

BILL NO. _____

Introduced by City Council

ORDINANCE NO. _____ PCN13021- Baldini's Sport Casino

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY ROCK PROPERTY INVESTORS, LLC, FROM I (INDUSTRIAL) TO TC (TOURIST COMMERCIAL) FOR FIVE PARCELS TOTALING APPROXIMATELY 5.027 ACRES IN SIZE LOCATED AT 1795, 1817, 1819, 1845 AND 1865 GLENDALE AVENUE, SPARKS NV; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: 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 I(Industrial) to TC (Tourist Commercial) classification.

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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, 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 _____, 2014, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2014 by:

Geno Martini, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner
City Clerk

Chester H. Adams
City Attorney

EXHIBIT "A"
Legal Description

Assessor's Parcel Number(s): 034-031-09, 034-031-10, 034-031-11, 034-031-14 and 034-031-20

All that real property situated in the City of Sparks, County of Washoe, State of Nevada, described as follows:

Assessor's parcel number 034-031-09 includes parcel 5 description as described below and as depicted on the attached EXHIBIT "B".

PARCEL 5: STARTING at the West quarter corner of Section 8, Township 19 North, Range 20 East, M.D.B.&M.; thence South 0°25'25" West 29.76 feet to the South line of Glendale Road; thence South 89°38'08" East 231.70 feet to the place of beginning of this description; thence South 89°38'08" East 270.00 feet; thence South 0°22' West 122.98 feet; thence North 89°08' West 270.00 feet; thence North 0°22' East 120.61 feet to the place of beginning. Situate in the Northwest 1/4 of said Section 8.

EXCEPTING THEREFROM that portion conveyed to the State of Nevada, by Deed recorded July 7, 1982, as File No. 804104, Official Records.

Total parcel area is ±30,187 square feet in size.

Assessor's parcel number 034-031-11 includes parcels 6, 7, 8 and 9 as described below and as depicted on the attached EXHIBIT "B".

PARCEL 6: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East, 31.62 feet to a point on the South line of Glendale Road; thence along said South line South 89°38'08" East, 516.08 feet; thence leaving said line South 0°22' West, 123.20 feet to the true point of beginning for this description; thence South 0°22' West, 282.12 feet; thence North 89°38' West, 120.08 feet; thence North 0°22' East 283.17 feet; thence South 89°08' East, 120.08 feet, to the true point of beginning.

PARCEL 7: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East 31.62 feet to a point on the South line of Glendale Road; thence along said South line South 89°38'08" East, 516.08 feet to the true point of beginning for this description; thence South 0°22' West, 123.20 feet; thence North 89°08' West, 25.0 feet; thence North 0°22' East 122.98 feet to a point on the South line of said Glendale Road; thence along said line South 89°38'08" East, 25.0 feet to the true point of beginning.

EXCEPTING FROM said Parcel 7, that portion thereof conveyed to the State of Nevada for roadway purposes by Deed recorded January 25, 1982, under Filing No. 778271, Official Records.

PARCEL 8: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East, 31.62 feet to a point on the South line of Glendale Road; thence along said South line South 89°38'08" East, 516.08 feet; thence South 0°22' West, 320.0 feet to the true point of beginning for this description; thence South 0°22' West, 205.32 feet; thence South 89°38' East, 130.0 feet; thence North 0°22' East, 205.32 feet; thence North 89°38' West, 130.0 feet to the true point of beginning.

PARCEL 9: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East, 31.62 feet to a point on the South line of Glendale Road; thence along said South line South 89°38'08" East, 516.08 feet; and thence South 0°22' West, 405.32 feet to the true point of beginning for this description; thence South 01°22' West, 120.0 feet; thence North 89°38' West, 120.08 feet; thence North 0°22' East, 120.0 feet; and thence South 89°38' East 120.08 feet to the true point of beginning.

Total parcel area is ±77,101 square feet in size.

Assessor's parcel number 034-031-10 includes parcel 12 as described below and as depicted on the attached EXHIBIT "B".

PARCEL 12: COMMENCING at the West 1/4 corner of Section 8, Township 19 North, Range 20 East, M.D.B.&M.; thence South 18°04' East 31.62 feet to a point on the South line of Glendale Road; thence along said South line South 89°38'08" East 516.08 feet to the true point of beginning for this description; thence South 89°38'08" East 130.0 feet; thence South 0°22' West 320.0 feet; hence North 89°38' West 130.0 feet; thence North 0°22' East 320.0 feet to the true point of beginning. Situate in the Northwest 1/4 of the Southwest 1/4 of Section 8.

