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AUG 25 1987

PLEASE STAMP & SIGN FOR PAYMENT

- Washoe County Clerk
 - P.O. Box 11130
 - Reno, NV 89520
- Attn: Pauline Reese

DESCRIPTION OF LEGAL ADVERTISING

CTY ORDINANCE
3349008

TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.

Legal Ad. Cost 16.80

Extra Proofs _____

Notary Fee 2.00

Total Amt due 18.80

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.

Sallie A. Knowles

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 17th day of Aug, 1987 and, Aug 24, the full period of ² days, the last publication thereof being in the issue of August 24 19 87.

Signed

Sallie A. Knowles

Subscribed and sworn to before me this

24th day of August, 1987

Jo Anne (F.) Wessel
Notary Public



JO ANNE (F.) WESSEL
Notary Public - State of Nevada
Appointment Recorded In Washoe County
MY APPOINTMENT EXPIRES NOV. 18, 1988

PUBLIC NOTICE
NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 901, Ordinance No. 726, entitled "An ordinance amending the Washoe County Code by revising provisions pertaining to the residential construction tax to conform to State law; repealing an exception for planned unit developments; and providing other matters related thereto," was adopted on August 11, 1987, by Commissioners Beck, Cornwall, McDowell, Lillard 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-Cty Ordinance
Aug 17, 24-ja133

SUMMARY: Amends chapter 20 of the Washoe County Code providing for residential construction tax to conform with amendments to state law.

BILL NO. 901

ORDINANCE NO. 726

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REVISING PROVISIONS PERTAINING TO THE RESIDENTIAL CONSTRUCTION TAX TO CONFORM TO STATE LAW; REPEALING AN EXCEPTION FOR PLANNED UNIT DEVELOPMENTS; AND PROVIDING OTHER MATTERS RELATED THERETO.

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

SECTION 1. Chapter 20 of the Washoe County Code is hereby amended by adding thereto the provisions set forth as sections 2 to 6, inclusive, of this ordinance.

SECTION 2.

20.440 "Facilities" defined. "Facilities" means turf, trees, irrigation, playground apparatus, playing fields, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood from which the tax was collected.

SECTION 3.

20.446 "Neighborhood" defined. "Neighborhood" means a geographic area containing residences in such proximity as to create a common recreational need which can be provided by a common facility.

SECTION 4.

20.447 "Neighborhood park" defined. Neighborhood park means a site not exceeding 25 acres designed to serve the recreational and outdoor needs of natural persons, families and small groups.

SECTION 5.

20.448 "Recreation plan" defined. Recreation plan means the plan for providing recreational needs of the residents of Washoe County as reflected in the master plan.

SECTION 6.

20.456 Development of recreation plan.

1. The department of parks and recreation shall develop

and submit a recreation plan to the board of county commissioners for their approval. The recreation plan must provide for the establishment of parks and facilities necessary to serve the recreational and outdoor needs of the various neighborhoods throughout the county.

2. The recreation plan must provide a comprehensive system of recreation areas including natural reservations, regional parks, parkways, beaches, playgrounds, neighborhood parks and other recreation areas. It must also discuss and outline the proposed method of carrying out the acquisition, development, operation and maintenance of the facilities included in the plan.

3. The recreation plan must provide for anticipated future growth and new developments and must be revised periodically as the actual development occurs.

4. The recreation plan must be coordinated with, and may be incorporated in, the master plan.

5. The acquisition, improvement and expansion of parks and park facilities must, if practicable and feasible, conform in size and location to those designated in the master plan and recreation plan. Substantial deviations from the master plan constitute an amendment to the master plan and may be made only in accordance with the provisions of NRS 278.210 and 278.220.

SECTION 7. Section 20.435 of the Washoe County Code is hereby amended to read as follows:

20.435 Definitions. As used in sections 20.435 to 20.463, inclusive, unless the context otherwise requires, the words and terms defined in sections 20.437 to 20.451, inclusive, have the meanings ascribed to them in those sections.

