08'36"E, a distance of 1139.67 feet;
Thence S87°27'14"E, a distance of 1357.62 feet, to the Point of Beginning;

Containing: 24.71 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.



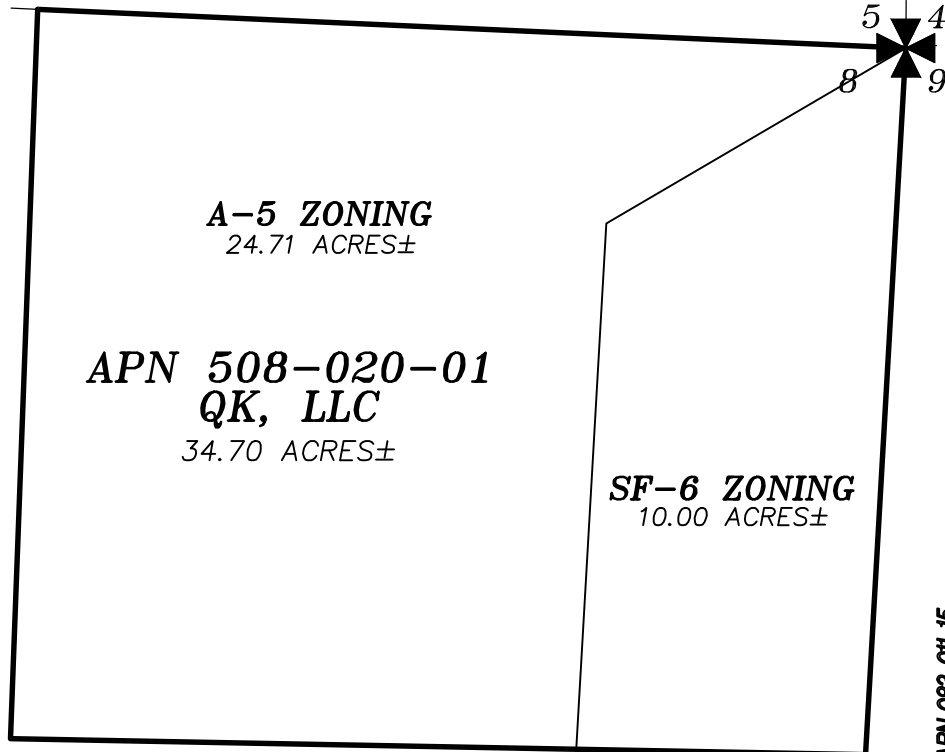
Prepared by:
Christy Corporation
Sparks, Nevada
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775.502.8852

EXHIBIT

A-5 & SF-6 ZONING
A PORTION OF NE 1/4 OF SECTION 8
T. 20 N., R. 20 E., M.D.M.
SPARKS WASHOE COUNTY NEVADA

APN 508-010-01
UNITED STATES OF
AMERICA

APN 083-440-42
PARCEL 1, P.M. 817
PRICE FAMILY 2019 TRUST



APN 083-011-15
PARCEL 2, R.O.S. 3818
C.T.T. KO

APN 508-350-01
PARCEL A, T.M. 3496
HIGHLAND RANCH HOA



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775.502.8552 christynv.com