

NF
clerks
Carol

FILED
NO. 95R-035

'95 MAY 22 A8 :30

RESOLUTION NUMBER 95R-035

**RESOLUTION OF INTENT REGARDING THE
CHANGE OF LAND USE FOR THE NEVADA PACIFIC LAND COMPANY
APNS 13-031-05, 06, 09, 10, 11, 12, 13, 16, 17; 13-210-02, 06, 10 BY *[Signature]* BARBARA REED
CLERK DEPUTY**

Preamble

On February 16, 1995, the Douglas County Board of Commissioners conditionally approved a request for a zone change by Nevada Pacific Land Company for (APNS 13-031-09, 11, 12, 13, 16, 17; 13-210-02, 06, 10), from M-E (Industrial Estates) and A-1 (One Acre Agricultural) to C-2 (General Commercial). In review of this request, the Board of Commissioners also directed that (APNS 13-031-05, 06 and 13-210-10) also be reclassified from M-E (Industrial Estates) and A-1 (One Acre Agricultural) to C-2 (General Commercial).

Douglas County Code requires that a resolution of intent to reclassify the property to be adopted to include any condition, stipulation or limitation which the commission may feel necessary to require in the public interest as a prerequisite to a final action. Douglas County Code 17.12.070(3)(L) requires that in absence of a demonstration of appurtenant rights at the time of application for amendment is made, the requested amendment will be subject to a resolution of intent requiring water rights of acceptable character appurtenant to the proposed district be demonstrated prior to the amendment becoming effective.

Therefore, it is resolved that the described property as shown on the attachment marked "Exhibit 6", as recommended in the staff report prepared by Douglas County Community Development Department be reclassified from M-E and A-1 to C-2 with the following conditions:

1. The applicant shall demonstrate to the satisfaction of the Indian Hills General Improvement District that water rights of acceptable character appurtenant to the proposed district be demonstrated prior to the zone change becoming effective.

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BK 0595 PG 3404

2. Uses allowed under C-2 in this project must be at least eighty percent generators of sales tax revenues to the County.

3. Special setback requirements may be imposed on the southwest corner of APN 13-031-61 as a result of the design review process to provide adequate buffering of adjacent single family residences. The Board has the authority to review the setbacks for this portion of the project.

The fulfillment of the conditions by the applicant shall make this a binding resolution on the county commission.

ADOPTED this 16th day of February, 1995, by the following vote:

AYES

Commissioners

ROBERT L. ALLGEIER

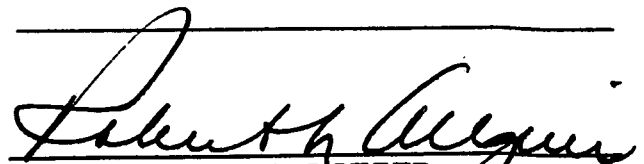
DAVID G. PUMPHREY

JACQUES ETCHEGOYHEN

DONALD H. MINER

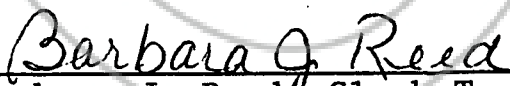
NAYES

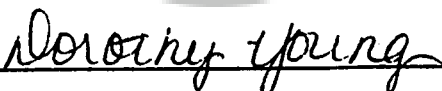
BARBARA S. SMALLWOOD



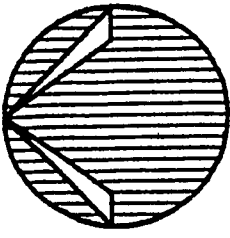
ROBERT L. ALLGEIER
CHAIRMAN, DOUGLAS COUNTY BOARD
OF COMMISSIONERS

ATTEST:

