

NEVADA STATE JOURNAL PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

JOSEPH F. McDONALD
being first duly sworn, deposes and says:

That he is the Editor of THE NEVADA STATE JOURNAL, 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 26th. day of September, 1956

and was published in each issue of said newspaper thereafter for

October 3-10 the full period of three days, the last publication thereof being in the issue dated the 10th. day of October, 1956

Signed *Joseph F. McDonald*
Subscribed and sworn to before me this

10th. day of October, 1956

W. T. [Signature]
Notary Public.

NOTICE OF COUNTY ORDINANCE
In accordance with Chapter 296 of the 1955 statutes of the State of Nevada, NOTICE is hereby given that an ORDINANCE PROVIDING LOCAL REGULATIONS FOR THE SUBDIVISION OF LAND WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE REVIEW OF TENTATIVE PLATS; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO, was proposed on August 20th, 1956 by Commissioner Peterson; final action of adoption was taken on SEPTEMBER 20th, 1956 by the following vote:
Ayes: Commissioners Capurro, Peterson and Kleppe.
Nays: None.
Absent: None.
This Ordinance shall be in full force and effect from and after October 11th, 1956.
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 of the Board of County Commissioners, Washoe County, Nevada. S 26 O 3-10

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1 SUMMARY - - Establishes minimum standards of design and develop-
2 ment for any subdivision hereafter platted in the unincorporated
3 area of Washoe County; defines certain terms in connection there-
4 with; provides for the procedure to be followed in the filing,
5 approval and recommendation of a tentative plat and final map of
6 a proposed subdivision, and the requirements in connection there-
7 with; and provides penalties for any violation thereof.

8 BILL NO. 9

9 ORDINANCE NO. 51

10 AN ORDINANCE PROVIDING LOCAL REGULATIONS FOR THE
11 SUBDIVISION OF LAND WITHIN THE UNINCORPORATED
12 AREA OF WASHOE COUNTY; PROVIDING FOR THE REVIEW
13 OF TENTATIVE PLATS; PROVIDING PENALTIES FOR THE
14 VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO.

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

16 SECTION 1. Purpose, Scope and Authority. The purpose of
17 this ordinance is to safeguard the public health, safety and
18 general welfare by establishing minimum standards of design and
19 development for any subdivision hereafter platted in the unincor-
20 porated area of Washoe County. The regulations herein set forth
21 are authorized by Chapter 110 of the 1941 Statutes of Nevada as
22 amended.

23 SECTION 2. General Considerations.

24 1. When strict conformance to the requirements of this or-
25 dinance is impracticable or impossible, the Planning Commission
26 may allow modifications which are not in violation of the spirit
27 and purpose of this ordinance. When such modifications or de-
28 viations are permitted, the Planning Commission shall submit with
29 the report on the approved tentative plat a report in writing to
30 the County Commissioners stating in detail the nature of each such
modification and the facts pertinent thereto.

1. If the name of any street or highway is duplicated else-
where or by reason of spelling or pronunciation is likely to cause
confusion or uncertainty, another name shall be substituted. The
continuation of every existing or dedicated street or highway

1 shall bear the name of the street or highway so continued or
2 extended.

3 3. Dedications for water course channels, streams or creeks
4 may be required and the dedication of land for park, recreation,
5 school or other public purpose in an amount and location consis-
6 tent with the ties, proposed character and location of such sub-
7 division may be required as a condition precedent to tentative
8 plat approval.

9 SECTION 3. Definitions.

10 1. "Planning Act" shall mean Chapter 110 of the 1941 Statutes
11 of Nevada as the same is or may hereafter be amended.

12 2. "Shall" is mandatory; "may" is permissive.

13 3. "Board of County Commissioners", "Planning Commission",
14 and "County Engineer" shall mean respectively, Board of County
15 Commissioners, Planning Commission and County Engineer of or
16 empowered to act for Washoe County, State of Nevada.

17 4. "Required area" shall refer to the minimum size of a lot
18 or parcel of land as defined and required in Washoe County Ordin-
19 ance No. 38 (Land Use Ordinance).

