

# RENO EVENING GAZETTE PROOF OF PUBLICATION

\$ 12.<sup>60</sup>/<sub>100</sub>

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

IVALOO NICKOVICH

being first duly sworn, deposes and says:

That She is the PRINCIPAL CLERK of  
THE RENO EVENING GAZETTE, a daily news-  
paper 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 7th day of  
November, 19 62, and was published in  
each Nov. 14,

the full period of 2 days, the last publication  
thereof being in the issue dated the 14th day of  
November, 19 62

Signed Ivaloo Nickovich  
Subscribed and sworn to before me this  
14th day of November, 19 62

Richard J. Sayle  
Notary Public.

NOTICE OF COUNTY ORDINANCE  
NOTICE IS HEREBY GIVEN that Bill  
No. 76, Ordinance No. 57, an Ordinance  
amending, repealing in part and re-es-  
tablishing 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 den-  
sity of population; the proportion of land  
to be covered by structures; establish-  
ing setback lines; providing for adjust-  
ment, enforcement and amendment of  
said Land Use Plan and its ordinances;  
prescribing penalties for the violation  
thereof and other matters relating there-  
to, was proposed on the 25th day of Oc-  
tober, 1962, by Commissioner Mirabelli,  
passed on the 5th day of November,  
1962, by the following vote:  
Ayes: Commissioners: Mirabelli, Mc-  
Kissick, Clarkson  
Nays: Commissioners: None  
Absent: Commissioners: Streeter, Mc-  
Kenzie  
This Ordinance will be in full force and  
effect from and after the 14th day of  
November, 1962, i.e., the date of the  
second publication of said ordinance by  
its title only.  
Typewritten copies of the above Ord-  
inance are available for inspection by all  
interested parties at the office of the  
County Clerk, Court House, Reno, Ne-  
vada.  
(S) H. K. BROWN, County Clerk  
Nov. 7-14.

62-732



SUMMARY: An Ordinance amending the Land Use Plan, a part of the Master Plan of Washoe County.

BILL NO. 76

ORDINANCE NO. 57

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.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

ARTICLE 1 PURPOSE

- A. To promote the public health, safety, morals, convenience, general welfare; to lessen traffic congestion in the streets; to provide light and air for all buildings; to avoid undesirable concentrations of population; to prevent overcrowding of land and to facilitate adequate provision of transportation, water, sewage, schools, parks and other public requirements and to provide the economic and social advantages gained from a comprehensively planned use of land resources, there is hereby established a Land Use Plan for the County of Washoe.
- B. In interpretation and application, the provisions of this ordinance shall be held to be minimum provisions only for the promotion of the health, safety, morals, convenience, property and general welfare of the public. It is not intended that this ordinance repeal or in any way interfere with existing law or ordinances, regulations or permits other than those relating to land use and the construction and use of structures.
- C. When this ordinance imposes a greater restriction upon the use of land, or upon height, bulk, location or use of buildings than is required by existing provisions of law or by private covenant or other restriction, the provisions of this ordinance shall prevail; private covenants or deed restrictions which impose more restrictive conditions than herein contained are not superseded by this ordinance.

ARTICLE 2 AUTHORITY

- A. This ordinance, to be known as the Land Use Ordinance of the County of Washoe, and the Land Use Plan of said County hereby made a part, are adopted as constituting a part of the Master Plan of the County of Washoe pursuant to the provisions of Chapter 278, Nevada Revised Statutes.

1-3-63

57



ARTICLE 3 DEFINITIONS

A. Certain words and phrases are defined and certain provisions shall be construed as herein set out unless it shall be apparent from the context that they have a different meaning. All words used in the present tense include the singular; all words in the singular include the plural; the word "building" includes the word "structure"; the word "shall" is mandatory; the word "person" includes a "firm", "association", "corporation", "partnership" and "natural person"; the word "used" includes the words "arranged", "designed" or "intended to be used"; the word "construct" includes the words "erect", "reconstruct", "alter", "move in" and "move upon".

1. The following definitions shall apply:

Administrator: The Planning Director or other agent of the Planning Commission acting in a capacity as Zoning Administrator.

Alley: A public thoroughfare or way less than 30 feet wide, or a secondary means of access to abutting property.

Apartment House: Same as multiple dwelling.

Auto Service Station: An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs or battery rebuilding.

Billboard: An outdoor advertisement making a material or service known, such advertisement being remote from point of sale of such material or service.

Boarding (or rooming) House: A building or portion thereof (not a motel) where, for compensation, meals and/or lodging are provided for more than three guests.

Building: Any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels, but not including a trailer (mobile home).

Building, main: A building devoted to the principal use of the lot on which it is situated.

Building, accessory: A detached subordinate building, the use of which is incidental to that of the main building, or a potential main building.

Building, height: Vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the ceiling line of the topmost floor.



Building, setback: Distance between the property line and the nearest portion of a structure on the property.

Child Care Facility: Any place, home, institution or establishment in which children are received, cared for, or maintained for any period of time with or without compensation.

County: The unincorporated area of Washoe County, Nevada.

Club: A non-profit association of persons organized solely or primarily to render a service which is usually a commercial enterprise.

Dwelling:

- (a) Any building or portion thereof, used exclusively for residential purposes but shall not include hotels, clubs, boarding or rooming houses, fraternity or sorority houses, institutions or mobile homes.
- (b) Single family - a building containing one kitchen, designed and/or used to house not more than one family, including necessary employees of such family.
- (c) Two-family - a building containing not more than two kitchens, designed and/or used to house not more than two families, living independently of each other, including necessary employees of each such family.
- (d) Multiple - a building designed and/or used to house three or more families, living independently of each other, including necessary employees of each such family.
- (e) Living unit - a building or portion thereof containing one kitchen designed and/or used to house not more than one family, including necessary employees of such family.

Family: One person living alone, or two or more persons related by blood, marriage, or legal adoption, or a group not exceeding four persons living as a single housekeeping unit.

Gaming: Any legally constituted gambling enterprise authorized under the Nevada State Law, other than slot machines when such machines are operated incidental to the conduct of a licensed retail business.

Garage:

- (a) Private - a space intended for or used by the private automobiles of families resident upon the lot.



- (b) Public - a building for the repair or storage or hire of motor vehicles.

Guest Building: A structure occupying an accessory position on a lot, which contains no cooking facilities, and is used exclusively for housing members of a single family or their non-paying guests. No reduction of side yards shall be allowed for this use regardless of other provisions of this ordinance.

Hospital: A building used for accommodation of sick, injured or infirm persons, including clinics, sanitarium, convalescent and rest homes.

Hotel: A building occupied as a temporary residence of individuals, lodged with or without meals and where there are generally no provisions for cooking in any individual unit.

Junk Yard: Any space used for storage, abandonment or sale of junk, scrap material or similar waste, including the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts.

Kitchen: A room used for cooking or the preparation of food.

Loading Space: An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

Lot: A distinct part or parcel of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.

- (a) Front line - narrowest lot dimension fronting on a street.
- (b) Width - distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.
- (c) Depth - distance between the front and rear lot lines measured in the mean direction of the side lines.

Motel: Two or more accommodations for sleeping within a building used mainly by transients with an individual, private on-site parking area for each unit.

Parcel of land: Any unit or contiguous units of land in the possession of or recorded as the property of one person.

Parking Space: A permanently maintained space on a lot or parcel, suitable for the parking of one automobile; not less than 20 feet long by 8 feet wide.



Required Area: The minimum area of a lot or parcel necessary to permit its use under the provisions of this ordinance and shall mean for the purposes of this ordinance:

- (a) Any lot shown as part of a subdivision recorded as a final plat in the manner provided by law, or
- (b) Any parcel of land separated as a lot prior to the adoption and effective date of the original Washoe County Land Use Ordinance, or the adoption of additional zoning districts.
- (c) Any lot or parcel of land which has an area not less than that required in the respective Land Use District.

Required Width: Shall mean:

- (a) The average width of a lot which is shown as part of a subdivision recorded as a final map; or
- (b) An average width of:
  - (1) One hundred and fifty feet in Land Use Zones A-2, A-4 and M-E.
  - (2) One hundred and twenty feet in Land Use Zone A-1.
  - (3) One hundred feet in Land Use Zones A-3, E-2 and C-1b.
  - (4) Eighty feet in Land Use Zones E-1 and R-1b.
  - (5) Seventy feet in Land Use Zone R-1a.
  - (6) Fifty feet in any other Land Use Zone set forth in this ordinance.
- (c) The average width of a parcel of land which is not part of a recorded subdivision, provided that the person having right of possession of said parcel neither owns nor has right of possession of any contiguous parcel of property, and further provided that the deed or contract of sale by which such property was defined, is dated prior to the effective date of the original Washoe County Land Use Ordinance.

Room: An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.



School: An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the State of Nevada.

Sign: An outdoor advertisement making a material or service known, and located at the place of sale.

Street: A public thoroughfare 30 feet or more in width which affords a primary means of access to abutting property.

Structure: Any construction except a tent, trailer (mobile home) or vehicle.

Trailer Coach (mobile home): Any mobile facility on wheels, so designed and contrived as to permit occupancy thereof for living or sleeping purposes.

Trailer Camp (park): Any lot or parcel used for parking of two or more trailers used for housekeeping, sleeping or living purposes.

Yards: An open space on the same lot or parcel with the building, extending from the building to the nearest lot line, to be unoccupied and unobstructed except as provided in Article 17, Section A.

- (a) Front - a yard lying between the main building and the front line and extending across the full width of the lot or parcel.
- (b) Side - a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.
- (c) Rear - a yard between the main building and the rear line and extending across the full width of the lot or parcel.

↳ "Art. 5"

ARTICLE 4 ESTABLISHMENT OF DISTRICTS

A. Districts: In order to classify, regulate, restrict and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this ordinance, 19 Land Use Districts are hereby established as follows:

<u>AGRICULTURAL DISTRICTS</u>	<u>RESIDENTIAL DISTRICTS</u>	<u>NON-RESIDENTIAL DISTRICTS</u>
A-1 First Agricultural	E-1 First Estates	C-1a Limited Commercial
A-2 Second Agricultural	E-2 Second Estates	C-1b Neighborhood Shopping Center Commercial
A-3 Suburban Farm Zone	R-1a Single Family (9000 Sq. Ft.)	

Ord. 57



<u>AGRICULTURAL DISTRICTS</u>	<u>RESIDENTIAL DISTRICTS</u>	<u>NON-RESIDENTIAL DISTRICTS</u>
A-4 Farm & Forestry Zone	R-1b Single Family (12,000 Sq. Ft.) R-2 Two Family R-3 Multiple TR - Trailer	C-2 General Commercial M-1 Industrial M-E Industrial Estates M-W Warehouse M-S Space Industrial M-3 Open use

- B. Adoption of Districts: The several districts and boundaries thereof are hereby established and adopted as shown on those maps entitled "Land Use Plan Districts Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, a Part of the Master Plan of Washoe County, Nevada" which maps are made a part of this ordinance together with all notations, references, data and other information thereon, and all subsequent changes and amendments thereto.
- C. Determination of Districts: It is hereby declared that in the creation of this ordinance and inclusion of the Land Use Plan, the Board of County Commissioners has given due and careful consideration to the suitability of each District for the regulations applied thereto, and the location and extent of each District and the comprehensive grouping and arrangement of the various uses and densities of population in accordance with a well considered plan for the development of the County of Washoe and its desirable relationship to adjoining jurisdictions.
- D. Interpretation of District Boundaries: Where uncertainty exists as to the boundaries of Land Use District, as shown, the following shall apply:
1. Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this ordinance or amendments hereto, unless specifically shown otherwise. Where a zone boundary line divides a lot in single ownership the regulations of the least restrictive portion of such lot shall prevail for an extension of not more than fifty feet into the most restrictive portion.
  2. In the event of further uncertainty, the Planning Commission shall interpret intent as to the boundary location.
- E. Vacated Rights of Way: In the event a dedicated street or alley is hereafter abandoned, the regulations applicable to abutting properties shall apply to that portion of such right of way vacated.



- F. Annotating District Boundary Changes: When a change to the Land Use Plan shall be approved by the Board of County Commissioners a new sub-section shall be added hereto. Each such amendment shall incorporate a map clearly delineating the area or areas affected thereby and the land use classification to which such area or areas are thereby changed. Each map shall be certified by the Chairman of the County Commissioners, attested by the Clerk, and a true copy attached to the appropriate district map which is a part of the Master Plan of Washoe County.

ARTICLE 5 GENERAL PROVISIONS

A. Accessory Buildings:

1. It shall be unlawful to construct, erect or locate in any residence or agricultural district, private garages or other accessory buildings without a permissive main building, except: a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use, providing such temporary building does not exceed 15 feet in height, be not larger than 450 square feet in floor area, and be at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent structure. Further providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent building. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one year from the date of issuance of the original permit.
2. A detached accessory building, not exceeding 15 feet in height, may occupy not more than one-half of the total area of a rear yard providing no such accessory building shall be nearer than 5 feet to the rear and side property line nor closer than is provided herein to main buildings on the same or adjacent lots. In no event shall any detached accessory building occupy a front of any lot, except as provided in sub-section 4 of this section.
3. In case of a corner lot abutting two streets, no accessory building shall be erected so as to encroach upon the front half of such lots.
4. A detached accessory building, for use as a private garage, may be built to the street line on any interior lot where the slope of the front half of the lot is greater than one foot rise (or fall) for every 10 feet above or below the established street grade, provided such structure shall not exceed 8 feet in height.



B. Building Height:

1. Requirements of this ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, flues, or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.
2. Requirements of this ordinance shall not apply to parapet walls extending 4 feet or less above the limiting height of the building on which they rest, or to bulkheads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.
3. Churches, schools and public buildings may exceed maximum height limitations of the respective Land Use District subject to the issuance of a Special Use Permit.

C. Area Regulations:

1. No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the requirements applicable to the Land Use District in which such lot is located.
2. No portion of any lot or parcel of land which is part of the required area for an existing building shall be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the Land Use District in which such lot or parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

D. Yard Requirements:

1. No required yard or open space around an existing building or any building hereafter erected, shall be considered a yard or open space for any other building on an adjoining lot or parcel.
2. Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky, except as provided in Section A of this article.
3. Front Yards:
  - (a) On through lots, either end lot line may be considered the front line, in which case the minimum rear yard shall be not less than the required front yard in the district in which such lot is located.



- (b) There shall be no planting, fences, shrubbery or other obstruction to vision more than 3 feet higher than curb level within 20 feet of the intersection of any two streets on any corner lot.
  - (c) On a corner lot, yards abutting streets shall be considered as front yards.
4. Side Yards:
- (a) Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance of not to exceed 3 feet.
5. Rear Yards:
- (a) An outside stair or landing place, if unroofed or unenclosed, may extend into a rear yard for a distance of not to exceed 5 feet.
6. Walls or fences not over 6 feet in height may be erected on lot lines except in required front yard areas. Walls or fences not over 4 - 1/2 feet in height may be built anywhere on the lot, except as provided in sub-section 3-b hereof.
7. Any lighting facilities shall be so installed as to reflect away from adjoining properties.

AGRICULTURAL AND RESIDENCE DISTRICT PROVISIONS

ARTICLE 6 A-1 FIRST AGRICULTURAL

- A. Uses permitted on a lot or parcel of land having the required area and required width:
- 1. Single family dwellings of a permanent nature, and accessory buildings and uses thereto.
  - 2. Stables.
  - 3. Farms for the raising or growing and marketing on a commercial scale of poultry, rabbits, livestock, tree and bush crops and field crops, but not including commercial slaughtering.
  - 4. Buildings for the sale and display of products grown or raised on the premises, provided no such buildings are situated closer than 50 feet to any property classified in a residential district, or closer than 30 feet to any street or highway.



5. Buildings, corrals, coops, pens, stables, or structures used in conjunction with farming, provided that they be located not closer than 100 feet to any street or highway, or to any public park or school, or to any land classified in a residential district.
  6. The following utility and public uses, provided that they be located not closer than 300 feet to any land classified in a residential district:
    - (a) Water storage tanks, electrical substations, power boosters and conversion plants.
    - (b) Bus and railway stations, but not including repair or assembly facilities.
  7. Recreational and educational uses and buildings, churches, temples or other structures used exclusively for religious worship; tennis, golf, civic or country clubs not operated as commercial enterprises.
  8. One unlighted sign not exceeding 16 square feet in area, provided that such sign is located not closer than 10 feet to any street or highway and further provided that said sign pertains only to the sale, lease or hire of the premises or the products grown on the premises.
  9. Dude or guest ranches if situated on a parcel of land having an area of five or more acres, provided that guest rooms or guest cottages do not have kitchen facilities in conjunction therewith.
- B. Parking: One off-street parking space for each dwelling unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two and one-half stories but not to exceed 35 feet.
- E. Required Area and Width: One acre minimum area; 120 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one acre, provided there is not less than one acre for each such dwelling and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.



Side - ten percent of the average width of the lot or parcel, but in no event less than 12 feet.

Rear - not less than 40 feet.

ARTICLE 7 A-2 SECOND AGRICULTURAL

- A. Uses permitted on a lot or parcel having the required area and required width:
1. All uses permitted in Zone A-1.
- B. Parking: One off-street parking space for each dwelling unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two and one-half stories but not to exceed 35 feet.
- E. Required Area and Width: Two and one-half acres minimum area; 150 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 2-1/2 acres, provided there is not less than 2-1/2 acres for each such dwelling and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.
  - Side - ten percent of the average width of the lot or parcel but in no event less than 15 feet.
  - Rear - not less than 40 feet.

ARTICLE 8 A-3 SUBURBAN FARM

- A. Uses permitted on a lot or parcel having the required area and required width:
1. All uses permitted in Zone A-1.
  2. Uses customarily carried on in a dwelling by the resident thereof and incidental to the primary residential purpose thereof, provided the residential character of the property is not changed and subject to the issuance of a Special Use Permit by the Board of Adjustment.
- B. Parking: One off-street parking space for each dwelling unit.



- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two and one-half stories but not to exceed 35 feet.
- E. Required Area and Width: One-half acre minimum area; 100 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each such dwelling and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
  - Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.
  - Side - ten percent of the average width of the lot or parcel but in no event less than 10 feet.
  - Rear - not less than 40 feet.

ARTICLE 9 A-4 FARM AND FORESTRY

- A. Uses permitted on a lot or parcel having the required area and required width:
  - 1. All uses permitted in Zone A-1.
  - 2. Watershed protection, water storage reservoirs, pipelines, transmission lines and substations, irrigation canals and ditches.
  - 3. Growing and preservation of trees and nursery stock.
  - 4. Sanitaria, hunting and fishing and skiing lodges, golf courses, wild life refuges, game farms and public camp-grounds (but not including trailer parks) provided that no enterprise or activity accessory to such uses and customarily carried on as a commercial enterprise or activity be permitted, and further provided that plans be subject to the issuance of a Special Use Permit by the Board of Adjustment.
  - 5. Highway and public utility maintenance camps, sawmills, lumber camps and other enterprises for the production of forest products, provided that the design and location of all structures be first approved by the Planning Commission.
  - 6. Mining (but not including extraction and/or processing of rock, sand, gravel, asphalt and like earth products including top soil stripping) subject to a Special Use Permit by the Planning Commission.



- B. Parking: Adequate off-street facilities sufficient to handle the automobile parking demands of the proposed use.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two and one-half stories, but not to exceed 35 feet.
- E. Required Area and Width: Five acres minimum area; 150 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of five acres, provided there is not less than five acres for each such dwelling and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
  - Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.
  - Side - ten percent of the average width of the lot or parcel, but in no event less than 15 feet.
  - Rear - Not less than 40 feet.

ARTICLE 10 E-1 FIRST ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width:
  1. Single family dwellings of a permanent nature.
  2. One detached guest building as defined in Article 3.
  3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses and playhouses.
  4. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
- B. Parking: One parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, sub-section 4 of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot or parcel.



- D. Height Limitation: Two stories, but not to exceed 30 feet.
- E. Required Area and Width: Fifteen thousand square feet minimum area; 80 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 15,000 square feet provided there is not less than 15,000 square feet of lot area for each such dwelling unit and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
  - Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.
  - Side - ten percent of the average width of the lot or parcel but in no event less than eight feet.
  - Rear - not less than 30 feet.

ARTICLE 11 E-2 SECOND ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width.
  - 1. Any use permitted in the E-1 Zone.
  - 2. Detached guest buildings as defined in Article 3.
- B. Parking: One off-street parking space for each dwelling unit and each guest unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories but not to exceed 30 feet.
- E. Required Area and Width: One-half acre minimum area; 100 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each such dwelling unit and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
  - Front - equal to the building line setback, as set forth in Article 27, but in no event less than 30 feet.
  - Side - ten percent of the average width of the lot or parcel but in no event less than 10 feet.
  - Rear - not less than 40 feet.



ARTICLE 12 R-1a SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width.
1. Single family dwellings of a permanent nature.
  2. Public parks and recreational areas.
  3. Churches, public utilities, public and religious schools and other public institutions, (but not including hospitals) subject to the issuance of a Special Use Permit by the Board of Adjustment.
  4. Child care facilities in which not more than three children, other than those of the owner are cared for.
  5. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage with capacity of not more than three automobiles.
- B. Parking: One off-street parking space for each dwelling unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 15 feet to any main building on an adjoining lot or parcel, and not closer than 10 feet to any building on the same lot or parcel.
- D. Height Limitation: Two and one-half stories, but not to exceed 35 feet.
- E. Required Area and Width: Nine thousand square feet minimum area; 70 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 9,000 square feet, provided there is not less than 9,000 square feet for each such dwelling unit and that such structures be not less than 25 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 20 feet.
- Side - ten percent of the average width of the lot or parcel, but in no event less than five feet. A lot of 80 feet frontage or more may have a side yard along one side only of eight feet, provided the total distance between adjoining main buildings is not less than 16 feet.
- Rear - not less than 20 feet.



ARTICLE 13 R-1b SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width.
1. Single family dwellings of a permanent nature.
  2. One detached guest building as defined in Article 3.
  3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses and playhouses.
  4. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
- B. Parking: One off-street parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, subsection 4 of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitation: Two stories, but not to exceed 30 feet.
- E. Required Area and Width: Twelve thousand square feet minimum area; 80 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 12,000 square feet provided there is not less than 12,000 square feet of lot area for each such dwelling unit and that such structures be not less than 40 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 20 feet.
- Side - ten percent of the average width of the lot or parcel but in no event less than eight feet.
- Rear - not less than 20 feet.

ARTICLE 14 R-2 TWO FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width.
1. All uses permitted in the R-1 District.



2. One two-family or two one-family dwellings.
  3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than two automobiles for each dwelling unit.
- B. Parking: One off-street parking space for each dwelling unit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two and one-half stories, but not to exceed 35 feet.
- E. Required Area and Width: Six thousand square feet, minimum area; 50 feet average width. Minimum lot area per dwelling unit or suite, 3,000 square feet.
- F. There may be one or more dwelling units on a lot or parcel having an area in excess of 6,000 square feet provided there is not less than 3,000 square feet of lot area for each such dwelling unit and that such structures contain not more than two units and be not less than 15 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 15 feet.
- Side - ten percent of the average width of the lot or parcel, but in no event less than five feet. A lot of 80 feet frontage or more, may have a side yard of five feet along one side only, provided the total distance between adjoining main buildings is not less than 10 feet.
- Rear - not less than 20 feet.

ARTICLE 15 R-3 MULTIPLE

- A. Uses permitted on a lot or parcel having the required area and required width.
1. All uses permitted in the R-1 and R-2 Districts.
  2. Private clubs and lodges, fraternity and sorority houses, hospitals, institutions and rest homes.
  3. Educational and philanthropic institutions.
  4. Garden apartments, bungalows, boarding and rooming houses and other limited multiple uses.
  5. Hotels, motels and trailer courts subject to the following requirements:

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- (a) Not less than 2 acres minimum lot size with a minimum average width of 100 feet.
  - (b) The issuance of a Special Use Permit by the Board of Adjustment.
- 6. Offices wherein limited contact only is made with the public.
  - 7. Accessory uses customarily incident to the above.
- B. Parking:
- 1. One off-street parking space for each dwelling unit, trailer court unit, motel suite.
  - 2. Hotels shall provide at least one off-street space for each suite plus one space for each 500 square feet of non-residential building space, excluding halls.
  - 3. Offices and all other non-residential uses shall provide at least one off-street space per 1,000 square feet of gross floor area.
  - 4. The Board of Adjustment may make exceptions to any of the above requirements after public hearing, if undue hardship is created; or it can be shown that suitable and alternate facilities can be provided within 500 feet of the subject property which will not unduly or adversely affect the use of nearby properties.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.
- D. Height Limitation: None.
- E. Required Area and Width: 6,000 square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit or suite 2,000 square feet.
- F. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than 15 feet.
  - Side - ten percent of the average width of the lot or parcel but in no event less than 5 feet.
  - Rear - not less than 20 feet.
- G. Advertising: One lighted or unlighted sign (but not neon or other gaseous media) per tenant of not more than 2 square feet in area attached to face of building, except for hotels, motels and trailer courts, in which case advertising shall be subject to review under Special Use Permit provisions.



ARTICLE 16 TR - TRAILER

- A. Uses permitted on a lot or parcel having the required area and required width.
1. One single family trailer coach, subject to the provisions of the underlying zone.
  2. All uses permitted in the zone underlying the TR overlay indication.
- B. Parking: Same as underlying zone regulations.
- C. Accessory Buildings: Same as underlying zone regulations.
- D. Height: Same as underlying zone regulations.
- E. Required Area and Width: Same as underlying zone regulations.
- F. Yards: Same as underlying zone regulations.

ARTICLE 17 GENERAL NON-RESIDENTIAL DISTRICT PROVISIONS

- A. Residence in Commercial Districts: All uses or buildings permissive in the Residential Districts are also permissive in C-1a and C-2 Districts provided such are established in accordance with yard and parking requirements of the R-3 zone. Yard requirements may be waived for dwelling units erected above the ground floor when said ground floor of a building is designed and used exclusively for commercial purposes.
- B. Off-street Loading: In order to avoid undue interference with the public use of streets or alleys, there shall be provided and maintained adequate off-street space for standing loading, or unloading for those uses involving receipt and distribution of vehicles or merchandise and materials. Each such space shall be 10 feet by 45 feet with a 14 foot height clearance. For a building containing less than 3,000 feet of gross floor area, a combined parking and loading area shall be acceptable.
- C. Glare: Except in processes of construction, glare from arc welding, acetylene torch cutting or similar activity shall be performed so as not to be seen from any point outside the property on which said work is being performed.
- D. Side and Rear Yards: When a non-resident lot or parcel is contiguous to the boundary line of a residence or agricultural lot or parcel, any side or rear yard which is so adjacent to said residence or agricultural lot or parcel, shall have a minimum width of 10 feet.
- E.
1. Smoke: Shall be controlled as to provide proper safeguards for the public health, safety and general welfare and in whatever manner as further provided by other county ordinances.



2. Odor: The emission of obnoxious odors of any kind shall not be permitted.
  3. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare.
- F. Open Storage: Storage of lumber, coal or other combustibles shall be not less than 10 feet from any interior lot line and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times. No merchandise shall be displayed nor any business conducted between the street line and building line in any district.
- G. Fire Hazards: Storage and handling of inflammable liquids, liquified petroleum and explosives shall comply with all State rules and regulations as well as those of the County. Bulk storage of inflammable liquids, liquid petroleum, gases and explosives above ground shall be unlawful in all districts, except gasoline and lubricating fuel oil. Storage below ground shall be permissive in M-1 Districts upon Special Use Permit and provided all tanks shall be located not closer to the property line than the greatest depth to the bottom of the tank.

NON-RESIDENTIAL DISTRICT PROVISIONS

ARTICLE 18 C-1a LIMITED COMMERCIAL

- A. Uses permitted on a lot or parcel having the required width.
1. Any uses permitted in residential districts, subject to the provisions of Article 17, excepting trailer courts.
  2. Stores and shops for the conduct of retail business.
  3. Business and professional offices.
  4. Specific uses such as:
    - (a) Retail sale of new automobiles, automobile parts and accessories, automobile trailers, appliances, beverages, bicycles and bicycle accessories (including rental), books, bronzes, cameras and film, candy, clothing, confections, curios, dairy products, drugs, dry goods, electrical goods, fish, furniture (new and/or genuine antique), flowers, furs, groceries, guns, hardware, instruments (musical), instruments (professional and/or scientific), hats, jewelry, liquor, meats, motor vehicles, newspapers and magazines, notions, paintings, paint, pastries, porcelain, poultry (dressed), radios, seed, shoes, sporting goods, stationary television sets.
    - (b) The following agency uses: advertising, airplane broker (no merchandise), bakery, cleaning and dyeing, collection, detective (private), employment, laundry, messenger service, real estate, travel.



- (c) The following shops: antiques (genuine), barber and/or beauty, dressmaking, embroidery, knit, locksmith, shoe repair, tailor, watch repair.
- (d) Advertising distribution, art studio or school, assaying, astrology parlor, automobile parking lot, automobile filling station, bank, business school, cafe or restaurant (no dancing, gaming or entertainment), clinic, decorator's studio, delicatessen, dental laboratory, department store, dining room (public), drive-in lunch stand (car service), financial institution, fine arts gallery, fortune telling, greenhouse (commercial), hat cleaning and blocking (retail), ice cream delivery station, ice delivery station, ice cream parlor, interior decorator, laundrette (no wholesale), laundry (garments, hand only), library (circulating, commercial), medical building, motel, music store, music studio or school, professional offices, office buildings, optometrist, palmistry establishment, parking lot (commercial), photographer's studio, public stenographers and notary, pumping plant (water), radio or TV studio (no antenna), refreshment stand, shoe shining stand, soda fountain, sponging and pressing (no dry cleaning or power driven laundry), storage within a building but not including warehousing, telegraph office, theatres, X-ray operator.

5. Accessory uses customarily incident to the above uses.

B. Uses Prohibited:

1. Trailer courts.

C. Conditions under which above uses may be established:

1. No used or second hand goods or merchandise other than genuine antiques be sold or displayed.
2. All goods sold, offered for sale or displayed be kept within a building.
3. Advertising signs shall be limited to two in number and indicate only the person occupying the premises or goods produced or sold thereon.
4. No live animals shall be kept or slaughtered on the premises other than in connection with a pet shop.

D. Parking: One off-street parking space for:

1. Each 1,000 square feet of gross floor area used for commercial or office purposes.
2. Each motel unit.

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3. Each service or delivery vehicle.

E. Height Limitation: Two stories but not exceeding 35 feet.

F. Required Width: Fifty feet average.

G. Yards: Except as provided in Article 5, yards shall be:

Front - equal to the building line setback as set forth in Article 27, but in no event less than 20 feet.

Side - none, except as provided in Article 17.

Rear - ten feet except on lots or parcels bounded by an alley.

ARTICLE 19 C-1b NEIGHBORHOOD SHOPPING CENTER COMMERCIAL

A. Uses permitted on a lot or parcel having the required area and width:

1. All C-1 uses as enumerated in Article 18, Section A, subsections 2, 3, 4 and 5.

B. Conditions under which the above uses may be established.

1. Issuance of a Special Use Permit reviewed by the Board of Adjustment.

C. Uses specifically prohibited:

1. Any residential use, including trailer courts.

2. Hotels, motels.

3. Churches, schools, institutions and other similar public and semi-public uses.

D. Parking: At least four square feet of off-street space for every one square foot of gross ground floor area.

E. Height Limitation: Two stories but not exceeding 35 feet.

F. Required Area and Width: Two acres minimum area; one hundred feet average width.

G. Yards: Except as provided in Article 5, the minimum yard requirements set out below shall be subject to Special Use Permit.

Front - equal to the building line setback as set forth in Article 27, but in no event less than 30 feet.

Side - none, except as provided in Article 17.

Rear - ten feet, except on lots or parcels bounded by an alley.



ARTICLE 20 C-2 GENERAL COMMERCIAL

- A. Uses permitted on a lot or parcel having the required width:
1. Any use permitted in the C-1 zone.
  2. Stores and shops for the conduct of wholesale business including the sale of used merchandise.
  3. Specific uses such as the following:
    - (a) The sale of used merchandise, automobiles, books, chickens, feed, hay and grain, furniture, hardware, leather goods, monuments and saddles.
    - (b) The following shops: auction, awning and canvas, grocery (including wholesale), pawn, pet, tire (vulcanizing and repair).
    - (c) The following uses, within a building: aquarium, animal hospital, arena (boxing), automobile and bus storage garage, automobile laundry, automobile repair (no body repair), bar, bath house or plunge, billiard or pool hall, blueprinting, book bindery, bottling plant (soft drinks), bowling alley, brooder house, building supply, carpet cleaning (soap and water, no mechanical beating), dancing academy or school, dancing (public ballroom), dyeing of yarns (in conjunction with retail sales), engraver, express office, extermination or fumigation service, film exchange, furniture storage and repair (including rebuilding and re-upholstering and/or redecorating), garage (public), glass cutting and staining (in conjunction with a retail sales), gymnasium, gaming, loft building, lockers (food storage), laboratory (experimental or scientific), lapidary, lithographer, laundry (retail, no washing operation), laundry (retail shirt, 7-1/2 hp boiler), massage parlor, medical appliances (sale of), motorcycle repair, newspaper printing office, optical glass grinding, paper hanger, photo finishing (wholesale), plumbing shop, poultry hatchery, printer and/or publisher, pumping plant (water), reducing salon, saddle making, sanitarium, second hand store (no junk yard), service enterprises of all kinds, sign painting, skating rink, sports arena, sterilizing service, taxidermist, theater, trade school, towel and linen service, undertaking parlor (no crematory, interment or mortuary).
    - (d) The following uses: archery range, automobile rental, billboards, conversion plant (electrical), drive-in theater, distributing plant (electrical), garment cleaning (retail, maximum output 60 lbs. per hour, built-in solvent reclaimer, non-inflammable cleaning agents, total maximum horse power 3-1/2), golf



(driving range and/or miniature), sub-station (electrical), swimming pool, transformer station, trailer court, wood storage yard (firewood, no power driven saw).

(e) Manufacturing or assembly uses incidental to wholesale or retail sales wherein not more than 25% ground floor area is so used, no motor exceeds one (1) hp and aggregate hp does not exceed 5.

4. Accessory uses customarily incident to the above uses.

B. Parking: One off-street parking space for:

1. Each motel or trailer court unit.
2. Each five seats in any theater or sports arena.
3. Each service or delivery vehicle.

C. Height Limitation: None.

D. Required Width: Fifty feet average.

E. Yards: Except as provided in Article 5, yards shall be:

Front - equal to the building line setback as set forth in Article 27.

Side - none, except as provided in Article 17.

Rear - ten feet, except on lots or parcels bounded by an alley.

#### ARTICLE 21 M-1 INDUSTRIAL

A. Uses permitted on a lot or parcel having the required width:

1. All uses permitted in any commercial zone, except residential uses.
2. Manufacturing, processing, assembly and fabrication uses.
3. Storage warehouses and storage of the following: bottles (no junk), boxes and crates, building materials, burial vaults, equipment, coal, contractors equipment and materials, farm products, fertilizer (sacked), lumber, metals, paint, petroleum products, plumbing materials.
4. Specific uses such as the following: animal pound, arena (sports), athletic field (commercial), automobile body repair, bakery, bicycle race track, blacksmith shop, bottle washing, brewery, car-loading dock, cannery, carpet cleaning, cemetery, cesspool cleaning yard, cleaning and



dyeing, crating and hauling depot, egg candling, house mover's yard (no salvage or junk), ice plant, laundry (steam or wet wash), power plant (electrical or gas), radio or TV antenna, shooting gallery, tire rebuilding and retreading, truck depot, veterinary hospital.

5. Accessory uses customarily incident to the above.

B. Uses requiring a Special Use Permit:

1. Manufacturing of any acid or acid by-products, chemical, including chlorine or any other obnoxious gas, corrosive products, explosive, by-product from fish, meat, or animals (including slaughter houses), fertilizer or glue, or similar products.
2. Meat packing plant, junk yard, dump, refuse disposal yard.
3. Extraction and/or processing of rock, sand, gravel, asphalt and like earth products, including top soil stripping.
4. Other uses which are, in the opinion of the Planning Commission, similar to the above or which may be detrimental to the public health, safety and general welfare.

C. Uses specifically prohibited:

1. Any residential use, except in conjunction with a permitted use.
2. Churches, schools, institutions and other public and semi-public uses.

D. Parking: One off-street parking space for:

1. Each motel or trailer court unit.
2. Each service or delivery vehicle.

E. Height Limitation: Sixty-five feet.

F. Required Width: Fifty feet average.

G. Yards: Except as provided in Article 5, yards shall be:

Front - equal to the building line setback as set forth in Article 27.

Side - none, except as provided in Article 17.

Rear - ten feet, except on lots or parcels bounded by an alley.



ARTICLE 22 M-E INDUSTRIAL ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width.
1. Administrative, executive, professional, research and similar office use, having limited contact with the general public.
  2. Manufacturing, processing, assembly, fabricating or storage of products or materials.
  3. Accessory uses customarily incident to the above.
  4. Other uses which are, in the opinion of the Planning Commission, similar to the above.
  5. Established agricultural uses.
- B. Conditions under which the above uses may be established:
1. Issuance of Special Use Permit, reviewed by the Planning Commission.
  2. Any outside storage shall be suitably screened from the surrounding area by walls, planting or other barrier to the satisfaction of the Planning Commission.
  3. Provisions for landscaping shall be included in the preliminary development plan. These shall include, but are not limited to, screen planting, lawn areas, trees, shrubs, fences and walls. It shall be the responsibility of the owner or developer to carry out this program and to provide such maintenance and care as is required to obtain the effect intended by the original plan; all landscaping shall be planned and maintained to the satisfaction of the Planning Commission.
  4. There shall be no advertising signs other than one facing each public street announcing the name and/or insignia of the company or companies on the site. Such sign shall not exceed 50 square feet in area; and shall not extend above the roof or coping of any building. Signs shall not be illuminated by exposed tubes, bulbs, or similar exposed light sources. Necessary direction signs shall be permitted. Exterior spot-lighting or other illumination shall be so installed as to eliminate any nuisance to adjoining residential districts or to traffic on the public highways. No unshaded light sources shall be permitted. Necessary safety lighting of roads and buildings, and lighting required by governmental regulations, shall be permitted.
- C. Uses specifically prohibited:



1. Any residential use, except incidental to a permitted use.
  2. Hotels, motels, trailer courts or other similar uses.
  3. Merchandising or merchandising services, except incidental to a permitted use.
  4. Churches, schools, institutions and other similar public and semi-public uses.
  5. Retail stores, theaters and commercial recreational or non-industrial uses.
  6. Uses enumerated in Section B, Article 21.
- D. Parking: Appropriately surfaced facilities, subject to review as a part of Special Use Permit, and to include consideration of the following:
1. Number of employees at major shift.
  2. Customer requirements.
  3. Special equipment and vehicle requirements.
  4. Reserve for plant expansion.
  5. Access and maneuvering space.
- E. Height Limitation: Three stories but not exceeding forty-five feet.
- F. Required Area and Width: One acre minimum area; one hundred fifty feet average width.
- G. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27, but in no event less than forty feet, with twenty feet adjacent to street landscaped with trees, bushes, shrubs and grass to the satisfaction of the Planning Commission.
- Side - twenty feet.
- Rear - not less than twenty feet.

ARTICLE 23 M-W WAREHOUSE

- A. Uses permitted on a lot or parcel having the required width.
1. Storage warehouses.



- B. Uses prohibited:
1. Outside storage.
  2. Any commercial or industrial use.
  3. Any residential use except incidental to a permitted use.
- C. Parking: Adequate off-street parking space for employees and service or delivery vehicles.
- D. Height Limitation: Forty feet.
- E. Required Width: Fifty feet average.
- F. Yards: Except as provided in Article 5, yards shall be:
- Front - equal to the building line setback as set forth in Article 27.
- Side - none, except as provided in Article 17.
- Rear - none, except as provided in Article 17.

ARTICLE 24 M-S SPACE INDUSTRIAL

- A. Uses permitted on a lot or parcel having the required area and required width.
1. Research and development, testing and manufacture of electro mechanical and electronic systems.
  2. Research, development, manufacture and testing, except as provided in Section C of this Article, of aircraft, missiles, propulsion systems, space vehicles, and aerospace systems and components thereof.
  3. Research, development, testing and manufacture of chemicals, propellants, fuels and cryogenic materials.
  4. Airstrips in conjunction with permitted uses.
  5. Offices and laboratories.
  6. Maintenance and service facilities incidental to permitted uses.
  7. Research and development in basic sciences.
  8. Agricultural and mining uses.
  9. Uses enumerated in Article 21, Section A.2. and A.3.
  10. Recreational uses incidental to permitted uses.
  11. Accessory uses customarily incidental to permitted uses.



- B. Uses permitted subject to approval by the State Health Department:
  - 1. Research and development, testing and manufacture of nuclear reactors, fuels, devices and components.
  - 2. Development, testing and manufacture of cryogenic materials, chemicals, propellants and fuels.
- C. Uses permitted not closer than 300 feet to any property line:
  - 1. Testing of aircraft, missiles, propulsion systems, space vehicles, and aerospace systems and components thereof involving explosion or noxious or corrosive gases.
- D. Uses specifically prohibited:
  - 1. Any residential use except incidental to a permitted use.
  - 2. Any commercial use except incidental to a permitted use.
  - 3. Churches, schools, institutions and other similar public uses.
- E. Parking: Adequate off-street parking space for employees and service or delivery vehicles.
- F. Height Limitations: None
- G. Required Area: Twenty acres minimum area.
- H. Yards: Except as provided in Article 5, yards shall be:
  - Front - equal to the building line setback as set forth in Article 27 and/or as provided in Section C of this Article.
  - Side - none, except as provided in Section C of this Article.
  - Rear - none, except as provided in Section C of this Article.

ARTICLE 25 M-3 OPEN USE

- A. All of the unincorporated area of Washoe County, not specifically placed by this ordinance or by any amendment thereto, in any other district classification, is hereby classified in this category.
- B. Uses permitted on a lot or parcel having the required width:
  - 1. Except as provided in Section C, Article 25, any use or enterprise, subject to approval by the State Health Department where applicable.

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- C. Uses requiring a Special Use Permit:
  - 1. All uses listed under Section B, Article 21.
  - 2. Cemeteries, rifle ranges, airports and race tracks.
- D. Parking: None.
- E. Height Limitation: None.
- F. Required Width: Fifty feet average.
- G. Yards: None, except as provided in Article 27.

ARTICLE 26 EFFECTS OF DISTRICTING

- A. Application: The provisions of this ordinance governing the use of land, buildings and structures, the size of yards, height and bulk of buildings, density of population and other provisions are hereby declared to be in effect upon all land within the boundaries of each and every district herein established.
- B. Classification: The following shall prevail:
  - 1. Lesser restrictive uses - the express enumeration in this ordinance of a particular class of building or use in any district shall be determined a prohibition of such building or use in all other districts unless so specified.
  - 2. Uses not specifically included in any Land Use District and not specifically excluded therefrom by this ordinance, may be included in that district as determined by the Planning Commission if such uses are similar to and not more obnoxious to the uses specifically included or if such uses are accessory to uses which are specifically included.
  - 3. The Planning Commission may reclassify a use when such reclassification does not violate the intent of this ordinance and provided said Commission publish newspaper notification and hold at least one public hearing thereon.
  - 4. A list to be known as "Supplementary Land Use Classifications" shall be compiled to include all classified or reclassified uses, the use district in which each use is classified and the conditions under which each use may be permitted. The County Commissioners shall be furnished a copy of such list and duly notified of all subsequent additions. Such classification of any use in any Land Use District shall have the same force and effect as if such use were set forth in this ordinance.
- C. Buildings under construction: Any building for which a lawful permit has been issued which is in conflict with this



ordinance, or any amendments hereto, and on which substantial work has been performed before the effective date of this ordinance, or any amendments thereto, may be continued and completed in accordance with the plans and specifications upon which basis the permit was issued.

- D. Uses: Any hotel may contain such business uses as are customarily conducted in conjunction and incidental thereto, provided that unless such business uses are otherwise permitted in the Use District in which the hotel is situated, every public entrance to such business shall be from a lobby, hallway or other interior portion of such hotel, and provided further that no show window, sign or other advertising material shall be visible from the outside.
- E. Where a lot is divided into separate ownerships and the area of either portion is such that the number and location of buildings thereon no longer conforms to the lot area requirements of the particular district, then in the determination of the permissive number and location of buildings on either portion, both parts shall be considered as one parcel only.

#### ARTICLE 27 SETBACKS

##### A. Setbacks:

1. Building lines for all buildings shall be shown on that map adopted as part of this ordinance and entitled "Building Setback Map, County of Washoe, Nevada". No building or portion thereof shall be constructed within the setback distance and no portion of a building extending into said distance shall be altered.
2. When a building setback distance is shown on both street fronts of a corner lot or parcel, such setback distance shall prevail, regardless of the side yard requirements of the situation. In the event that such Setback Map is not adopted concurrently with this ordinance, the following rules for the determination of front yards shall apply.
3. Each lot shall have a front yard of depth not less than the average depth of the front yards immediately adjacent thereto on each side. A vacant lot shall be considered as having a front yard of: Thirty feet in Districts A-1, A-2, A-3, A-4, E-1 and C-1b; twenty feet in R-1 and C-1a; fifteen feet in R-2 and R-3; forty feet in M-E.
4. No building in any Land Use District shall be constructed or altered closer than 50 feet to the centerline of any Major Route; or 40 feet to the centerline of any Secondary Route; or 30 feet to the centerline of any Through Street as such designations are shown and appear on the Master Plan of Streets and Highways adopted by the County of Washoe.



ARTICLE 28 PERMITS

- A. Building permits: No building permit shall be issued for the erection or use of any structure or part thereof, for the use of any land which is not in accordance with the provisions of this ordinance, except where Variance has been allowed by the Board of Adjustment of a Special Use Permit issued by the Board of County Commissioners, in which case the Building Inspector may issue a permit, sufficient to allow such work as so authorized by said Variance or Special Use Permit in accordance with whatever conditions as may be attached, providing such permit shall not be issued until all time limits for appeal have been exhausted and no appeal has been filed. Any permit issued contrary to the provisions of this ordinance shall be void.
- B. It shall be the duty of the Building Inspector before issuing a building permit to ascertain the exact location of the property on which the building is to be located. The Building Inspector shall obtain a written statement of the street address of the property or, if no street address exists, a property description in writing before issuing a building permit. It shall then be the duty of the Building Inspector to contact the Director of the Regional Planning Commission or one of his assistants and obtain a ruling as to whether or not the proposed building complies with this ordinance or the terms of a Variance or Special Use Permit if such has been granted.
- C. Enforcement: It shall be the duty of all officials charged with the issuance of licenses and permits to enforce the provisions of this ordinance.

ARTICLE 29 ENFORCEMENT PROCEDURE

- A. Any building or structure erected or maintained or any use of property contrary to the provisions of this ordinance shall be and is hereby declared to be unlawful and a public nuisance. The following procedure shall apply to enforce the provisions of this ordinance:
1. Upon notice given to the Building Inspector by the Director of the Regional Planning Commission or his assistants of a violation of this ordinance insofar as it pertains to construction of buildings as set forth under the Washoe County Building Code, the Building Inspector shall deliver to the party or parties in violation of this ordinance an order to comply with the provisions of this ordinance within 10 days of receipt of the order to comply. With regard to all other violations of this ordinance, the Director of the Regional Planning Commission or his assistants shall deliver to the party or parties in violation of this ordinance the aforementioned order to

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comply. Such order to comply shall be writing in a form to be prescribed by the Washoe County District Attorney.

2. Upon failure of the party or parties in violation of this ordinance to comply within 10 days of receipt of said notice and upon receipt by the District Attorney of a written statement signed by the Building Inspector or Director of Regional Planning setting forth the violation, the background of the violation, the parties involved, the date of delivery of a notice to comply, and the date of inspection in which it was determined that the party had not complied within the time limit allowed for compliance, the party or parties shall be cited by the District Attorney's Office to appear before the Board of County Commissioners to show cause why the Board should not order the District Attorney to proceed with civil and/or criminal action as hereinafter provided.
  3. Upon order of the Board of County Commissioners, after hearing as provided above, the District Attorney shall commence action or actions for the abatement, removal and enjoinder of such violation as a public nuisance and/or a criminal action in the manner provided by law.
- B. Remedies: All remedies provided for herein shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve such person from the responsibilities of correcting prohibited conditions or removing prohibited buildings, structures or improvements nor prevent the enforced correction or removal thereof.
- C. Penalties: Any person, firm or corporation, whether as principal agent, employee or otherwise, violating any provision of this ordinance or violating or failing to comply with any order or regulation made hereunder, shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the County Jail of Washoe County for a term not exceeding six months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during which such violation of this ordinance or failure to comply with any order or regulations is committed, continued or otherwise maintained.

#### ARTICLE 30 FEES

- A. Before accepting any applications hereinafter mentioned, the following fees shall be charged, collected and deposited with the County Treasurer.

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1. Change of Land Use District, \$35.00 for any one lot or parcel of land and \$5.00 for each additional lot or parcel included within said petition; the number of lots or parcels to be determined from the latest records of the County Recorder.
2. For Variance or Special Use Permit, \$25.00.
3. For an appeal to the Board of County Commissioners, \$25.00.
4. No fee shall be charged any governmental agency for application for Variance, Special Use Permit or Change of Land Use District.

ARTICLE 31 NONCONFORMANCE

- A. A lawful use of land or buildings not in conformance with the regulations herein prescribed, existing at the time of the adoption of the original Washoe County Land Use Ordinance, this ordinance, or any amendments hereto, may be continued except as follows:
1. The nonconforming use of land or building shall not be extended or expanded in any way. Such use shall not be changed except to bring said use of land or building into conformity with this ordinance or other ordinances of the County.
  2. Where automobile parking space in connection with a nonconforming building or use does not meet the requirements of this ordinance said building or use may be altered to provide such additional required automobile parking space.
  3. A lawful use of nonconforming land or buildings which is abandoned or discontinued for a period of six (6) consecutive months or more, shall not be resumed.
  4. No buildings, except a school or church structure which has been damaged or partially destroyed by natural calamity to an extent greater than 50% of its assessed value, shall be repaired, reconstructed, moved or altered except in conformity with the provision of this ordinance; provided that within C-2 zones, a licensee holding a valid County license (or his assignee) may continue the licensed business upon repair and reconstruction of any such building previously occupied by said licensee before such calamity.
  5. Provisions of this article shall apply to uses of property or to buildings which may become nonconforming by reason of amendment or supplement to this ordinance, or the Land Use Plan or the Building Setback Map.



ARTICLE 32 VARIANCES

## A. Authority:

1. In granting Variances the Board of Adjustment shall have no power to take action which in effect allows a land use in contravention of the applicable Land Use District or in any other way, changes the applicable Land Use District. Any Board action that has in effect changed the Land Use District shall be deemed a violation of their powers and of this ordinance and be of no force and effect.

## B. Administrator - Powers and Duties:

1. The Administrator shall submit to the Board of Adjustment a written report of his findings and recommendations on each application for Variance.
2. The Administrator may grant or deny, at his discretion, modifications in lot area, yard and parking requirements, if undue hardship is shown. Such modifications shall be limited to deviations not to exceed 20% of required yard area of 10% of lot area or 10% of off-street parking requirements.
  - (a) All decisions of the Administrator shall be in writing and filed in his office with copies submitted to the Building Department, the Board of Adjustment and the applicant. Such decisions of the Administrator may be granted without public hearing.

## C. Procedure:

1. Any person requesting a Variance shall file an application with the Administrator. Such application shall include:
  - (a) Provisions of this ordinance from which the property or building is sought to be excepted.
  - (b) A legal description of the property involved.
  - (c) Ground plans showing the location of all existing and proposed buildings.
  - (d) Elevations of all proposed buildings or alterations in sufficient detail to meet all requirements.
  - (e) Evidence of the ability and intent of the applicant to proceed with actual construction within six (6) months of the filing of the application.
2. All applications shall be verified before a Notary Public by the owner of the land or buildings or his authorized agent.



3. The applicant shall present adequate evidence showing:

- (a) That there are special circumstances or conditions applying to the property under consideration which make compliance with the provisions of this ordinance difficult and a cause of hardship to, and abridgement of a property right of, the owner of said property.
- (b) That such circumstances or conditions do not apply generally to other properties in the same Land Use District.
- (c) That the granting of the Variance is necessary to do substantial justice to the applicant or owner of the property.
- (d) That the granting of the Variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

D. Hearing:

- 1. Shall be held within 65 days of the date of filing of the application.
- 2. Notice by mail of the time, place and purpose shall be given not less than 10 days prior to the date of the hearing to the following:
  - (a) Applicant.
  - (b) Owners of real property within 300 feet of the exterior limits of the property involved, as shown by the latest Assessor's ownership maps. Notice by mail shall be complied with when Administrator mails to the last known address of the real property owners, as shown by the Assessor's records.
  - (c) Building Department, County Engineer, and Health Department.
- 3. The Board of Adjustment may hear facts from any person appearing and may consider written communications relative to the application.

E. Findings: The Board shall, within 40 days from the date of hearing, return its decision. Failure of the Board to render a decision within 40 days from the date of hearing shall be deemed a denial of the application unless an extension is granted.



- F. Conditions: The Board of Adjustment in approving any Variance may require conditions under which the lot or parcel may be used or the building constructed which in the Board's opinion will prevent material damage or prejudice to adjacent properties. Any such conditions as required must be complied with and violation of the same shall result in revocation of the permission granted by Variance. Further use shall constitute a violation of this ordinance and shall be punishable as herein provided. All Variances shall carry the following conditions:
1. Commencement within six (6) months and completion within one year.
  2. Conformance to plans approved as a part of the Variance.
  3. Subject to review by the Board of Adjustment in two years.
- G. Rehearing: Not later than 5 days after the Board of Adjustment renders its decision, the Applicant, or any person who was notified of the hearing or who appeared and testified or presented written testimony at the original public hearing, may petition for rehearing. As a basis for the request for rehearing such petition shall set forth in detail new facts or conditions not previously known or considered.
- H. Report to the Board of County Commissioners: After the time for rehearing has lapsed the Board of Adjustment shall submit findings and decision to the Board of County Commissioners and appeals may be had before the Board of County Commissioners as set out in Article 35 herein.

#### ARTICLE 33 SPECIAL USE PERMITS

- A. Where the establishment of uses or functions requires issuance of a permit, as provided herein, the following shall apply:
1. Procedure: Any person seeking issuance of a Permit shall file a request with the Administrator and shall appear before the Board of Adjustment or the Planning Commission presenting evidence of all the following:
    - (a) That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and
    - (b) That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and
    - (c) That all owners of real property within 300 feet of the exterior limits of the property involved, as shown by the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.



2. Investigation: The Administrator shall investigate each application to assure that the proposal in each application is consistent with the intent and purpose of this ordinance.
3. Hearing: The Board of Adjustment or the Planning Commission may hold a public hearing upon the application; if such hearing is held, notice shall be given as set forth in Article 32 herein.
4. Findings: Within 65 days from date of filing, the Board of Adjustment or the Planning Commission shall submit findings and recommendation to the Board of County Commissioners. The applicant shall be notified of such recommendation not later than 3 days after submission of the report to the Board of County Commissioners. The Board of Adjustment, the Planning Commission, or the Board of County Commissioners in approving the permit, may require certain conditions under which the proposed use may be allowed which will prevent material damage to adjacent properties, and provide suitable safeguards to the public health, safety and general welfare. Such conditions may include time limitations, architectural considerations, access provisions, off-street parking, green-belt planting requirements or other controls.

#### ARTICLE 34 AMENDMENTS

- A. This ordinance and Land Use maps may be amended, repealed or supplemented by the Board of County Commissioners. Any such amendment shall be considered an amendment to the Master Plan and shall be accomplished in the manner required by Chapter 278 Nevada Revised Statutes.
- B. Procedure:
  1. Amendments may be initiated as follows:
    - (a) By the Planning Commission.
    - (b) By the Board of County Commissioners.
    - (c) By the owner of a lot or parcel within the area sought for amendment, by filing with the Planning Commission a signed and verified application, accompanied by the necessary fee.
  2. Hearing: The Planning Commission shall first hold a public hearing on all proposed amendments. Such hearings shall be held within 110 days following the initiation of such proceedings. Notice of time and place of hearing shall be published in a newspaper of general circulation in Washoe County not less than 10 days prior



to the date of such hearing. Such notice shall describe the change proposed, the lot, parcel, or properties proposed for change and other pertinent information in such a manner that the property and change proposed can readily be identified. When the Planning Commission deems it proper, it may consider other property for change in addition to that sought in the application.

3. Notice: When a Change of Land Use District is applied for, by persons other than the Planning Commission or the Board of County Commissioners, the Planning Commission shall mail to the applicant, to all real property owners within 300 feet of the exterior boundaries of any property proposed for reclassification as shown on the latest Assessor's property maps and to all property owners of land within such area proposed for reclassification, written notice of the time, place and date of such hearing and the general location of the property of the addressee with reference to the property proposed for change, not less than 10 days prior to the public hearing date.
- C. Report to Board of County Commissioners: Within 40 days following the public hearing, the Planning Commission shall file a written report with the Board of County Commissioners recommending approval or disapproval of the proposed change or amendment. Failure of the Planning Commission to so report shall be deemed approval. The Planning Commission shall mail to the applicant notice of the recommendation within 3 days following the filing of the report with the Clerk of the Board of County Commissioners.

#### ARTICLE 35 APPEALS

- A. The decision of the Planning Commission or the Board of Adjustment granting, denying, or recommending a Change of Land Use, Variance or Special Use Permit may be appealed in writing to the Board of County Commissioners within 10 days after the Board or the Planning Commission has notified the County Commissioners of its decision. If no appeal is taken to the Board of County Commissioners from the decision granting, denying or recommending a Variance or Special Use Permit within the time allowed, such decision is final. Decisions of the Planning Commission recommending changes of land use shall be set for public hearing by the Clerk of the Board of County Commissioners. Appeals on such recommendations may also be heard at that time.
- B. Notice of hearing on appeals from decisions granting or denying Variances, and recommending the issuance of Special Use Permits shall be given by the Clerk of the Board of County Commissioners by mailing a Notice of Hearing to the Appellant and to all parties involved as shown by the records of findings and decisions furnished by the Planning Commission or the Board of Adjustment to the Board of County Commissioners, at least 10 days before the hearing.

