

STAFF REPORT

Date: October 11, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Resolution Accepting Streets – North Valley Estates Unit 3-Phase 2, SIT21-00009 / FNL21-00010, including Paradise Valley Road, McDermitt Road, Yerington Drive, and a portion of Logan Creek Road

From: Michael Mischel, Engineering Manager

Department: Development Services - Engineering

Summary:

For Council adoption is a resolution accepting the street sections offered for dedication by the Official Plat of North Valley Estates Unit 3-Phase 2. The public improvements constructed by JC NV Flats, LLC have been reviewed and approved by staff and may now be accepted by resolution. Staff recommends Council adoption of the attached resolution.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

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, JC NV Flats, LLC, has constructed the public infrastructure including the utilities and streets and is requesting the City accept these streets. 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), Earth Tech LLC on August 8, 2023.

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 adoption of the attached resolution.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Resolution

Assessor Map

Plat Map

Area Map