

Affidavit of Publication

STATE OF NEVADA,
County of Washoe—SS.


Mary Hefling
being duly sworn, deposes and says that he is the
Record Clerk
of The SPARKS TRIBUNE, a weekly newspaper,
published in Sparks, Washoe County, Nevada; that
he has charge of and knows the advertising ap-
pearing in said newspaper, and the

Notice of County Ordinance
Bill No. 587
Ordinance No. 418

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
March 7, 19 79
and was published in each of the following issues
thereafter:
the date of the last publication being in the issue
of March 14, 19 79

Mary Hefling
Subscribed and sworn to before me this, the
14th day of March, 19 79
Loretta Dickerson
Douglas
Notary Public in and for the County of ~~Washoe~~
State of Nevada.

My Commission expires: October 25, 1980

 LORETTA DICKERSON
Notary Public — State of Nevada
Douglas County
My Commission Expires Oct. 25, 1980

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 587, Ordinance No. 418, amending Washoe County Ordinance No. 215, entitled, "An Ordinance providing for the regulation of certain subdivisions of land within the unincorporated area of Washoe County; providing for the procedures to be followed in obtaining review and approval of a parcel map of a proposed minor subdivision; providing penalties for the violation thereof and other matters properly relating thereto" by providing for increased fees for filing parcel maps, was adopted on February 27, 1979, by Commissioners Farr, Stoess, Brown, Underwood and Ferrari.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
ALEX COON, County Clerk
Publish: March 7, 14, 1979.

SUMMARY: Amends Washoe County Ordinance No. 215 to provide for increased fees for filing parcel maps.

BILL NO. 587

ORDINANCE NO. 418

AN ORDINANCE AMENDING "AN ORDINANCE PROVIDING FOR THE REGULATION OF CERTAIN SUBDIVISIONS OF LAND WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE PROCEDURES TO BE FOLLOWED IN OBTAINING REVIEW AND APPROVAL OF A PARCEL MAP OF A PROPOSED MINOR SUBDIVISION; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS PROPERLY RELATING THERETO" BY PROVIDING FOR INCREASED FEES FOR FILING PARCEL MAPS.

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

SECTION 1.

Section 7 of Washoe County Ordinance No. 215 is hereby amended to read as follows:

SECTION 7. Applications and Review.

- A. All minor subdivisions will require the filing of an application to the Parcel Map Review Committee at the Office of the Regional Planning Commission on forms supplied by the County. The subdivider shall pay a fee of One Hundred Dollars (\$100.00) upon the filing of an application for a minor subdivision. The date of the payment of this fee shall be the application date.
- B. The subdivider shall file five (5) copies of the parcel map or tentative parcel map with his application.
- C. In reviewing applications for minor subdivisions, the items to be considered by the Parcel Map Review Committee shall include but shall not be limited to the following:
 - (a) Road easements and rights-of-ways, including such street grading, surfacing, alignment, width and street grade as may be reasonably necessary for lot access, offsite access and neighborhood traffic.
 - (b) Flood and water drainage control.
 - (c) Utilities and/or utility easements.
 - (d) Sewage disposal facilities.
 - (e) Water quality and water supply availability.
 - (f) Lot design.
 - (g) Fire protection.

Approval of any parcel map or tentative parcel map may be subject to such conditions relating to the above items as may be reasonably necessary. In addition, dedications and easements relating to said items may be required as a condition of approval.

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- D. The Parcel Map Review Committee shall approve, conditionally approve or disapprove the parcel map or the tentative parcel map within fifteen (15) days of the application date, unless said time limit is extended in writing by the mutual consent of the subdivider and the Parcel Map Review Committee.

Tentative parcel maps shall not be transmitted to the Board of County Commissioners. However, the applicant may appeal any conditions imposed thereon by the Parcel Map Review Committee as provided in Section 9.

The applicant shall be notified in writing of the decision of the Parcel Map Review Committee. If the parcel map or tentative parcel map is conditionally approved, the notice of decision shall contain a statement of any and all conditions imposed thereon. If the parcel map or tentative parcel map is disapproved, a statement of the reasons for such disapproval shall be attached thereto and it shall be returned to the applicant. The applicant may appeal the disapproval of a parcel map or tentative parcel map as provided in Section 9.

If the parcel map is approved or conditionally approved by the Parcel Map Review Committee, it shall be transmitted as a recommendation to the Board of County Commissioners. The Parcel Map Review Committee shall transmit a written list of all conditions to the Board of County Commissioners with the parcel map. The Board of County Commissioners shall take action on the parcel map within fifteen (15) days, unless said time limit is extended by unanimous vote of the Board. The Board of County Commissioners may disapprove, approve or conditionally approve any parcel map by a majority vote. The Board may impose additional conditions relating to those items set forth in Subsection C on said map.

- E. The Board of County Commissioners may require the satisfactory completion of all conditions imposed on the minor subdivision prior to final approval or in the alternative, may require a faithful performance bond or other satisfactory guarantee of completion and faithful performance of all conditions. The amount of this bond shall be in a sum which, in the opinion of the County Commissioners, equals the cost of performance of the conditions, and if any subdivider fails to perform any condition within the time specified, the Board may cause the bond to be forfeited in the amount necessary to furnish the uncompleted portion of the work.
- F. Providing all statutes, ordinances and regulations of Washoe County and the State of Nevada have been complied with and all conditions have been performed or adequate assurance of performance has been made, the parcel map shall be approved by the Board of County Commissioners. A summary statement of the conditions imposed by the Board of Commissioners shall be placed on the parcel map before filing the map with the County Recorder. The summary

statement shall also contain a provision that no building permit will be issued until all conditions of approval have been performed, except such building permits as are necessary to perform said conditions.

- G. Upon approval of the parcel map by the Board of County Commissioners, the Clerk of the Board shall execute a certification on the parcel map that it has been approved by the Board of Commissioners of Washoe County, and the aforementioned document shall be transmitted together with the recording fees from the owner to the County Recorder for recording and filing.

The land division shall be deemed complete when the parcel map and statement of conditions have been filed in the Office of the County Recorder.

- H. Failure of the applicant to record a parcel map in accordance with the provisions of this Ordinance within one (1) year of the application date shall terminate all proceedings and a new application shall be required.

SECTION 2.

This ordinance shall take effect after its proposal, passage and publication as prescribed by NRS 244.100.

Proposed on the 20 day of February, 1979.
Proposed by Commissioners Farr, Stoess, Brown, Ferrari, & Underwood
Passed on the 27th day of February, 1979.

Vote:

Ayes: Commissioners: Farr, Stoess, Brown, Ferrari & Underwood
 Nays: Commissioners: None
 Absent: Commissioners: None

Bill Farr

 Chairman of the Board

ATTEST:

ALEX CLON CLERK
Bailey CHIEF DEPUTY
 Clerk

This Ordinance shall be in force and effect from and after the 14 day of March, 1979.