

RENO EVENING GAZETTE PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM
being first duly sworn, deposes and says:

That she is the PRINCIPAL CLERK of
THE RENO EVENING GAZETTE, a daily news-
paper published at Reno, in Washoe County, in the
State of Nevada.

That the notice BILL NO: 136

of which a copy is hereto attached, was first published in
said newspaper in its issue dated the 9th day of
December, 1965, and was published in
each December 16

the full period of 2 days, the last publication
thereof being in the issue dated the 16th day of
December, 1965

Signed Dorothy Yocom

Subscribed and sworn to before me this

16th day of December, 1965

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 136, Ordinance No. 57, an ordinance to amend Article 5 to provide for density zoning 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." was proposed on November 24, 1965 by Commissioner Sauer and final action of adoption was taken on Monday, December 6, 1965.
The vote on the above Ordinance was as follows:
AYES: Commissioners: Streeter, Sauer, Cunningham and McKenzie
NAYES: Commissioners: McKissick
ABSENT: Commissioners: None
This Ordinance shall be in full force and effect from and after December 16, 1965, the second date of publication. Notice is further given that typewritten copies of the above Ordinance are available for inspection by all interested parties at the office of the County Clerk, Courthouse, Reno, Nevada.
(S) H. K. BROWN, County Clerk and Clerk of the Board of County Commissioners, Washoe County, Nevada
Dec. 9-16, 1965

 RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1967

SUMMARY: An ordinance amending Ordinance No. 57, Article 5, by adding provisions for density zoning in agricultural and residential districts.

BILL NO. 136

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLE 5 TO PROVIDE FOR DENSITY ZONING 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 DO ORDAIN:

Section 1. Article 5 of County Ordinance No. 57 is hereby amended by adding thereto a section "E" to read as follows:

E. Density Zoning.

(1) Subject to issuance of a Special Use Permit following review by the Planning Commission and the filing of a tentative and final subdivision plat, variations in lot size and yard requirements may be made in A-1, A-2, A-3, A-4, E-1, E-2, R-1b and R-1a zones in subdivisions tentatively approved by Regional Planning Commission so long as the total number of dwelling units in the proposed development does not exceed the number permitted under existing zoning.

(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 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.

65-1074

Proposed on the 24th day of November, 1965.
Proposed by Commissioner Sauer
Passed on the 6th day of December, 1965.

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

J.C. McKenzie
Chairman of the Board

ATTEST: [Signature]
County Clerk

This Ordinance shall be in force and effect from and after the
16th day of December, 1965.