

# 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..... BILL... 274.....

of which a copy is hereto attached, was first published in said newspaper in its issue dated the 12 day of Nov., 19 71 and Nov. 19

the full period of 2 days, the last publication thereof being in the issue dated the 19 day of November, 19 71


Signed *Dorothy Yocom*

Subscribed and sworn to before me this

19 day of November 19 71

*Richard J. Taylor*  
Notary Public.

**NOTICE OF COUNTY ORDINANCE**  
Notice is hereby given that Bill No. 274, 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 Plans; Providing Penalties For The Violation Thereof and Other Matters Relating Thereto," was adopted on November 5, 1971 by Commissioners Pagni, Coopa, McKissick, Rusk and Nelson all voting aye.  
Type-written copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.  
H. K. BROWN, County Clerk  
32400-Bill 274 Nov. 12-19

 RICHARD J. TAYLOR  
Notary Public - State of Nevada  
Washoe County  
My Commission Expires Jan. 22, 1975

71-1258

SUMMARY: Amends Ordinance No. 51, relating to minimum standards of design and development for subdivisions, by requiring street improvements to be surfaced in accordance with improvement plans as approved by the County Engineer and adding provisions for the fencing of ditches and water courses.

BILL NO. 274

ORDINANCE NO. 51

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

SECTION 1.

Section 10 of Ordinance No. 51 is hereby amended to read as follows:

- A. The subdivider shall agree to improve at his own expense, within a stated time all land dedicated on a final map for streets, highways, public ways and easements with such improvements as the governing body may determine to be necessary for the general use of lot owners in the subdivision and local neighborhood traffic, sanitary and drainage needs. Trunk line sewers, channels for general flood control purposes, improvements not solely for the benefit of the subdivision and full improvement of those routes shown on the Plan of Streets and Highways are not required by this section, unless included in the subdivider's agreement.
- B. Each agreement made by the subdivider shall be accompanied by a faithful performance bond, or other satisfactory performance of all work. The penal sum of this bond shall be in a sum which in the opinion of the County Commissioners, equals the cost of the improvements agreed to, and if any subdivider fails to complete any improvement as agreed within the time specified, the Board of County Commissioners may cause the bond to be forfeited in the amount necessary to finish the uncompleted portion of the work.
- C. All street improvements shall be graded, drained, and surfaced in accordance with improvement plans as approved by the County Engineer. Plans, profiles and specifications for street improvements shall be submitted to the Engineer at the time the final map is presented for checking.
- D. When water mains, culverts, bridges, sanitary sewers or storm drains are installed as part of the improvement of the subdivision plans and profiles and specifications and necessary details of the proposed construction shall be submitted to the Engineer at the time the final map is presented for checking.
- E. Before commencing any work, the subdivider shall deposit with the County Engineer a sum which the Engineer estimates as necessary to cover the inspection cost of all improvements under his jurisdiction. In the event that there is a surplus at the end of work, said surplus will be refunded the subdivider; if a shortage, the subdivider shall be required to defray same.

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F. Where any ditch or natural water course constitutes or creates a hazard, whether within, or contiguous to a development, the subdivider shall provide and install a chain link fence, the location and construction of which shall be approved by the County Engineer.

SECTION 2.

This Ordinance shall be in full force and effect from and after its passage and approval as prescribed by NRS 244.105.

Proposed on the 26th day of October, 1971.

Proposed by Commissioner Nelson.

Passed on the 5th day of November, 1971.

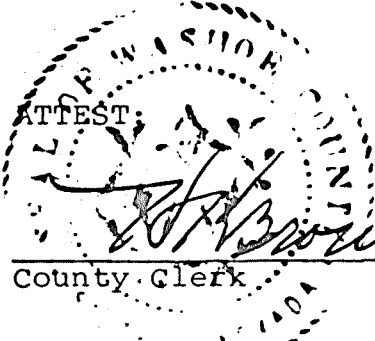
Vote:

Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

Roy Pagni  
Chairman of the Board

ATTEST:  
  
[Signature]  
County Clerk

71-1258

This Ordinance shall be in force and effect from and after the 19th day of November, 1971.