

When recorded, mail to:  
City Clerk  
City of Fernley  
595 Silver Lace Boulevard  
Fernley, NV 89408

**BILL # 287  
CITY OF FERNLEY  
ORDINANCE # \_\_\_\_\_**

**A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA20003, ON SITE CONSISTING OF NINE PARCELS, TOTALING ±33.32 ACRES IN SIZE, TO: (1) CHANGE THE ZONING ON ONE PARCEL (APN 020-516-06), TOTALING ±7.08 ACRES, FROM SF6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT MINIMUM LOT SIZE) TO MDR14 (MEDIUM DENSITY RESIDENTIAL, 14 DWELLING UNITS PER ACRE); (2) CHANGE THE ZONING ON SEVEN PARCELS (APN'S 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, AND 021-092-55), TOTALING ±24.09 ACRES, FROM SF12 (SINGLE-FAMILY RESIDENTIAL, 12,000 SQ. FT MINIMUM LOT SIZE) TO MDR14; AND, (3) CHANGE THE ZONING ON ONE PARCEL (APN 021-092-05), TOTALING ±2.06 ACRES, FROM RR1 (RURAL RESIDENTIAL, 1 ACRE MINIMUM LOT SIZE) TO MDR14 GENERALLY LOCATED NORTH OF FREMONT STREET, SOUTH OF U.S. INTERSTATE 80, WEST OF GRANADA STREET & WILDWOOD DRIVE, AND EAST OF VINE STREET, FERNLEY, NV AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.**

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter "the Council", DO HEREBY ORDAIN:

**SECTION 1:** The zoning of property described in Exhibit "A" and shown in Exhibit "B", which is attached hereto and incorporated herein by reference, situated in the City of Fernley, County of Lyon, State of Nevada, is hereby changed from SF6 (Single Family 6000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac max) on one parcel (APN 020-516-06) totaling ±7.08 acres, from SF12 (Single Family 12,000 Sq. ft.) to MDR14 on seven parcels (APN's 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, and 021-092-55) totaling ±24.09 acres, and from RR1 (Rural Residential 1 acre) to MDR14 on one parcel (APN 021-092-05) totaling ±2.06 acres.

**SECTION 2:** The zoning map of the City of Fernley is hereby amended in accordance with the zoning map amendment 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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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.

BILL # 287 BEING HEREBY PROPOSED on the 2<sup>nd</sup> day of September 2020.

BILL # 287 BEING HEREBY PASSED, APPROVED and ADOPTED this 16<sup>th</sup> day of September 2020, by the following vote of the Council:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_ Absent: \_\_\_\_\_

FERNLEY CITY COUNCIL

By: \_\_\_\_\_  
Roy Edgington, Mayor

Date: \_\_\_\_\_

Attest By: \_\_\_\_\_  
Kim Swanson, City Clerk

Date: \_\_\_\_\_

**EXHIBIT "A"**

DATUM STATEMENT:

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

POSITIONAL DATA FOR POINT #1:

LATITUDE: 39°36'35.10922 N  
LONGITUDE: 119°13'45.99844 W  
EL HEIGHT: 1236.801 M OR 4057.746 US FT  
ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM  
PROCESSED ON 11/21/19


A PORTION OF LAND LOCATED IN COUNTY OF STOREY, STATE OF NEVADA;

BOUNDED BY THE MONUMENTS SHOWN HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

