

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 legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice BILL NO: 193


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of which a copy is hereto attached, was first published in said newspaper in its issue dated the 27th day of September, 1967 and October 4, the full period of .2. . . days, the last publication thereof being in the issue dated the 4th day of October, 1967.

Signed *Dorothy Yocom*

Subscribed and sworn to before me this 4th day of October, 1967.

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 193, Ordinance No. 57, AN ORDINANCE TO AMEND ARTICLE 31 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 September 15, 1967, by Commissioner McKenzie and final action of adoption was taken on September 25, 1967.
The vote on the above Ordinance was as follows:
AYES: Commissioners: Cunningham, Sauer, McKenzie and Streeter.
NAYES: Commissioners: None
ABSENT: Commissioners: McKlissick
This ordinance shall be in full force and effect from and after October 4, 1967, 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.
H. K. BROWN, COUNTY Clerk and Clerk of the Board of County Commissioners, Washoe County, Nevada
334900-n-co ord. Sept. 27-Oct. 4

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

SUMMARY: An ordinance amending Ordinance No. 57, Article 31, relating to conformance, to provide for reversion of nonconforming junk yards, auto wrecking yards and storage yards to conforming status within two year period.

BILL NO. 193

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLE 31 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. Section A, Article 31, of County Ordinance No. 57 is hereby amended to read as follows:

- A. A lawful use of land or buildings not in conformance with the regulations herein prescribed, existing at the time of the adoption of the original Washoe County Land Use Ordinance, this ordinance, or any amendments hereto, may be continued except as follows:
1. The nonconforming use of land or building shall not be extended or expanded in any way. Such use shall not be changed except to bring said use of land or building into conformity with this ordinance or other ordinances of the County.
 2. Where automobile parking space in connection with a nonconforming building or use does not meet the requirements of this ordinance said building or use may be altered to provide such additional required automobile parking space.
 3. A lawful use of nonconforming land or buildings which is abandoned or discontinued for a period of six (6) consecutive months or more, shall not be resumed.
 4. No buildings, except a school or church structure which has been damaged or partially destroyed by natural calamity to an extent greater than 50% of

its assessed value, shall be repaired, reconstructed, moved or altered except in conformity with the provision of this ordinance; provided that within C-2 zones, a licensee holding a valid County license (or his assignee) may continue the licensed business upon repair and reconstruction of any such building previously occupied by said licensee before such calamity.

5. Nonconforming junk yards, auto wrecking yards and storage yards shall be reverted to conforming status within a period of two (2) years from the effective date of this provision. Enforcement of this provision shall be accomplished as follows:

(a) The Administrator shall give written notice to the owner and/or operator of each such nonconforming use that his nonconforming use must be reverted to conforming status within the period of time provided, such time period shall be deemed to run from the date of receipt of such notification.

(b) At the expiration of the two (2) year period any such nonconforming use which has not been restored to conforming status shall be subject to the enforcement procedure outlined in Article 29 of this ordinance.

6. Provisions of this article shall apply to uses of property or to buildings which may become nonconforming by reason of amendment or supplement to this ordinance, or the Land Use Plan or the Building Setback Map.

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.

Proposed on the 15th day of September, 1967.
Proposed by Commissioner McKenzie
Passed on the 25th day of September, 1967.

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

ATTEST: H.K. Brown, CLERK,
by Alex Com. Chief Deputy
County Clerk

[Signature]
Vice Chairman of the Board

This Ordinance shall be in force and effect from and after the 4th day of October, 1967.

67-865