

RENO EVENING GAZETTE PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says:

That S he is the LEGAL CLERK of
THE RENO EVENING GAZETTE, a daily news-
paper published at Reno, in Washoe County, in the
State of Nevada.

That the notice BILL 220

of which a copy is hereto attached, was first published in
said newspaper in its issue dated the 7th day of
March, 19 69, and was published in
each March 14 issue of said newspaper thereafter for

the full period of 2 days, the last publication
thereof being in the issue dated the 14th day of
March, 19 69

Signed Dorothy Yocom
Subscribed and sworn to before me this

14th day of March, 19 69
Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 220, amending Ordinance No. 57, "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," was adopted on March 5, 1969, by Commissioners: McKissick, McKenzie, Sauer, Cunningham, and Coppa, all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, County Clerk
334900-220 March 7-14

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

SUMMARY: Clarifies and Extends Notice and Appeals Procedures for Variances, Special Use Permits and Changes of Land Use.

BILL NO. 220

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLES 35, 37, AND 38 OF COUNTY 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."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES ORDAIN:

Section 1. Section D, Article 35, County Ordinance No. 57, is hereby amended to read as follows:

D. Hearing:

1. Shall be held within 65 days of the date of filing of the application.
2. Notice by mail of the time, place and purpose shall be given not less than 10 days prior to the date of the hearing to the following:
 - (a) Applicant.
 - (b) Owners of real property within 300 feet of the exterior boundaries of the property described in the application pursuant to Section C of this Article. Said owners of real property shall be those owners indicated by the latest Assessor's ownership maps and said notice shall be complied with when the Administrator mails same to the last known addresses of such real property owners as indicated by the latest Assessor's records.
 - (c) Building Department, County Engineer, and Health Department.
3. Notice may be given to owners of real property in addition to those owners provided for in subsection 2 herein either by mail as provided in subsection 2 or by at least one publication in a newspaper of general circulation in Washoe County not less than 10 days prior to the date of such hearing, or both, when the Administrator deems such notice to be necessary to protect the public interest.
4. The Board of Adjustment may hear facts from any person appearing and may consider written communications relative to the application.

Section 2. Section B, Article 37, County Ordinance No. 57, is hereby amended to read as follows:

B. Procedure:

1. Amendments may be initiated as follows:
 - (a) By the Planning Commission.
 - (b) By the Board of County Commissioners.
 - (c) By the owner of a lot or parcel within the area sought for amendment, by filing with the Planning Commission a signed and verified application, accompanied by the necessary fee.
2. Hearing: The Planning Commission shall first hold a public hearing on all proposed amendments. Such hearings shall be held within 110 days following the initiation of such proceedings. Notice of time and place of hearing shall be published in a newspaper of general circulation in Washoe County not less than 10 days prior to the date of such hearing. Such notice shall describe the change proposed, the lot, parcel, or properties proposed for change and other pertinent information in such a manner that the property and change proposed can readily be identified. When the Planning Commission deems it proper, it may consider other property for change in addition to that sought in the application.
3. Notice: When a Change of Land Use District is applied for by persons other than the Planning Commission or the Board of County Commissioners, the Planning Commission shall mail to the applicant, to all real property owners within 300 feet of the exterior boundaries of the property proposed for reclassification, and to all real property owners of land within such area proposed for reclassification, written notice of the time, place and date of such hearing and the general location of the property of the addressee with reference to the property proposed for change, not less than 10 days prior to the date of such hearing. Notice may be given to owners of real property in addition to those provided for herein when the Planning Commission deems it necessary to protect the public interest. All owners of real property as provided herein shall be those owners indicated by the latest Assessor's ownership maps and said notice shall be complied with when the Planning Commission mails same to the last known addresses of such real property owners as indicated by the latest Assessor's records.

Section 3. Section B, Article 38, County Ordinance No. 57, is hereby amended to read as follows:

- B. Notice of hearing on appeals from decisions granting or denying variances or recommending changes of land use and recommending the issuance, denial or revocation of special use permits shall be given by the Clerk of the Board of

County Commissioners by mailing a notice of hearing to the appellant, the applicant, and to all owners of real property who are notified by the Administrator of the Planning Commission pursuant to Article 35 or Article 37, respectively, herein, and to the Building Department, County Engineer and Health Department not less than 10 days prior to the date of such hearing.

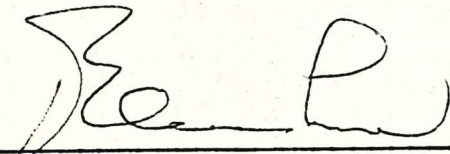
Section 4. Section D, Article 38, County Ordinance No. 57, is hereby amended to read as follows:

D. The applicant, any real property owner who was present at the original hearing and who presented oral or written testimony before the Planning Commission or Board of Adjustment, any real property owner who was not present at the original hearing, but who submitted written information concerning the application to the Planning Commission or Board of Adjustment, and the Building Department, County Engineer and Health Department shall have the right of appeal to the Board of County Commissioners.

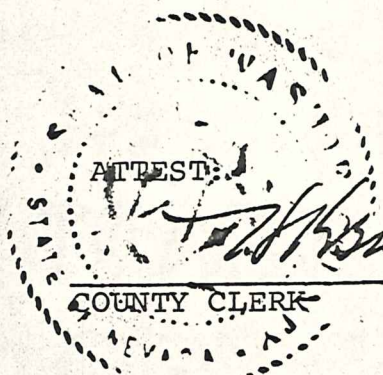
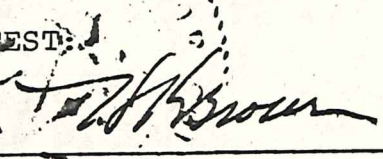
Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 17th day of February, 1969.
Proposed by Commissioner Sauer
Passed on the 5th day of March, 1969.

VOTE:
Ayes: Commissioners: McKissick, McKenzie,
Cunningham, Coppa, Sauer
Nays: Commissioners: None
Absent: Commissioners: None



CHAIRMAN OF THE BOARD


ATTEST:


COUNTY CLERK

This Ordinance shall be in force and effect from and after the 14th day of March, 1969.