

STAFF REPORT

Date: February 12, 2020

To: Mayor and City Council

Thru: Sabra Newby, City Manager

Subject: **B.17. Staff Report (For Possible Action): Resolution Accepting Streets - Mountain View Estates Unit 1B Phase 3, including Remington Park Drive and a portion of Shailyn Drive.**

From: Michael Mischel, Engineering Manager

Summary: For Council adoption is a resolution accepting the street sections offered for dedication by the Official Plat of Mountain View Estates Unit 1B Phase 3. Remington Park Drive and a portion of Shailyn Drive have 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, Northern Nevada Homes, had the public utilities and streets associated with this development constructed during January 2018 through September 2019. 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), Nova Geotechnical.

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:

- Area Map (PDF)
- Assessor Map (PDF)
- Tract Map (PDF)

RESOLUTION NO.

APN: 003-894-11

After recording return to:

City of Reno

City Clerk

P.O. Box 1900

Reno, NV 89505

RESOLUTION _____

INTRODUCED BY COUNCILMEMBER _____

RESOLUTION ACCEPTING STREETS

Mountain View Estates Unit 1B Phase 3

Remington Park Drive, and a portion of Shailyn Drive

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

WHEREAS, Remington Park Drive, and a portion of Shailyn Drive were offered for dedication by the Official Plat of Mountain View Estates Unit 1B Phase 3, recorded in the office of the Washoe County Recorder as document number 4762238, Subdivision Tract Map # 5237, being a division of Parcel D, TM No. 5153 Situate N the SE ¼ Section 26, T 20 N, R 19 E. M.D.B.&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 _____, 2020, by the following
vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this _____ of _____, 2020.

HILLARY SCHIEVE
MAYOR OF THE CITY OF RENO

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