20 5. "Lot" shall mean and include any distinct parcel or
21 portion of real property divided with the intent for transfer
22 of ownership or for building development.

23 6. "Print" shall mean and include a blueprint, photostat,
24 direct process print or other copy which reproduces exactly
25 the original drawing from which it is made.

26 SECTION 4. Tentative Plat Procedure.

27 1. The subdivider shall file with the Planning Commission
28 3 prints of any proposed tentative plat at least 10 days prior
29 to a regular meeting date. With each such tentative plat, the
30 subdivider shall also file a copy of the proposed restrictive

1 covenants (if any) to apply with the land so tentatively plat-
2 ted. Within 5 days from date of filing, the Planning Commission
3 shall transmit one print of said tentative plat and one copy
4 of the proposed restrictive covenant to the County Engineer and
5 to any other public agency that may be affected by the pro-
6 posed subdivision and such other persons as the Commission may
7 designate.

8 2. The Planning Commission shall consider all the evidence
9 as presented by the subdivider and shall make such findings
10 relative to the tentative map as are not inconsistent with the
11 laws of the State of Nevada or with this ordinance, trans-
12 mitting such findings as a recommendation to the Board of County
13 Commissioners as a course of future action. The Planning Com-
14 mission shall disapprove or conditionally approve every tenta-
15 tive map if any proposed use of property within the subdivision
16 is made unlawful by ordinance or statute or other valid law or
17 regulation or if the map does not disclose full compliance with
18 the ordinances of Washoe County or laws of the State of Nevada.

19 3. In the event that a subdivider shall be dissatisfied
20 with the report of the Planning Commission, he may appear before
21 the Planning Commission at the next regular or special meeting
22 and present any matters relating to the subdivision or to the
23 report of the Commission to the County Commissioners.

24 4. Approval and recommendation by the Planning Commission
25 of a tentative plat shall impose no obligation on the part of
26 the Commission or the Board of County Commissioners to approve the
27 final map or to accept any public dedication shown on the final
28 map.

29 SECTION 5. Tentative Plat Requirements. Every tentative plat
30 or the application accompanying the map, shall show the following

1 data and contain the information hereinafter set forth:

- 2 1. Subdivision designation suitable to the County Engineer.
- 3 2. Name and address of the subdivider.
- 4 3. Name and address of the surveyor or engineer who pre-
5 pared the map, together with a serial number issued by
6 the State of Nevada, if any.
- 7 4. A legal description sufficient to define the boundaries
8 of the subdivision and evidence of ownership of the
9 property to be subdivided.
- 10 5. The location, names and widths of all adjoining highways,
11 streets or public ways.
- 12 6. The width of R/W, proposed name and approximate grade of
13 each highway, street, alley or way within the proposed
14 subdivision and approximate radius of all curves.
- 15 7. The width and approximate location of all existing or
16 proposed easements, whether public or private, for roads,
17 drainage, sewers, irrigation or public utility purposes
18 and dedications of land for parks, recreation areas,
19 schools or other public purposes, if any.
- 20 8. If other subdivisions adjoin, that portion thereof which
21 so adjoins, showing the streets therein with relation of
22 the streets in the proposed subdivision.
- 23 9. Proposed use of lots and public areas, if any.
- 24 10. Source of water supply and proposed method of sewage
25 disposal with certified approval of the State Sanitary
26 Engineer indicated thereon.
- 27 11. All blocks shall be numbered and block numbers shall be
28 consecutive and shall begin with the number "one" or the
29 letter "A". Lot numbers shall be consecutive within each
30 block beginning with the number "one" or the letter "A".

1 The demensions of each lot shall be designated. Each lot
2 shall have an area not less than the required area as
3 defined in the Land Use Plan of Washoe County and no lot
4 shall be divided by a city boundary line. In all cases
5 where practicable, the side lot lines of lots shall be
6 at approximate right angles to the street upon which they
7 front.

