



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 31, 2025

Mr. Tim Scheideman, tim.scheideman@lennar.com
Lennar Reno, LLC
9425 Double Diamond Parkway
Reno, Nevada 89521

Subject: Letter of Approval for Regional Road Impact Fee Waivers
Development of Record: Talus Valley East and Bella Vista Ranch Phase II

Dear Mr. Scheideman,

The Regional Road Impact Fee (RRIF) Administrators for the RTC and the City of Reno have reviewed and approved the revised application, dated March 21, 2025, to receive RRIF waivers in an amount not to exceed the anticipated total RRIF due for the project. The proposed improvements eligible to receive RRIF waivers include the following:


- Extension of South Meadows Parkway from Mojave Sky Drive to Rio Wrangler, except for the two lanes necessary for site access
- Turn lanes on South meadows Parkway and Rio Wrangler Parkway associated with the widened road
- Extension of the culvert improvements under the eligible road lanes
- Dedication of right of way and associated grading activities for the extension of South Meadows Parkway

The proposed development is expected to incur \$2,238,537 of impact fees as a result of the planned 458 single-family residential units following the 7th Edition, Year 2 Indexing of the RRIF General Administrative Manual and Capital Investment Plan. The amount of RRIF waiver to impact fees generated as a result of eligible improvements described above within City of Reno is estimated to be \$1,296,695. A RRIF Offset Agreement for this work is being prepared and will be forwarded to the RTC Board and the Reno City Council with a recommendation for approval. Upon approval and execution of the Offset Agreement by these bodies, the agreement will be forwarded to the Developer of Record for signature.

Please feel free to contact Jeff Wilbrecht, Engineering Manager for the RTC, at (775) 335-1872 should you have any questions regarding this subject.

Sincerely,

**REGIONAL TRANSPORTATION COMMISSION
RRIF ADMINISTRATOR**

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Dale Keller, P.E.
RTC RRIF Administrator

**CITY OF RENO
RRIF ADMINISTRATOR**

Signed by:

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Mike Mischel, P.E.
City of Reno RRIF Administrator

DK/JW

Cc: James Springgate P.E., Wood Rodgers

File: RRIF Offset Agreement # 533002