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- C. Notice of hearings by the Board of County Commissioners on recommendations of the Planning Commission for Change of Land Use or appeals therefrom shall be given by the Clerk of the Board by one publication in a newspaper of general circulation at least 15 days before the date set for the hearing.
- D. The applicant or any real property owner within 300 feet of the exterior boundaries of the property involved who was present at the original hearing or rehearing, or who presented written testimony, if any, before the Planning Commission or Board of Adjustment, as well as the Building Inspector, shall have the right of appeal to the Board of County Commissioners.
- E. Appeals shall be initiated by filing a written notice of appeal with the Clerk of the Board of County Commissioners, paying the fee therefor, stating therein the reasons why the decision of the Board of Adjustment or the recommendation of the Planning Commission should be amended, modified or reversed. Such reasons shall be based upon the evidence presented to the Planning Commission or Board of Adjustment at the original hearing or rehearing. Failure of appellant to present such reasons shall be deemed cause for denial of appeal.
- F. The Board of County Commissioners shall consider such evidence relating to Change of Land Use and may reverse the decisions of the Planning Commission by a simple majority vote. (Amended 2-25-63 Bill No. 78; Item 63-154; Bk. W, p. 249)
- G. The Board of County Commissioners shall consider such evidence and may reverse the decision of the Planning Commission or the Board of Adjustment relating to Variances or Special Use Permits by a simple majority vote.

ARTICLE 36 REPEALING

- A. All ordinances inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed.
- B. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

ARTICLE 37 CONSTITUTIONALITY AND LEGALITY

If any provision or part of this ordinance shall be declared by a court of competent jurisdiction to be illegal or unconstitutional, it shall in no way affect the remainder of this ordinance or any section thereof, it being intended that the remainder shall remain in full force and effect.



ARTICLE 38 EFFECTIVE DATE

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 25<sup>th</sup> day of October, 1962.

Proposed by Commissioner Mirabelli

Passed on the 5<sup>th</sup> day of November, 1962.

Vote:

Ayes: Commissioner Michael A. Mirabelli  
Howard J. McKessick Sr  
Robert H. Clarkson

Nays: Commissioners none

Absent: Commissioners Richard Strater  
J. C. McKenzie

Michael A. Mirabelli  
Chairman of the Board



ATTEST: [Signature]  
County Clerk

This ordinance shall be in force and effect from and after the 14<sup>th</sup> day of November, 1962.



# LAND USE PLAN

## DISTRICT NO. 1 TRUCKEE MEADOWS

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

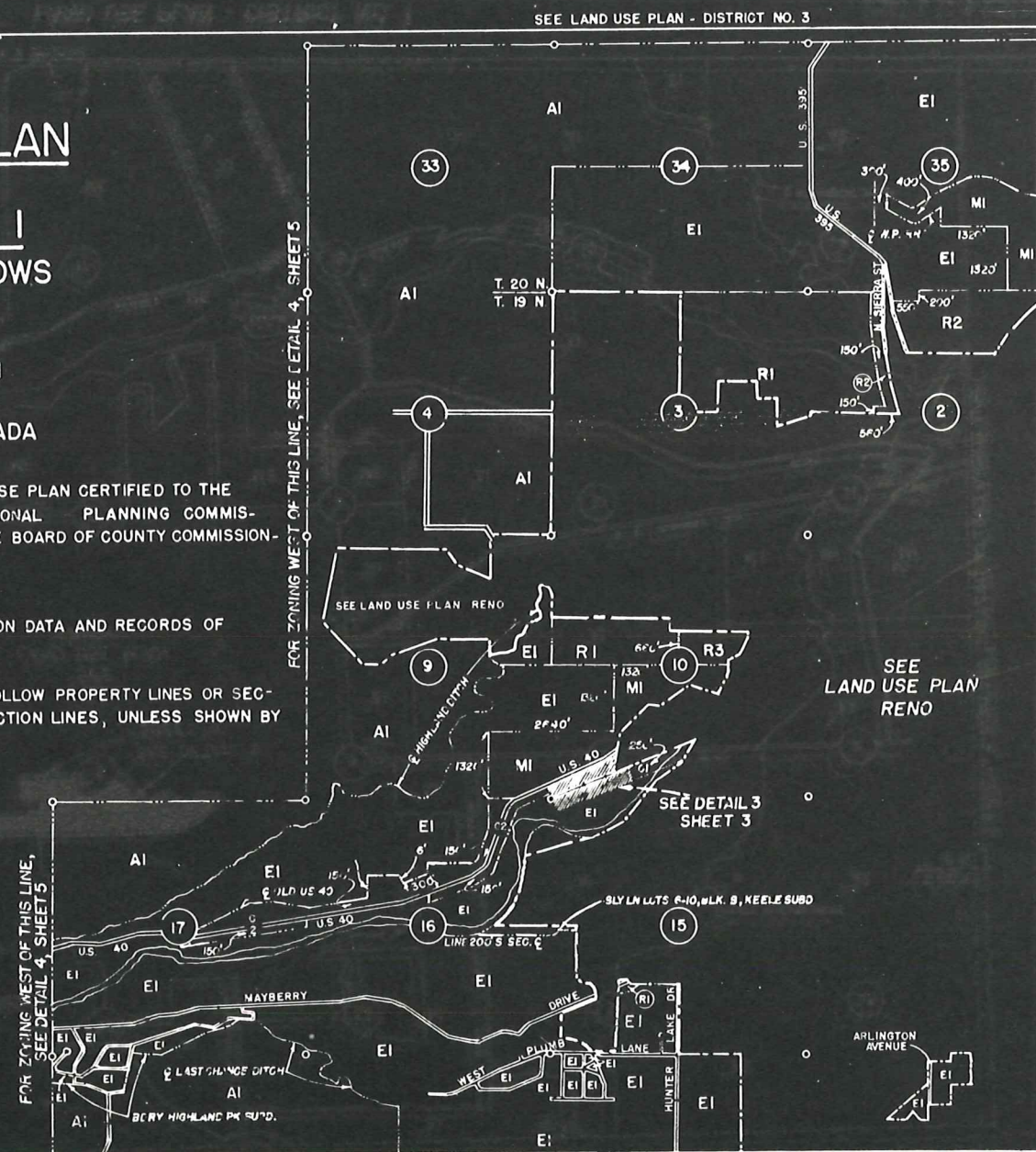
THESE SIX SHEETS INDICATE AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 15TH DAY OF JAN., 1957, ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 21ST DAY OF OCTOBER, 1957.

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF JANUARY 1, 1957.

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. 57 AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

WASHOE COUNTY, NEVADA  
ADOPTED 10-21-57



SEE LAND USE PLAN - DISTRICT NO. 3

FOR ZONING WEST OF THIS LINE, SEE DETAIL 4, SHEET 5

FOR ZONING WEST OF THIS LINE, SEE DETAIL 4, SHEET 5

SEE LAND USE PLAN RENO

SEE LAND USE PLAN RENO

SEE DETAIL 3 SHEET 3

SHEET 3 ADJOINS

SHEET 2 ADJOINS

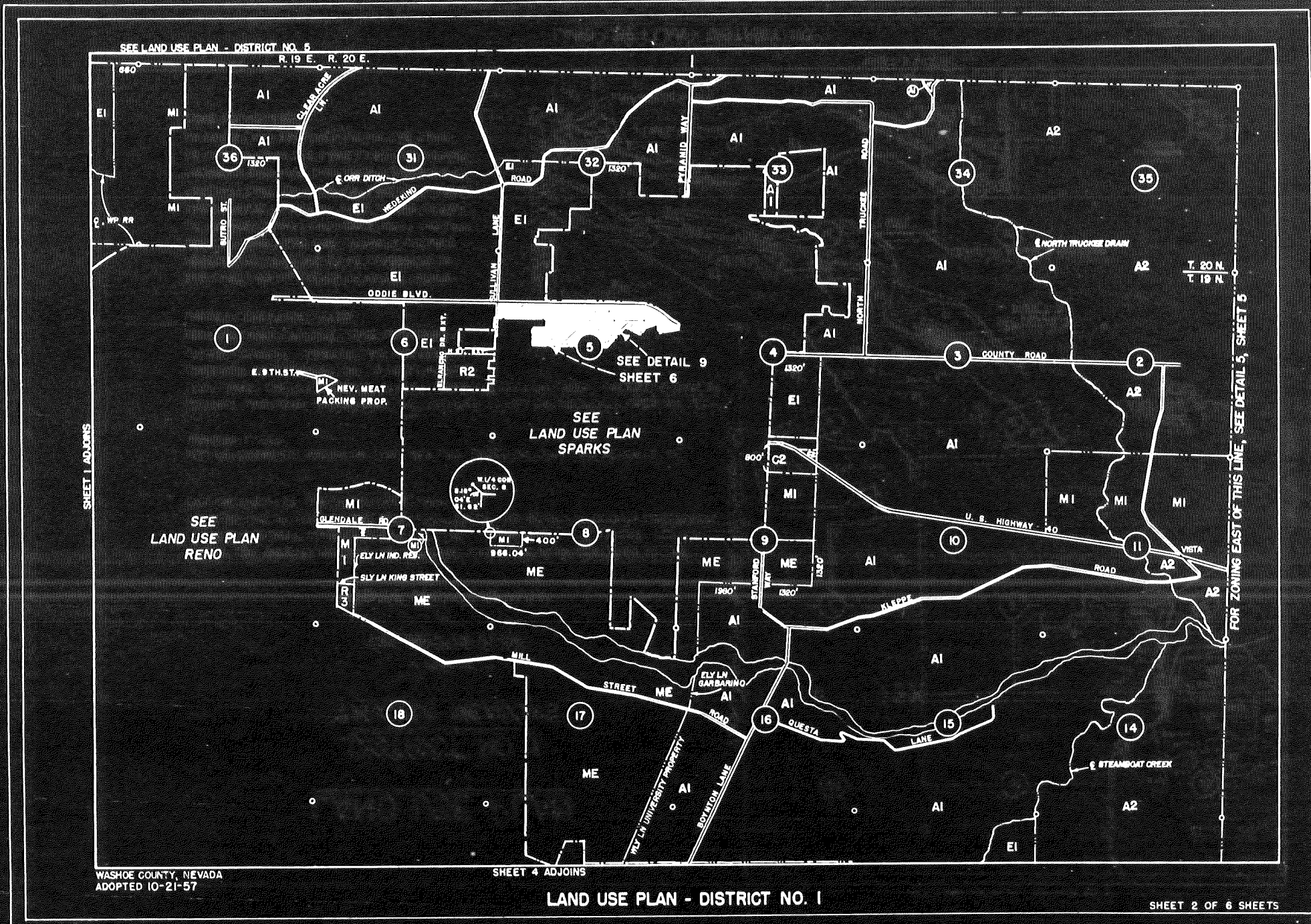
LAND USE PLAN - DISTRICT NO. 1

SHEET 1 OF 6 SHEETS

Ord. 57



Ord. 57



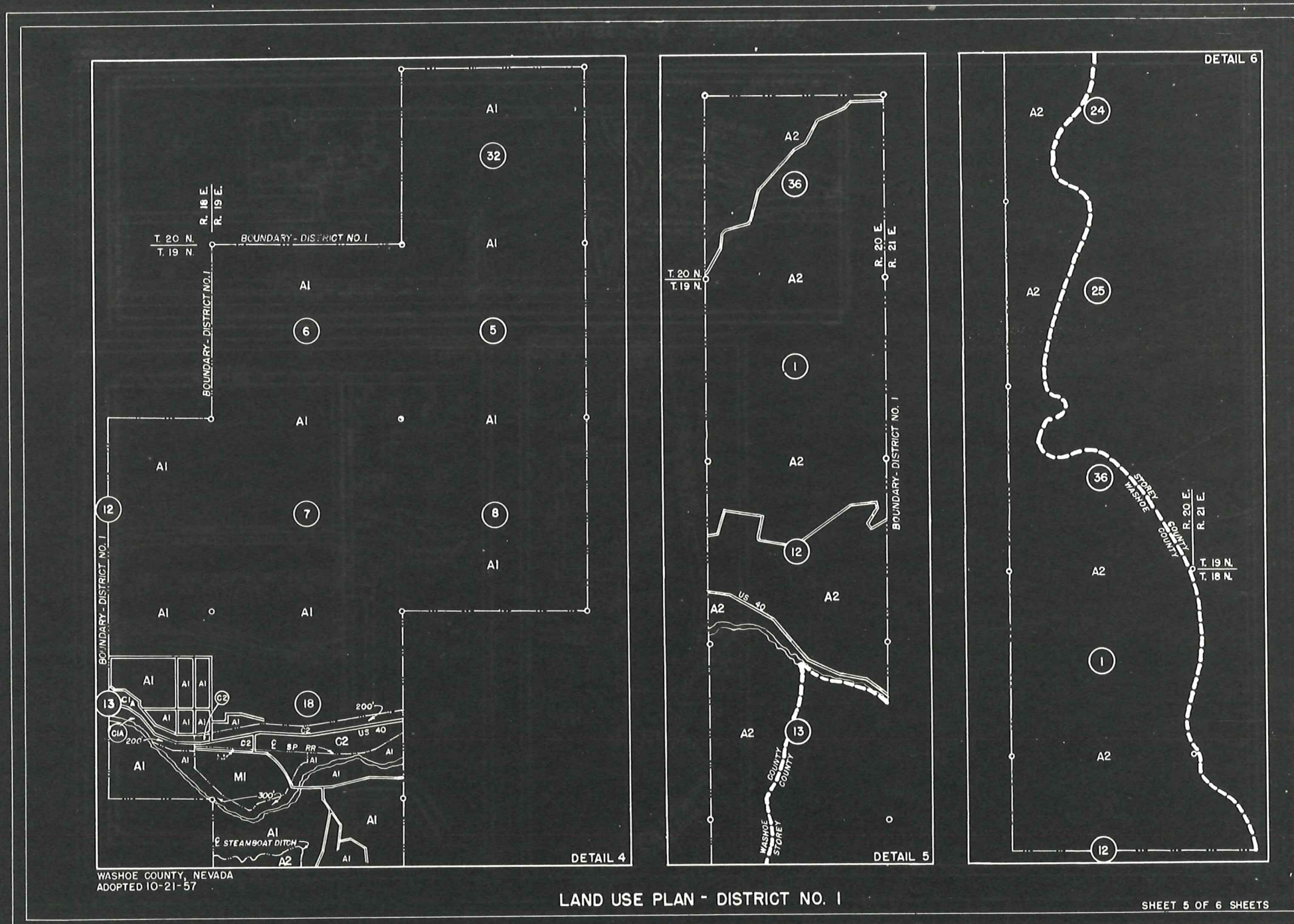








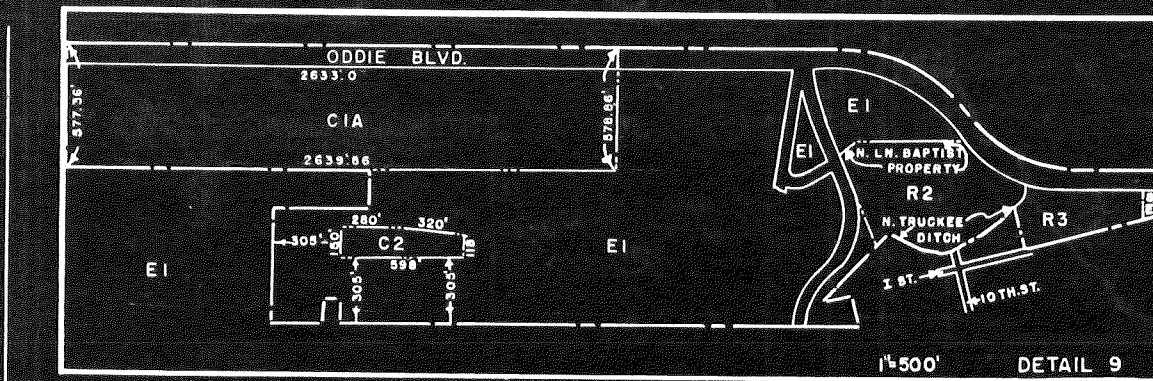
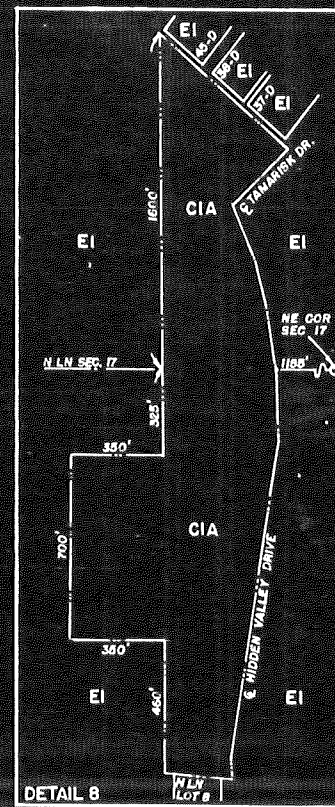
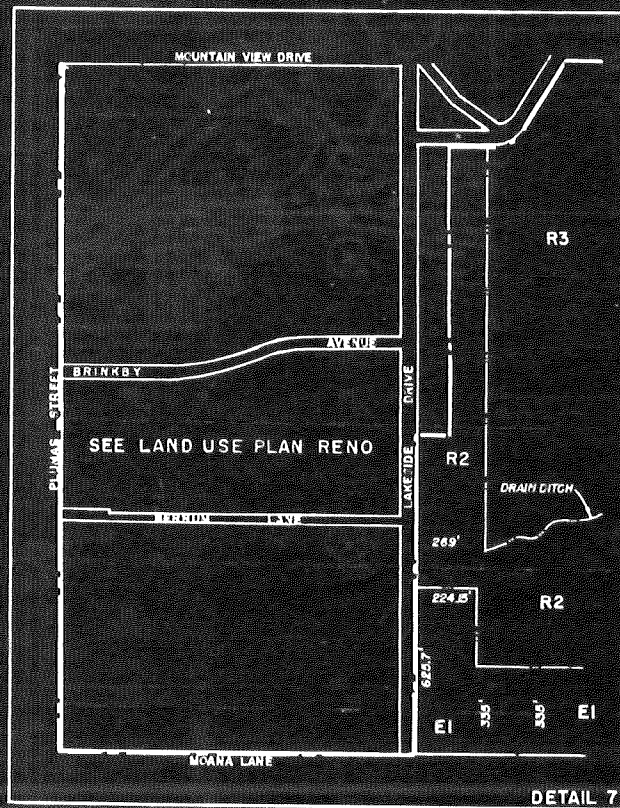




Ord. 57



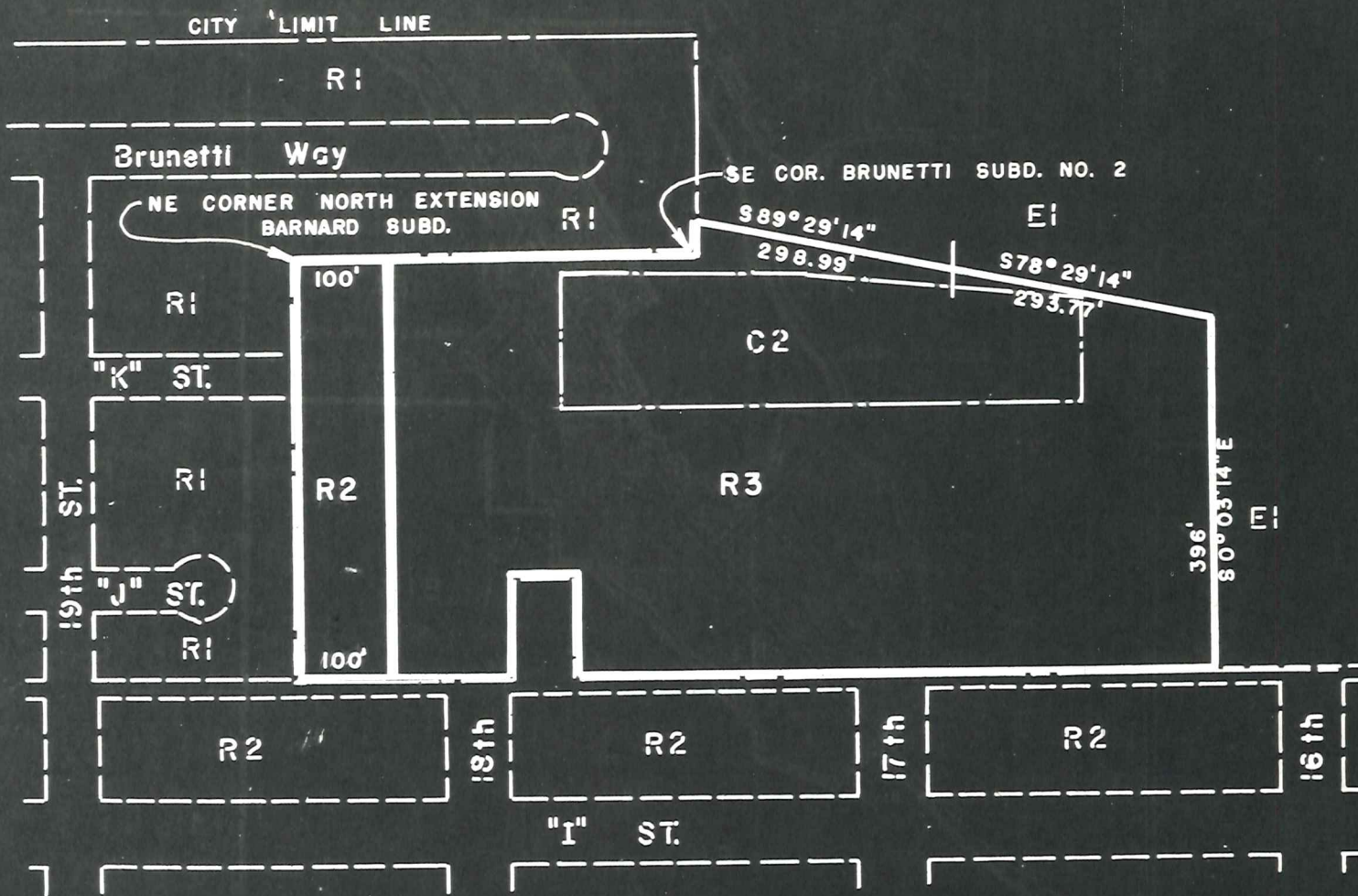
Ord. 57



WASHOE COUNTY, NEVADA  
ADOPTED 10-21-57

LAND USE PLAN - DISTRICT NO. 1





SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1263W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

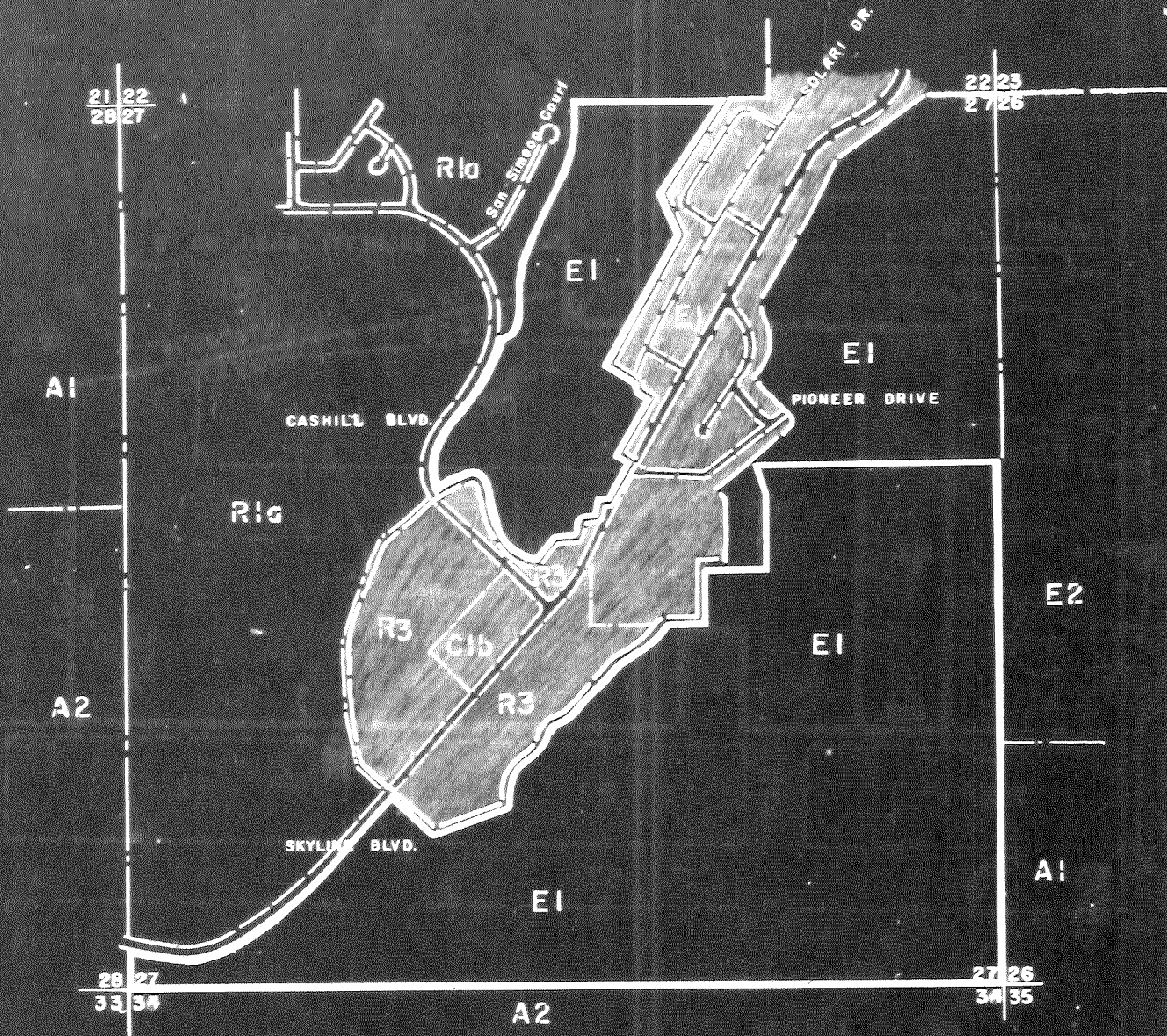
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ CHAIRMAN ATTEST \_\_\_\_\_ SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15<sup>th</sup> DAY OF MAY 1963, AS ART. 4-F 4, ORDINANCE NO. 57

CERTIFIED J.C. McKeen CHAIRMAN ATTEST [Signature] COUNTY CLERK





SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1363W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

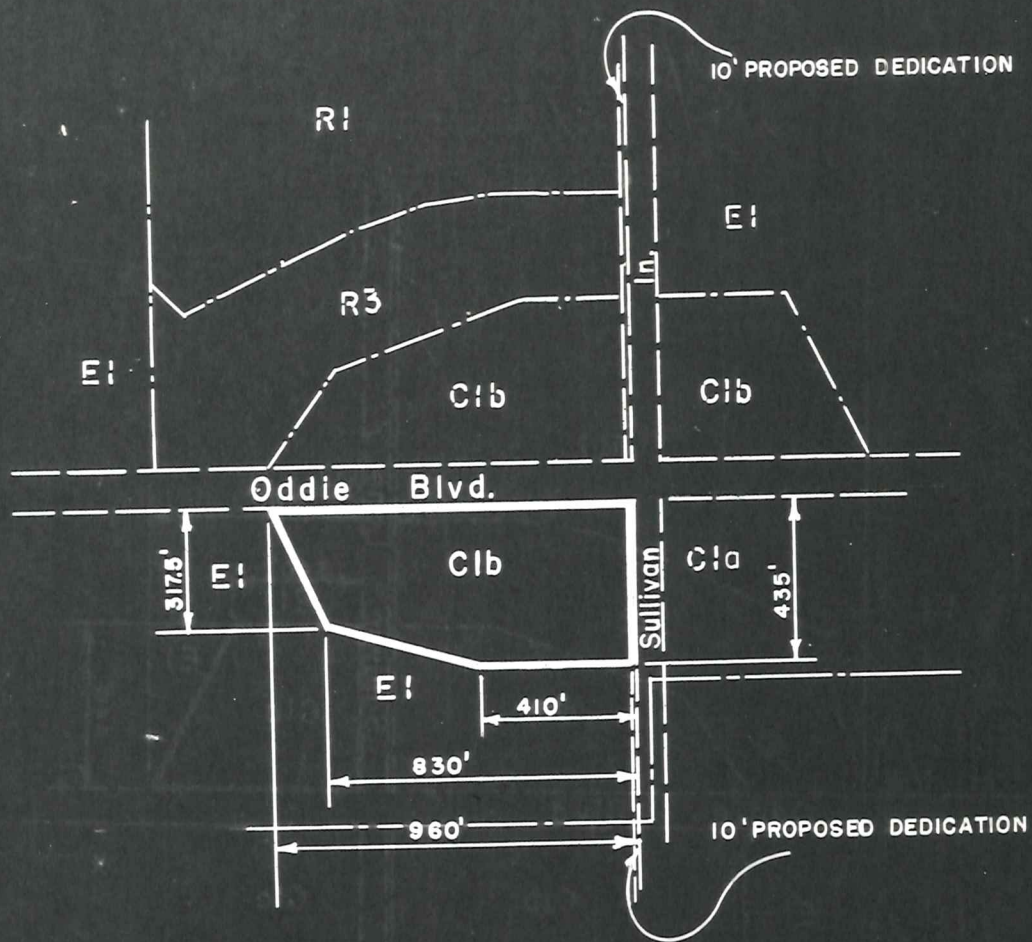
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
22nd DAY OF May, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June 1963, AS ART. 4 - F5 ORDINANCE NO. \_\_\_\_\_

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK





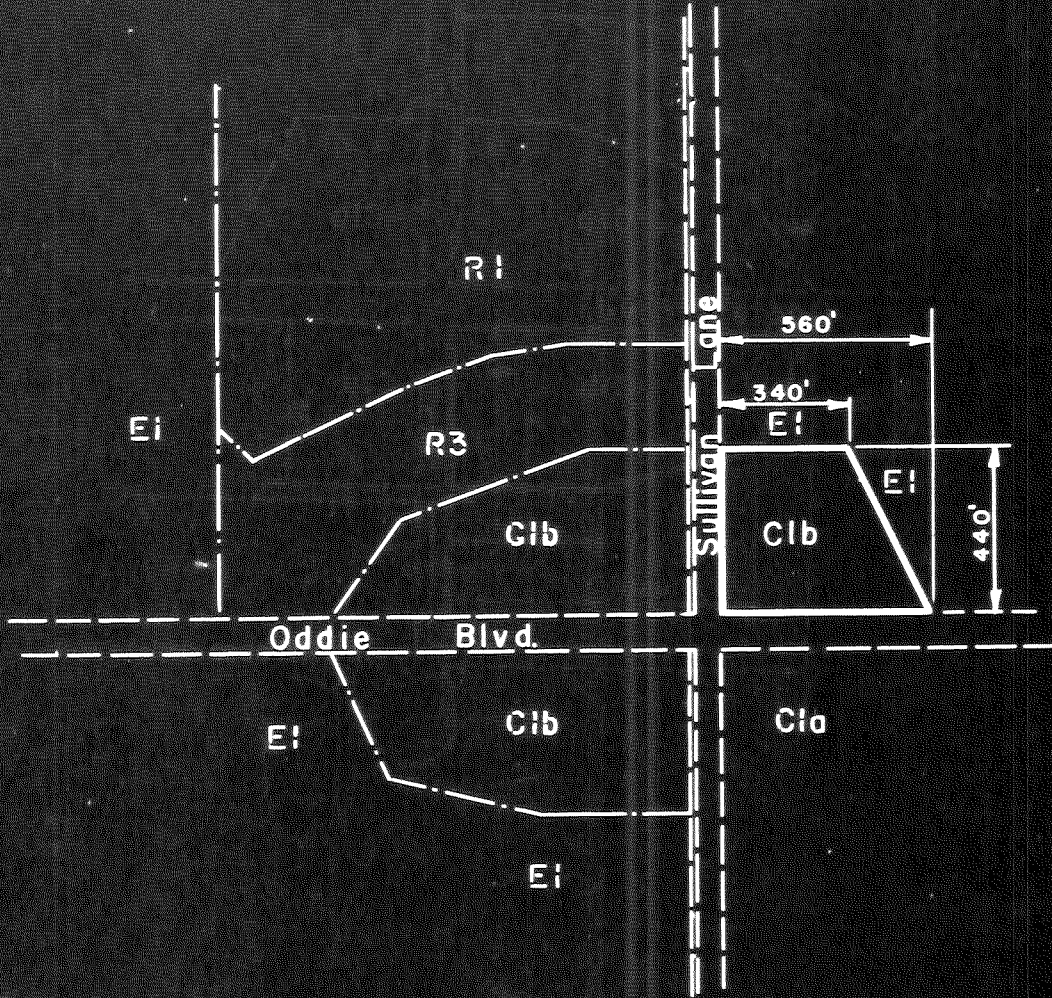
SCALE 1" = 100'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1663W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 22<sup>nd</sup> DAY OF May, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15<sup>th</sup>  
 DAY OF JUNE 1963, AS ART. 4-F7, ORDINANCE NO. 57  
 CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN COUNTY CLERK





SCALE 1" = 100'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1963W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 22nd DAY OF May, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *[Signature]* CHAIRMAN ATTEST *[Signature]* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June, 1963, AS ART. 4-78 ORDINANCE NO. 57

CERTIFIED *[Signature]* CHAIRMAN ATTEST *[Signature]* COUNTY CLERK





SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2163W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

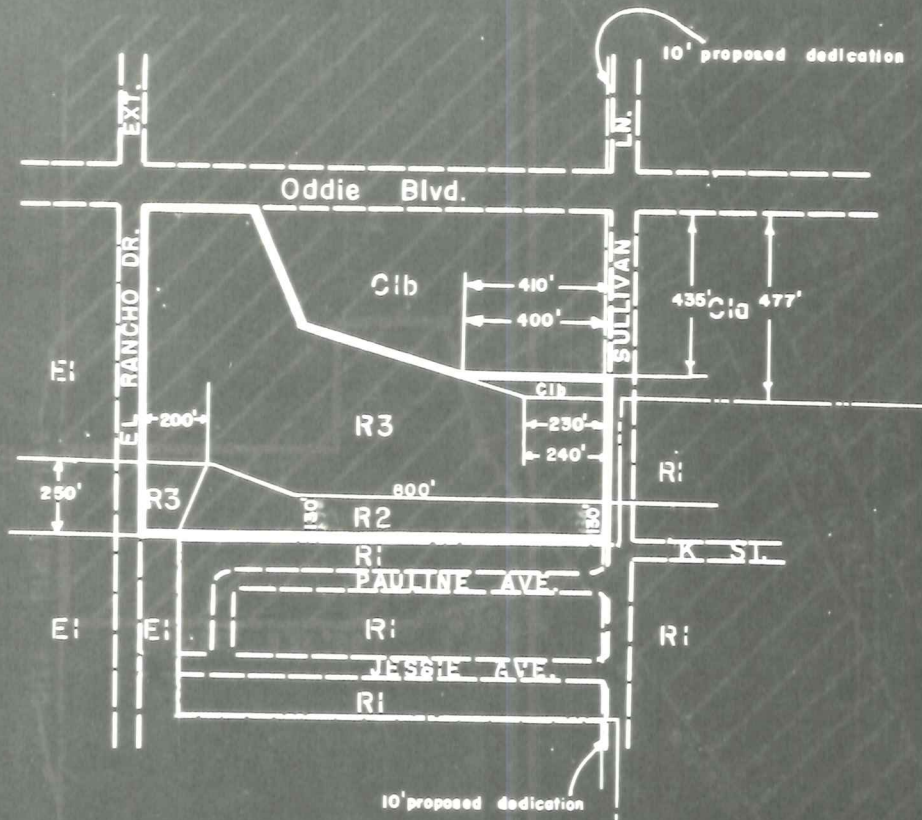
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 18TH DAY OF JUNE, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25  
 DAY OF July, 1963, AS ART. 4.7-9 ORDINANCE NO. 57

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2263W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

Denied BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 18TH DAY OF JUNE, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

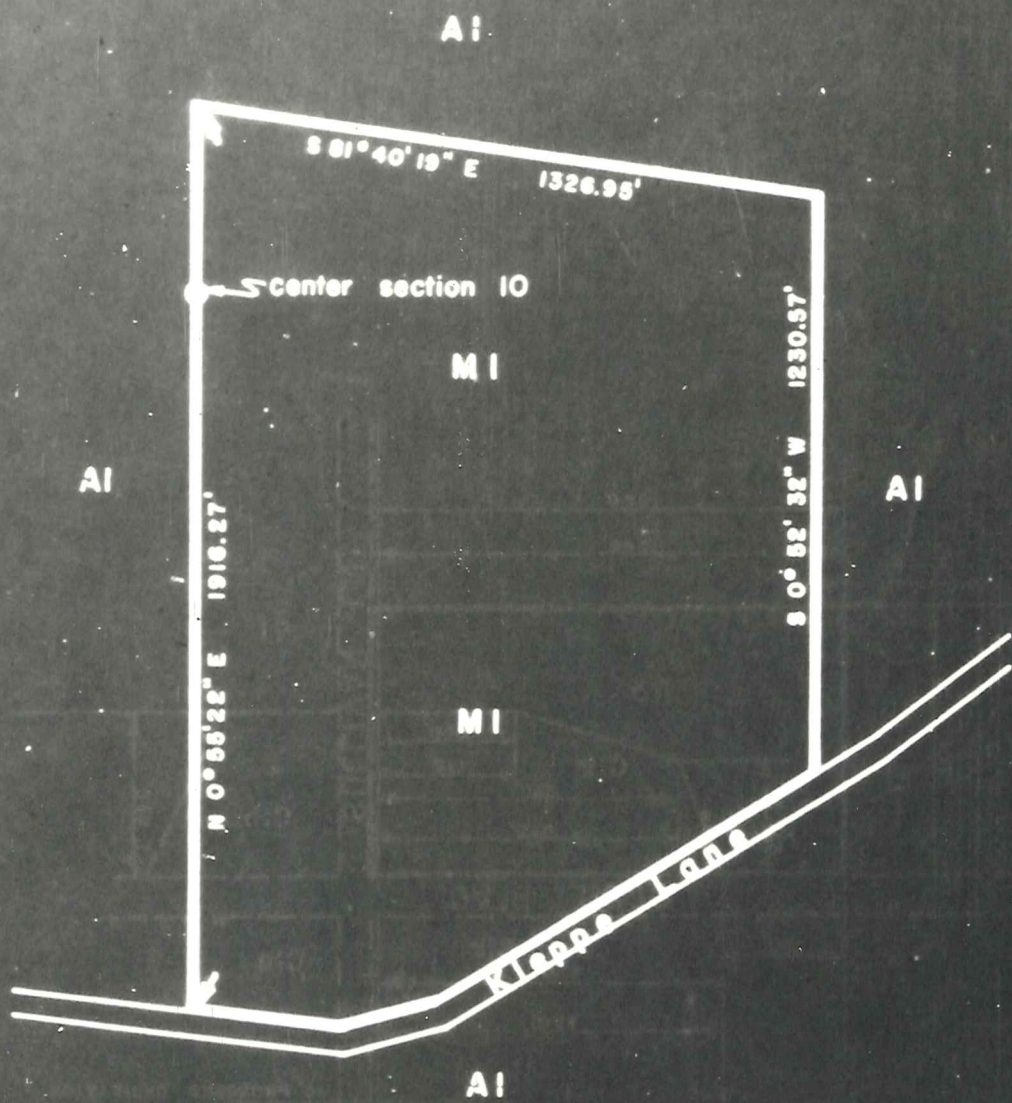
CERTIFIED *[Signature]* CHAIRMAN ATTEST *[Signature]* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25th  
 DAY OF July, 1963, AS ART. 4-F-12 ORDINANCE NO. 57

CERTIFIED *[Signature]* CHAIRMAN ATTEST *[Signature]* COUNTY CLERK

57



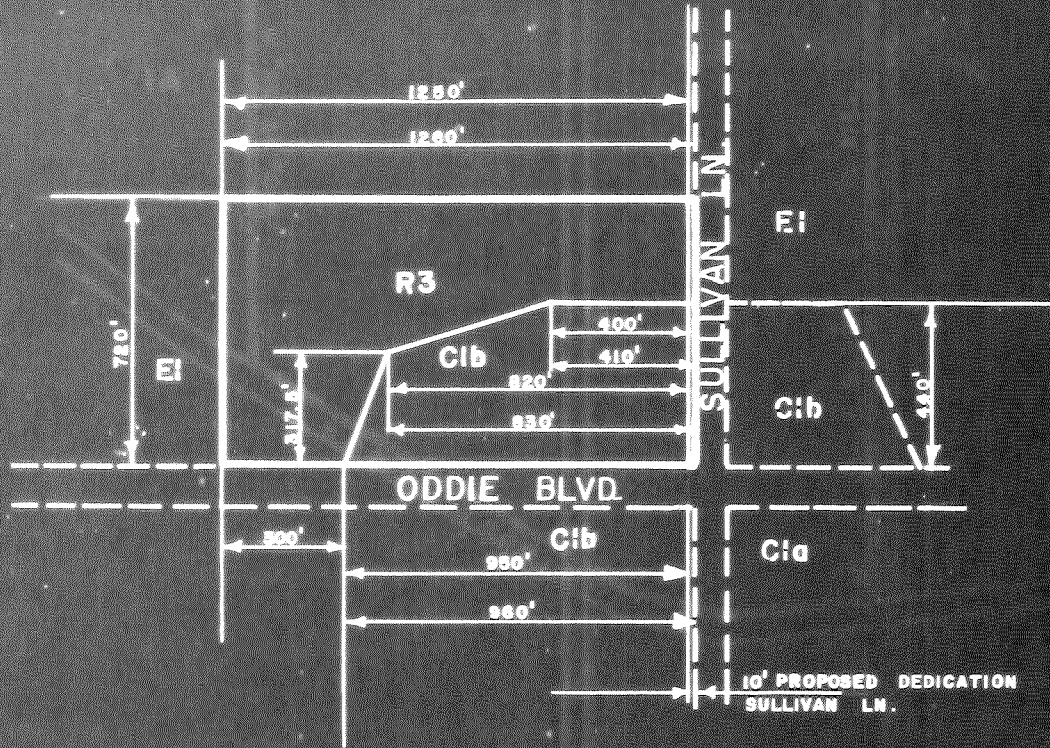


SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2563V  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 2<sup>nd</sup> DAY OF JULY, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25<sup>th</sup>  
 DAY OF JULY 1963, AS ART. 4F-13, ORDINANCE NO. 57  
 CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2963W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY Denied by THE REGIONAL PLANNING COMMISSION ON THE  
20th DAY OF August, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

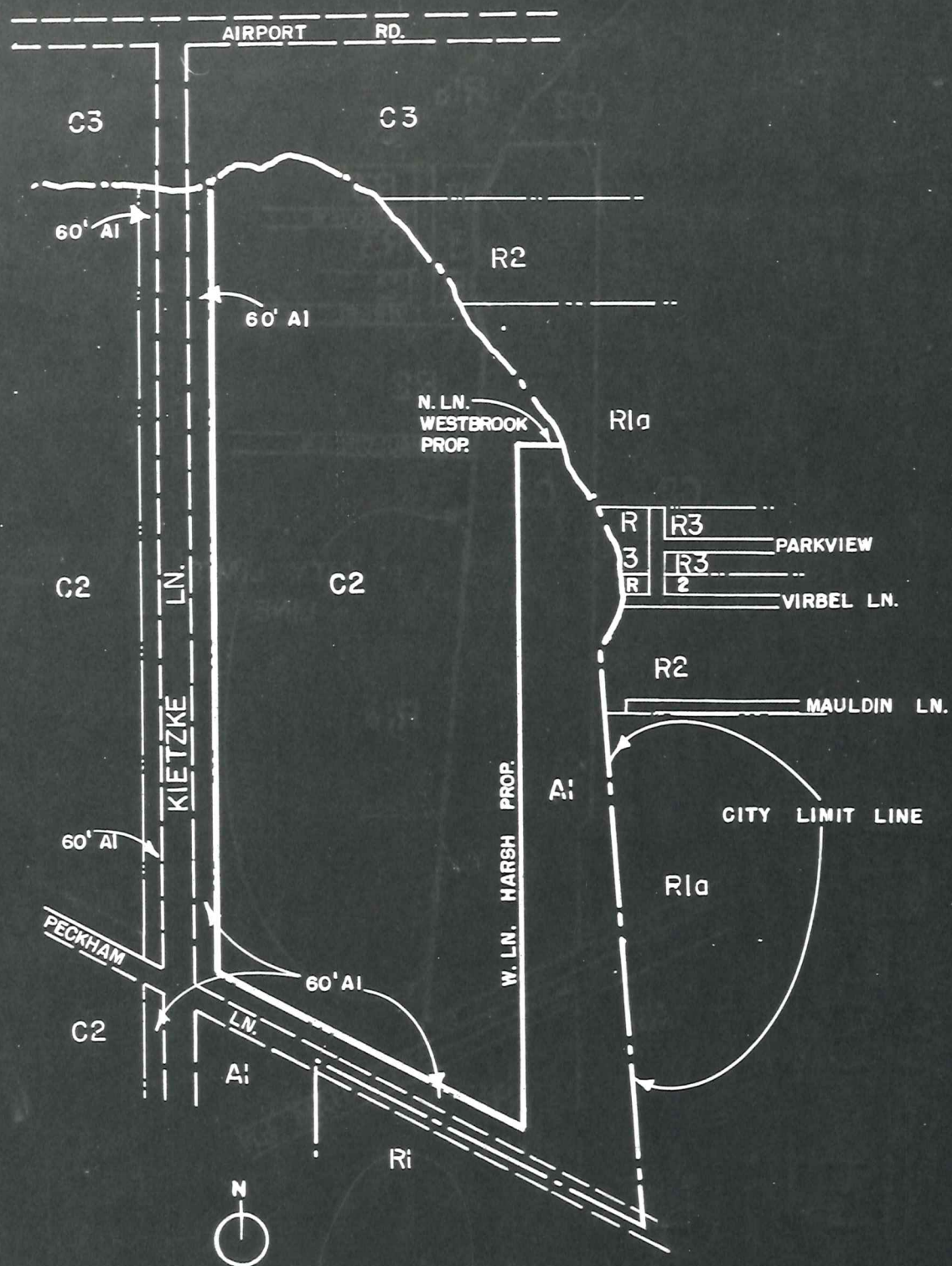
CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF October, 1963, AS ART. 4 - F-15 ORDINANCE NO. 57

CERTIFIED J. C. McKenzie ATTEST [Signature]  
 CHAIRMAN COUNTY CLERK

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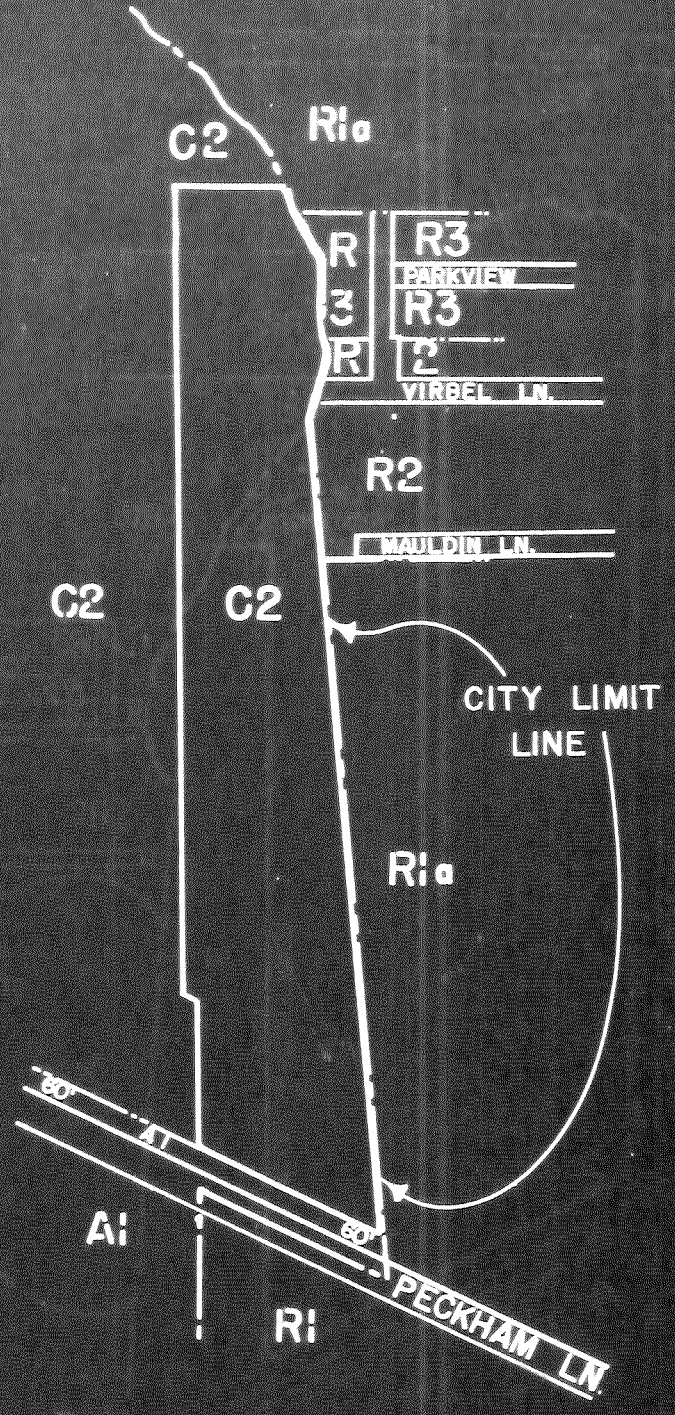


63-720

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-3663W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED AND DENIED BY THE REGIONAL PLANNING COMMISSION ON THE  
17th DAY OF September, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October 1963, AS ART. 4 F-16 ORDINANCE NO. 57  
 CERTIFIED J. C. McFarlane ATTEST J. Brown  
 CHAIRMAN COUNTY CLERK





63-842



SCALE 1" = 400'

Denied by the REGIONAL PLANNING COMMISSION ON THE  
 19th DAY OF November, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4463W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **1**

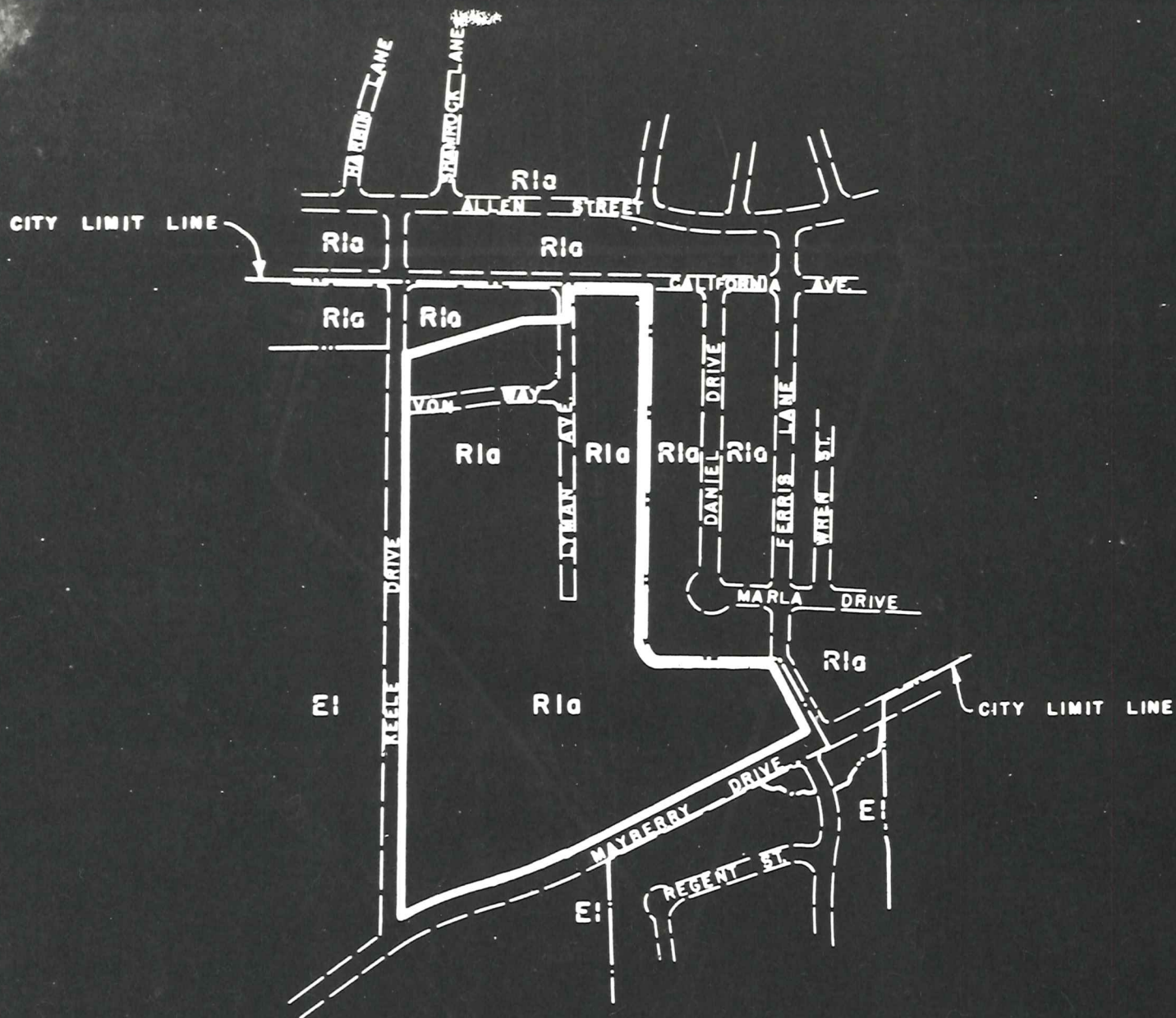
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 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 9th  
 DAY OF December 1963, AS ART. 4-F-19, ORDINANCE NO. 57

CERTIFIED *J.C. McHenry* ATTEST *W. Brown*  
 CHAIRMAN COUNTY CLERK

57





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-4363W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

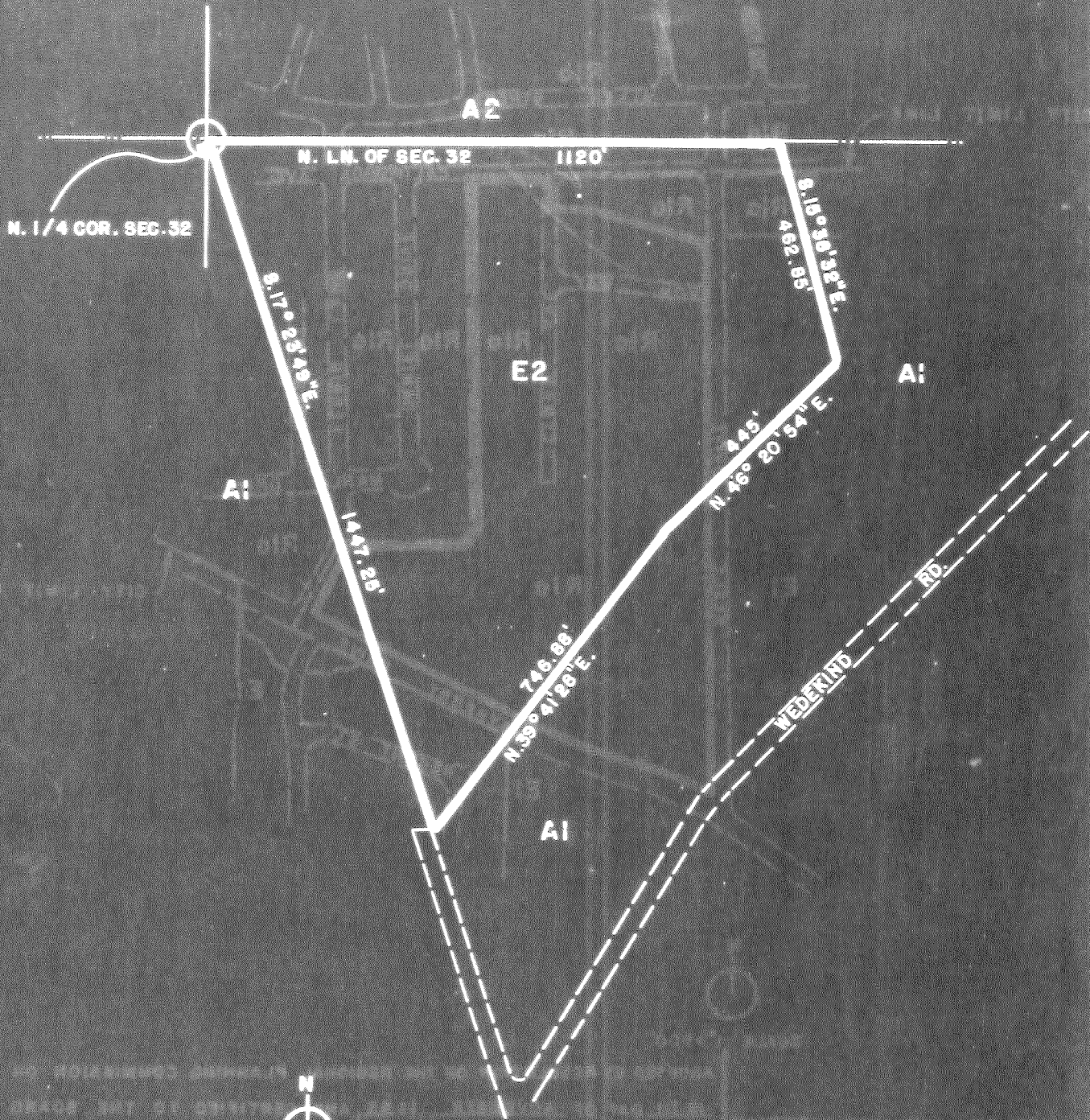
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 19<sup>TH</sup> DAY OF NOVEMBER, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Ed. Hancock* CHAIRMAN ATTEST *Earl F. Boyd* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>th</sup>  
 DAY OF December 1963, AS ART. 4F20 ORDINANCE NO. 57

CERTIFIED *J.C. McLaughlin* CHAIRMAN ATTEST *W. Brown* COUNTY CLERK





SCALE 1" = 300'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-864W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
18TH DAY OF FEB., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

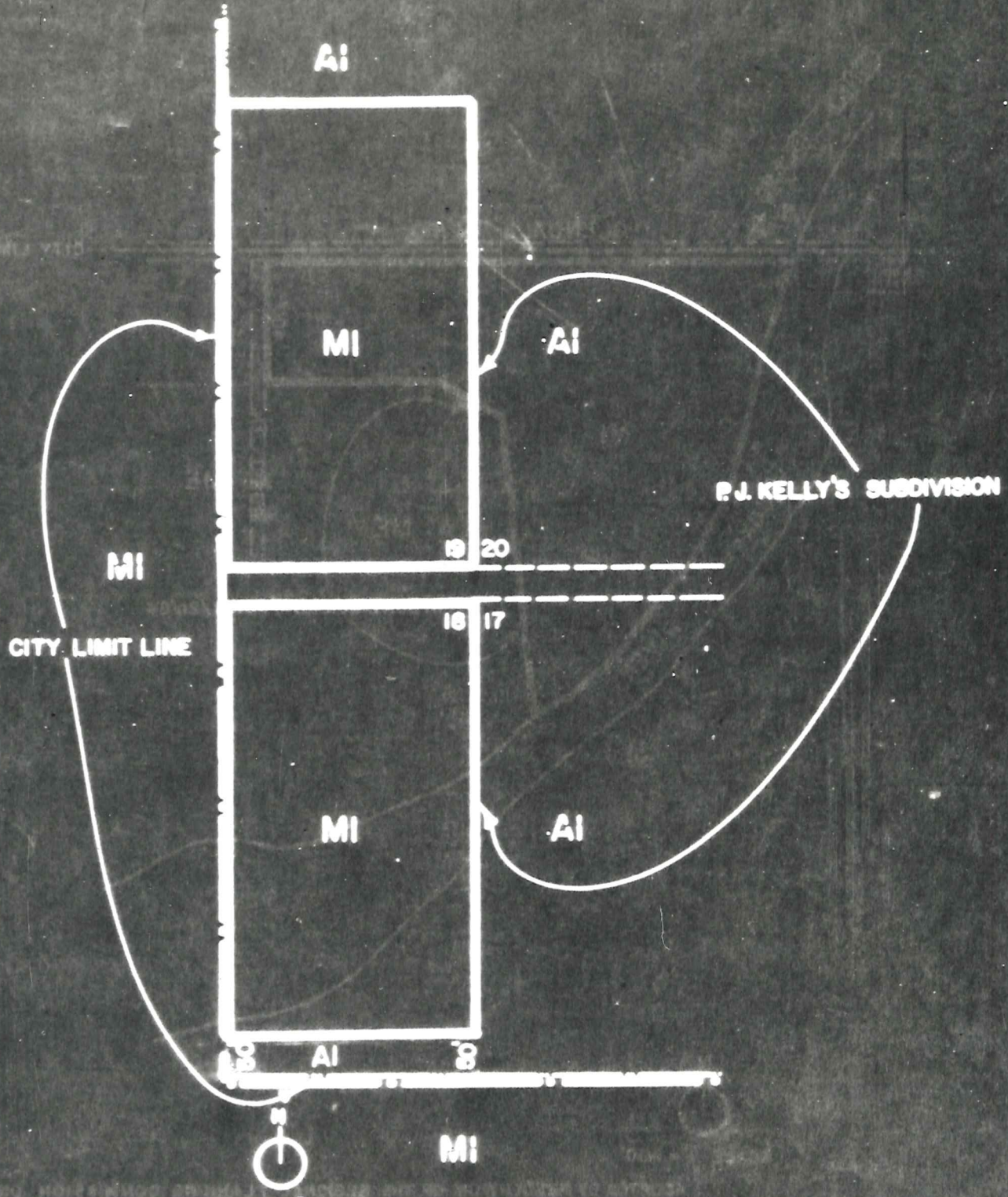
CERTIFIED *W. D. Howell* CHAIRMAN ATTEST *Fred F. Bogard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH  
 DAY OF MARCH 1964, AS ART. 4-F-24, ORDINANCE NO. 57

CERTIFIED *J. C. McKenzie* CHAIRMAN ATTEST H. K. BROWN COUNTY CLERK  
*by Alex. Loon, Chief Deputy*

57.





