

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

BILL # 297
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA21001, ON A SITE CONSISTING OF ELEVEN PARCELS, TOTALING ±18.76 ACRES IN SIZE, TO CHANGE THE ZONING FROM RR1 (RURAL RESIDENTIAL 1 ACRE) ZONING DISTRICT TO MU (MIXED USE) ON APN(S): 020-341-04, 020-341-05, 020-341-06, 020-341-08, 020-341-09, & 020-342-02, 020-342-03, 020-342-09, 020-342-18, 020-342-19 AND FROM EC (EMPLOYMENT CENTER) ZONING DISTRICT TO MU (MIXED USE) ON APN: 021-281-02, GENERALLY LOCATED SOUTH OF U.S. HIGHWAY 50A AT INGLEWOOD DRIVE AND RIVER RANCH ROAD, 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 RR1 (Rural Residential 1 Acre) and from EC (Employment Center) to MU (Mixed Use) on a site consisting of eleven parcels totaling approximately ±18.76 acres in size generally located south of U.S. Highway 50A at Inglewood Drive and River Ranch Road, Fernley, NV. (APN(s): 020-341-04, 020-341-05, 020-341-06, 020-341-08, 020-341-09, 021-281-02 & 020-342-02, 020-342-03, 020-342-09, 020-342-18, 020-342-19).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 # 297 BEING HEREBY PROPOSED on the 7th day of July 2021.

BILL # 297 BEING HEREBY PASSED, APPROVED and ADOPTED this 21st day of July 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"

Legal Description supporting Zone Change to Mixed Use (MU)
APN 020-342-02, 020-342-03,
020-341-04, 020-341-05, 020-341-06, 020-341-08, 020-341-09,
020-341-09, 020-341-18, 020-341-19, & 021-281-02

Eleven parcels being the same as Lot 1, Lot 8, Lot 9, and Lot 11 as shown on the map of Inglewood Subdivision, filed in the Office of the County Recorder of Lyon County, State of Nevada, on July 20, 1977, as Document Number 33115, Official Records, Lot 2 of Record of Survey and Boundary Line Adjustment Map recorded July 25, 1983, as Document No. 78970, Lot 10A of the Parcel Map for Zackery T. and Clara M. Hardison recorded May 8, 1987, as Document No. 107406, Parcel A and Parcel B of the Parcel Map for Vincent O. and Norine S. Hedlund recorded October 1, 1993, as Document No. 165088, Parcel 7A and Parcel 7B of the Parcel Map for Morgan W. & Jayne Bauer Hughes Trust recorded June 6, 1991, as Document No. 141982, and Parcel 3 of the Parcel Map for David C. Halstead, Dottie Halstead, David Taylor and John C. Wood recorded April 8, 1980, as Document No. 52626, situate within the Southeast Quarter of Section 18, Township 20 North, Range 25 East, MDM, City of Fernley, Lyon County, Nevada, being more particularly described as follows:

APN 020-342-02, 020-342-03

Beginning at the Northwest corner of said Lot 1 and being on the West boundary of said Southeast Quarter from which the Center Quarter of said Section 18, being a Bureau of Reclamation 2.25" brass cap monument, bears North 02°00'24" East a distance of 525.58 feet;
thence departing said West boundary and along the North boundary of said Lot 1 South 88°14'51" East a distance of 335.97 feet to the Northeast corner of said Lot 1, also being a point on the West right-of-way of Inglewood Drive;
thence departing said North boundary and along the East boundary of said Lot 1 and said West right-of-way South 01°22'25" West a distance of 264.00 feet to the Northeast corner of said Lot 2;
thence departing said East boundary and along the East boundary of said Lot 2 and continuing along said West right-of-way South 01°22'25" West a distance of 213.40 feet;
thence departing said East boundary and West right-of-way and along the Southerly boundaries of said Lot 2 South 37°26'05" West a distance of 62.29 feet;
thence North 88°14'51" West a distance of 305.13 feet to the Southwest corner of said Lot 2 and being on the West boundary of said Southeast Quarter;
thence departing said Southerly boundaries and along the West boundary of said Lot 2 and the West boundary of said Southeast Quarter North 02°00'24" East a distance of 264.00 feet to the Southwest corner of said Lot 1;
thence departing the West boundary of said Lot 2 and along the West boundary of said Lot 1 and continuing along the West boundary of said Southeast Quarter North 02°00'24" East a distance of 264.00 feet to the Point of Beginning.