SECTION 8. Section 20.453 of the Washoe County Code is hereby amended to read as follows:

20.453 Authority for enactment. Sections 20.435 to 20.463, inclusive, are enacted pursuant to the authority of NRS 278.497 to 278.4987, inclusive, to provide for the acquisition, improvement and expansion of neighborhood parks and facilities in the unincorporated areas of Washoe County in accordance with the master plan and recreation plan.

SECTION 9. Section 20.455 of the Washoe County Code is hereby amended to read as follows:

20.455 Legislative declaration.

1. The public interest, convenience, health, welfare and safety require that certain amounts of land in the county be devoted to parks and park facilities serving various recreational needs of the residents of the unin-

corporated areas of Washoe County and the neighborhoods located therein.

2. To the end that money collected pursuant to sections 20.435 to 20.463, inclusive, and the enabling legislation on which it is based, is expended for the benefit of the neighborhoods from which they are collected, the unincorporated areas of Washoe County are, by section 20.459, divided into various park districts, taking into account in such division the uneven population distribution throughout the unincorporated areas of Washoe County.

3. It is the intent of the board of county commissioners that park districts created by section 20.459 shall periodically be revised, both in number and location, to take account of future population distribution within the unincorporated areas of Washoe County and to insure on a continuing basis that all moneys collected are expended for the benefit of the neighborhoods which they are collected.

SECTION 10. Section 20.457 of the Washoe County Code is hereby amended to read as follows:

20.457 Imposition, rate of residential construction tax. Prior to the issuance of any building permit for the construction of any apartment house or residential dwelling unit, development of any mobile home lot or the remodeling of any nonresidential structure for the purpose of residential use within the unincorporated areas of Washoe County, the applicant shall pay to the county a residential construction tax fee equal to the lesser of \$1,000 or 1 percent to the nearest dollar of the actual costs of residential construction in the area as determined by the county building inspector from calculations based on the Marshall and Swift valuation service formulas.

SECTION 11. Section 20.459 of the Washoe County Code is hereby amended to read as follows:

20.459 Park and recreation districts: Creation; boundary changes; duties, recommendations of parks and recreation department.

1. There are hereby created within the unincorporated areas of Washoe County nine park and recreation districts which are designated by numbers one through nine and the boundaries of which are designated on the maps of Washoe County included in subsection 5, a legal description of which will be kept on file with the department of parks and recreation.

