

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

**BILL # 304**  
**CITY OF FERNLEY**  
**ORDINANCE # \_\_\_\_\_**

**A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA21003, TO CHANGE THE ZONING FROM C2 (GENERAL COMMERCIAL) AND GR20 (GENERAL RURAL, 20 ACRE MINIMUM) TO I (INDUSTRIAL) ON A SITE APPROXIMATELY ±78.86 ACRES IN SIZE LOCATED AT 850 & 855 COMMERCE CENTER DRIVE, FERNLEY, NV, ASSESSOR'S PARCEL NUMBERS 021-061-29 AND 021-061-30, 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 C2 (General Commercial) and GR20 (General Rural, 20 acre minimum) to I (Industrial) on a site approximately ±78.86 acres in size located at 850 & 855 Commerce Center Drive, Fernley, NV (APN: 021-061-29 and 021-061-30).

**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**SECTION 3:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.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 # 304 BEING HEREBY PROPOSED on the 5<sup>th</sup> day of January 2022.

BILL # 304 BEING HEREBY PASSED, APPROVED and ADOPTED this 19<sup>th</sup> day of January 2022, 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: \_\_\_\_\_





COMMERCE CENTER LEGAL DESCRIPTION (cont.)

REFERENCE IS MADE TO PARCEL 1 OF THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT, RECORDED JUNE 26, 2006, AS INSTRUMENT NO. 385259, LYON COUNTY, NEVADA OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER 021-061-29

(16.71 acres, more or less)

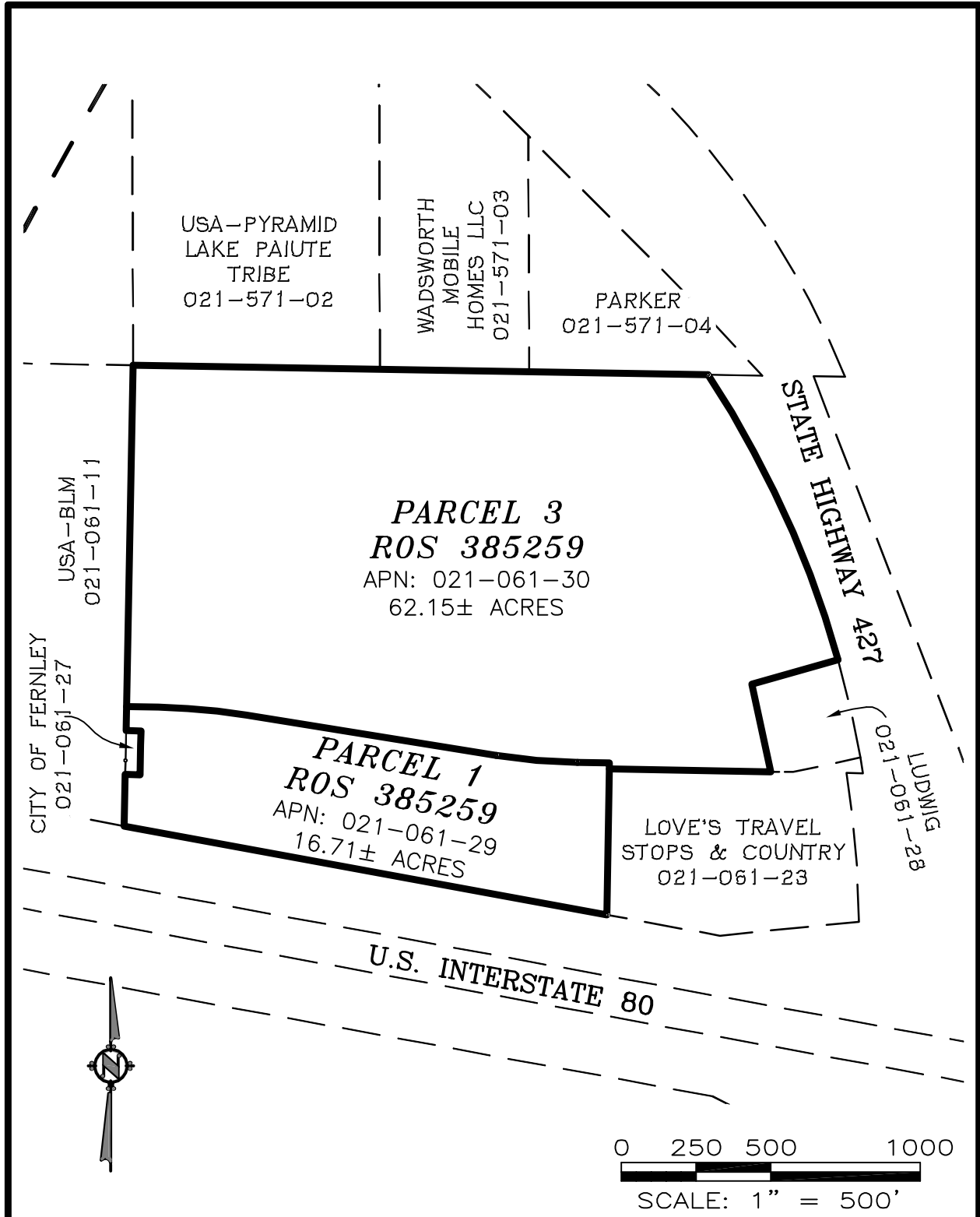
(PURSUANT TO NRS 111.312, THE ABOVE LEGAL DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DEED, RECORDED JUNE 26, 2006, AS INSTRUMENT NO. 385260 OF OFFICIAL RECORDS)

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

James D. Bailey, Jr.  
P.L.S. 18368

9/29/2021

PREPARED BY THE FIRM OF  
**MERIDIAN SURVEYING & MAPPING, INC.**  
8725 TECHNOLOGY WAY, STE. C2  
RENO, NV. 89521

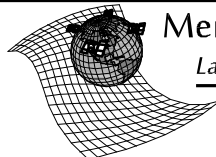


**EXHIBIT A-1**

PARCEL 1 & 3 - RECORD OF SURVEY  
MAP FILE NO. 385259  
APN: 021-061-29 & -30

DRAWN BY: TDM

DATE: SEPT. 2021



**Meridian Surveying & Mapping, Inc.**

*Land, Construction and Boundary Surveys*

8725 Technology Way, Reno, NV 89521

(775) 690-4194