

STAFF REPORT

Date: November 13, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Resolution No. ____ (For Possible Action): Approval of Resolution to (1) Vacate an existing irrevocable offer to dedicate right-of-way to the City of Reno along Golden Valley Road; and (2) Establish a revised irrevocable offer to dedicate additional right-of-way to the City of Reno along Golden Valley Road.

From: Michael Mischel, Engineering Manager

Department: Development Services - Engineering

Summary:

Document No. 5162540 was recorded on April 6, 2021, that irrevocably offered to dedicate additional right of way along Golden Valley Road in anticipation of the Golden Valley Plaza project being developed. The Golden Valley Plaza is a proposed 9.5-acre mixed use commercial project on the west side of Golden Valley Road just north of the 395 freeway. The right-of-way configuration for Golden Valley Road along the frontage of the Golden Valley Plaza project has been revised and this means that the configuration of the existing irrevocable offer to dedicate needs to be revised. The resolution subject of this council action vacates (or terminates) the existing irrevocable offer to dedicate and replaces it with one based on the revised right-of-way needs. There are no utilities or improvements within the property subject of the irrevocable offer.

Consent Review	Yes	No
1. Is this item an annual or standard item that comes before Council for regular approval?		X
2. Is this item an agreement required based on an item previously approved by Council?		X
3. Is this item included in the current budget approved and adopted by Council?		X
Other Considerations		
What percent of the total City budget does this item represent?		0%

Alignment with Strategic Plan:
Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The Golden Valley Plaza project is proposed on the west side of Golden Valley Road north of US 395. It is a 9.5-acre project that may be subject to a Conditional Use Permit (CUP) if there is a request for 24-hour operations. The project is proposed to begin sometime in 2025. Associated with the project is a requirement to widen Golden Valley Road and install a traffic signal at the project entrance. This requires additional right-of-way. Being that the improvements are not being made at this time, an offer to dedicate the right-of-way is being proposed. An irrevocable offer to dedicate the additional right-of-way was recorded on April 6, 2021, as Document No. 5162540. Since that time the right-of-way configuration along the project frontage has changed. This means that the configuration of the existing irrevocable offer to dedicate needs to change. A new irrevocable offer to dedicate based on the revised right-of-way configuration that will supersede the offer outlined in Document No. 5162540 is being proposed by this council action. This council action will vacate, meaning to terminate, the existing irrevocable offer to dedicate outlined in Document No. 5162540, and replace it with a new irrevocable offer to dedicate. The new irrevocable offer to dedicate is provided in Exhibit B to the resolution subject of this council action.

Discussion:

The existing irrevocable offer to dedicate additional right of way for Golden Valley Road needs to be revised based on a revised right of way configuration. Therefore, the subject council action will vacate the existing offer provided in Exhibit A to the subject proposed resolution and replace it with the offer provided in Exhibit B.

Financial Implications:

There is no fiscal impact as a result of this council action.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approve the Resolution of Vacation of the Irrevocable Offer to Dedicate Additional Right-of-Way for Golden Valley Road.

Proposed Motion:

I move to approve the Resolution of Vacation of the Irrevocable Offer to Dedicate Additional Right-of-Way for Golden Valley Road.

Attachments:

Resolution of Vacation

Document No. 5162540

Plat of Golden Valley Plaza