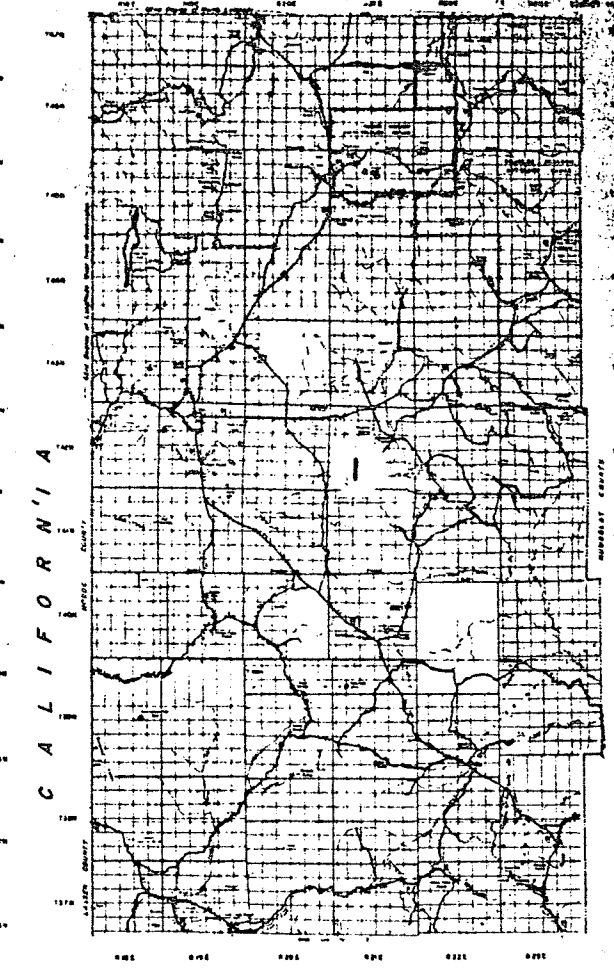
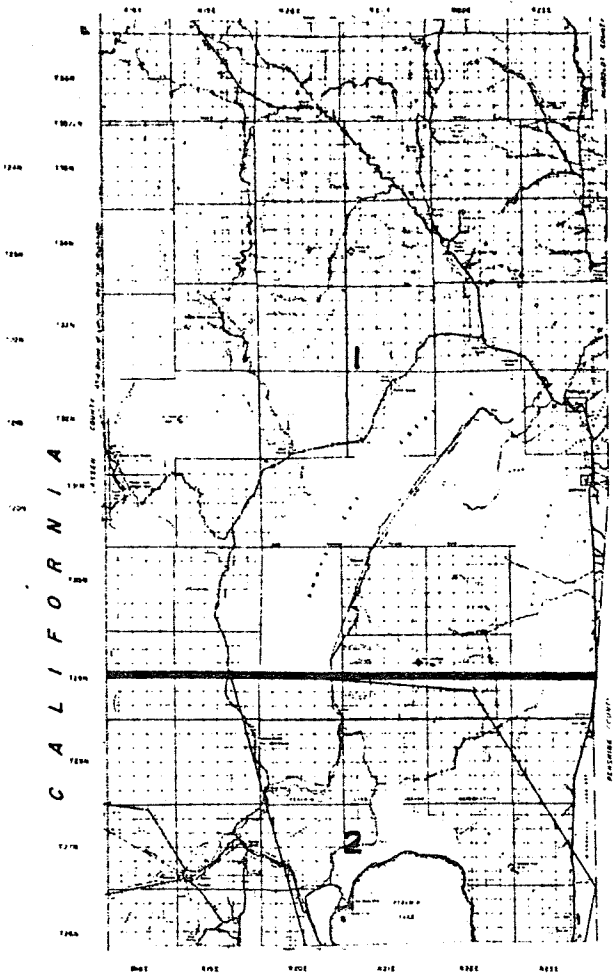
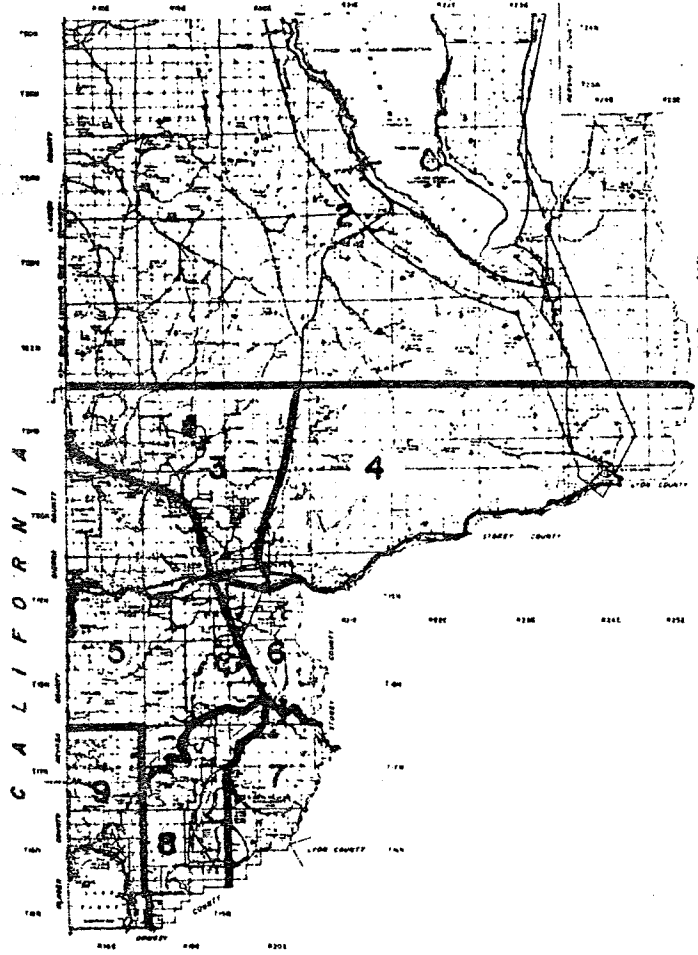
2. Within each district there shall be a classification of subdistricts reflecting the neighborhoods located therein.