APN 020-341-04, 020-341-05, 020-341-06, 020-341-08, 020-341-09

Beginning at the Northwest corner of said Lot 9 and being a point on the East right-of-way of Inglewood Drive from which the Center Quarter of said Section 18, being a Bureau of Reclamation 2.25" brass cap monument, North 35°15'16" West a distance of 637.19 feet;
thence departing said East right-of-way and along the North boundary of said Lot 9 South 88°14'51" East a distance of 330.00 feet to the Northwest corner of said Lot 10A;

thence departing said North boundary and along the North boundary of said Lot 10A South 88°14'51" East a distance of 330.00 feet to the Northeast corner of said Lot 10A, also being a point on the West right-of-way of Inglewood Drive;

thence departing said North boundary and along the East boundary of said Lot 10A and said West right-of-way South 01°22'25" West a distance of 93.53 feet to the Southeast corner of said Lot 10A;

thence departing said East boundary and West right-of-way and along the Southerly boundaries of said Lot 10A South 88°52'24" West a distance of 161.16 feet;

thence South 01°21'33" West a distance of 63.18 feet;

thence North 88°14'51" West a distance of 169.01 feet to the Southwest corner of said Lot 10A, also being a point on the East boundary of said Lot 9;

thence departing said Southerly boundaries and along said East boundary South 01°22'25" West a distance of 99.20 feet to the Northwest corner of said Parcel A;

thence departing said East boundary and along the North boundary of said Parcel A South 88°14'51" East a distance of 330.00 feet to the Northeast corner of said Parcel A, also being a point on the West right-of-way of Inglewood Drive;

thence departing said North boundary and along the East boundary of said Parcel A and said West right-of-way South 01°22'25" West a distance of 131.98 feet to the Northeast corner of said Parcel B;

thence departing said East boundary and along the East boundary of said Parcel B and West right-of-way South 01°22'25" West a distance of 83.41 feet;

thence along a tangent circular curve to the right with a radius of 50.00 feet and a central angle of 90°23'36" an arc length of 78.88 feet to a point on the South boundary of said Parcel B and North right-of-way of Inglewood Drive;

thence departing said East boundary and West right-of-way and along said South boundary and North right-of-way North 88°13'59" West a distance of 279.65 feet to the Southeast corner of said Lot 11;

thence departing said South boundary and along the South boundary of said Lot 11 and North right-of-way North 88°13'59" West a distance of 280.34 feet;

thence along a tangent circular curve to the right with a radius of 50.00 feet and a central angle of 89°36'24" an arc length of 78.20 feet to a point on the West boundary of said Lot 11 and East right-of-way of Inglewood Drive;

thence departing said South boundary and North right-of-way and along said West boundary and East right-of-way North 01°22'25" East a distance of 215.91 feet to the Southwest corner of said Lot 9;

thence departing said East boundary and along the East boundary of said Lot 9 and East right-of-way North 01°22'25" East a distance of 264.00 feet to the Point of Beginning.

