

HUMBOLDT COUNTY APN: APN 16-591-01

SEND TAX STATEMENTS TO: N/A

RECORDING REQUESTED BY AND RETURN TO:

O. Kent Maher, Esq.  
P.O. Box 130  
Winnemucca, Nevada 89446

NAME/ADDRESS OF PREPARER OF LEGAL  
DESCRIPTION-LAST RECORDED INSTRUMENT:

N/A

The undersigned affirm there is no Social Security number contained in this document

## CITY OF WINNEMUCCA

### COVER SHEET


FOR

### RECORDED DOCUMENT

DOCUMENT TYPE: Ordinance No. 777

DOCUMENT DATE: November 8, 2011

Submitted by:

  
O. Kent Maher, Esq.  
State Bar No. 316  
P.O. Box 130  
Winnemucca, Nevada 89446

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kent@winnemuccalaw.com

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HUMBOLDT COUNTY, NEVADA  
MARY ANN HARRISON, RECORDER  
PAID \$17.00  
O KENT MAHER

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**SUMMARY:** Zoning District reclassification / R-1-12 (Single Family Residential District -12,000 square feet minimum lot size) to R-1-9 (Single Family Residential District-9,000 square feet minimum lot size) / Whitaker Drive-Great Basin Drive-Offenhauser Drive / APN 016-591-01 / Snow

**BILL NUMBER 10-18-2011**

**ORDINANCE NUMBER 777**

AN ORDINANCE AMENDING THE CITY OF WINNEMUCCA LAND USE MAP ADOPTED PURSUANT TO WINNEMUCCA MUNICIPAL CODE (WMC) TITLE 17 TO CHANGE THE ZONING DISTRICT CLASSIFICATION OF PROPERTY IDENTIFIED AS HUMBOLDT COUNTY ASSESSOR'S PARCEL NO. 016-591-01 FROM R-1-12 (SINGLE FAMILY RESIDENTIAL DISTRICT-12,000 SQUARE FEET MINIMUM LOT SIZE) TO R-1-9 (SINGLE FAMILY RESIDENTIAL DISTRICT-9,000 SQUARE FEET MINIMUM LOT SIZE); AND, PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

**WHEREAS**, the Planning Department staff and Humboldt County Regional Planning Commission have recommended approval of the requested zoning classification change; and

**WHEREAS**, the zoning classification change: (i) will be in the public interest; (ii) will not adversely impact the surrounding and adjacent properties; (iii) will be in conformity with the Master Plan for the area; (iv) will not alter the development pattern and types of uses allowed in the area; and, (v) will not adversely affect the public health, safety and general welfare of the area; now, therefore,

**THE CITY COUNCIL OF THE CITY OF WINNEMUCCA DO ORDAIN AS FOLLOWS:**

HUMBOLDT COUNTY, NEVADA  
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**Section 1. Conditions of Rezone.** The amending of the Official Land Use Map of the City of Winnemucca, codified as WMC 17.04.030, is conditioned upon the property owner of the subject property complying with the following conditions:

None.

**Section 2. Enacting Provisions.** The Winnemucca Municipal Code Chapter 17 is amended in the following manner:

**2.1 Rezoning.** The Official Land Use Map of the City of Winnemucca, codified as WMC 17.04.030, is hereby changed from the current land use zoning classification to a new land use zoning classification as follows:

Owner:	Michael Snow and Kimberly Snow
Owner Address:	2 Routson Park Lane Winnemucca, Nevada 89445
Property Location:	Portion of NE1/4 Section 33, T.36N., R.38E., M.D.B.&M., Winnemucca, Humboldt County, Nevada situated southerly of Whitaker Drive and easterly of the Great Basin Drive and Offenhauser Drive intersection
Property Address:	No property address
Assessor's Parcel No.:	016-591-01
Total Area:	10 acres
Former Zoning:	R-1-12 (Single Family Residential District-12,000 square feet minimum lot size)
New Zoning:	R-1-9 (Single Family Residential District-9,000 square feet minimum lot size)

**2.2 Map.** A map clearly delineating the area affected and the land use classification governing the use to which the area is changed, certified by the Planning Commission Chairman and attested by the Secretary, or their designees, shall be attached to the Official Land Use Map of the City, which map is incorporated herein by reference.

