

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

BILL NO. _____

INTRODUCED BY CITY COUNCIL

ORDINANCE NO. _____

PCN18-0019

**7.72 ACRES AT 2255 LOS
ALTOS PARKWAY**

AN ORDINANCE BY THE CITY OF SPARKS TO APPROVE A DEVELOPMENT AGREEMENT WITH LANDSTAR COMPANIES, LLC CONCERNING THE DEVELOPMENT OF A PARCEL 7.72 ACRES IN SIZE LOCATED AT 2255 LOS ALTOS PARKWAY, SPARKS, NEVADA AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, Landstar Companies, LLC owns certain real property situated in the County of Washoe, State of Nevada more specifically described as Assessor's Parcel Number 518-150-11, more particularly described on Exhibit A and depicted on Exhibit B attached hereto and incorporated by this reference (collectively, the "Property");

WHEREAS, the City is authorized, pursuant to Chapter 278 of the Nevada Revised Statutes and Title 20 of the Sparks Municipal Code, to enter into agreements concerning the development of land such as this Agreement with persons having a legal or equitable interest in real property;

WHEREAS, Landstar Companies, LLC filed an application with the City of Sparks to change the zoning designation on the Property,

more particularly described as City of Sparks Application Nos. PCN18-0019 and RZ18-0003 (the "Application");

WHEREAS, the City and Landstar Companies, LLC (collectively, the "Parties") acknowledge that this Agreement will (i) promote the health, safety and general welfare of the City and its inhabitants, (ii) minimize uncertainty in planning for and securing orderly development of the Property and surrounding areas, (iii) ensure attainment of the maximum efficient utilization of resources within the City at the least economic cost to its citizens, and (iv) otherwise achieve the goals and purposes for which the laws governing development agreements were enacted;

WHEREAS, the Parties desire to enter this Agreement in order to provide for processing of the Application and development of the Property; and

WHEREAS, NRS 278.0203 and SMC 20.05.09 allow the Sparks City Council to approve a development agreement by ordinance.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The Development Agreement by and between the the City of Sparks and Landstar Companies, LLC is approved.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the approved Development Agreement as provided by law.

SECTION 4: This ordinance shall become effective upon passage, approval, publication and recordation.

SECTION 5: 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 6: 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 7: 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 _____, 2018, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2018 by:

GENO MARTINI, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner, City Clerk

CHESTER H. ADAMS, City Attorney

**EXHIBIT A
LEGAL DESCRIPTION
TO SUPPORT REZONING REQUEST**

APN: 518-150-11

ALL THAT CERTAIN REAL PROPERTY, SITUATE WITHIN A PORTION OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 20 EAST. MDM, CITY OF SPARKS, COUNTY OF WASHOE, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23, PER RECORD OF SURVEY MAP 3207, FILE NO. 2079943, IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA;

THENCE S 89°23'54" E, 534.97 FEET TO THE MOST SOUTHWEST CORNER OF ADJUSTED REMAINDER PARCEL 4 OF SAID RECORD OF SURVEY, POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE FROM THE POINT OF BEGINNING, S 89°23'54" E, 1,070.47 FEET;

THENCE N 61°05'35" E, 188.87 FEET;

THENCE N 30°50'05" W, 79.09 FEET TO A POINT OF CURVATURE;

THENCE 401.68 FEET ALONG THE ARC OF A 662.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°44'20";

THENCE N 65°34'25" W. 24.97 FEET;

THENCE S 69°51'48" W, 965.56 FEET;

THENCE S 61°50'17" W, 16.71 FEET;

THENCE S 28°09'43" E, 92.59 FEET THE POINT OF BEGINNING.