8 12. If any portion of the land within the boundary of the
9 subdivision is subject to inundation or storm water over-
10 flow, that fact and the land so affected shall be clearly
11 shown on the map by a prominent note on each sheet and
12 the location, width and direction of flow of each water
13 course within the boundaries of the subdivision shall
14 be clearly designated.

15 13. Approximate contours at 5 foot intervals or at 2 foot
16 intervals where in the opinion of the County Engineer or
17 the Planning Commission, topography is a major factor in
18 the subdivision design.

19 14. Date, north point, scale and number of sheet in relation
20 to the number of sheets.

21 15. The location and outline to scale of each existing build-
22 ing or structure which is not to be moved in the develop-
23 ment.

24 16. The setback distance or that distance between the right of
25 way for the street and the nearest part of the proposed
26 structure to that right of way.

27 SECTION 6. Subdivision Design Requirements.

28 1. Each street and highway shall conform in width and align-
29 ment to the specifications contained in the Plan of streets
30 and Highways for Washoe County as heretofore or hereafter

1 adopted and the subdivision shall in all other particulars con-
2 form in design and land use to such other plan or plans as may
3 be adopted by said County.

4 2. Whenever any street or highway is proposed requiring a
5 separation of grades or any special form of intersection design
6 at its intersection with any street, highway or railway, the
7 subdivision shall be so designed to conform to the plan of the
8 intersection design and all lots shall, when necessary, be pro-
9 vided with suitable access elsewhere. Any street or highway
10 intersecting any other street or highway shall intersect at an
11 angle as nearly a right angle as shall be practicable.

12 3. No center line curve radius of less than 100 feet shall
13 be provided on any street which is not shown on the plan of
14 Streets and Highways heretofore or hereafter adopted by Washoe
15 County and having a lesser radius.

16 4. Any street designed to remain a dead-end street shall be
17 provided with an adequate turning area of a radius not less than
18 45 feet.

19 5. An alley of not less than 20 feet in width shall be
20 provided at the rear or along one side of all lots to be used
21 for multiple residence or commercial purposes.

22 6. A pedestrian way of 10' minimum width may be required
23 through the approximate transverse center of any block longer
24 than 1200 feet.

25 7. Each street and highway other than a street or highway
26 with a width determined by the Master Plan of Streets and High-
27 ways shall conform to the following minimum requirements:

28 a. Entrance or collector streets and local streets serving
29 lots used for other than single family dwelling purposes
30 or local streets serving more than 50 lots for single

1 family dwelling purposes shall have a dedicated right of
2 way of not less than 60 feet and shall be improved to a
3 width of not less than 36 feet.

4 b. Local streets so designed as to eliminate any future pos-
5 sibility of serving more than 50 lots to be used for
6 single family dwelling purposes only shall have a ded-
7 icated right of way of not less than 50 feet with an im-
8 proved section of not less than 32 feet.

9 c. A cul-de-sac street, provided with a turnaround as herein
10 provided, and servicing not more than 10 lots may be not
11 less than 42' right-of-way with an improved section of
12 not less than 28'.

13 d. In mountainous areas where it is impossible or impractic-
14 able to provide streets of the standards herein set forth,
15 lesser widths of streets may be provided; such widths to
16 be determined by the Planning Commission, provided that no
17 such street shall have a grade exceeding 12% for distances
18 not exceeding 1000' in length. Planning Commission may
19 require off-street parking areas in conjunction with such
20 reduced street widths.

21 8. No street or highway shall have a grade of more than 6%
22 unless shown on the Master Plan of Streets and Highways to have
23 a greater grade or unless such street is subject to Section 7 (d)
24 hereof.

25 9. At each street intersection, the property line at each
26 block corner shall be rounded by a curve having a radius of
27 not less than 15 feet for right angle corners. Where streets
28 intersect at angles of less than right angles or where other
29 peculiar conditions of intersection occur, the Planning Commission
30 may require a different radius.

1 10. Reserve strips of land controlling access to or egress
2 from other property or to or from any street or alley shall not
3 be permitted.

