

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

**BILL NO. 2754**

**INTRODUCED BY CITY COUNCIL**

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

**PCN18-0042  
1.9 ACRES AT 2101 SULLIVAN  
LANE**

**A GENERAL ORDINANCE REZONING REAL PROPERTY APPROXIMATELY 1.9 ACRES IN SIZE AND LOCATED AT 2101 SULLIVAN LANE FROM SF15 (SINGLE FAMILY RESIDENTIAL - 15,000 SQ. FT.) TO C2 (GENERAL COMMERCIAL) AND OTHER MATTERS PROPERLY RELATING THERETO.**

**THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:**

**SECTION 1:** The zoning of the property described as Parcel 1 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 SF15 (Single Family Residential - 15,000 sq. ft.) to C2 (General Commercial).

**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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 \_\_\_\_ day of \_\_\_\_\_ 2019 by the following vote of the City Council:

- AYES:**
- NAYS:**
- ABSENT:**
- ABSTAIN:**

**APPROVED** this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
**Ronald Smith, Mayor**

**ATTEST:**

**APPROVED AS TO FORM & LEGALITY:**

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

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

Robison Engineering Co.  
846 Victorian Ave, Suite 20  
Sparks, NV 89432

EXHIBIT "A"  
LEGAL DESCRIPTION-ANNEXATION TO THE CITY OF SPARKS

PARCEL 1

All that certain real property described by Grant, Bargain and Sale Deed in favor of Marc Bebout, recorded October 6, 2003 in Document No. 2935360 Washoe County Records, State of Nevada, situate within a portion of the Southeast one-quarter (SE1/4) of Section 31, Township 20 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the Southeast Corner of Meadowview Phase 1 Subdivision recorded as Tract Map No. 3327 Washoe County Records, State of Nevada; thence North 00°45'44" East on the Easterly Line of said Tract Map No. 3327 a distance of 414.84 feet to a point of intersection with the Southerly Right of Way of Kelly Ranch Drive; thence North 89°59'23" East on said Southerly Right of Way a distance of 165.63 feet to a point on a curve from which the radius bears South 00°00'37" East 20.00 feet; thence on said curve and said Southerly Right of Way through a central angle of 91°06'07" a distance of 31.80 feet to point of intersection with the Westerly Right of Way of Sullivan Lane; thence on said Westerly Right of Way South 01°05'30" West 132.87 feet; thence continuing on said Westerly Right of Way South 01°28'59" West 261.65 feet to a point of intersection with the Southerly Line of Lot 32 as shown on P.J. Kelley's Ranch Subdivision of Townships recorded in Washoe County, State of Nevada; thence on the Southerly Line of Lots 32 and 31 of said P.J. Kelley's Ranch Subdivision South 89°59'16" West 181.85 feet to the Point of Beginning, containing 1.75 acres more or less.

PARCEL 2

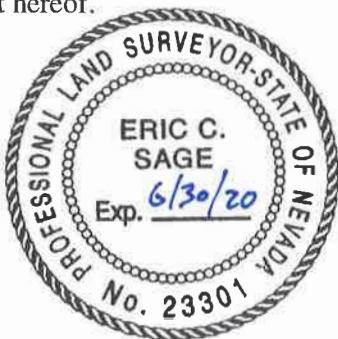
All that portion of Sullivan Lane situate within a portion of the Southeast one-quarter (SE1/4) of Section 31, Township 20 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at a point of intersection with the Southerly Line of Lot 32 as shown on P.J. Kelley's Ranch Subdivision of Townships recorded in Washoe County, State of Nevada and the Westerly Right of Way of Sullivan Lane said point also being the Southeast Corner of that real property described by Grant, Bargain and Sale Deed in favor of Marc Bebout, recorded October 6, 2003 in Document No. 2935360 Washoe County Records, State of Nevada, from which the Southeast Corner of Meadowview Phase 1 Subdivision recorded as Tract Map No. 3327 Washoe County Records, State of Nevada bears South 89°59'16" West 181.85 feet; thence on the Easterly Line of said Marc Bebout Grant Deed North 01°28'59" East 261.65 feet; thence continuing on said Easterly Line North 01°05'30" East 132.87 feet to a point of intersection with the Southerly Line of said Meadowview Phase 1 Subdivision; thence South 88°31'01" East 35.91 feet to a point of intersection with the Center Line of said Sullivan Lane; thence on said Center Line South 01°28'59" West 414.94 feet; thence South 89°59'16" West 35.01 feet to the Point of Beginning, containing 0.34 acres more or less.