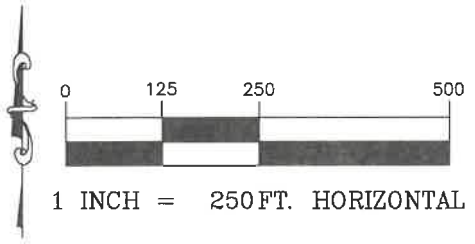
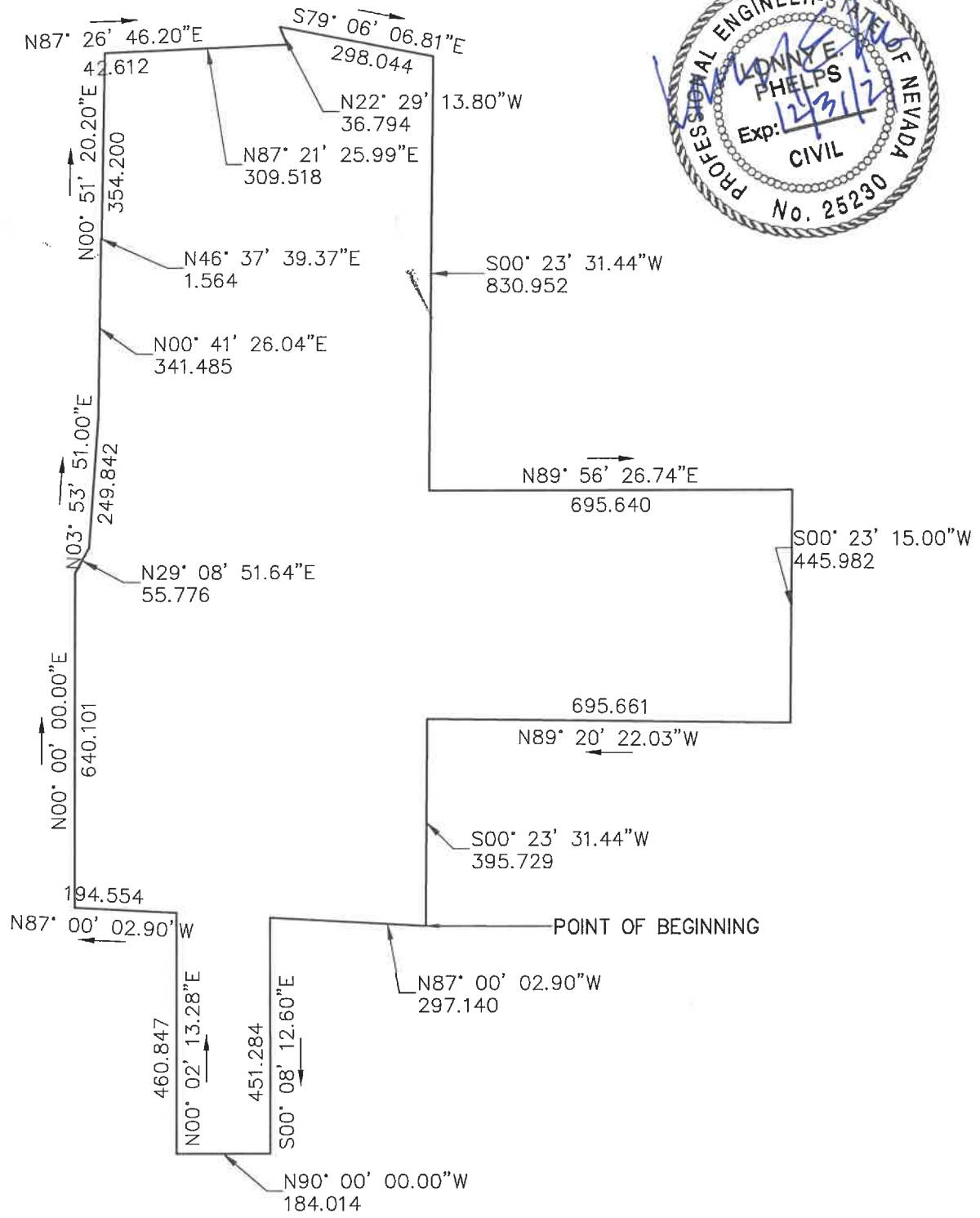
COMMENCING AT THE SOUTHEAST CORNER (POINT OF BEGINNING);  
THENCE N 87°00'2.90" W, A DISTANCE OF 297.140 FEET;  
THENCE S 00°08'12.60" E, A DISTANCE OF 451.284 FEET;  
THENCE N 90°00'00" W, A DISTANCE OF 184.014 FEET;  
THENCE N 00°02'13.28" E, A DISTANCE OF 460.847 FEET;  
THENCE N 87°00'.02.90" W, A DISTANCE OF 194.554 FEET;  
THENCE N 00°00'00" E, A DISTANCE OF 640.101 FEET;  
THENCE N 29°08'51.64" E, A DISTANCE OF 55.776 FEET;  
THENCE N 03°53'51.00" E, A DISTANCE OF 249.842 FEET;  
THENCE N 00°41'26.04" E, A DISTANCE OF 341.485 FEET;  
THENCE N 46°37'39.37" E, A DISTANCE OF 1.564 FEET;  
THENCE N 00°51'20.20" E, A DISTANCE OF 354.200 FEET;  
THENCE N 87°26'46.20" E, A DISTANCE OF 42.612 FEET;  
THENCE N 87°21'25.99" E, A DISTANCE OF 309.518 FEET;  
THENCE N 22°29'13.80" W A DISTANCE OF 36.794 FEET;  
THENCE S 79°06'06.81" E, A DISTANCE OF 298.044 FEET;  
THENCE S 00°23'31.44" W, A DISTANCE OF 830.952 FEET;  
THENCE N 89°56'26.74" E, A DISTANCE OF 695.640 FEET;  
THENCE S 00°23'15.00" W A DISTANCE OF 445.982 FEET;  
THENCE N 89°20'22.03" W A DISTANCE OF 695.661 FEET;  
THENCE S 00°23'31.44" W, A DISTANCE OF 395.729 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1478507.1313 SQUARE FEET (33.941 ACRES), MORE OR LESS.



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION	 <b>PHELPS</b> ENGINEERING 7200 E HAMPDEN AVE. SUITE 300, DENVER, CO 80244 (303) 298-1644 www.PhelpsEngineering.net
SCALE: N/A	JOB NO. 19239
DATE: FEBRUARY 2020	19239\CAD\EXHIBITS
DRAWN BY: JJP	SHEET: 1 OF 2

**EXHIBIT "B"**



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.	<b>PHELPS</b> ENGINEERING <small>7200 E HAMPDEN AVE. SUITE 300, DENVER, CO 80244                  (303) 298-1644 www.PhelpsEngineering.net</small>
SCALE: 1" = 250'	JOB NO. 19239
DATE: FEBRUARY 2020	19239\CAD\EXHIBITS
DRAWN BY: JJP	SHEET: 2 OF 2