

# RENO GAZETTE-JOURNAL

Legal Advertising Dept. 702-788-6394

Customer Account # 349008  
PO #/ID ord 1043 5004

WASHOE COUNTY  
Comptroller's Office  
PO Box 11130  
RENO NV 89510

Legal Ad Cost 43.54

PROOF OF PUBLICATION

STATE OF NEVADA  
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:  
That as legal clerk of the RENO GAZETTE-  
JOURNAL, a daily newspaper published in Reno,  
Washoe County, State of Nevada, that the notice:  
Ordinance 1043

of which a copy is hereto attached, has been  
published in each regular and entire issue of  
said newspaper on the following dates to wit:

Dec. 9, 16, 1998

Signed

*T Ciccotti*

Subscribed and sworn to before me on 12/16/98

Notary Public

*Susan V. Dummar*

NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE  
NO. 1043  
NOTICE IS HEREBY GIVEN THAT: BILL  
No. 1219 Ordinance No. 1043 entitled  
was adopted on November 10, 1998,  
by Commissioners Joanne Bond, Sue  
Camp, Jim Galloway, with Mike Moul-  
iot and Jim Shaw, and will become  
effective on Wednesday, December 16,  
1998.  
AN ORDINANCE AMENDING CHAP-  
TER 110 OF THE WASHOE COUNTY  
CODE (DEVELOPMENT CODE) BY  
AMENDING SECTION 110.210.05 OF  
ARTICLE 210, SOUTH VALLEYS AREA,  
THEREOF TO SPECIFY GROUNDWA-  
TER DEDICATION REQUIREMENTS  
FOR THE WASHOE VALLEY, PLEAS-  
ANT VALLEY, EAGLE VALLEY, AND  
TRUCKEE MEADOWS HYDRO-  
GRAPHIC BASINS.  
Typewritten copies of the ordinance  
are available for inspection by all inter-  
ested persons at the office of the  
County Clerk, 75 Court Street, Reno,  
Nevada.  
Betty J. Lewis, Washoe County Clerk  
No. 5004 Dec. 9, 16, 1998

12/23/98  
PLEASE STAMP & SIGN FOR PAYMENT

SUSAN V. DUMMAR  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 98-4006-2 - Expires August 17, 2002

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



SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by amending Article 210 "South Valleys Area" thereof to specify groundwater dedication requirements for the Washoe Valley, Pleasant Valley, Eagle Valley and Truckee Meadows Hydrographic Basins.

BILL NO. 1219

ORDINANCE NO. 1043

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) BY AMENDING SECTION 110.210.05 OF ARTICLE 210, SOUTH VALLEYS AREA, THEREOF TO SPECIFY GROUNDWATER DEDICATION REQUIREMENTS FOR THE WASHOE VALLEY, PLEASANT VALLEY, EAGLE VALLEY AND TRUCKEE MEADOWS HYDROGRAPHIC BASINS.

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

SECTION 1. Section 110.210.05 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. The provisions of this ordinance shall be in force and effect from and after the 1st day of December, 1998.

Proposed on the 13th day of October 1998.  
Proposed by Commissioner Sue Camp.  
Passed on the 10th day of November 1998.


Vote:

Ayes: **Joanne Bond, Sue Camp, Jim Galloway,  
Mike Mouliot, & Jim Shaw**

Nays:

Absent:

  
\_\_\_\_\_  
Chairman  
Washoe County Commission

ATTEST:  
  
\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the 25th day of November, 1998.

# Article 210

## SOUTH VALLEYS AREA

---

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 923, provisions eff. 2/6/95; Ord. 1043, provisions eff. 12/1/98.]

**Sections:**

110.210.00	<b>Purpose</b>
110.210.05	<b>Water Rights Dedication Requirements</b>
110.210.10	<b>General Commercial Modifier</b>

