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DESCRIPTION OF LEGAL ADVERTISING
Bill #832, Ord. 659
3349008

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Washoe County Clerk

- Charlotte James
- P. O. Box 11130
- Reno, NV 89520

MONTH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

August

X X

PROOF OF PUBLICATION

STATE OF NEVADA,
COUNTY OF WASHOE

SS.

Doris Mertz

being first duly sworn, deposes and says: That as the legal clerk of the **RENO GAZETTE-JOURNAL**, a daily newspaper published in Reno, Washoe County, 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 19th day of Aug, 1985 and, Aug 26, the full period of 2 days, the last publication thereof being in the issue of August 26 1985.

Signed Doris Mertz

Subscribed and sworn to before me this 26th day of August, 1985

Alice L. Buffalo
Notary Public



Alice L. BUFFALOE
Notary Public - State of Nevada
Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES JUNE 5, 1989

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 832, Ordinance No. 659, entitled "An ordinance amending Chapter 110 of Washoe County Code by regulating bed and breakfast establishments," was adopted on August 13, 1985, by Commissioners King, Lillard, McDowell, Ritter and Williams. Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
Judi Bailey,
County Clerk
3349008-BILL #832 ORD. 659 -
Aug. 19. 26-bja133

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Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.

Judi Bailey, County Clerk

Please publish in the Reno Gazette-Journal on Monday, August 19 and 26, 1985, and furnish proof of publication to:

Judi Bailey, Washoe County Clerk
P.O. Box 11130
Reno, NV 89520

Attn: Charlotte James

SUMMARY: Amends Washoe County Code by regulating bed and breakfast establishments.

BILL NO. 132

ORDINANCE NO. 659

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY REGULATING BED AND BREAKFAST ESTABLISHMENTS.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended by adding thereto the provisions set forth as sections 2 and 3 of this ordinance.

SECTION 2.

110.0325 "Bed and breakfast establishment" defined. "Bed and breakfast establishment" means a single-family dwelling containing not more than 5 guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

SECTION 3.

110.0991 Bed and breakfast establishments.

1. Bed and breakfast establishments may be permissible in any agricultural or residential district subject to the issuance of a special use permit, reviewed by the board of adjustment.

2. In addition to the general requirements of this chapter, a site plan, drawn to scale, shall be submitted with an application for a special use permit showing:

(a) The configuration and boundary dimensions of the lot on which the bed and breakfast establishment is proposed to be located.

(b) The location and dimensions of all existing or proposed structures and uses.

(c) The location and dimensions of all on-site parking spaces, which shall conform to the following standards: 1 parking space for each bedroom (garage spaces included).

(d) The location, dimensions, material and color of all on-site signs which shall conform to the following standards: No more than one free-standing sign not to exceed 8 square feet in size, exclusive

of support, or 6 feet in height, inclusive of support (permitted in agricultural districts but prohibited in residential districts); no more than 1 wall sign not to exceed 8 square feet in size; all signs to be unlighted.

(e) The uses on all contiguous lots.

3. The board of adjustment shall make the following findings, in addition to the general findings required by this chapter, when recommending approval for a bed and breakfast establishment special use permit:

(a) The residential character of the neighborhood will not be changed due to increased traffic in the neighborhood caused by the use.

(b) The residential character of the neighborhood will not be changed due to the commercial nature of the use.

(c) The applicant is able to comply with all conditions that are part of the special use permit.

(d) The single-family dwelling is presently constructed.

(e) The proposed use does not violate the provisions of any applicable covenants, conditions and restrictions governing the property. The burden shall be upon the applicant to provide appropriate documentation to support this finding.

4. All special use permits for a bed and breakfast establishment shall, at a minimum, carry the following conditions:

(a) Conformance to all plans approved by the board of adjustment.

(b) The operator of the establishment shall reside on site.

(c) Length of stay for guests shall be limited to a maximum of 7 continuous nights.

(d) The location of required parking space shall not create any more adverse visual impact than that of surrounding uses.

(e) Prior to issuance of a certificate of occupancy, all applicable building, fire and health codes shall be complied with.

(f) Prior to the commencement of business, a business license shall be obtained.

(g) Review by the planning department 2 years from the date of approval by the board of county commissioners, said review to be an assessment of compliance with the conditions and based upon a report provided by the applicant. Noncompliance with any condition of the special use permit shall be cause for revocation of this special use permit.

(h) The board of county commissioners reserves the right to review and revise the conditions of this

approval should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this special use permit.

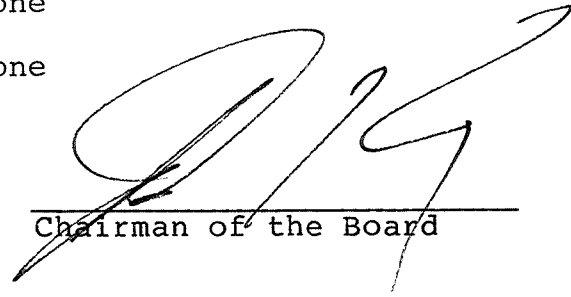
Proposed on the 9th day of July, 1985.
Proposed by Commissioners Williams.
Passed on the 13th day of August, 1985.

Vote:

Ayes: Commissioners: Lillard, McDowell, King, Ritter, Williams

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 26th day of August, 1985.