

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

BILL NO. 2716

INTRODUCED BY CITY COUNCIL

ORDINANCE NO. _____

PCN17-0010

MICHAEL R & CASSIE M RONNING

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY SMITH INTERVIVOS TRUST, FROM SF40 (RESIDENTIAL SINGLE FAMILY - 40,000 SQUARE FOOT MINIMUM LOT SIZE) TO SF20 (RESIDENTIAL SINGLE FAMILY - 20,000 SQUARE FOOT MINIMUM LOT SIZE) LOCATED AT 3270 SPANISH SPRINGS COURT, 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 SF40 (Residential single Family) to SF20 (Residential Single Family) 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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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**