

Washoe County Board of County Commissioners



---

COMMUNITY  
SERVICES DEPARTMENT

---

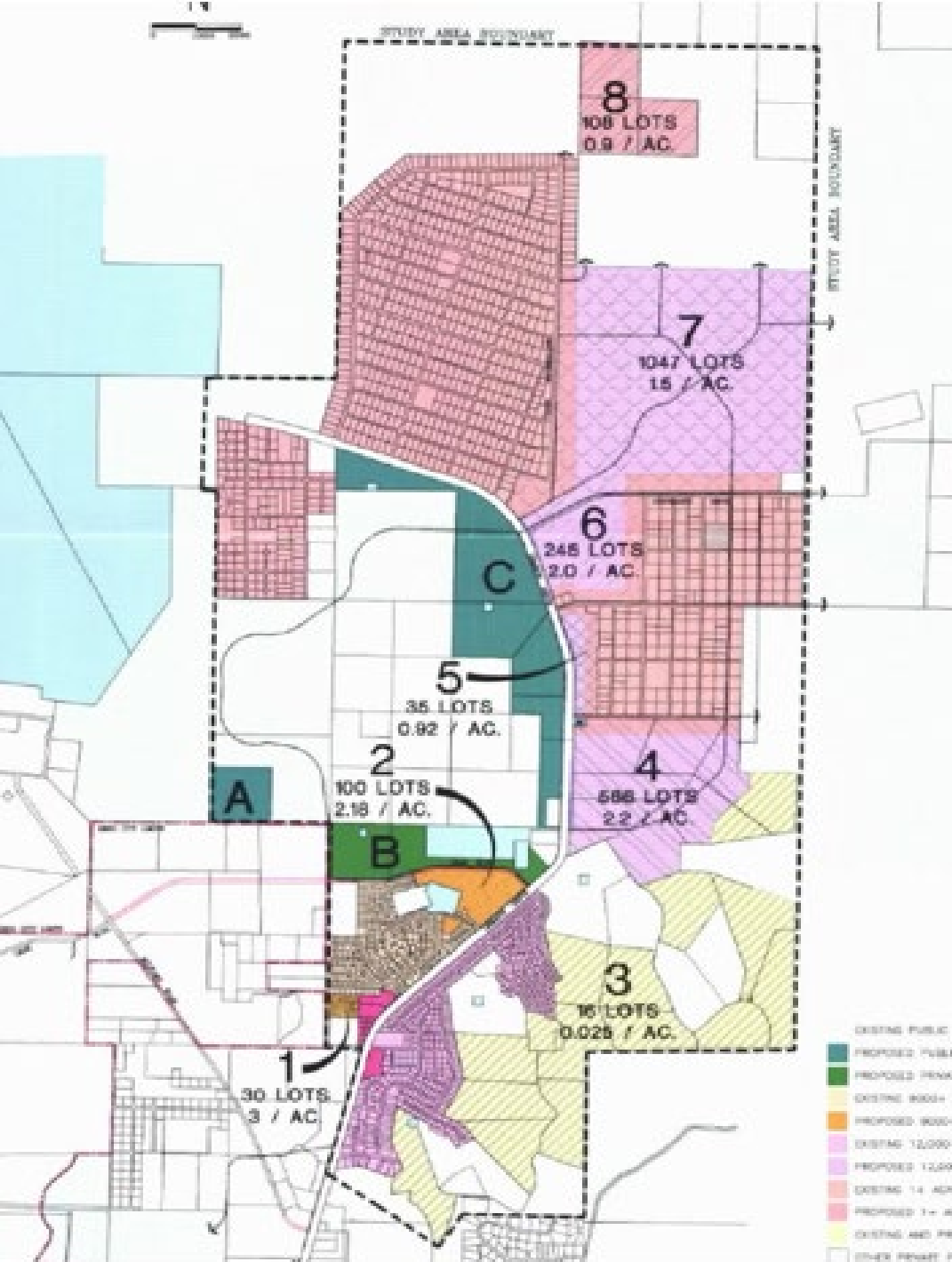
# **Termination of Declaration (Between Lemmon Valley Land Company and Washoe County)**

February 28, 2023

# Request



Terminate the Declaration of Covenants and Conditions (“Declaration”) by and between the Lemmon Valley Land Company, Inc. and the County of Washoe, State of Nevada, which was entered into on December 8, 1998, and recorded on July 1, 1999, as this agreement is no longer valid;



The Lemmon Valley Visioning Study included 47 parcels then-owned by the Lemmon Valley Land Company totaling over 2,000 acres within the Lemmon Valley area of unincorporated Washoe County.

# Declaration Details



- December 8, 1998, the BCC adopted the comprehensive plan amendment (CPA98-NV-1) as well as the “Declaration” by and between the Lemmon Valley Land Company, Inc. and Washoe County
- The Declaration incorporates development standards of the “Final Development Standards Handbook for the Lemmon Valley Visioning Study Area” (Development Standards Handbook).
- The adopted the comprehensive plan amendment (CPA98-NV-1) essentially adopted the overall land use and pattern of development envisioned for the 47 parcels of land then-owned by the Lemmon Valley Land Company as discussed in the Visioning Study.
- The BCC was informed that the Declaration could be removed at the BCC’s direction, which is also reflected in the Declaration.
- Multiple changes which make Washoe County’s discretionary enforcement of the Declaration impossible.

# Reasons for Termination

- The Declaration has created barriers for certain land-owners within the boundaries of the Lemmon Valley Visioning Study from obtaining necessary financing for their approved entitlements.
- Over the last 24 years, the Declaration and incorporated Development Standards Handbook have essentially been invalidated. Due to the annexation of many properties within the boundary of the Visioning Study. The City of Reno was never a party to the Declaration.
- Many of the development standards found in the Development Standards Handbook are obsolete.
- The Development Standards Handbook purports to place requirements on entities which no longer exist.
- The Master Plan is a dynamic document that is intended to evolve over time as community needs and development patterns change.
- The changes make Washoe County's discretionary enforcement of the Declaration impossible.

# Possible Motion



Move to terminate the Declaration of Covenants and Conditions (“Declaration”) by and between the Lemmon Valley Land Company, Inc. and the County of Washoe, State of Nevada, which was entered into on December 8, 1998, and recorded on July 1, 1999 as Document No. 2357639, as this agreement is no longer valid.

# Thank you

Trevor Lloyd, Planning Manager  
Washoe County CSD – Planning Division  
tlloyd@washoecounty.gov  
775-328-3617



---

COMMUNITY  
SERVICES DEPARTMENT

---