

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 234.....


.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the ...8...day ofAugust....., 19⁶⁹ andAugust 15....., the full period of2.....days, the last publication thereof being in the issue dated the.....15.....day of.....August....., 19⁶⁹.....

Signed *Dorothy Yocom*.....

Subscribed and sworn to before me this

...15...day of.....August....., 19⁶⁹.....

Richard J. Taylor
Notary Public.

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

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 234, amending Ordinance No. 57, "An Ordinance amending, repealing in part the unincorporated area of Washoe County, regulating and restricting the use of land; the location, use, bulk, height, and number of stories of structures; the density of population; the proportion of land to be covered by structures; establishing setback lines; providing for adjustment, enforcement and amendment of said land use plan and its ordinances; prescribing penalties for the violation thereof and other matters relating thereto," was adopted on August 5, 1969 by Commissioners Cunningham, Sauer, McKissick, Sr., Coppe and McKenzie, 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
331340—Ordinance Aug. 8-15

SUMMARY: Amends Washoe County Ordinance No. 57 as amended (Land Use Ordinance), Article 5-H.

BILL NO. 234

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLE 5-H OF COUNTY ORDINANCE NO. 57 ENTITLED "AN ORDINANCE AMENDING, REPEALING IN PART AND RE-ESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, REGULATING AND RESTRICTING THE USE OF LAND; THE LOCATION, USE, BULK, HEIGHT, AND NUMBER OF STORIES OF STRUCTURES; THE DENSITY OF POPULATION; THE PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING SETBACK LINES; PROVIDING FOR ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID LAND USE PLAN AND ITS ORDINANCES; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES ORDAIN:

Section 1. Article 5-H of County Ordinance No. 57 is hereby amended to read as follows:

H. Density Zoning:

- 1. Subject to the issuance of a Special Use Permit following review by the Planning Commission and filing of a tentative and final subdivision plat, variations in lot size and yard requirements may be made in agricultural and residential Land Use Districts, provided the total number of dwelling units in the proposed development does not exceed the number permitted under existing zoning.

Either of the following may be used in calculating the number of units permitted under existing zoning:

- (1) Utilize the lot yield of a conventional subdivision design for the subject parcel, or
 - (2) Calculate net site area (gross site area minus 15%). Divide net site area by Required Area of existing zoning of the subject parcel.
- 2. The person seeking to use the Density Zoning provisions of this Ordinance shall first submit a tentative subdivision plat showing variations in lot size and/or yard requirements. After tentative plat approval, such person shall apply for a Special Use Permit pursuant to the provisions of this Ordinance based on the tentative plat. In addition to other conditions, the Special Use Permit shall be conditioned upon approval of the final subdivision plat.

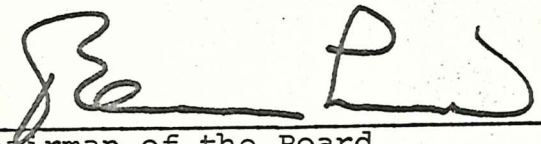
Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

69-640

Proposed on the 15th day of JULY, 1969
Proposed by Commissioner SAUER
Passed on the 5th day of AUGUST, 1969

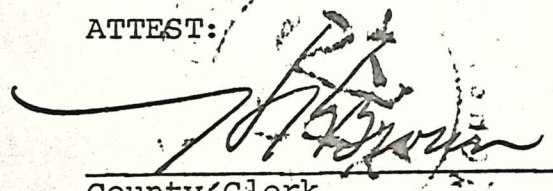
Vote:

Ayes: Commissioners: Cunningham, Sauer,
McKissick, Sr., Coppa
and McKenzie
Nays: Commissioners: None
Absent: Commissioners: None



Chairman of the Board
J. B. Cunningham

ATTEST:



County Clerk

This Ordinance shall be in force and effect from and after the
15th day of August, 1969.