4 11. All public utilities shall be placed underground or
5 along easements at the rear of the lot.

6 SECTION 7. Final Map Procedure.

7 1. Not less than 15 days prior to the filing of any final
8 map with the County Commissioners, the subdivider shall submit
9 the original proposed final map and two prints of same to the
10 County Engineer who shall check said map as to accuracy of
11 dimensions, the placing of monuments, the establishment of survey
12 records shown thereon, and the conformance of said map with the
13 tentative map approved by the Planning Commission. Data concerning
14 closure calculations, construction plans, estimates of quantities
15 and the like shall also be required by the Engineer when the
16 situation warrants.

17 2. Monuments shall be set at or near all boundary corners
18 and at intermediate points of approximately 1000 feet or at
19 lesser distances if topographical conditions warrant and shall
20 be permanently and visibly marked or tagged with the registration
21 and license number of the engineer or surveyor under whose
22 supervision the survey was made and a description of each monument.
23 to be set subsequent to recordation, shall be shown on the final
24 map. The subdivider shall also set monuments either at street
25 intersections or by reference thereto and at the beginning and
26 ending of each curve unless particular conditions require an
27 alternate setting. All monuments shall be subject to inspection
28 by the County Engineer.

29 3. The minimum allowable error of closure shall be 1/10,000.
30 Temperature and tension correction shall be applied to all

1 measured distances in conformance with the standard adopted by the
2 Federal Board of Surveys and Maps in May 1925.

3 SECTION 8. Final Map Requirements. Every final map shall
4 show all data required for the tentative map except contour lines,
5 position of buildings; relationship to streets and highways beyond
6 area shown on the map and the proposed use of lots and shall
7 contain the following additional data and information:

- 8 1. Where the center line has been established for any street,
9 highway, alley or public way within an adjoining subdivis-
10 ion, all monuments along said street, highway, alley or
11 public way within the proposed subdivision shall be lo-
12 cated with reference to that center line which shall be
13 shown on the map.
- 14 2. The center line of each highway, street, alley or way
15 within the proposed subdivision and the width on each
16 side of the center line and the width to be dedicated.
17 There shall also appear the bearing, length of tangent,
18 radius and central angle and length of each curve for all
19 center lines.
- 20 3. The location and description of monuments or other evidence
21 formed upon the ground and used in determining the boundaries of
22 the subdivision. If other subdivisions adjoin, the map shall show
23 sufficient corners of such subdivisions sufficiently identified to
24 locate precisely the limits of the proposed subdivision.
- 25 4. The length and bearing of each block line, lot line and
26 boundary line; the length, radius and central angle of each curve or
27 the length of the curve and that portion of the central angle
28 lying within each lot. Such data shall be shown in a manner sat-
29 isfactory to the County Engineer.
- 30 5. Each city boundary line crossing or adjoining the

1 subdivision with adequate ties to monuments set or found within
2 the subdivision.

3 6. A certificate of title or policy of title insurance
4 issued by a Title Company authorized by the laws of Nevada, or an
5 abstractor duly commissioned by the State of Nevada, that the map
6 has been examined and that the subdivider offering the map is the
7 owner of all lands so delineated, with the exception of dedicated
8 streets or highways shown to be abutting the land so delineated on
9 the map.

10 7. If any portion of the land within the boundaries of any
11 final map is subject to inundation or flood hazard by storm waters,
12 that fact and the land so affected shall be clearly shown on the
13 final map by a prominent note on each sheet.