SCALE 1"=200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-564W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

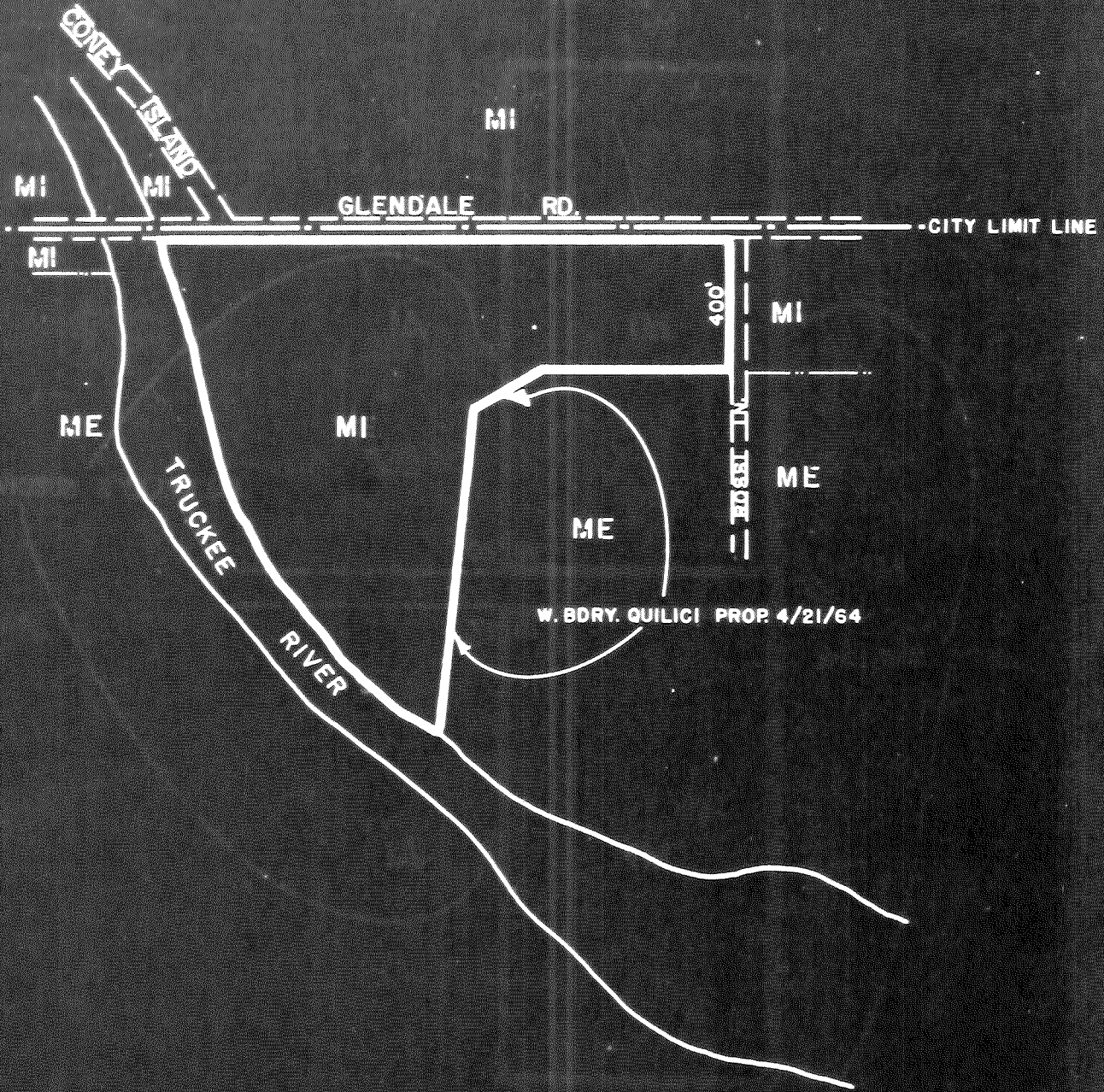
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF FEB, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16TH  
 DAY OF MARCH, 1964, AS ART. 4-F-25, PARAGRAPH NO. 57

CERTIFIED [Signature] H.K. BROWN  
[Signature]





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1564W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
21ST DAY OF APRIL, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

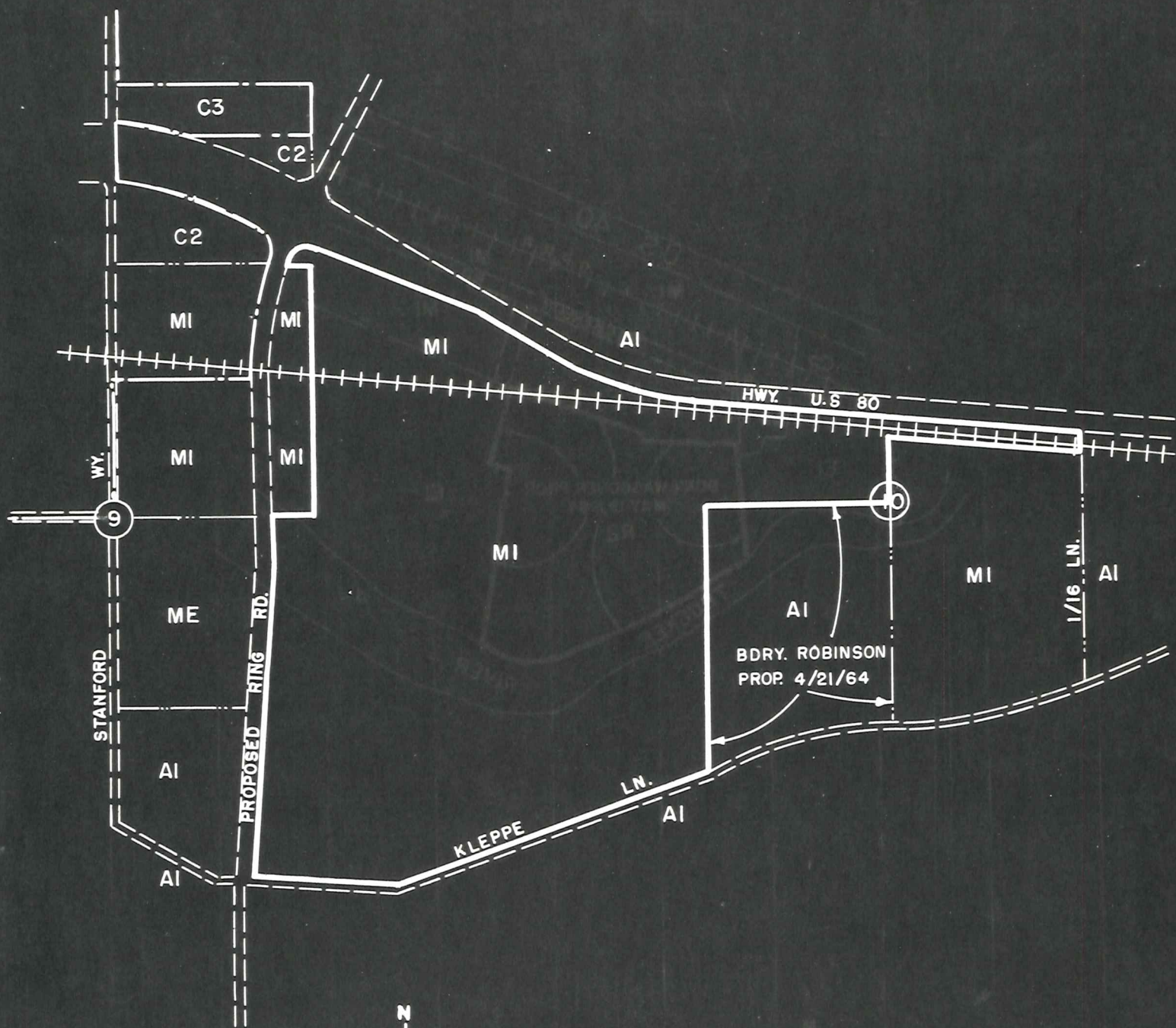
CERTIFIED [Signature] ATTEST [Signature]  
 SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF MAY 1964, AS ART. 4 F-29, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie ATTEST H. K. Brown  
 CHAIRMAN COUNTY CLERK

57-





SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1764W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

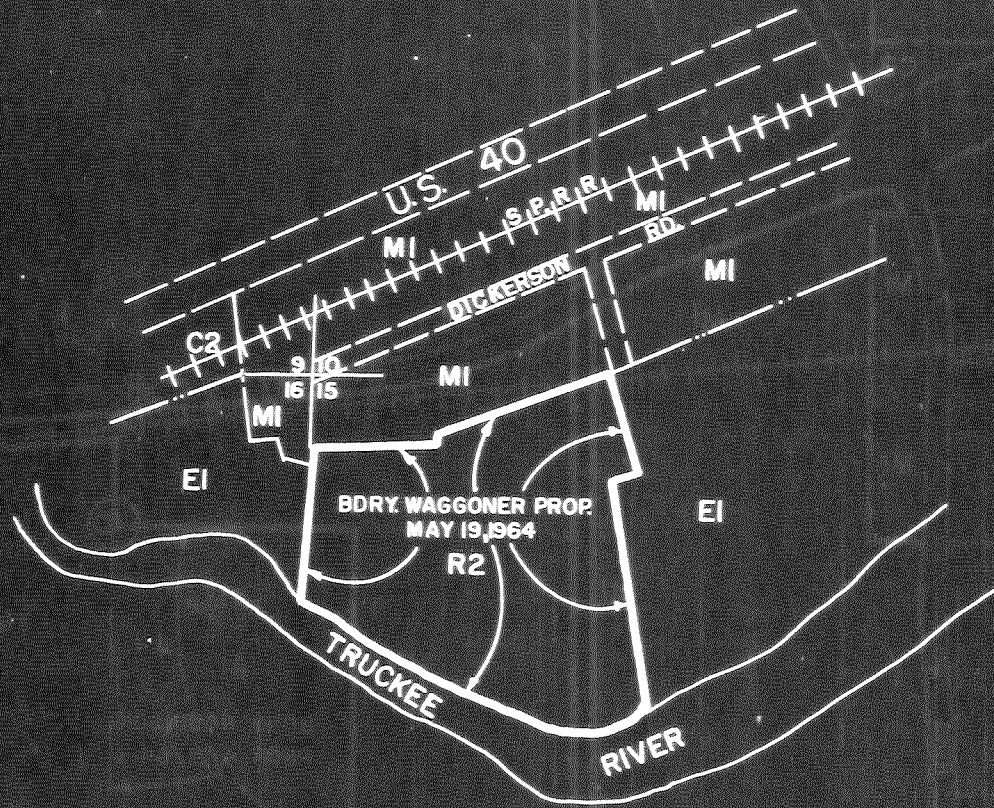
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST DAY OF APRIL, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *J. C. McKenzie* CHAIRMAN ATTEST *Carl F. Bogard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF June, 1964, AS ART. 4-F-30, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2064W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

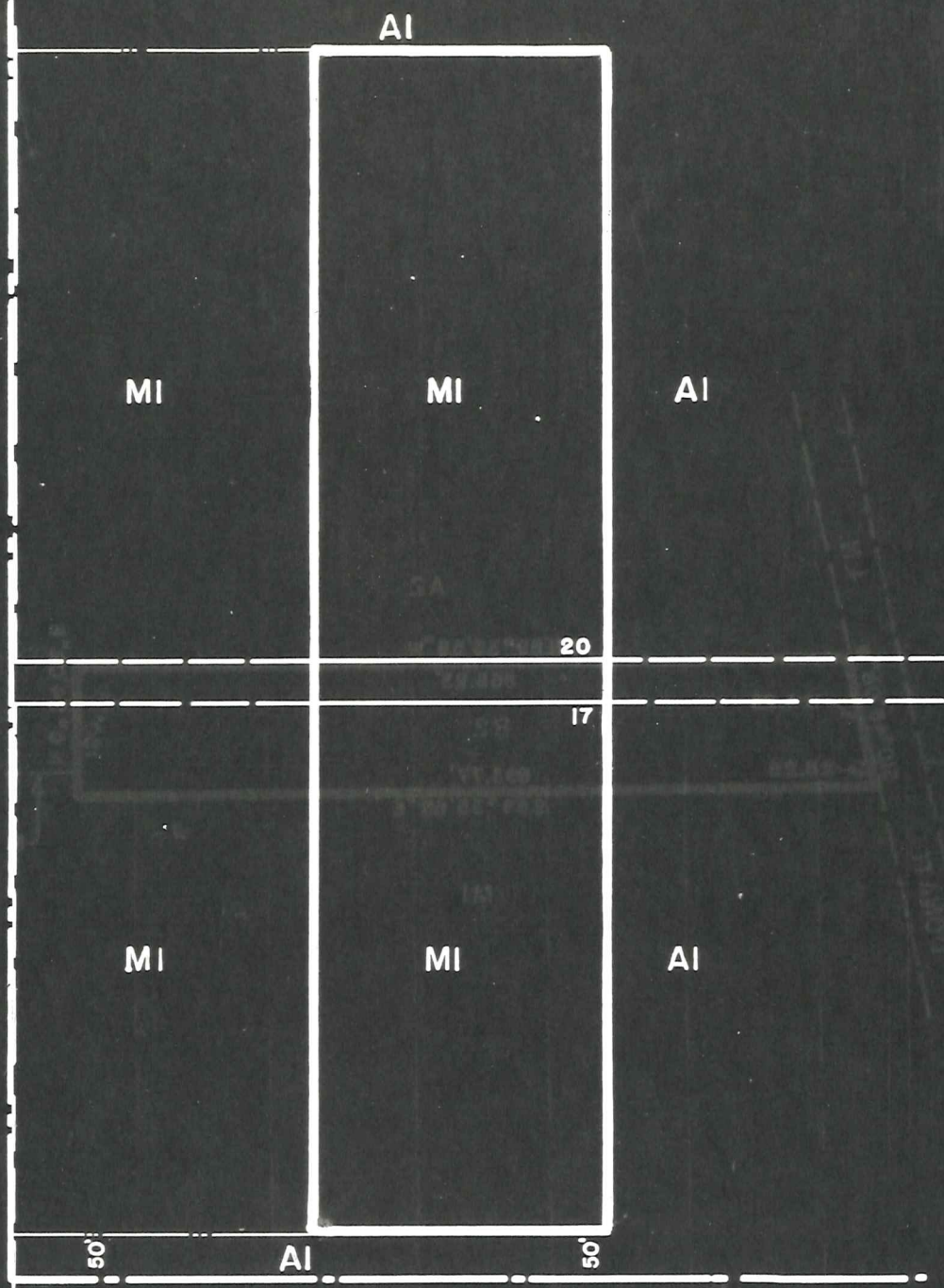
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF JUNE, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *W. O. Hayward* CHAIRMAN ATTEST *Earl F. Bequith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June 1964, AS ART. 4-F-31, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





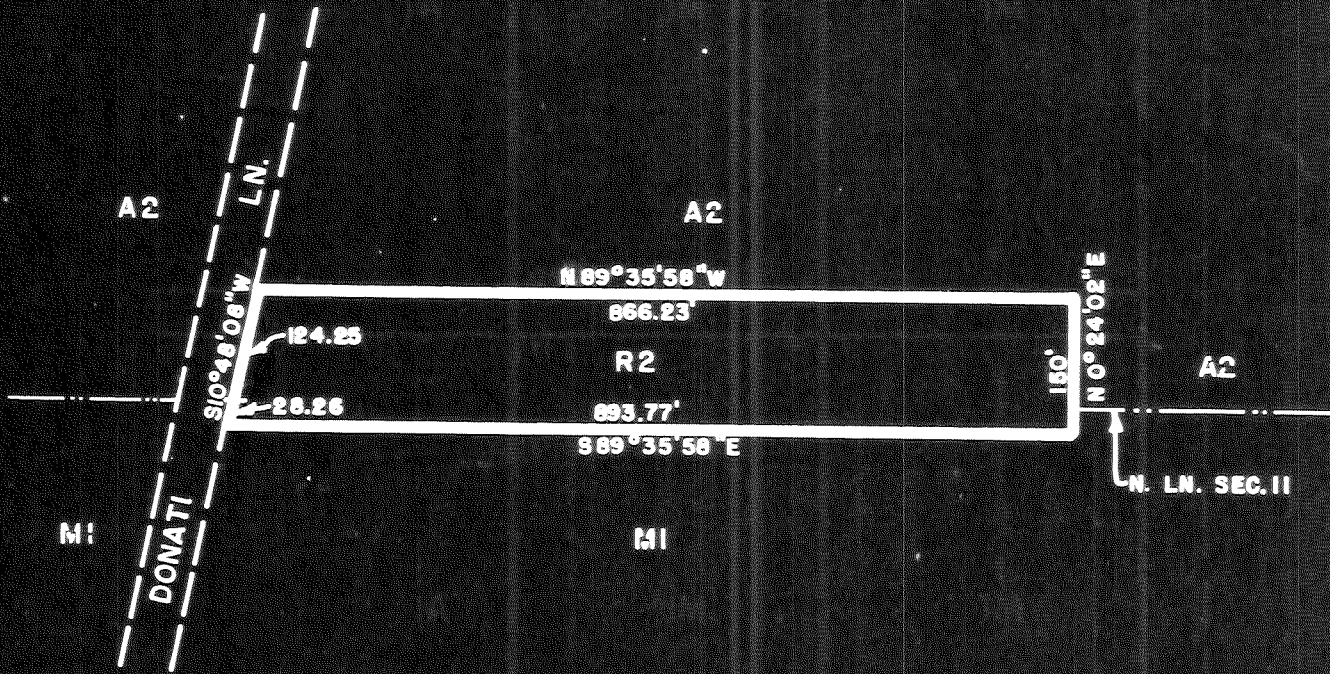
SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2164W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF JUNE, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED *W.D. Hancock* CHAIRMAN ATTEST *Earl F. Bequist* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June 1964, AS ART. 4 - F-32, ORDINANCE NO. 57  
 CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2264W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

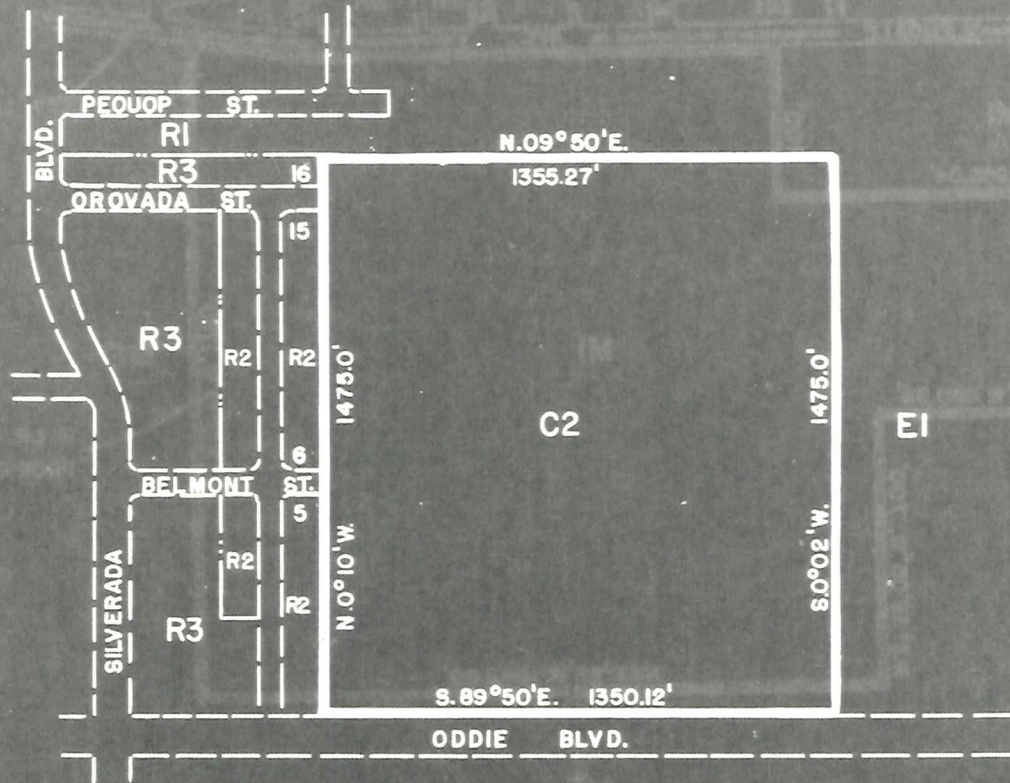
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
19TH DAY OF MAY, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *W. J. Hawman* CHAIRMAN ATTEST *Carl F. Agard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June 1964, AS ART. 4 - F-33, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





64-795



SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-665W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

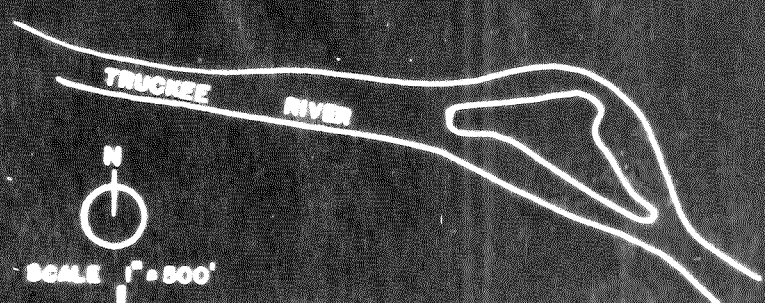
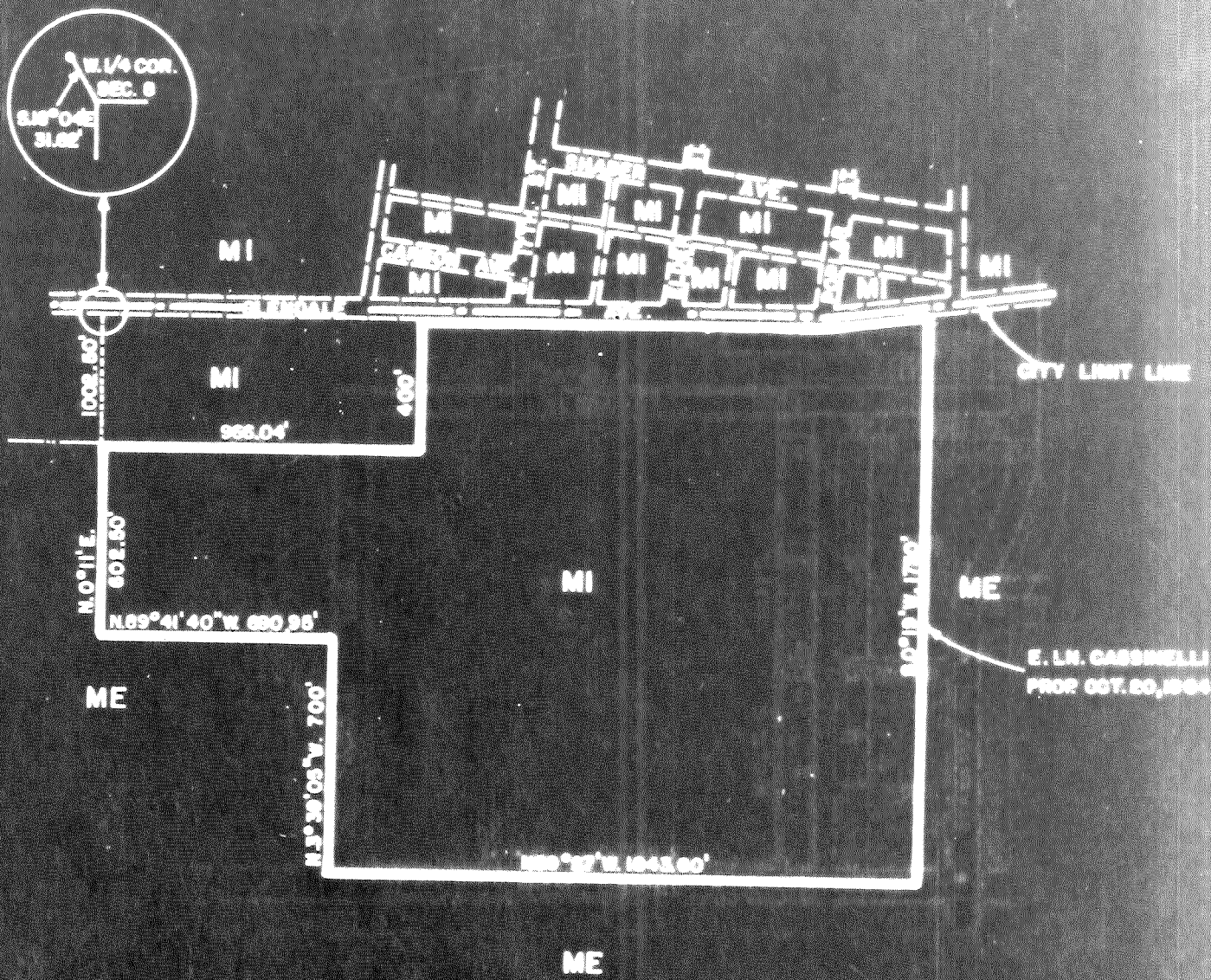
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15th DAY OF SEPT., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October 1964, AS ART. 4-F-38, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie ATTEST H. K. Brown  
 CHAIRMAN COUNTY CLERK



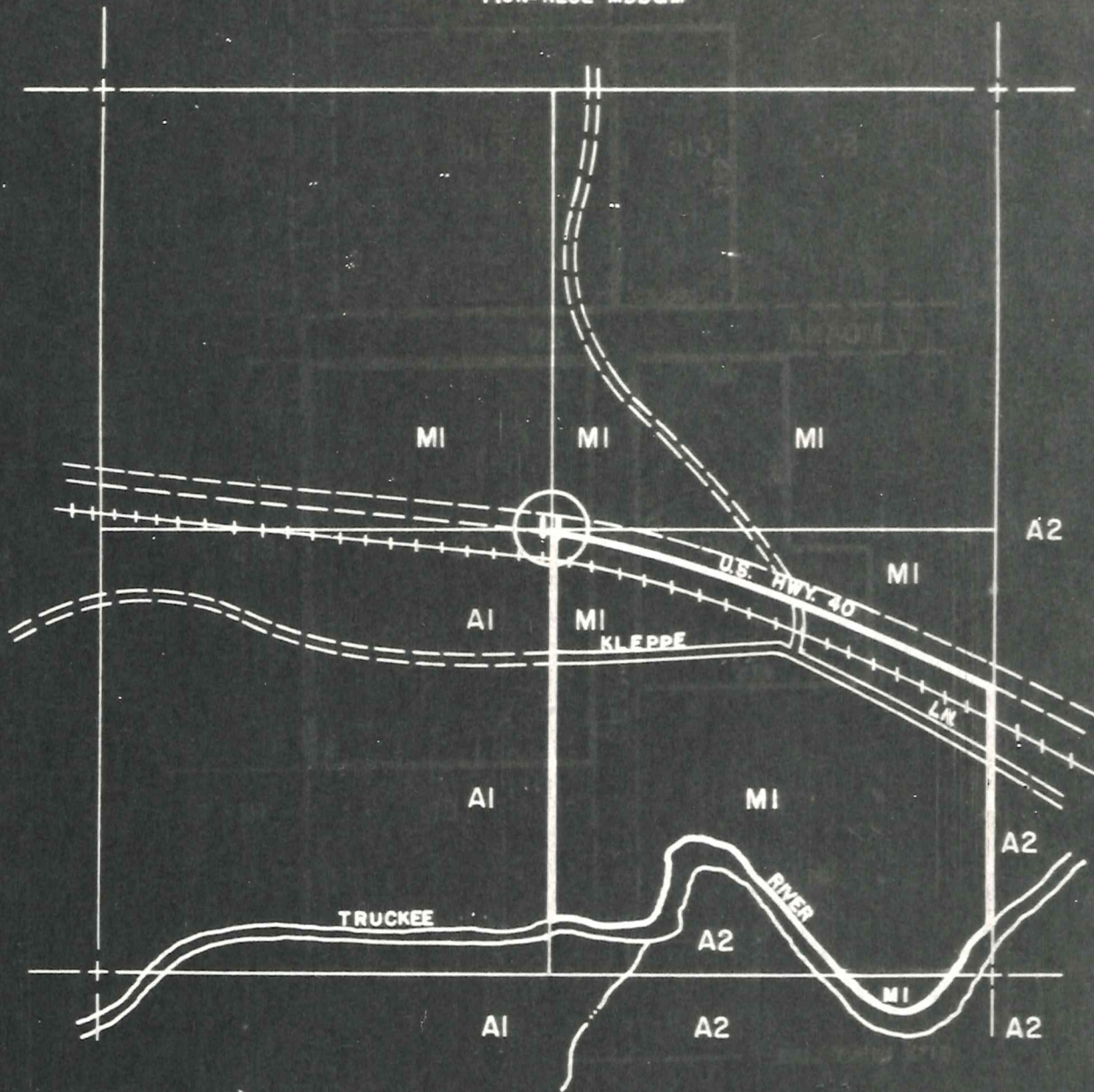


CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-865W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
29TH DAY OF OCT., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] CHAIRMAN [Signature] SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16th  
 DAY OF November, 1964, AS ART. 4 - E-40, ORDINANCE NO. 57  
 CERTIFIED /s/ I. C. McKenzie CHAIRMAN /s/ H. K. Brown COUNTY CLERK



T19N-R20E MDB&M



SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-765W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

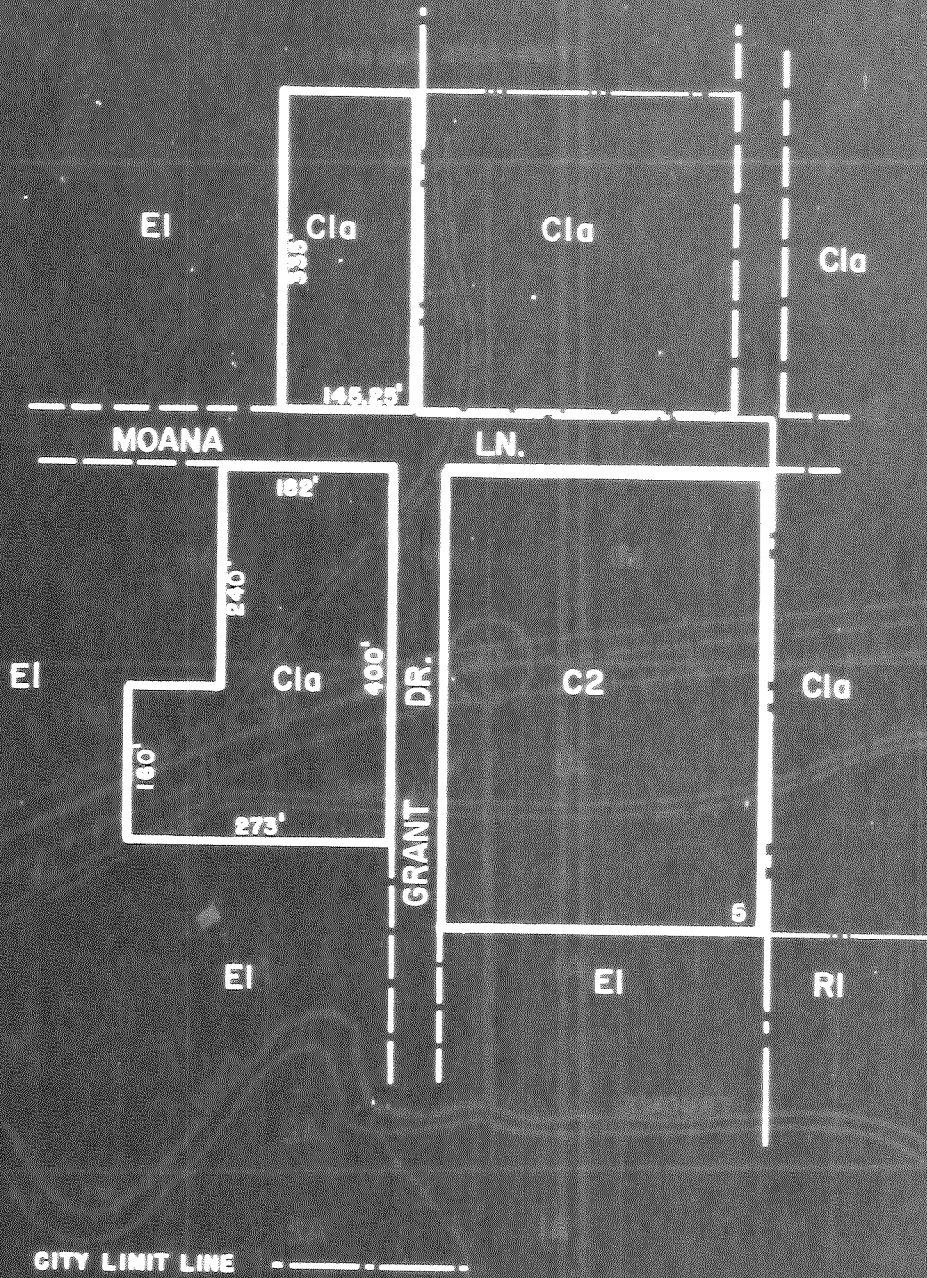
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
20TH DAY OF OCT., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Al Demson* CHAIRMAN ATTEST *Wm Maynard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16th  
 DAY OF November 1964, AS ART. 4 - F-41 ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK





CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1365W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO.     

SCALE 1" = 200'

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
16TH DAY OF FEB., 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

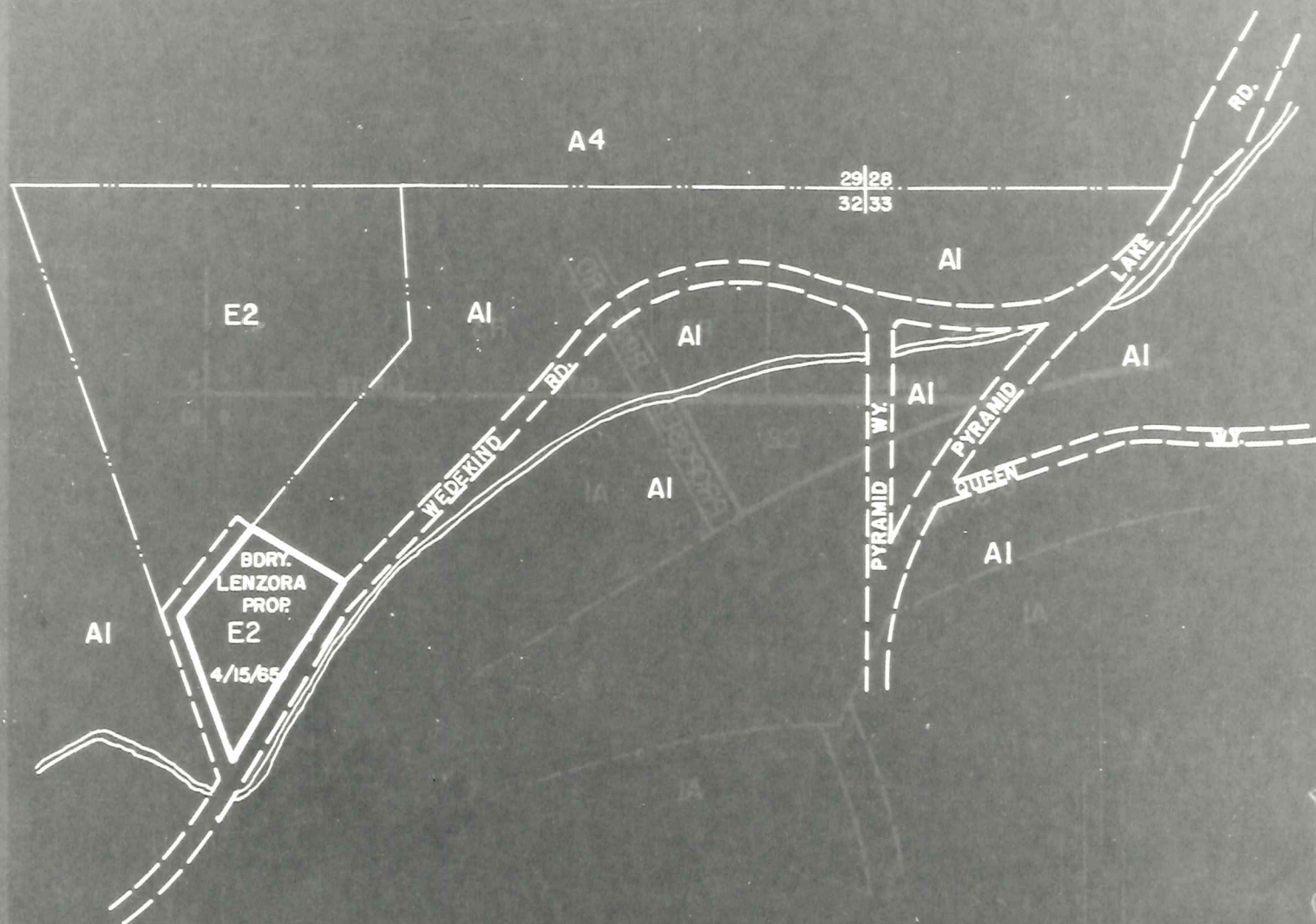
CERTIFIED *A. L. Brown* CHAIRMAN ATTEST *W. M. ...* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF March 19 65, AS ART. 4 - F-44, ORDINANCE NO. 57

CERTIFIED /s/ J. C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK

5A





65-324



SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1765W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

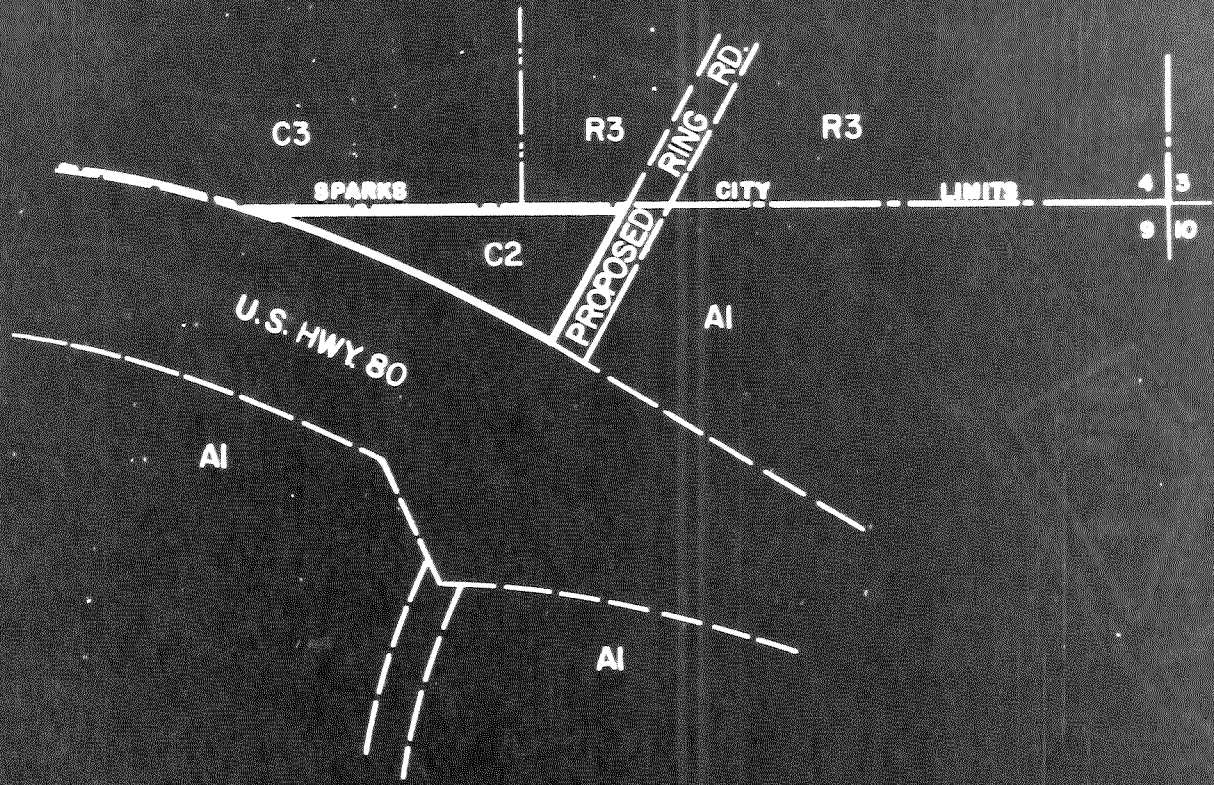
Denied by  
~~RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE~~  
 16th DAY OF MARCH, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_  
 DAY OF APRIL 1965, AS ART. 4 - F-45, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H. K. Brown  
 CHAIRMAN COUNTY CLERK





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1565W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
16 DAY OF MARCH, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

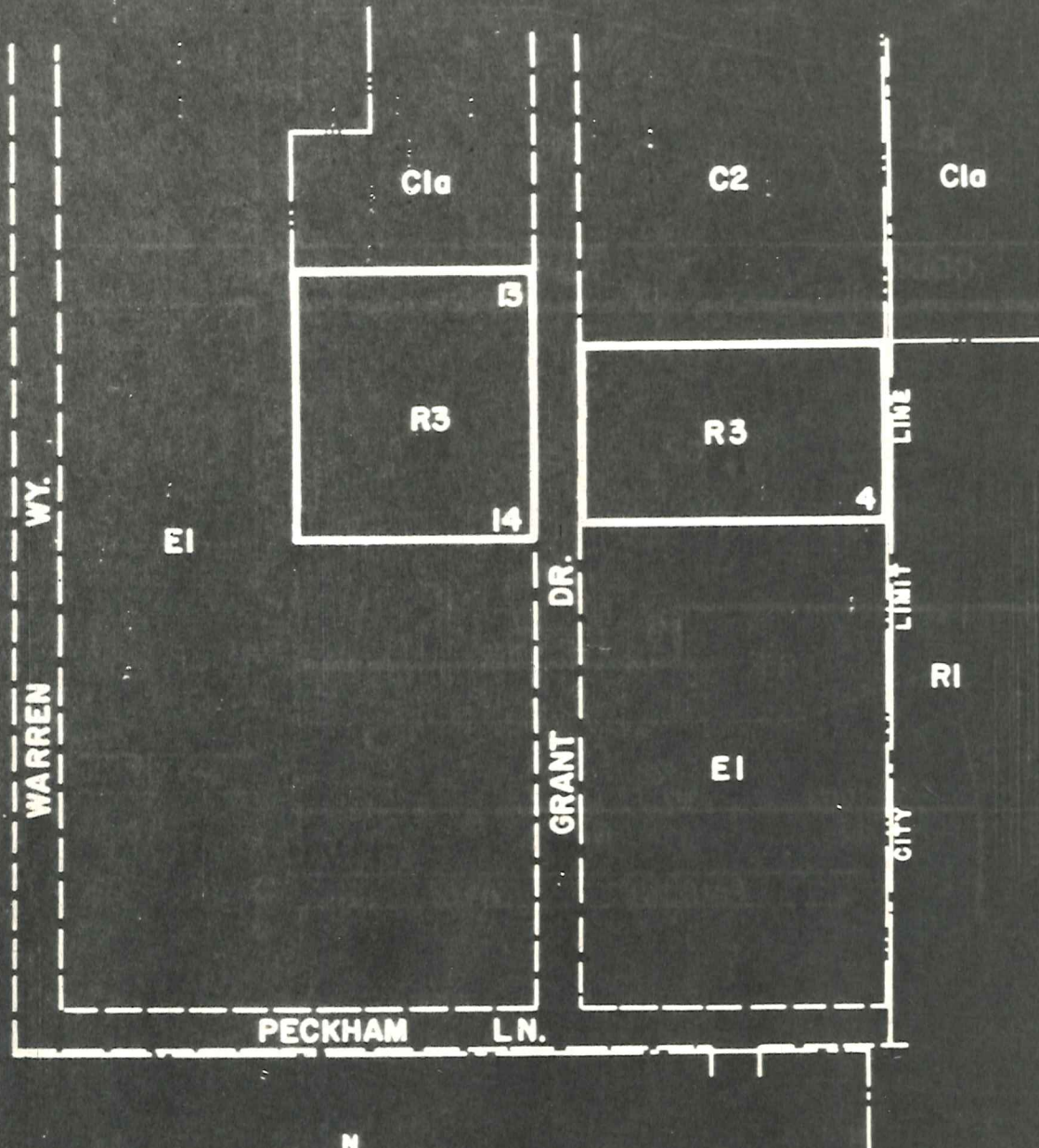
CERTIFIED *H. P. Leonard* CHAIRMAN ATTEST *W. J. Raymond* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF April, 1965, AS ART. 4 F-46, ORDINANCE NO. 57

CERTIFIED *J. C. McKeen* CHAIRMAN ATTEST *H. E. Brown* COUNTY CLERK

47





CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1965W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1



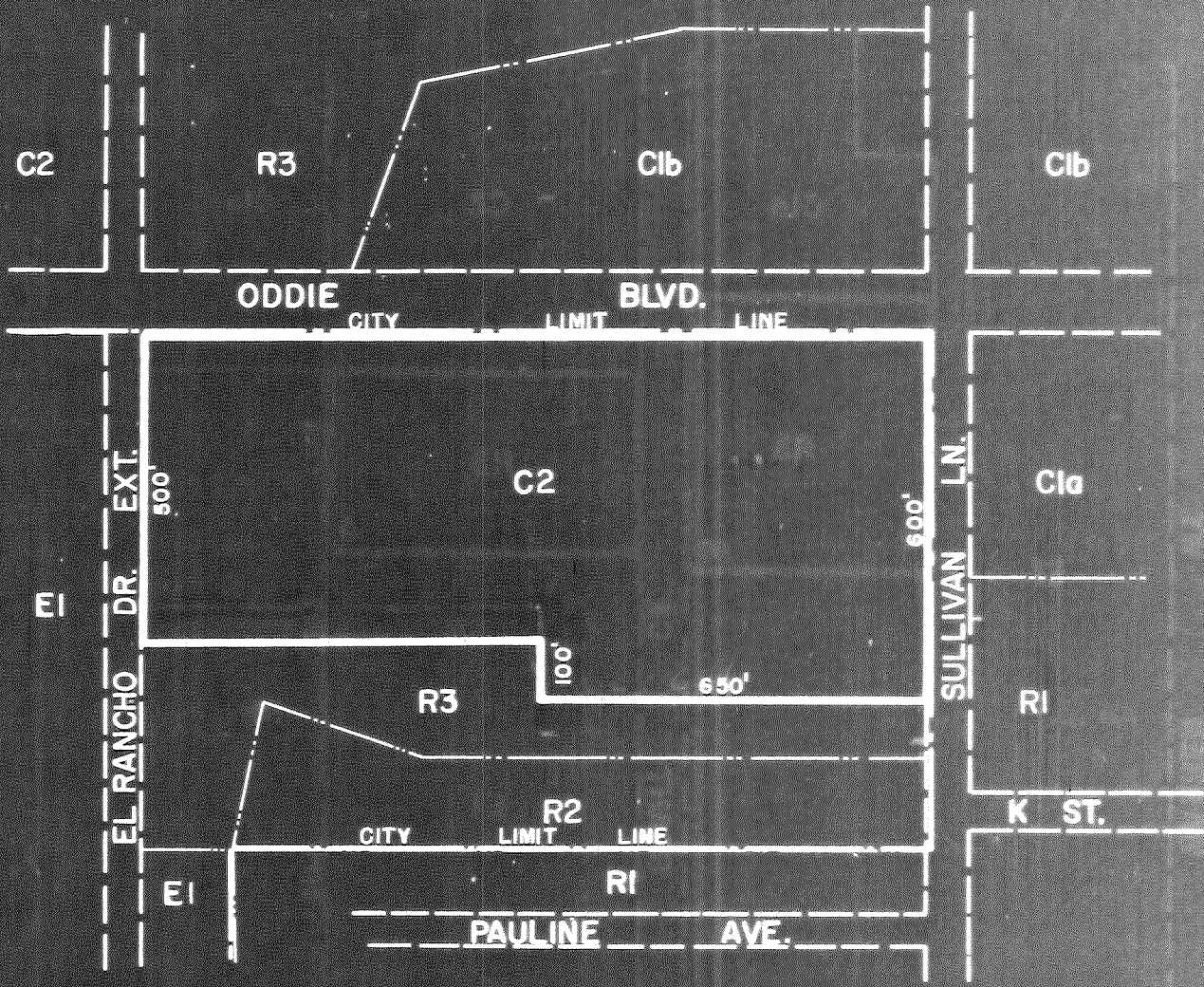
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
27TH DAY OF APRIL, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *H. P. Brown* CHAIRMAN ATTEST *W. Maynard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF JUNE 1965, AS ART. 4 - F-48, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK





SCALE 1" = 300'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-366W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

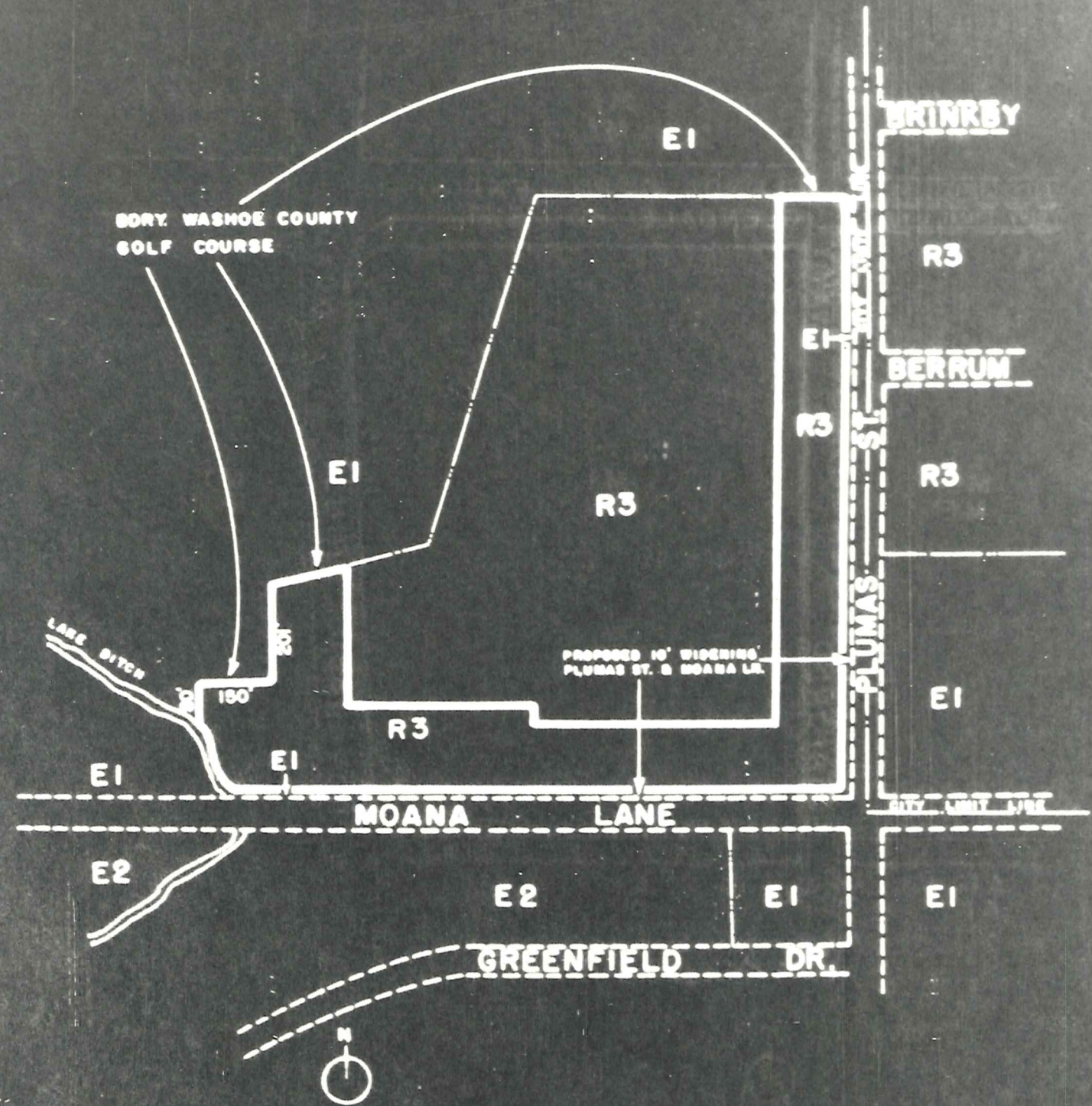
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 22ND DAY OF JULY, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul J. Rayner CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16th  
 DAY OF August, 1965, AS ART. 4 - F-49, ORDINANCE NO. 57

CERTIFIED /s/ J. C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK





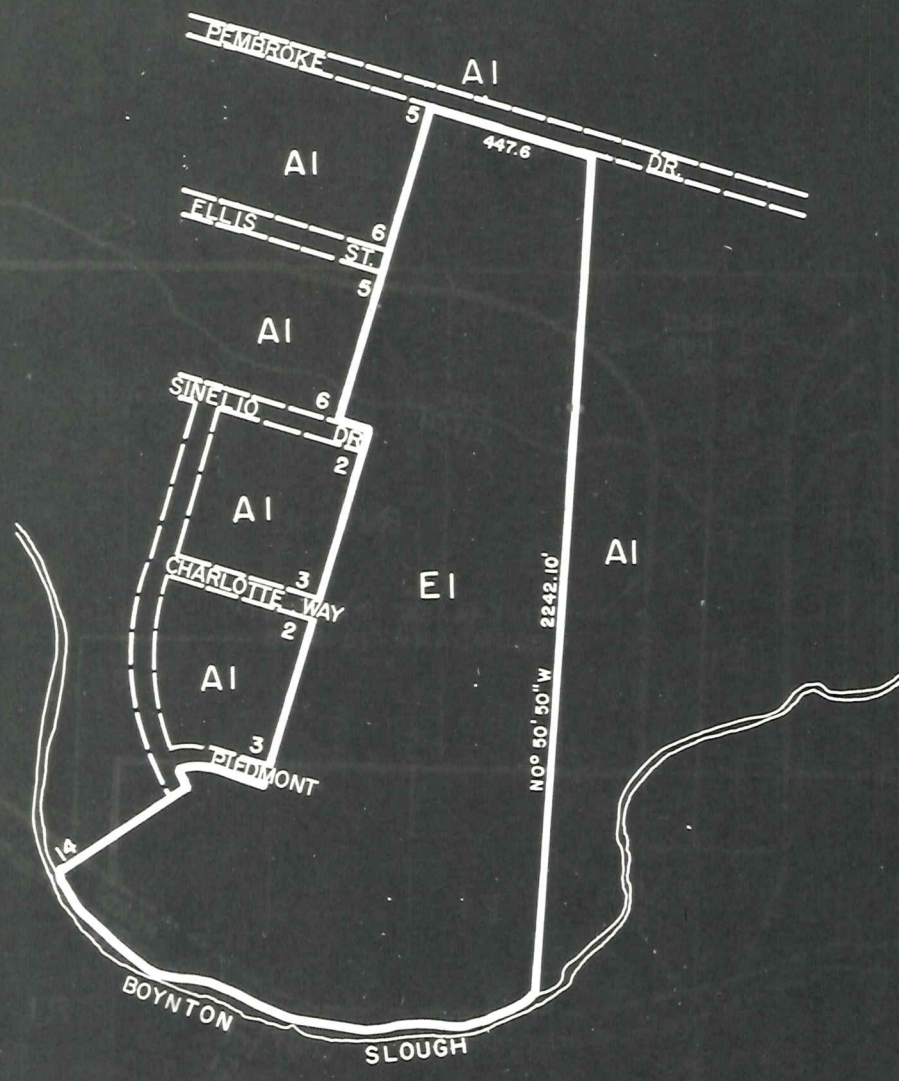
CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-966W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th DAY OF October 1965, AS ART. 4 - F-53, ORDINANCE NO. 57  
 CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H. K. Brown  
 CHAIRMAN COUNTY CLERK









SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1566W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