APN 020-341-09, 020-341-18, 020-341-19, & 021-281-02

Beginning at the Northwest corner of said Lot 8 and being a point on the East right-of-way of Inglewood Drive from which the Center Quarter of said Section 18, being a Bureau of Reclamation 2.25" brass cap monument, North 62°42'48" West a distance of 1211.99 feet;

thence departing said East right-of-way and along the North boundary of said Lot 8 South 88°14'51" East a distance of 330.00 feet to the Northeast corner of said Lot 8;

thence departing said North boundary and along the East boundary of said Lot 8 South 01°22'25" West a distance of 179.59 feet to the Northwest corner of said Parcel 3;

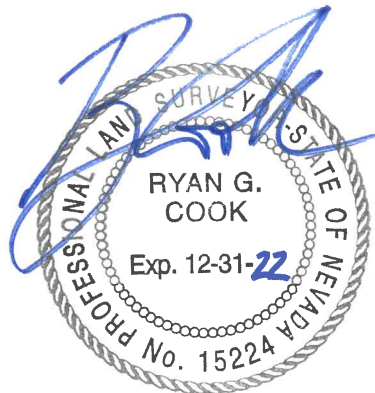
thence departing said East boundary and along the North boundary of said Parcel 3 South 84°13'27" East a distance of 261.24 feet to the Northeast corner of said Parcel 3;

thence departing said North boundary and along the East boundary of said Parcel 3 South 01°19'41" West a distance of 603.43 feet to the Southeast corner of said Parcel 3;
thence departing said East boundary and along the South boundary of said Parcel 3 North 88°38'42" West a distance of 260.95 feet to the Southwest corner of said Parcel 3;
thence departing said South boundary and along the West boundary of said Parcel 3 North 01°22'25" East a distance of 275.15 feet to the Southeast corner of said Parcel 7A;
thence departing said West boundary and along the South boundary of said Parcel 7A North 88°14'51" West a distance of 330.00 feet to the Southwest corner of said Parcel 7A, also being a point on the East right-of-way of Inglewood Drive;
thence departing said South boundary and along the West boundary of said Parcel 7A and East right-of-way North 01°22'25" East a distance of 132.00 feet to the Southwest corner of said Parcel 7A;
thence departing said West boundary and along the West boundary of said Parcel 7A and East right-of-way North 01°22'25" East a distance of 132.00 feet to the Southwest corner of said Lot 8;
thence departing said West boundary and along the West boundary of said Lot 8 and East right-of-way North 01°22'25" East a distance of 264.00 feet to the Point of Beginning.

