

BILL NO. \_\_\_\_\_

Introduced by City Council

ORDINANCE NO. \_\_\_\_\_ PCN14036 - Lazy Five Company

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY GOLDEN TRIANGLE, LLC, FROM A-40 (AGRICULTURAL) TO NUD (NEW URBAN DISTRICT) ON A SITE TOTALING 5.09 ACRES IN SIZE LOCATED AT 6300 DAVID ALLEN 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 A-40 (Agricultural) to NUD (New Urban District) 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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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  
FOR  
ZONE CHANGE

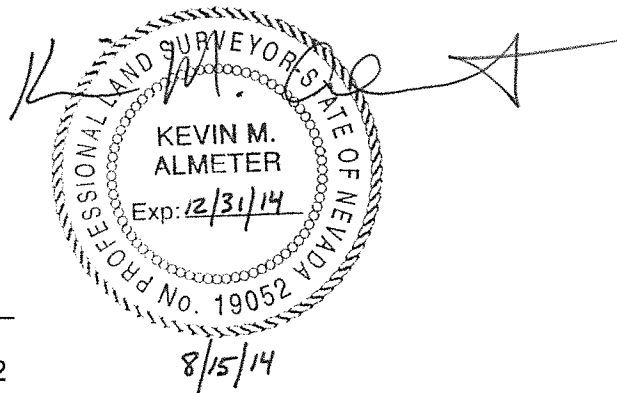
APN 083-830-04

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Fifteen (15), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada, and being more particularly described as follows:

**BEING** Parcel 2 as shown on the Parcel Map for "L. David Kiley Trustee for Marian M. Stead", recorded as Parcel Map No. 763, on January 10, 1979 as File No. 581724, filed in the Official Records of Washoe County, Nevada;

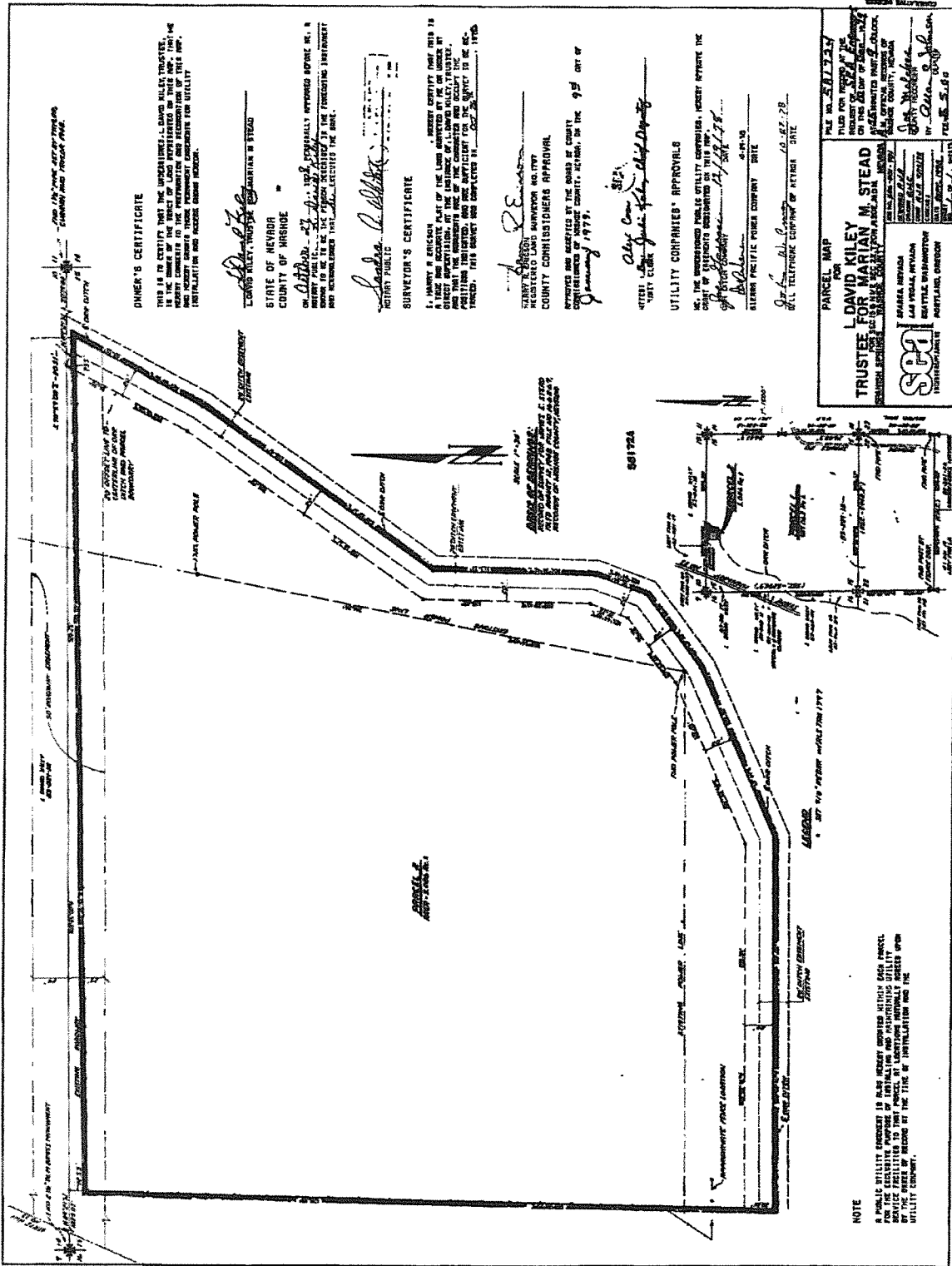
Containing 5.09 acres of land more or less.

