

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

**BILL # 293
CITY OF FERNLEY
ORDINANCE #**

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA20001, A ZONING MAP AMENDMENT REQUEST ON SITE CONSISTING OF THREE PARCELS TOTALING ±129.94 ACRES IN SIZE TO: (1) CHANGE THE ZONING ON TWO PARCELS (APN'S 021-041-07 AND 021-041-10) TOTALING ±95.30 ACRES FROM SF12 (SINGLE-FAMILY RESIDENTIAL, 12,000 SQ. FT MINIMUM LOT SIZE) TO SF6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQ. FT MINIMUM LOT SIZE); AND (2) CHANGE THE ZONING ON A ±34.64-ACRE PARCEL (APN 021-041-08) FROM SF12 AND C1 TO MDR14 (MEDIUM DENSITY RESIDENTIAL, 14 DWELLING UNITS PER ACRE) GENERALLY LOCATED SOUTH OF MAIN STREET, EAST OF STOCK LANE, WEST OF MILLER LANE, AND NORTH OF THE EXISTING MILLER MEADOWS SUBDIVISION, 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 SF12 (single-family residential, 12,000 sq. Ft minimum lot size) to SF6 (single-family residential, 6,000 sq. Ft minimum lot size) on two parcels (APN's 021-041-07 and 021-041-10) totaling ±95.30 acres and from SF12 and C1 to MDR14 (medium density residential, 14 dwelling units per acre) ±34.64-acre parcel (APN 021-041-08).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 # 293 BEING HEREBY PROPOSED on the 6th day of January 2021.

BILL # 293 BEING HEREBY PASSED, APPROVED and ADOPTED this 20th day of January 2021, 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

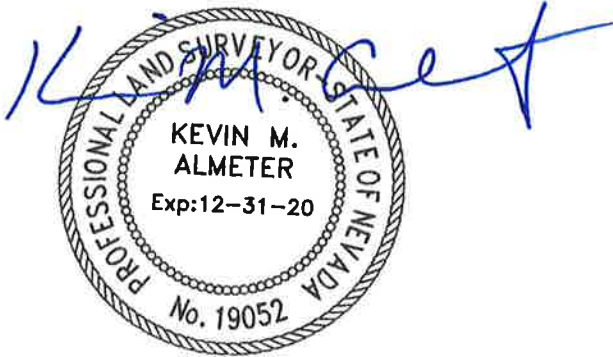
Date: _____

Exhibit "A"

**PROJECT
LEGAL DESCRIPTION**

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Fourteen (14), Township North (20) North, Range Twenty-Four (24) East, Mount Diablo Meridian, City of Fernley, County of Lyon, State of Nevada. Being Parcels 1, 3, and 4 as shown on the Parcel Map for SCC-Canyon II, LLC, filed in the official record of Lyon County, State of Nevada, on January 27, 2006, as Document Number 373825.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502

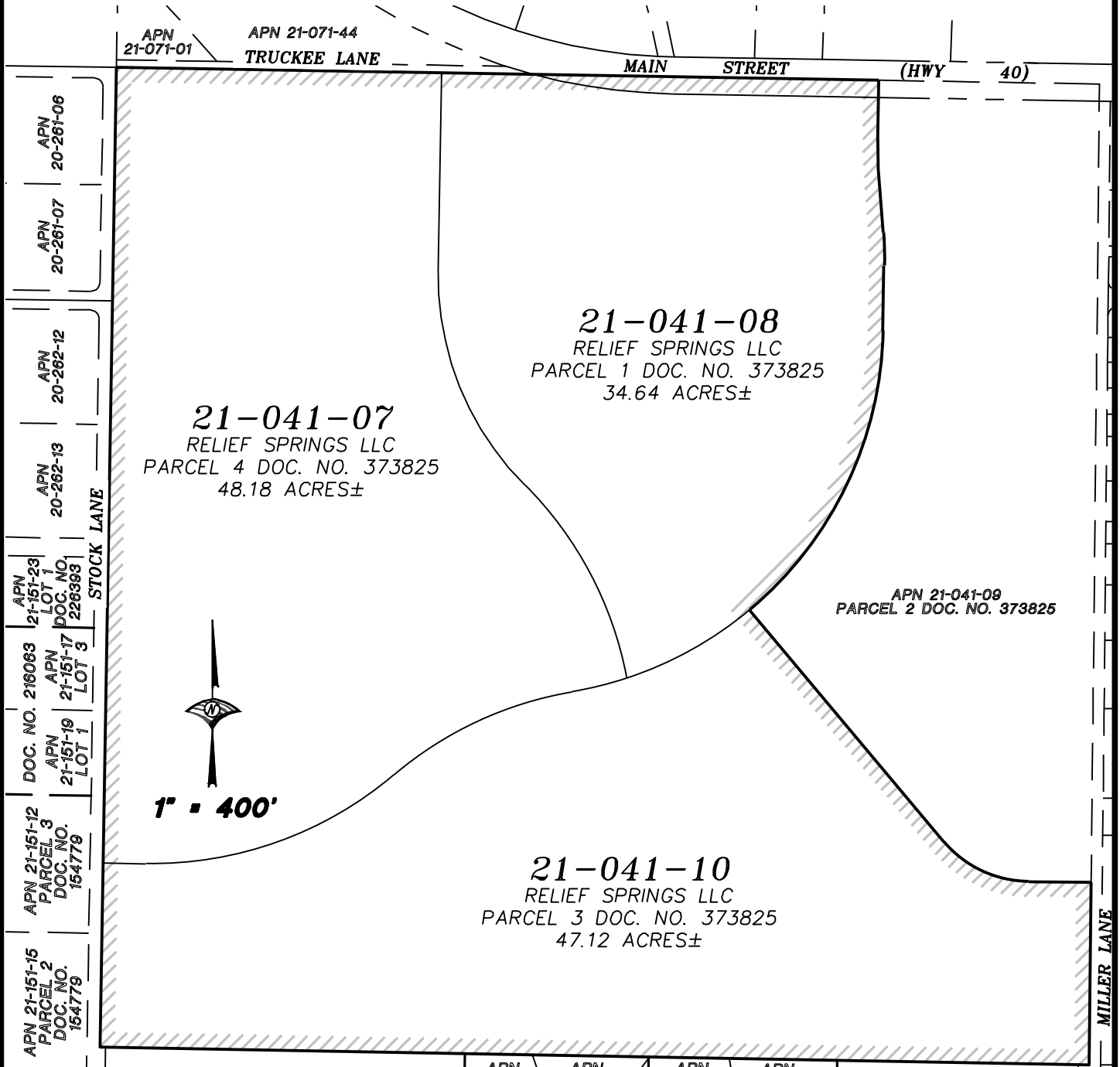


5-21-20

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

Exhibit "B"

BOUNDARY MAP FOR ZONE CHANGE
 BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 14
 TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.M.
 FERNLEY LYON COUNTY NEVADA



APN 21-141-42
 PARCEL A-1
 DOC. NO. 257572

APN 20-471-13 LOT 3
 APN 20-471-12 LOT 2
 APN 20-471-09 LOT 4
 APN 20-471-08 LOT 5
 MILLER ESTATES SUBDIVISION PHASE V
 MILLER ESTATES SUBDIVISION PHASE IV

APN 21-141-01

JOB NO. 1557016
 SHEET 1 OF 1



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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