

Affidavit of Publication

STATE OF NEVADA,
County of Washoe—SS.

..... Mary Hefling
being duly sworn, deposes and says that he is the
..... Record Clerk

of The SPARKS TRIBUNE, a weekly newspaper,
published in Sparks, Washoe County, Nevada; that
he has charge of and knows the advertising ap-
pearing in said newspaper, and the

..... Notice of County Ordinance
..... Bill No. 536, Ordinance No. 368

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
..... March 1, 19 78

and was published in each of the following issues
thereafter:
the date of the last publication being in the issue
of March 8, 19 78

..... Mary Hefling
Subscribed and sworn to before me this, the

..... 8th day of March, 19 78

..... Loretta Dickerson
Notary Public in and for the County of Washoe,
State of Nevada.

My Commission expires: October 25, 1980

 **LORETTA DICKERSON**
Notary Public — State of Nevada
Douglas County
My Commission Expires Oct. 25, 1980

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 536, Ordinance No. 368, an ordinance amending Washoe County Ordinance No. 57 entitled AN ORDINANCE AMENDING "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" BY AMENDING THE LAND USE PLAN, A PART OF THE MASTER PLAN OF WASHOE COUNTY BY ADOPTING A LAND USE PLAN FOR PEAVINE DISTRICT IN THE MANNER SHOWN ON THE ATTACHED MAP LABELED DISTRICT 17, PEAVINE, was adopted on February 21, 1978 by Commissioners Gaunt, Nelson, Rusk, Farr and Stoess all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
ALEX COON
WASHOE COUNTY CLERK
Publish: March 1, 8, 15, 1978.

SUMMARY: Amends Washoe County Ordinance No. 57 by amending the Land Use Plan, a part of the Master Plan of Washoe County, by adopting a Land Use Plan for Peavine District in the manner shown on the attached map labeled "District 17, Peavine."

BILL NO. 536

ORDINANCE NO. 368

AN ORDINANCE AMENDING "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" BY AMENDING THE LAND USE PLAN, A PART OF THE MASTER PLAN OF WASHOE COUNTY, BY ADOPTING A LAND USE PLAN FOR PEAVINE DISTRICT IN THE MANNER SHOWN ON THE ATTACHED MAP LABELED DISTRICT 17, PEAVINE."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

Washoe County Ordinance No. 57 is hereby amended by changing the Land Use Plan referred to in Article 1, subsection A and Article 2, subsection A of said Ordinance, a part of the Master Plan of Washoe County, by adopting a Land Use Plan for Peavine District in the manner shown on the attached map labeled "District 17, Peavine," thereby changing the use of the land indicated thereon which is described as all or portions of Sections 7, 8, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, T20N, R18E; and Sections 19, 20, 27, 28, 29, 30, 31, T20N, R19E; and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, T19N, R18E, M.D.B. & M., Washoe County, Nevada from M-3 (Open Space) to A-7 (Third Rural Conservation).

SECTION 2.

Article 4 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 4 ESTABLISHMENT OF DISTRICTS

A. Districts: In order to classify, regulate, restrict, and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this ordinance, Land Use Districts are hereby established as follows:

<u>AGRICULTURAL DISTRICTS</u>	<u>RESIDENTIAL DISTRICTS</u>	<u>NON-RESIDENTIAL DISTRICTS</u>
A-1 First Agricultural	E-1 First Estates	L-R Limited Recreation
A-2 Second Agricultural	E-2 Second Estates	A-R Active Recreation
A-3 Suburban Farm	E-3 Third Estates	R-H Resort Hotel
A-4 Farm & Forestry	E-4 Fourth Estates	T-C Tourist Commercial
A-5 First Rural Conservation	E-5 Fifth Estates	G-O Gaming Overlay

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A-6 Second Rural Conservation	R-1 Single Family	C-1 Limited Commercial
A-7 Third Rural Conservation	R-1a Single Family	C-2 General Commercial
A-8 Fourth Rural Conservation	R-1b Single Family	M-1 Industrial
A-9 Fifth Rural Conservation	R-2 Limited Multiple	M-E Industrial Estates
A-10 Sixth Rural Conservation	R-2a Limited Multiple Town House	M-W Warehouse
A-11 Seventh Rural Conservation	R-3 Multiple	M-S Space Industrial
	TR Trailer	M-3 Open Use
		H-L Historic or Landmark
		O-S Open Space

B. Adoption of Districts: The several districts and boundaries thereof are hereby established and adopted as shown on those maps entitled "Land Use Plan Districts Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, a part of the Master Plan of Washoe County, Nevada" which maps are on file in the office of the Regional Planning Commission and are hereby adopted by reference, incorporated herein and made a part hereof as if set forth in full together with all notations, references, data and other information thereon, and all subsequent changes and amendments thereto.

C. Determination of Districts: It is hereby declared that in the creation of this ordinance and inclusion of the Land Use Plan, the Board of County Commissioners has given due and careful consideration to the suitability of each District for the regulations applied thereto, and the location and extent of each District and the comprehensive grouping and arrangement of the various uses and densities of population in accordance with a well considered plan for the development of the County of Washoe and its desirable relationship to adjoining jurisdiction.

D. Interpretation of District Boundaries: Where uncertainty exists as to the boundaries of Land Use Districts, as shown, the following shall apply:

1. Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this ordinance or amendments hereto, unless specifically shown otherwise. Where a zone boundary line divides a lot in a single ownership the regulations of the least restrictive portion of such lot shall prevail for an extension of not more than fifty feet into the most restrictive portion.
2. In the event of further uncertainty, the Planning Commission shall interpret intent as to the boundary location.

- E. Vacated Rights of Way: In the event a dedicated street or alley is hereafter abandoned, the regulations applicable to abutting properties shall apply to that portion of such right of way vacated.
- F. Annotating District Boundary Changes: When a change to the Land Use Plan shall be approved by the Board of County Commissioners, each change shall incorporate a map clearly delineating the area or areas affected thereby and the land use classification to which such area or areas are thereby changed. Each map shall be certified by the Clerk of the Board of County Commissioners and delivered to the Regional Planning Commission who shall attach a true copy thereof to the appropriate district map which is a part of the Master Plan of Washoe County.

SECTION 3.

The map labeled "District 17, Peavine" along with a copy of this Ordinance shall be certified by the Clerk of the Board of County Commissioners as the Land Use Plan for District 17, Peavine, a part of the Master Plan of Washoe County, and delivered to the Regional Planning Commission, which shall place said map on file as a part of the Master Plan of Washoe County, Nevada.

SECTION 4.

This action is intended as a "holding action" until a detailed General Plan of Development for District 17, Peavine, has been formulated by the Regional Planning Commission and adopted by 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.

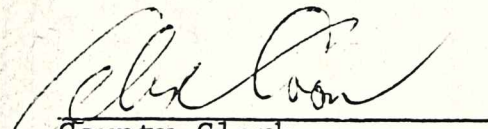
Proposed on the 31st day of January, 1978.
Proposed by Commissioners Gaunt, Nelson, Rusk and Stoess.
Passed on the 21st day of February, 1978.

Vote:

Ayes: Commissioners: Gaunt, Nelson, Rusk, Farr and Stoess.
 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 8th day of March, 1978.