

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

Introduced by City Council

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

PCN16042- Wildcreek Meadows

**A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY LISHA LIU FROM SF15 (SINGLE FAMILY RESIDENTIAL) TO SF6 (SINGLE FAMILY RESIDENTIAL) FOR TWO PARCELS TOTALING APPROXIMATELY 3.47 ACRES IN SIZE LOCATED AT 3650 WEDEKIND ROAD, 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 the legal description 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 SF15(Single Family Residential) to SF6 (Single Family Residential) 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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_, 2017, by the following vote of the City Council:

**AYES:**

**NAYS:**

**ABSENT:**

**ABSTAIN:**

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by:

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

**ATTEST:**

**APPROVED AS TO FORM & LEGALITY:**

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

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

## LEGAL DESCRIPTIONS

### PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL SHOWN ON RECORD OF SUVEY NUMBER 1542 RECORDED UNDER FILE NUMBER 790746 ON THE 15H OF APRIL, 1982 AT THE WASHOE COUNTY RECORDERS OFFICE;  
THENCE SOUTH 76° 26' 55" WEST ALONG THE SOUTH LINE OF WEDEKIND ROAD, 38.73 FEET;  
THENCE SOUTH 84° 27' 04" WEST ALONG THE SOUTH LINE OF WEDEKIND ROAD, 94.73 FEET;  
THENCE SOUTH 2° 26' 32" WEST, 69.99 FEET;  
THENCE SOUTH 88° 24' 57" EAST, 13.52 FEET;  
THENCE SOUTH 1° 07' 57" WEST, 56.46 FEET;  
THENCE SOUTH 87° 42' 14" WEST, 65.95 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 1° 20' 03" WEST, 100.00 FEET;  
THENCE SOUTH 88° 39' 57" WEST, 100.00 FEET;  
THENCE NORTH 1° 20' 03" EAST, 100.00 FEET;  
THENCE SOUTH 88° 39' 57" EAST, 100.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 10,000 SQUARE FEET.

### PARCEL 2:

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M., WASHOE COUNTY, NEVADA DESCRIBED AS FOLLOWS:

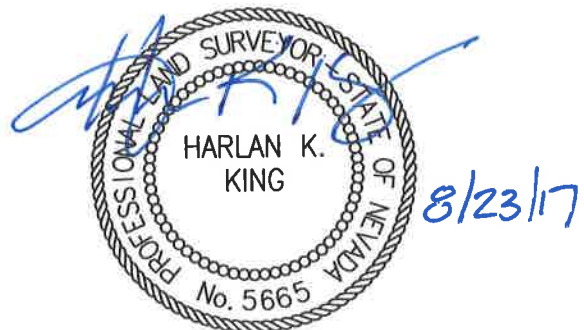
COMMENCING AT THE NORTHEAST CORNER OF THAT PARCEL SHOWN ON RECORD OF SURVEY NUMBER 1542, RECORDED UNDER FILE NUMBER 790746 ON THE 15TH OF APRIL, 1982 AT THE WASHOE COUNTY RECORDERS OFFICE;

THENCE SOUTH 76° 26' 55" WEST ALONG THE SOUTH LINE OF WEDEKIND ROAD, 38.73 FEET;  
THENCE SOUTH 84° 27' 04" WEST ALONG THE SOUTH LINE OF WEDEKIND ROAD, 94.73 FEET  
TO THE POINT OF BEGINNING;  
THENCE SOUTH 2° 26' 32" WEST, 69.99 FEET;  
THENCE SOUTH 88° 24' 57" EAST, 13.52 FEET;  
THENCE SOUTH 1° 07' 57" WEST, 56.46 FEET;  
THENCE SOUTH 89° 50' 14" EAST, 23.03 FEET;  
THENCE SOUTH 0° 26' 52" WEST, 320.55 FEET;  
THENCE NORTH 89° 26' 50 WEST, 358.83 FEET;  
THENCE NORTH 1° 20' 03" EAST, 432.70 FEET; TO THE SOUTH LINE OF WEDEKIND ROAD;  
THENCE SOUTH 87° 57' 24" EAST ALONG THE SOUTH LINE OF WEDEKIND ROAD, 93.65 FEET  
TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET AND A CENTRAL ANGLE OF 7° 35' 32";  
THENCE ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF WEDEKIND ROAD, 108.66 FEET;  
THENCE NORTH 84° 27' 04" EAST ALONG SAID SOUTH LINE OF WEDEKIND ROAD, 117.23 FEET TO THE POINT OF BEGINNING  
EXCEPTING THEREFROM THE ABOVE DESCRIBED PARCEL 1.

DESCRIBED PARCEL CONTAINS 3.24 ACRES.

BEARINGS ARE BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD-83/94-HARN).

TOTAL AREA OF ANNEXATION=3.47 ACRES ±



EXP. 06/30/19