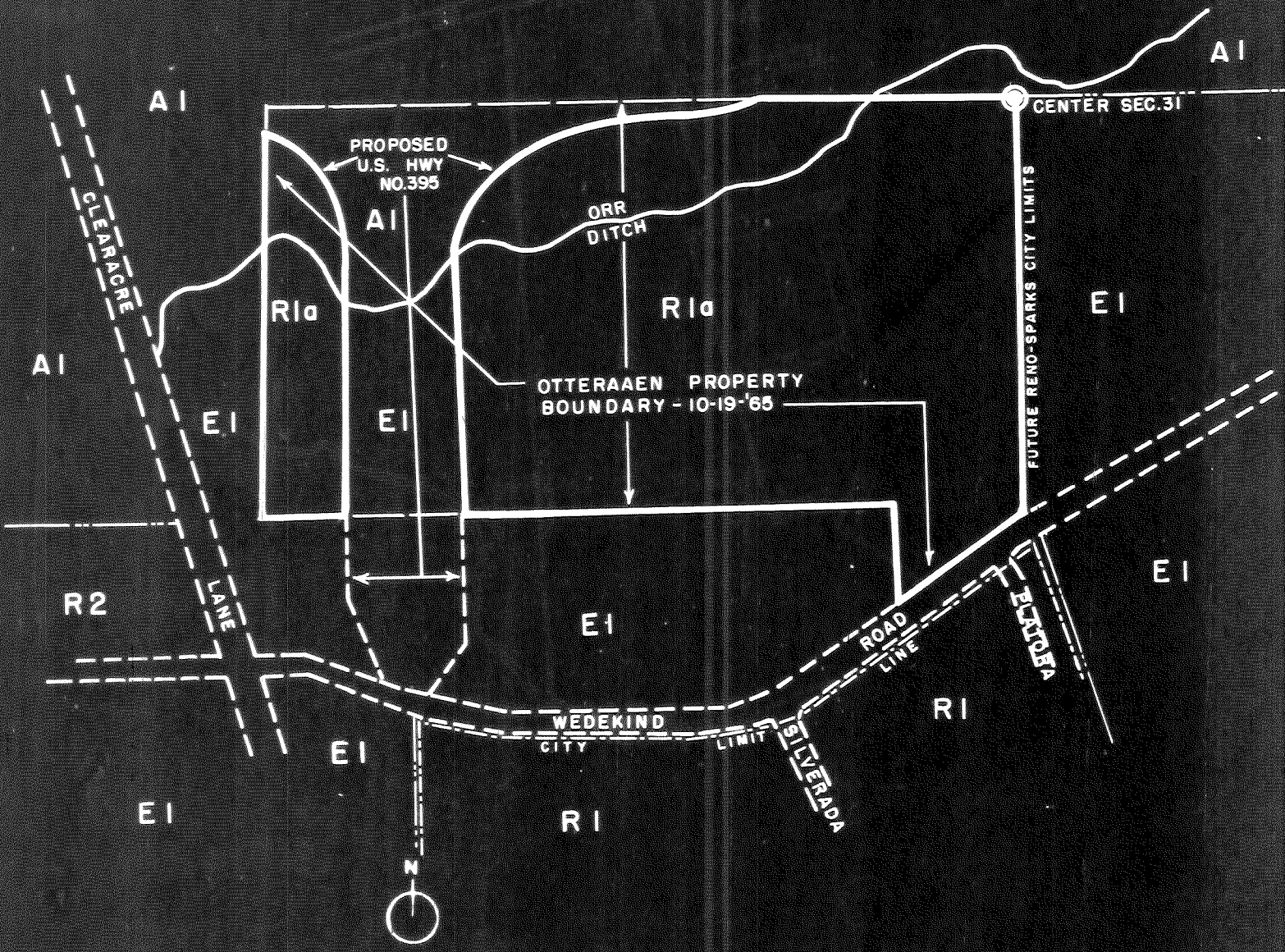
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE 19TH DAY OF OCT., 1965, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Carl F. Bogard CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th DAY OF November 1965, AS ART. 4 F-56, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK



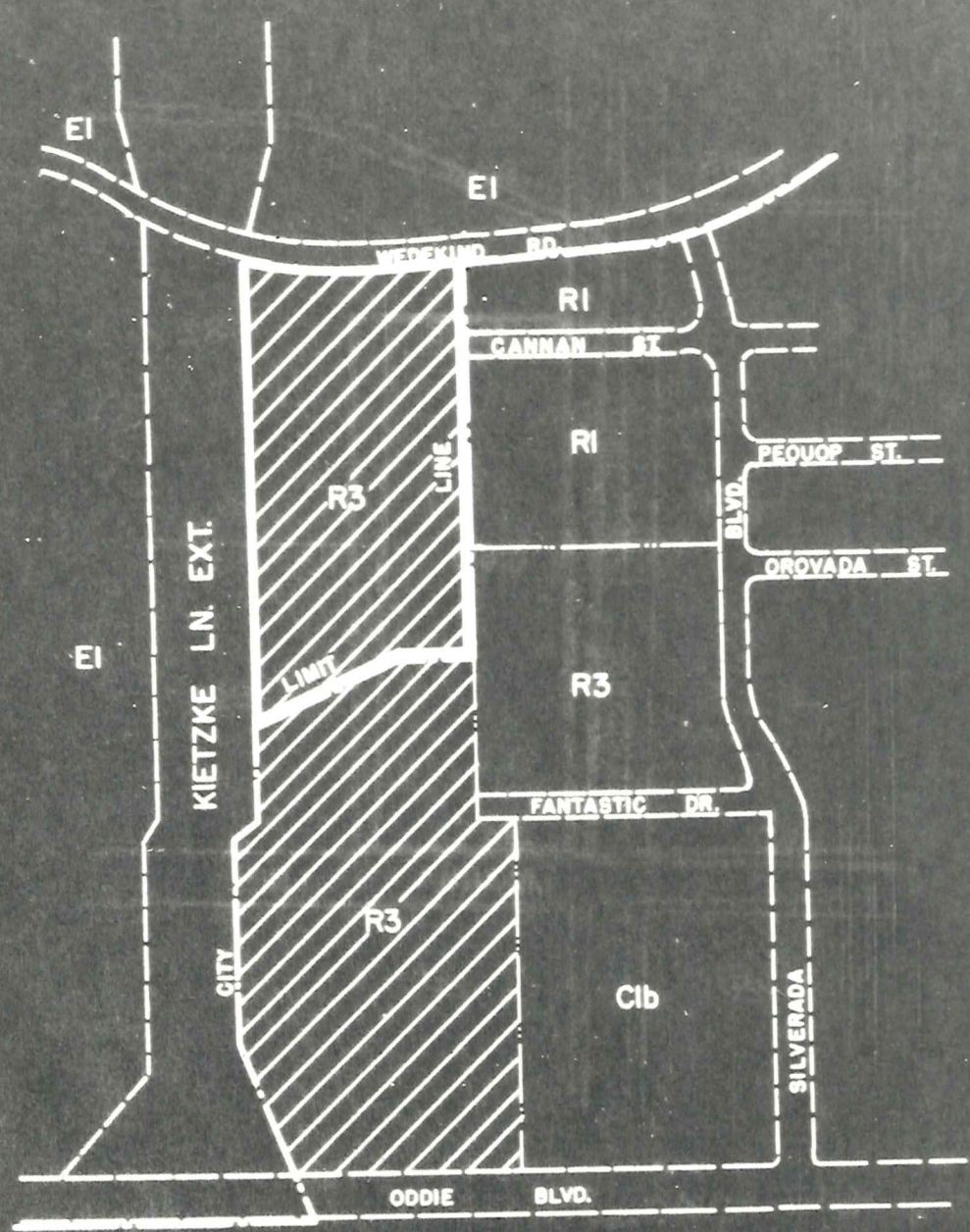


SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1866W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 19TH DAY OF OCT., 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Paul F. Bogard CHAIRMAN ATTEST Virgil J. Smith SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF November 1965, AS ART. 4 - F-57, ORDINANCE NO. 57  
 CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H. K. Brown COUNTY CLERK





65-1111



SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2166W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 19TH DAY OF NOV. 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul F. Boyard CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF December 19 65, AS ART. 4 - F-62, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





LL-260

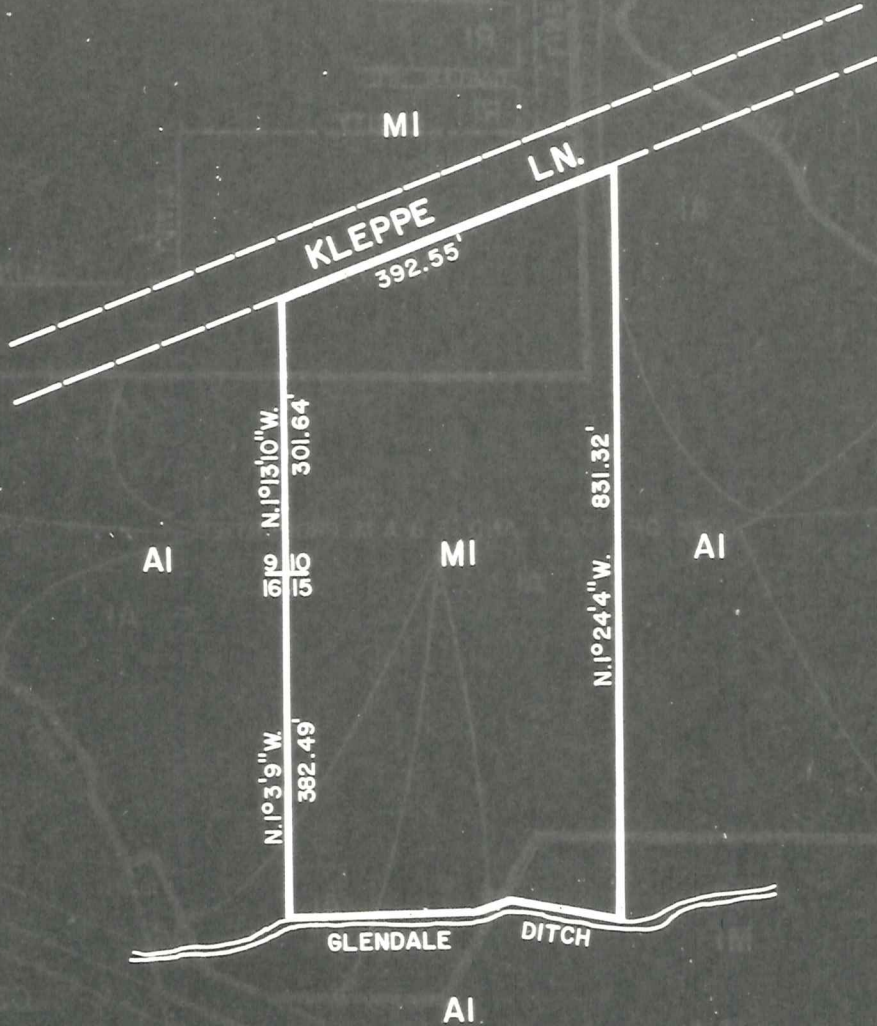


SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2466W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

Denied by  
~~XXXXXXXXXXXXXXXXXXXX~~ THE REGIONAL PLANNING COMMISSION ON THE  
15th DAY OF FEB., 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15  
 DAY OF March, 1966, AS ART 4 - R-63, ORDINANCE NO. 57  
 CERTIFIED /s/ H.K. Brown ATTEST /s/ J.C. McKenzie  
 CHAIRMAN COUNTY CLERK





66-310

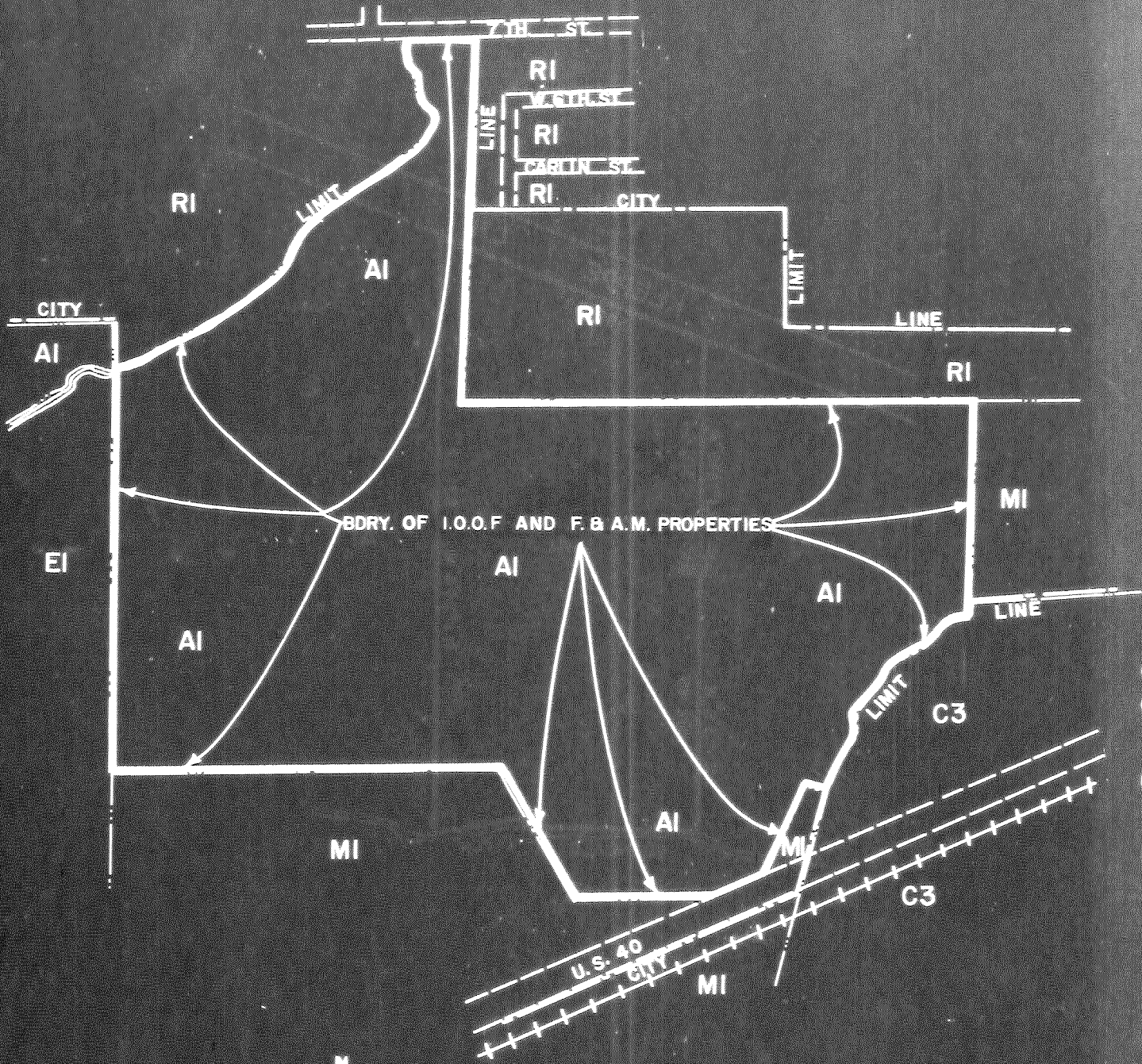


SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2666W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **1**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF MARCH, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Paul J. Boyard CHAIRMAN ATTEST Virgil J. Smith SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF APRIL 1966, AS ART. 4 - F-64 ORDINANCE NO. 57  
 CERTIFIED J.C. MCKENZIE CHAIRMAN ATTEST [Signature] COUNTY CLERK





66-312



SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-3366W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

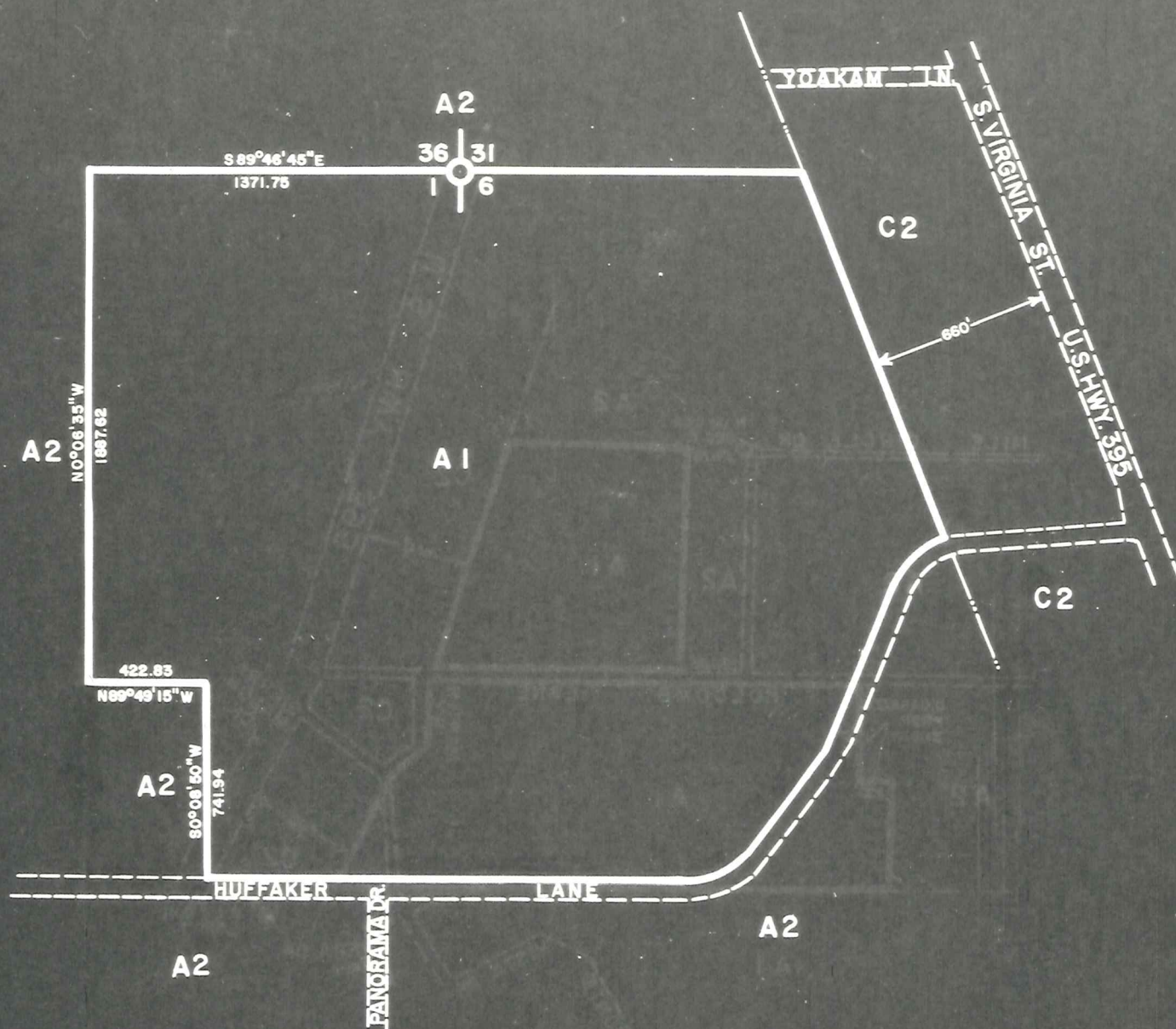
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 15TH DAY OF MARCH, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul F. Bequith CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF April 1966, AS ART. 4 - F-65, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





66-419



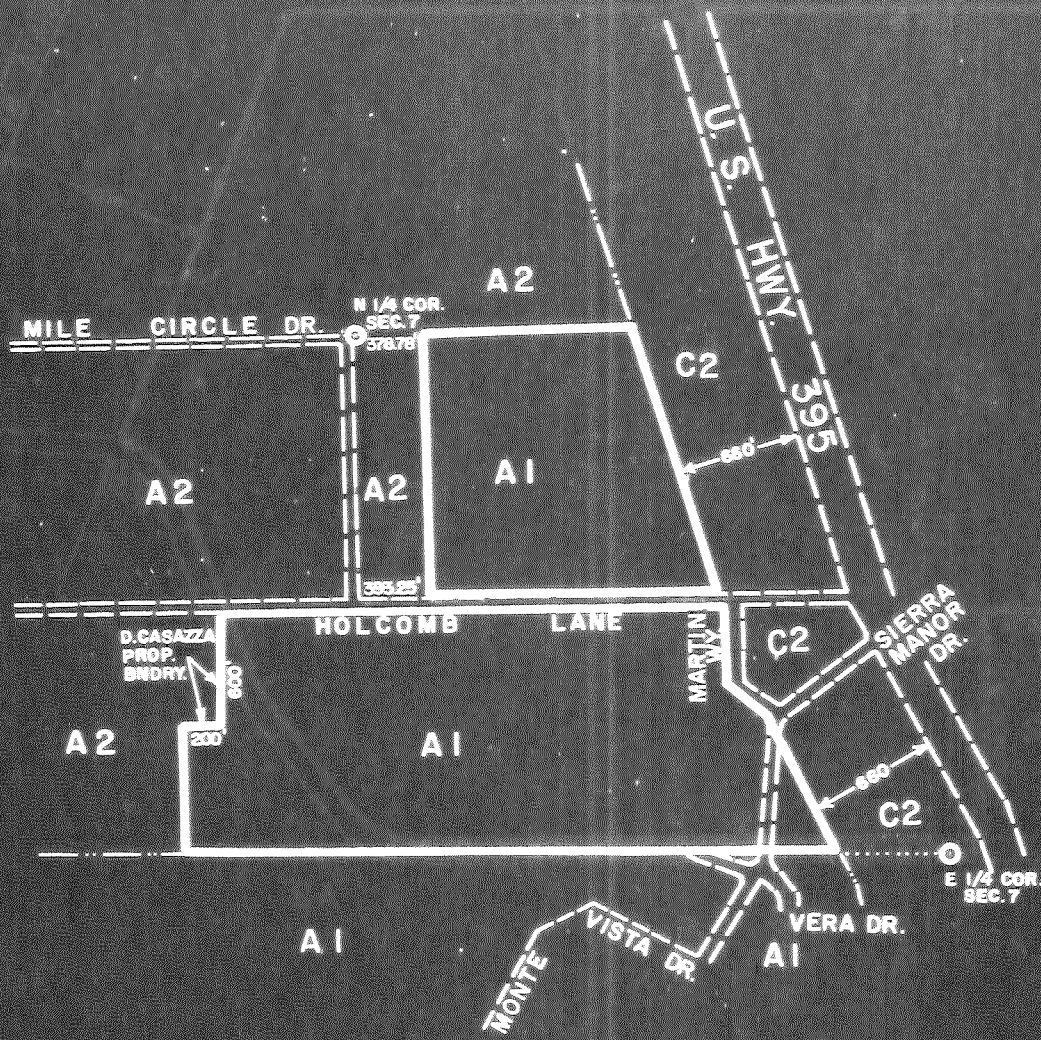
SCALE 1" = 600

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-36-66W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
19th DAY OF APRIL, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Ed F. Bogard ATTEST Virgil J. Smith  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16th  
 DAY OF May 1966, AS ART 4-F-68, ORDINANCE NO 57  
 CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK





SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-38-66W**

WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

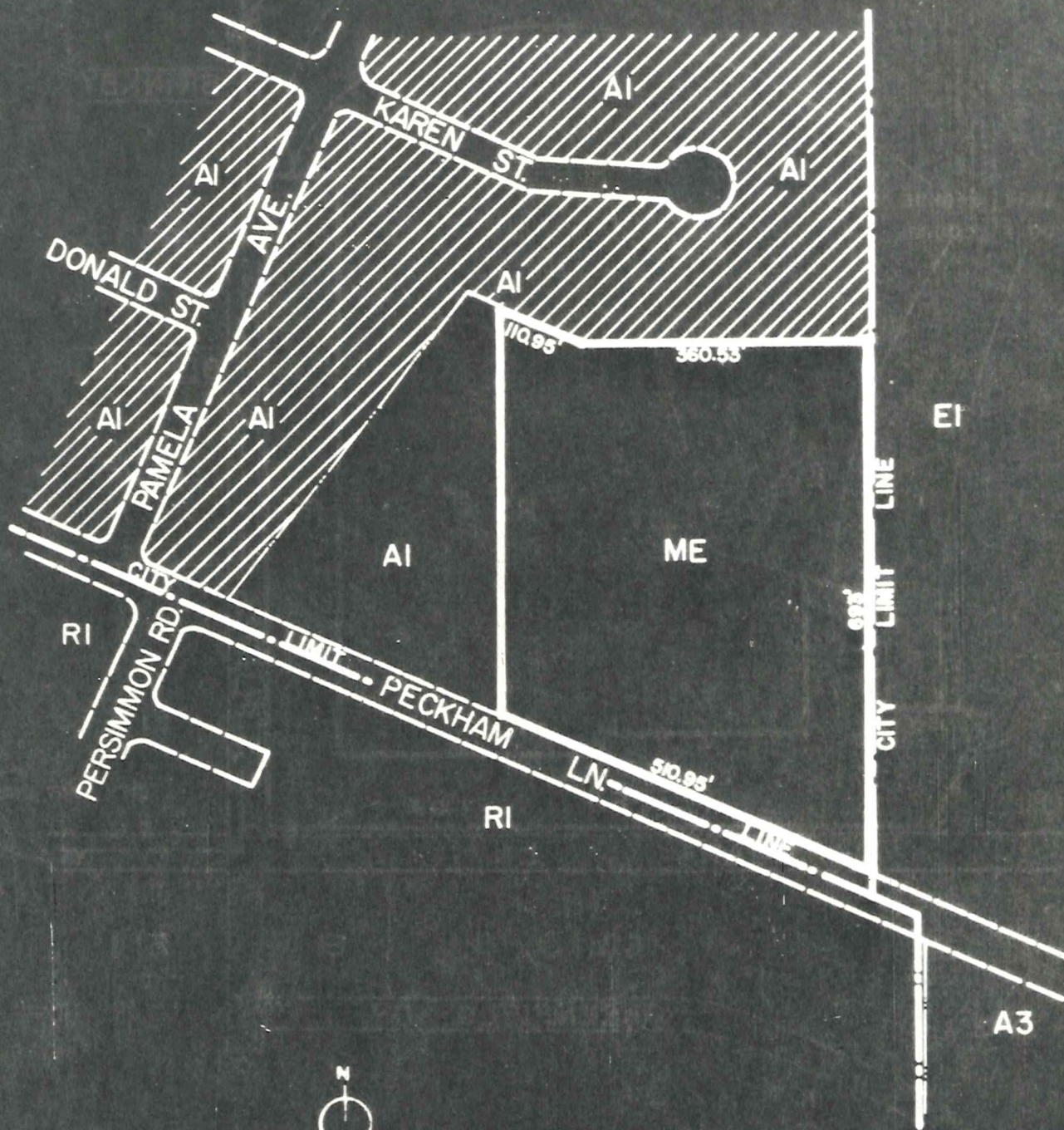
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
17th DAY OF MAY, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul F. Regard CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF JUNE 1966, AS ART. 4 - F-69, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-267W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

SCALE 1" = 200'

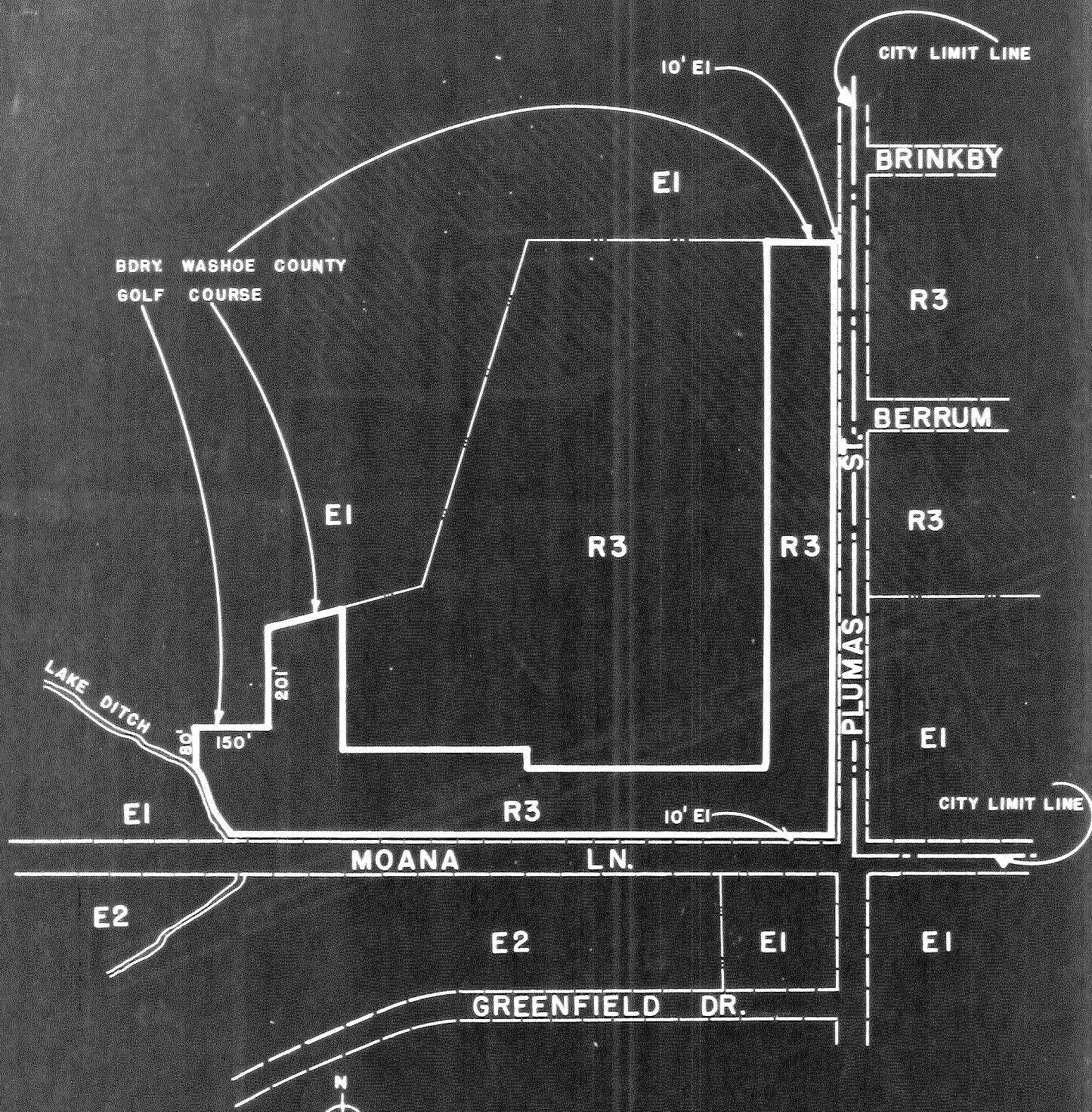
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE ~~XXXX~~ DAY OF ~~XXXX~~, 1966, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th DAY OF AUGUST 19 66, AS ART 4 - F-75, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK





CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-966W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

SCALE 1" = 300'

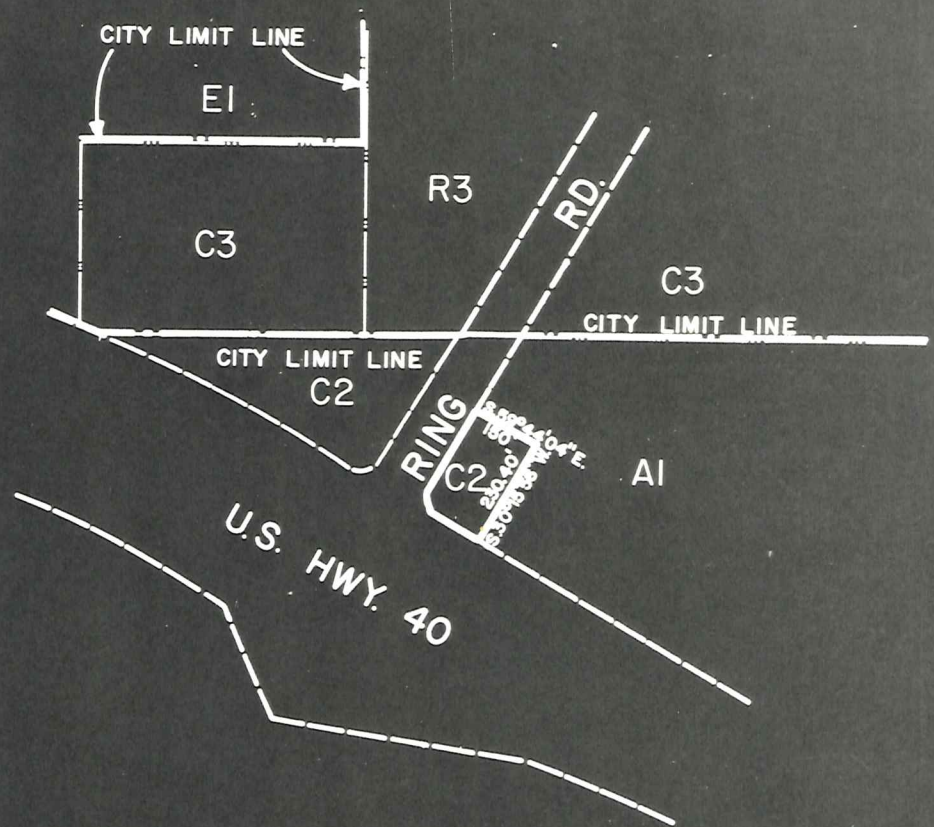
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST DAY OF SEPT., 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Paul F. Bogard* CHAIRMAN ATTEST *Virgil J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October 1965, AS ART 4 - F-53 ORDINANCE NO. 57

CERTIFIED/s/ *J.C. McKenzie* CHAIRMAN ATTEST *W. Brown* COUNTY CLERK





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1367W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 1

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
21ST. DAY OF MARCH, 1967, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Roger Regilio CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 17th  
 DAY OF April 1967, AS ART 4 - F-80, ORDINANCE NO. 57

CERTIFIED Howard F. McKissick Sr. CHAIRMAN ATTEST H. K. Brown COUNTY CLERK

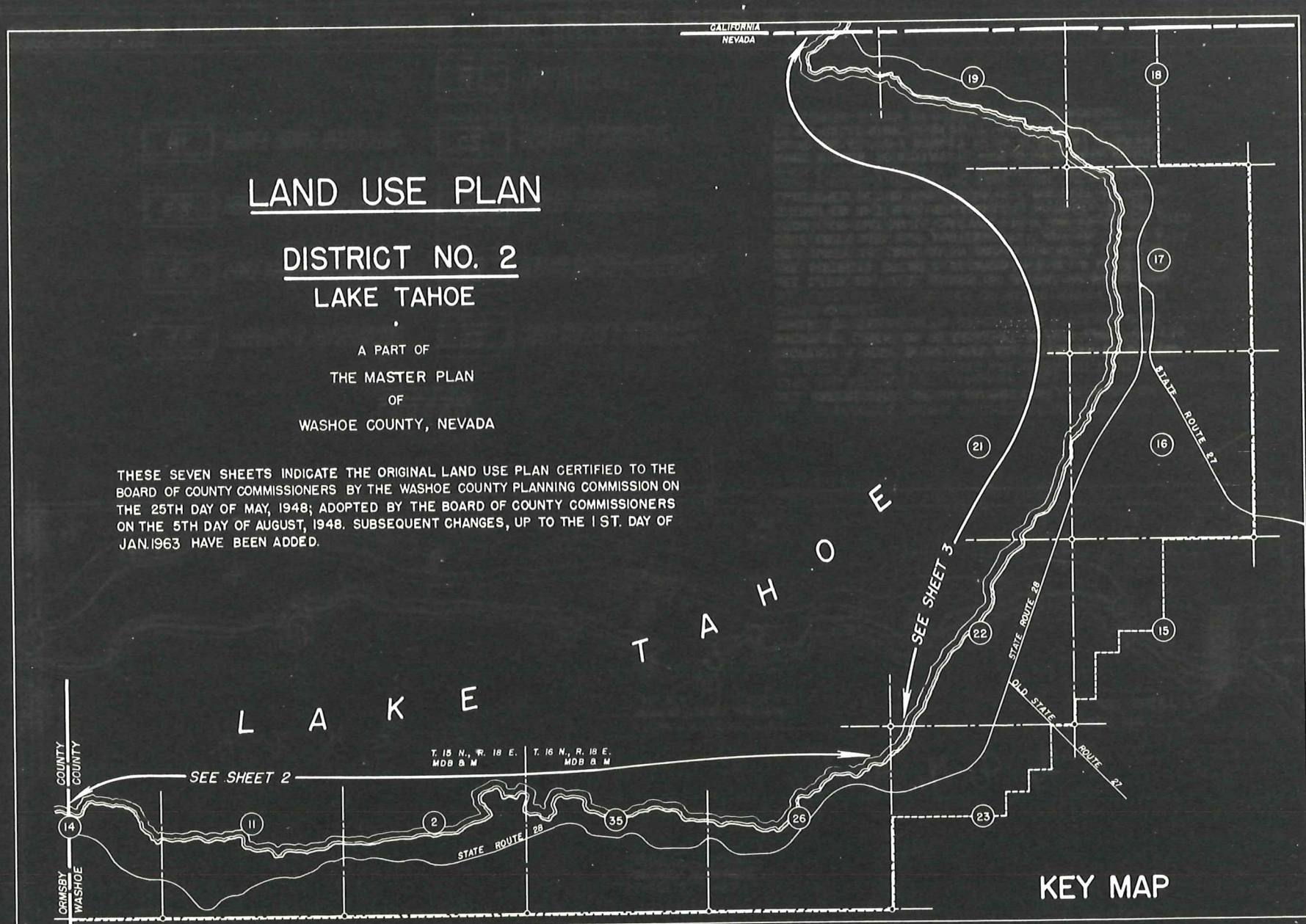


# LAND USE PLAN

## DISTRICT NO. 2 LAKE TAHOE

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

THESE SEVEN SHEETS INDICATE THE ORIGINAL LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE WASHOE COUNTY PLANNING COMMISSION ON THE 25TH DAY OF MAY, 1948; ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5TH DAY OF AUGUST, 1948. SUBSEQUENT CHANGES, UP TO THE 1ST. DAY OF JAN. 1963 HAVE BEEN ADDED.



KEY MAP

WASHOE COUNTY, NEVADA  
ADOPTED AUGUST 23, 1948 AMENDMENTS ADDED TO JANUARY 1963

LAND USE PLAN - DISTRICT NO. 2

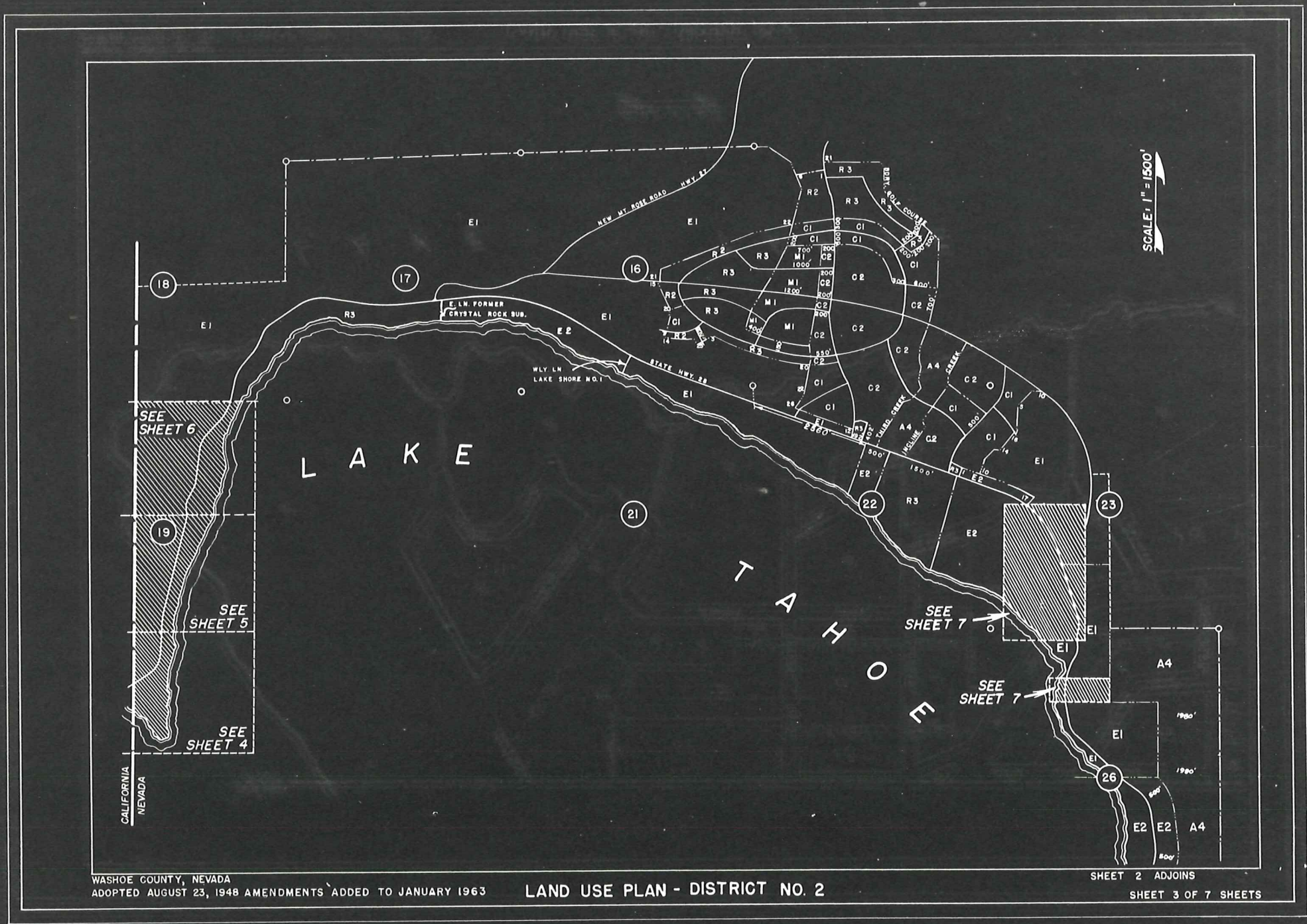
SHEET 1 OF 7 SHEETS

*Ord. 57*





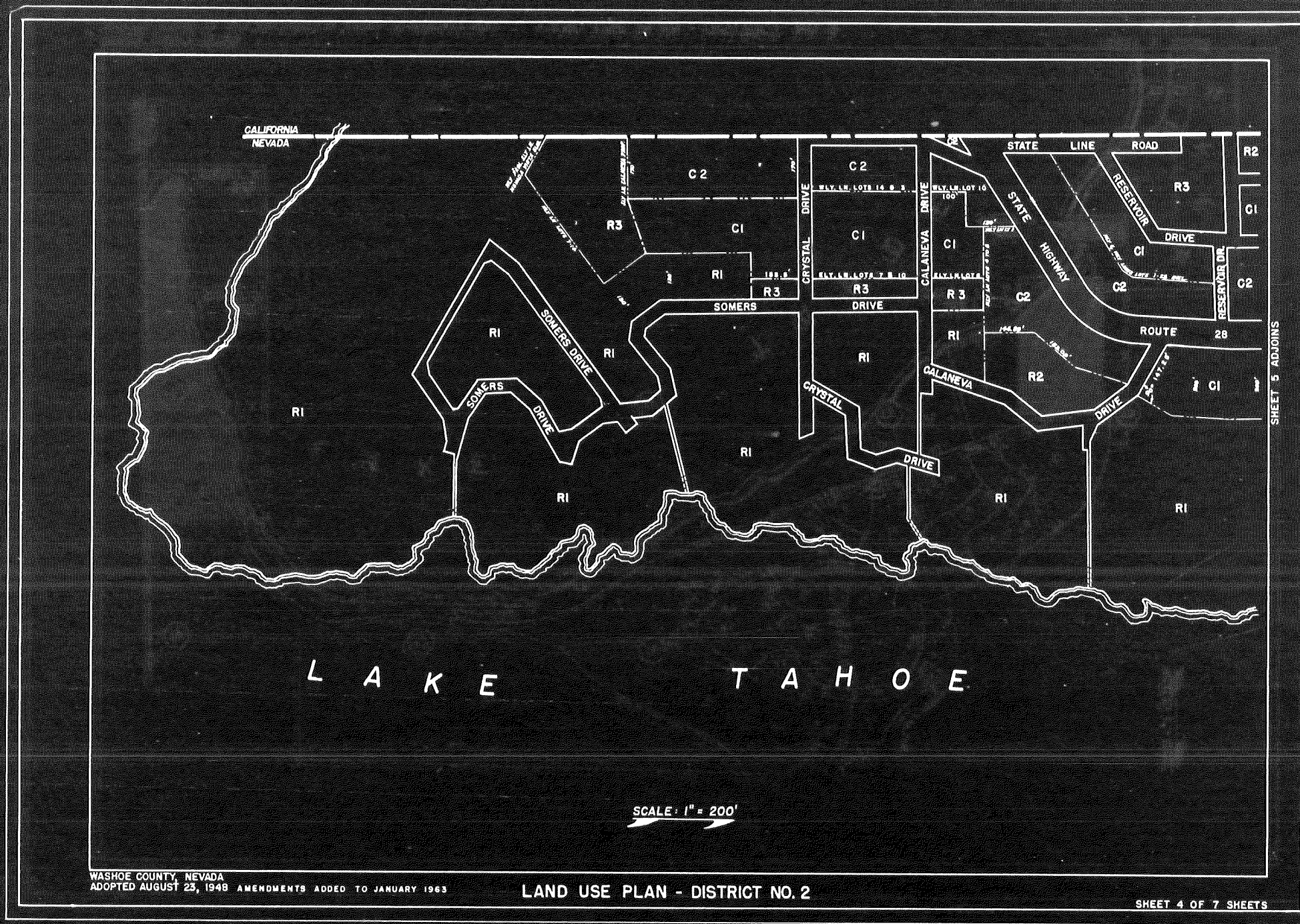




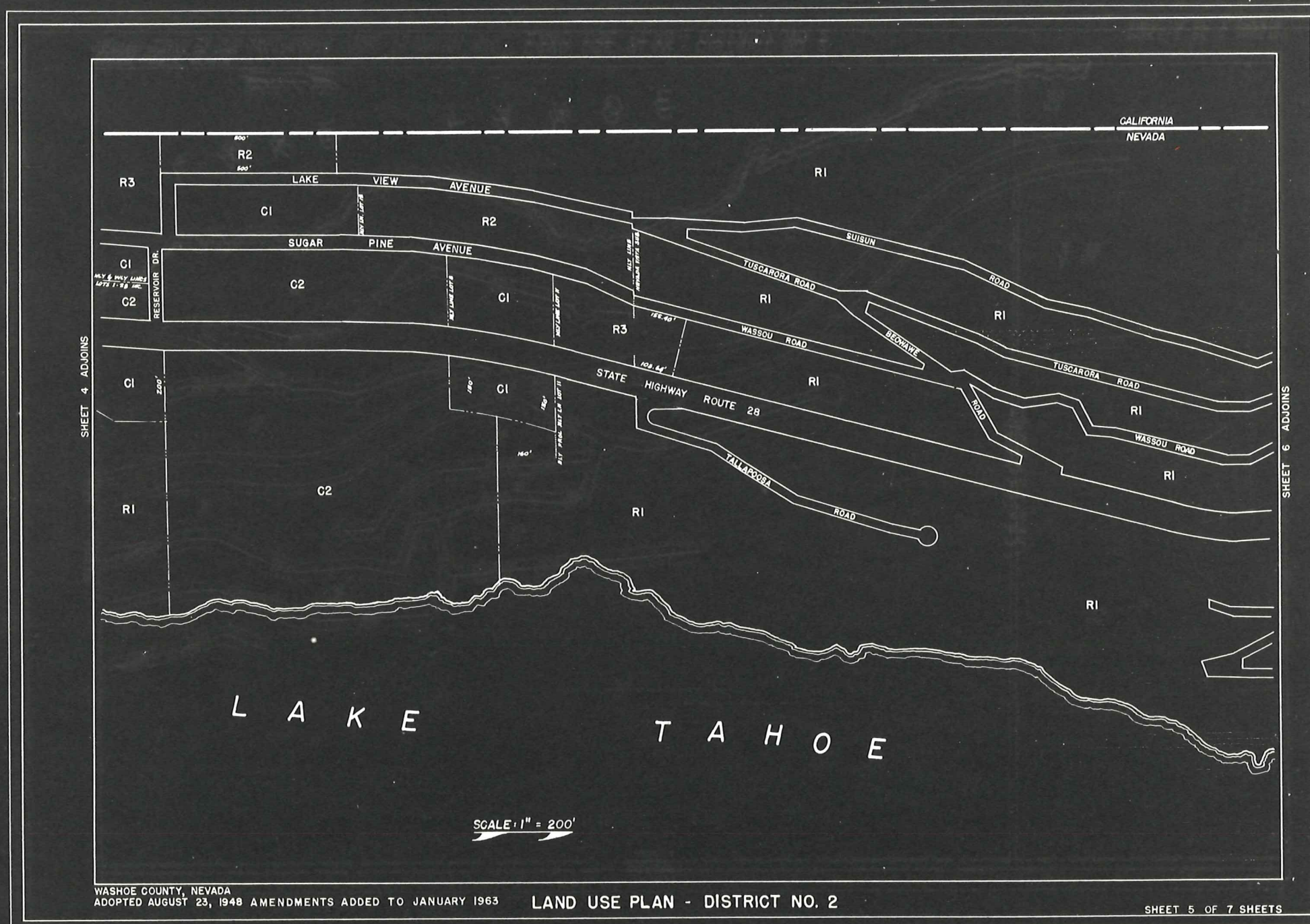
Ord. 57



Ord. 57







WASHOE COUNTY, NEVADA  
 ADOPTED AUGUST 23, 1948 AMENDMENTS ADDED TO JANUARY 1963

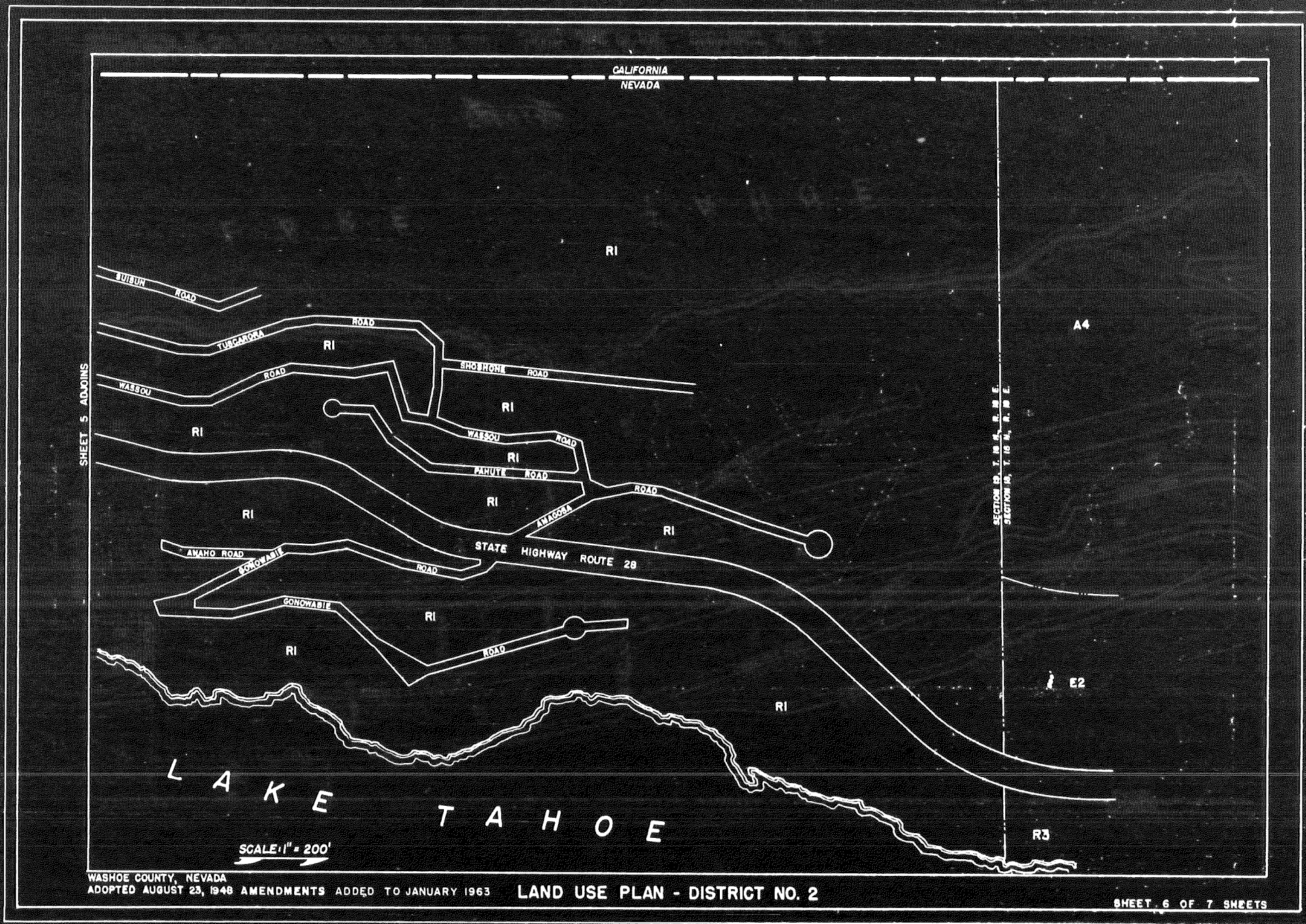
LAND USE PLAN - DISTRICT NO. 2

SHEET 5 OF 7 SHEETS

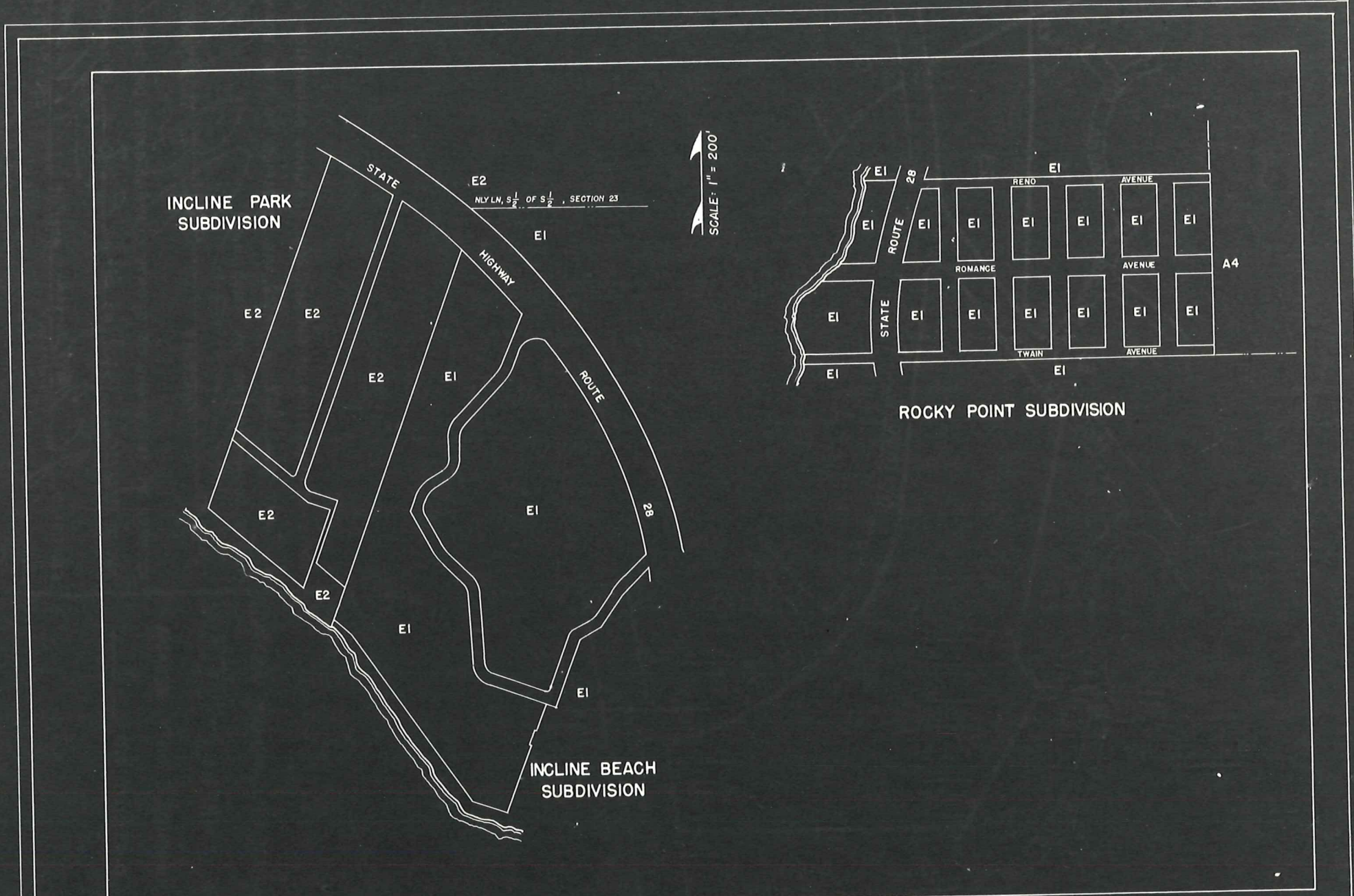
Ord. 57



Ord. 57







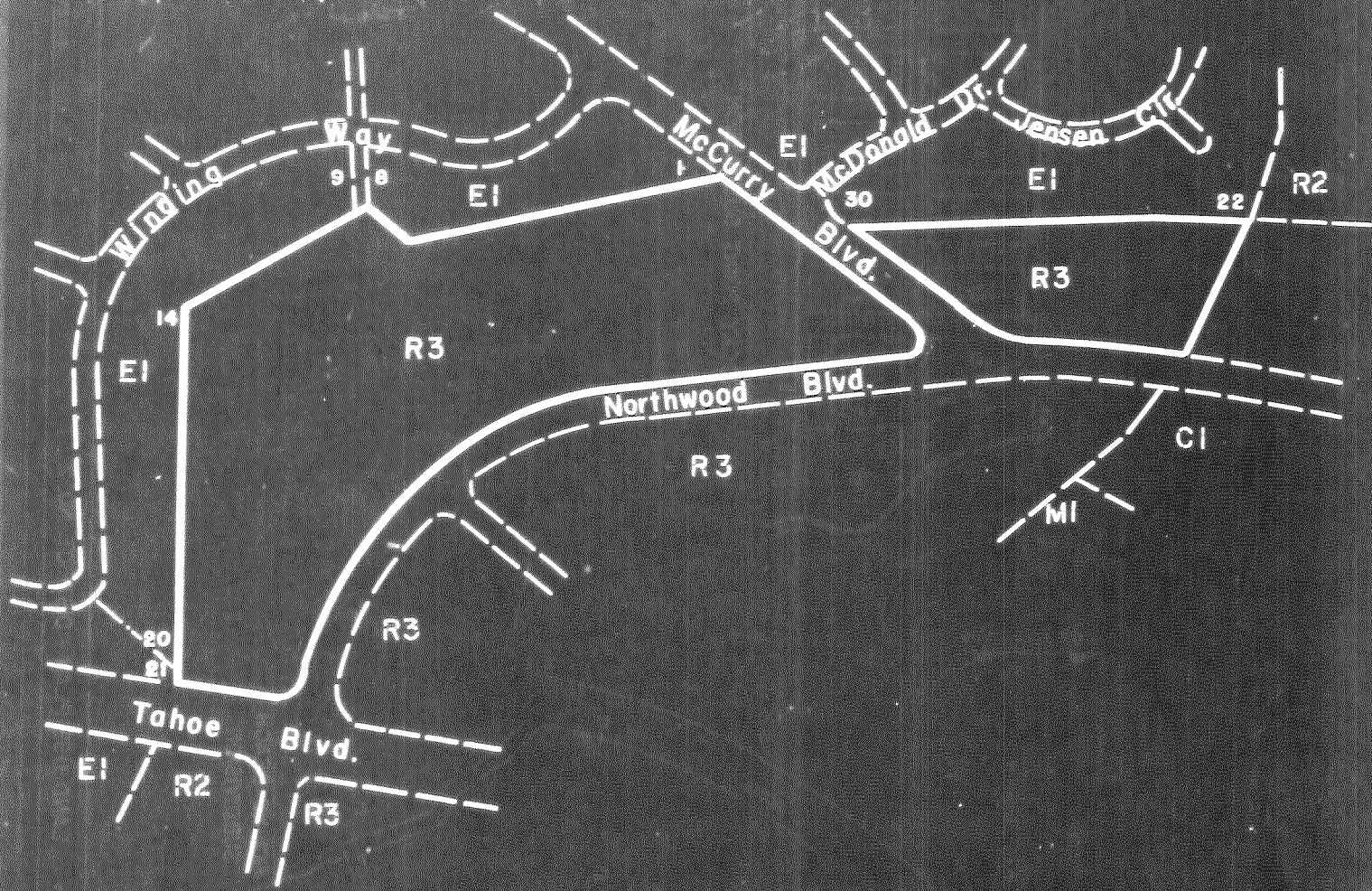
WASHOE COUNTY, NEVADA  
ADOPTED AUGUST 23, 1948 AMENDMENTS ADDED TO JANUARY 1963

