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STATE OF NEVADA  
COUNTY OF WASHOE

ss. Tana Ciccotti

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 adoption

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:

Dec. 6, 13, 2000

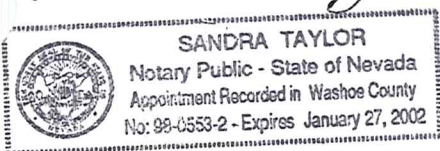
Signed

*Tana Ciccotti*

Subscribed and sworn to before me this

DEC 19 2000

*Sandra Taylor*  
Notary Public



PROOF OF PUBLICATION

NOTICE OF ADOPTION  
NOTICE IS HEREBY GIVEN  
THAT: BILL NO. 1284 - ORDINANCE NO. 1108 entitled

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (WASHOE COUNTY DEVELOPMENT CODE) ARTICLE 804, VARIANCES AND OTHER MATTERS PERTAINING THERETO.

was adopted on November 28, 2000, by Commissioners Joanne Bond, Jim Galloway, Jim Shaw, and Ted Short, and will become effective December 15, 2000.

Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.

AMY HARVEY,  
Washoe County Clerk  
No. 4487, Dec. 6, 13, 2000.

PLEASE STAMP & SIGN FOR PAYMENT

DEC 20 2000

SUMMARY: An ordinance amending Chapter 110 of the Washoe County Code (Development Code) by amending Article 804, "Variances".

BILL NO. 1284

ORDINANCE NO. 1108

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (WASHOE COUNTY DEVELOPMENT CODE) ARTICLE 804, VARIANCES AND OTHER MATTERS PERTAINING THERETO.

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

Section 1. Article 804 "Variance" of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part thereof.

Section 2. The provisions of this ordinance shall be in force and effect from and after the 15<sup>th</sup> day of December, 2000.

Proposed on the 14<sup>th</sup> day of November, 2000.

Proposed by Commissioner Joanne Bond.

Passed on the 28<sup>th</sup> day of November, 2000.

Vote:

Ayes: Joanne Bond, Jim Galloway, Pete Sferrazza, Jim Shaw, and Ted Short

Nays: None

Absent: None

[Signature]  
Chairman  
Washoe County Commission

ATTEST:  
[Signature]  
County Clerk

This ordinance shall be in force and effect from and after the 15<sup>th</sup> day of December 2000.

**Section 110.804.25 Findings.** Prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that all of the following apply to the property:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
- (1) Exceptional narrowness, shallowness, or shape of the specific piece of property, or
  - (2) By reason of exceptional topographic conditions, or
  - (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,
- the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

*[This Section amended by Ord. 959, provisions eff. 7/26/96; Ord. 1108, provisions eff. 12/15/06.]*