

APN: (Not required
Per NRS 111.312.1)

When recorded, mail to
City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857
ATTN: Community Services Department

DOC # 4898555

04/01/2019 10:25:16 AM

Requested By

SPARKS CITY

Washoe County Recorder

Kalie M. Work - Recorder

Fee: \$41.00 RPTT: \$0.00

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(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT STANDARDS HANDBOOK

(Pioneer Meadows Planned Development)

(Amended March 25, 2019)

(NRS Chapter 278A)

Name of Development: Pioneer Meadows
Name of Plan: Pioneer Meadows Development Standards Handbook.
Approval Date: March 25, 2019
City No. PCN18-0069

NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, finally adopted an amended development plan for the above named development, whose legal description is attached as **Exhibit A**.

Pursuant to NRS 278A.570 (2) after this amended plan is recorded, all previous approvals and all zoning and subdivision regulations applicable to the property described in **Exhibit A** cease to apply.

A table of previous approvals is set forth below. All previous handbooks are replaced by the handbook at Exhibit B.

Dated this 1st day of April, 2019

City of Sparks, Nevada

By *Lisa C. H.* for
Lisa Hunderman
Acting City Clerk

State of Nevada)
) Acknowledgement in representative capacity
County of Washoe) (NRS 240.1665)

This instrument was acknowledged before me on 4/1/2019
By LISA HUNDERMAN as the Acting City Clerk of Sparks, Nevada



Leeann King
Notary Public

Table of Approvals and Amendments

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
Z-1-99	Ordinance 2029, rezoning property as a planned development	Jun. 7, 1999	6/30/99 as Doc # 2356237, Book 5738Pg 0441
Z-1-99	Development Standards Handbook	Oct. 12, 2000	3/29/2002, Doc # 2670039
PCN03027	Amended Development Standards Handbook (replaces previous handbook in its entirety)	Mar. 15, 2004	5/7/2004 Doc # 3034651
PCN06052	Amended Development Standards Handbook (replaces previous handbook in its entirety).	Dec. 11, 2006	1/08/2007 Doc # 3484078
PCN16017	Amended Development Standards Handbook (changes parking standards for MF15)	Sept. 12, 2016	11/21/2017 Doc # 4765267
PCN18-0069	Amended Development Standards Handbook (removal of school site, relocation of parks)	March 25, 2019	

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain real property situate within portions of Section Eleven (11), Township 20 North, Range 20 East, Mount Diablo Meridian, City of Sparks, County of Washoe, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 11;

THENCE departing said Southeast corner and along the South line of said Section 11, South 89°44'21" West, 2640.66 feet to the South One-Quarter (S 1/4) corner of said Section 11;

THENCE departing said South One-Quarter corner and continuing along said South line of said Section 11, North 88°28'28" West, 2640.66 feet to the Southwest corner of said Section 11;

THENCE departing said Southwest corner and along the West line of said Section 11, North 01°16'09" East, 2634.97 feet to the West One-Quarter (W 1/4) corner of said Section 11;

THENCE departing said West One-Quarter corner and said West section line, North 01°16'24" East, 1309.73 feet;

THENCE North 02°01'00" East, 1309.78 feet to a point on the North line of said Section 11;

THENCE along said North section line, South 88°14'14" East, 2638.33 feet to the North One-Quarter (N 1/4) corner of said Section 11;

THENCE departing said North One-Quarter corner and continuing along the North line of said Section 11, 88°51'15" East, 2684.65 to the Northeast corner of said Section 11;

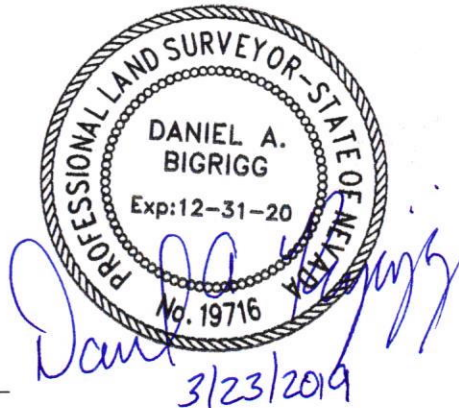
THENCE departing said Northeast corner and along the East line of said Section 11, South 01°51'45" West, 2643.19 feet to the East One-Quarter (E 1/4) corner of said Section 11;

THENCE departing said East One-Quarter corner and continuing along said East section line, South 01°51'45" East, 2643.10 feet to the aforementioned Southeast corner of said Section 11 and the **POINT OF BEGINNING**.

EXCEPTING THEREFROM all dedicated rights-of-way within this description.

The basis of bearings for this description is Nevada State Plane West Zone.

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



Daniel A. Bigrigg, P.L.S
Nevada Certificate No. 19716