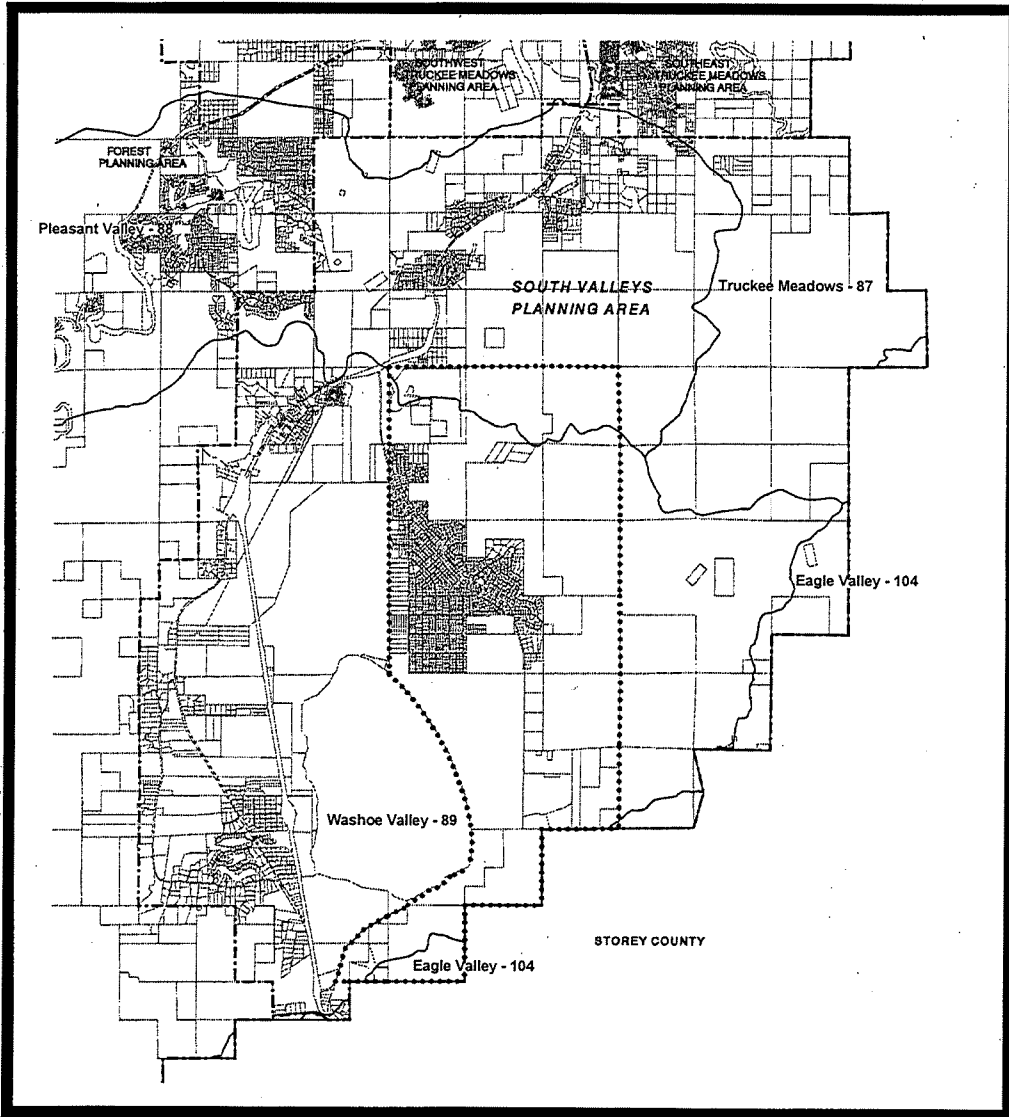
**Section 110.210.00 Purpose.** The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the South Valleys Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.
  - (1) Proposed parcel maps and tentative subdivision maps in the East Lake area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new imported surface or groundwater water source from a different hydrographic basin is available and approved by the County. Refer to Map 110.210.05.1, South Valleys Area Plan and Hydrobasins, to identify the East Washoe Valley 5 Acre Parcel Limitation Boundary.
- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

Map 110.210.05.1

**SOUTH VALLEYS AREA PLAN AND HYDROBASINS**



**SOUTH VALLEYS  
AREA PLAN AND HYDROBASINS**

- PARCELS
- - - AREA PLAN BOUNDARIES
- HYDROBASIN BOUNDARIES
- \*\*\* EAST WASHOE VALLEY 5 ACRE PARCEL LIMITATION BOUNDARY  
(Source : Nevada State Engineer)

Notes: The scale and configuration of all information shown herein are approximate only and are not intended as a guide for design or survey work. Reproduction is not permitted without prior written permission from the Washoe County Department of Water Resources.

0 3000 6000  
 SCALE IN FEET

**Department of Water Resources**  
**WASHOE COUNTY NEVADA**

Post Office Box 11120  
 Reno, Nevada 89420  
 (702) 844-4600

SOURCE: DEPARTMENT OF WATER RESOURCES
DATE: OCTOBER 1998

Source: Department of Water Resources.

**Section 110.210.10 General Commercial Modifier.** In addition to the regulations of the General Commercial Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply for those parcels designated General Commercial on the Land Use Plan map in the vicinity of U.S. Highway 395, Washoe City, in the South Valleys planning area, Sections 23 and 24, T17N, R19E:

- (a) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
  - (1) Commercial Use Types:
    - (i) Secondhand sales.
- (b) Requiring a Planning Commission Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
  - (1) Civic Use Types:
    - (i) Hospital services; and
    - (ii) Public parking services.
  - (2) Commercial Use Types:
    - (i) Automotive and equipment - automotive sales and rentals;
    - (ii) Automotive and equipment - cleaning;
    - (iii) Automotive and equipment - commercial parking;
    - (iv) Commercial recreation - indoor entertainment; and
    - (v) Transportation services.
  - (3) Industrial Use Types:
    - (i) Laundry services.