

# RRIF CREDIT AND WAIVER HOLDERS WITH TRANSFERABILITY

## RRIF Credits

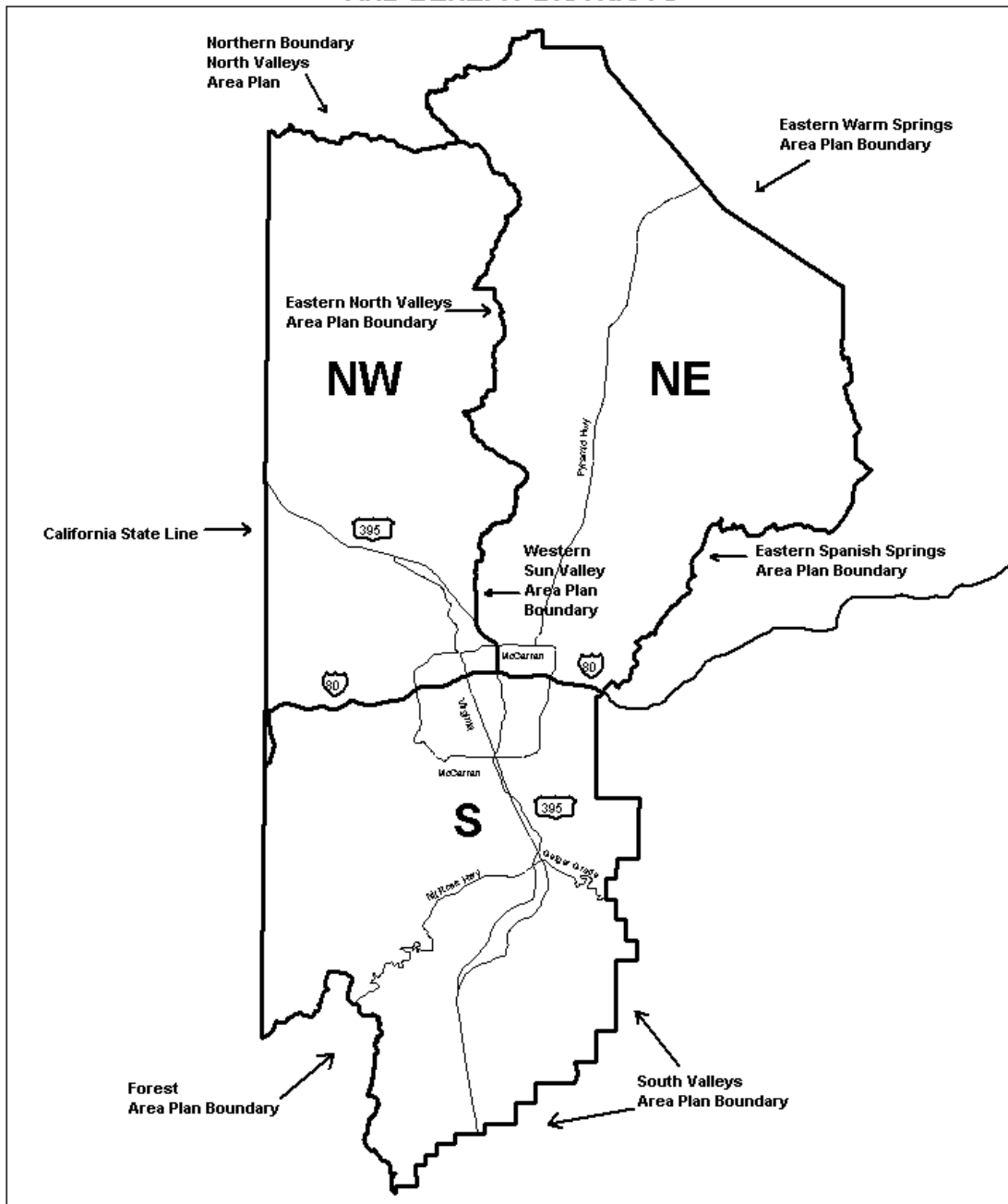
RRIF Credits are considered personal assets earned by private developers for the construction of capacity improvements on the regional road network. RRIF Credits can only be used for the payment of impact fees. RRIF Credits may also be sold on the private market to third parties and used as outlined below.

