

RENO GAZETTE-JOURNAL

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

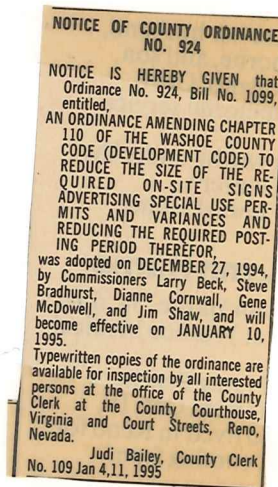
Legal Ad Cost 32.55

PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:
Ordinance No. 924



of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

Jan. 4, 11, 1995

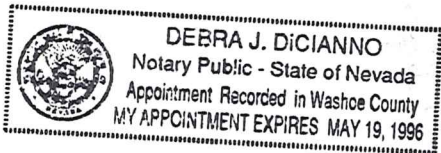
Signed

Tana Ciccotti

Subscribed and sworn to before me on 01/11/95

Notary Public

Debra J. DiCianno



P.O. BOX 22000. RENO, NEVADA 89520
(702) 788-6200



924 ✓

SUMMARY: Amends chapter 110 of the Washoe County Code (Development Code) by reducing the size of the required on-site signs advertising special use permits and variances and reducing the required posting period therefor.

BILL NO. 1099

ORDINANCE NO. 924

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO REDUCE THE SIZE OF THE REQUIRED ON-SITE SIGNS ADVERTISING SPECIAL USE PERMITS AND VARIANCES AND REDUCING THE REQUIRED POSTING PERIOD THEREFOR.

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

SECTION 1. Section 110.804.20 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Section 110.810.25 of the Washoe County Code is hereby amended as set forth in Exhibit "B" which is attached hereto and made a part hereof.

SECTION 3. The provisions of this ordinance shall be in force and effect from and after the 6th day of February, 1995.

Proposed on the 13TH day of DECEMBER, 1994.
Proposed by Commissioner STEVE BRADHURST.
Passed on the 27TH day of DECEMBER, 1994.

Vote:

Ayes: Commissioners: LARRY BECK, STEVE BRADHURST, DIANNE CORNWALL, GENE McDOWELL, JIM SHAW.
Nays: Commissioners: NO NAYS.
Absent: Commissioners: NO ONE ABSENT

Alfred Cornwall
Chairman of the Board

ATTEST:

Jan. Bail
County Clerk

This ordinance shall be in force and effect from and after the 11TH day of JANUARY, 1995.

Section 110.804.20 Notice. Notice shall be given in accordance with the provisions of this section.

- (a) **Notice of Property Owners by Mail.** A notice setting forth the time, place, purpose of hearing, and map or physical description of the land involved shall be sent by mail at least ten (10) days before the meeting to the following persons:
- (1) All owners of real property that are the subject of the variance;
 - (2) Advisory boards created by the Board of County Commissioners for the area in which the property that is the subject of the variance is located;
 - (3) All owners of real property within three hundred (300) feet of the property which is the subject of the variance;
 - (4) All tenants of any mobile home park that is located within three hundred (300) feet of the property which is the subject of the variance; and
 - (5) All General Improvement Districts (GID) for the area in which the property that is the subject of the variance is located.
- (b) **Number of Notices.** If the number of notices sent pursuant to this section does not total thirty (30) or more, the County shall send out additional notices to make the total number at least thirty (30). These notices shall be sent to owners of real property that are closest to the property in question, not including those owners provided notice pursuant to Subsection (a) of this section.
- (c) **Posting of Property.** The real property that is the subject of the variance shall be posted with a sign that is not less than nine (9) square feet in size. The sign shall be continually posted for a period of not less than ten (10) days prior to the first Board of Adjustment or Planning Commission meeting on this item to a date not more than five (5) days after that meeting. The sign shall state, at a minimum, and in letters printed large enough to be read from the nearest street, the following:
- "A VARIANCE IS BEING REQUESTED FOR THIS PROPERTY. QUESTIONS REGARDING THIS PROPOSAL CAN BE ANSWERED BY THE WASHOE COUNTY DEPARTMENT OF DEVELOPMENT REVIEW (702) (phone number of the department) BY REFERRING TO CASE (insert case number)."
- (d) **Compliance with Noticing Requirements.** Owners of all real property to be noticed pursuant to this section shall be those owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is mailed to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing shall be considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of this section.

Section 110.810.25 Notice. Notice shall be given in accordance with the provisions of this section.

- (a) Notice of Property Owners by Mail. A notice setting forth the time, place, purpose of hearing, and map or physical description of the land involved shall be sent by mail at least ten (10) days before the meeting to the following persons:
- (1) All owners of real property that are the subject of the special use permit;
 - (2) Advisory boards created by the Board of County Commissioners for the area in which the property that is the subject of the special use permit is located;
 - (3) All owners of real property within three hundred (300) feet of the property which is the subject of the special use permit;
 - (4) All tenants of any mobile home park that is located within three hundred (300) feet of the property which is the subject of the special use permit; and
 - (5) All General Improvement Districts (GID) for the area in which the property that is the subject of the special use permit is located.
- (b) Number of Notices. If the number of notices sent pursuant to this section does not total thirty (30) or more, the County shall send out additional notices to make the total number at least thirty (30). These notices shall be sent to owners of real property that are closest to the property in question, not including those owners provided notice pursuant to Subsection (a) of this section.
- (c) Posting of Property. The real property that is the subject of the special use permit shall be posted with a sign that is not less than nine (9) square feet in size. The sign shall be continually posted for a period of not less than ten (10) days prior to the first Board of Adjustment or Planning Commission meeting on this item to a date not more than five (5) days after that meeting. The sign shall state, at a minimum, and in letters printed large enough to be read from the nearest street, the following:
- "A SPECIAL USE PERMIT IS BEING REQUESTED FOR THIS PROPERTY. QUESTIONS REGARDING THIS PROPOSAL CAN BE ANSWERED BY THE WASHOE COUNTY DEPARTMENT OF DEVELOPMENT REVIEW (702) (phone number of the department) BY REFERRING TO CASE (insert case number)."
- (d) Compliance with Noticing Requirements. Owners of all real property to be noticed pursuant to this section shall be those owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is mailed to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing shall be considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of this section.