

# RENO GAZETTE-JOURNAL

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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. 952

NOTICE OF ADOPTION  
WASHOE COUNTY  
ORDINANCE 952  
NOTICE IS HEREBY GIVEN THAT: Bill No. 1127, Ordinance No. 952, entitled AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO ADD PROVISIONS TO THE DEVELOPMENT CODE REGARDING LOCATION OF SUBSTANDARD LOTS THROUGH THE BOUNDARY LINE ADJUSTMENT PROCEDURE was adopted on MAY 14, 1996, by Commissioners Joanne Bond, Steve Bradhurst, Mike Moullet, Jim Shaw, and Grant Sims, and will become effective on JUNE 7, 1996.  
Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada. JUDI BAILEY Washoe County Clerk No. 2059 May 27, June 3, 1996

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:

May 27, June 3, 1996

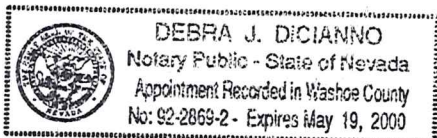
Signed

*T. Ciccotti*

Subscribed and sworn to before me on 06/03/96

Notary Public

*Debra J. DiCianno*



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



SUMMARY: Amends various provisions of Chapter 110 of the Washoe County Code (Development Code) contained in Division 6, Subdivision Regulations.

BILL NO. 1127

ORDINANCE NO. 952

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO ADD PROVISIONS TO THE DEVELOPMENT CODE REGARDING RELOCATION OF SUBSTANDARD LOTS THROUGH THE BOUNDARY LINE ADJUSTMENT PROCEDURE.

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

SECTION 1. Article 618 "Boundary Line Adjustment" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

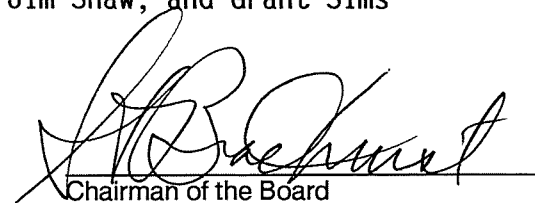
Proposed on the 9th day of April, 1996.  
Proposed by Commissioners Sims.  
Passed on the 14th day of May, 1996.

Vote:



Ayes: Commissioners: Steve Bradhurst, Joanne Bond, Mike Mouliot  
Jim Shaw, and Grant Sims

Nays: Commissioners:

Absent: Commissioners:

  
Chairman of the Board

ATTEST:

  
JUDI BAILEY, CLERK  
  
Chief Deputy  
County Clerk

This ordinance shall be in force and effect from and after the 7th day of June, 1996.

# Article 618

## BOUNDARY LINE ADJUSTMENT

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[This Article amended in its entirety by Ord. 876, provisions eff. 7/7/93; Ord. 952, provisions eff. 6/7/96.]

### Sections:

110.618.00	Purpose
110.618.05	Applicability
110.618.10	Application
110.618.15	General Review and Approval Process
110.618.16	Review and Approval Process for a Boundary Line Adjustment which Results in Relocation of a Parcel
110.618.18	Notice for a Boundary Line Adjustment which Results in Relocation of a Parcel
110.618.19	Findings for a Boundary Line Adjustment which Results in Relocation of a Parcel
110.618.20	Requirements
110.618.25	Record of Survey
110.618.30	Recordation

**Section 110.618.00 Purpose.** The purpose of this article, Article 618, Boundary Line Adjustment, is to prescribe the procedures for adjusting boundary lines.

**Section 110.618.05 Applicability.** The provisions of this chapter apply to all boundary line adjustments, including those proposed pursuant to Section 110.606.05.

**Section 110.618.10 Application.** A written application for a boundary line adjustment may be submitted to the Department of Development Review. The application shall be accompanied by a record of survey.

**Section 110.618.15 General Review and Approval Process.** The application shall be reviewed by the Department of Development Review and the County Engineer. Except as noted in Section 110.618.16, the Director of the Department of Development Review or the County Engineer or their representatives shall have the authority to approve a boundary line adjustment.

**Section 110.618.16 Review and Approval Process for a Boundary Line Adjustment which Results in Relocation of a Parcel.** If a boundary line adjustment results in the relocation of a parcel, the Planning Commission shall review the request in accordance with the provisions of this section.