LAND USE PLAN - DISTRICT NO. 2

SHEET 7 OF 7 SHEETS

57





SCALE 1" = 100'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1563W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
21 ST DAY OF May, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

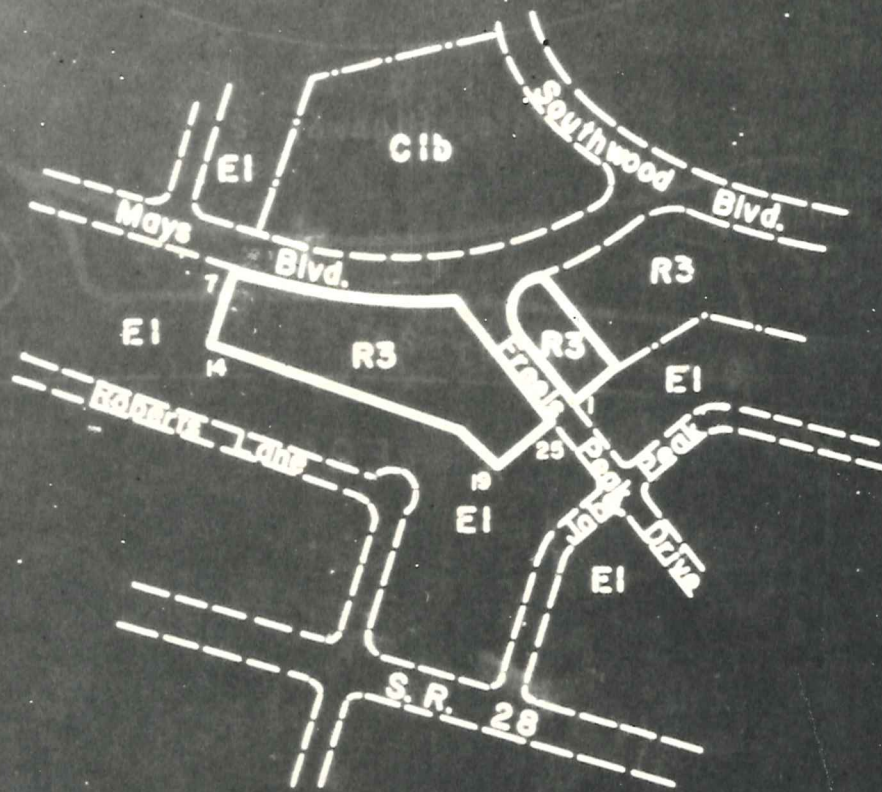
CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>th</sup>  
 DAY OF June 1963, AS ART. 4 - F-3 ORDINANCE NO. 57

CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN COUNTY CLERK

57





SCALE 1" = 100'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2763W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

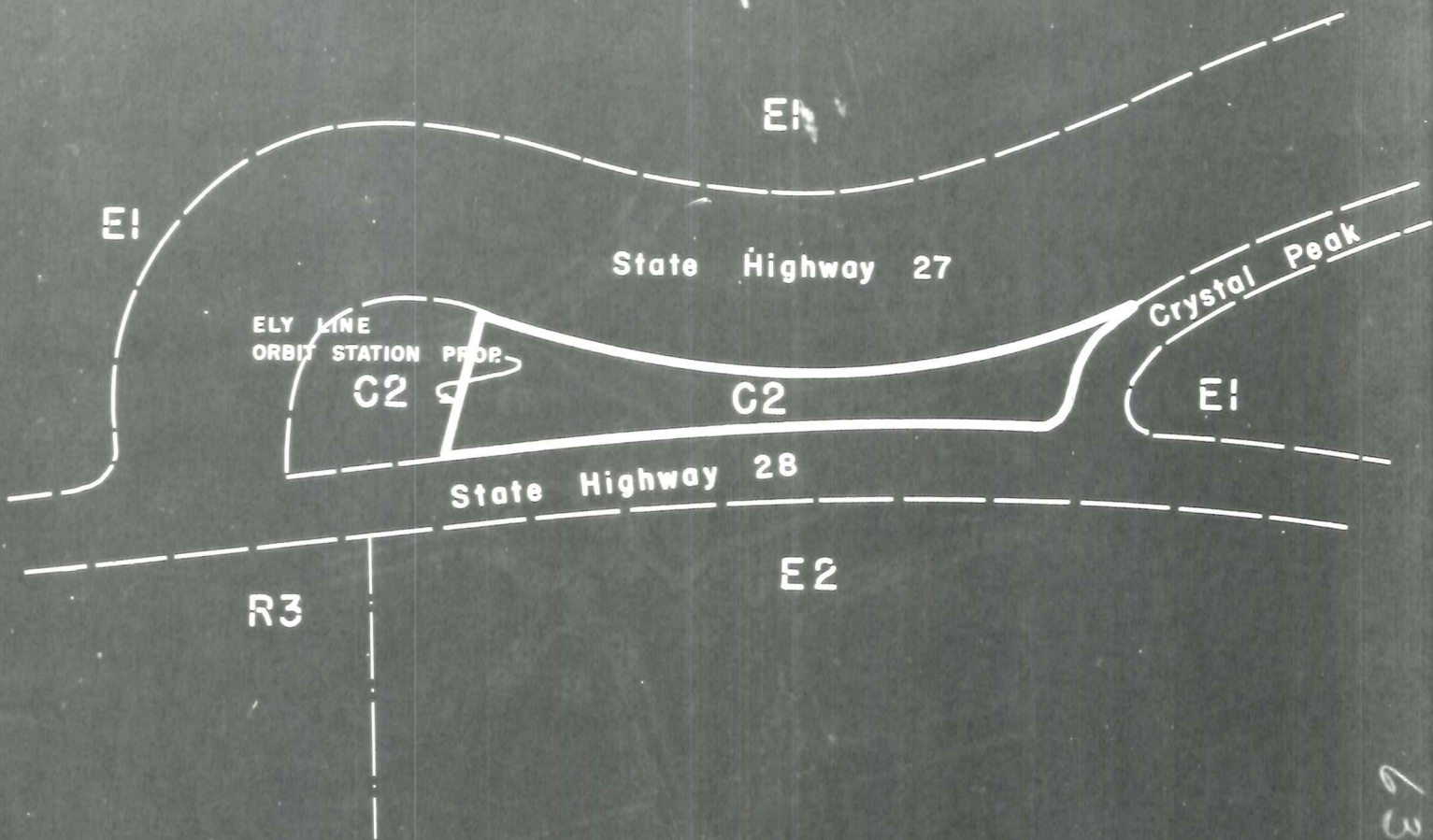
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
18th DAY OF JUNE, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25th  
 DAY OF July 1963, AS ART. 4F-10 ORDINANCE NO. 57

CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN COUNTY CLERK





63-832



SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-3963W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

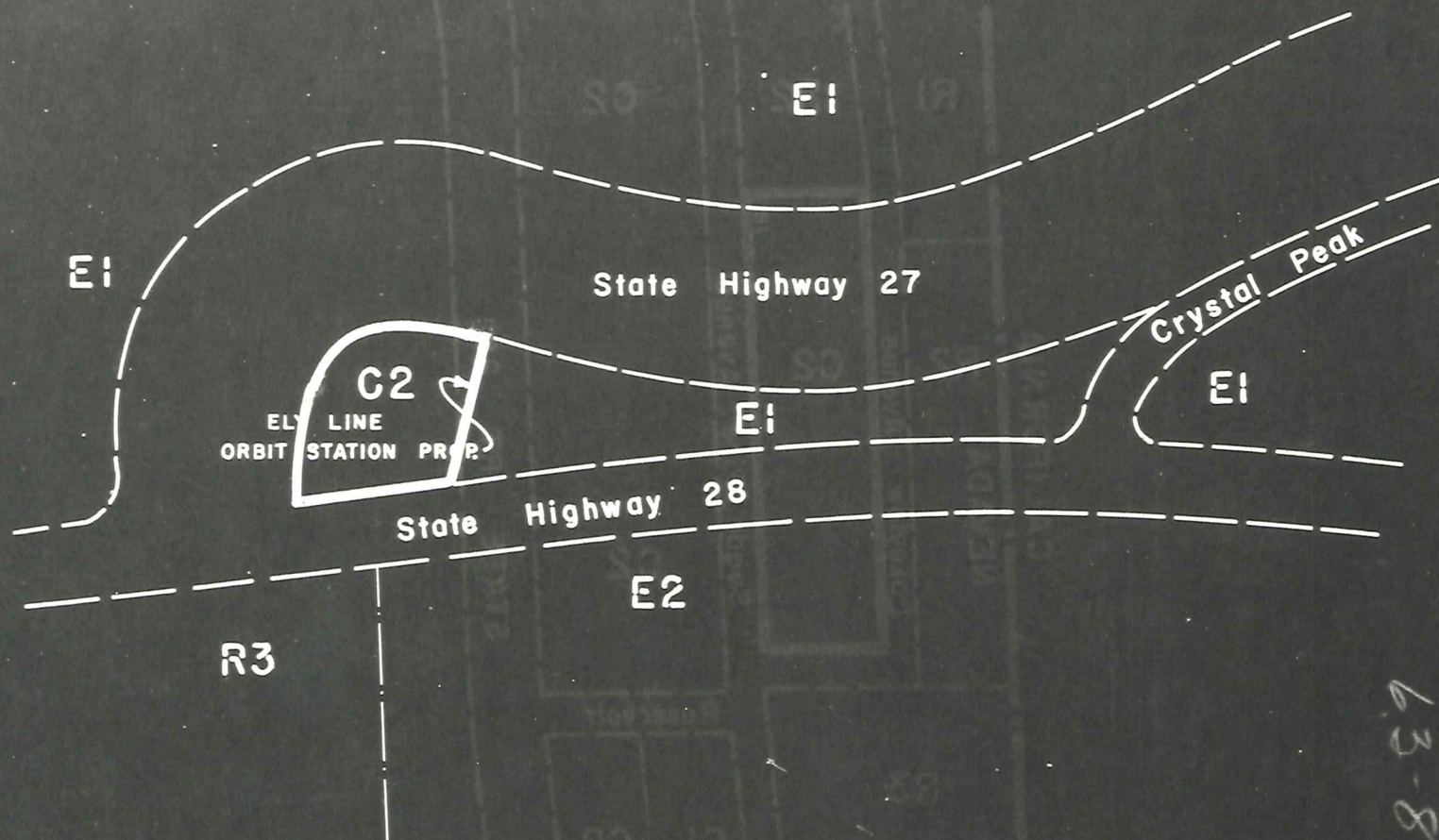
~~APPROVED BY~~ Denied by THE REGIONAL PLANNING COMMISSION ON THE  
5th DAY OF November, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF December, 1963, AS ART. 4-F-18, ORDINANCE NO. 57

CERTIFIED J. S. [Signature] ATTEST [Signature]  
 CHAIRMAN COUNTY CLERK





63-831



SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-3863W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

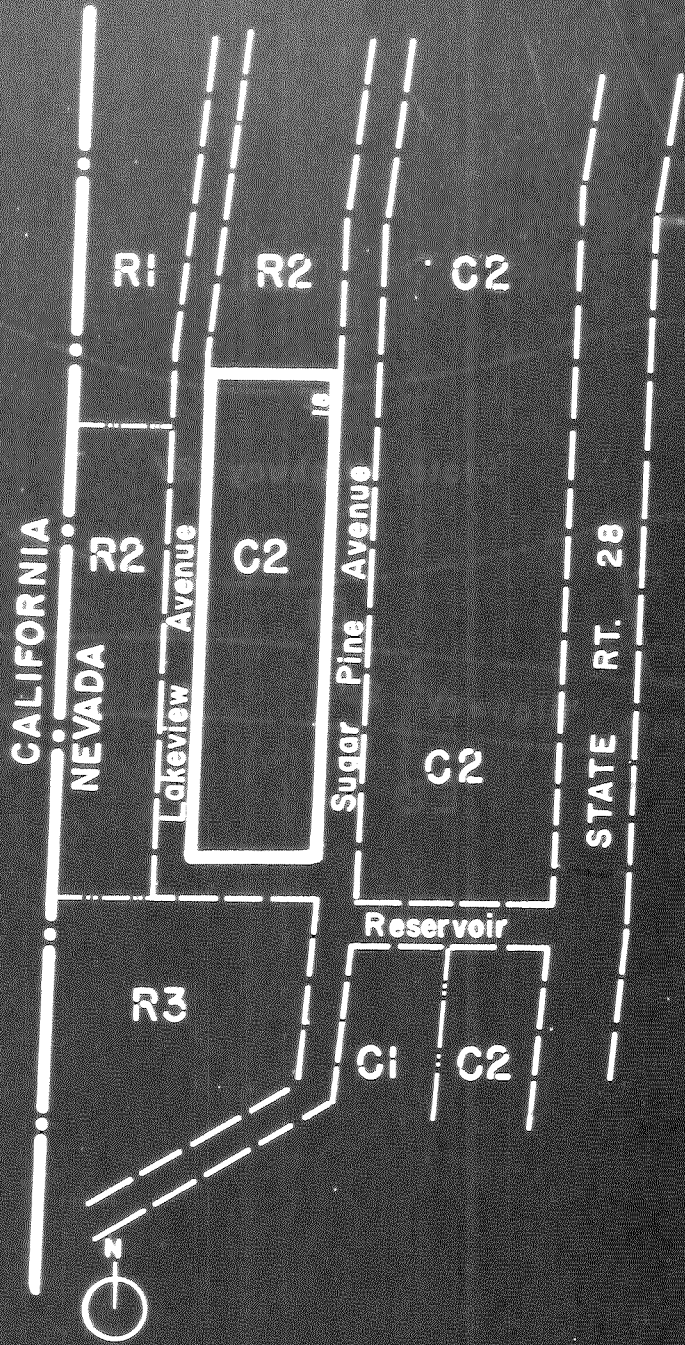
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
5TH DAY OF NOVEMBER, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *W. Hancock* CHAIRMAN ATTEST *Carl F. Rogard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF DECEMBER, 1963, AS ART. 4 - F-17 ORDINANCE NO. 57

CERTIFIED *J. C. McKenzie* CHAIRMAN ATTEST *W. Brown* COUNTY CLERK





SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4763W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

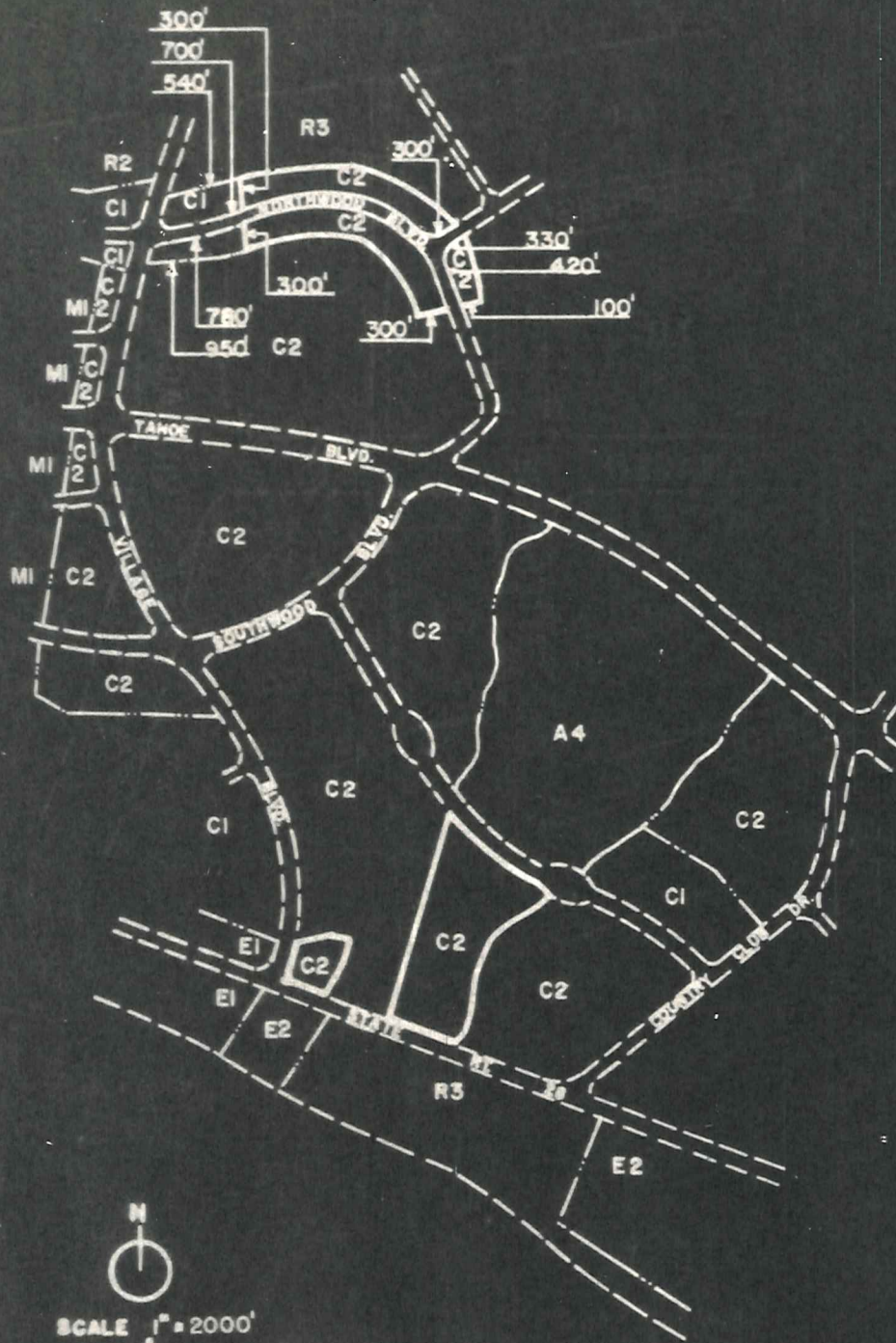
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
17th DAY OF December, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF January 1964, AS ART. 4-F-21 ORDINANCE NO. 57

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK



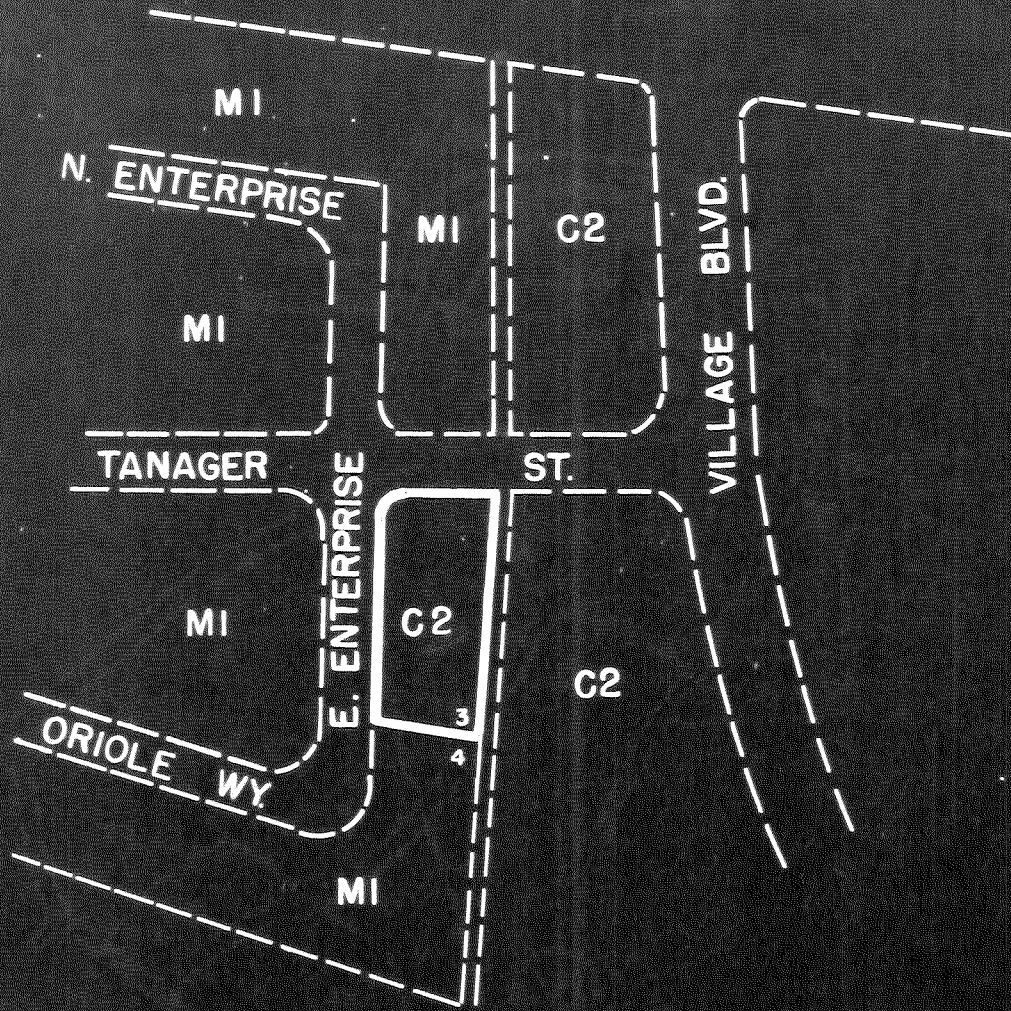


CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4663W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

Denied by THE REGIONAL PLANNING COMMISSION ON THE  
 17th DAY OF December, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_ SECRETARY  
 CHAIRMAN  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15<sup>th</sup>  
 DAY OF January 1964, AS ART. 4-4-722 ORDINANCE NO. 57  
 CERTIFIED J.C. McLaughlin ATTEST H. Brown  
 CHAIRMAN COUNTY CLERK





SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2165W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

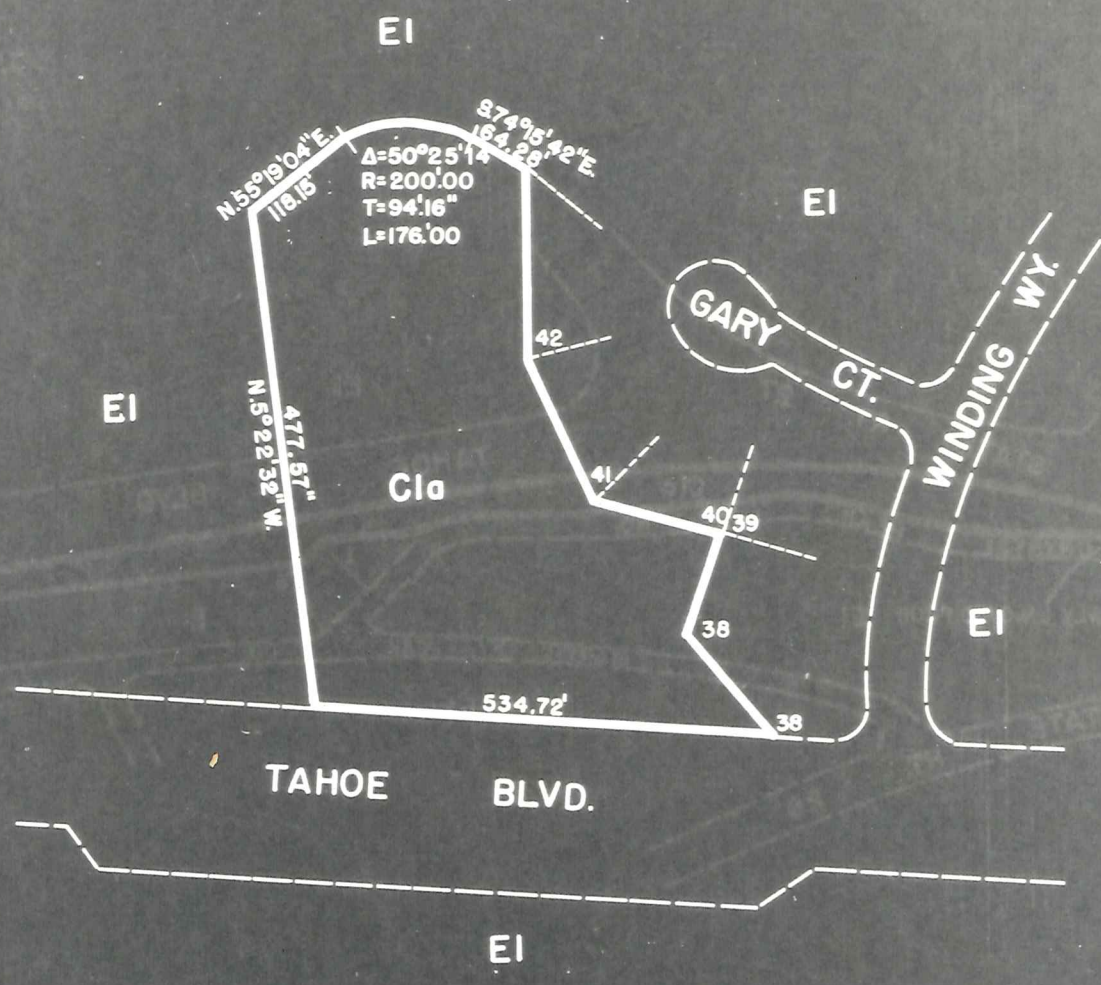
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 27TH. DAY OF APRIL, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *H. DeLeon* CHAIRMAN ATTEST *W. Maynard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25th  
 DAY OF MAY, 1965, AS ART. 4 - F-47, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





65-1024

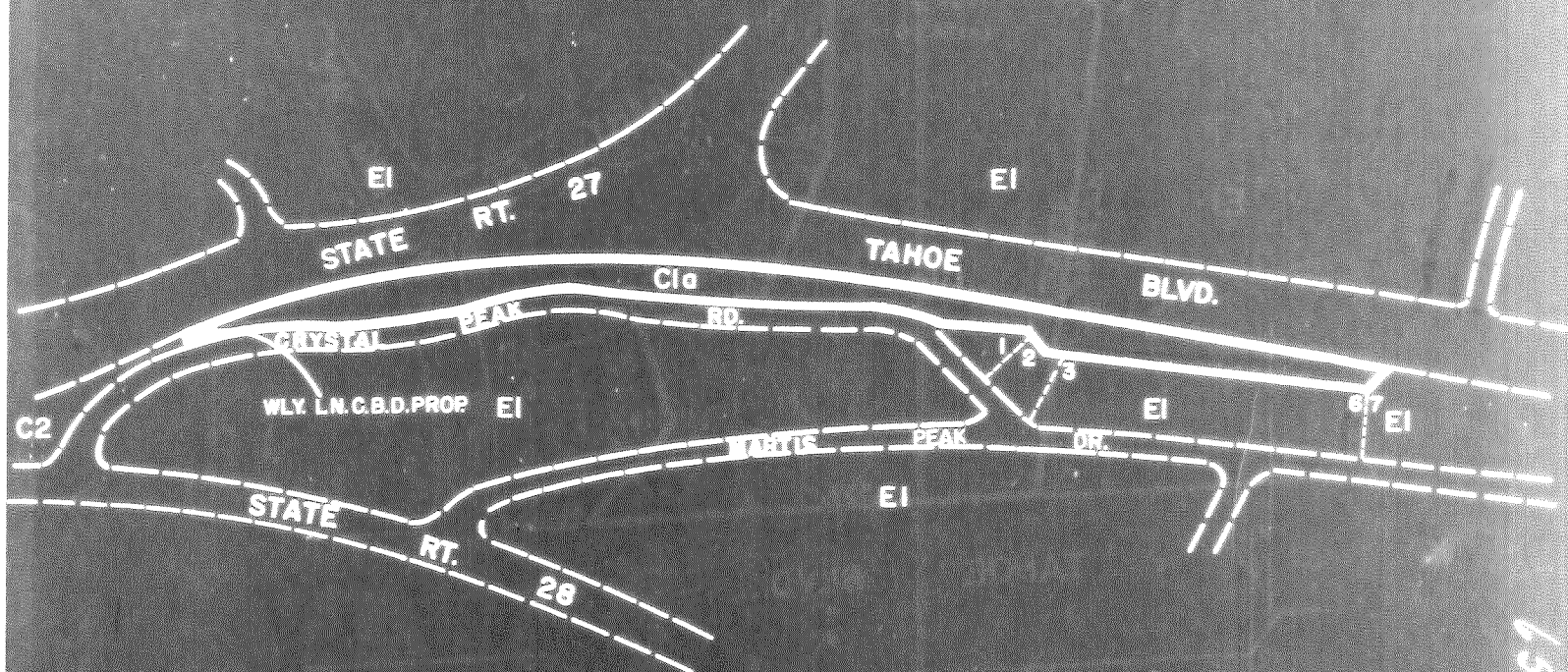


SCALE 1"=200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1666W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

Denied by  
 RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
19th DAY OF OCTOBER, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF November 1965, AS ART 4 - F-55, ORDINANCE NO. 57  
 CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK





65-1032



SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1766W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

Denied by  
 XXXXXXXXXXXXXXXXXXXXXXXX  
 ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
22nd DAY OF OCTOBER, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF November 19 65, AS ART. 4-E-58, ORDINANCE NO 57

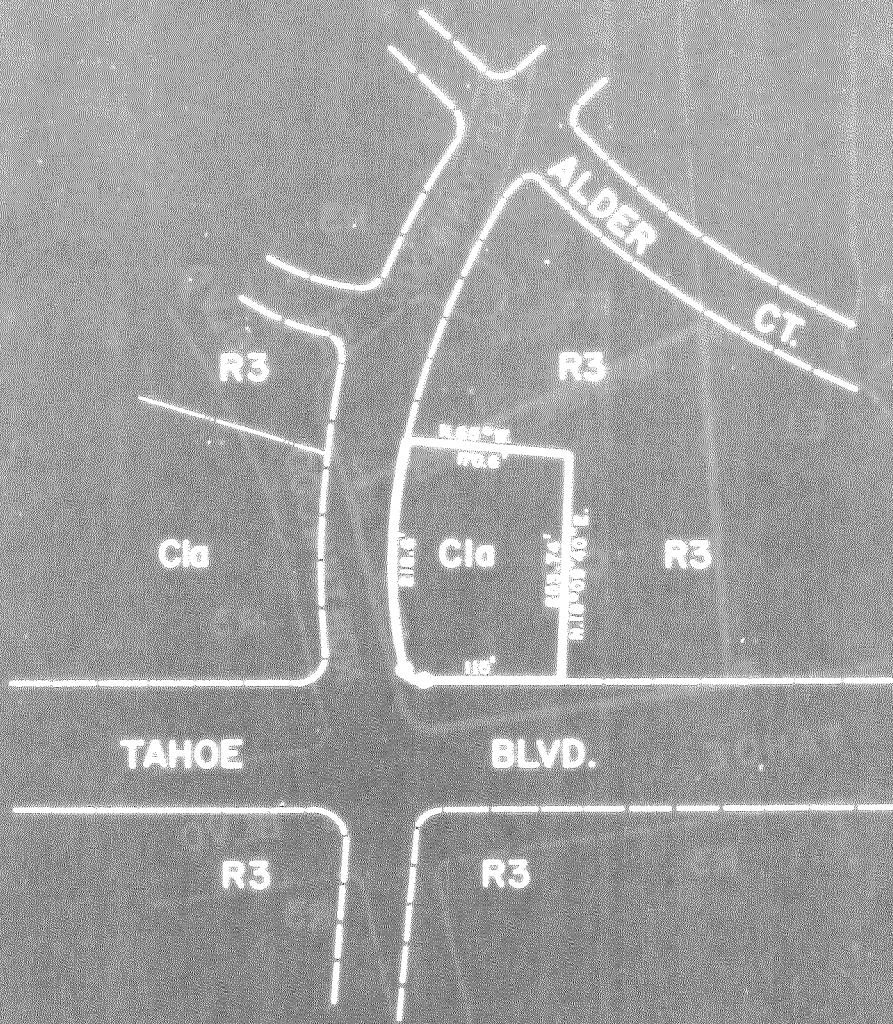
CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK

57









SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-767W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 2

Denied by  
~~XXXXXXXXXXXXXXXXXXXX~~ THE REGIONAL PLANNING COMMISSION ON THE  
18th DAY OF October, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF November, 1966, AS ART 4 - F-78, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H. K. Brown  
 CHAIRMAN COUNTY CLERK



THESE TWO SHEETS INDICATE THE ORIGINAL LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 20TH DAY OF OCTOBER, 1953; ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF NOVEMBER, 1953. SUBSEQUENT CHANGES, UP TO THE 5TH DAY OF NOVEMBER, 1954, HAVE BEEN ADDED.

# LAND USE PLAN

## DISTRICT NO. 3 U. S. 395 NORTH

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

SCALE: 1" = 1000'

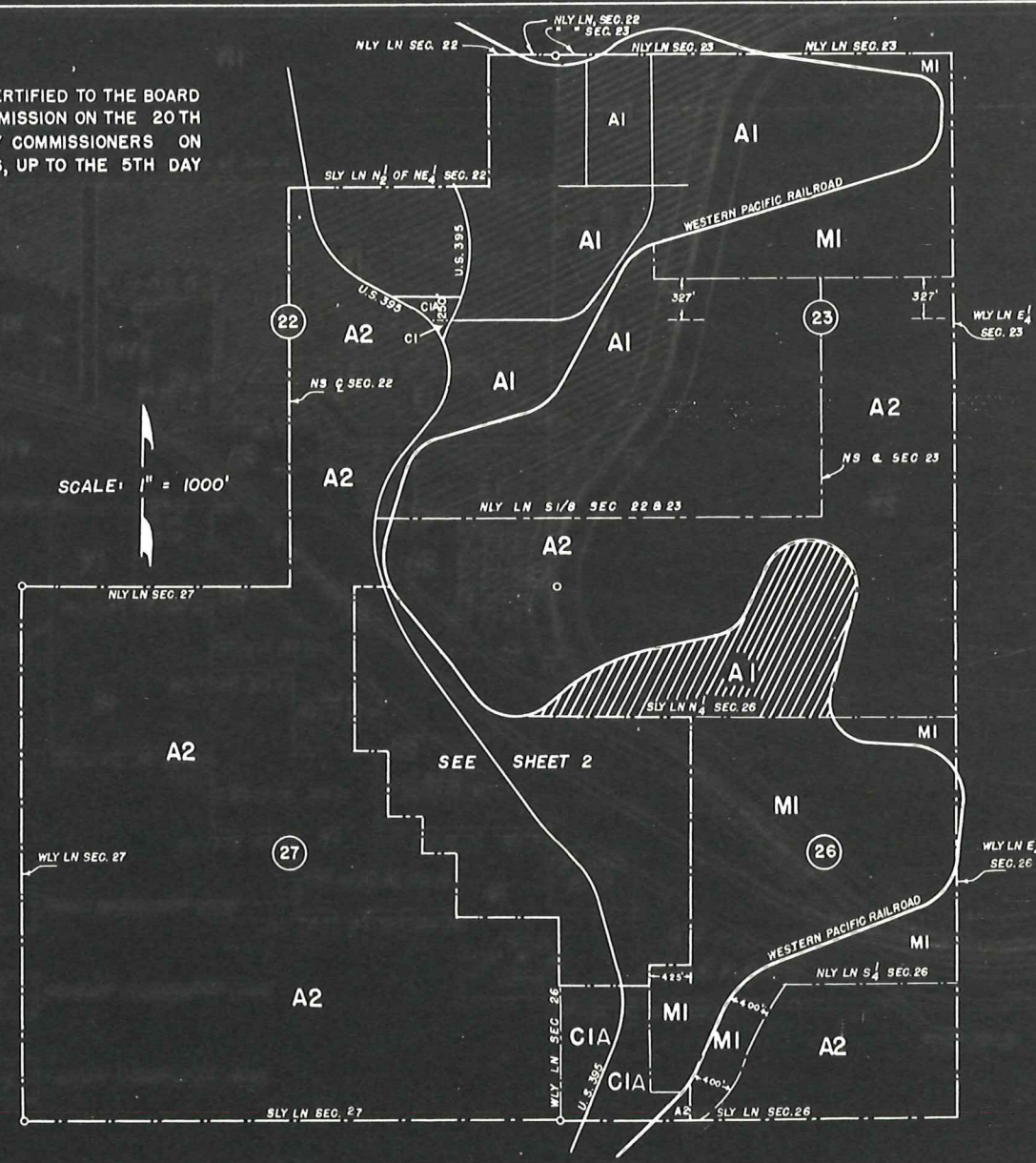
ALL REFERENCES SHOWN ON THESE MAPS ARE BASED ON DATA AND RECORDS OF AUGUST 1, 1953.

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR TO PARALLEL STREET LINES UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY ORDINANCE NO. 5 OF WASHOE COUNTY AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THESE MAPS, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

WHEN A ZONE BOUNDARY IS SHOWN AT APPROXIMATELY RIGHT ANGLES TO A STREET SUCH BOUNDARY IS INTENDED TO BE AT RIGHT ANGLES TO SUCH STREET UNLESS OTHERWISE SHOWN BY DESCRIPTION OR DIMENSION.

WASHOE COUNTY, NEVADA  
ADOPTED NOVEMBER 20, 1953



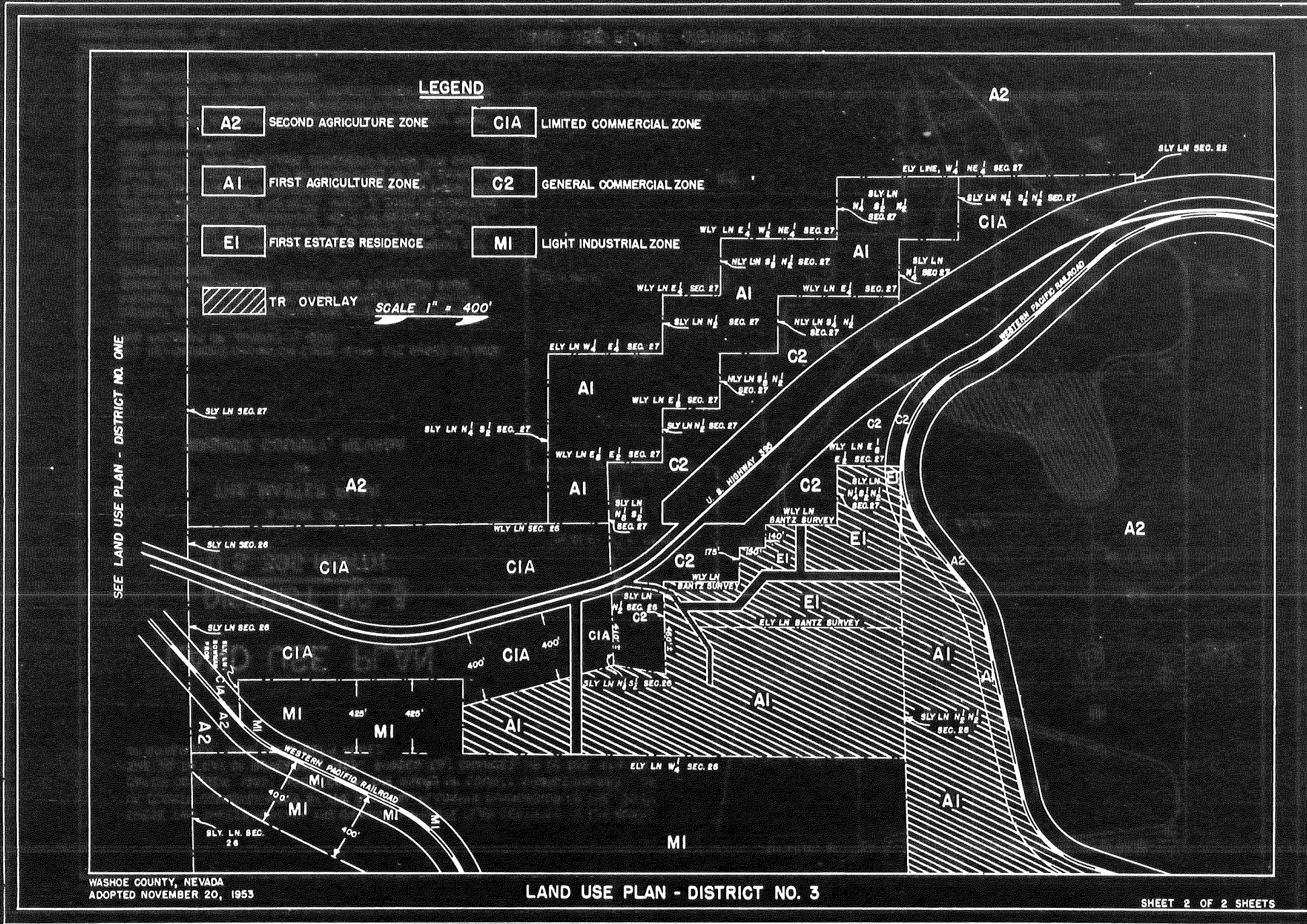
LAND USE PLAN - DISTRICT NO. 3

SHEET 1 OF 2 SHEETS

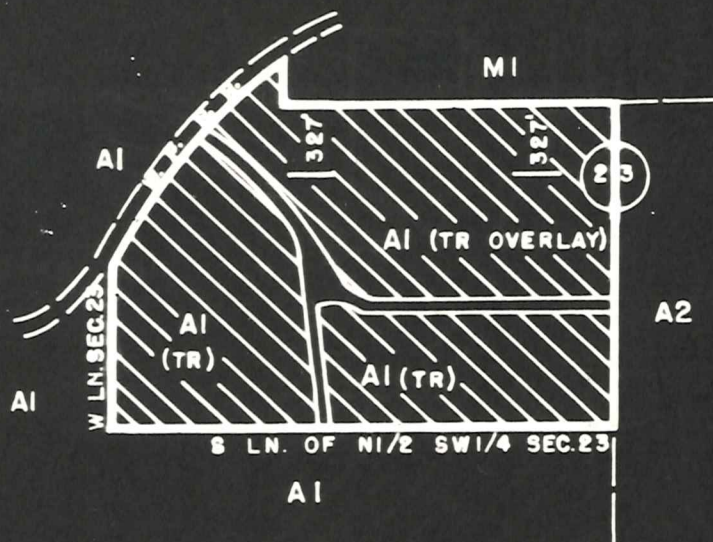
Ord. 57



04.07







SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-963W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 3

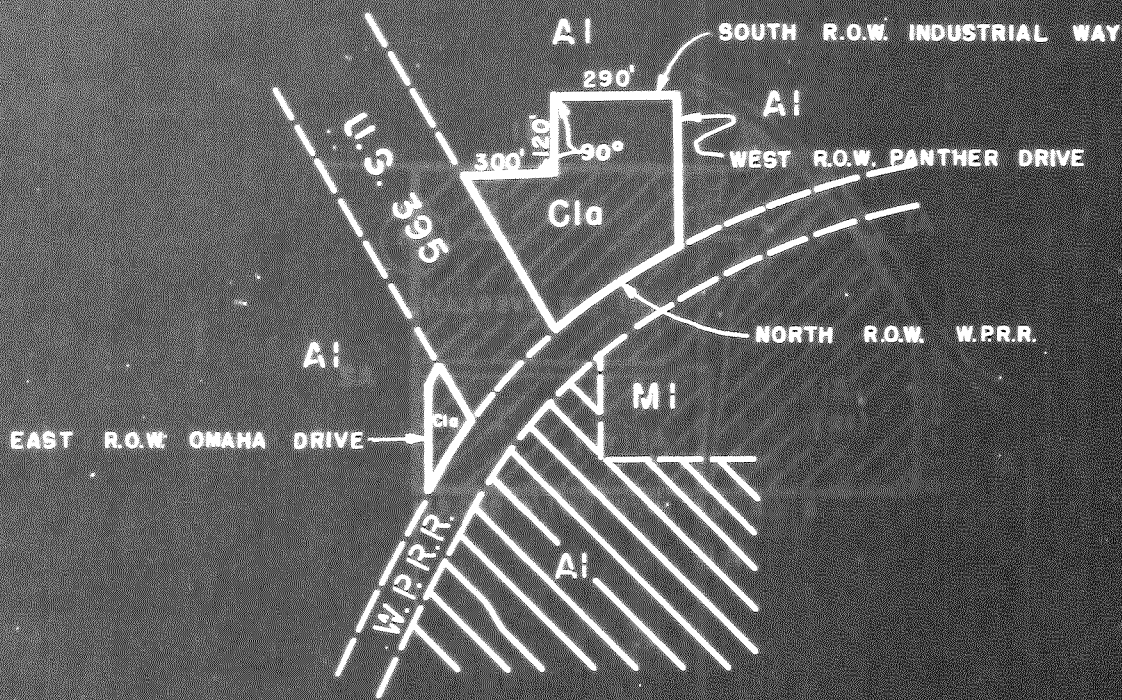
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
19TH DAY OF MARCH, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25<sup>th</sup>  
 DAY OF April 1963, AS ART. 4-F-3 ORDINANCE NO. 57

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2863W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 3

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
18<sup>TH</sup> DAY OF JUNE, 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED

*[Signature]*  
 CHAIRMAN

ATTEST

*[Signature]*  
 SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25<sup>th</sup>  
 DAY OF July 1963, AS ART. 4-F-11, ORDINANCE NO. 57

CERTIFIED

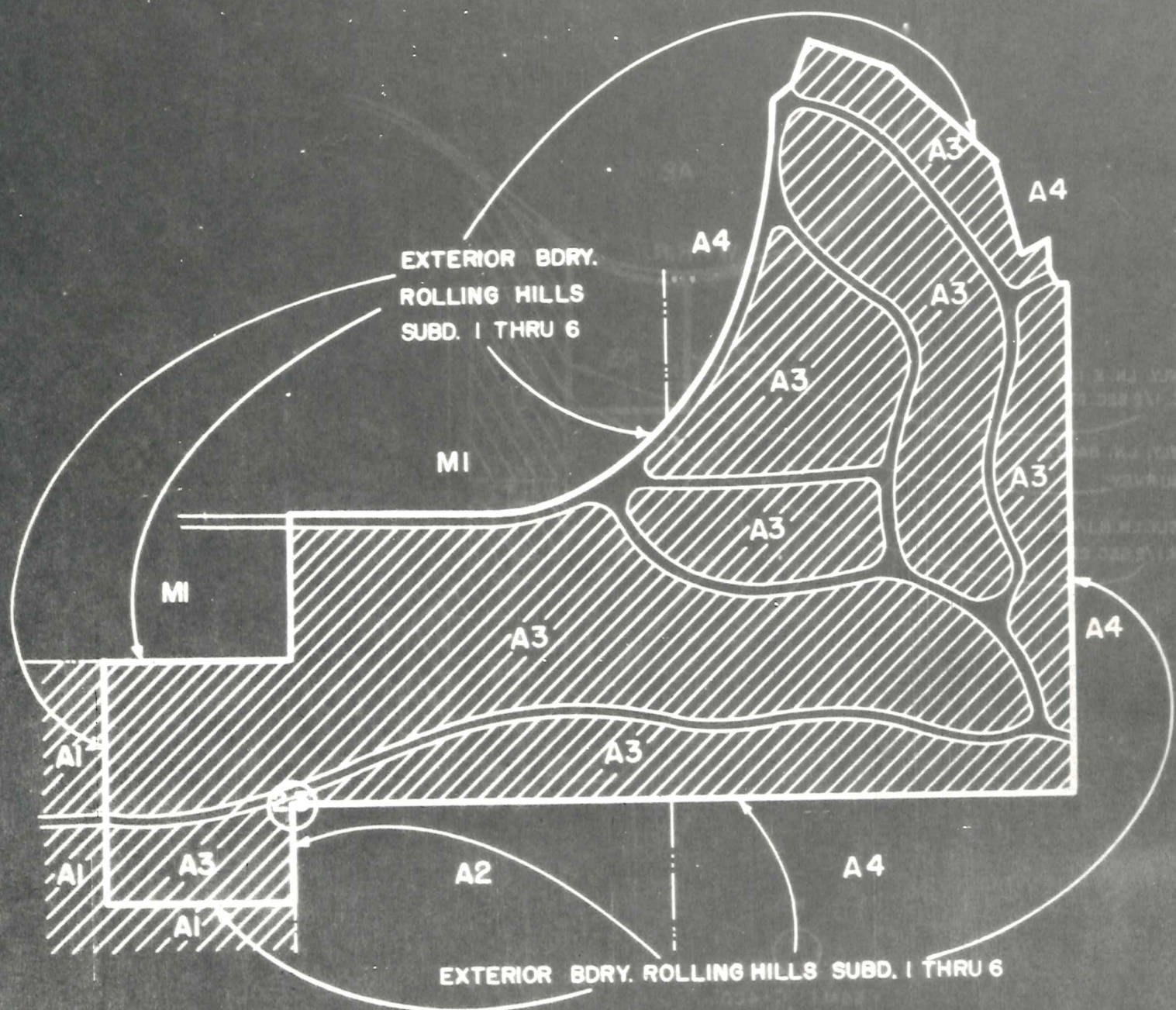
*[Signature]*  
 CHAIRMAN

ATTEST

*[Signature]*  
 COUNTY CLERK

57

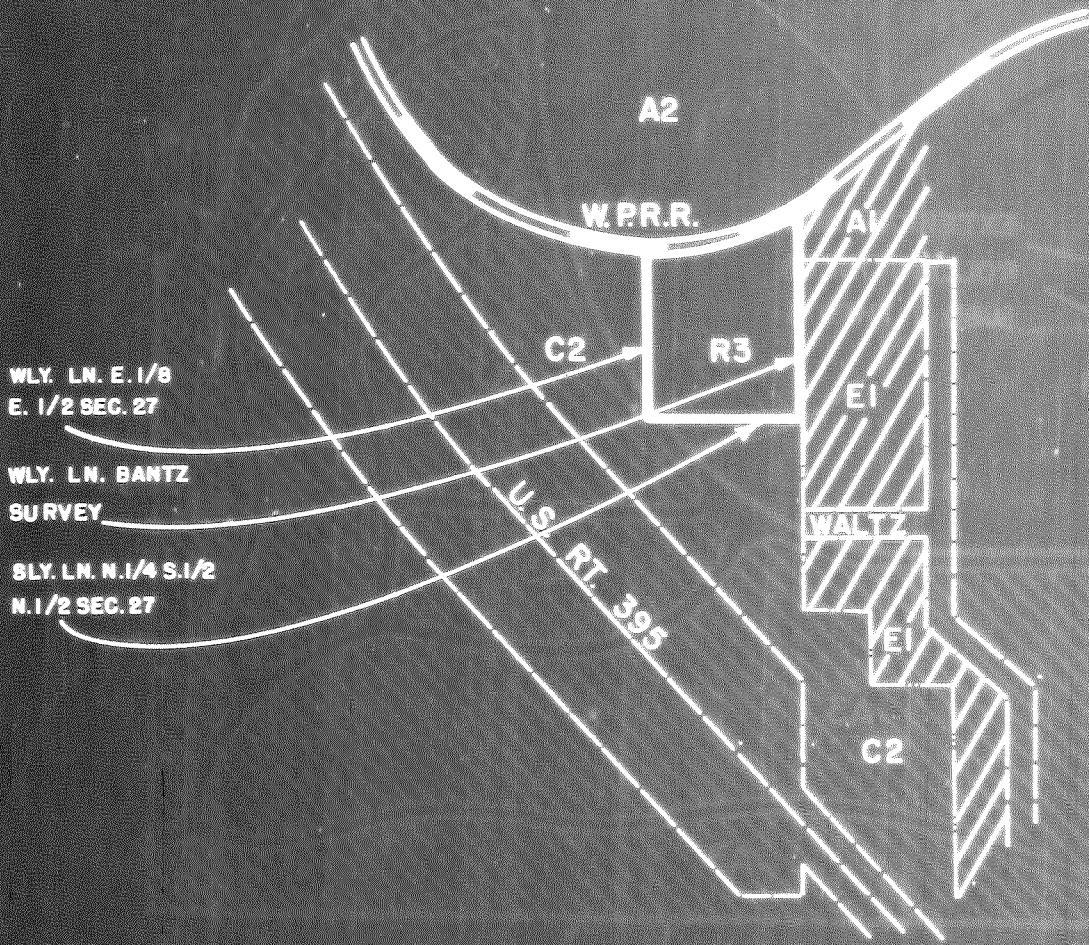




CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2664**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **3**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 15TH DAY OF JUNE, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED: *[Signature]* CHAIRMAN ATTEST: *[Signature]* SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF July, 1964, AS ART. 4 - F-36, ORDINANCE NO. 57  
 CERTIFIED: J. C. McKenzie CHAIRMAN ATTEST: H. K. Brown COUNTY CLERK





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1066W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **3**

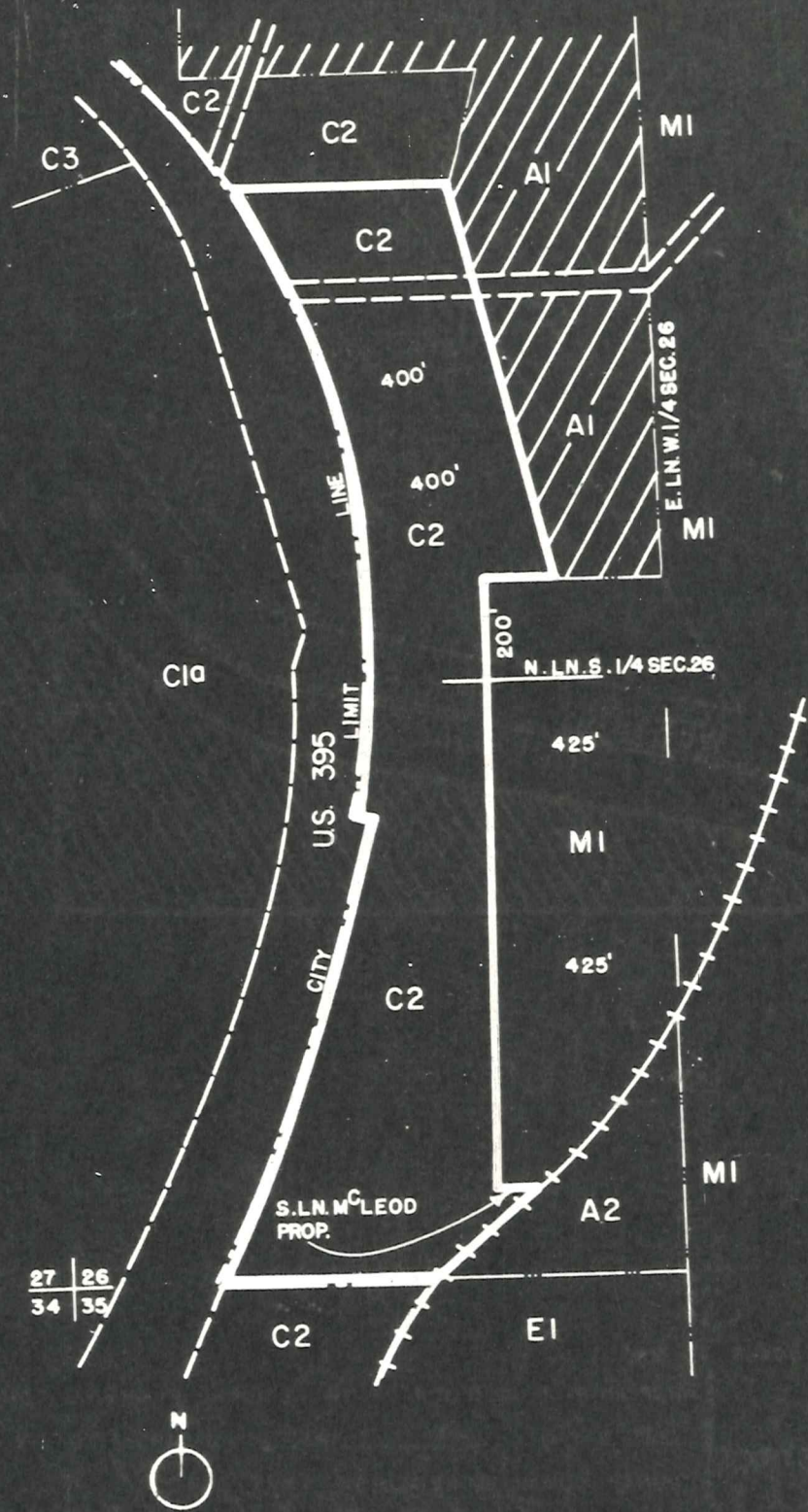
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST DAY OF SEPT., 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul F. Poyard CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October 19 65, AS ART 4 - F-52, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1466W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **3**