Prepared by:  
Wood Rodgers, Inc.  
5440 Reno Corporate Dr.  
Reno, NV 89511



Kevin M. Almeter, P.L.S.  
Nevada Certificate No. 19052

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**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DAVID KILEY, TRUSTEE, IN THE NAME OF THE TRUST OF LANDS HEREIN REFERRED TO IN THIS MAP, HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHOE, NEVADA, AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHOE, NEVADA, AND HAS CAUSED THE NECESSARY RECORDS TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WASHOE, NEVADA.

*David Kiley*  
DAVID KILEY, TRUSTEE  
STATE OF NEVADA  
COUNTY OF WASHOE  
ON 12/15/78 I HAVE PERSONALLY APPROVED BEFORE ME, A NOTARY PUBLIC, THE SIGNATURE OF SAID TRUSTEE IN THE FOREGOING INSTRUMENT AND HAVE RECORDED THIS INSTRUMENT IN THE PUBLIC RECORDS OF THE COUNTY OF WASHOE, NEVADA.

*George A. White*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
I, HARRY R. BRISSON, SURVEYOR, CERTIFY THAT THIS IS A TRUE AND ACCURATE PLAT OF THE LAND SHOWN BY IT OR UNDER IT, AND THAT THE SAME IS IN ACCORDANCE WITH THE PUBLIC POLICY AND THE INTERESTS OF THE PUBLIC IN THE FOREGOING INSTRUMENT. THIS INSTRUMENT WAS COMPLETED ON 12/15/78.

*Harry R. Brisson*  
REGISTERED LAND SURVEYOR NO. 1777  
COUNTY COMMISSIONERS' APPROVAL

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE, NEVADA, ON THE 9th DAY OF January, 1978.

*Chas. Conner*  
CITY CLERK

**UTILITY COMPANIES' APPROVALS**  
AS THE UNDERSIGNED PUBLIC UTILITY COMPANIES, HEREBY APPROVE THE PLAT OF THE MAPS HEREON RECORDED ON THIS DATE.

*John J. ...*  
SUNBELT PACIFIC POWER COMPANY DATE 12/15/78  
ALL TELEPHONE COMPANIES OF WASHOE, NEVADA

**PARCEL MAP FOR**  
**L. DAVID KILEY, TRUSTEE FOR MARIAN M. STEAD**  
SUNBELT PACIFIC POWER COMPANY, WASHOE COUNTY, NEVADA

**SPD**  
SUNBELT PACIFIC POWER COMPANY  
SUNBELT PACIFIC POWER COMPANY  
SUNBELT PACIFIC POWER COMPANY

FILE NO. 581223  
FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF WASHOE, NEVADA, ON THE 15th DAY OF December, 1978.

BY *John J. ...*  
COUNTY CLERK

**NOTE**  
A PUBLIC UTILITY ENGINEER IS ALSO HEREBY ADVISED WITHIN EACH PARCEL ON THE EXISTING MAPS OF UTILITIES AND ASSIGNING UTILITY TO THE PARCEL. THE ENGINEER SHALL BE RESPONSIBLE FOR THE UTILITY COMPANIES' RECORDS AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.

Parcel map # 763  
EXHIBIT 'B'

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