

Talus Valley

Village 22 Tentative Map (LDC25-00049)

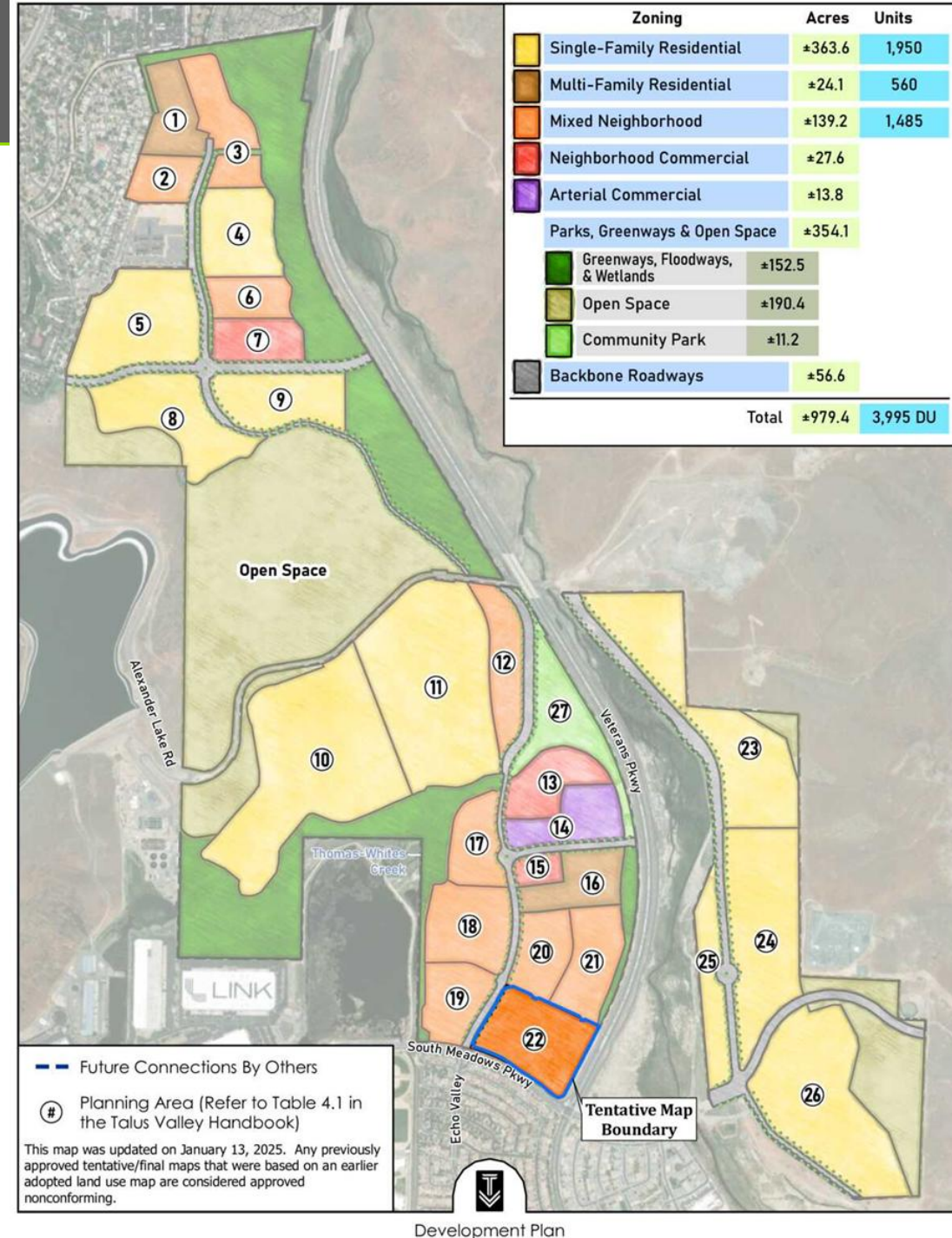
City of Reno
Planning Commission Meeting
June 5, 2025

Talus Valley History

Zoning:

Planned Unit Development (PUD) – Talus Valley
(approved July 22, 2020)

- ✓ Talus Valley East, Villages 23-26 (under construction)
- ✓ Extension of S. Meadows Parkway east of Steamboat Creek (Spring 2025)
- ✓ Approved Tentative Maps Villages 18, 19, 20, 21, 22, 16A, & 16B (2020-2022)
- ✓ TL Talus LLC purchased the remaining land (December 2024)



Talus Valley Village 22 Location

City of Reno

- » Talus Valley Planned Unit Development
- » Northwest of the intersection of South Meadows Parkway & Veteran's Parkway
- » APN's 165-322-08 & 165-322-09
- » ±20.82-acres



Talus Valley Village 22 Tentative Map

144 lots (Village 22A & 22B)

Village 22A:

- » 91 lots
- » Average lot size: 3,884 sf

Village 22B:

- » 53 lots
- » Average lot size: 5,072 sf

Conformity with Surrounding Neighbors:

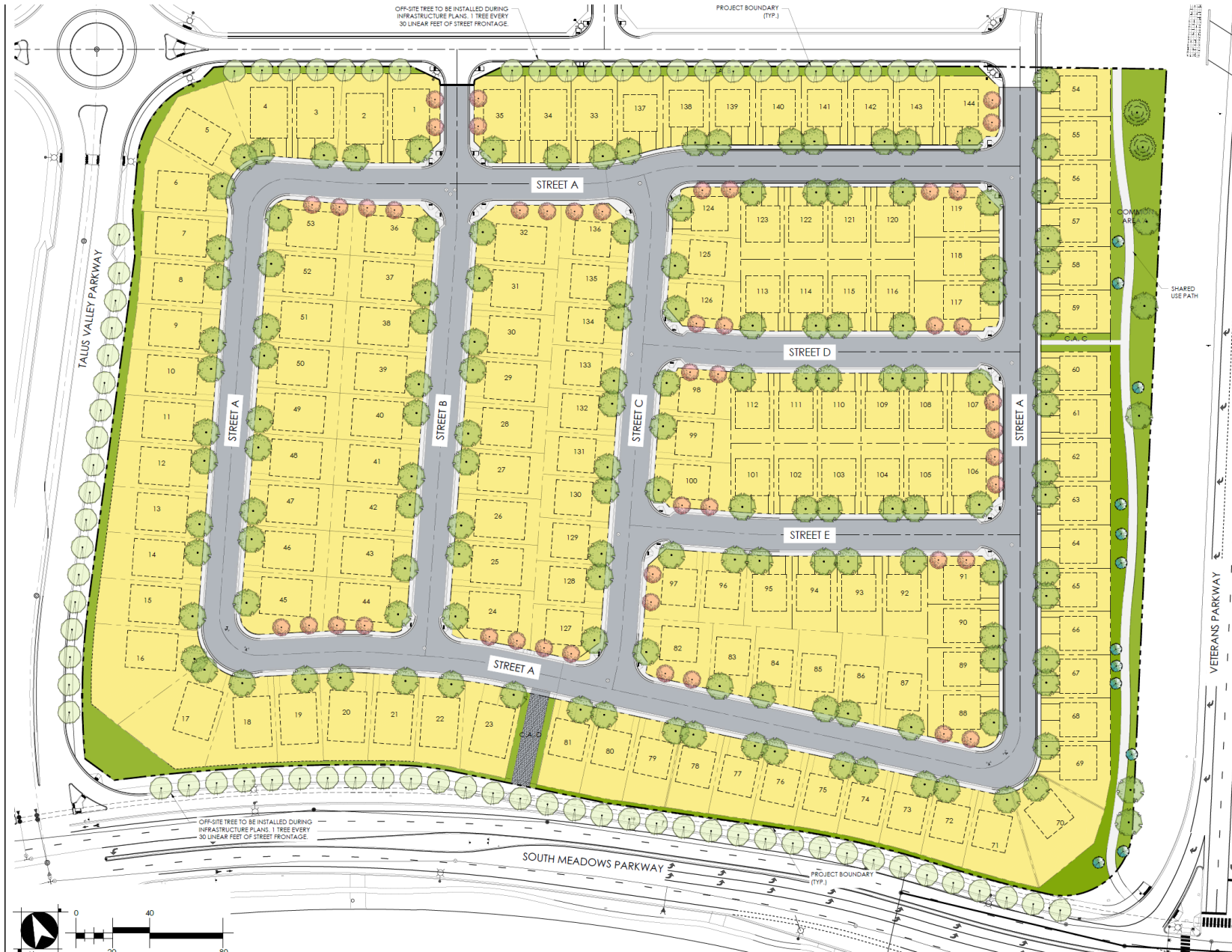
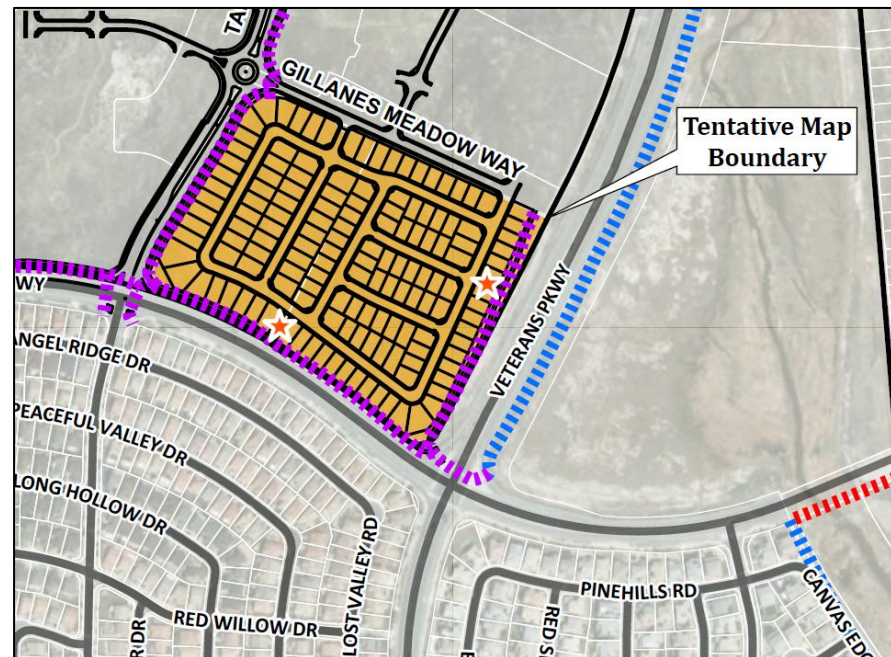
- » 5,000 sf lots to the south landscape strips median to match existing development