End of Description

The Basis of Bearings for the above description is identical with Meadowview Phase 1 Subdivision recorded as Tract Map No. 3327 Washoe County Records, State of Nevada

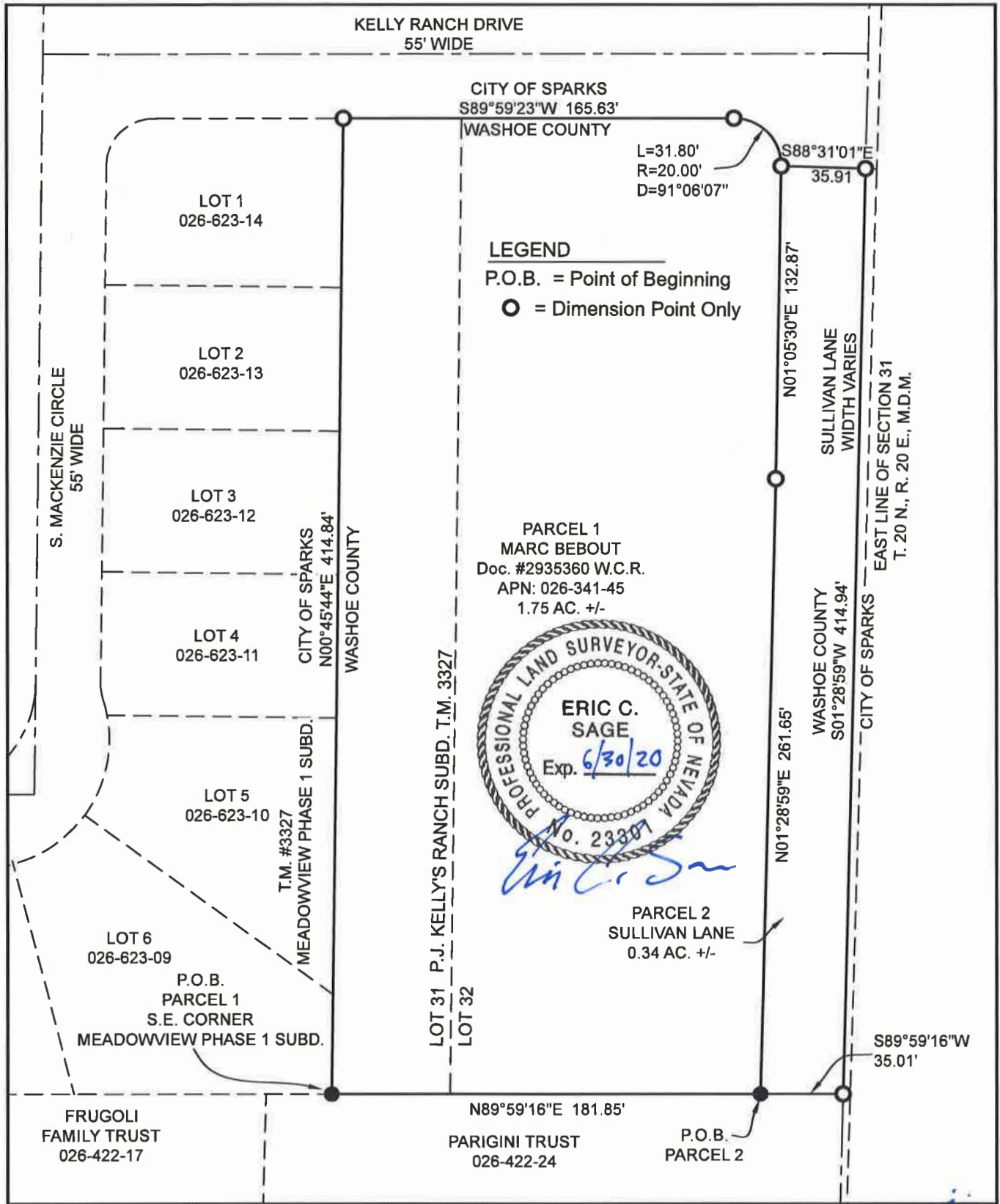
See Exhibit "B" attached to and made a part hereof.



Prepared by:

*Eric C. Sage* 11/10/20  
Eric C. Sage

P.L.S. 23301 Exp. 6/30/20



**Robison Engineering**  
COMPANY, INC.

848 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

**DRAWN: ECS**

**DATE: 2019-01-10**

PREPARED FOR:  
**THE CITY OF SPARKS**

**431 PRATER WAY**  
SPARKS, NV 89431  
775 353-2306

**N**

0 30 60  
INCH@FULL SCALE

**SPACE PORT RV STORAGE**  
ANNEXATION TO THE CITY OF SPARKS

**EXHIBIT B**  
**PARCEL 1 & PARCEL 2**

**CITY OF SPARKS** NEVADA  
PROJECT NO. 1-753-05.002