

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

Introduced by City Council

BILL NO. 2776

ORDINANCE NO. 2594

**PCN19-0050 - 5 RIDGES, 28.81
ACRES WITHIN A LARGER PARCEL
386.87 ACRES IN SIZE GENERALLY
LOCATED AT 555 HIGHLAND RANCH
PARKWAY.**

**A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 28.81
ACRES IN SIZE WITHIN A LARGER PARCEL 386.87 ACRES IN SIZE
GENERALLY LOCATED AT 555 HIGHLAND RANCH PARKWAY FROM 15.00 ACRES
OF C2 (GENERAL COMMERCIAL) AND 13.81 ACRES OF SF-6 (SINGLE-FAMILY
RESIDENTIAL, 6,000 SQ. FOOT LOTS) TO MF-2 (MULTI-FAMILY
RESIDENTIAL) AND PROVIDING OTHER MATTERS PROPERLY RELATING
THERE TO.**

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 SF-6 (Single-Family Residential, 6,000 SQ. FOOT LOTS) and C2 (General Commercial) to MF-2 (Multi-Family Residential).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 14th day of September, 2020 by the following vote of the City Council:

AYES: Abbott, Anderson, Bybee, Dahir

NAYS: None

ABSENT: None

ABSTAIN: None

APPROVED this 14th day of September 2020.

Ed Lawson, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Lisa Hunderman
City Clerk

Chester H. Adams
City Attorney