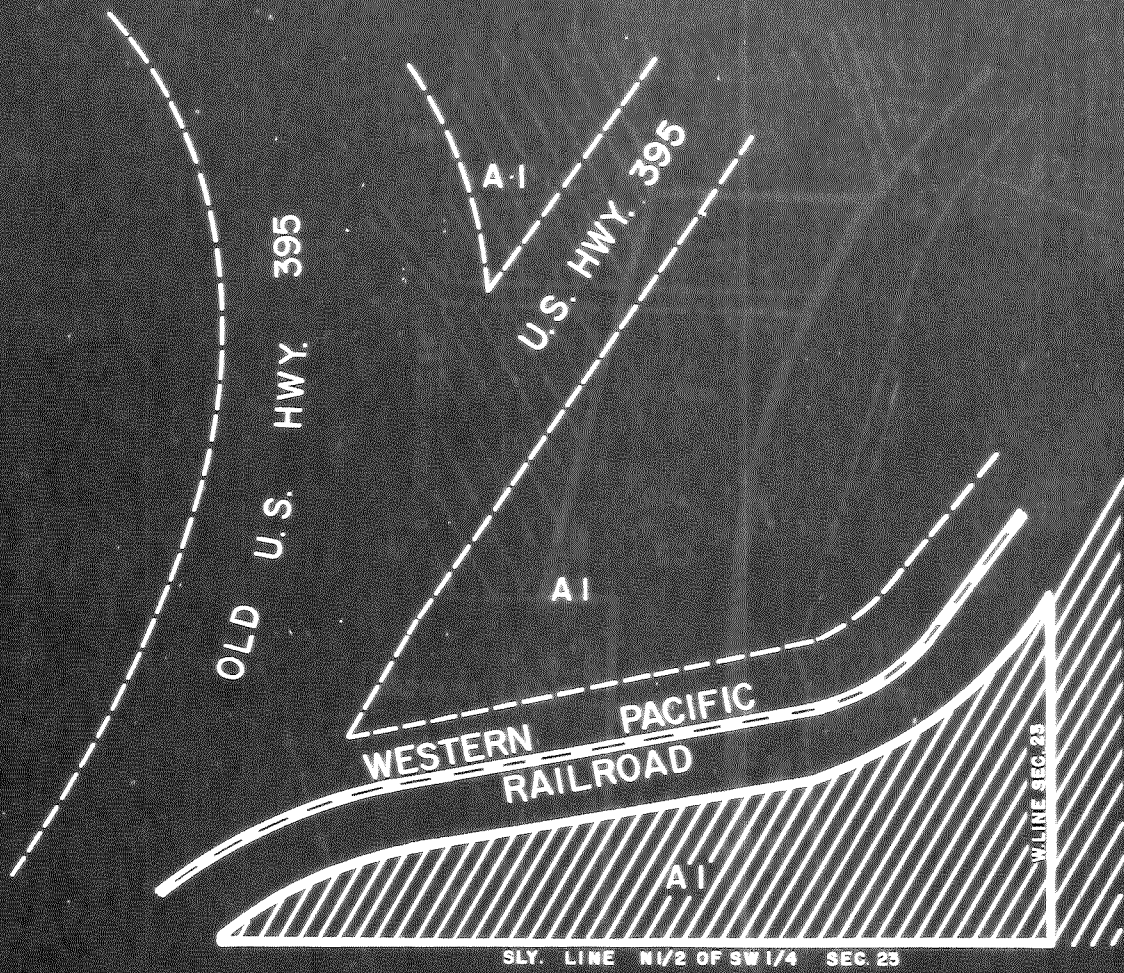
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 2ND. DAY OF NOV. 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Earl F. Boyard* CHAIRMAN ATTEST *Virgil J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF December 19 65, AS ART 4 - F-59, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





A 1



SCALE 1" = 300'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-40-66W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 3

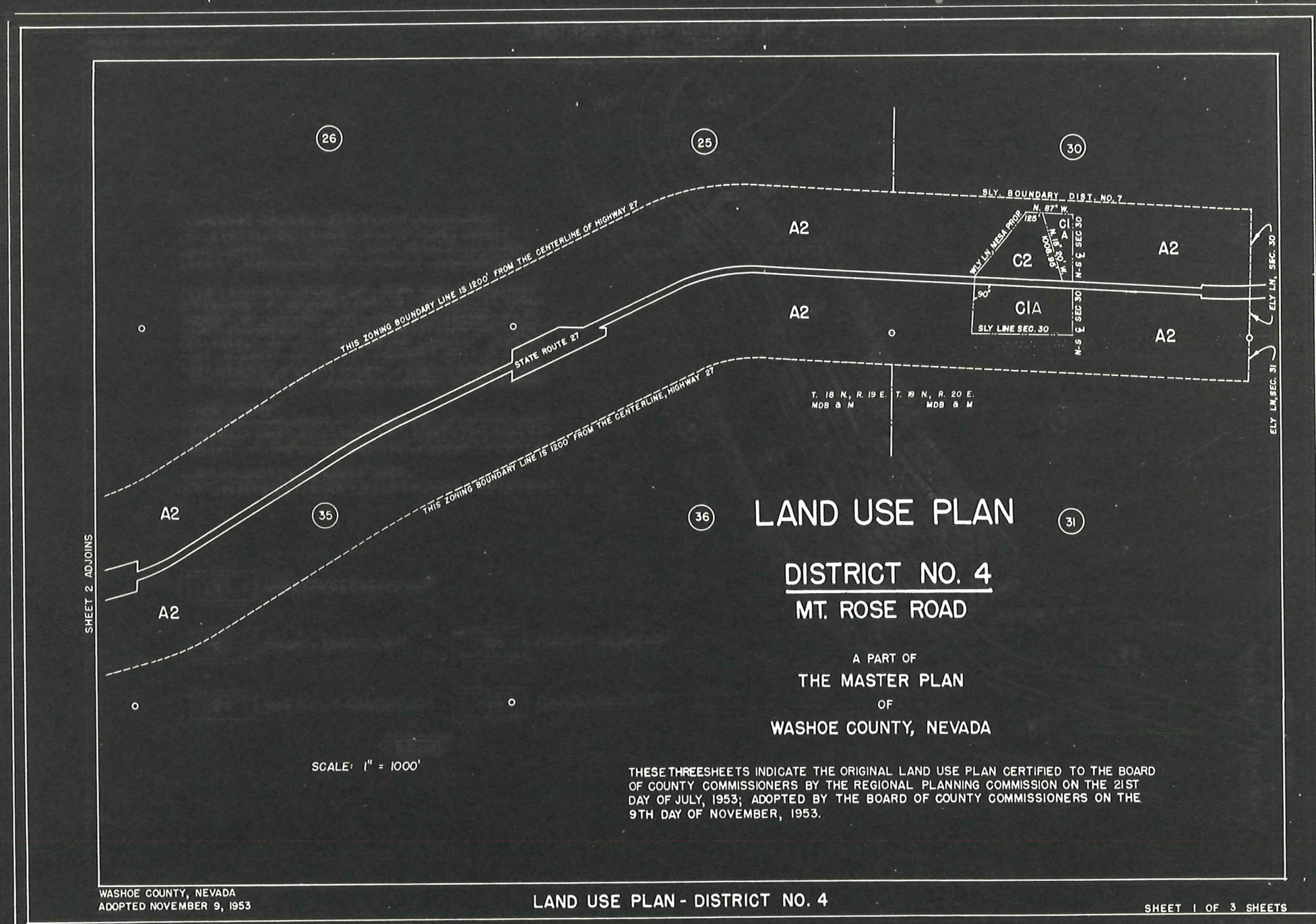
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
17th DAY OF MAY, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul F. Bogard ATTEST Virgil J. Smith  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF JUNE, 1966, AS ART. 4 F-70, ORDINANCE NO 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK





WASHOE COUNTY, NEVADA  
ADOPTED NOVEMBER 9, 1953

LAND USE PLAN - DISTRICT NO. 4

SHEET 1 OF 3 SHEETS

Ord. 57



Ord. 57

**LEGEND**

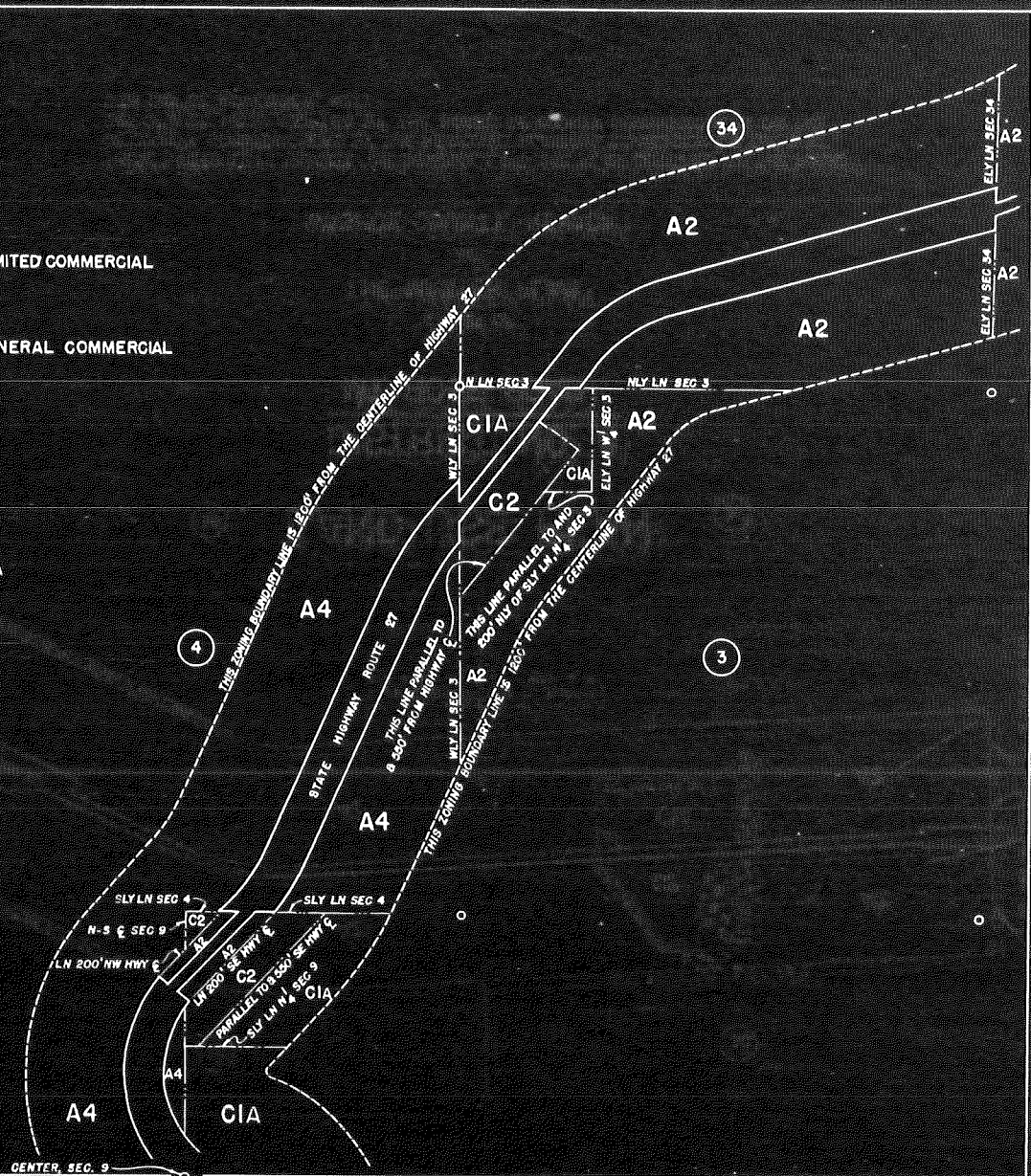
- A4** FORESTRY & CONSERVATION
- A2** SECOND AGRICULTURAL
- E1** FIRST ESTATES RESIDENTIAL
- C1A** LIMITED COMMERCIAL
- C2** GENERAL COMMERCIAL

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF NOVEMBER, 1953.

DISTRICT & ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR TO PARALLEL STREET LINES UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY ORDINANCE NO. 5 OF WASHOE COUNTY AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

WHEN A ZONE BOUNDARY IS SHOWN AT APPROXIMATELY RIGHT ANGLES TO A STREET SUCH BOUNDARY IS INTENDED TO BE AT RIGHT ANGLES TO SUCH STREET UNLESS OTHERWISE SHOWN BY DESCRIPTION OR DIMENSION.



WASHOE COUNTY, NEVADA  
ADOPTED NOVEMBER 9, 1953

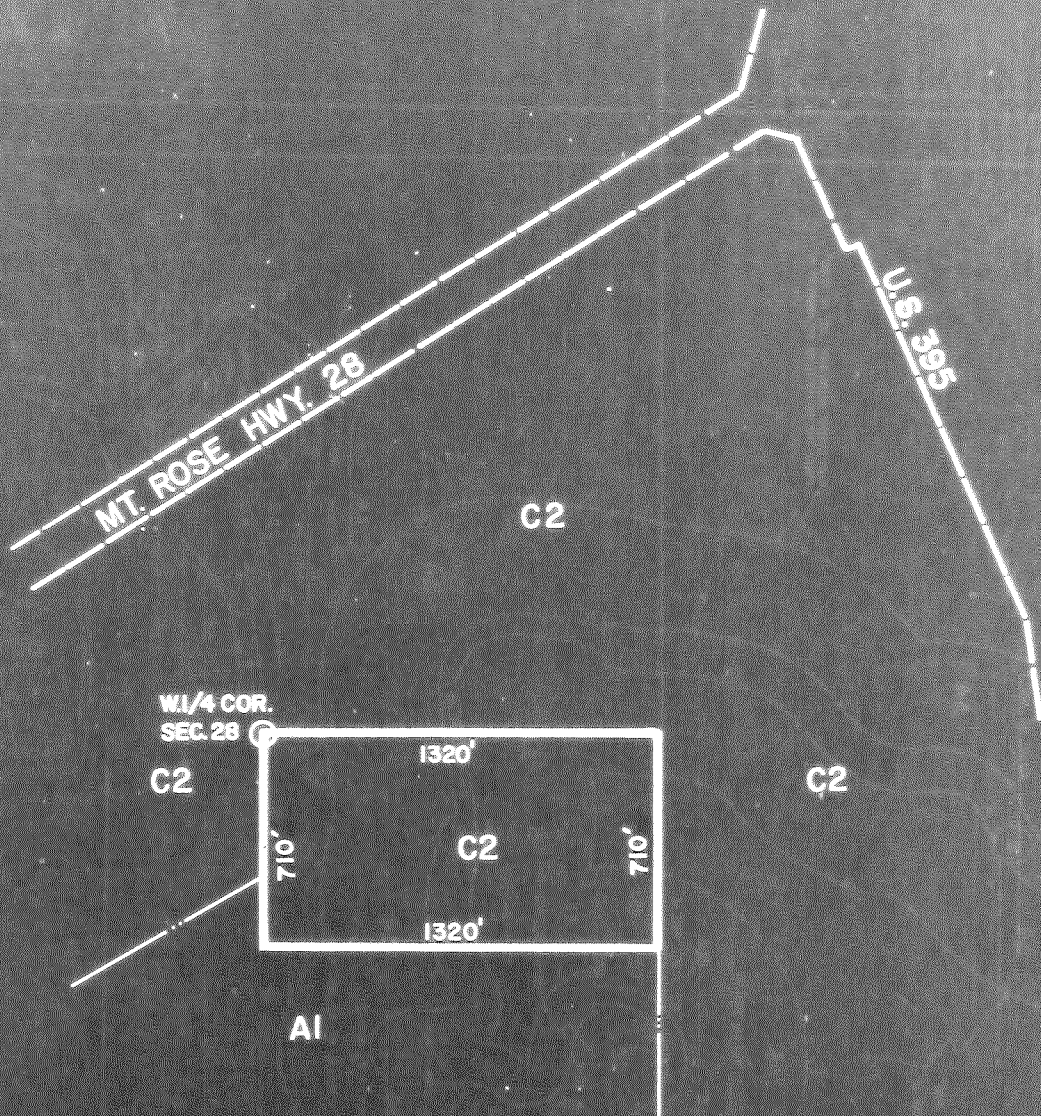
SHEET 3 ADJOINS  
**LAND USE PLAN - DISTRICT NO. 4**

SHEET 2 OF 3 SHEETS









SCALE 1"=600' Denied by

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4166W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 4

~~ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE~~  
 17th DAY OF MAY, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF June, 1966, AS ART 4- F-72, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. 5 SUN VALLEY

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

THESE THREE SHEETS INDICATE AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 18TH DAY OF JUNE, 1957 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF JULY, 1957.

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF JAN. 1, 1957.

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINE, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

### LEGEND

-  ZONE BOUNDARY
-  CITY LIMIT LINE
-  SECTION CENTER
-  SECTION CORNER
-  FIRST AGRICULTURE
-  SECOND AGRICULTURE
-  SUBURBAN FARM
-  FORESTRY AND CONSERVATION
-  FIRST ESTATES RESIDENCE
-  SECOND ESTATES RESIDENCE
-  SINGLE FAMILY RESIDENCE
-  TWO FAMILY RESIDENCE
-  MULTIPLE RESIDENCE
-  LIMITED COMMERCIAL
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  INDUSTRIAL ESTATE
-  OPEN USE ZONE
-  DETAILED AREA

WASHOE COUNTY, NEVADA  
ADOPTED JULY 20, 1957

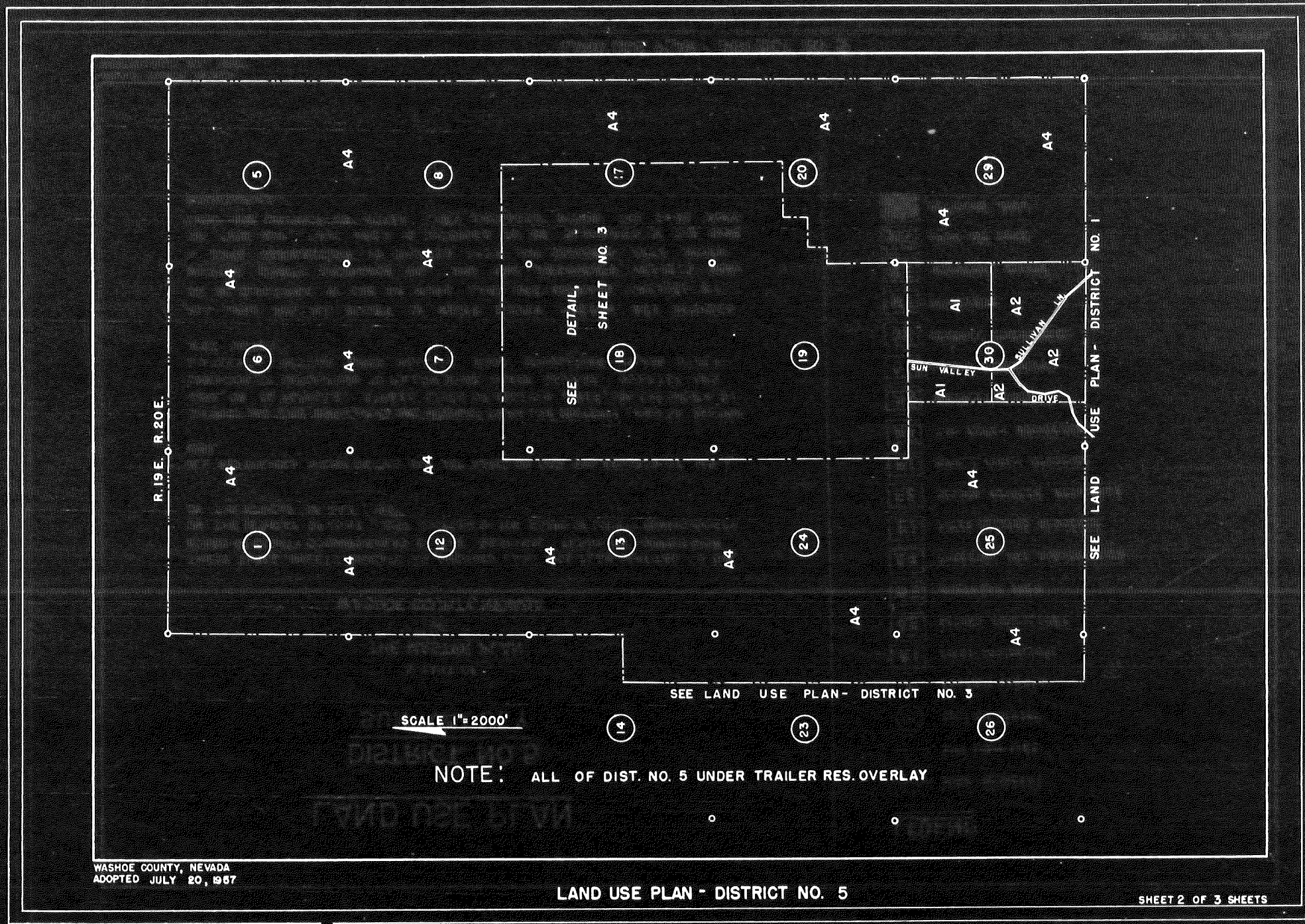
LAND USE PLAN - DISTRICT NO. 5

SHEET 1 OF 3 SHEETS

Ord. 57



28 110

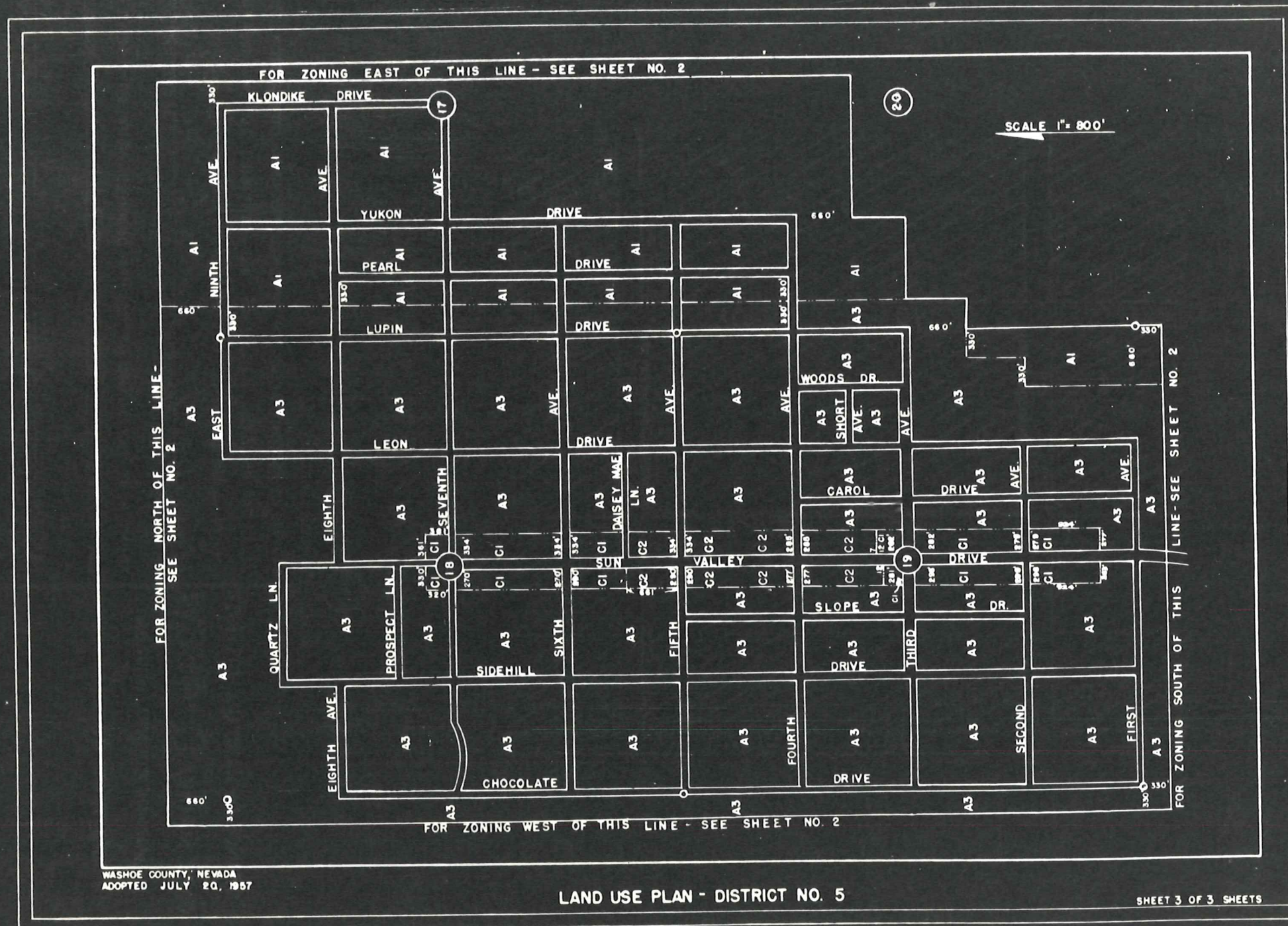


WASHOE COUNTY, NEVADA  
ADOPTED JULY 20, 1987

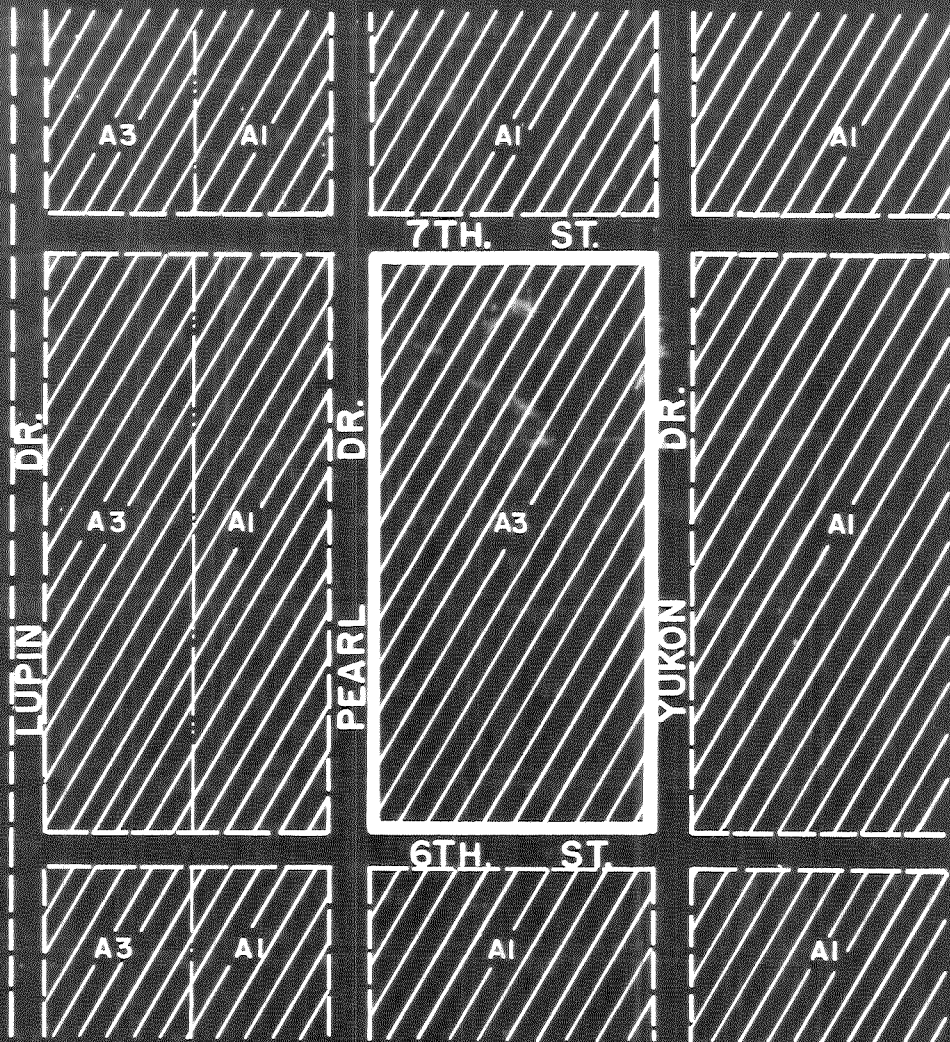
LAND USE PLAN - DISTRICT NO. 5

SHEET 2 OF 3 SHEETS









////// TRAILER OVERLAY



SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-466W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **5**

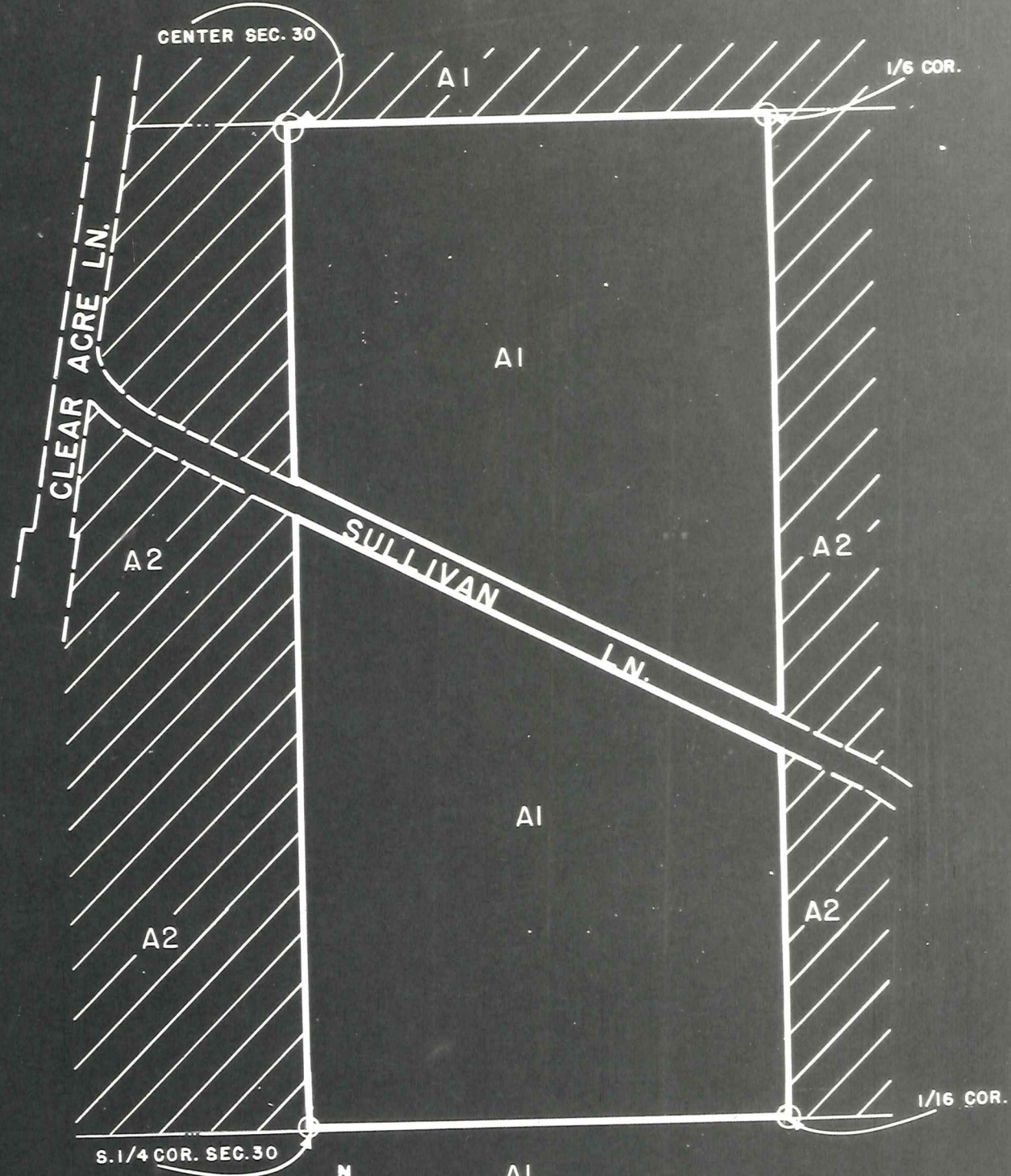
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 17TH. DAY OF AUG., 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Ed F. Regard CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 7th  
 DAY OF Sept., 1965, AS ART. 4 - F-50, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





N  
 SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-866W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 5

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST. DAY OF SEPT. 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Ed F. Bogard CHAIRMAN ATTEST Virgil J. Smith SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October 1965, AS ART 4 - F-51, ORDINANCE NO. 57  
 CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. 6 GEIGER GRADE

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

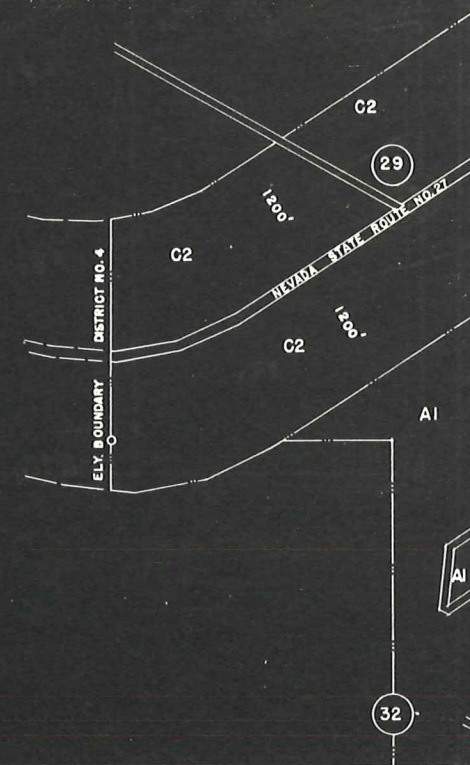
THESE THREE SHEETS INDICATE A LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 18TH DAY OF NOVEMBER, 1958 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 20TH DAY OF DECEMBER, 1958.

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF JANUARY 1, 1959.

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. 57 AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

- ZONE BOUNDARY
- CITY LIMIT LINE
- ⊙ SECTION CENTER
- SECTION CORNER
- [A1] FIRST AGRICULTURE
- [A2] SECOND AGRICULTURE
- [A3] SUBURBAN FARM
- [A4] FORESTRY AND CONSERVATION
- [E1] FIRST ESTATES RESIDENCE
- [E2] SECOND ESTATES RESIDENCE
- [R1] SINGLE FAMILY RESIDENCE
- [R2] TWO FAMILY RESIDENCE
- [R3] MULTIPLE RESIDENCE
- [C1A] LIMITED COMMERCIAL
- [C2] GENERAL COMMERCIAL
- [M1] INDUSTRIAL
- [ME] INDUSTRIAL ESTATE
- [M3] OPEN USE ZONE
- [Hatched Box] DETAILED AREA
- [Horizontal Lines Box] TRAILER OVERLAY



WASHOE COUNTY, NEVADA  
ADOPTED 12-20-58

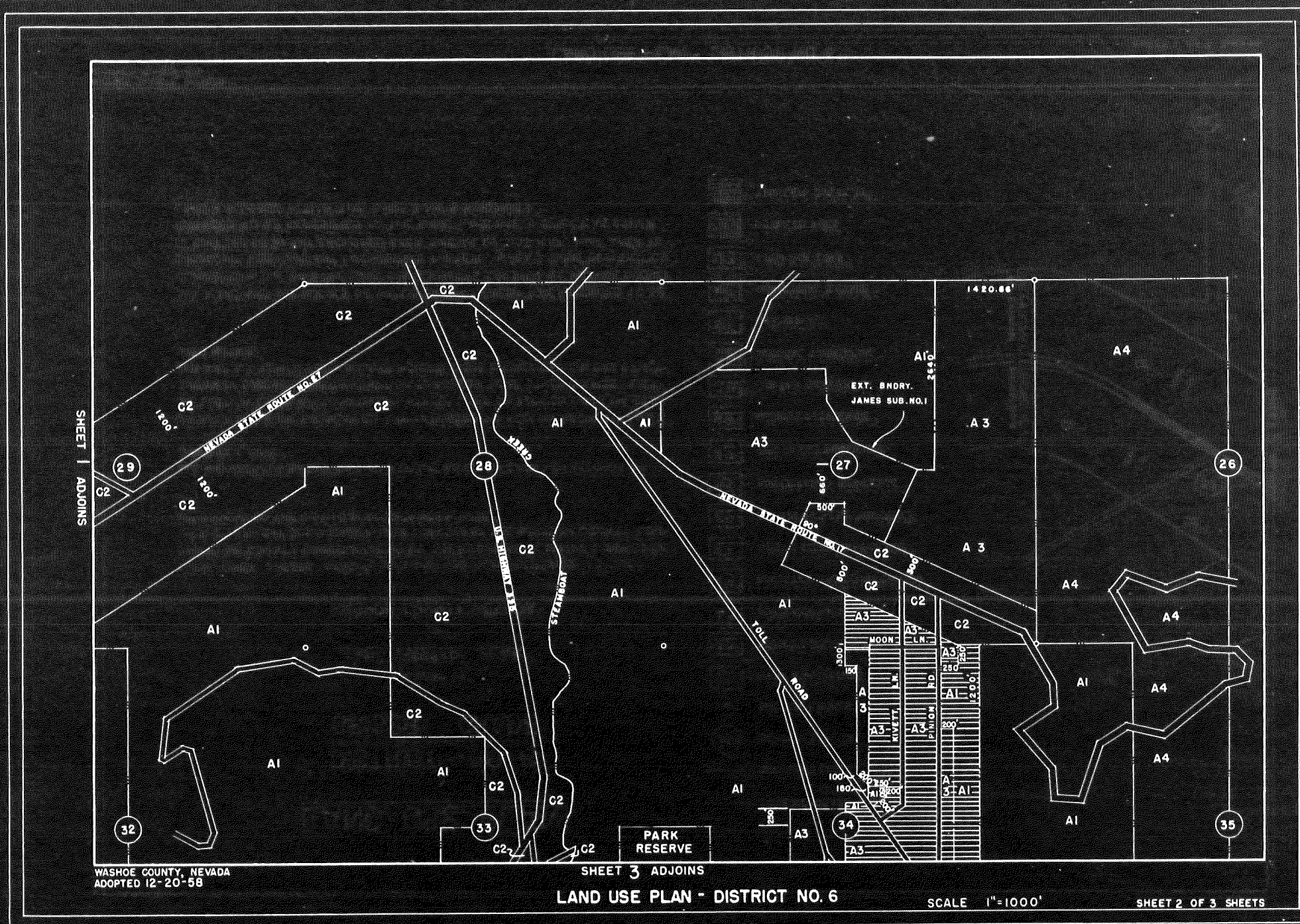
LAND USE PLAN - DISTRICT NO. 6

SHEET 1 OF 3 SHEETS

*Ord. 57*



Ord. 57



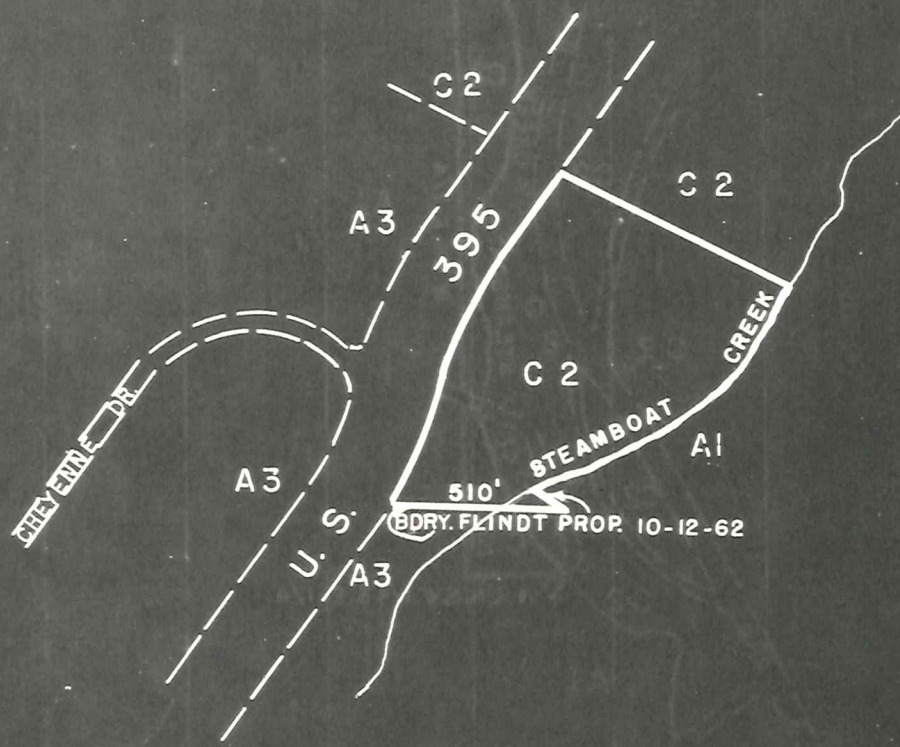
WASHOE COUNTY, NEVADA  
ADOPTED 12-20-58

SHEET 3 ADJOINS  
LAND USE PLAN - DISTRICT NO. 6

SCALE 1"=1000'

SHEET 2 OF 3 SHEETS





Denied by Reg. Planning Commission Nov. 20, 1962.

SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-2262W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 6

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

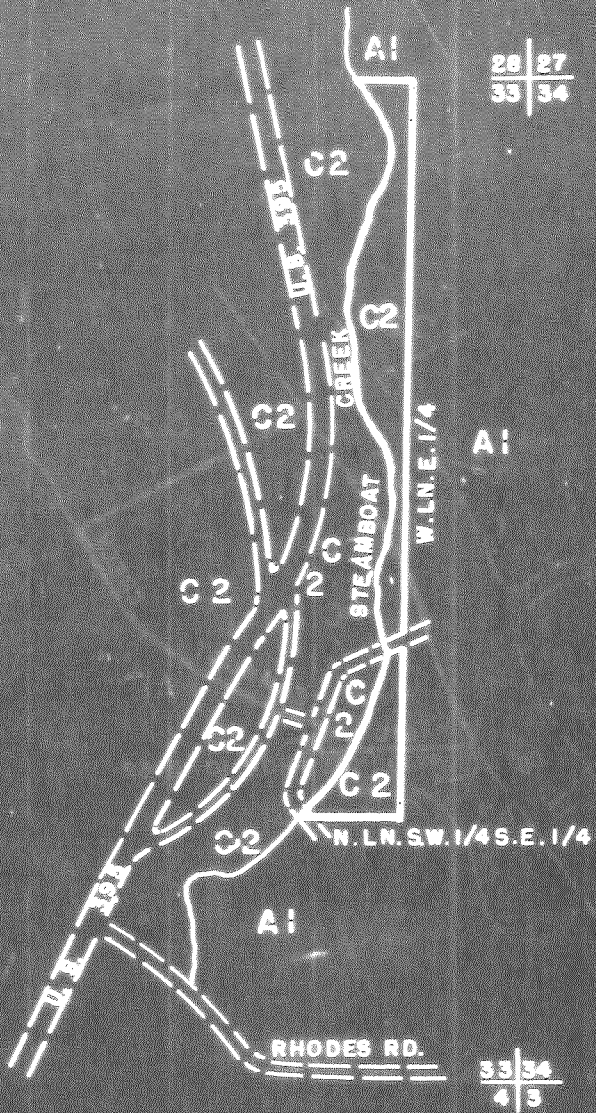
CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 25th. DAY OF January 1963, AS ART. 4-F-1 ORDINANCE NO. 57

CERTIFIED J. C. McKenzie ATTEST H. Brown  
 CHAIRMAN COUNTY CLERK

ord. 57





SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-263W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 6

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 28th DAY OF FEB., 1963, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

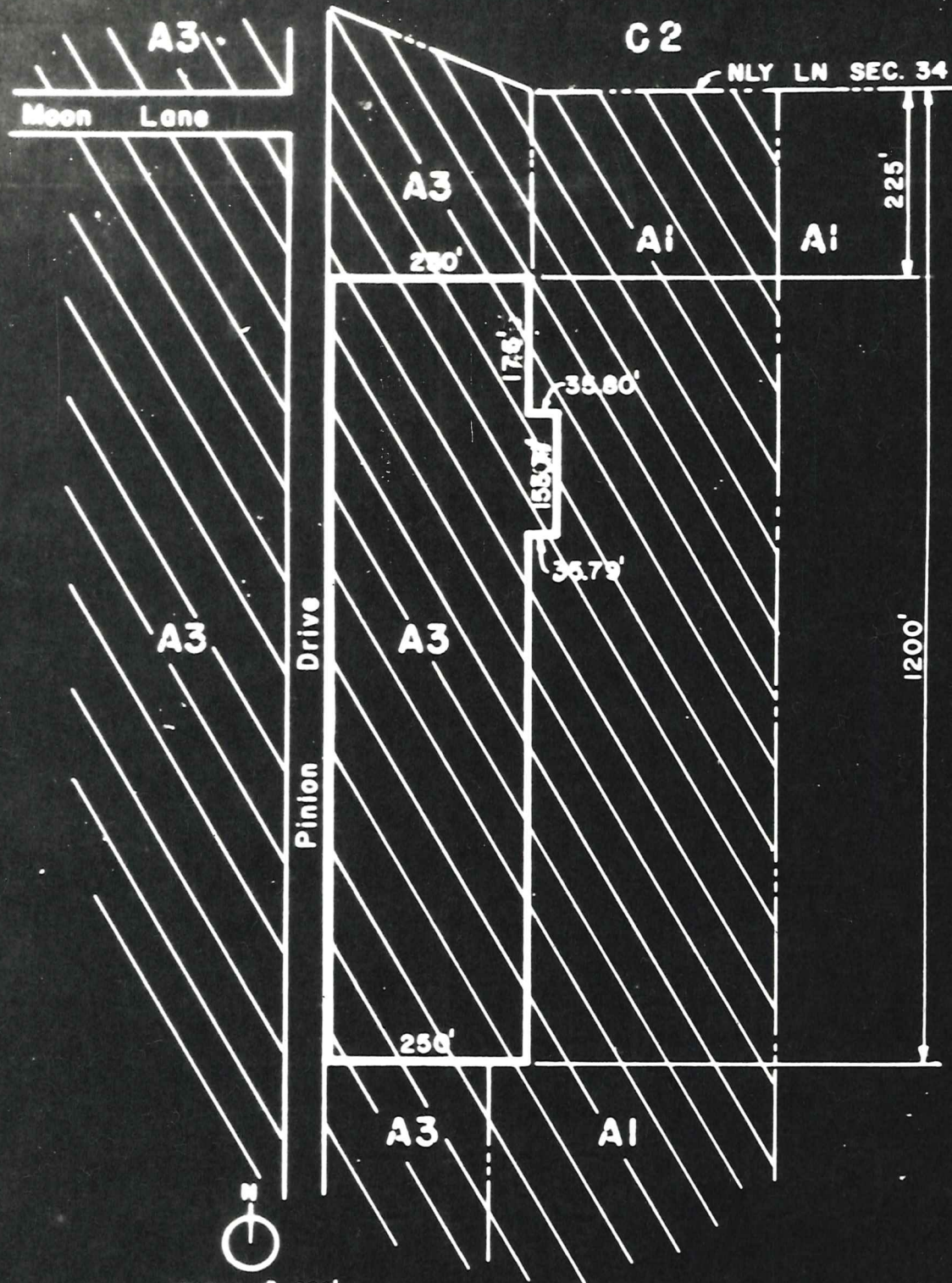
CERTIFIED [Signature] CHAIRMAN [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF MARCH 1963, AS ARTICLE 4-7-2 ORDINANCE NO. 57

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK

Ord. 57





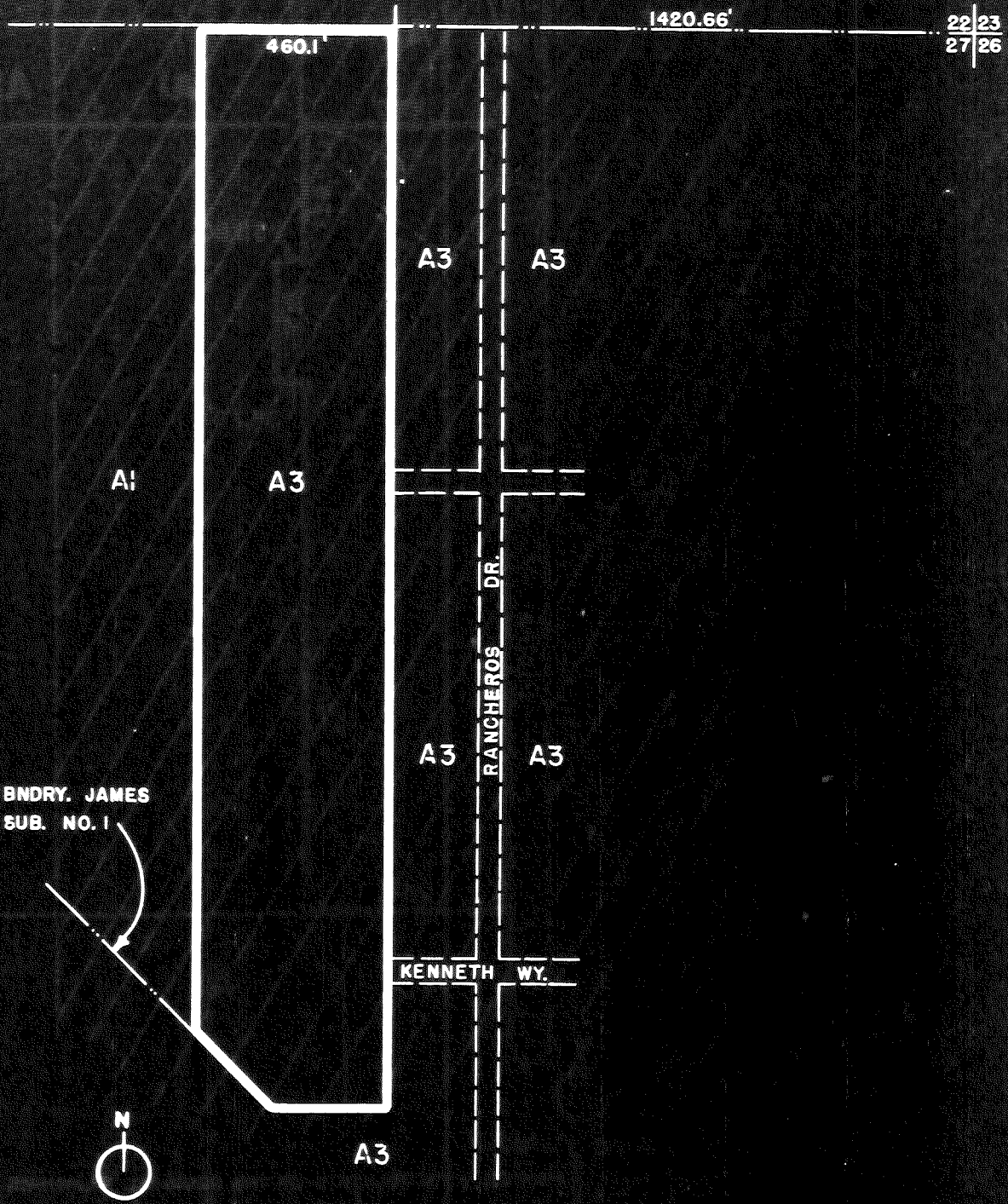
CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-3063W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 6

SCALE 1" = 200'

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 20<sup>TH</sup> DAY OF AUGUST, 1963 AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16<sup>th</sup>  
 DAY OF Sept 1963, AS ART. 4F14 ORDINANCE NO. 57  
 CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] COUNTY CLERK





BNDRY. JAMES  
SUB. NO. 1



SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
CASE NUMBER **C-964W**  
WASHOE COUNTY, NEVADA  
DISTRICT NO. **6**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
17 TH. DAY OF MARCH, 1964, AND CERTIFIED TO THE BOARD OF  
COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *W. H. Hausman* CHAIRMAN ATTEST *Frank F. Bergant* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
DAY OF April 1964, AS ART. 4-F-26 ORDINANCE NO. 57

CERTIFIED *J. C. McKenzie* CHAIRMAN ATTEST *W. H. Brown* COUNTY CLERK





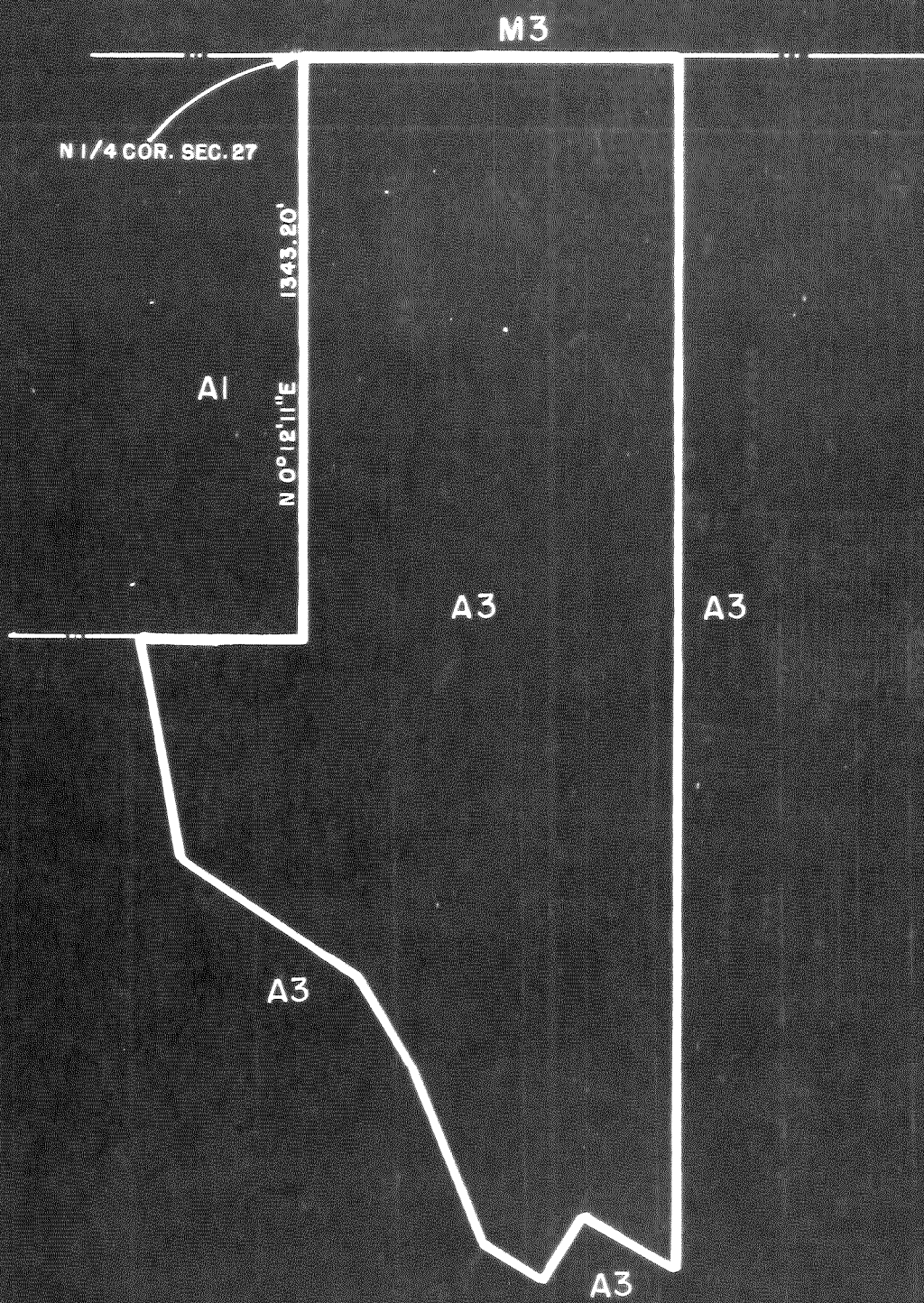
WASHOE COUNTY, NEVADA  
ADOPTED 12-20-58

LAND USE PLAN - DISTRICT NO. 6

SHEET 3 OF 3 SHEETS

65





SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT

CASE NUMBER **C-2364W**

WASHOE COUNTY, NEVADA

DISTRICT NO. **6**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
16TH DAY OF JUNE, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *W. D. Hancock* CHAIRMAN ATTEST *Earl F. Regard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF July 1964, AS ART. 4 - F-34, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK



N.W. COR. SEC. 34

AI

AI

A3

AI

1/16 COR.

AI

1/16 COR.

TOLL RD.

SYLVESTER RD.



SCALE 1" = 300'

CHANGE OF LAND USE DISTRICT  
CASE NUMBER C-365W  
WASHOE COUNTY, NEVADA  
DISTRICT NO. 6

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF SEPT. 1965, AND CERTIFIED TO THE BOARD OF  
COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED H. C. Benson CHAIRMAN ATTEST W. W. Raymond SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
DAY OF October 1964, AS ART. 4-F-37, ORDINANCE NO. 57

CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. 7 U.S. 395 SOUTH HOLCOMB LANE TO MT. ROSE ROAD A PART OF THE MASTER PLAN OF WASHOE COUNTY, NEVADA

THESE SHEETS INDICATE AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 21<sup>ST</sup> DAY OF JULY, 1959 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE DAY OF

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF 21 JULY, 1959.

