

# NEVADA STATE JOURNAL

## PROOF OF PUBLICATION

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice . . . . . BILL NO: 205 . . . . .


of which a copy is hereto attached, was first published in said newspaper in its issue dated the . . 9th day of . . . . . February . . . . ., 19 68 . . . . . and . . . . . February 16 . . . . ., the full period of . . 2 . . days, the last publication thereof being in the issue dated the . . 16th day of . . . . . February . . . . ., 19 68 . . . . .

Signed *Dorothy Yocom* . . . . .

Subscribed and sworn to before me this . . . 16th . . day of . . . . . February . . . . ., 19 68 . . . . .

*Richard J. Taylor* . . . . .  
Notary Public.

NOTICE OF COUNTY ORDINANCE  
Notice is hereby given that Bill 206, an ordinance to amend Ordinance No. 57, by providing for minimum setbacks for front, side and back yards, by amending County Ordinance No. 57, by adding a new subsection to Article 27, which said County Ordinance No. 57 is entitled: "An ordinance amending, repealing in part and reestablishing a Land Use Plan within the unincorporated area of Washoe County, regulating and restricting the use of land; the location, use, bulk, height, and number of stories of structures; the density of population; the proportion of land to be covered by structures; establishing setback lines; providing for adjustment, enforcement and amendment of said Land Use Plan and its ordinances; prescribing penalties for the violation thereof and other matters relating thereto" and declaring an emergency, was proposed by Commissioner McKenzie and final action of adoption was taken on February 5, 1968, as an emergency measure, by the following vote of the Board of County Commissioners:  
Those Voting Aye: Commissioners: McKissick, McKenzie, Sauer, Cunningham and Streeter.  
Those Voting Nay: Commissioners: None.  
Those Absent and Not Voting: Commissioners: None.  
This Ordinance shall be in full force and effect from and after February 16, 1968 the second date of publication. Notice is further given that typewritten copies of the above Ordinance are available for inspection by all interested parties at the office of the County Clerk.  
H. K. BROWN, County Clerk  
334900-206 Feb. 9-16

 RICHARD J. TAYLOR  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires Jan. 22, 1971

**SUMMARY:** An Ordinance amending Ordinance No. 57 by providing for minimum setbacks for front, side and back yards.

BILL NO. 206

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ORDINANCE NO. 57 OF THE COUNTY ORDINANCES BY ADDING THERETO A NEW SUBSECTION PROVIDING FOR MINIMUM SETBACKS FOR FRONT, SIDE AND BACK YARDS, THE SAID ORDINANCE NO. 57 ENTITLED: "AN ORDINANCE AMENDING, REPEALING IN PART AND RE-ESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, REGULATING AND RESTRICTING THE USE OF LAND; THE LOCATION, USE, BULK, HEIGHT, AND NUMBER OF STORIES OF STRUCTURES; THE DENSITY OF POPULATION; THE PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING SETBACK LINES; PROVIDING FOR ADJUSTMENT, ENFORCEMENT AND AMENDMENT OF SAID LAND USE PLAN AND ITS ORDINANCES; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF AND OTHER MATTERS RELATING THERETO" AND DECLARING AN EMERGENCY.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

**SECTION 1.** Ordinance No. 57 is hereby amended by adding a new subsection to Article 27 of the said Ordinance No. 57 as follows:

- 5. Until such time as zoning ordinances specifically altering these requirements are adopted, the following minimum yards shall be required for all construction within the unincorporated area of the county, yards being defined as the distance between the property boundary or access easement line and the building or any portion thereof, including porched and attached structures.

Front Yards: not less than 55' from center line or 30' from the property line whichever is least.

Side Yards: 10% average width - need not be more than 10 feet and not less than 5 feet.

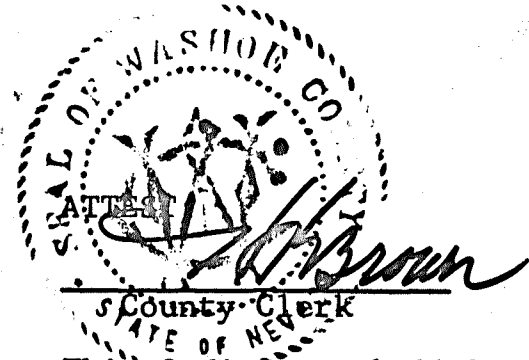
Back Yards: 15 feet.

**SECTION 2.** The Board of County Commissioners does hereby find and declare that an emergency does exist, and, consequently, final action shall be taken immediately, and this ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 5th day of February, 1968.  
Proposed by Commissioner McKenzie.  
Passed on the 5th day of February, 1968.

Vote:

Ayes:	Commissioners:	<u>McKissick, McKenzie, Sauer,</u> <u>Streeter and Cunningham</u>
Nays:	Commissioners:	<u>None</u>
Absent:	Commissioners:	<u>None</u>



Howard F. McKeever  
 Chairman of the Board

This Ordinance shall be in force and effect from and after the  
16th day of February, 1968.