

RENO EVENING GAZETTE PROOF OF PUBLICATION

A 11.20

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

IVALDO NIKOVICH

being first duly sworn, deposes and says:

That S. he is the PRINCIPAL CLERK of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice OF COUNTY ORDINANCE

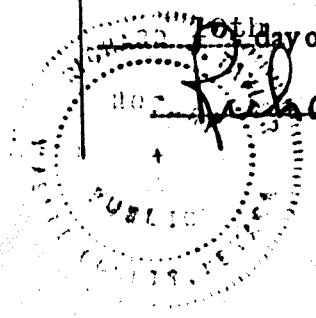
of which a copy is hereto attached, was first published in said newspaper in its issue dated the 3rd day of

November, 1959, and was published in each issue of said newspaper thereafter for

the full period of two days, the last publication thereof being in the issue dated the 10th day of November, 1959

Signed *Ivaldo Nikovich*
Subscribed and sworn to before me this

10th day of November, 1959



Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
NOTICE is hereby given that an Ordinance concerning the Land Use Plan within the unincorporated area of Washoe County, by amending Ordinance No. 57, Article 29, 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 ordinance; prescribing penalties for the violation thereof and other matters relating thereto, was proposed by Commissioner McKenzie on October 29th, 1959, final action of adoption taken on October 29th, 1959 by the following vote:
Ayes: Commissioners: Winn, Petersen, McKenzie
Nays: Commissioners: None
Absent: Commissioners: None
This ordinance shall be in full force and effect from and after the 10th day of November, 1959.
Typewritten copies of the above Ordinance are available for inspection by all interested parties at the office of the County Clerk, Court House, Reno, Nevada
H. K. BROWN, Clerk
Nov. 3-10th

SUMMARY - An ordinance amending the land use plan, a part of the master plan of Washoe County.

BILL NO. 40

ORDINANCE NO. 81

AN ORDINANCE CONCERNING THE LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, BY AMENDING ORDINANCE NO. 57, ARTICLE 29; 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 ORDINANCE; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

Section 1. That Ordinance No. 57 be, and the same hereby is, amended by changing ARTICLE 29, Section B4, B5, and B6, to read as follows:

Section B.

4. Required area and width: Except as otherwise provided, each lot or parcel shall have a minimum size of one acre with a minimum average width on a public street or highway of not less than 150 feet.

5. Yards: Unless otherwise provided shall be:

Front: Each lot or parcel shall have a front yard having a depth equal to the building line setback, as set forth in this article but in no event less than 40 feet, with at least 20 feet adjacent to street landscaped with trees, bushes, shrubs, grass, to the satisfaction of the Planning Commission.

Side: There shall be a side yard along each side of the main structure or structures, to be not less than 20 feet or a width equal to the height of the structure, whichever is greater.

Rear: There shall be a rear yard having a depth of not less than 20 feet.

6. Conditions under which the above uses may be instituted:

a. Offstreet parking facilities shall be reviewed by the Planning Commission. Points of review to include: Number of spaces as related to the anticipated number of employees at major shift, reserve for plant expansion, and the usual access and maneuvering design features.

b. Noise, smoke, odor, gas or other noxious nuisances shall be controlled as set forth in Article 25.

c. The issuance of a special use permit by the Planning Commission shall be a condition precedent to building permit approval.

d. Any outside storage shall be screened suitably from the surrounding area by walls, planting, or other barrier to the satisfaction of the Planning Commission.

e. Provisions for landscaping of the district shall be included in the preliminary development plan. These shall include, but are not limited to, provisions for screen planting, lawn areas, trees, shrubs, fences, and walls. It shall be the responsibility of the owner or developer to carry out this program, and to provide such maintenance and care as is required to obtain the effect intended by the original plan.

All landscaping shall be planned and maintained to the satisfaction of the Planning Commission.

f. There shall be no advertising signs other than one facing each public street announcing the name/and/or insignia of the company or companies on the site. Such a sign shall not exceed 50 sq. ft. in area and shall not extend above the roof or coping of any building. Signs shall not be illuminated by exposed tubes, bulbs, or similar exposed light sources. Necessary direction signs shall be permitted. Exterior spotlighting or other illumination shall be so installed as to eliminate any nuisance to adjoining residential districts or to traffic on the public highways. No unshaded light sources shall be permitted. Necessary safety lighting of roads and buildings, and lighting required by governmental regulations, shall be permitted.

Proposed on the 29th day of October, 1959.

Proposed by Commissioner, McKenzie.

Passed on the 29th day of October, 1959.

Vote: Ayes: Commissioners, Winn, Peterson, McKenzie.

Nays: Commissioner, none.

Absent Commissioner, none.

(Seal)

ATTEST: [Signature]
County Clerk.

Chairman of the Board

This ordinance shall be in full force and effect from and after the 10th day of November, 1959.