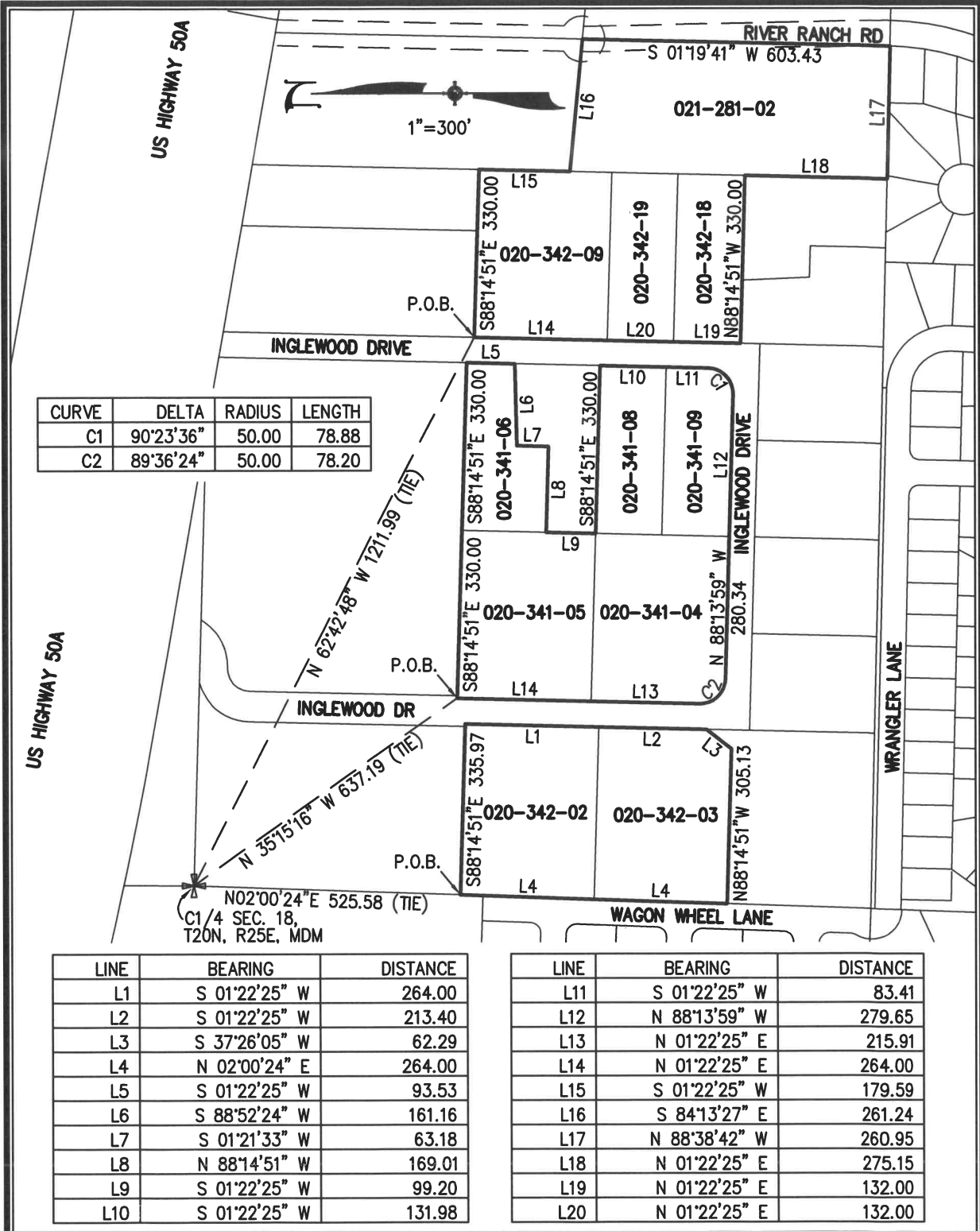
Said parcels contain an area of approximately 18.76 acres.

Basis of Bearings: North American Datum of 1983 as based on Federal Base Network / Cooperative Base Network observations in 1994 (aka NAD83/94), Nevada State Plane Coordinate System, West Zone and holding the Washoe County published latitude and longitude of 39°36'18.047410" North and 119° 14' 26.223560" West for Regional GPS CORS "COPF1" (Washoe County identifier LYNSM00001). A combined grid-to-ground scale factor of 1.000269496 is used to scale the state plane grid coordinates to ground.

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave., Reno, NV 89523
775-747-8550, ryan@summitnv.com



3-12-2021

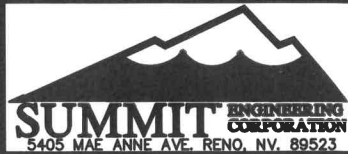


LINE	BEARING	DISTANCE
L1	S 01°22'25" W	264.00
L2	S 01°22'25" W	213.40
L3	S 37°26'05" W	62.29
L4	N 02°00'24" E	264.00
L5	S 01°22'25" W	93.53
L6	S 88°52'24" W	161.16
L7	S 01°21'33" W	63.18
L8	N 88°14'51" W	169.01
L9	S 01°22'25" W	99.20
L10	S 01°22'25" W	131.98

LINE	BEARING	DISTANCE
L11	S 01°22'25" W	83.41
L12	N 88°13'59" W	279.65
L13	N 01°22'25" E	215.91
L14	N 01°22'25" E	264.00
L15	S 01°22'25" W	179.59
L16	S 84°13'27" E	261.24
L17	N 88°38'42" W	260.95
L18	N 01°22'25" E	275.15
L19	N 01°22'25" E	132.00
L20	N 01°22'25" E	132.00

EXHIBIT "B"
DISPLAY TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1" = 300'
 11 PARCELS PROPOSED
 ZONE CHANGE TO MU



SHEET
 1
 OF
 1