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

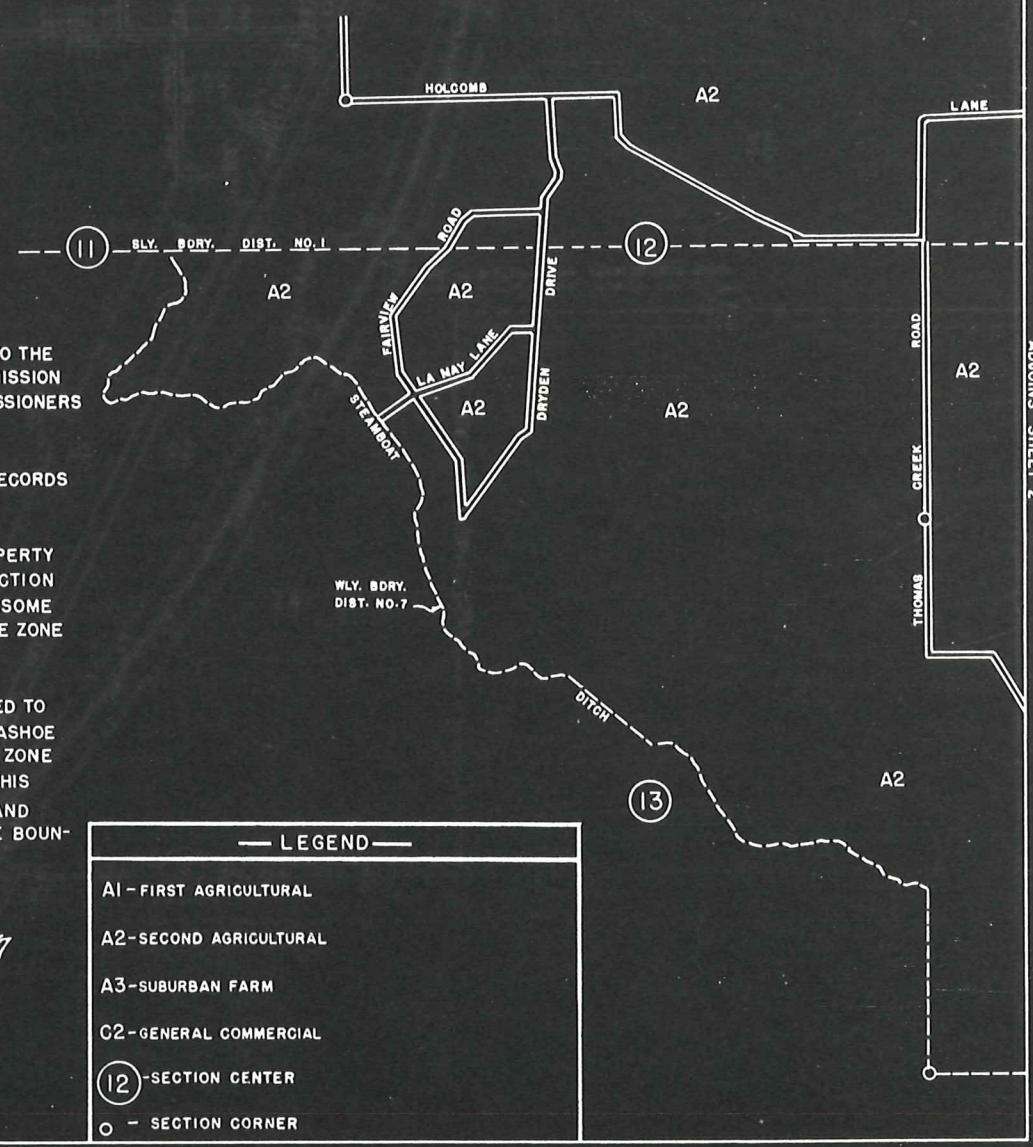
ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. 57 AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

PROPOSED ON THE 5TH DAY OF SEPT., 1959  
PROPOSED BY COMMISSIONER PETERSON  
ADOPTED ON THE 5TH DAY OF SEPT., 1959, AS ART 4-8 ORD 57  
(Repealing Art 4-4)

VOTE:  
AYES: PETERSON, McKENZIE  
NAYES: NONE  
ABSENT: WNN

ATTEST: H.K. Brown HARRY K. BROWN  
COUNTY CLERK AND  
CLERK OF THE BOARD OF COUNTY COMMISSIONERS  
CHAIRMAN J.C. McKenzie

WASHOE COUNTY, NEVADA  
ADOPTED SEPT. 5, 1959

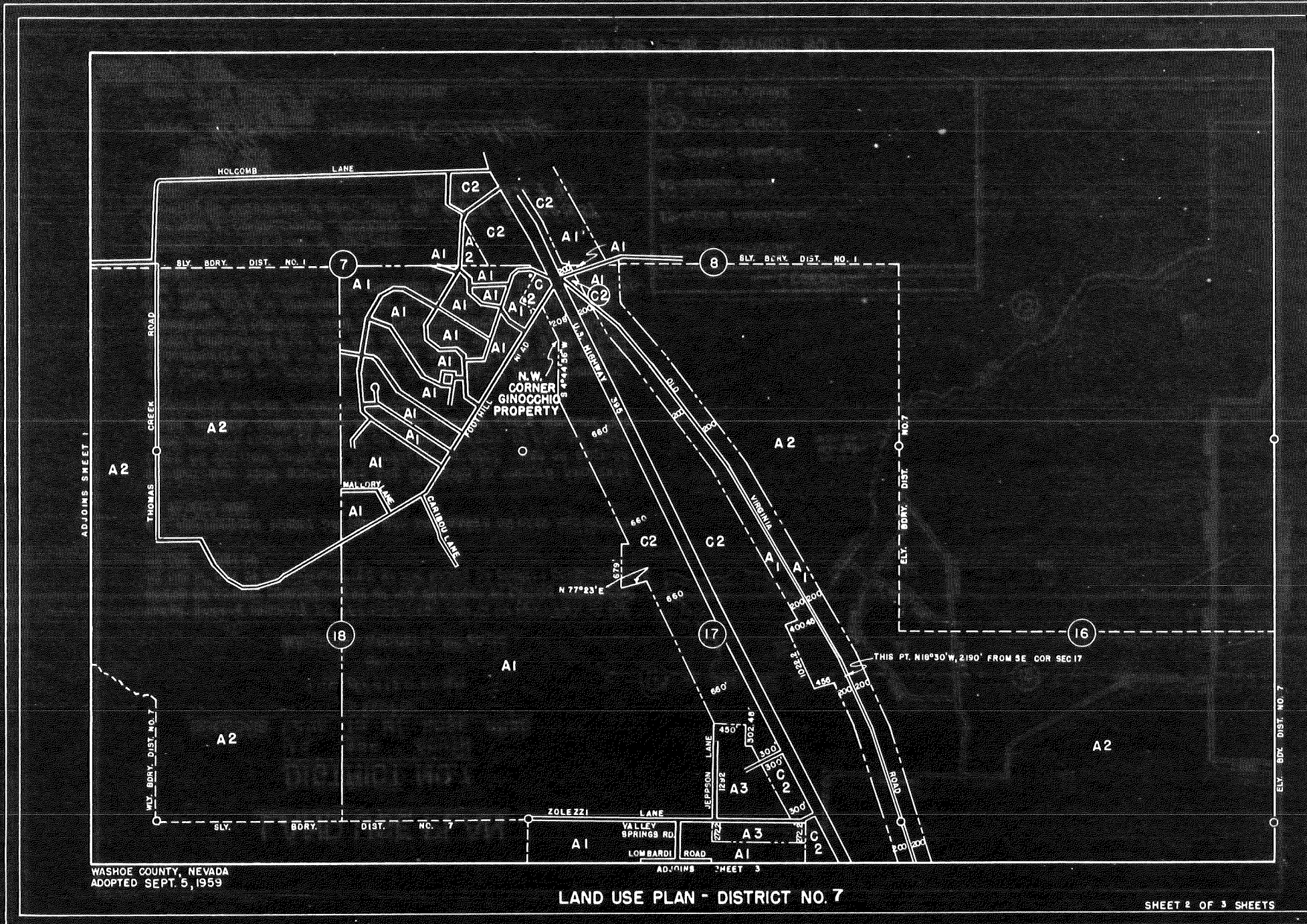


— LEGEND —	
A1	FIRST AGRICULTURAL
A2	SECOND AGRICULTURAL
A3	SUBURBAN FARM
C2	GENERAL COMMERCIAL
(12)	SECTION CENTER
○	SECTION CORNER

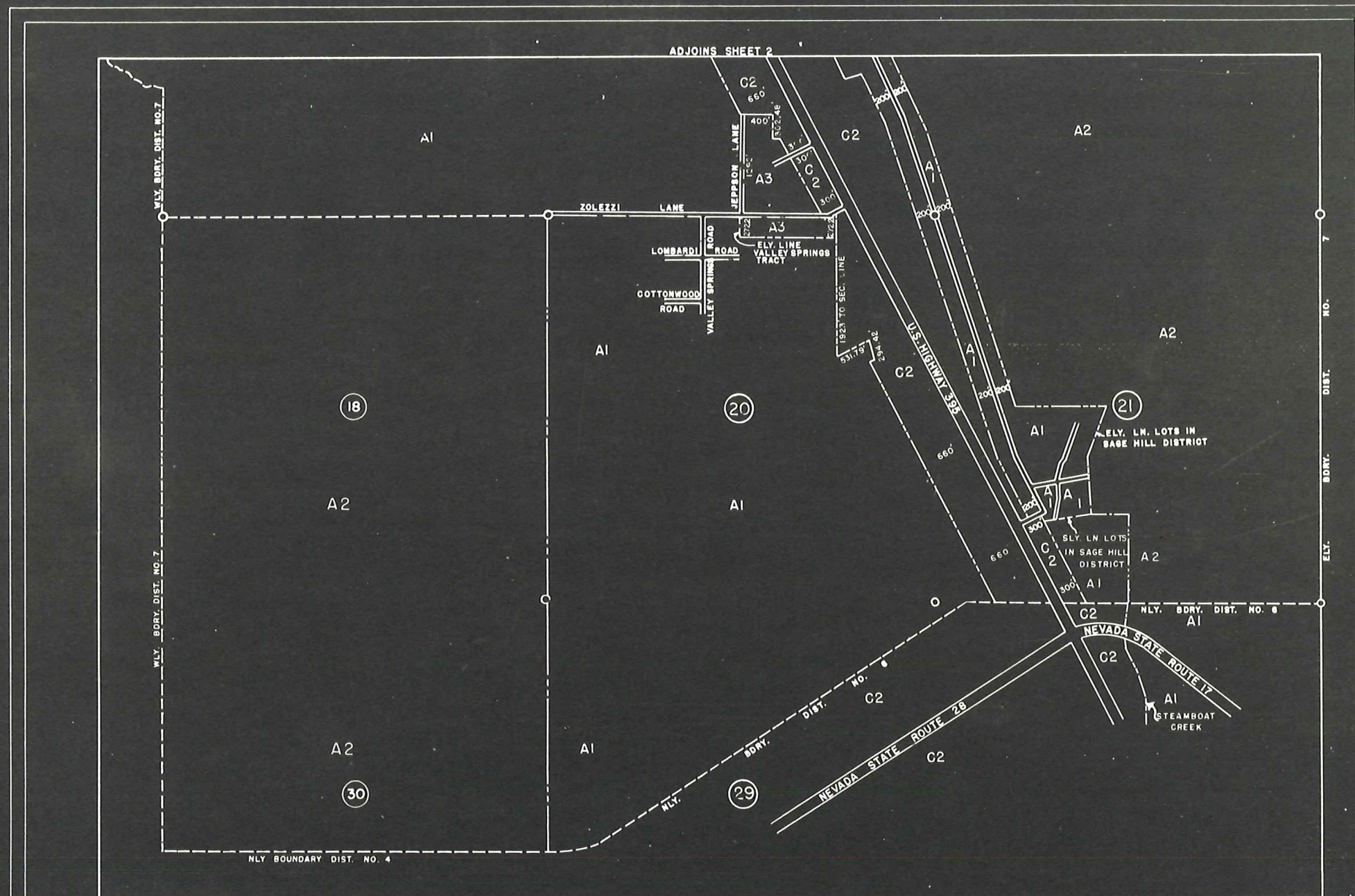
Ord. 57



Ord. 57







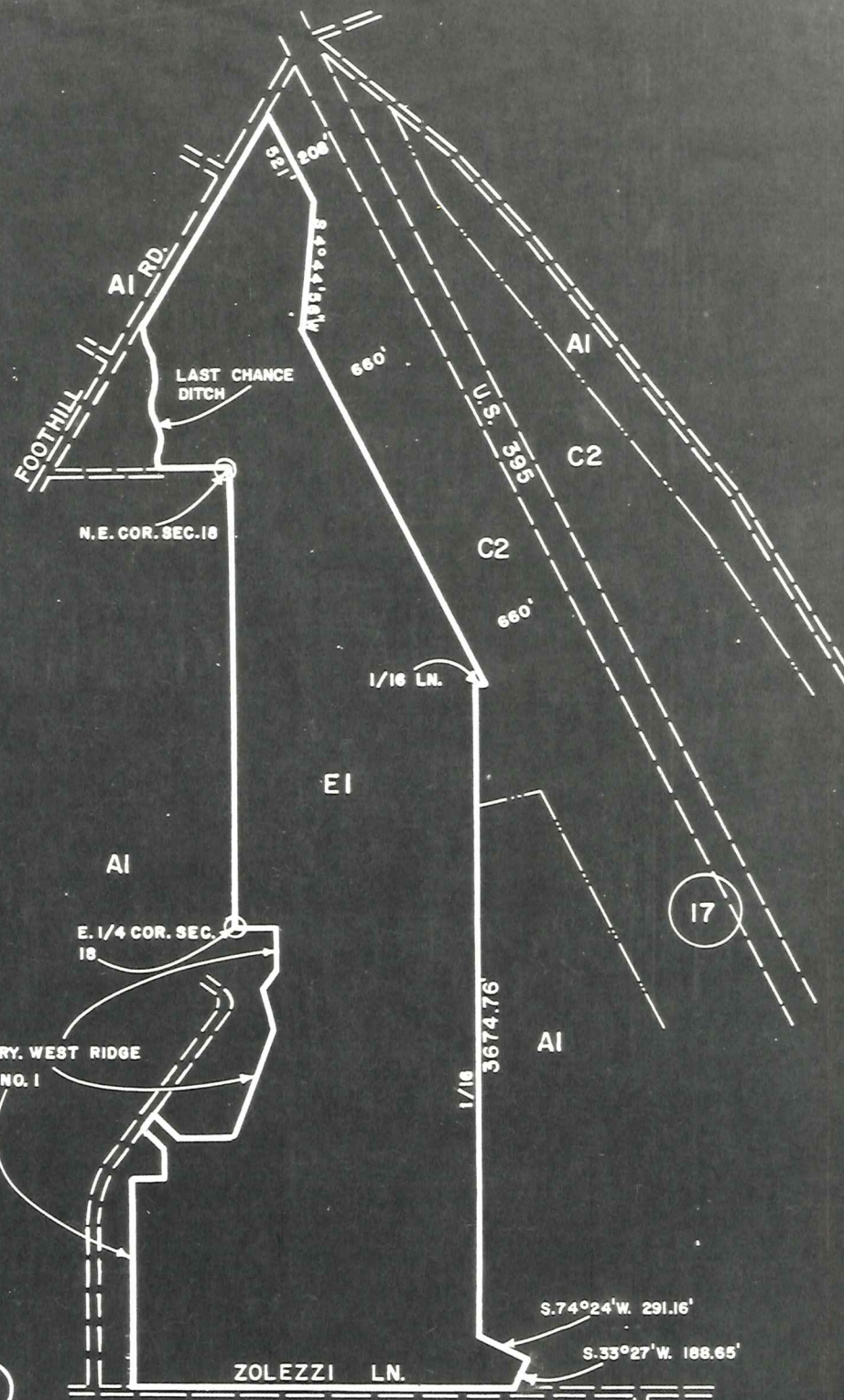
WASHOE COUNTY, NEVADA  
ADOPTED SEPT. 5, 1959

LAND USE PLAN - DISTRICT NO. 7

SHEET 3 OF 3 SHEETS

Ord. 57





18

17

SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1065W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 7

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
5TH DAY OF JAN, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] ATTEST [Signature]  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF February 1965, AS ART. 4-F-42, ORDINANCE NO. 57  
 CERTIFIED /s/ J. C. McKenzie ATTEST /s/ H. K. Brown  
 CHAIRMAN COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. 8 PLEASANT VALLEY

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

THIS SHEET INDICATES AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 15th DAY OF MAR. 1960 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 28th DAY OF APRIL, 1960

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF MARCH, 1960

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES OR, TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

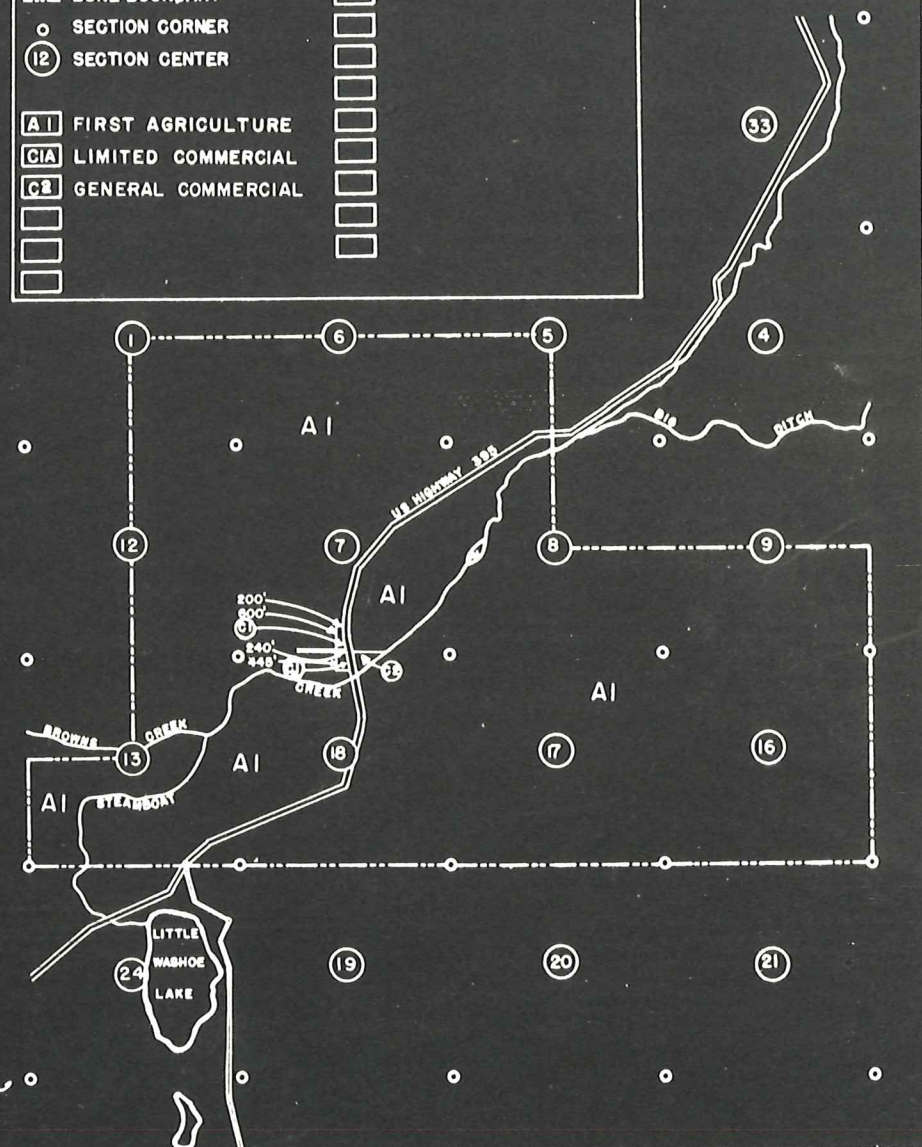
PROPOSED ON THE 28TH DAY OF APRIL, 1960  
PROPOSED BY COMMISSIONER PETERSON  
ADOPTED ON THE 28TH DAY OF APRIL, 1960 AS DIST. 8 ORD. 57  
VOTE: AYES: WINN, MCKENZIE, PETERSON

NAYES: NONE  
ABSENT: NONE  
ATTEST: *Benj. F. Winn* CHAIRMAN  
COUNTY CLERK AND CLERK OF THE BOARD

WASHOE COUNTY, NEVADA  
ADOPTED APRIL 28, 1960

— LEGEND —

---	ZONE BOUNDARY	
o	SECTION CORNER	
(12)	SECTION CENTER	
A1	FIRST AGRICULTURE	
C1A	LIMITED COMMERCIAL	
C2	GENERAL COMMERCIAL	



LAND USE PLAN - DISTRICT NO. 8

SHEET 1 OF 1 SHEETS

Ord. 57



# LAND USE PLAN

## DISTRICT NO. 9 WASHOE VALLEY

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

THESE SHEETS INDICATE AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 15TH DAY OF MAR. 1960 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 28<sup>th</sup> DAY OF APRIL, 1960

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF MARCH, 1960

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

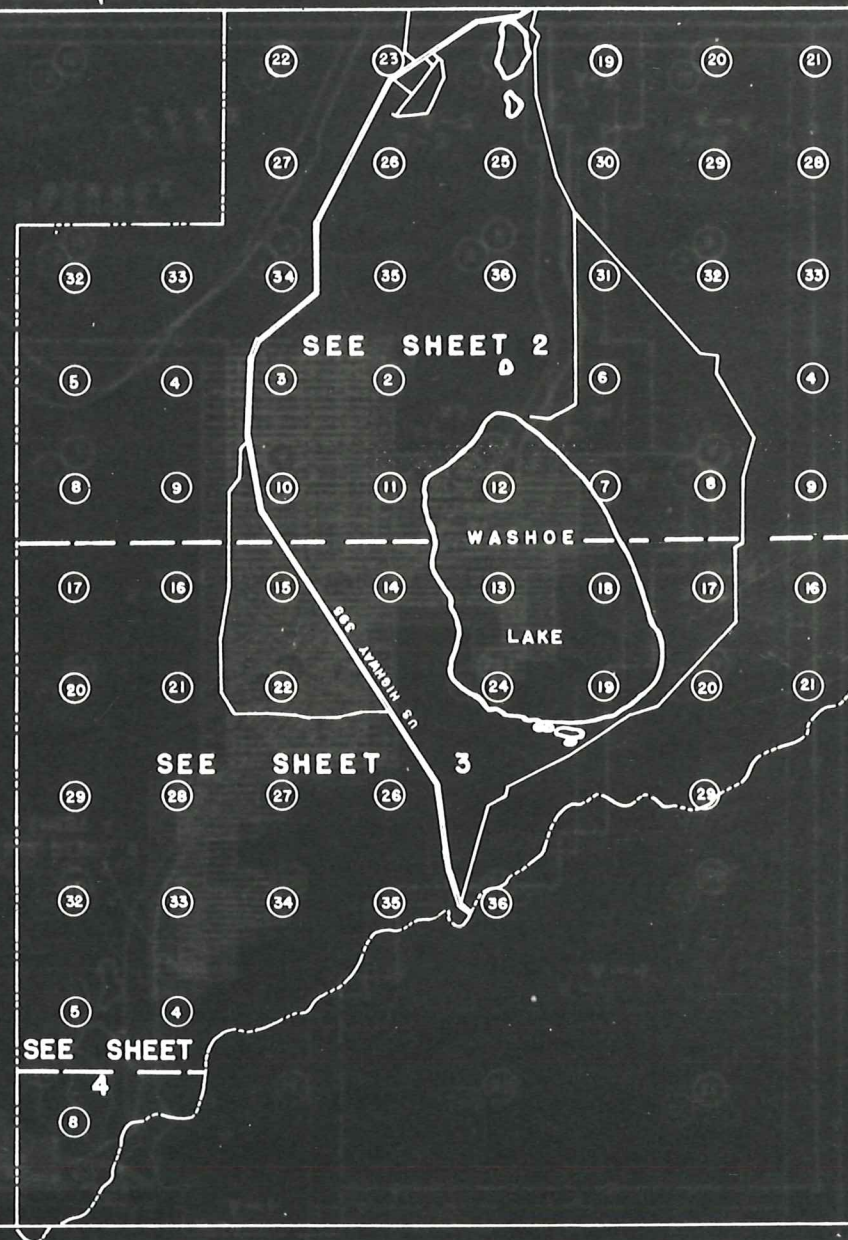
ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. 57 AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS INTENDED TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

PROPOSED ON THE 28<sup>th</sup> DAY OF Apr, 1960  
PROPOSED BY COMMISSIONER PETERSON  
ADOPTED ON THE 28<sup>th</sup> DAY OF Apr, 1960 AS DIST 9 ORD. 57  
VOTE:

AYES: WINN, MCKENZIE, PETERSON  
NAYES: NONE  
ABSENT: NONE

ATTEST: Harrison CHAIRMAN Benny F. Winn  
HARRY K. BROWN  
COUNTY CLERK AND CLERK OF THE BOARD OF  
COUNTY COMMISSIONERS

WASHOE COUNTY, NEVADA  
ADOPTED APRIL 28, 1960



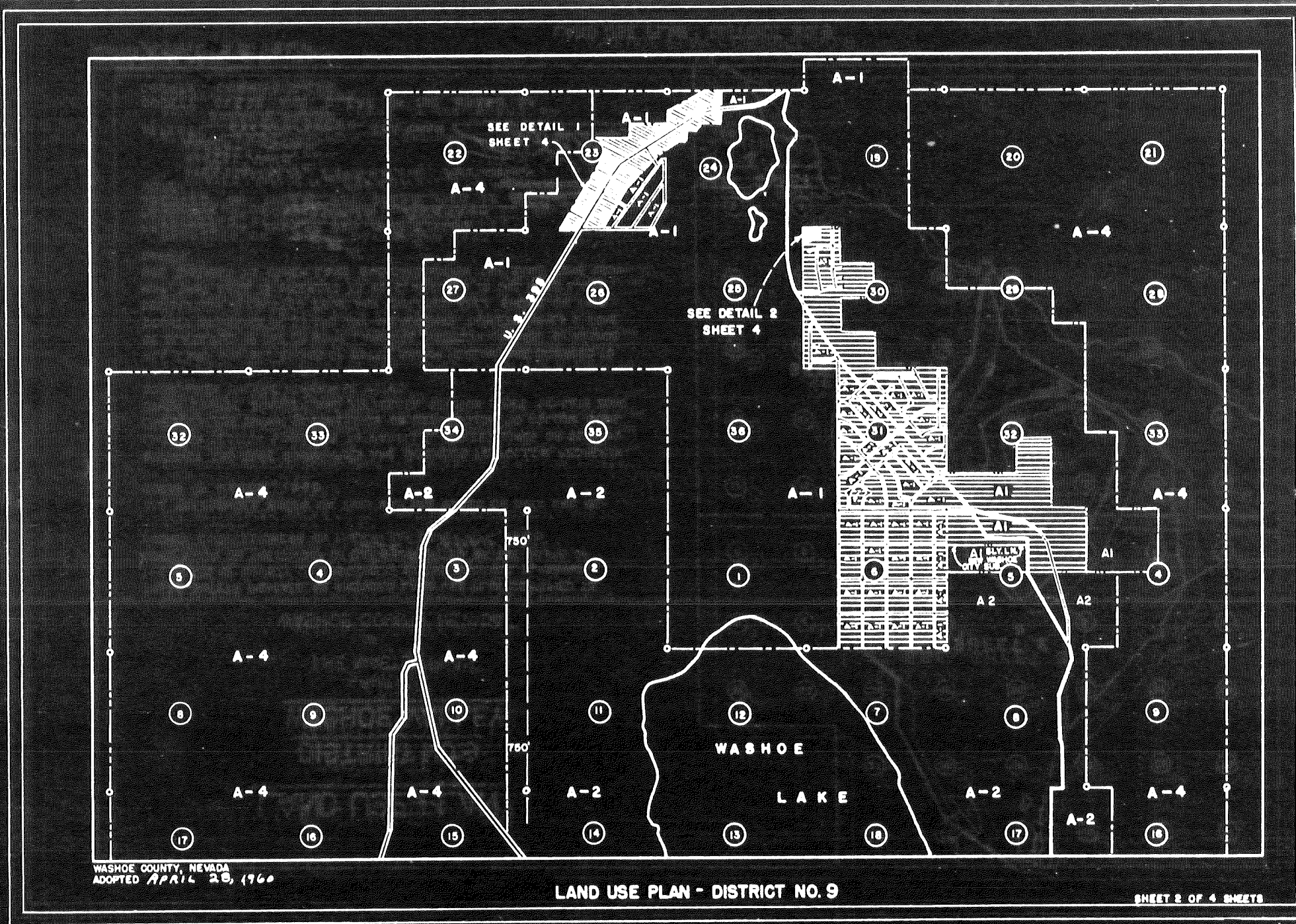
LAND USE PLAN - DISTRICT NO. 9

SHEET 1 OF 4 SHEETS

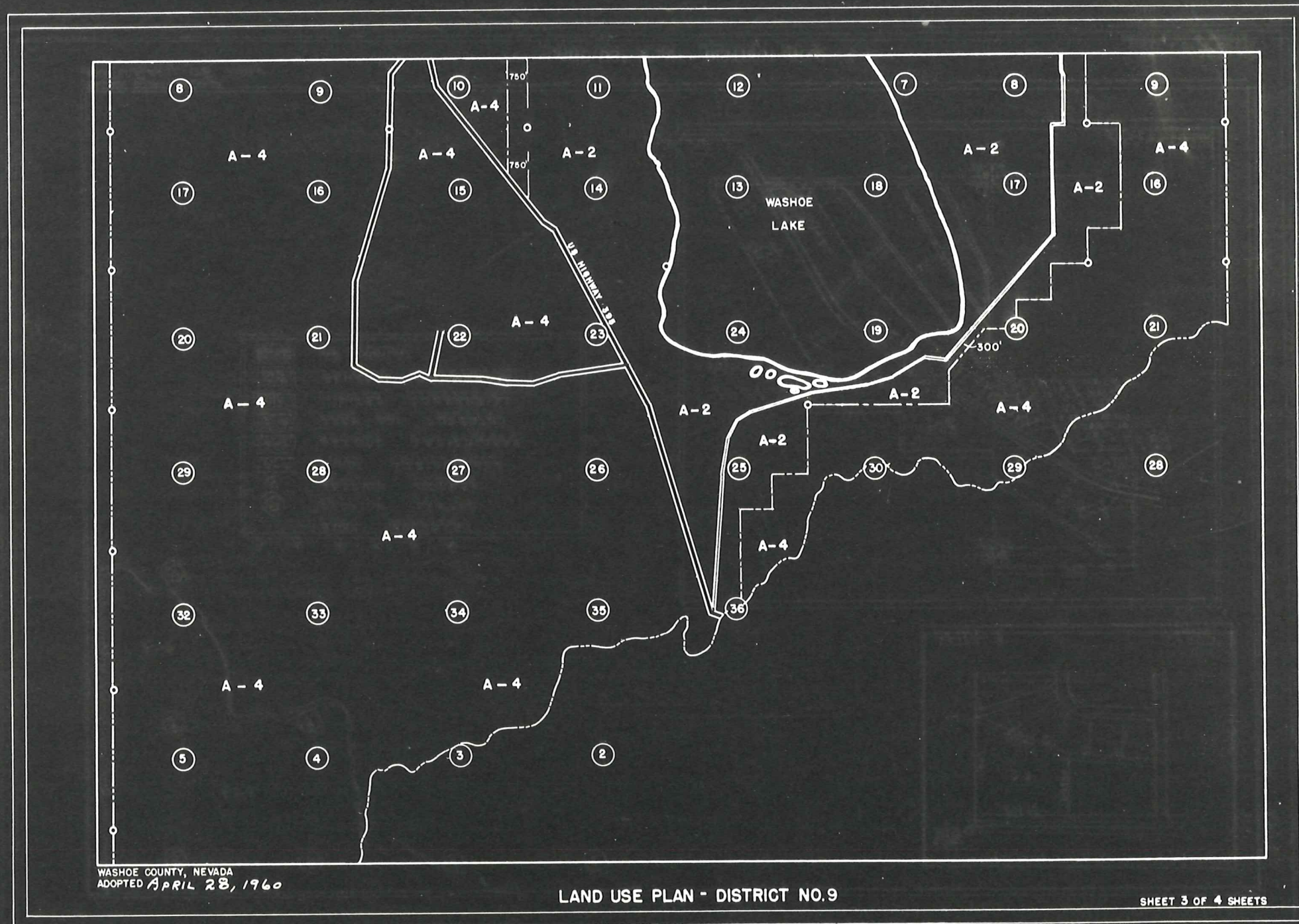
Ord. 57



Ord. 57







WASHOE COUNTY, NEVADA  
ADOPTED APRIL 28, 1960

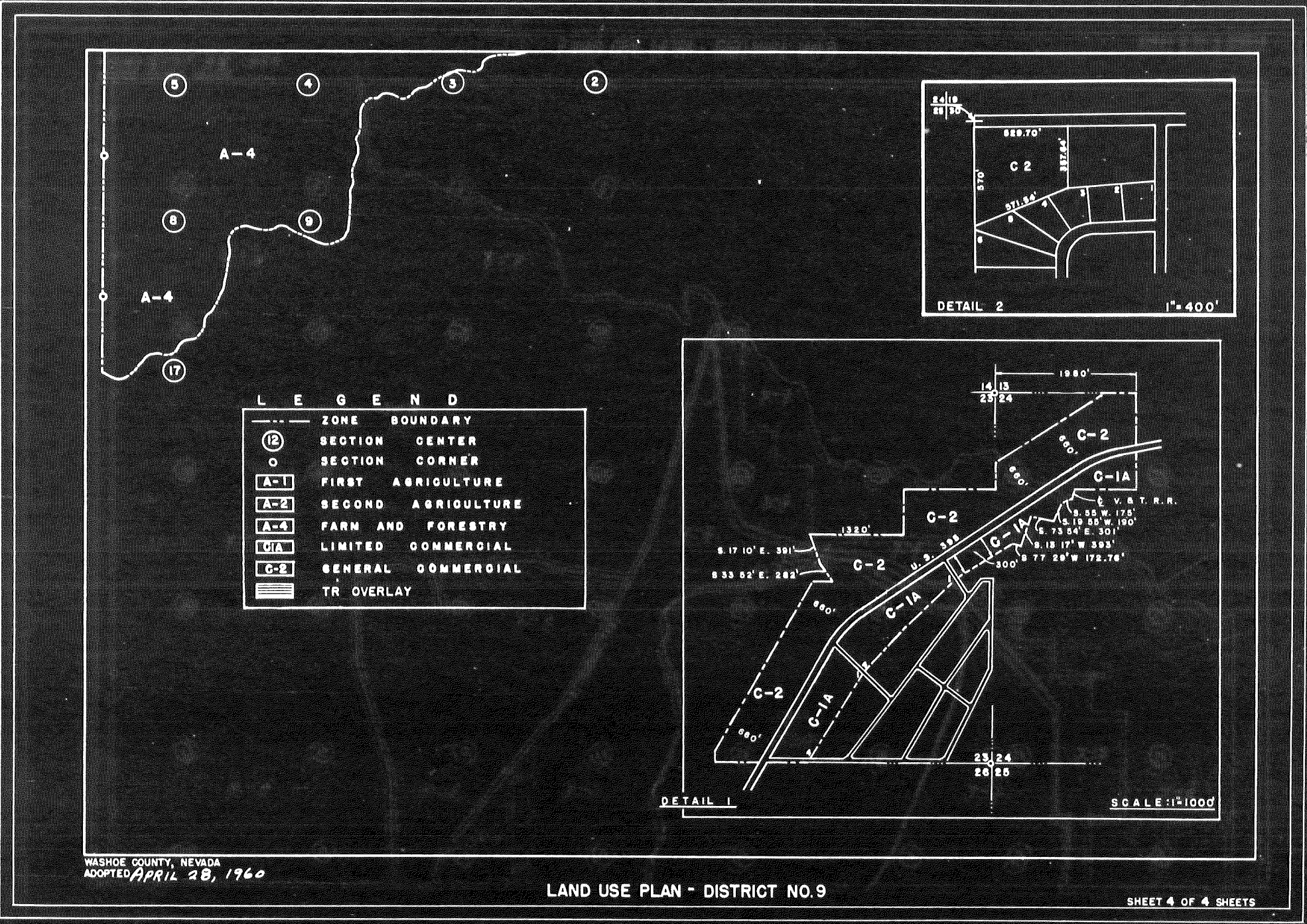
LAND USE PLAN - DISTRICT NO. 9

SHEET 3 OF 4 SHEETS

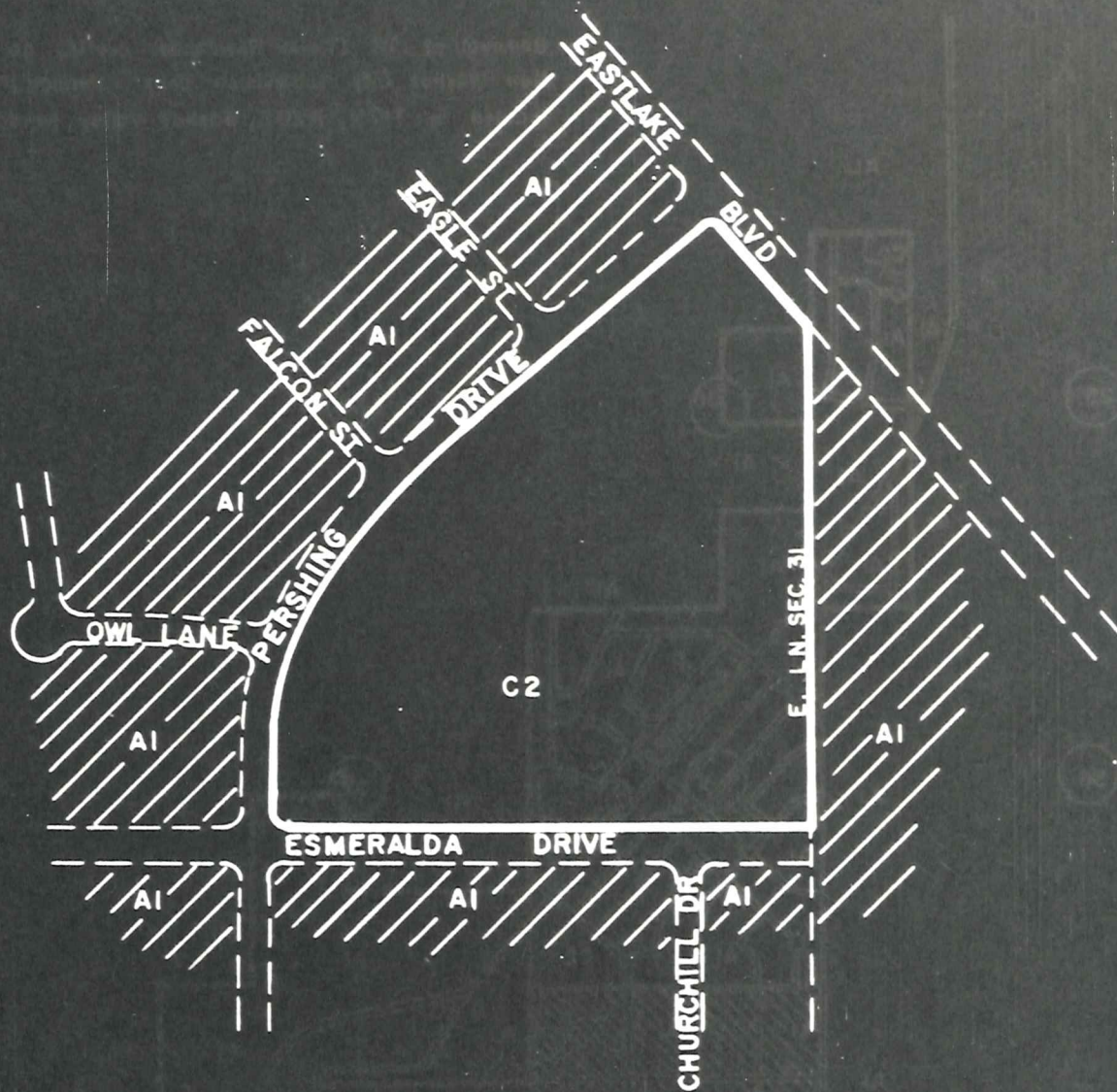
Ord. 57



LS-10







SCALE 1" = 400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-1165W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 9

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 2ND DAY OF FEB, 1965, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

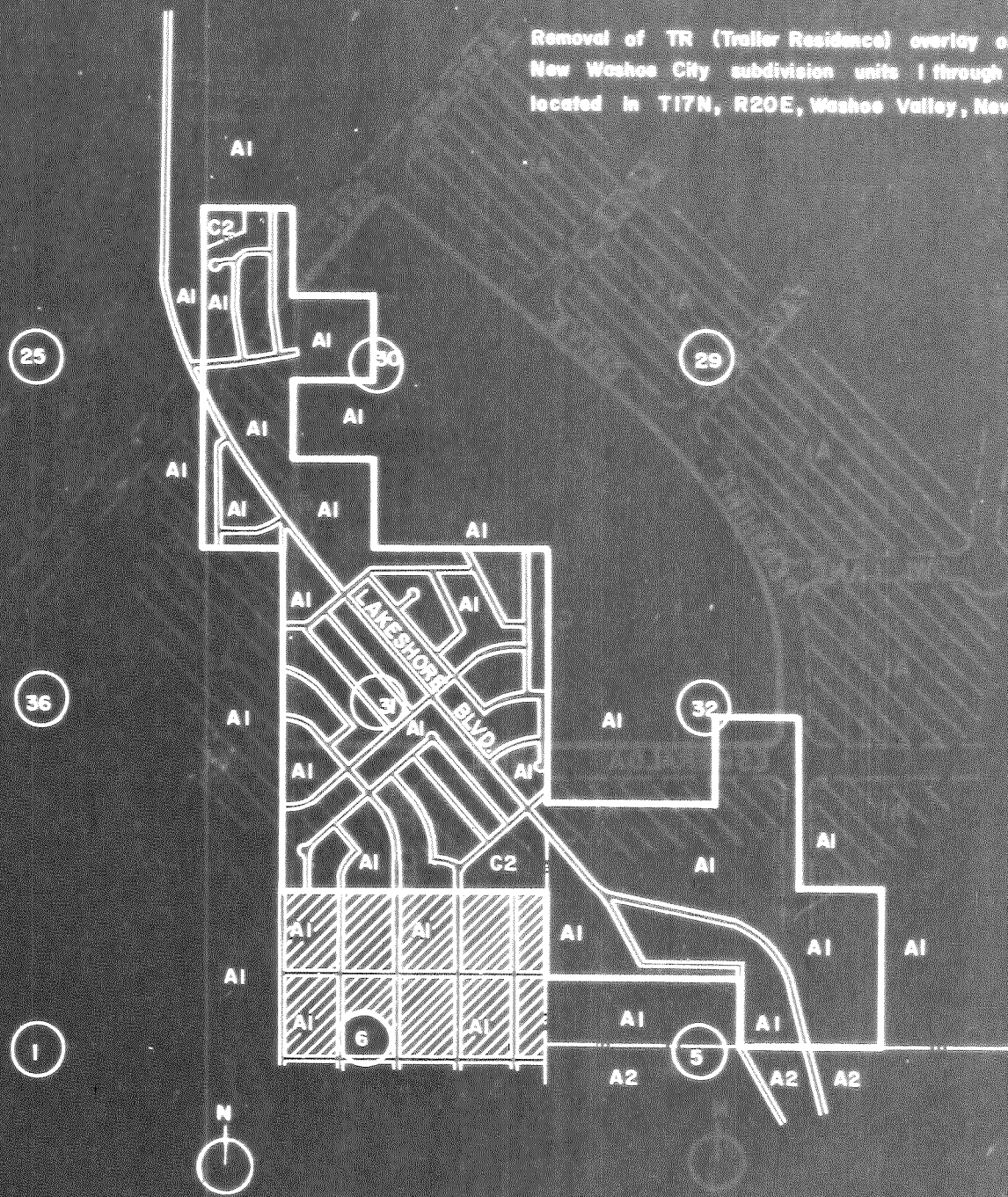
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF March 19 65, AS ART. 4-F-43, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK

Ord. 57



Removal of TR (Trailer Residence) overlay on New Washoe City subdivision units 1 through 5 located in T17N, R20E, Washoe Valley, Nevada.



CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-467W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **9**

SCALE 1" = 2000'

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 16TH DAY OF AUG, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Roger Regilio* CHAIRMAN ATTEST *Virgil J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF September 1966, AS ART. 4 - F-76, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK

Ord. 57



LAND USE PLAN

DISTRICT NO. 10

VERDI

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

THESE SHEETS INDICATE AN AMENDED LAND USE PLAN CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS BY THE REGIONAL PLANNING COMMISSION ON THE 16TH DAY OF OCTOBER 1962 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15 TH. DAY OF NOVEMBER 1962

ALL REFERENCES SHOWN ON THIS MAP ARE BASED ON DATA AND RECORDS OF OCTOBER, 1962

DISTRICT AND ZONE BOUNDARIES ARE INTENDED TO FOLLOW PROPERTY LINES OR SECTION LINES, OR TO PARALLEL STREET LINES OR SECTION LINES, UNLESS SHOWN BY DIMENSION OR DESCRIPTION TO FOLLOW SOME OTHER COURSE. QUARTER AND SIXTEENTH SECTION LINES INDICATE ZONE BOUNDARIES UNLESS OTHERWISE NOTED.

ALL LAND AND ALL BODIES OF WATER SHOWN HEREON ARE INTENDED TO BE CLASSIFIED IN ONE OR MORE LAND USE DISTRICTS CREATED BY WASHOE COUNTY ORDINANCE NO. 57 AND ANY AMENDMENTS THERETO. WHEN A ZONE DESIGNATION IS OMITTED FROM ANY ENCLOSED AREA SHOWN ON THIS MAP, THAT AREA IS TO BE CLASSIFIED IN THE SAME LAND USE DISTRICT AS OTHER LAND ENCLOSED WITHIN THE SAME ZONE BOUNDARIES.

PROPOSED ON THE 5TH DAY OF NOV., 1962  
PROPOSED BY COMMISSIONER CLARKSON  
ADOPTED ON THE 5TH DAY OF NOV., 1962 AS DISTRICT NO. 10 ORD. 57  
VOTE:

AYES: MIRABELLI, STREETER, McKISSICK, McKENZIE, CLARKSON

NAYS: NONE  
ABSENT: NONE

ATTEST: *Clarkson* CHAIRMAN *Michael A. Mirabelli*  
COUNTY CLERK AND CLERK OF THE BOARD

A1 - FIRST AGRICULTURAL  
A2 - SECOND AGRICULTURAL  
A3 - SUBURBAN FARM  
C1A - LIMITED COMMERCIAL  
C2 - GENERAL COMMERCIAL

⓪ - SECTION CENTER  
○ - SECTION CORNER  
---- ZONE BOUNDARY

WASHOE COUNTY, NEVADA  
ADOPTED NOV. 5, 1962

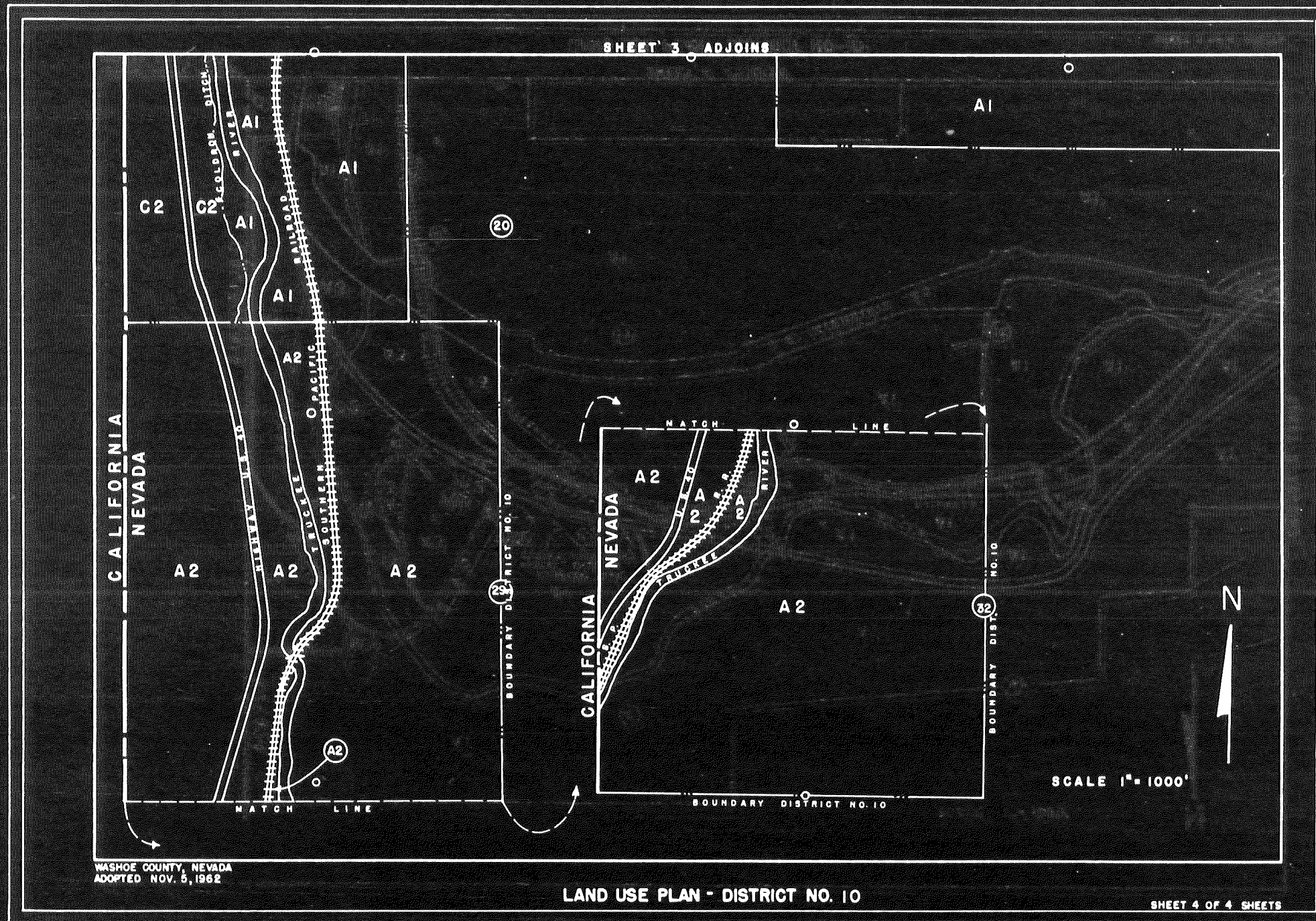
LAND USE PLAN - DISTRICT NO. 10

SHEET 1 OF 4 SHEETS

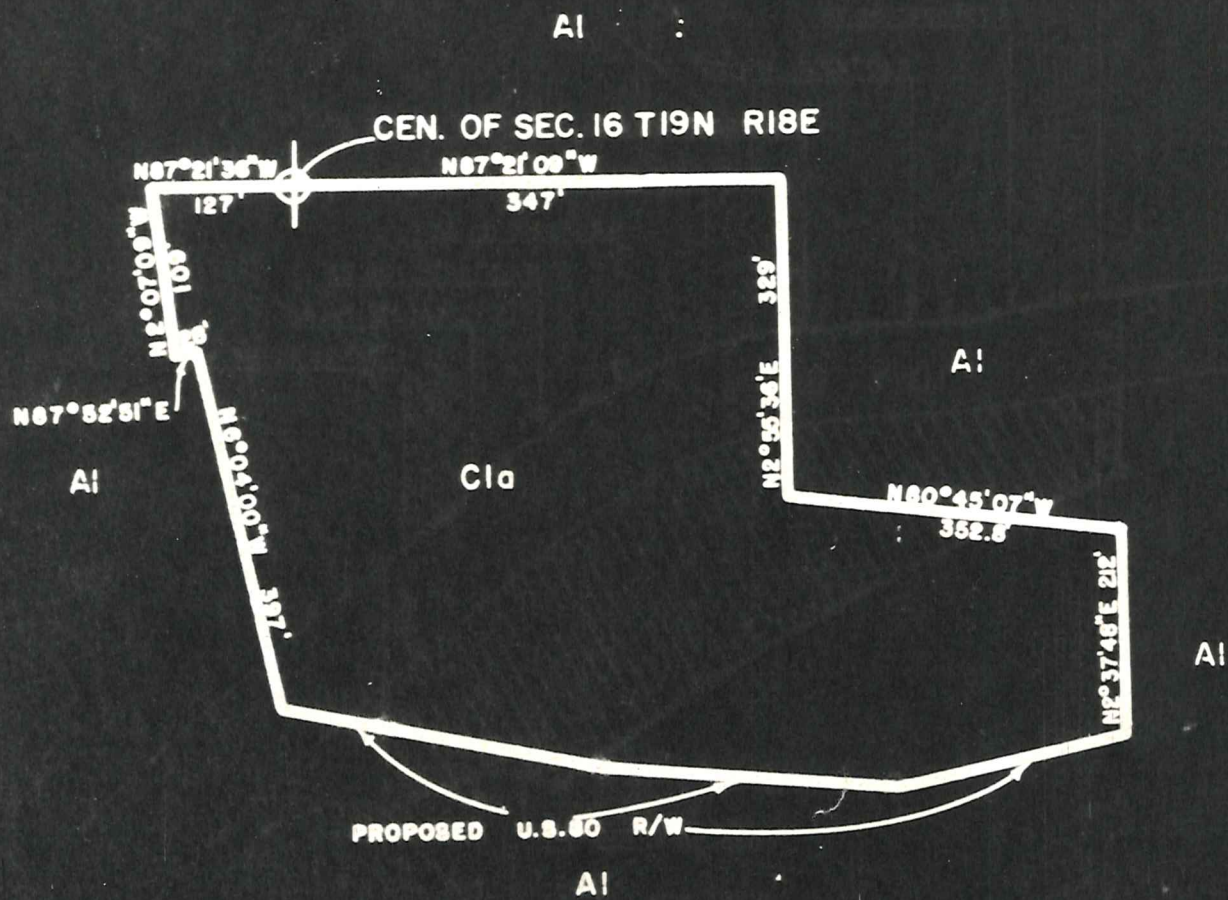
Ord. 57



ord. 57







SCALE 1" = 200'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1164W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 10

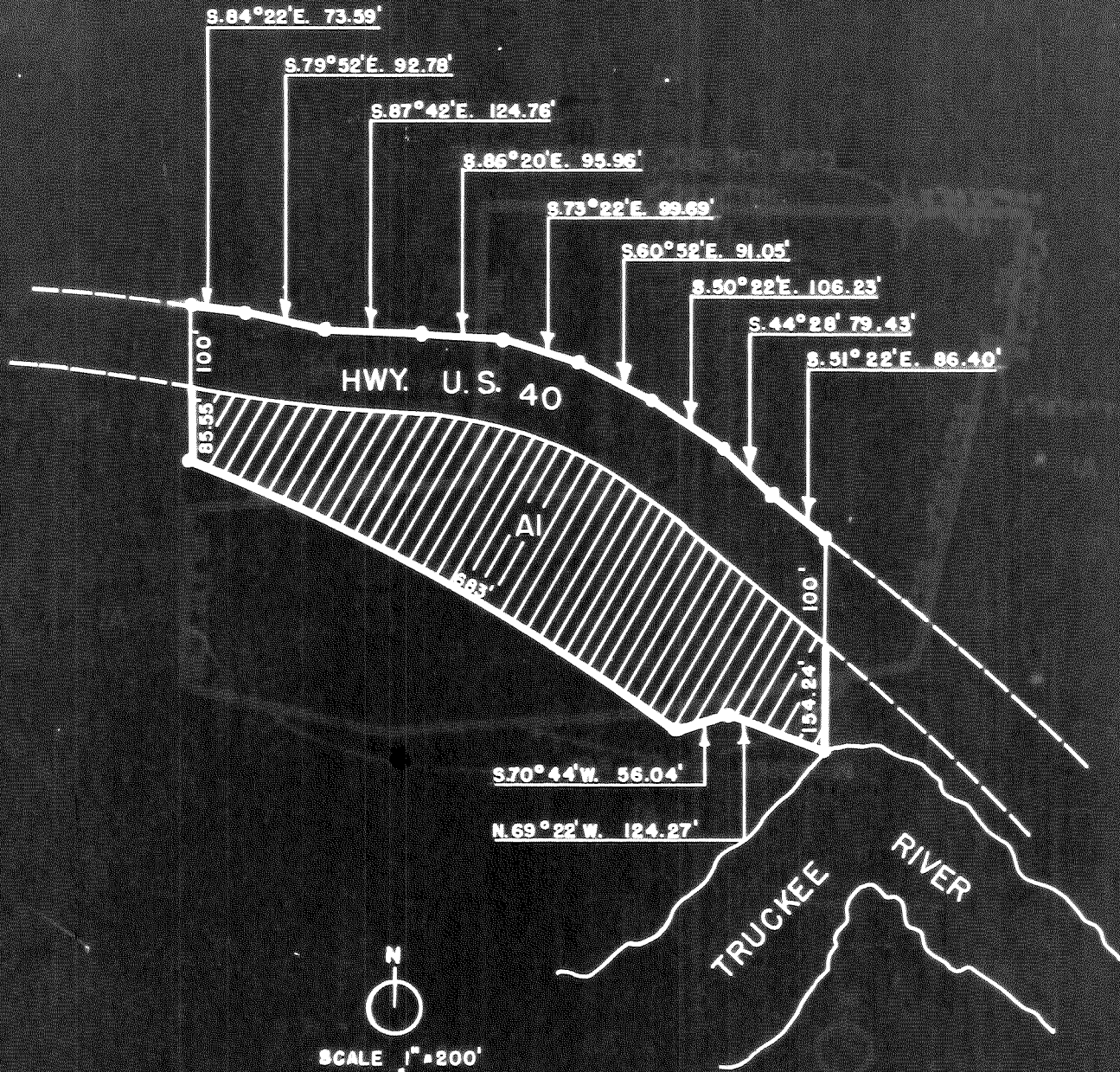
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE 17TH DAY OF MARCH, 1964, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th DAY OF April 19 64, AS ART. 4-7-28 ORDINANCE NO. 57

CERTIFIED J.C. McKENZIE CHAIRMAN ATTEST [Signature] COUNTY CLERK



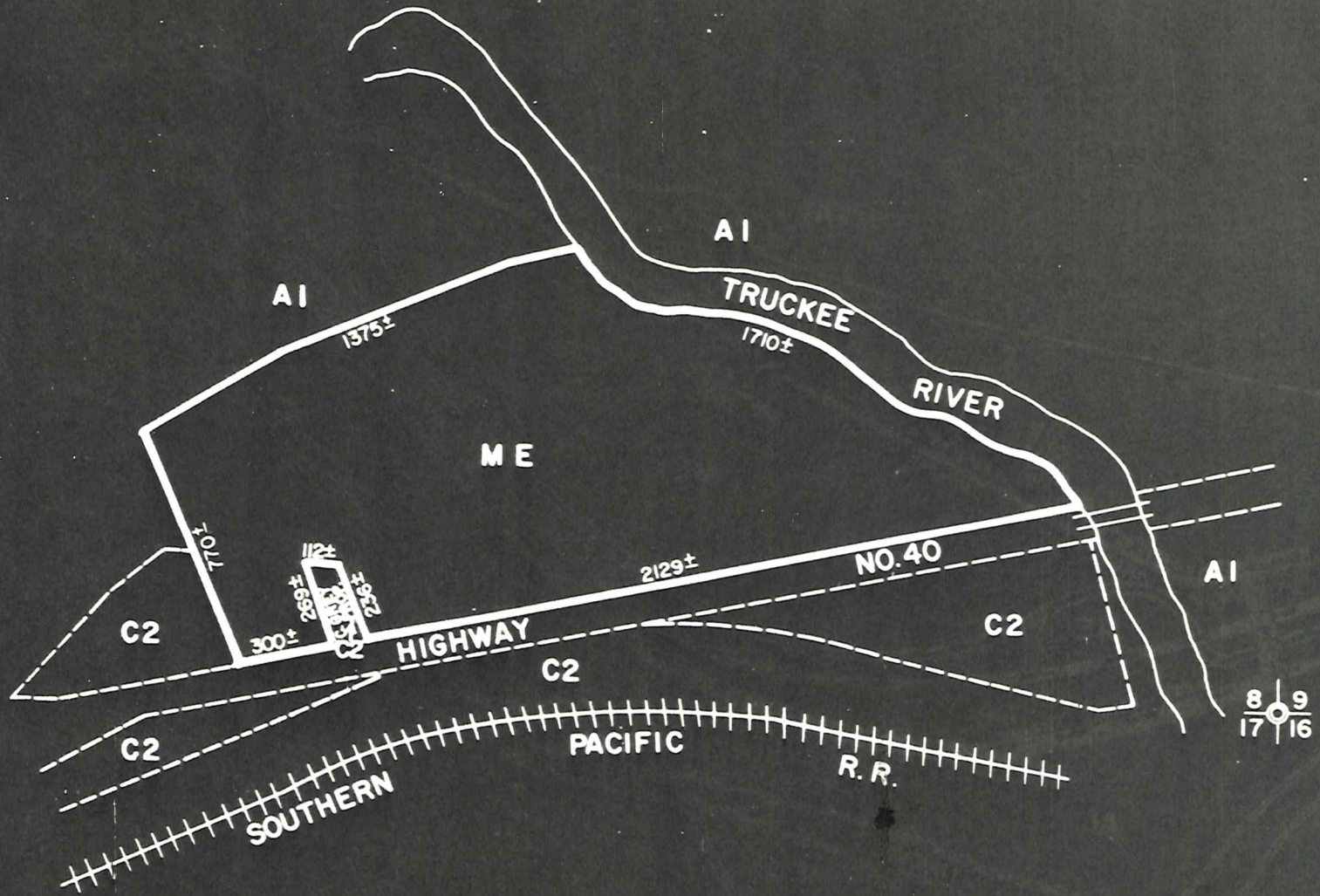


CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-565W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **10**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
15TH DAY OF SEPT., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED *H. A. Ramon* CHAIRMAN ATTEST *W. W. Maynard* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF October, 1964, AS ART. 4 - F-39, ORDINANCE NO. 57  
 CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





SCALE 1" = 500'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-35-66W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 10

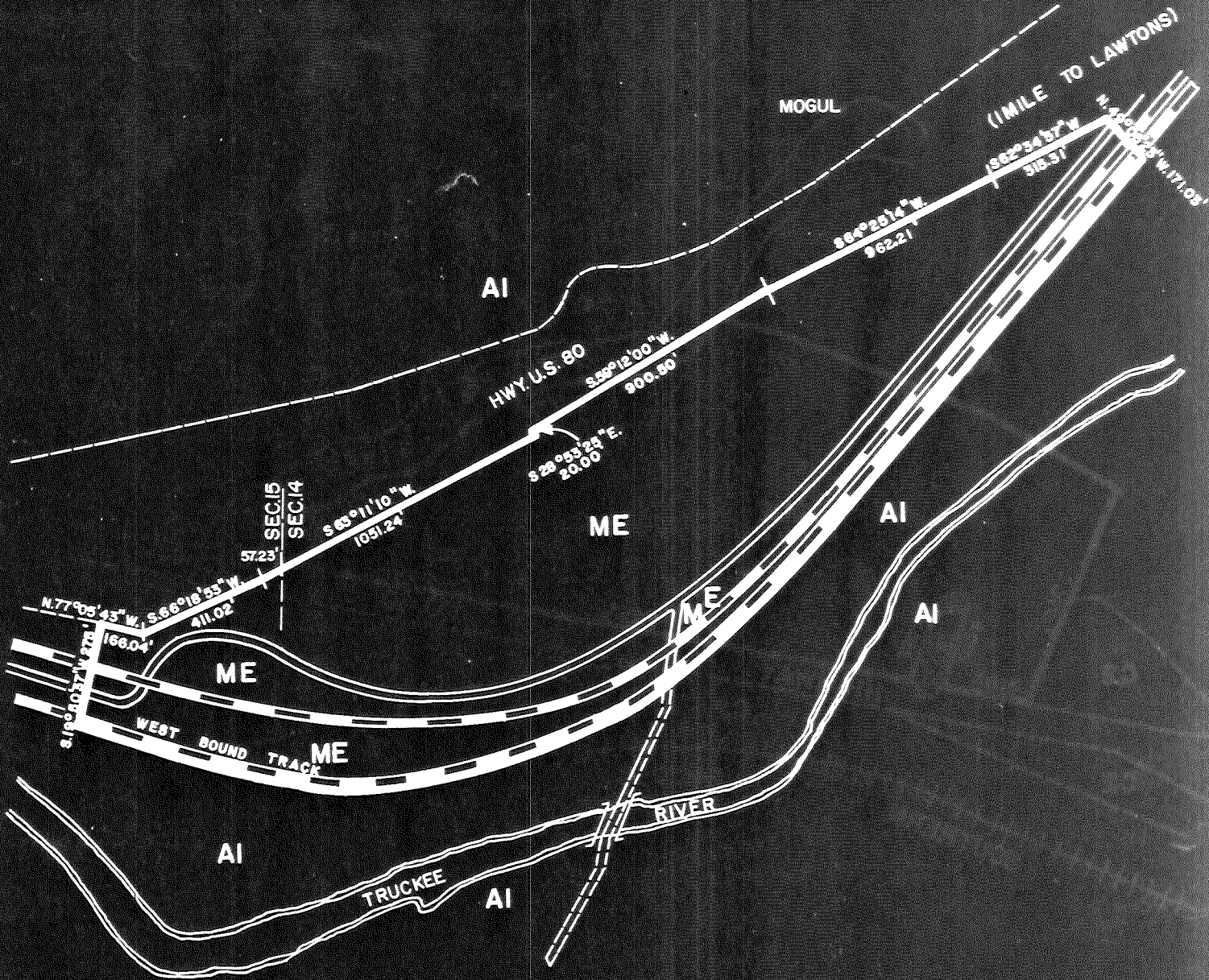
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
19th DAY OF APRIL, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED Paul J. Regard ATTEST Virgil J. Smith  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 16th  
 DAY OF May 1966, AS ART 4 - F-67, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H. K. Brown  
 CHAIRMAN COUNTY CLERK





No SCALE

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1267W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. **10**

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST. DAY OF FEB. 1967 AND CERTIFIED TO THE BOARD OF

COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Roger Regalia CHAIRMAN ATTEST Virgil J. Smith SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF April 1967, AS ART 4 - F-79, ORDINANCE NO. 57

CERTIFIED Howard F. McKissick Sr. CHAIRMAN ATTEST H. K. Brown COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. II SPANISH SPRINGS VALLEY

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

These sheets indicate an amended land use plan certified to the Board of County Commissioners by the Regional Planning Commission on the 5th day of November, 1963, and adopted by the Board of County Commissioners on the 5th day of December, 1963.

