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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:

Ordinance No. 923

NOTICE OF COUNTY ORDINANCE NO. 923
NOTICE IS HEREBY GIVEN that Ordinance No. 923, Bill No. 1098, entitled,
AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND ARTICLE 210, SOUTH VALLEYS AREA,
was adopted on DECEMBER 27, 1994, by Commissioners Larry Beck, Steve Bradhurst, Dianne Cornwall, Gene McDowell, and Jim Shaw, and will become effective on JANUARY 10, 1995.
Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk at the County Courthouse, Virginia and Court Streets, Reno, Nevada.
Judi Bailey, County Clerk
No. 108 Jan 4, 11, 1995

of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

Jan. /4, 11, 1995

Signed

Tana Ciccotti

Subscribed and sworn to before me on 01/11/95

Notary Public

Debra J. DiCianno



P.O. BOX 22000, RENO, NEVADA 89520
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923 ✓

SUMMARY: Amends chapter 110 of the Washoe County Code (Development Code) by adding new standards to the General Commercial (GC) regulatory zone for the South Valleys Area.

BILL NO. 1098

ORDINANCE NO. 923

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND ARTICLE 210, SOUTH VALLEYS AREA.

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

SECTION 1. Article 210 "South Valleys Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. The provisions of this ordinance shall be in force and effect from and after the 6th day of February, 1995.

Proposed on the 13TH day of DECEMBER, 1994.

Proposed by Commissioner STEVE BRADHURST:

Passed on the 27TH day of DECEMBER, 1994.

Vote:

Ayes: Commissioners: LARRY BECK, STEVE BRADHURST, DIANNE CORNWALL, GENE McDOWELL, JIM SHAW.

Nays: Commissioners: NO NAYS.

Absent: Commissioners: NO ONE ABSENT.

[Signature]
Chairman of the Board

ATTEST:

[Signature]
County Clerk

This ordinance shall be in force and effect from and after the 11TH day of JANUARY, 1995.

Article 210

SOUTH VALLEYS AREA

Sections:

110.210.00	Purpose
110.210.05	Water Resources
110.210.10	General Commercial Modifier

Section 110.210.00 Purpose. The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the South Valleys Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

Section 110.210.05 Water Resources. Proposed parcel maps and tentative subdivision maps in the East Lake area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new water source is available and approved by the County.

Section 110.210.10 General Commercial Modifier. In addition to the regulations of the General Commercial Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply for those parcels designated General Commercial on the Land Use Plan map in the vicinity of U.S. Highway 395, Washoe City, in the South Valleys planning area, Sections 23 and 24, T17N, R19E:

- (a) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
 - (1) Commercial Use Types:
 - (i) Secondhand sales.
- (b) Requiring a Planning Commission Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
 - (1) Civic Use Types:
 - (i) Hospital services; and
 - (ii) Public parking services.
 - (2) Commercial Use Types:
 - (i) Automotive and equipment - automotive sales and rentals;
 - (ii) Automotive and equipment - cleaning;
 - (iii) Automotive and equipment - commercial parking;

- (iv) Commercial recreation - indoor entertainment; and
- (v) Transportation services.

(3) Industrial Use Types:

- (i) Laundry services.