

# NEVADA STATE JOURNAL

## PROOF OF PUBLICATION

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

JOVITA ALLEN

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 OF COUNTY ORDINANCE

of which a copy is hereto attached, was first published in said newspaper in its issue dated the

23 day of Jan., 1974 and

Jan. 30

the full period of 2 days, the last publication thereof being in the issue dated the 30th day of Jan., 1974.


Signed *Jovita Allen*

Subscribed and sworn to before me this

30th day of January, 1974

*Hugh E. Robinson*  
Notary Public.

**NOTICE OF COUNTY ORDINANCE.**  
Notice is hereby given that Bill No. 364, an Ordinance amending 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," was adopted on January 15, 1974 by Commissioners Rusk, Nelson, Pagni, Grow and Scott, 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  
Jan. 23-30  
334900 - 304

 HUGH E. ROBINSON  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires Dec. 1, 1976



**SUMMARY:** Amends Land Use Ordinance No. 57 to require notice to property owners of inspections to be made by agents and employees of Washoe County and the Regional Planning Commission with respect to conditions, stipulations or limitations contained in resolutions of intent.

BILL NO. 364

ORDINANCE NO. 57

AN ORDINANCE AMENDING 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 THE COUNTY OF WASHOE DO ORDAIN:

Section 1. Section C of Article 43 of the above-entitled ordinance is hereby amended to read as follows:

C. Report to Board of County Commissioners:

1. Within 40 days following the public hearing, the Planning Commission shall file a written report with the Board of County Commissioners relative to the proposed change or amendment. Such written report shall recommend one of the following:
  - (a) Approval of all or a portion of the proposed change or amendment.
  - (b) Disapproval of the proposed change or amendment.
  - (c) Adoption by the Board of County Commissioners of a "Resolution of Intent" to reclassify all or a portion of the property included in the proposed change or amendment. The Planning Commission recommendation of adoption of such a resolution may contain any conditions, stipulations or limitations which the Commission feels necessary to protect the public interest.
2. Failure of the Planning Commission to so report shall be deemed approval. The Planning Commission shall mail to the applicant notice of the recommendation within three days following the filing of the report with the Clerk of the Board of County Commissioners.
3. If a "Resolution of Intent" is adopted by the Board of County Commissioners pursuant to the provisions of subsection 1, and such resolution contains conditions, stipulations or limitations, the Building Inspector and employees and agents of the Planning Commission shall, as occasion demands, make inspections of the subject real property to determine compliance or the lack thereof with the conditions, stipulations

74-129

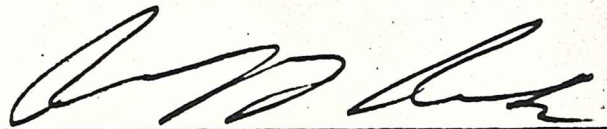


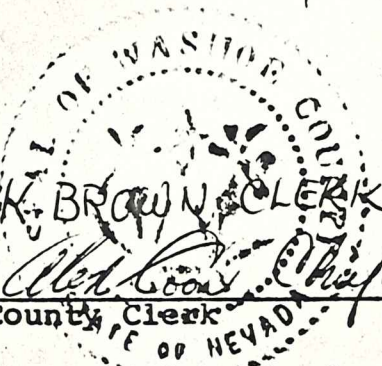

or limitations. Before any such inspection is made, oral or written notice shall be given by the Building Inspector or the employees and agents of the Planning Commission to the applicant who has applied for the change of land use of the time when such inspection will be made and that such applicant has the opportunity to observe and participate in such inspections.

Sec. 2. This Ordinance shall be in full force and effect after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 7th day of January, 1974.  
Proposed by Commissioner Rusk, Nelson, Pagni, Grow and Scott.  
Passed on the 15th day of January, 1974.

Vote:  
Ayes: Commissioners: Rusk, Nelson, Pagni, Grow and Scott.  
Nays: Commissioners: None  
Absent: Commissioners: None

  
Chairman of the Board

ATTEST:   
H.K. BROWN, CLERK  
By   
County Clerk  
STATE OF NEVADA

74-129

This Ordinance shall be in force and effect from and after the 30th day of January, 1974, except as otherwise specifically provided herein.