All references shown on this map are based on data and records of October, 1963.

District and zone boundaries are intended to follow property lines or section lines, or to parallel street lines or section lines, unless shown by dimension or description to follow some other course. Quarter and sixteenth section lines indicate zone boundaries unless otherwise noted.

All land and all bodies of water shown hereon are intended to be classified in one or more land use districts created by Washoe County Ordinance No. 57 and any amendments thereto. When a zone designation is omitted from any enclosed area shown on this map, that area is to be classified in the same land use district as other land enclosed within the same zone boundaries.

Proposed on the 5th day of December, 1963.  
Proposed by Commissioner Sauer.  
Adopted on the 5th day of December, 1963, as District II, Ordinance No. 57.  
Vote:  
Ayes: McKenzie, Cunningham, McKissack, Sauer  
Nays: None  
Abstained: Streeter  
Absent: None

Attest: *H. Brown*  
County clerk and clerk of the Board

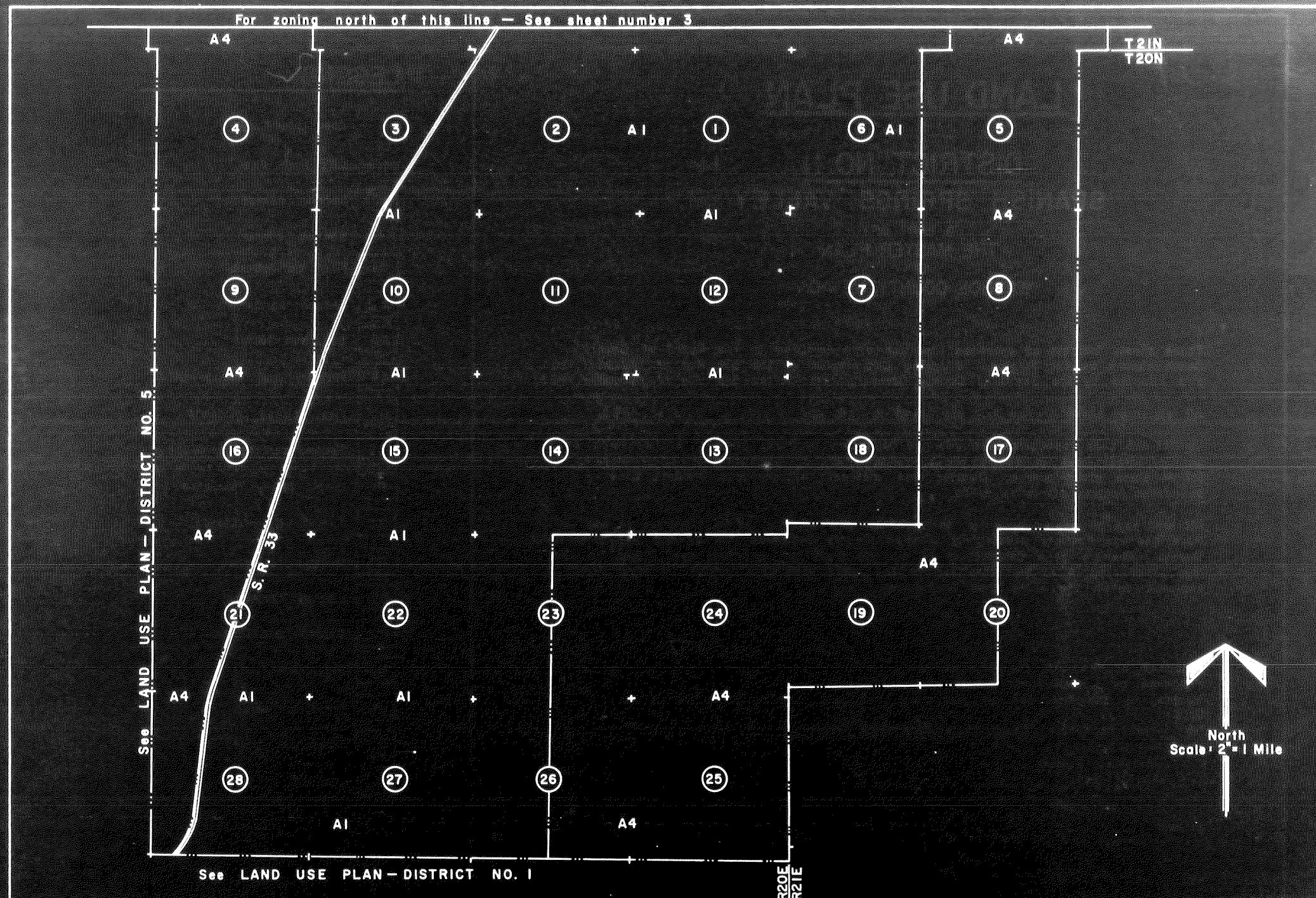
*J. C. McKenzie*  
Chairman

### LEGEND

- Zone boundary
- City limit line
- ⊙ Section center
- + Section corner
- A1 First agriculture
- A2 Second agriculture
- A3 Suburban farm
- A4 Forestry and conservation
- E1 First estates residence
- E2 Second estates residence
- R1 Single family residence
- R2 Two family residence
- R3 Multiple residence
- C1a Limited commercial
- C2 General commercial
- M1 Industrial
- ME Industrial estate
- M3 Open use zone
- ▨ Detailed area

57



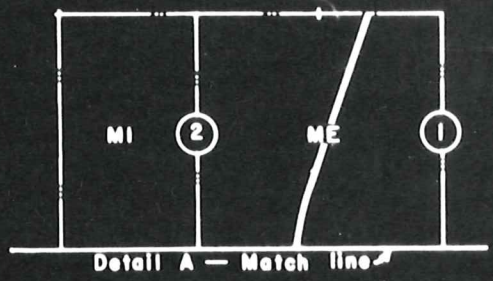
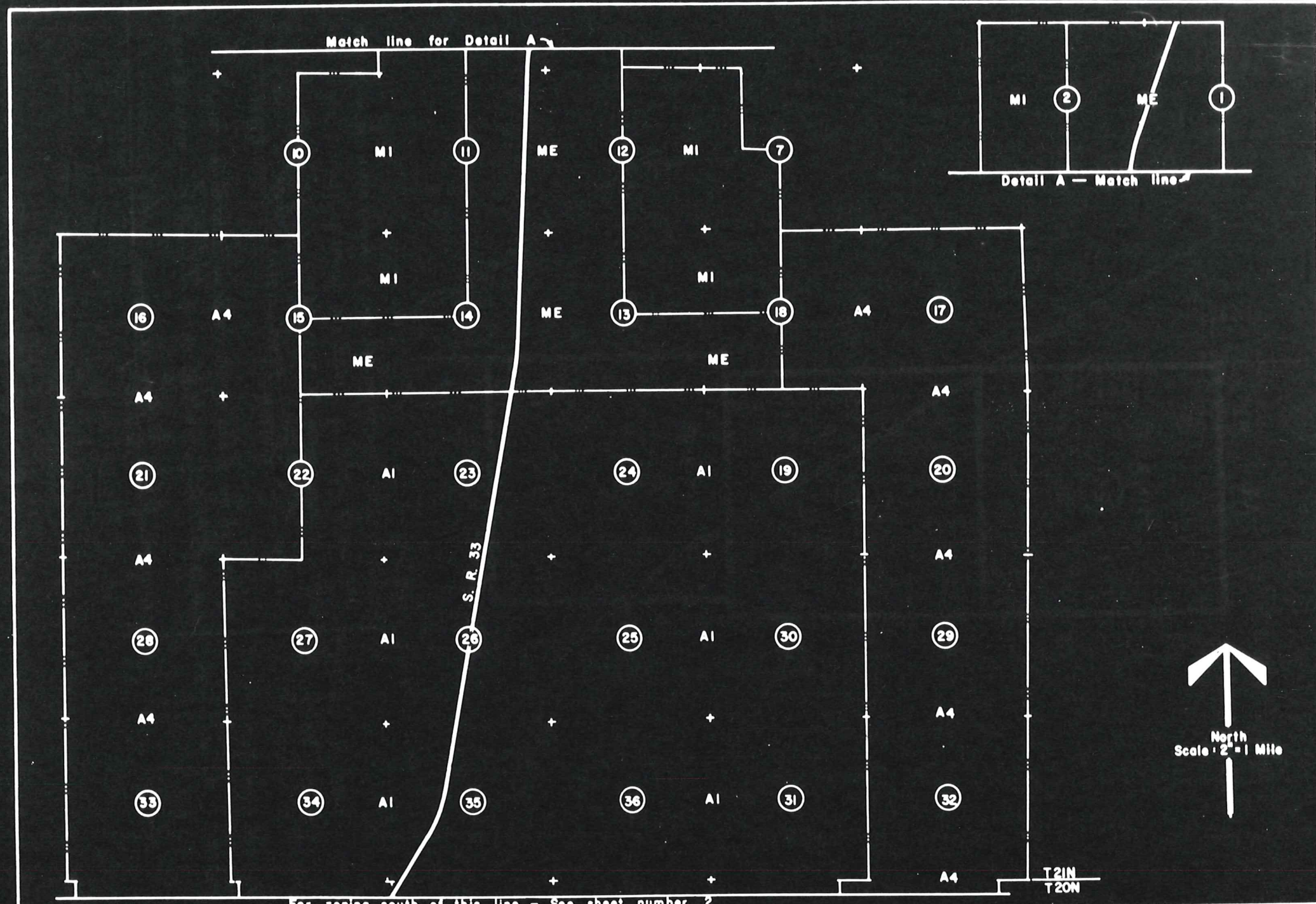


WASHOE COUNTY, NEVADA  
ADOPTED DECEMBER 5, 1963

LAND USE PLAN - DISTRICT NO. 11

SHEET 2 OF 3 SHEETS





WASHOE COUNTY, NEVADA  
ADOPTED DECEMBER 5, 1963

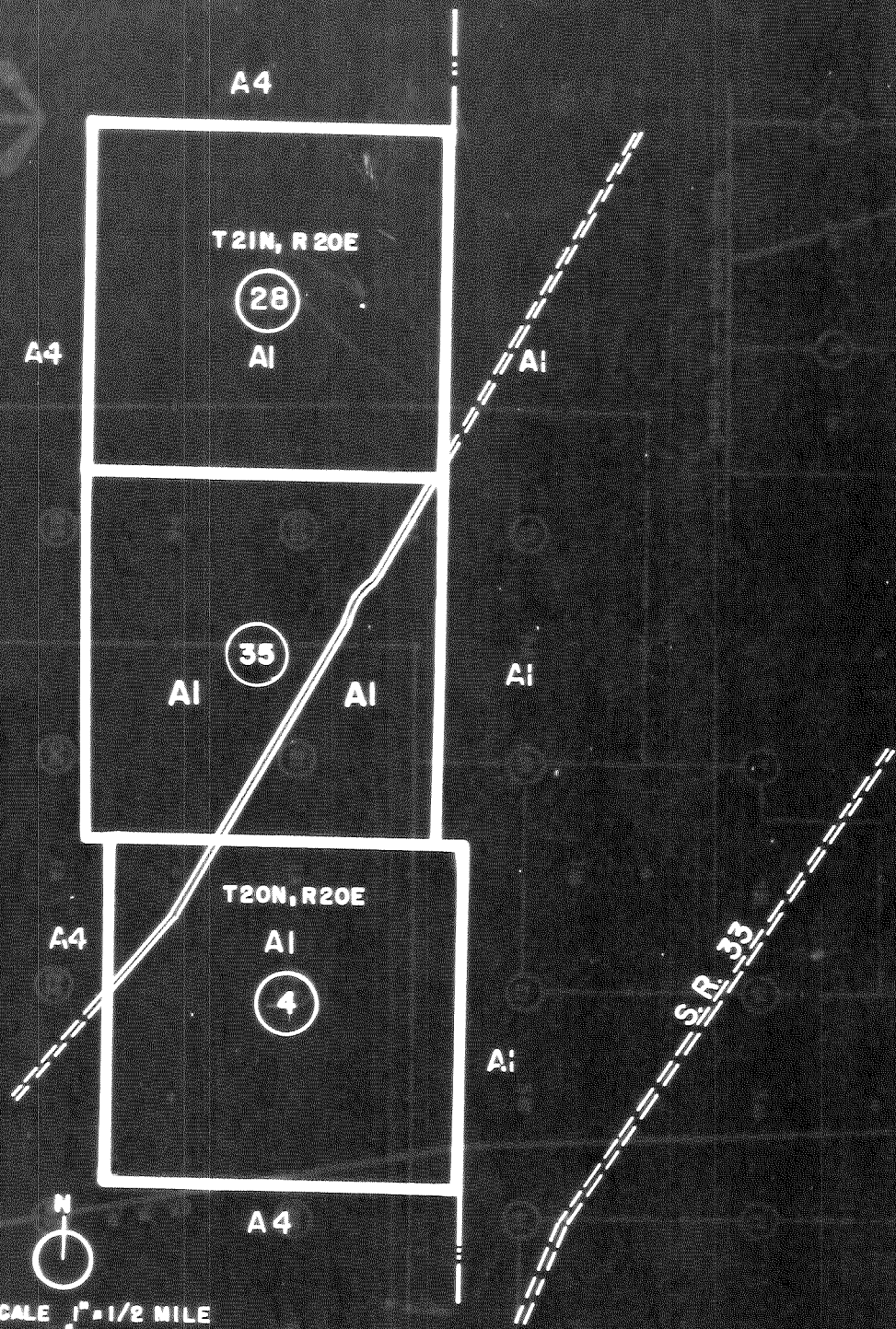
For zoning south of this line - See sheet number 2

LAND USE PLAN - DISTRICT NO. 11

SHEET 3 OF 3 SHEETS

57





CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-364W 8  
 C-664W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

SCALE 1" = 1/2 MILE

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 21ST. DAY OF JAN., 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

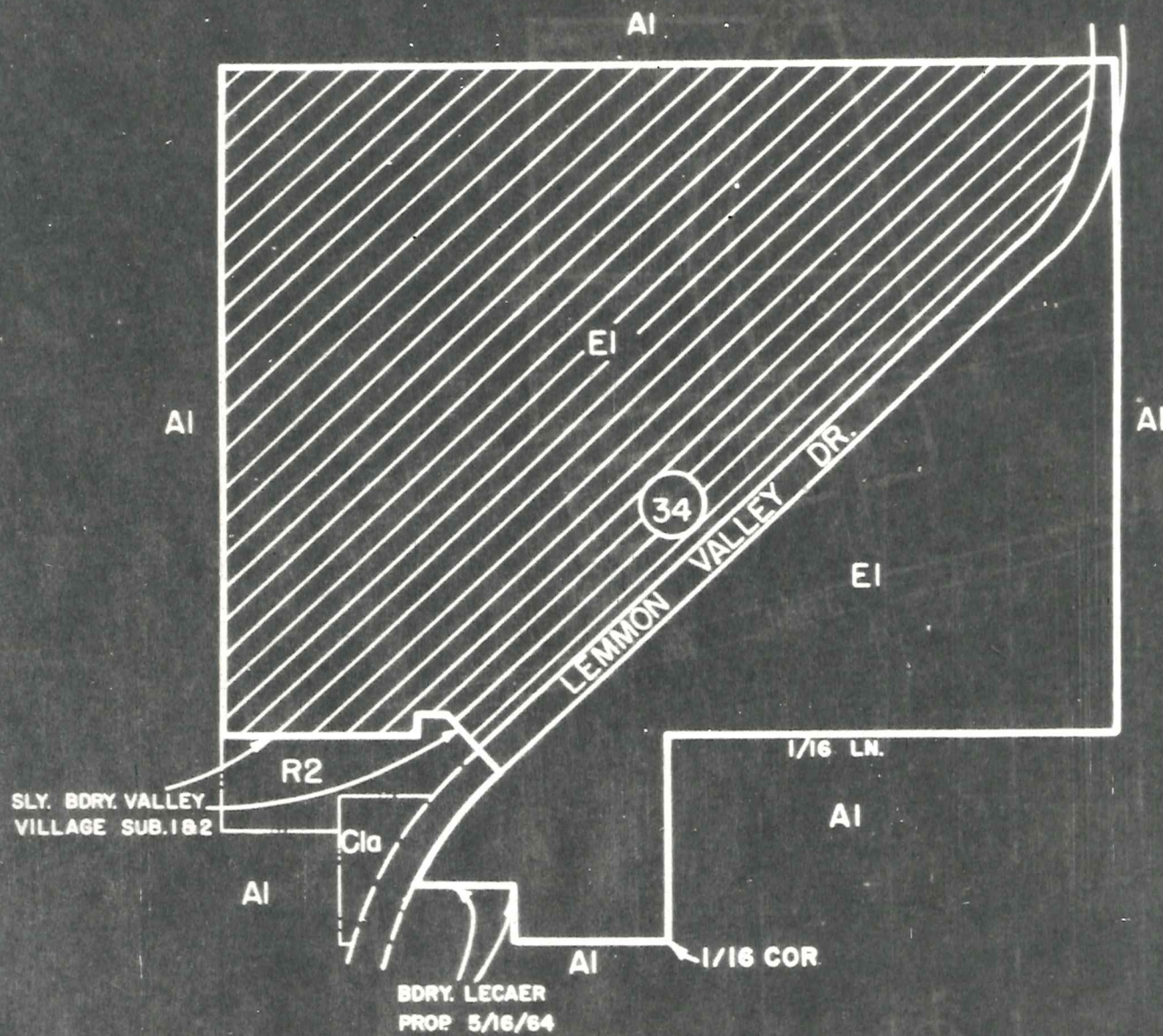
CERTIFIED W.D. Hancock CHAIRMAN ATTEST Earl F. Bergquist SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF MARCH 1964, AS ART. 4F-23, ORDINANCE NO. 57

CERTIFIED J.C. McFarlane CHAIRMAN ATTEST W. Brown COUNTY CLERK

57



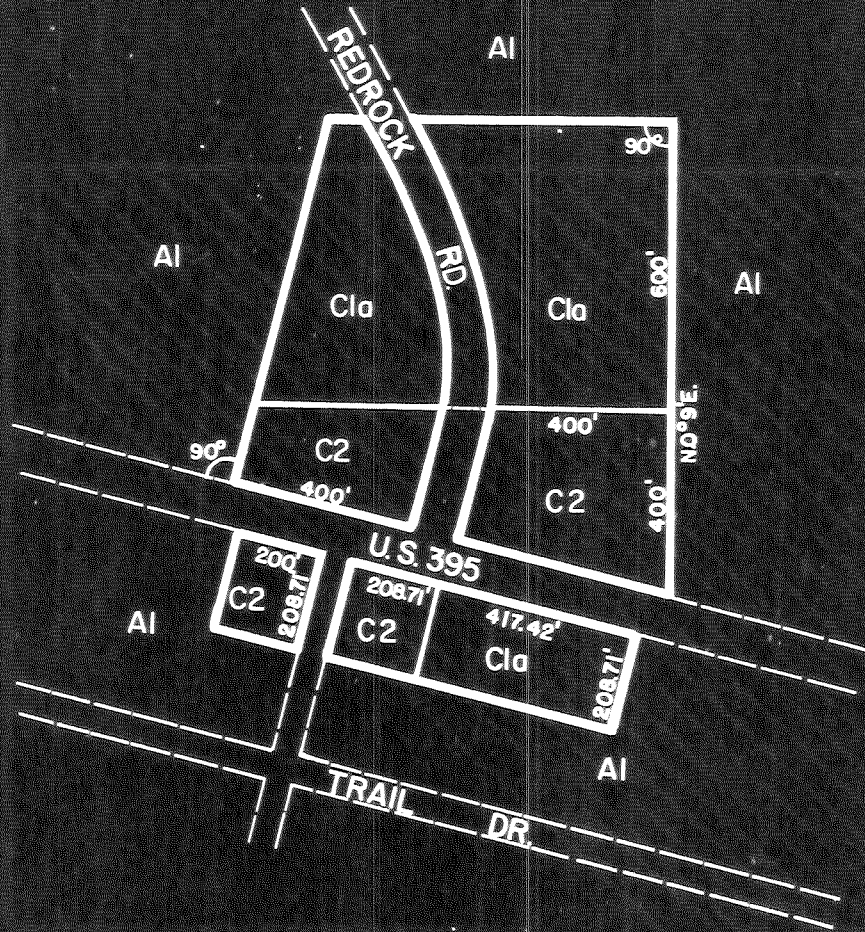


SCALE 1" = 1000'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-2564W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
16th DAY OF JUNE, 1964, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED [Signature] CHAIRMAN ATTEST [Signature] SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF July 1964, AS ART. 4 - F-35, ORDINANCE NO. 57  
 CERTIFIED J. C. McKenzie CHAIRMAN ATTEST H. K. Brown COUNTY CLERK





SCALE 1"=400'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-1166W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
 \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

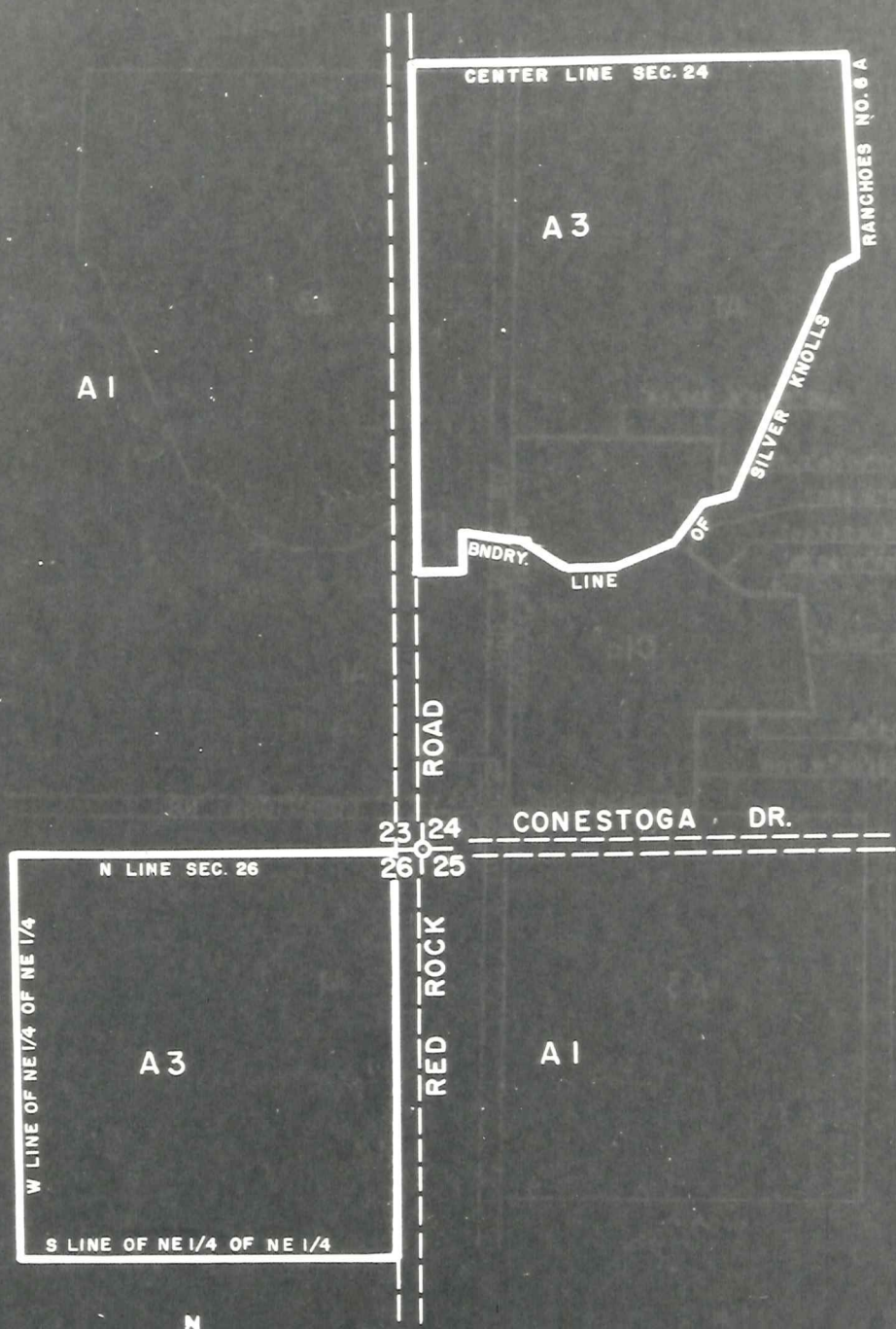
CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF December 19 65, AS ART 4 - E-60, ORDINANCE NO 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK

57

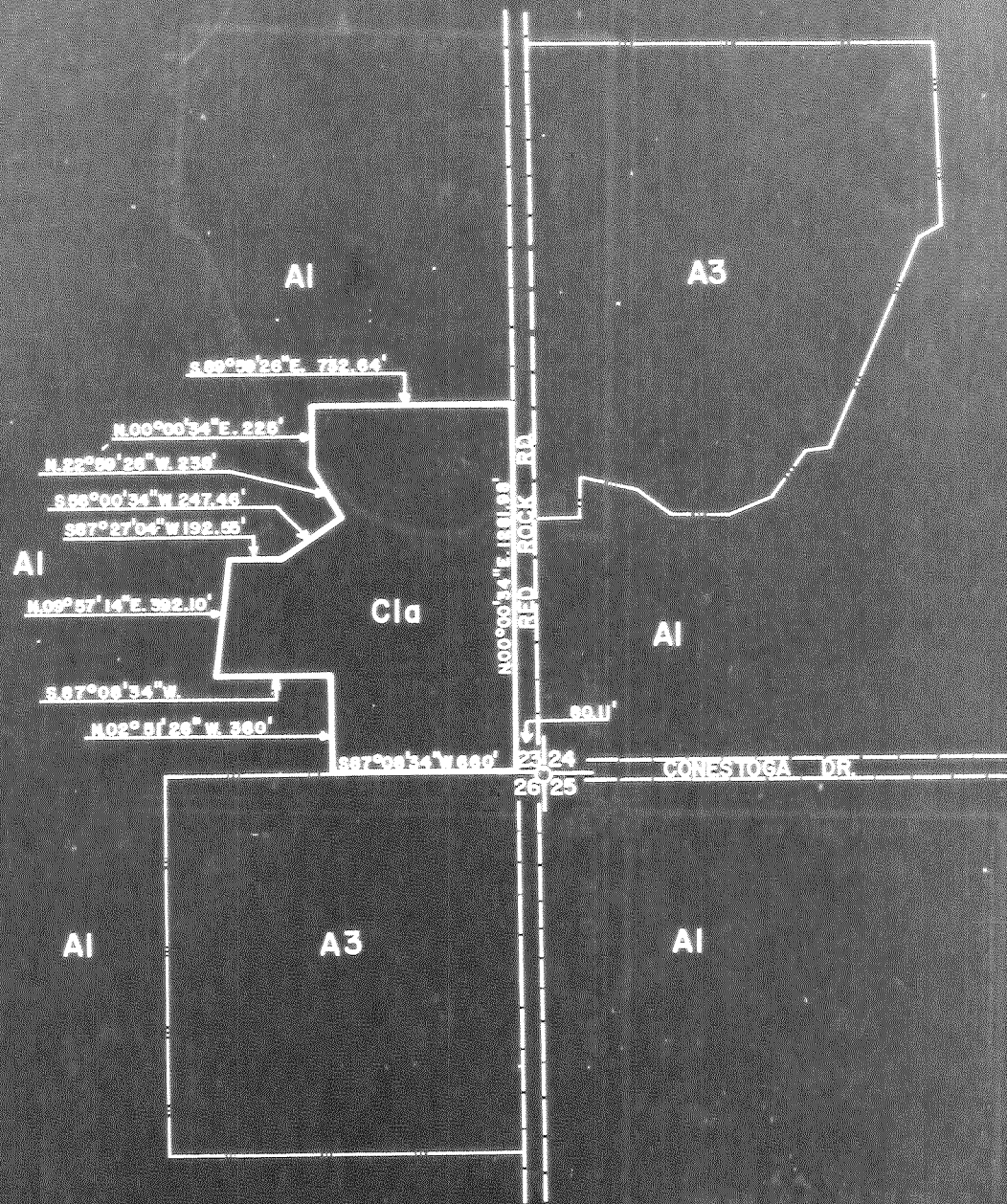




CHANGE OF LAND USE DISTRICT  
 CASE NUMBER C-44-66W  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
17th DAY OF MAY, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE  
 CERTIFIED Carl F. Bogard CHAIRMAN ATTEST Virgil J. Smith SECRETARY  
 ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th  
 DAY OF JUNE, 1966, AS ART. 4 - F-71, ORDINANCE NO. 57  
 CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





SCALE 1" = 600'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4466W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

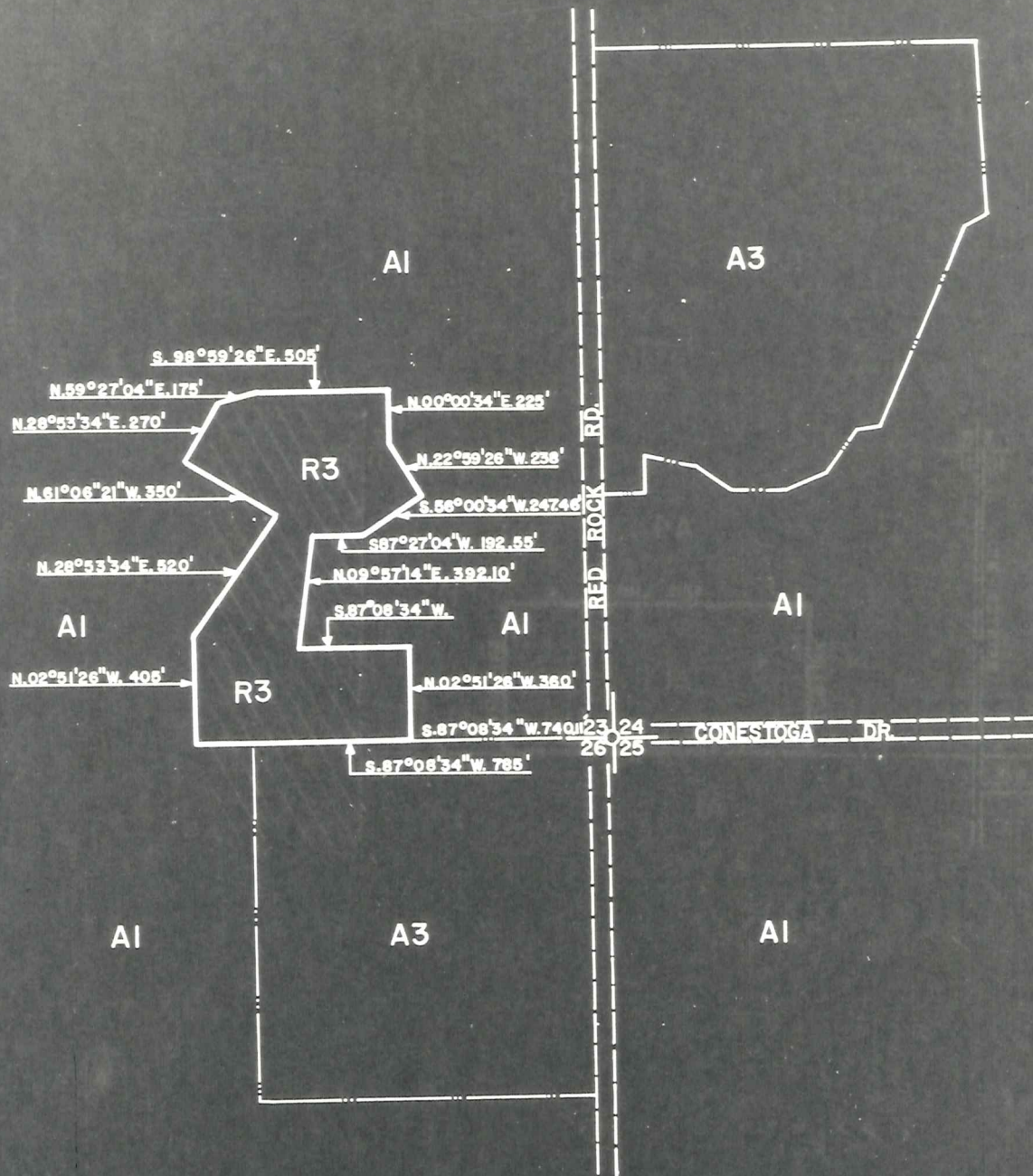
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
7TH DAY OF JUNE, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Paul F. Boyard* CHAIRMAN ATTEST *Virgil J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF JULY 1966, AS ART. 4 - F-71, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





SCALE 1" = 600'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4866W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

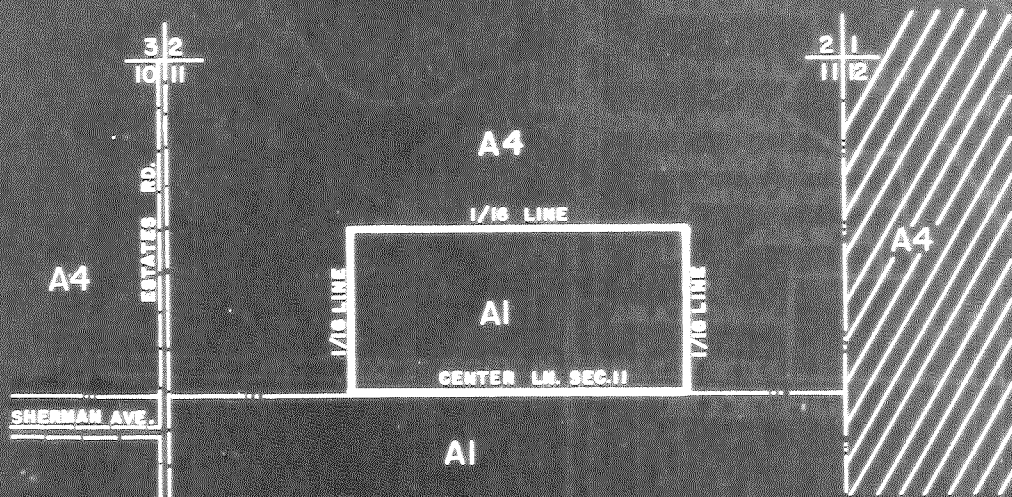
ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
7TH DAY OF JUNE, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE.

CERTIFIED *Paul F. Pagan* CHAIRMAN ATTEST *Virgil J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF JULY 1966, AS ART. 4 - F-73, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK





SCALE 4" = 1 MILE

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-4366W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

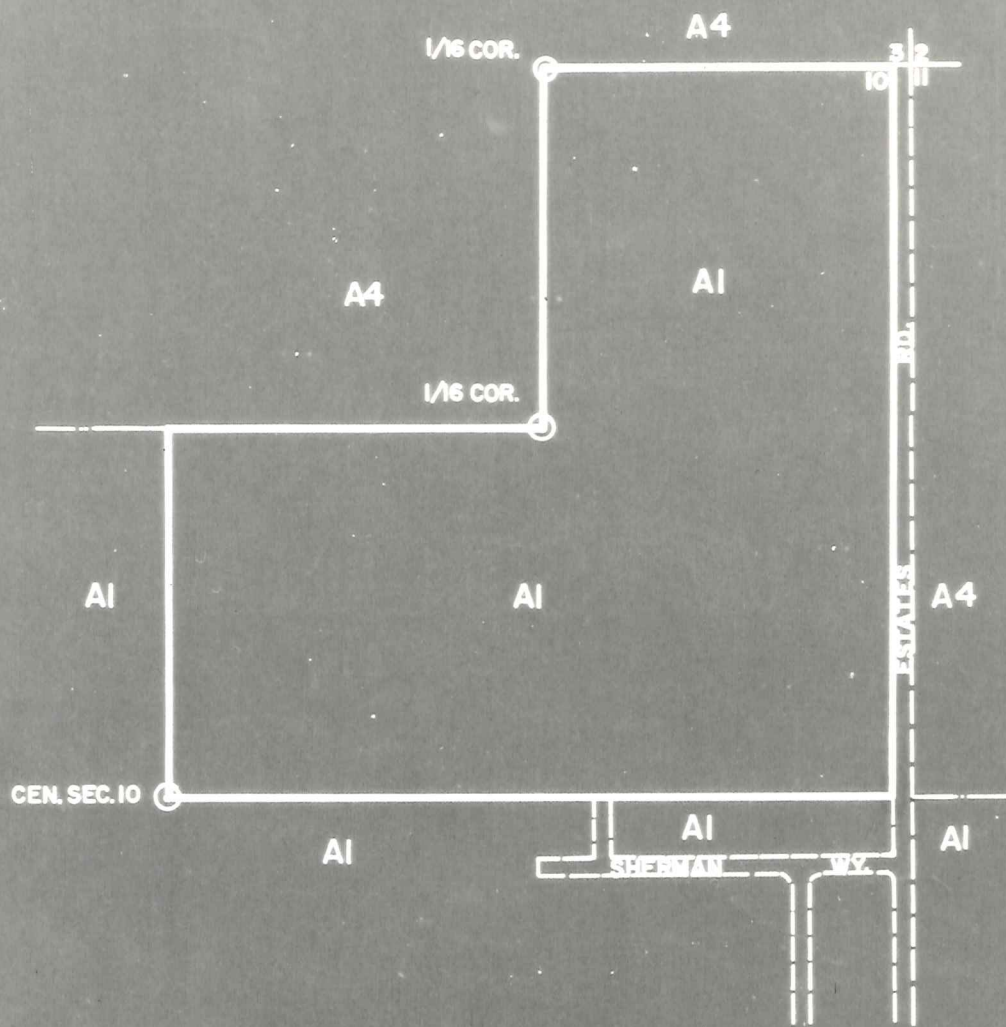
Denied by  
~~ADOPTED BY~~ ~~RESOLVED BY~~ THE REGIONAL PLANNING COMMISSION ON THE  
7th DAY OF JUNE, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED \_\_\_\_\_ ATTEST \_\_\_\_\_  
 CHAIRMAN SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 5th  
 DAY OF JULY 1966, AS ART 4 - F-74, ORDINANCE NO 57

CERTIFIED /s/ J.C. McKenzie ATTEST /s/ H.K. Brown  
 CHAIRMAN COUNTY CLERK





SCALE 1" = 600'

CHANGE OF LAND USE DISTRICT  
 CASE NUMBER **C-967W**  
 WASHOE COUNTY, NEVADA  
 DISTRICT NO. 11

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE  
18TH DAY OF OCT, 1966, AND CERTIFIED TO THE BOARD OF  
 COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED *Roger Regal* CHAIRMAN ATTEST *J. Smith* SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 15th  
 DAY OF November 1966, AS ART 4 - F-77, ORDINANCE NO. 57

CERTIFIED /s/ J.C. McKenzie CHAIRMAN ATTEST /s/ H.K. Brown COUNTY CLERK



# LAND USE PLAN

## DISTRICT NO. 12 LEMMON VALLEY

A PART OF  
THE MASTER PLAN  
OF  
WASHOE COUNTY, NEVADA

These sheets indicate an amended land use plan certified to the Board of County Commissioners by the Regional Planning Commission on the 5th day of November, 1963, and adopted by the Board of County Commissioners on the 5th day of December, 1963.

All references shown on this map are based on data and records of October, 1963.

District and zone boundaries are intended to follow property lines or section lines, or to parallel street lines or section lines, unless shown by dimension or description to follow some other course. Quarter and sixteenth section lines indicate zone boundaries unless otherwise noted.

All land and all bodies of water shown hereon are intended to be classified in one or more land use districts created by Washoe County Ordinance No. 57 and any amendments thereto. When a zone designation is omitted from any enclosed area shown on this map, that area is to be classified in the same land use district as other land enclosed within the same zone boundaries.

Proposed on the 5th day of December, 1963.

Proposed by Commissioner Sauer.

Adopted on the 5th day of December, 1963, as District 12, Ordinance No. 57.

Vote:

Ayes: McKenzie, Cunningham, McKissick, Sauer, Streeter

Nays: None

Abstained: None

Absent: None

Attest: *H. Brown*  
County clerk and clerk of the Board

Chairman *J. C. McKenzie*

### LEGEND

- Zone boundary
- City limit line
- ⊙ Section center
- + Section corner
- A1 First agriculture
- A2 Second agriculture
- A3 Suburban farm
- A4 Forestry and conservation
- E1 First estates residence
- E2 Second estates residence
- R1 Single family residence
- R2 Two family residence
- R3 Multiple residence
- C1a Limited commercial
- C2 General commercial
- M1 Industrial
- ME Industrial estate
- M3 Open use zone
- ▨ Detailed area
- MS Space industrial
- ▨ Trailer overlay

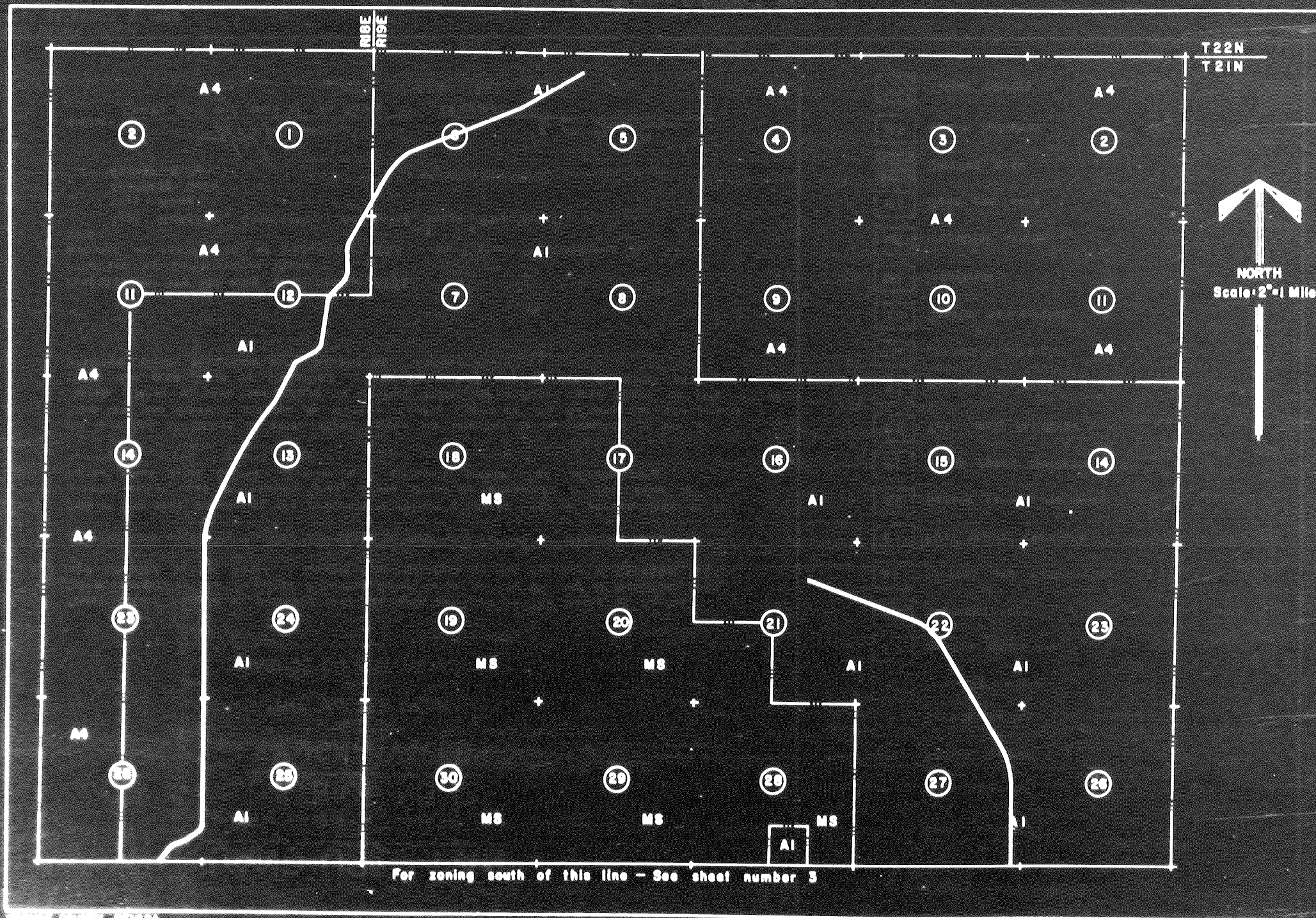
WASHOE COUNTY, NEVADA  
ADOPTED DECEMBER 5, 1963

LAND USE PLAN - DISTRICT NO. 12

SHEET 1 OF 3 SHEETS

57



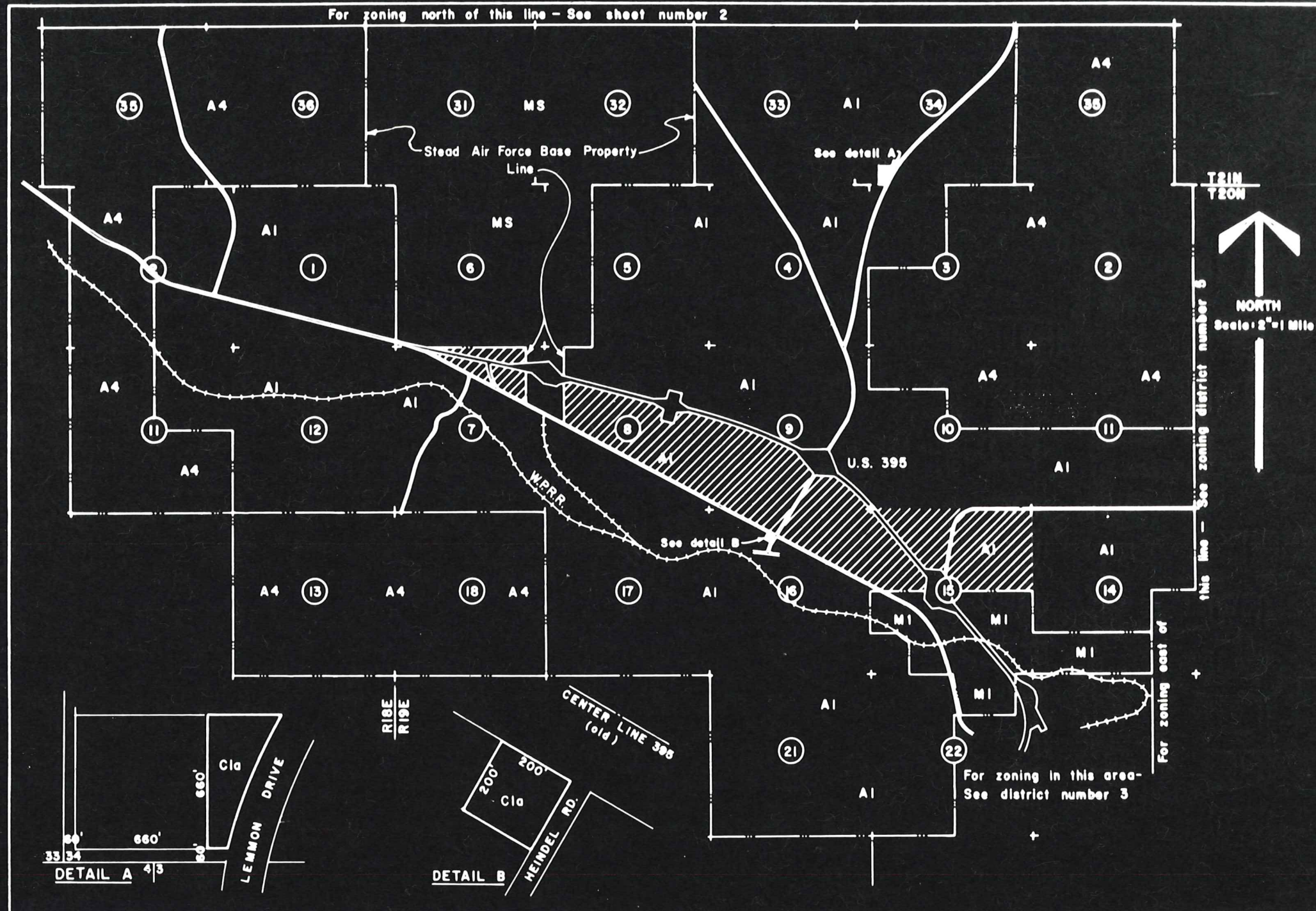


GEORGE COUNTY, NEVADA  
ADOPTED DECEMBER 5, 1963

LAND USE PLAN - DISTRICT NO. 12

SHEET 2 OF 3 SHEETS





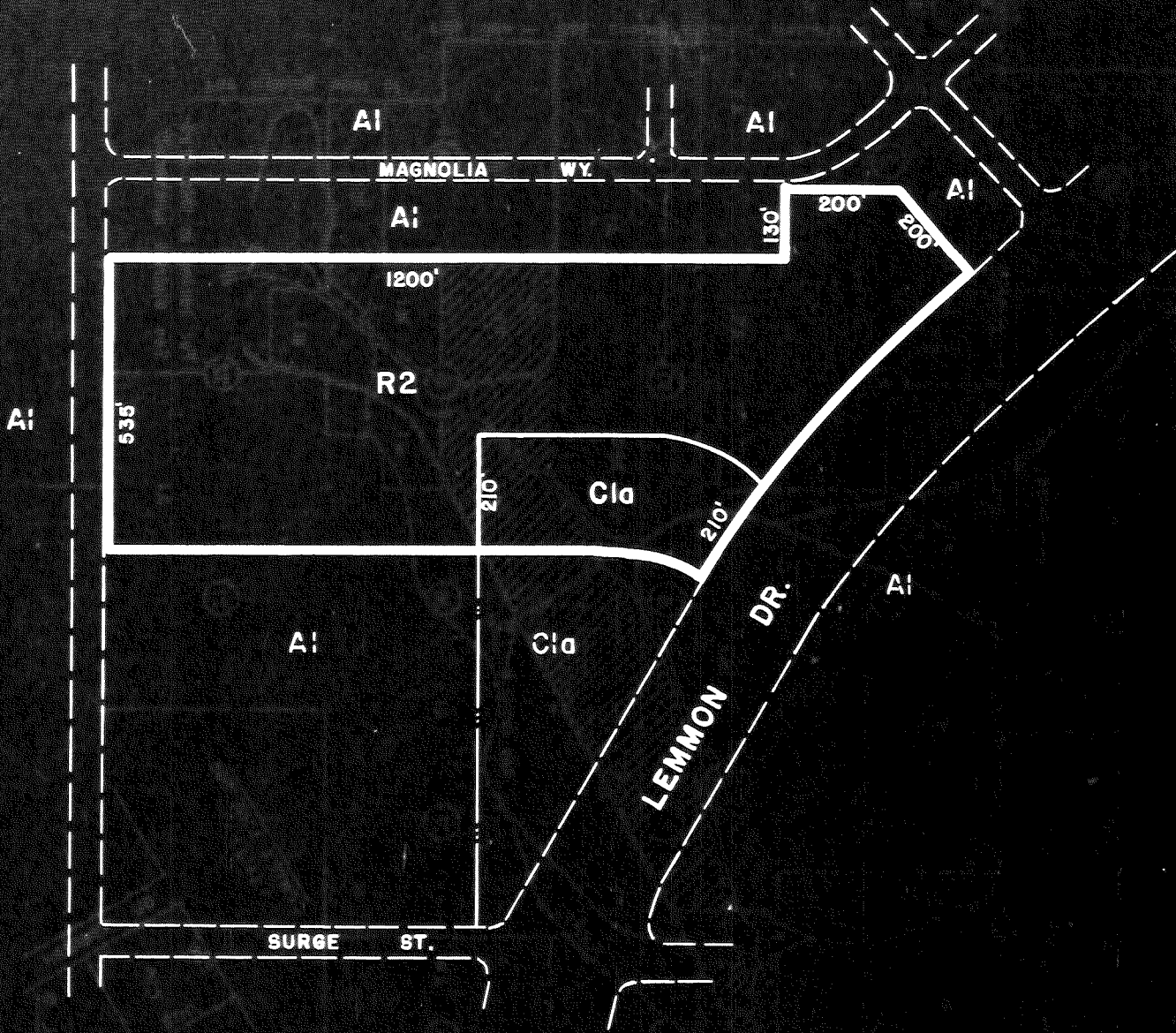
WASHOE COUNTY, NEVADA  
ADOPTED DECEMBER 5, 1963

LAND USE PLAN - DISTRICT NO. 12

SHEET 3 OF 3 SHEETS

57





SCALE 1" = 300'

CHANGE OF LAND USE DISTRICT

CASE NUMBER **C-1064W**

WASHOE COUNTY, NEVADA

DISTRICT NO. 12

ADOPTED BY RESOLUTION OF THE REGIONAL PLANNING COMMISSION ON THE 17TH DAY OF MARCH, 1964, AND CERTIFIED TO THE BOARD OF COUNTY COMMISSIONERS ON THAT DATE

CERTIFIED

*[Signature]*  
CHAIRMAN

ATTEST

*[Signature]*  
SECRETARY

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS ON THE 6th DAY OF April 19 64, AS ART. 4-F-27, ORDINANCE NO. 57

CERTIFIED

J.C. MCKENZIE  
CHAIRMAN

ATTEST

*[Signature]*  
COUNTY CLERK