

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

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

That the notice..... BILL 221

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the ..7th day of March, 19 69. and

..... March 14,
the full period of .. 2 .. days, the last publication thereof being in the issue dated the .. 14th day of


Signed *Dorothy Yocom*.....

Subscribed and sworn to before me this

... 14th day of March, 19 69.

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 221, Ordinance No. 83, "An ordinance to amend sections 3A02 and 3A03, Chapter 3A, 1964 edition of the Uniform Building Code, as amended pursuant to 'Exhibit B', Washoe County Ordinance 83 entitled: 'An ordinance regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the unincorporated area of Washoe County; providing for the issuance of permits and collection of fees therefor; providing penalties for the violation thereof, and repealing all ordinances and parts of ordinances in conflict therewith, and other matters properly relating thereto.'" was adopted on March 5, 1969, by Commissioners: McKissick, McKenzie, Sauer, Cunningham, and Coppa, all voting aye. Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, County Clerk
334900-221 March 7-14

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

SUMMARY: Extends and Clarifies Notice, Hearing and Appeals Procedures for Moving of Buildings.

BILL NO. 221

ORDINANCE NO. 83

AN ORDINANCE TO AMEND SECTIONS 3A02 and 3A03, CHAPTER 3A, 1964 EDITION OF THE UNIFORM BUILDING CODE, AS AMENDED PURSUANT TO "EXHIBIT B", WASHOE COUNTY ORDINANCE 83 ENTITLED: "AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA, AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE UNINCORPORATED AREA OF WASHOE COUNTY; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND OTHER MATTERS PROPERLY RELATING THERETO."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES ORDAIN:

Section 1. Section 3A02, Chapter 3A, 1964 Edition of the Uniform Building Code, as amended pursuant to "Exhibit B", County Ordinance No. 83 is hereby amended to read as follows:

SECTION 3A02. Application - Public Hearing.

1. Except as otherwise provided, any person desiring or intending to move any building or structure into or within the unincorporated area of Washoe County shall first file an application with the Washoe County Board of Adjustment. Such application shall include the following:
 - (a) The existing location of the building or structure intended to be moved.
 - (b) The size and character of said building or structure.
 - (c) The proposed new location of said building or structure, the method of moving and the proposed route to be followed.
 - (d) Statement of purpose for which the building or structure is to be used in its new location, specifying improvements and modifications to be made and such other information as The Board of Adjustment may reasonably require in order to carry out the purpose of this section.
2. Except as otherwise provided, the Board of Adjustment shall hold a public hearing upon the application not less than 30 days from the date of filing of the application. Notice by mail of the time, place and purpose of said hearing shall be given not less than 10 days prior to the date of the hearing to the following:
 - (a) Applicant for permit to move the building or structure.
 - (b) Owners of real property within 300 feet of the exterior boundaries of the property onto which the building or structure is to be moved. Said owners of real property shall be those owners indicated by the latest Assessor's ownership maps and said notice shall be complied with when the Board of Adjustment mails same to the last known addresses of such real property owners as indicated by the latest Assessor's records.
 - (c) Building Official, County Engineer and Health Department.

3. Notice may be given to owners of real property in addition to those owners provided for in subsection 2 herein, either by mail as provided in subsection 2 or by at least one publication in a newspaper of general circulation in Washoe County not less than 10 days prior to the date of such hearing, or both, when the Board of Adjustment deems such notice to be necessary to protect the public interest.
4. The Board of Adjustment may hold a public hearing upon the application prior to the date as provided in subsection 2 herein where there are special circumstances or conditions which would otherwise make it difficult and a cause of hardship to the applicant, provided that notice of said hearing is given pursuant to subsection 2.
5. The Board of Adjustment may hear facts from any person appearing and may consider written communications relative to the application and shall deny a permit when:
 - (a) Any unlawful, dangerous or defective condition of a building proposed to be moved is such that remedy or correction cannot effectively be made or which cannot be repaired or reconstructed to conform to the requirements of the Uniform Building Code, or
 - (b) The use of the proposed site or the purpose intended is prohibited by zoning laws of this County, or
 - (c) The structure is of a type prohibited at the proposed location by any other law or ordinance.
6. The Board of Adjustment shall, within 5 days of the date of the hearing, rule on the application unless good cause is shown for an extension thereof. The applicant, the Building Official, County Engineer, the Health Department and the Board of County Commissioners shall be notified of the decision of the Board of Adjustment not later than 3 days after the decision is rendered. If said application is denied, said notice shall also contain the reason or reasons for denial.
7. If a building or structure to be moved is to be permanently affixed within the corporate limits of any city of or beyond the boundaries of Washoe County, any person intending to move said building or structure shall file an application with the Building Official, which application shall include the following:
 - (a) The existing location of the building or structure intended to be moved.
 - (b) The size and character of said building or structure.
 - (c) The proposed new location of said building or structure, the method of moving and the proposed route to be followed:
8. Pursuant to subsection 7 of this section, the Building Official may issue a permit to move said building or structure only after the posting of the bonds as prescribed in Section 3A04 and Section 3A05 of this chapter.

Section 2. Section 3A03, Chapter 3A, 1964 Edition of the Uniform Building Code, as amended pursuant to "Exhibit B", County Ordinance No. 83, is hereby amended to read as follows:

SECTION 3A03. Appeals.

1. The decision of the Board of Adjustment granting or denying the application for a permit to move a building or structure may be appealed by the applicant for the permit, any real property owner who was present at the hearing of the Board of Adjustment and who presented oral or written testimony before the Board of Adjustment, any real property owner who was not present at the hearing of the Board of Adjustment, but who submitted written information concerning the application to the Board of Adjustment, and the Building Official, County Engineer and Health Department, by filing a written petition with the Board of County Commissioners within 10 days after the Board of Adjustment has notified the County Clerk of its decision pursuant to Section 3A02 of this chapter. Such petition shall state the reason or reasons the decision of the Board of Adjustment should be amended, modified or reversed. If no appeal from said decision is taken to the Board of County Commissioners within the time allowed, such decision shall be final.
2. The County Clerk shall set a hearing on the appeal from the decision granting or denying the application for a permit pursuant to this chapter (not less than 30 days) from the date of filing of the petition of appeal. Notice of the hearing shall be given by the County Clerk by mail to the appellant, the applicant for the permit, all owners of real property who are notified by the Board of Adjustment pursuant to Section 3A02 of this chapter, the Building Official, County Engineer, and the Health Department not less than 10 days before the date of the hearing in the same manner as set forth in Section 3A02 of this chapter. The Board of County Commissioners may consider all evidence relative to the application and may affirm, reverse or otherwise modify the decision of the Board of Adjustment by majority vote.

Section 3. 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 17th day of February, 1969.
Proposed by Commissioner Sauer
Passed on the 5th day of March, 1969.

VOTE:

Ayes:	Commissioners: <u>McKissick, McKenzie,</u>
	<u>Cunningham, Coppa</u>
Nayes:	Commissioners: <u>None</u>
Absent:	Commissioners: <u>None</u>

[Signature]
CHAIRMAN OF THE BOARD

ATTEST
[Signature]
COUNTY CLERK
CLATSOP COUNTY, NEVADA

This Ordinance shall be in force and effect from and after the 14th day of March, 1969.