3. The department of parks and recreation is directed to conduct a continuing study of population trends and concentrations and neighborhood development throughout the unincorporated areas of Washoe County and shall, periodically, submit recommendations to the board of county commissioners, based on such study, suggesting any changes either in number or boundary locations which may be necessary to insure that moneys collected from the residential construction tax are expended for the benefit of the neighborhoods from which they were collected.

4. The board of county commissioners shall consider the recommendations of the department of parks and recreation and make appropriate amendments to subsection 1.

5. The following maps of Washoe County reflect the park and recreation districts.

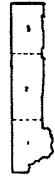
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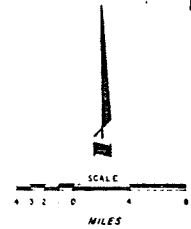
LEGEND

[Symbol]	Section Line
[Symbol]	County Line
[Symbol]	Water
[Symbol]	Highway
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[Symbol]	Power Line
[Symbol]	Boundary
[Symbol]	Other

0 726



KEY



**PARK SERVICE DISTRICTS
WASHOE COUNTY
NEVADA**

COMPILED BY THE OFFICE OF WASHOE COUNTY ENGINEER
IN COMPLIANCE WITH N.R.S. 234 230

SECTION 12. Section 20.461 of the Washoe County Code is hereby amended to read as follows:

20.461 Park, playground and recreation fund: Creation; accounts; interest; expenditures.

1. There is established in the office of the county treasurer a special fund known as the residential construction tax fund.
2. The fund must be divided into separate accounts for each park and recreation district.
3. All taxes collected pursuant to section 20.457 must be placed in the fund for credit to the account within the fund for the district from which the tax was collected.
4. All interest derived from money in the fund accrues to the fund and must be credited to the account from which the interest was derived.
5. The director of the department of parks and recreation shall establish a record keeping system for each account which will reflect the taxes collected for each subdivision or development within each district or, in cases where there is no subdivision or development, the neighborhood from which the money was collected.
6. Money within the fund must be used only for the acquisition, improvement or expansion of neighborhood parks or the installation of facilities in existing or neighborhood parks for the benefit of the neighborhood from which it was collected.
7. If, in the opinion of the director, it is in the best interest of the public to purchase land from the subdivider or developer within the subdivision or development for development of a park, such land may be purchased at or below fair market value with moneys collected from the subdivider or developer. Payment may be made, at the option of the county, in the form of credits against future construction tax payments which become due for the subdivision or development.
8. At the option of the County, construction of facilities may be performed by the department, the developer or independent contractors. If the developer performs the work under contract with the county, land and construction payments may be made in the form of credits in an amount not to exceed the value of work performed and the value of the property purchased.
9. Title to the property and improvements shall be conveyed to the county free of any liens, taxes, or other encumbrances which will be the responsibility of the developer until such time as the park or facility is completed and accepted by the county in a lien free condition.

SECTION 13. Section 20.463 of the Washoe County Code is hereby amended to read as follows:

20.463 Cooperation with incorporated areas within county. The department of parks and recreation, when planning the expenditure of funds for the acquisition, improvement and expansion of public parks and facilities for parks shall cooperate with the appropriate park and recreation departments of the incorporated cities in Washoe County to coordinate development plans for the purpose of maximizing the benefits to be derived by the public.

SECTION 14. Sections 20.439, 20.465 and 20.467 of the Washoe County Code are hereby repealed.

SECTION 15. Section 20.447 of the Washoe County Code is hereby repealed.

SECTION 16. Section 15 of this ordinance becomes effective at 12:01 a.m. on the effective date of this ordinance.

SECTION 17. Sections 1 to 14, inclusive, of this ordinance become effective at 12:02 a.m. on the effective date of this ordinance.

Proposed on the 14th day of July, 1987.

Proposed by Commissioners Williams.

Passed on the 11th day of August, 1987.

Vote:

Ayes: Commissioners: Lillard, McDowell, Williams, Cornwall & Beck

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 24th day of August, 1987.