

SUMMARY: Amends provisions of the Washoe County Code regarding variances.

BILL NO. 812

ORDINANCE NO. 639

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY CHANGING THE CONDITIONS REGARDING TIME OF COMMENCEMENT AND COMPLETION OF CONSTRUCTION FOR A VARIANCE.

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

SECTION 1. Section 110.214 of the Washoe County Code is hereby amended to read as follows:

110.214 Conditions.

1. The board of adjustment, in recommending approval of any variance, may require conditions under which the lot or parcel may be used or the building constructed which in the opinion of the board of adjustment will prevent material damage or prejudice to adjacent properties. Any such conditions must be complied with, and any violation thereof shall nullify the permission granted by the variance. Further use constitutes a violation of the Land Use Ordinance and shall be punishable as provided in the Land Use Ordinance.

2. All variances shall carry the following conditions:

(a) If applicable, application for a building permit or other administrative permit and receipt of same within six months of approval by the board of county commissioners and commencement and completion of construction in accordance with the time periods required by said permits.

(b) Conformance to plans approved as part of the variance.

(c) Review by the planning department in two years from the date of approval by the board of county commissioners, said review to be an assessment of compliance with the conditions of the variance. The failure of the applicant to meet any and all conditions, stipulations or limitations contained in the approval of the variance shall render the variance null and void.

Proposed on the 22nd day of January, 1985.

Proposed by Commissioners/ Williams.

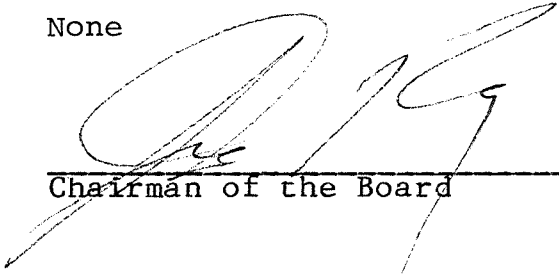
Passed on the 12th day of February, 1985.

Vote:

Ayes: Commissioners: King, Lillard, McDowell, Ritter & Williams

Nays: Commissioners: None

Absent: Commissioners: None


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after
the 25th day of February, 1985.