EXCEPTING THEREFROM a portion of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 19 North, Range 20 East, M.D.B.&M., and more fully described by metes and bounds as follows to wit:

BEGINNING on the right or southerly right of way line of Glendale Avenue (Project QM-648(2), at a point 60.00 feet right of and at right angles to Highway Engineer's Station "03" 96+20.02 P.O.T.; said point of beginning more fully described as bearing South 85°24'22" East a distance of 658.24 feet from the West 1/4 corner of Section 8, Township 19 North, Range 20 East, M.D.B.&M.; thence North 88°51'08" West along said right of way line a distance of 129.99 feet to a point; thence North 01°09'00" East a distance of 10.00 feet to a point; thence South 88°51'08" East a distance of 129.99 feet to a point; thence South 1°09'00" West a distance of 10.00 feet to the point of beginning.

Total parcel area is ±40,075 square feet in size.

Assessor's parcel number 034-031-20 includes parcels 13A and 13B as described below and as depicted on the attached EXHIBIT "B".

PARCEL 13A: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East 31.62 feet to a point the South line of Glendale Road; thence along said line South 89°38'08" East, a distance of 646.08 feet to the true point of beginning; thence continuing along the South line of said Glendale Road South 89°38'08" East 136.42 feet; thence South 4°12' West 126.00 feet; thence North 89°08' West 128.00 feet; thence North 0°22' West a distance of 124.62 feet to the true point of beginning.

EXCEPTING THEREFROM all that portion conveyed to the STATE OF NEVADA, on relation of its Department of Transportation, by instrument recorded June 17, 1985, in Book 2184, Page 699, as Document No. 1004239, Official Records, Washoe County, Nevada.

PARCEL 13B: COMMENCING at the West 1/4 corner of said Section 8; thence South 18°04' East 31.62

feet to a point on the South line of Glendale Road; thence along said line South 89°38'08" East a distance of 782.50 feet; thence South 4°12' West 126.0 feet to the true point of beginning; thence North 89°08' West 128.0 feet; thence South 0°22' East a distance of 80 feet; thence South 89°08' East 122.57 feet, more or less, to a point South 4°12' West of the true point of beginning; thence North 4°12' East to the true point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain instrument, recorded in the office of the County Recorder of Washoe County, Nevada on September 12, 2003, as Document No. 2920985, of Official Records.

Total parcel area is ± 24,568 square feet in size.

Assessor's parcel number 034-031-14 includes parcels 15, 16 and 17 as described below and as depicted on the attached EXHIBIT "B".

PARCEL 15: Portion of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 19 North, Range 20 East, M.D.B.&M., described as follows:

BEGINNING at the Northwest corner of the parcel of land described in the Deed to Raymond P. Cassinelli and Phyllis J. Cassinelli, his wife, recorded February 7, 1950, Document No. 181166, Deed Records, Washoe County, Nevada; thence along the North line of the last mentioned parcel South 89°38'08" East 71.90 feet; thence South 00°42' West 124.1 feet to the South line of the last mentioned parcel; thence along the last mentioned line North 88°34' West 80.8 feet to the West line of the last mentioned parcel; thence along the first mentioned line North 04°52" East 123.00 feet to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Washoe County, Nevada on January 15, 1998, as Document No. 2170829, of Official Records.

PARCEL 16: Portion of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 19 North, Range 20 East, M.D.B.&M., described as follows:

BEGINNING at a point on the North line of the parcel of land described in the Deed to Raymond P. Cassinelli and Phyllis J. Cassinelli, his wife, recorded February 7, 1950, Document No. 181166, Deed Records, Washoe County, Nevada, distant thereon South 89°38'08" East 71.90 feet from the Northwest corner of the last mentioned parcel; thence along said North line South 89°30'08" East 66.90 feet to the East line of the last mentioned parcel; thence along the first mentioned line South 01°07' West 125.7 feet to the South line of the last mentioned parcel; thence along the last mentioned line North 88°16' West 66.00 feet to a line drawn South 00°42' West from the point of beginning; thence North 00°42' East 124.1 feet to the point of beginning.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Washoe County, Nevada on January 15, 1998, as Document No. 2170829, of Official Records.

