

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice BILL NO. 206

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the .. 9th day of February, 19 68 .. and

..... February 16, the full period of ... 2 ... days, the last publication thereof being in the issue dated the ... 16th day of

February, 19 68 ..
Signed *Dorothy Yocom*

Subscribed and sworn to before me this ... 16th day of February, 19 68 ..
Richard J. Taylor

RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1971

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill 205, an ordinance to amend Ordinance No. 57, by providing for minimum access requirements for commercial and private dwelling sites, by amending County Ordinance No. 57, Section 1 under Article 5, which said County Ordinance No. 57 is entitled: "An ordinance amending, repealing in part and re-establishing a Land Use Plan within the unincorporated area of Washoe County, regulating and restricting the use of land; the location, use, bulk, height, and number of stories of structures; the density of population; the proportion of land to be covered by structures; establishing setback lines; providing for adjustment, enforcement and amendment of said Land Use Plan and its ordinances; prescribing penalties for the violation thereof and other matters relating thereto" and declaring an emergency, was proposed by Commissioner McKenzie and final action of adoption was taken on February 5, 1968, as an emergency measure, by the following vote of the Board of County Commissioners:
Those Voting Aye: Commissioners: McKissick, McKenzie, Sauer, Cunningham and Streeter.
Those Voting Nay: Commissioners: None.
Those Absent and Not Voting: Commissioners: None.
This Ordinance shall be in full force and effect from and after February 16, 1968 the second date of publication. Notice is further given that typewritten copies of the above Ordinance are available for inspection by all interested parties at the office of the County Clerk.
M. K. BROWN, County Clerk
Feb. 9-16
324900-205

SUMMARY: An Ordinance amending Ordinance No. 57 by providing therein a new subsection dealing with access ways to commercial and private dwelling sites.

BILL NO. 205

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ORDINANCE NO. 57 OF THE COUNTY ORDINANCE OF WASHOE COUNTY TO PROVIDE FOR MINIMUM ACCESS REQUIREMENTS FOR COMMERCIAL AND PRIVATE DWELLING SITES, THE SAID ORDINANCE NO. 57 ENTITLED: "AN ORDINANCE AMENDING, REPEALING IN PART AND RE-ESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, REGULATING AND RESTRICTING THE USE OF LAND; THE LOCATION, USE, BULK, HEIGHT, AND NUMBER OF STORIES OF STRUCTURES; THE DENSITY OF POPULATION; THE PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING SETBACK LINES; PROVIDING FOR ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID LAND USE PLAN AND ITS ORDINANCES; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO" AND DECLARING AN EMERGENCY.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1. County Ordinance 57 is hereby amended to provide a new subsection under Article 5 entitled "General Provisions" of Ordinance 57 as follows:

F. Access:

1. Access ways for the purposes of this section shall be defined as ways dedicated to public use or secured by easement to the owner of the parcel proposed to be built upon for the full length extending to a suitable dedicated public way. Required width of access ways shall refer to the full dedicated or easement width, without reference to width of developed roadway within such width.
2. In non-subdivided areas where no official approved map is on file in the County Recorder's Office, an applicant for a building permit must demonstrate by title company report or other means acceptable to the Building Official the existence of a required access way before a building permit will be issued.
3. No commercial use will be permitted on any parcel of land not served by an access way at least 50 feet in width.
4. No dwelling construction will be permitted on any parcel of land not served by an access way as the same is set by the County Subdivision ordinances and regulations.
5. Five or more dwelling sites, each of at least a minimum required area, must be served by an access easement of 50 feet, or more, in width, or be served by a dedicated public way. Not more than four dwelling sites, each of at least a minimum required area, must be served by an access easement of not less than 20 feet in width, subject to the following conditions:

- a. That two copies of a map showing the proposed layout to scale, together with such supplementary information as may be deemed necessary by the Regional Planning Commission, have been submitted to be approved by the Regional Planning Commission prior to issuance of any building permit for such proposed construction.
- b. That the gift, sale, trade or barter of any portion of the land on which a dwelling unit or units has been erected under the provisions of this Section resulting in a condition which does not meet the terms of this Section shall be considered a violation of this Ordinance.

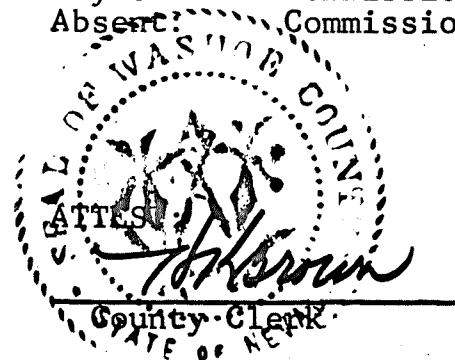
SECTION 2. The Board of County Commissioners does hereby find and declare that an emergency does exist, and, consequently, final action shall be taken immediately, and this ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 5th day of February, 1968.
 Proposed by Commissioner McKenzie.
 Passed on the 5th day of February, 1968.

Vote:

Ayes: Commissioners: McKissick, McKenzie, Sauer, Streeter and Cunningham
 Nays: Commissioners: None
 Absent: Commissioners: None

Howard P. McKissick
 Chairman of the Board



This Ordinance shall be in force and effect from and after the 16th day of February, 1968.