

BILL NO. _____

Introduced by City Council

ORDINANCE NO. _____ PCN14003- Kiley Ranch North

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY RISING TIDES, LLC, FROM 237.82 ACRES OF A-40 AND 31.3 ACRES OF A-5 (AGRICULTURE) TO NUD (NEW URBAN DISTRICT) FOR SEVEN PARCELS TOTALING APPROXIMATELY 269.12 ACRES IN SIZE LOCATED EAST OF PYRAMID WAY AND NORTH OF KILEY PARKWAY, 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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
KILEY RANCH NORTH

ZONE CHANGE PARCELS

LEGAL DESCRIPTION

Portion of that real property situated in Section 10, Township 20 North, Range 20 East, M.D.B. &M, in the County of Washoe, State of Nevada, described as follows:

Parcel T2 of the 3rd Parcel Map for Kiley Ranch LLC and Lazy Five Company, Parcel Map 4923, filed in the Office of the Washoe County Recorded on June 25, 2008 as Document No. 3663345.

APN: 083-024-10
Acres: 77.57

Parcel 2 of the 4rd Parcel Map for Kiley Ranch LLC and Lazy Five Company, Parcel Map 4981, filed in the Office of the Washoe County Recorded on March 31, 2009 as Document No. 3744823.

APN: 083-024-14
Acres: 31.92

Parcel B-3 of Rising Tides LLC., Tract Map 5033, filed in the Office of the Washoe County Recorded on March 6, 2013 as Document No. 4212110.

APN: 083-024-24
Acres: 70.87



KILEY RANCH NORTH

ZONE CHANGE PARCELS

LEGAL DESCRIPTION

Portion of that real property situated in Section 15, Township 20 North, Range 20 East, M.D.B. &M, in the County of Washoe, State of Nevada, described as follows:

Lot A of the 10th Parcel Map for Kiley Ranch LLC., Parcel Map 4221, filed in the Office of the Washoe County Recorded on June 29, 2004 as Document No. 3060912.

APN: 083-830-45

Acres: 14.00

Remainder Parcel B1 of the Dedication Map for Kiley Parkway, Tract Map 4617, filed in the Office of the Washoe County Recorded on March 3, 2006 as Document No. 3356522.

APN: 083-830-56

Acres: 17.30

Parcel B-6 of Rising Tides LLC., Tract Map 5033, filed in the Office of the Washoe County Recorded on March 6, 2013 as Document No. 4212110.

APN: 083-830-75

Sq Ft: 73607

Parcel B-4 of Rising Tides LLC., Tract Map 5033, filed in the Office of the Washoe County Recorded on March 6, 2013 as Document No. 4212110.

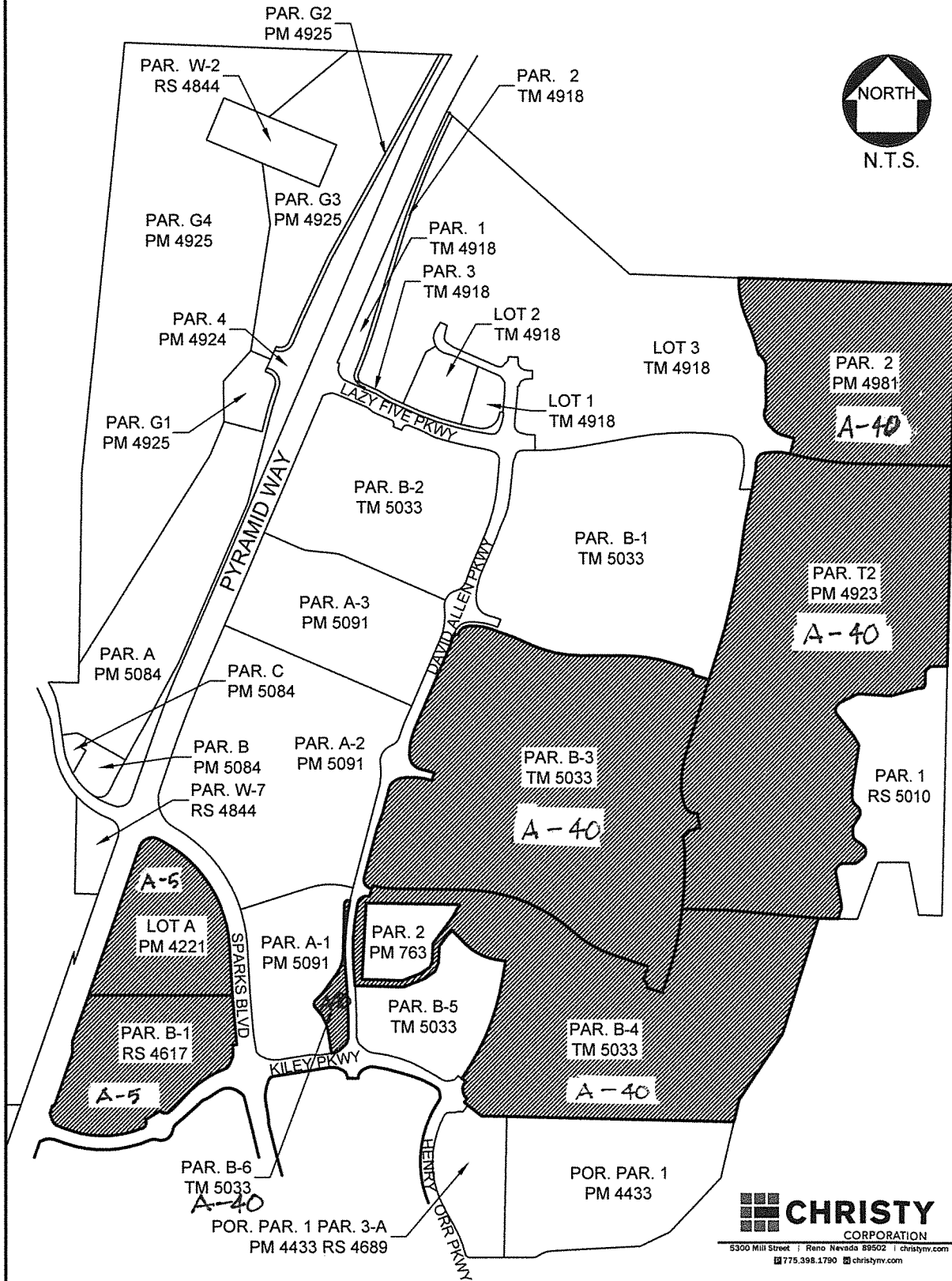
APN: 083-830-77

Acres: 55.77



EXHIBIT B

PORTION OF SECTIONS 10, 15 & 16
T. 20 N., R. 20 E., M.D.M.
SPARKS WASHOE COUNTY NEVADA



CHRISTY
CORPORATION

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