- (a) **Filing.** The subdivider shall file with the Director of Development Review a complete application and the required supporting materials as outlined in the application packet.
- (b) **Review.** If the application is found to be complete, the Director of Development Review shall distribute a copy of the application to the County Engineer, any

other public agency which may be affected by the proposal, and such other persons as the Director of Development Review may deem appropriate.

- (c) Action Required by the Planning Commission. The Planning Commission shall, within forty-five (45) days after receipt of the complete application by the Director of Development Review, conduct a public hearing on the application and following the public hearing, approve, conditionally approve, or deny the proposed boundary line adjustment. The Planning Commission shall make the findings contained in Section 110.618.19 prior to approving a boundary line adjustment. Action review time may be extended by mutual consent of the Director of Development Review and the applicant.
- (d) Appeal. Within seven (7) days after issuance of the decision, the decision of the Planning Commission may be appealed to the Board of County Commissioners by submitting the appropriate form and fee to the Director of Development Review.
- (e) Board of County Commissioners' Consideration of Appeals. Appeals of any Planning Commission decision shall be heard by the Board of County Commissioners within thirty (30) days of receiving the appeal.

**Section 110.618.18 Notice for a Boundary Line Adjustment which Results in Relocation of a Parcel.** 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 boundary line adjustment;
  - (2) Advisory boards created by the Board of County Commissioners for the area in which the property that is the subject of the boundary line adjustment is located;
  - (3) All owners of real property within three hundred (300) feet of the property which is the subject of the boundary line adjustment;
  - (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 boundary line adjustment; and
  - (5) All General Improvement Districts (GID) for the area in which the property that is the subject of the boundary line adjustment 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) 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 110.618.19 Findings for a Boundary Line Adjustment which Results in Relocation of a Parcel.** If a boundary line adjustment results in the relocation of a parcel, prior to approving such an application, the Planning Commission shall find that all of the following are true:

- (a) Past Government Action. The subject property is an existing parcel which does not meet the density and minimum size requirements of its land use designation due to past government action;
- (b) Physical Constraint. The development of the subject property is constrained by limited access, floodplains, wetlands, or steep slopes;
- (c) Proximity. The relocated parcel will not be more than 500 feet from its original location;
- (d) Adverse Impacts. The relocated parcel will not create significant adverse impacts to surrounding properties;
- (e) Plan Consistency. The parcel relocation does not promote a use which is inconsistent with the Comprehensive Plan or applicable area plan;
- (f) Availability of Services. The relocated parcel will meet the requirements of Article 702, Adequate Public Facilities Management System; and
- (g) Number of Substandard Lots. The boundary line adjustment will not result in an increase in the number of substandard lots.

**Section 110.618.20 Requirements.** The application shall not be approved unless it complies with the provisions of this section.

- (a) Number of Lots. No additional lots shall be created.
- (b) Minimum Area. No parcel shall be created that is smaller than that allowed by Article 404, Lot Standards, except as provided by Section 110.618.16.
- (c) Access. No parcel shall be created that does not have road access.
- (d) Encroachment. No encroachment into any public easement, right-of-way or required yard shall be allowed.
- (e) Other Requirements. The application shall comply with the other requirements of the Development Code.

**Section 110.618.25 Record of Survey.** The record of survey shall be prepared by a professional land surveyor. It shall contain the elements as set forth in the section.

- (a) Surveyor's Certificates. A certificate by the professional surveyor who prepared the map stating that:

- (1) He or she has performed a field survey of the boundaries of the affected parcels;
  - (2) That all corners and angle points of the adjusted boundary line have been set; and
  - (3) The map is not in conflict with the provisions of the Development Code.
- (b) Owners' Certificates. A certificate that is executed and acknowledged by each affected owner of the abutting parcels which states that:
- (1) He or she has examined the plat and approves and authorizes the recordation thereof;
  - (2) He or she agrees to execute the required documents creating any easement which is shown;
  - (3) He or she agrees to execute the required documents abandoning any existing easement pursuant to Article 806, Vacations and Abandonments of Easements or Streets;
  - (4) All property taxes on the land for the fiscal year have been paid; and
  - (5) That any lender with an impound account for the payment of taxes has been notified of the adjustment of the boundary line or the transfer of the land.
- (c) County's Certificates. A certificate by the County Commission, Planning Commission, Director of the Department of Development Review or the County Engineer approving the adjustment of the boundary line.

**Section 110.618.30 Recordation.** An approved application is not effective until the deed and record of survey are recorded and the provisions of NRS 625 are met.