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STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

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

Ord 1243

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:


June 16, 23, 1999

Signed [Signature]

Subscribed and sworn to before me this

June 23, 1999

Susan V. Dummar
Notary Public

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

PROOF OF PUBLICATION

NOTICE OF ADOPTION
 WASHOE COUNTY ORDINANCE
 NO. 1243

NOTICE IS HEREBY GIVEN THAT: Bill No. 1243, Ordinance No. 1067 entitled AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISIONS RELATING TO ARTICLE 208, NORTH VALLEYS AREA, BY AMENDING THE WATER RIGHTS DEDICATION REQUIREMENTS TO CHANGE THE TIMING OF DEDICATION TO THE TIME A FINAL SUBDIVISION OR PARCEL MAP, OR A FINAL MAP OF DIVISION INTO LARGE PARCELS IS SUBMITTED, A SPECIAL USE PERMIT OR OTHER DEVELOPMENT APPLICATION IS SUBMITTED, WHICH EVER FIRST OCCURS AND DELETING PROVISIONS THAT REQUIRE THE DEDICATION OF WATER RIGHTS AT THE TIME OF SUBMITTAL OF A COMPREHENSIVE PLAN AMENDMENT, AND OTHER MATTERS PROPERLY RELATING THERETO.

was adopted on June 8, 1999, by Commissioners Jim Galloway, Pete Sterrazza, Jim Shaw, and Ted Short, with Joanne Bond absent, and will become effective on Friday, June 25, 1999.

Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.

AMY HARVEY
 Washoe County Clerk

No. 2502 June 16, 23, 1999

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JUN 25 1999

SUMMARY: Amends Washoe County Code by revising provisions pertaining to Dedication of Water Rights in the North Valleys Planning Area

BILL NO. 1243

ORDINANCE NO. 1067

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY AMENDING PROVISIONS RELATING TO ARTICLE 208, NORTH VALLEYS AREA, BY AMENDING THE WATER RIGHTS DEDICATION REQUIREMENTS TO CHANGE THE TIMING OF DEDICATION TO THE TIME A FINAL SUBDIVISION OR PARCEL MAP, OR A FINAL MAP OF DIVISION INTO LARGE PARCELS IS SUBMITTED, A SPECIAL USE PERMIT OR OTHER DEVELOPMENT APPLICATION IS SUBMITTED, WHICHEVER FIRST OCCURS AND DELETING PROVISIONS THAT REQUIRE THE DEDICATION OF WATER RIGHTS AT THE TIME OF SUBMITTAL OF A COMPREHENSIVE PLAN AMENDMENT; AND OTHER MATTERS PROPERLY RELATED THERETO.

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

SECTION 1.

Article 208, "North Valleys Area" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

Proposed on the 18th day of May, 1999.

Proposed by Commissioner Jim Shaw.

Passed on the 8th day of June, 1999.

Vote:

Ayes: Jim Galloway, Pete Ferrazza, Jim Shaw, and Ted Short.

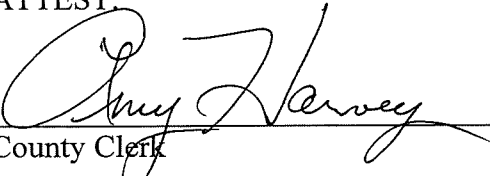
Nays:

Absent: Jeanne Bond

Jim Galloway
Chairman
Washoe County Commission

99-553

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 25th day of June, 1999

Article 208

NORTH VALLEYS AREA

[This Article amended in its entirety by Ord. 867, provisions eff. 5/27/93; Ord. 875, provisions eff. 8/3/93. Section 110.208.05 entitled "U.S. 395" repealed by Ord. 949, provisions eff. 5/1/96. This Article amended in its entirety by Ord. 948, provisions eff. 5/1/96.]

Sections:

110.208.00	Purpose
110.208.10	Residential Subdivision Landscaping
110.208.15	Neighborhood Commercial
110.208.20	Signs
110.208.25	Architecture
110.208.30	Height Restrictions
110.208.35	Water Rights Dedication Requirements
110.208.40	Community Water and Sewer Service Requirements
110.208.45	Comprehensive Plan Amendments Findings

Section 110.208.00 Purpose. The purpose of this article, Article 208, North 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 North 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 110.208.10 Residential Subdivision Landscaping. All new residential subdivisions approved pursuant to Article 608, Tentative Subdivision Maps, shall include a requirement for the subdivider to install climatic adaptive landscaping in the front yard area between the front property line and the main building of each new residential lot.

Section 110.208.15 Neighborhood Commercial. Commercial uses in a residential land use regulatory zone shall be allowed only along existing or proposed collector or arterial streets.

Section 110.208.20 Signs. All development shall comply with the following outdoor sign design standards:

- (a) Neon signage shall be prohibited;
- (b) Signs shall be of wood and/or stone construction;
- (c) Illumination, if any, shall be of diffused light that is stationary and of constant intensity;
- (d) No uplighting shall be allowed;
- (e) Street-front signs shall be a maximum height of eight (8) feet and a maximum surface area per side of forty (40) square feet; and

- (f) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.

Section 110.208.25 Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.

- (a) The exterior siding and finishing shall be of wood or stone.
- (b) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
- (c) Roofs shall be of fire resistant material and earth tone in color. Shiny metal roofs shall be prohibited.

Section 110.208.30 Height Restrictions. In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new structures are limited to two stories in height, except where height in excess of two stories is critical to the function of the structure, such as in the case of communication towers and other similar structures.

Section 110.208.35 Water Rights Dedication Requirements.

- (a) Lemmon Valley Hydrographic Basin. Proof of sufficient certificated water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with the following applications for development: final division of land maps, final parcel maps, final subdivision maps, special use permits, and applications for building permits in the Lemmon Valley Hydrographic Basin, whichever occurs first. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.
- (b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Comprehensive Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected.

Section 110.208.40 Community Water and Sewer Service Requirements.

- (a) All parcel maps and subdivision maps in the Low Density Suburban (LDS: max. 1 du/ac) and greater density land use designations (i.e. regulatory zones), and common open space development subdivisions creating net densities greater than one dwelling per acre, shall require either the installation of dry-line sanitary sewer laterals from the edge of the subdivision boundary to each new residence, or installation of Advanced Environmental Denitrification Treatment (AEDT), on-site sewage disposal systems as approved by Nevada Division of Environmental Protection, Washoe County District Health Department and Washoe County

Utility Services Division. Use of AEDT systems require provisions for long-term maintenance as part of the subdivision approval.

- (b) The Washoe County District Health Department and/or the Nevada Division of Environmental Protection may require immediate connection to a community sewer treatment service if their adopted regulations and local site conditions do not warrant the use of on-site sewage disposal systems.
- (c) All new commercial and industrial development(s) requiring an on-site sewage disposal system tank capacity greater than 1,500 gallons per acre, based on Washoe County District Health Department fixture calculations, shall connect to a community sewer system.

Section 110.208.45 Comprehensive Plan Amendment Findings. In addition to the findings identified in Article 820, Amendment of Comprehensive Plan, applications to amend the North Valleys Area Plan shall include a finding demonstrating adequate future infrastructure capacity to serve the additional projected demand for the requested land use designation (i.e. regulatory zone).