PARCEL 17: All that parcel or piece of land located in the Southwest 1/4 of Section 8, Township 19 North, Range 20 East, M.D.B.&M., City of Sparks, Washoe County, State of Nevada, and being more particularly described as follows:

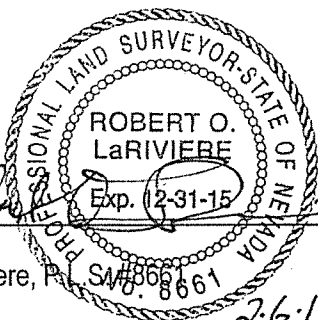
BEGINNING at a point on the southerly right of way line of Glendale Avenue from which the West 1/4 corner of Section 8, Township 19 North, Range 20 East, M.D.B.&M. bears North 88°52'54" West 952.15 feet and North 17°18'46" West 31.62 feet; thence from said point of beginning along the southerly right of way line of Glendale Avenue South 88°52'54" East 15.16 feet to an angle point in said Glendale Avenue right of way; thence continuing along said southerly right of way line of said Glendale Avenue South 88°13'19" East 100.00 feet to a point on said right of way line; thence leaving the southerly right of way line of Glendale Avenue South 01°52'14" West 130.00 feet; thence North 87°30'46" West 139.00 feet; thence South 01°52'14" West 132.00 feet; thence South 89°31'47" West 124.63 feet to the easterly line of Cassinelli Lane; thence along the easterly line of Cassinelli Lane North 02°29'55" East 140.74 feet to the southwesterly corner of that property described in Deed Document No. 223319; thence along the southerly line of said property South 87°48'46" East 80.82 feet and South 87°30'46" East 66.00 feet to the Southeast corner of said property; thence along easterly line of said property North 01°52'14" East 125.66 feet to the southerly right of way line of Glendale Avenue and to the true point of beginning.

EXCEPTING THEREFROM that portion of Parcels 15, 16 and 17 conveyed to the State of Nevada by Deed recorded December 29, 1981, in Book 1704, Page 204, Document No. 774718, Official Records.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Washoe County, Nevada on January 15, 1998, as Document No. 2170829, of Official Records.

Total parcel area is ±47,045 square feet in size.

The purpose of this legal description is to describe a parcel of land that will be submitted to the City of Sparks for a zone change and is not for conveyance purposes. Copied from a preliminary title report prepared by Western Title Company, Escrow No. 016561-PAH.

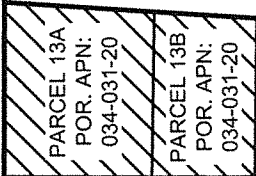
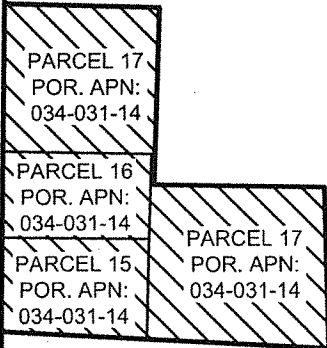

Robert O. LaRiviere, PLS
CFA Inc.
1150 Corporate Blvd.
Reno, NV 89502

ROCK BLVD

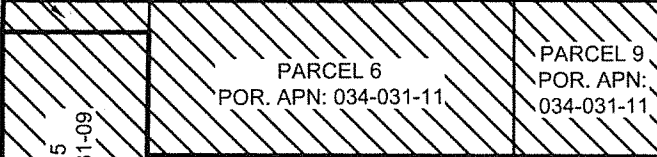
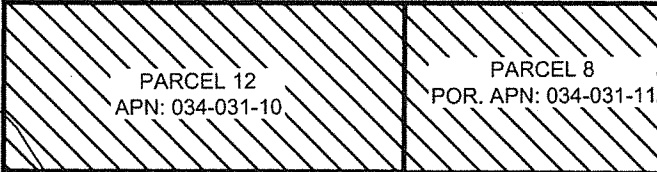
GLENDALE AVE

FREEPORT BLVD

APN: 034-031-42
(NOT A PART)



PARCEL 7
POR. APN:
034-031-11



NOT TO SCALE

EXHIBIT "B"

EXHIBIT MAP TO ACCOMPANY A LEGAL DESCRIPTION
OF
BALDINI'S ZONE CHANGE

SPARKS

WASHOE COUNTY

NEVADA

SHEET

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OF

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