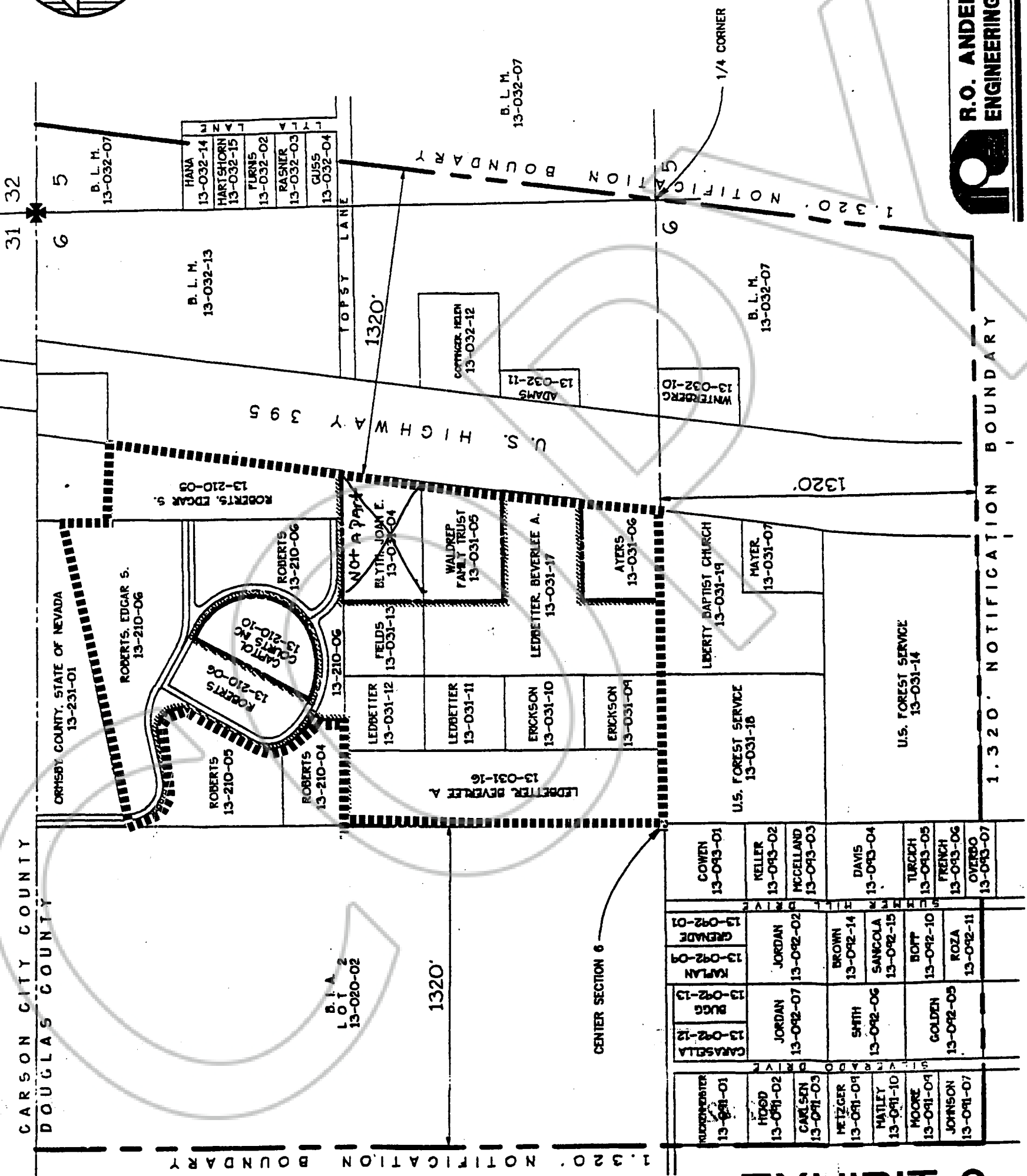

Barbara J. Reed, Clerk-Treasurer

By: , Deputy

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1" = 600'
NORTH



31 32

6 5

B. L. M.
13-032-07

HANA
13-032-14
HARTSHORN
13-032-15
FURNS
13-032-02
RASNER
13-032-03
GUSS
13-032-04

B. L. M.
13-032-13

TOPSY LANE

1320'

B. L. M.
13-032-07

1/4 CORNER

B. L. M.
13-032-07

U.S. HIGHWAY 395

ROBERTS, EDGAR S.
13-210-05

CRIMBY COUNTY, STATE OF NEVADA
13-231-01

ROBERTS, EDGAR S.
13-210-06

ROBERTS
13-210-05

ROBERTS
13-210-06

ROBERTS
13-210-06

ROBERTS
13-210-06

NOT A PART
BETH JOAN E.
13-031-04

WALDREF
FAMILY TRUST
13-031-05

LEDRETT, BEVERLEE A.
13-031-17

ATERS
13-031-06

LIBERTY BAPTIST CHURCH
13-031-19

MAYER
13-031-07

FIELDS
13-031-13

LEDRETT
13-031-12

LEDRETT
13-031-11

ERICKSON
13-031-10

ERICKSON
13-031-09

LEDRETT, BEVER A.
13-031-16

U.S. FOREST SERVICE
13-031-18

U.S. FOREST SERVICE
13-031-14

1320'

CARSON CITY COUNTY
DOUGLAS COUNTY

LOT 2
B. I. A.
13-020-02

1320'

CENTER SECTION 6

MULLENBUSTER 13-091-01	JORDAN 13-092-07	JORDAN 13-092-02	COWEN 13-093-01
HOGSD 13-091-02	BROWN 13-092-14	KELLER 13-093-02	KELLER 13-093-02
CARLSEN 13-091-03	SMITH 13-092-06	MCCLELLAND 13-093-03	MCCLELLAND 13-093-03
METZGER 13-091-09	GOLDEN 13-092-05	DAVIS 13-093-04	DAVIS 13-093-04
HATLEY 13-091-10	ROZA 13-092-11	TURCCH 13-093-05	TURCCH 13-093-05
MOORE 13-091-09	GOLDEN 13-092-05	FRENCH 13-093-06	FRENCH 13-093-06
JOHNSON 13-091-07	OVERBO 13-093-07	OVERBO 13-093-07	OVERBO 13-093-07



R.O. ANDERSON 1824 Tenth Street
ENGINEERING, INC. P.O. Box 2284
Minden, NV 89423

1.320' NOTIFICATION BOUNDARY

EXHIBIT 6

1046347237918

BK0595P63406

362579

COPY

REQUESTED BY
DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 MAY 22 12:42

LINDA SLATER
RECORDER

PAID DEPUTY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE:

May 22, 1995 **SEAL**
B. Rhee Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By

Carol Mullock Deputy

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