RENO NEWSPAPERS, INC. Publishers of **RENO GAZETTE-JOURNAL**

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DESCRIPTION OF LEGAL ADVERTISING Bill No. 812

3349008

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

16.80 Legal Ad. Cost_

Extra Proofs_

2.00 Notary Fee

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PROOF OF PUBLICATION

STATE OF NEVADA. COUNTY OF WASHOE

SS.

Doris Mertz

NOTICE OF COUNTY ORDINANCE NOTICE IS HEREBY GIVEN that Bill No. 812. Ordinance No. 639, entitled an "An ordinance amending Chapter 110 of the Washoe County Code by changing the conditions regarding time of commencement and completion of construction for a variance." was adopted on February 12. 1985. by Commissioners King. Lillard, McDowell. Ritter and Williams. Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.

Washoe County Clerk

89520

Charlotte James

P. O. Box 11130

Reno, NV

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 noticeofCounty Ordinance
of which a copy is hereto
attached, was first published in said newspaper in its issue dated the
18thday of Feb , 1985 and, Feb 25 ,
the full period of 2 days, the last publication thereof being in
the issue of February 25 1985. Signed Signed Maris Merty

Subscribed and sworn to before methis

25th

ALICE L. BUFFALOE Notary Public - State of Nevada Washoe County

My Appointment Expires June 5, 1985

SUMMARY: Amends provisions of the Washoe County Code regarding variances.

BILL NO. <u>2/2</u>

ORDINANCE NO. 639

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY CHANGING THE CONDITIONS REGARDING TIME OF COMMENCEMENT AND COMPLETION OF CONSTRUCTION FOR A VARIANCE.

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

SECTION 1. Section 110.214 of the Washoe County Code is hereby amended to read as follows:

110.214 Conditions.

- 1. The board of adjustment, in recommending approval of any variance, may require conditions under which the lot or parcel may be used or the building constructed which in the opinion of the board of adjustment will prevent material damage or prejudice to adjacent properties. Any such conditions must be complied with, and any violation thereof shall nullify the permission granted by the variance. Further use constitutes a violation of the Land Use Ordinance and shall be punishable as provided in the Land Use Ordinance.
 - 2. All variances shall carry the following conditions:
- (a) If applicable, application for a building permit or other administrative permit and receipt of same within six months of approval by the board of county commissioners and commencement and completion of construction in accordance with the time periods required by said permits.
- (b) Conformance to plans approved as part of the variance.
- (c) Review by the planning department in two years from the date of approval by the board of county commissioners, said review to be an assessment of compliance with the conditions of the variance. The failure of the applicant to meet any and all conditions, stipulations or limitations contained in the approval of the variance shall render the variance null and void.

Proposed on the 22nday of January , 1985.
Proposed by Commissioners/ Williams
Passed on the 12th day of February , 1985.

Vote:

Ayes: Commissioners: King, Lillard, McDowell, Ritter & 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 25thday of February , 1985.