

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

BILL NO. 2743

INTRODUCED BY CITY COUNCIL

ORDINANCE NO. \_\_\_\_\_

PCN18-0019  
7.72 ACRES AT 2255 LOS ALTOS  
PARKWAY

A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 7.72 ACRES IN SIZE AND LOCATED AT 2255 LOS ALTOS PARKWAY FROM PD (PLANNED DEVELOPMENT - THE VISTAS) TO MF2/PUD (MULTI-FAMILY RESIDENTIAL - 10-14 UNITS PER ACRE / PLANNED UNIT DEVELOPMENT) AND 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 PD (Planned Development - The Vistas) to MF2/PUD (Multi-Family Residential - 10-14 Units Per Acre/Plan / Planned Unit Development).

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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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

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

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2018.

\_\_\_\_\_  
**Geno Martini, Mayor**

**ATTEST:**

**APPROVED AS TO FORM & LEGALITY:**

\_\_\_\_\_  
**Teresa Gardner**  
City Clerk

\_\_\_\_\_  
**Chester H. Adams**  
City Attorney

**EXHIBIT A  
LEGAL DESCRIPTION  
TO SUPPORT REZONING REQUEST**

**APN: 518-150-11**

ALL THAT CERTAIN REAL PROPERTY, SITUATE WITHIN A PORTION OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 20 EAST. MDM, CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, PER RECORD OF SURVEY MAP 3207, FILE NO. 2079943, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

THENCE S 89°23'54" E, 534.97 FEET TO THE MOST SOUTHWEST CORNER OF ADJUSTED REMAINDER PARCEL 4 OF SAID RECORD OF SURVEY, POINT BEING THE TRUE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, S 89°23'54" E, 1,070.47 FEET;

THENCE N 61°05'35" E, 188.87 FEET;

THENCE N 30°50'05" W, 79.09 FEET TO A POINT OF CURVATURE;

THENCE 401.68 FEET ALONG THE ARC OF A 662.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°44'20";

THENCE N 65°34'25" W, 24.97 FEET;

THENCE S 69°51'48" W, 965.56 FEET;

THENCE S 61°50'17" W, 16.71 FEET;

THENCE S 28°09'43" E, 92.59 FEET THE POINT OF BEGINNING.

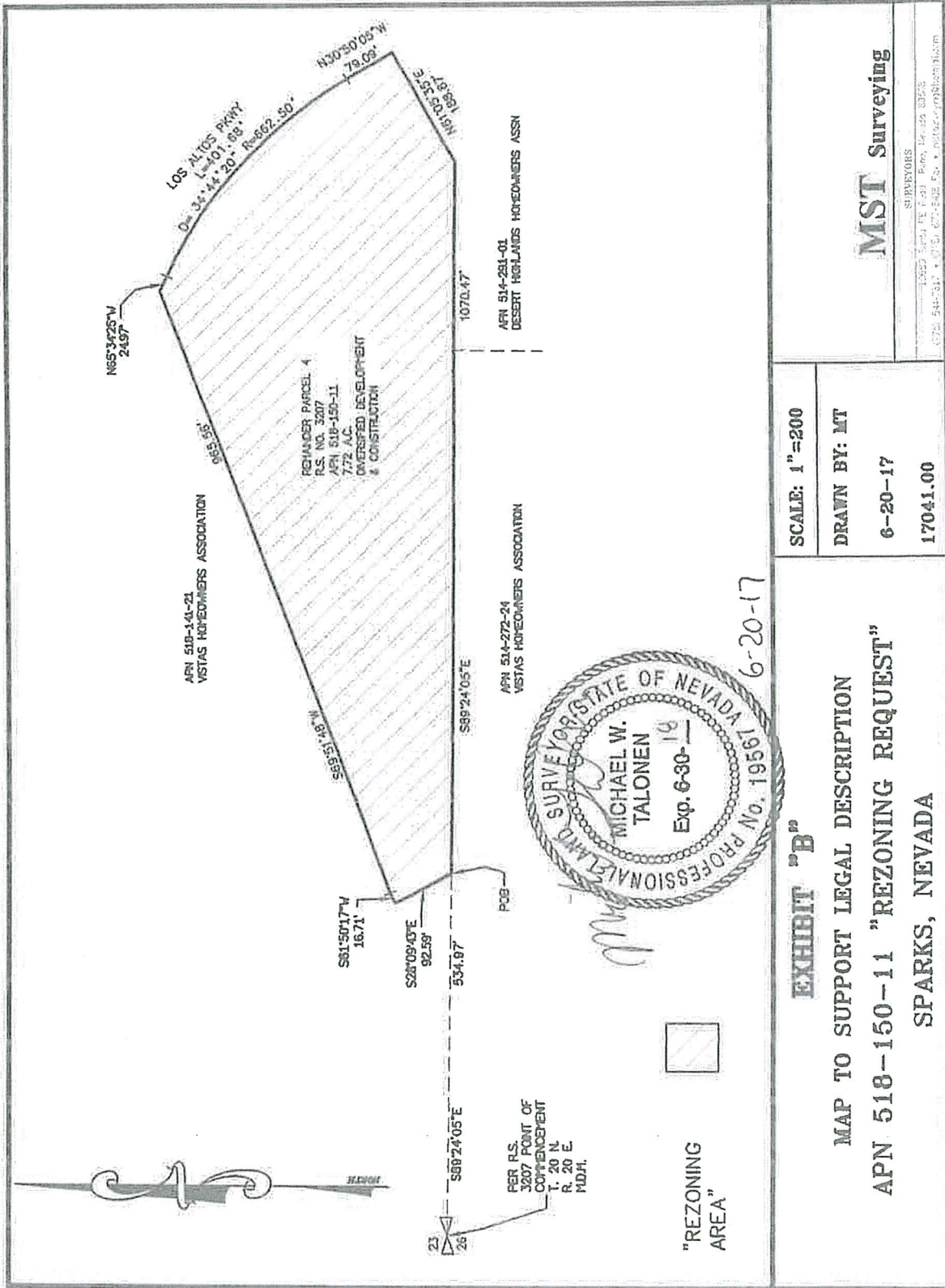
CONTAINING AN AREA OF 7.72 ACRES OF LAND MORE OR LESS.

THE ABOVE-DESCRIBED PARCEL IS SUBJECT TO ALL EASEMENTS AND RESERVATIONS OF RECORD.

**BASIS OF BEARINGS:** IDENTICAL TO RECORD OF SURVEY MAP NO. 3207, FILE NUMBER 2079943 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

PREPARED BY: MICHAEL TALONEN  
MST SURVEYING  
10650 SANTA FE RD  
RENO, NEVADA 89508  
(775) 544-7817





**EXHIBIT "B"**

MAP TO SUPPORT LEGAL DESCRIPTION

APN 518-150-11 "REZONING REQUEST"

SPARKS, NEVADA

SCALE: 1"=200

DRAWN BY: MT

6-20-17

17041.00

**MST Surveying**

SURVEYORS

13027 Sierra Blvd., Reno, Nevada 89521  
775-344-3311 • 775-344-6777 • 775-344-6777 • 775-344-6777 • 775-344-6777