14 SECTION 9 Final Map Procedure. Upon completion and checking
15 by the County Engineer of the final map, the original and two
16 copies shall be presented to the County Commissioners for final
17 approval. The County Commissioners shall retain the original and
18 transmit one print to the County Engineer and one to the Planning
19 Commission for final check. In the event that the County Engineer
20 or the Planning Commission finds that the final map does not compl
21 with the law as to all matters under their jurisdictions, each
22 shall make a report to that effect in writing to the County
23 Commissioners. If no such report is so transmitted within 5 days
24 from receipt of final print, the County Commissioners may forthwith
25 approve same by affixing an affidavit and direct it be recorded and
26 entered as a legal document in the Records of Washoe County. The
27 County Commissioners shall refuse any final map approval when a
28 report of error is made or until said time limit expires and shall
29 continue to refuse to approve until all deficiencies are resolved.
30 In addition to the other fees and charges required by law, the

1 subdivider shall pay a checking fee which shall be Twenty-five
2 Dollars (\$25.00) for each map plus one dollar (\$1.00) for each lot
3 shown thereon. Such fee shall be payable at the time the final map
4 is presented for checking to the County Engineer. Upon County
5 Commissioners' approval and affidavit, said map shall be recorded
6 in the office of the County Recorder and said Recorder shall not so
7 record until said affidavit is affixed as herein stipulated.

8 SECTION 10. Improvement Requirements.

9 1. The subdivider shall agree to improve at his own expense,
10 within a stated time all land dedicated on a final map for streets,
11 highways, public ways and easements with such improvements as the
12 governing body may determine to be necessary for the general use
13 of lot owners in the subdivision and local neighborhood traffic,
14 sanitary and drainage needs. Trunk line sewers, channels for gen-
15 eral flood control purposes, improvements not solely for the benefit
16 of the subdivision and full improvement of those routes shown on
17 the Plan of Streets and Highways are not required by this section,
18 unless included in the subdivider's agreement.

19 2. Each agreement made by the subdivider shall be accompanied
20 by a faithful performance bond, or other satisfactory indication
21 of completion guarantee ensuring the faithful performance of all
22 work. The penal sum of this bond shall be in a sum which in the
23 opinion of the County Commissioners, equals the cost of the improve-
24 ments agreed to, and if any subdivider fails to complete any im-
25 provement as agreed within the time specified, the Board of County
26 Commissioners may cause the bond to be forfeited in the amount
27 necessary to finish the uncompleted portion of the work.

28 3. All street improvements shall be graded, drained and
29 graveled to grade as provided by plans as approved by the County
30 Engineer. Plans, profiles and specifications for street improvements

1 shall be submitted to the Engineer at the time the final map is
2 presented for checking.

3 4. When water mains, culverts, bridges, sanitary sewers or
4 storm drains are installed as part of the improvement of the sub-
5 division plans and profiles and specifications and necessary
6 details of the proposed construction shall be submitted to the
7 Engineer at the time the final map is presented for checking.

8 5. Before commencing any work, the subdivider shall deposit
9 with the County Engineer a sum which the engineer estimates as
10 necessary to cover the inspection cost of all improvements under
11 his jurisdiction. In the event that there is a surplus at the end
12 of work, said surplus will be refunded the subdivider; if a short-
13 age, the subdivider shall be required to defray same.

14 SECTION 11. Severability. If any of the provisions of this
15 ordinance are held invalid, such invalidity shall not affect other
16 provisions and each provision is hereby declared to be severable.

17 SECTION 12. Penalty. Any person, firm or corporation violat-
18 ing the provisions of this Ordinance or the Planning Act shall,
19 upon conviction thereof, be deemed guilty of a misdemeanor and
20 shall be punished by a fine of not to exceed \$500.00 or imprison-
21 ment not to exceed 6 months or by both such fine and imprisonment.

22 Proposed on the 20th day of August, 1956.

23 Proposed by Commissioner Peterson.

24 Passed on the 20th day of September, 1956.

25 VOTE:
26 Ayes: Commissioners Capurro, Peterson, Kleppe
26 Nays: Commissioners none
26 Absent: Commissioners none

27 ATTEST:
28 H. Brown County Clerk
28 Edward Capurro Chairman of the Board.

30 This Ordinance shall be in force and effect from and after the
11th day of October, 1956.

ORDINANCE NO. 51

Amended by Bill No. 455, Ordinance No. 291, Item 75-2068

Amended by Bill No. 585, Ordinance No. 416, Item 79-354