

STAFF REPORT

Date: March 8, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Resolution Accepting Streets – Silver Dollar Estates Area 1 - Phase 2, FNL20-00014, including Cloudburst Drive, Desert Sunrise Court and a portion of Brown Bear Drive.

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 Silver Dollar Estates Area 1 - Phase 2. Cloudburst Drive, Desert Sunrise Court and a portion of Brown Bear Drive 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, D.R. Horton, Inc., had the public utilities and streets associated with this development constructed during October 2020 through September 2021. 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), Wood Rodgers.

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 attached resolution.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

Assessor Map 554-45

Assessor Map 554-44

TM5395_Area Map

Tract Map 5395

Resolution