

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice OF COUNTY ORDINANCE

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of which a copy is hereto attached, was first published in said newspaper in its issue dated the 11th day of October, 19 68 and October 18, the full period of 2 days, the last publication thereof being in the issue dated the 18th day of October, 19 68


Signed *Dorothy Yocom*

Subscribed and sworn to before me this

. 18th day of October, 19 68

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 215, amending Ordinance No. 51 entitled: "An ordinance providing local regulations for the subdivision of land within the unincorporated area of Washoe County; providing for the review of tentative plats; providing penalties for the violation thereof and other matters relating thereto," was adopted by emergency measure on October 7, 1968 by Commissioners: McKissick, McKenzie, Sauer, Cunningham and Streeter, all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, COUNTY CLERK
Oct. 11-18
334900--Notice

 RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1971

SUMMARY: Establishes maximum street and highway grade requirements and requires posting of filing fee for final subdivision plat.

BILL NO. 215

ORDINANCE NO. 51

AN ORDINANCE TO ESTABLISH MAXIMUM STREET AND HIGHWAY GRADE REQUIREMENTS AND TO REQUIRE A FEE FOR FILING RECORDATION OF FINAL SUBDIVISION PLAT BY AMENDING SECTION 6 AND SECTION 9 OF COUNTY ORDINANCE NO. 51 ENTITLED: "AN ORDINANCE PROVIDING LOCAL REGULATIONS FOR THE SUBDIVISION OF LAND WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE REVIEW OF TENTATIVE PLATS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

Section 1. Section 6 of County Ordinance No. 51 is hereby amended to read as follows:

SECTION 6. Subdivision Design Requirements.

1. Each street and highway shall conform in width and alignment to the specifications contained in the Plan of Streets and Highways for Washoe County as heretofore or hereafter adopted and the subdivision shall in all other particulars conform in design and land use to such other plan or plans as may be adopted by said County.
2. Whenever any street or highway is proposed requiring a separation of grades or any special form of intersection design at its intersection with any street, highway or railway, the subdivision shall be so designed to conform to the plan of the intersection design and all lots shall, when necessary, be provided with suitable access elsewhere. Any street or highway intersecting any other street or highway shall intersect at an angle as nearly a right angle as shall be practicable.
3. No center line curve radius of less than 100 feet shall be provided on any street which is not shown on the Plan of Streets and Highways heretofore or hereafter adopted by Washoe County and having a lesser radius.
4. Any street designed to remain a dead-end street shall be provided with an adequate turning area of a radius not less than 45 feet.
5. An alley of not less than 20 feet in width shall be provided at the rear or along one side of all lots to be used for multiple residence or commercial purposes.
6. A pedestrian way of 10' minimum width may be required through the approximate transverse center of any block longer than 1200 feet.
7. Each street and highway other than a street or highway with a width determined by the Master Plan of Streets and Highways shall conform to the following minimum requirements:

- a. Entrance or collector streets and local streets serving lots used for other than single family dwelling purposes or local streets serving more than 50 lots for single family dwelling purposes shall have a dedicated right-of-way of not less than 60 feet and shall be improved to a width of not less than 36 feet.
 - b. Local streets so designed as to eliminate any future possibility of serving not more than 50 lots to be used for single family dwelling purposes only shall have a dedicated right-of-way of not less than 50 feet with an improved section of not less than 32 feet.
 - c. A cul-de-sac street, provided with a turnaround as herein provided, and servicing not more than 10 lots may not be less than 42' right-of-way with an improved section of not less than 28'.
 - d. No arterial street shall have a grade of more than six percent (6%); no collector street shall have a grade of more than eight percent (8%); and no local street shall have a grade of more than ten percent (10%), except as provided in subparagraph (f) herein.
 - e. No collector street nor local street shall approach to or depart from an intersection at a grade of more than six percent (6%) for a distance of less than 25 feet to or from the intersecting cross street right-of-way line.
 - f. If snow removal will be required for a local street, maximum design grades shall be nine percent (9%); however, upon approval of the County Engineer, grades not exceeding ten percent (10%) may be permitted for a single run distance not to exceed 600 feet. It is not intended that short sections of lesser grade be used merely to meet the requirements of this subparagraph.
8. At each street intersection, the property line at each block corner shall be rounded by a curve having a radius of not less than 15 feet for right angle corners. Where streets intersect at angles of less than right angles or where other peculiar conditions of intersection occur, the Planning Commission may require a different radius.
 9. Reserve strips of land controlling access to or egress from other property or to or from any street or alley shall not be permitted.

10. All public utilities shall be placed underground or along easements at the rear of the lot.

Section 2. Section 9 of County Ordinance No. 51 is hereby amended to read as follows:

SECTION 9. Final Map Procedure

Upon completion and checking by the County Engineer of the final map, the original and two copies shall be presented to the County Commissioners for final approval. The County Commissioners shall retain the original and transmit one print to the County Engineer and one to the Planning Commission for final check. In the event that the County Engineer or the Planning Commission finds that the final map does not comply with the laws as to all matters under their jurisdictions, each shall make a report to that effect in writing to the County Commissioners. If no such report is so transmitted within 5 days from receipt of final print, the County Commissioners may forthwith approve same by affixing an affidavit and direct it be recorded and entered as a legal document in the Records of Washoe County. The County Commissioners shall refuse any final map approval when a report of error is made or until said time limit expires and shall continue to refuse to approve until all deficiencies are resolved. In addition to other fees and charges required by law, the subdivider shall pay a checking fee which shall be Twenty-five Dollars (\$25.00) for each map plus One Dollar (\$1.00) for each lot shown thereon. Such fee shall be payable at the time the final map is presented for checking to the County Engineer. At the time the final map is presented to the County Commissioners for approval, the subdivider shall pay the filing fee as required by the Office of the County Recorder; and upon approval and affidavit of the County Commissioners as provided herein, said map shall be recorded as soon as practicable thereafter in the Office of the County Recorder and said Recorder shall not so record until the affidavit is affixed as provided herein.

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication pursuant to NRS 244.100.

Proposed on the 7th day of October, 1968.
Proposed by Commissioner Cunningham
Passed on the 7th day of October, 1968.

Vote:

Ayes: Commissioners McKissick, Cunningham, Sauer
McKenzie and Streeter
Nays: Commissioners None
Absent: Commissioners None

Howard F. M. McKissick, Jr.
Chairman of the Board

ATTEST: [Signature]
County Clerk

This Ordinance shall be in force and effect from and after the 18th day of October, 1968.

