

STAFF REPORT

Date: September 11, 2019

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **B.15. Staff Report (For Possible Action): Resolution Accepting Streets – Bella Vista Ranch Village D, Unit 3, FNL17-00018, including Clovis Point Drive.**

From: Michael Mischel, Engineering Manager

Summary: For Council adoption is a resolution accepting the street section offered for dedication by the Official Plat of Bella Vista Ranch Village D, Unit 3. Clovis Point Drive has been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution

Background: At the time of final map approval, the City rejected the offer of the streets. State law provides the City the ability to reject the dedication offer with the offer remaining open until such time as the streets are constructed to City standards. The City did in fact reject the dedication offer in its signature block on the map's title sheet. Upon completion, the City can adopt a resolution accepting the streets without further action by the developer.

Discussion: The Owner, Toll NV, Limited Partnership, had the public utilities and streets associated with this development constructed during May 2017 through December 2018. The construction was completed according to the requirements of Chapter VI of the City of Reno Public Works Design Manual and the construction was verified by the Engineer of Record (EOR), Black Eagle Consulting.

Financial Implications: The City will be responsible for future repairs and maintenance as well as any replacements of all accepted streets. The subject streets will be added to the street inventory.

Legal Implications: Legal review completed for compliance with City procedures and Nevada Law.

Recommendation: Staff recommends Council adopt the Resolution.

Proposed Motion: I move to adopt the Resolution.

Attachments:

- Bella Vista Ranch Village D 3 Parcel Map (PDF)
- TM5224 (PDF)
- Area Map (PDF)
- Ortho(PDF)

RESOLUTION NO.

APN: 165-302-10

After recording return to:

City of Reno

City Clerk

P.O. Box 1900

Reno, NV 89505

RESOLUTION _____

INTRODUCED BY COUNCILMEMBER _____

RESOLUTION ACCEPTING STREETS
BELLA VISTA RANCH VILLAGE D, UNIT 3
Clovis Point Drive

WHEREAS, it is necessary for the City to provide public streets; and

WHEREAS, Clovis Point Drive was offered for dedication by the Official Plat of Bella Vista Ranch Village D, Unit 3, recorded in the office of the Washoe County Recorder as document number 4733084, Subdivision Tract Map # 5224, being a division of remainder Parcel 1 of subdivision Tract Map 5185 being a portion of the Northeast ¼ of Section 10 Township 18 North, Range 20 East, M.D.M.; and

WHEREAS, said offer of dedication was previously rejected by the City because the streets were not improved to City standards; and

WHEREAS, NRS 278.390 specifically provides if at the time a final map is approved and the streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date without further action by the subdivider, rescind its action and accept and open the streets for public use; and

WHEREAS, the City Council finds that the streets have been improved to City standards, and it is now in the best interest of the public to accept said streets.

NOW THEREFORE, BE IT RESOLVED by the City of Reno City Council, pursuant to the authority granted by NRS 278.390 to hereby accept the dedication of the streets hereinabove described.

BE IT FURTHER RESOLVED, and hereby ordered that this Resolution be recorded in the office of the Washoe County Recorder.

Upon motion of Councilmember _____
seconded by Councilmember _____, the foregoing Resolution
was passed and adopted this _____ day of _____, 2019, by the following
vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ of _____, 2019.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO