

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

**BILL # 301
CITY OF FERNLEY
ORDINANCE # _____**

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA21002, TO CHANGE THE ZONING FROM RR1 (RESIDENTIAL-RURAL 1 ACRE-MINIMUM LOT SIZE) TO SF9 (SINGLE FAMILY 9,000 SQ. FT. MINIMUM LOT SIZE) ON A SITE APPROXIMATELY 10 ACRES IN SIZE LOCATED AT 2315 FARM DISTRICT ROAD (APN: 021-303-17), 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 (Residential-Rural 1 acre-minimum lot size) to SF9 (Single-Family 9,000 sq. ft. minimum lot size) on a site approximately 10 acres in size located at 2315 Farm District Road (APN: 021-303-17),

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SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 # 301 BEING HEREBY PROPOSED on the 1st day of December 2021.

BILL # 301 BEING HEREBY PASSED, APPROVED and ADOPTED this 15th day of December 2021, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____
Roy Edgington, Mayor

Date: _____

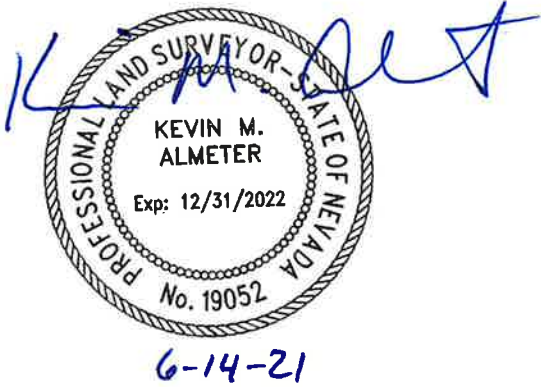
Attest By: _____
Kim Swanson, City Clerk

Date: _____

**EXHIBIT A
LEGAL DESCRIPTION**

Parcel 2 of Parcel Map No. 1752, File No. 110352, recorded on September 16, 1987, filed in the Official Records of Lyon County, State of Nevada.

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



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

EXHIBIT B