Talus Valley Village 22 Tentative Map

Pedestrian Connectivity:

- » 10 ft wide multiuse path (east)
- » Connect to existing paths
- » Safe routes to school
- » Signalized intersections at Veteran's Parkway & Talus Valley Parkway



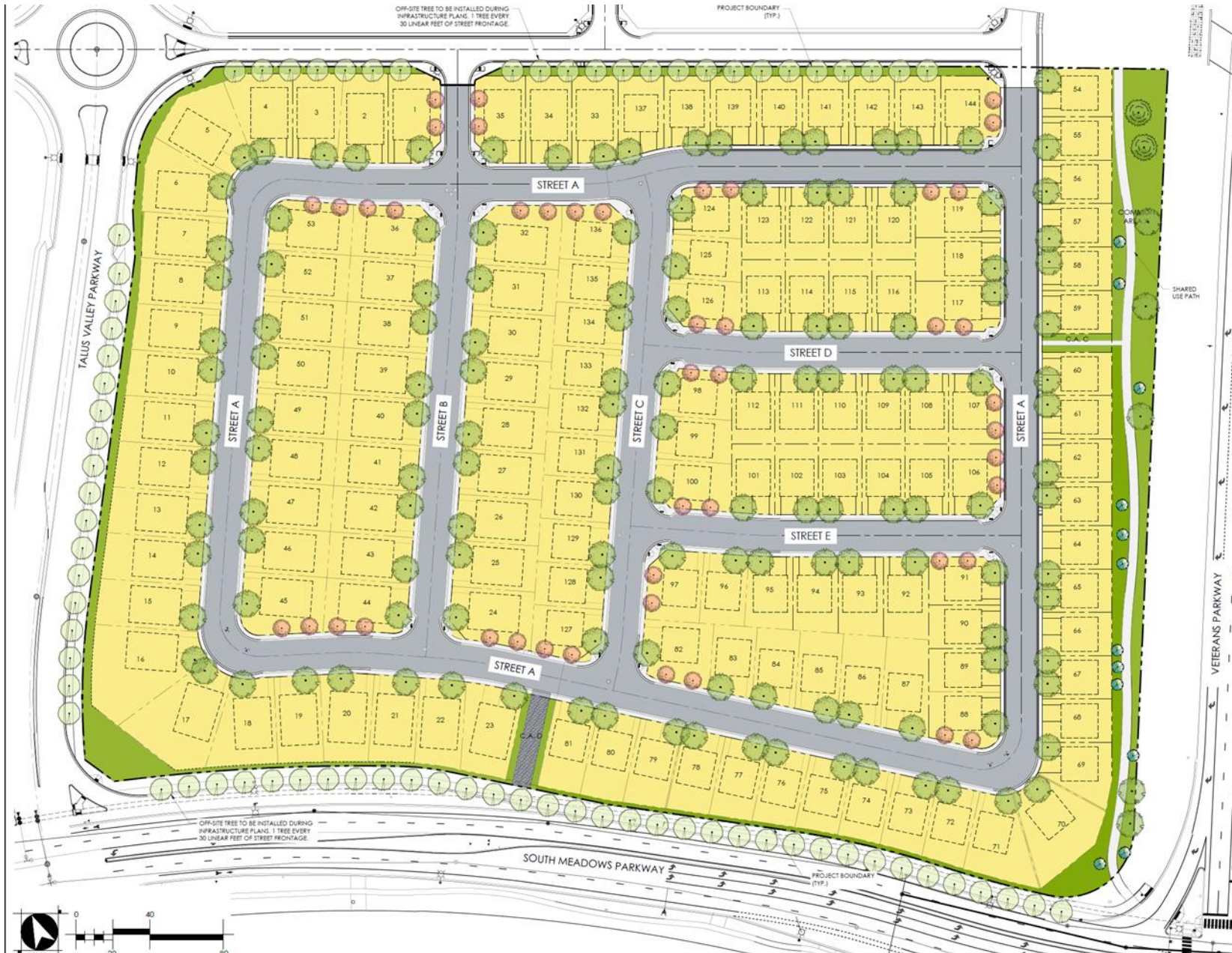
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Site Access:

- » Talus Valley Parkway to Gilanes Meadows Way (not a part)
- » Two access points (north)
- » Gated Emergency Access to South Meadows Parkway
- » Parking along all streets

Trips:

- » 101 AM Peak Hour Trips
- » 135 PM Peak Hour Trips
- » Less than proposed in PUD



Talus Valley Village 22 Tentative Map

**Required and Proposed Dimensional Standards (Table 4.4
Talus Valley PUD)**

	PUD Standards	Proposed
Min. Net Density	8 du/ac	±10.3 du/ac
Min. Lot Size	None	3,500 sf
Min. Lot Width (ft.)	None	40
Min. Front Yard (ft.)	10	10
Min. Garage Setback (face of garage)	3 or 20	20
Min. Side Yard (ft.)	0 or 5	5
Min. Rear Yard (ft.)	10	10
Max. Stories	3	3
Max. Building Height (ft.)	45	45
Min. Building Separation (ft.)	10	10



Village 22 Tentative Map

- ✓ Confirms with the PUD Handbook
- ✓ Community Forum (May 6th)
 - No concerns
- ✓ City staff report recommends approval
- ✓ Meets all required findings