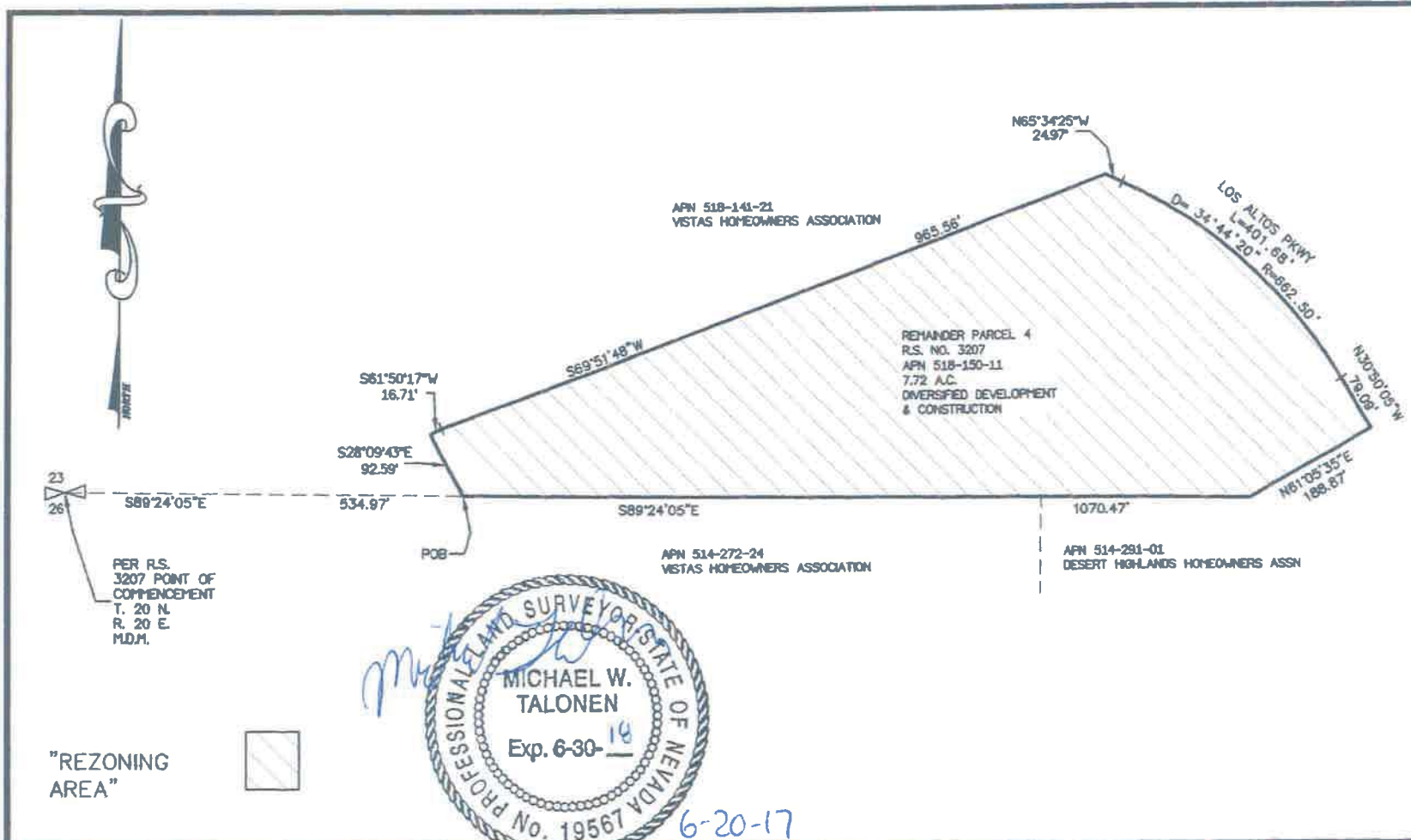
CONTAINING AN AREA OF 7.72 ACRES OF LAND MORE OR LESS.

THE ABOVE-DESCRIBED PARCEL IS SUBJECT TO ALL EASEMENTS AND RESERVATIONS OF RECORD.

BASIS OF BEARINGS: IDENTICAL TO RECORD OF SURVEY MAP NO. 3207, FILE NUMBER 2079943 IN THE OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

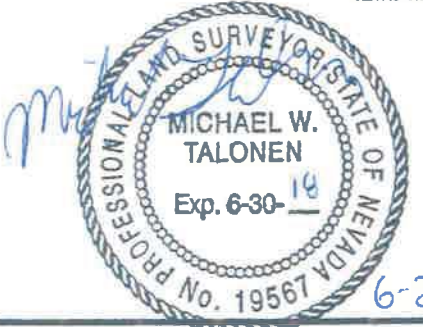
PREPARED BY: MICHAEL TALONEN
MST SURVEYING
10650 SANTA FE RD
RENO, NEVADA 89508
(775) 544-7817





23
26
PER R.S.
3207 POINT OF
COMMENCEMENT
T. 20 N.
R. 20 E.
M.D.M.

"REZONING
AREA"



<p>EXHIBIT "B"</p> <p>MAP TO SUPPORT LEGAL DESCRIPTION</p> <p>APN 518-150-11 "REZONING REQUEST"</p> <p>SPARKS, NEVADA</p>	<p>SCALE: 1"=200</p>	<p>MST Surveying</p> <p><small>SURVEYORS</small></p> <p><small>10650 Santa Fe Road Reno, Nevada 89530</small></p> <p><small>(775) 544-7317 • (775) 670-9408 Fax • mstsurveying@bnetmail.com</small></p>
	<p>DRAWN BY: MT</p> <p>6-20-17</p> <p>17041.00</p>	