**2.3 Reenactments.** All other sections of Chapter 17 of Winnemucca Municipal Code are reenacted without change.

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### Section 3. Concluding Provisions.

**3.1 Effective Date.** This ordinance shall become effective twenty (20) days after it is published by title together with an adequate summary, including any amendments, once in a newspaper published in the City of Winnemucca and after it is posted in the City Hall, Winnemucca, Nevada.

**3.2 Severability.** If any provisions of this Ordinance or amendments thereto, or the application thereof to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity of provisions or applications of the ordinance or amendments thereto which can be given effect without the invalid provision or application and to this end the provisions of this ordinance and amendments thereto are declared to be severable.

**3.3 Repealer.** All ordinances and parts of ordinances in conflict or inconsistent with this ordinance are hereby repealed, but only to the extent of such conflict or inconsistency. The repeal of prior ordinances provided in this section shall not affect any act done or any cause of action accrued or established or any plea, defense, bar or matter existing before the time when such repeal takes effect. No ordinance which heretofore has been repealed shall be revived by the repeals provided in this section.

**3.4 Table of contents, headings and bracketed material.** Any table or listing of section numbers, any headings and any bracketed material contained in this ordinance is intended as a reference aid and has no legal effect.


**PROPOSED:** October 18, 2011

**ADOPTED:** November 8, 2011

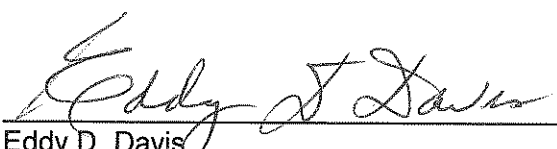
#### **VOTE OF CITY COUNCIL:**

<b>Ayes:</b>	Councilmen	<u>Stone, Cain, Sheen, Billingsley, Brooks</u>
<b>Nays:</b>	Councilmen	<u></u>
<b>Absent:</b>	Councilmen	<u></u>
<b>Not Voting:</b>	Councilmen	<u></u>

**APPROVED:**

  
Di An Putnam  
Mayor

**ATTEST:**

  
Eddy D. Davis  
City Clerk

**SUMMARY:** Zoning District reclassification / R-1-12 (Single Family Residential District -12,000 square feet minimum lot size) to R-1-9 (Single Family Residential District-9,000 square feet minimum lot size) / Whitaker Drive-Great Basin Drive-Offenhauser Drive / APN 016-591-01 / Snow

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**BILL HISTORY**

\_\_\_\_\_, \_\_\_, 2011 PROPOSED AND READ BY TITLE  
\_\_\_\_\_, \_\_\_, 2011 HEARING SET FOR 2:30 pm on \_\_\_\_\_, 2011  
\_\_\_\_\_, \_\_\_, 2011 BILL REFERRED TO COMMITTEE consisting of:  
  
\_\_\_\_\_, \_\_\_, 2011 HEARING RESCHEDULED TO 2:30 pm on \_\_\_\_\_, 2011  
\_\_\_\_\_, \_\_\_, 2011 ADEQUATE DISTRIBUTION COPIES to City Clerk  
\_\_\_\_\_, \_\_\_, 2011 NOTICE OF PROPOSAL, FILING & HEARING PUBLISHED  
in the Humboldt Sun, a date not less than 10 days before the hearing  
\_\_\_\_\_, \_\_\_, 2011 HEARING HELD, PUBLIC COPY AVAILABLE  
\_\_\_\_\_, \_\_\_, 2011 AMENDED, ordered retyped  
\_\_\_\_\_, \_\_\_, 2011 READ IN FULL or  
READ BY TITLE & SUMMARY, PASSED AND ADOPTED, a date not later  
than 30 days after the date of publication of notice  
VOTE: For: \_\_\_\_\_  
Against: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_, 2011 POSTED IN FULL in the City Hall  
\_\_\_\_\_, \_\_\_, 2011 PUBLISHED BY TITLE with summary including any amendments, once (1x)  
\_\_\_\_\_, \_\_\_, 2011 RECORDED in Official Records of Humboldt County,  
Office of County Recorder as Document No. \_\_\_\_\_  
\_\_\_\_\_, \_\_\_, 2011 EFFECTIVE DATE: \_\_\_\_\_, 2011 [20 days after notice publication]