

DESCRIPTION OF LEGAL ADVERTISING

ORD. 715

3349008

**TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.**

Legal Ad. Cost 16.80

Extra Proofs \_\_\_\_\_

Notary Fee 2.00

Total Amt due 18.80

- Washoe County Clerk
- Charlotte Hartley
- P. O. Box 11130
- Reno, NV 89520

MONTH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

January

X

X

**PROOF OF PUBLICATION**

STATE OF NEVADA,  
 COUNTY OF WASHOE

SS.

Doris Mertz

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 \_\_\_\_\_ Ordinance 715

\_\_\_\_\_ of which a copy is hereto attached, was first published in said newspaper in its issue dated the 19th day of Jan, 1987 and, Jan 26, the full period of <sup>2</sup> days, the last publication thereof being in the issue of January 26 19 87.

Signed

*Doris Mertz*

Subscribed and sworn to before me this

26th day of January 1987

*Alice L. Buffalo*  
 Notary Public

NOTICE OF COUNTY ORDINANCE  
 NOTICE IS HEREBY GIVEN that Bill No. 890, Ordinance No. 715, entitled "An ordinance amending Chapter 115 of the Washoe County Code by requiring the installation of community antenna television cable and facilities; clarifying utility services to be provided by subdividers; and providing other matters relating thereto," was adopted on January 13, 1987, by Commissioners Beck, Cornwall, McDowell, Lillard and Williams. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk.  
 Judi Bailey, County Clerk  
 3349008-Ord. 715  
 Jan 19, 26-sk133

ALICE L. BUFFALO  
 Notary Public - State of Nevada  
 Appointment Recorded In Washoe County  
 MY APPOINTMENT EXPIRES JUNE 5, 1989

SUMMARY: Amends Washoe County Code by requiring installation of community antenna television cable and facilities and by clarifying utility services to be provided by subdividers.

BILL NO. 890

ORDINANCE NO. 715

AN ORDINANCE AMENDING CHAPTER 115 OF THE WASHOE COUNTY CODE BY REQUIRING THE INSTALLATION OF COMMUNITY ANTENNA TELEVISION CABLE AND FACILITIES; CLARIFYING UTILITY SERVICES TO BE PROVIDED BY SUBDIVIDERS; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1. Section 115.180 of the Washoe County Code is hereby amended to read as follows:

115.180 Improvements at expense of subdivider; agreement with county.

1. 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 board of county commissioners may determine to be necessary for the general use of lot owners in the subdivision and local neighborhood traffic, sanitary and drainage needs.

2. The subdivider shall provide for utility distribution service and facilities to serve each lot of a subdivision, including gas, water, electricity and communication. The subdivider shall make the necessary arrangements with the utility company or companies involved for the installation of the facilities in accordance with such applicable tariffs, rules and regulations of the companies as may be on file with the public service commission of the State of Nevada and in accordance with any pertinent franchise arrangements, agreements or contracts.

3. The subdivider shall provide, at his own expense, for the installation of community antenna television (CATV) cable conduit and pull wire to serve each dwelling in the subdivision. The installation of the conduit and pull wire must be accomplished as follows:

(a) If a single CATV franchise exists to serve the area in which the subdivision is located, the subdivider shall install the conduit and pull wire in a manner which is compatible with and meets the standards of the franchisee.

(b) If more than one CATV franchise exists to serve the area in which the subdivision is located, the subdivider shall select from among the franchisees and shall install

the conduit and pull wire in a manner which is compatible with and meets the standards of the franchisee selected.

(c) If no CATV franchise exists to serve the area in which the subdivision is located, the subdivider shall determine which CATV franchisee is closest geographically to the subdivision and shall install the conduit and pull wire in a manner which is compatible with and meets the standards of that franchisee.

4. Upon completion of installation, ownership of the CATV cable conduit and pull wire shall be determined as follows:

(a) If the subdivider applies to the board of county commissioners for a franchise to operate and actually operates a CATV system within the subdivision, the conduit and pull wire remain the property of the subdivider until such time as he determines not to operate or is unable to operate the system. At that time, the subdivider shall immediately offer for dedication all CATV cable, conduit and other appurtenant equipment he has installed to the franchisee specified in paragraph (a), (b) or (c) of subsection 3.

(b) If the subdivider does not operate a CATV system within the subdivision, he shall dedicate the conduit and pull wire to the franchisee specified in paragraph (a), (b) or (c) of subsection 3 immediately upon completion of installation.

5. The planning commission may recommend, and the board of county commissioners may grant, a waiver or modification of subsection 3 if geographic, economic or other conditions make installation of CATV conduit and pull wire unreasonable or impractical. It is the responsibility of the subdivider to demonstrate, through adequate factual evidence, that the installation requirement is unreasonable or impractical.

6. Trunkline 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 Master Plan of Streets and Highways for Washoe County are not required by this section, unless included in the subdivider's agreement.

7. Street lighting installation is the financial responsibility of the subdivider. He shall make all necessary arrangements with the utility company involved for the installation of such street lights as are approved and required by Washoe County.

8. All street improvements shall be graded, drained and surfaced in accordance with improvement plans approved by the county engineer. Plans and specifications for subdivision improvements shall be submitted to the county engineer at the time the final plat is presented for checking. All streets shall be surfaced with a minimum of 2-1/2 inches of asphaltic cement paving meeting the requirements of section 401 of the Nevada Department of Transportation

Standard Specifications for Road and Bridge Construction unless an alternative method of street surfacing is approved by the board of county commissioners at the time of approval of the tentative plat.

9. When water mains, culverts, bridges, sanitary sewers or storm drains are installed as part of the improvement of the subdivision, plans, profiles, specifications and necessary details of the proposed construction shall be submitted to the county engineer at the time the final map is presented for checking.

10. Where any ditch or natural watercourse 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. Section 115.370 of the Washoe County Code is hereby amended to read as follows:

115.370 Review of application: Items for consideration by parcel map review committee.

1. In reviewing applications for minor subdivisions, the items to be considered by the parcel map review committee shall include but are not limited to the following:

(a) Road easements and rights-of-way, including such street grading, surfacing, alignment, width and street grade as may be reasonably necessary for lot access, off-site access and neighborhood traffic.

(b) Flood and water drainage control.

(c) Utilities and utility easements.

(d) Sewage disposal facilities.

(e) Water quality and water supply availability.

(f) Lot design.

(g) Fire protection.

(h) Community antenna television (CATV) conduit and pull wire.

2. Approval of any parcel map or tentative parcel map may be subject to such conditions relating to the items specified in subsection 1 as are reasonably necessary. In addition, dedications and easements relating to such items may be required as a condition of approval.

Proposed on the 16th day of December, 1986.

Proposed by Commissioner McDowell.

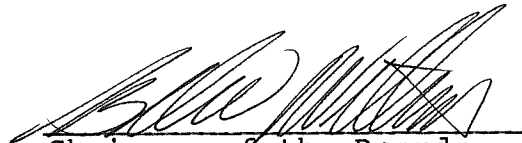
Passed on the 13th day of January, 1987.

Vote:

Ayes: Commissioners: Beck, Cornwall, McDowell, Lillard & 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 26th day of January, 1987.