

DRAFT: June 16, 2020

WORKING COPY/Information Only

APNs 508-020-41 and 508-020-43

Mail Tax Statements To:
Charles J. Fornaro
3936 Eagle Cir.
Slatington, PA 18080

Recording Requested By County Clerk.
When recorded, copy to Community Services Department.
Attention: Planning and Building Division

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040
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Summary: To adopt a Development Agreement for Highland Village.

BILL NO. _____

ORDINANCE NO. _____

TITLE:

An Ordinance pursuant to Nevada Revised Statutes 278.0201 through 278.0207 adopting a Development Agreement between (1) Washoe County and (2) Regal Holdings of Nevada, LLC and Charles J. Fornaro, et. al., for Highland Village, limiting the gross density to 4.2 dwelling units per acre on the portions of the property (APNs 508-020-41 and 508-020-43) zoned High Density Suburban. The term of the agreement is ten (10) years.

The project is located north of Highland Ranch Parkway and north of Midnight Drive. The project encompasses a total of 2 parcels that total approximately 54.4 acres. The parcels are located within the Sun Valley Area Plan. The property is located within the Sun Valley Citizen Advisory Board boundaries and within Washoe County Commission District No.5. (APNS: 508-020-41 & 43)

WHEREAS:

- A. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and

DRAFT: June 16, 2020

- C. This Board of County Commissioners has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, and is therefore not a "rule" as defined in NRS 237.060 requiring a business impact statement.

SECTION 1.

The Development Agreement for Highland Village attached hereto as Attachment A-1 are hereby APPROVED by this ordinance. The Chairman is authorized to execute and deliver it for recording in the official records of Washoe County.

SECTION 2. General Terms.

1. All actions, proceedings, matters and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and the officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then it shall be excised from this ordinance. In any event, the remainder of this ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: June 16, 2020

Proposed on _____ (month) _____ (day), _____ 2020.

Proposed by Commissioner _____.

Passed _____ (month) _____ (day), _____ 2020.

Vote:

Ayes: Commissioners _____

Nays: Commissioners _____

Absent: Commissioners _____.

Attest:

Nancy Parent, County Clerk

Bob Lucey, Chair
Washoe County Commission

This ordinance shall be in force and effect from and after the
24th day of the month of July of the year 2020.