

BILL NO. _____

Introduced by City Council

ORDINANCE NO. _____ PCN14016 - Golden Triangle, LLC

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY GOLDEN TRIANGLE, LLC, FROM A-40 (AGRICULTURAL) TO NUD (NEW URBAN DISTRICT) ON A SITE TOTALING 43.8 ACRES IN SIZE LOCATED AT 6000 VISTA BOULEVARD, 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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
VISTA BOULEVARD PARCELS

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Fourteen (14), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, and being more particularly described as follows:

COMMENCING at the North One-Quarter (N 1/4) corner of said Section Fourteen (14) as shown on Annexation Tract Map No. 4238, recorded on July 17, 2003, as File No. 2888691, filed in the Official Records of Washoe County, Nevada;
THENCE departing said corner and along the north-south center of section line of said Section, South 01°18'52" West a distance of 611.14 feet to the **POINT OF BEGINNING**;
THENCE continuing along said center of section line, South 01°18'52" West a distance of 1987.16 feet to the Center One-Quarter corner of said Section;
THENCE departing said corner and along the east-west center of section of said Section, North 89°25'26" West a distance of 1922.10 feet to the southeasterly right-of-way line of Vista Boulevard dedicated to the City of Sparks per Dedication Tract Map No. 3196, recorded on October 17, 1995, as File No. 1934466, filed in said Official Records;
THENCE along said southeasterly right-of-way line, North 45°00'14" East a distance of 2782.39 feet to the **POINT OF BEGINNING**;

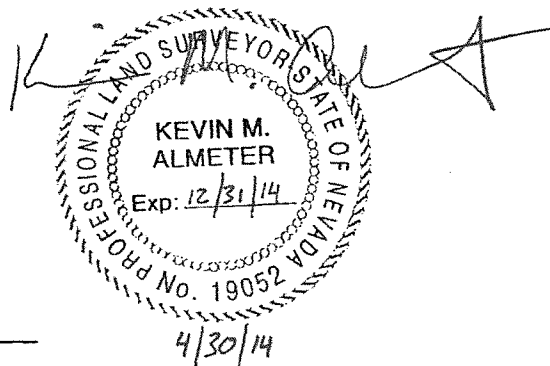
Containing 43.84 acres of land, more or less.

APNs: 520-012-02, 520-012-03, 520-012-04

The basis of bearings for this legal description is identical to that as shown on said Annexation Tract Map No. 4238.

***Note:** A field boundary survey was not conducted for the preparation of this legal description. It was compiled using record data only.*

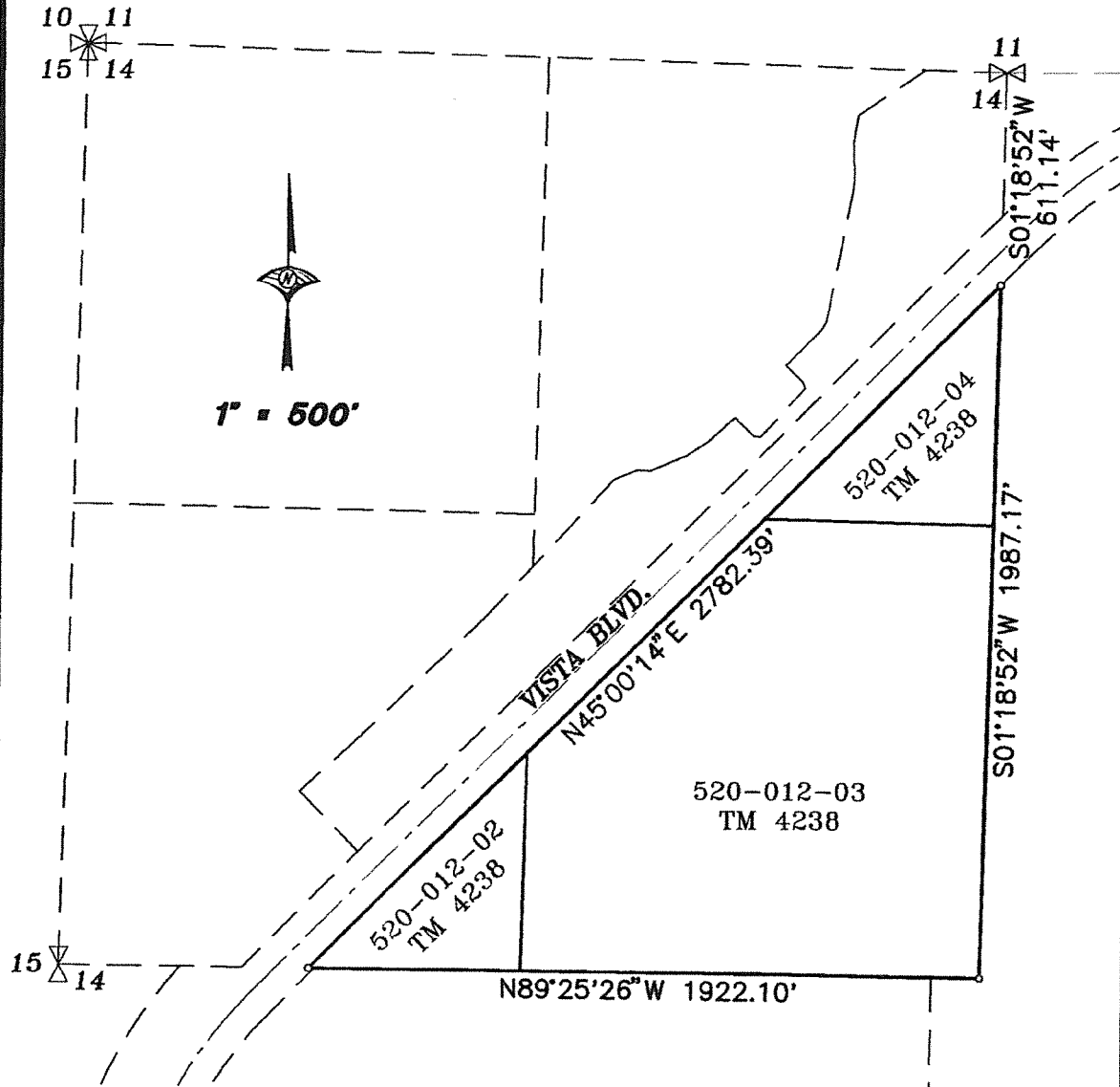
Prepared by:
Wood Rodgers, Inc.
5440 Reno Corporate Dr.
Reno, NV 89511



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

EXHIBIT B
PLAT TO ACCOMPANY

VISTA BOULEVARD PARCELS
BEING A PORTION OF THE NW 1/4 SECTION 14
TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M
CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA



JOB NO. 3101.001
SHEET 1 OF 1


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