

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

BILL # 299
CITY OF FERNLEY
ORDINANCE # _____

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA20004, ON A SITE CONSISTING OF FOUR PARCELS, TOTALING ± 3.22 ACRES IN SIZE, TO CHANGE THE ZONING FROM SF6 (SINGLE FAMILY 6,000 SQ. FT.) ZONING DISTRICT TO MDR14 (MEDIUM DENSITY RESIDENTIAL 14 DU/AC) ZONING DISTRICT, GENERALLY LOCATED SOUTH OF DIANNE WAY, EAST OF HARDIE LANE, NORTH OF WESTERLUND LANE AND WEST OF SPRUCE DRIVE, FERNLEY, NV. (APNS:020-093-15, 020-093-16, 020-093-17, AND 020-093-18), 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 “A-1”, 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 6,000 sq. ft.) to MDR14 (Medium Density Residential 14 du/ac) on a site consisting of four parcels totaling approximately ± 3.22 acres in size generally located south of Dianne Way, east of Hardie Lane, north of Westerlund Lane, and west of Spruce Drive, Fernley, NV. (APN(s): 020-093-15, 020-093-16, 020-093-17, and 020-093-18).

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 # 299 BEING HEREBY PROPOSED on the 7th day of July 2021.

BILL # 299 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: _____

LEGAL DESCRIPTION

All that certain real property situate within a portion of the Northwest One-Quarter (1/4) Section Thirteen (13), Township Twenty (20) North, Range Twenty-four (24) East, Mount Diablo Base Meridian and being Parcels B-1 thru B-4 of that Parcel Map for Milton and Alyce Steinheimer, recorded as File Number 93976, Dated July 16, 1985 in the Official Records of Lyon County, Nevada and being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel B-1,

THENCE South 89°28'10" East a distance of 434.00 feet;

THENCE South 00°31'50" West a distance of 322.28 feet;

THENCE North 89°25'10" West a distance of 414.02 feet to the beginning of a curve;

THENCE a distance of 31.40 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 89°57'00";

THENCE North 00°31'50" East a distance of 302.02 feet to the **POINT OF BEGINNING**.

BASIS OF BEARINGS for this description is based on said Parcel Map, recorded as File Number 93976, of said Official Records.

See EXHIBIT A-1 attached hereto and made a part hereof.



Odyssey Engineering, Inc.

Kelly R. Combest, P.L.S. 16444
895 Roberta Lane, Suite 104
Sparks, NV 89431



PARCEL A
PM NO. 59198
S 89°17'03" E 434.00'

POB

PARCEL
B-1

PARCEL
B-2

PARCEL
B-3

PARCEL
B-4

R=20.00', L=31.40'
Δ=89°57'00"

N 0°42'57" E 302.02'

HARDIE LN

S 0°42'57" W 322.38'

CONCORD WOODS
SUB NO. 33652

7

8

9

10

N 89°14'03" W 414.02'

WESTERLUND LN

SCALE: 1" = 80'

B

EXHIBIT

WWW.ODYSSEY-CIVIL-ENGINEERING.COM



Odyssey
ENGINEERING
INCORPORATED



7/27/20