RRIF Credits are associated with specific Developments of Record and RRIF Benefit Districts (Northeast, Northwest and South - See Figure 1).

RRIF Credits may be used as follows:

1. RRIF Credits may only be used within the same Benefit District in which the Development of Record lies.
2. RRIF Credits may be used by the Developer of Record to pay for up to 100% of the Regional Road Impact Fees on any traffic generating development of land included in the Development of Record.
3. RRIF Credits may be used by the Developer of Record to pay for up to 100% of the Regional Road Impact Fees on any traffic generating development of the Developer of Record within the same Benefit District as the Development of Record.
4. RRIF Credits are transferable to a third party. To transfer Credits, the original credit holder will contact the RTC through the On-line RRIF Automation program requesting a transfer. A new account will be created in the name of the third party and the transferred Credits deposited for use.
  - a. RRIF Credits may be used by a third party to pay for up to 100% of the Regional Road Impact Fees on any traffic generating development of land included in the Development of Record.
  - b. RRIF Credits may be used by a third party to pay for up to one half of the amount of the Regional Road Impact Fees due on any traffic generating development within the same Benefit District as the Development of Record. The other half of the amount of the Regional Road Impact Fees due must be paid in cash.

**FIGURE 1  
REGIONAL ROAD IMPACT FEE SERVICE AREA  
AND BENEFIT DISTRICTS**



To find RRIF Credits, you may contact a credit holder from the list below in the Benefit District for the APN associated with your permit. To confirm which Benefit District your APN falls and available Developments of Record which have earned RRIF Credits, click on: [RRIF GIS Viewer](#)

For additional questions, please contact RTC Engineering at (775) 348-0171.

## RRIF Credit Holders

### Credit Holders in the Northeast Benefit District

Credit Holders	Contact	Phone
CAV Investments, LLC	Carlos Vasquez	775-852-9292
Christy Corporation, Ltd	Scott Christy	775-502-8552x105
Harry C. Fry	Harry Fry	775-233-3963
J & J Spanish Springs, LLC	Katie Michals	206-770-5530
JB Marketing and Consulting, Inc	John Moore	775-355-7799
Lifestyle Homes, Inc.	Peter Lissner	775-813-0046
Loeb Enterprises, LLC/Red Hawk Land Co	Jeanne Pavao	925-671-7711
Lusso Holdings, LLC	Leo Poggione	775-853-3004
Rialto, LLC	James Saxon	651-312-1871
Rising Tide, LLC	Scott Christy	775-502-8552x105
Sierra Nevada Corporation	Matt Denio	775-849-6544
Sparks Galleria Investors, LLC	Brett Seabert	775-850-4200
Sparks Golden Holding, LLC	Tim Deters	702-809-4154
VMTZ, LLC	Todd Shaw	775-745-3769
Wingfield Nevada Group Holding Co	Jeanne Pavao	925-671-7711
Winn Communities	David Winn	916-930-0925

**Credit Holders in the Northwest Benefit District**

<b>Credit Holders</b>	<b>Contact</b>	<b>Phone</b>
CAV Investments, LLC	Carlos Vasquez	775-852-9292
Christy Corporation, Ltd	Scott Christy	775-502-8552x105
First Roundabout, LLC	Todd Shaw	775-745-3769
Legacy Homes USA	Lisa Leggett	209-951-5444 x31
Lifestyle Homes, Inc.	Peter Lissner	775-813-0046
Sankey 380, LLC	David Winn	916-930-0925
Somerset Development Co., LLC	Tiffany Roland	775-323-1405 x115
Sparks Galleria Center, LLC	Brett Seabert	775-850-4200
Sparks Galleria Investors, LLC	Brett Seabert	775-850-4200
VMTZ, LLC	Todd Shaw	775-745-3769

**Credit Holders in the South Benefit District**

<b>Credit Holders</b>	<b>Contact</b>	<b>Phone</b>
CAV Investments, LLC	Carlos Vasquez	775-852-9292
CB Maddox	Dan McGill	775-852-4466
Christy Corporation, Ltd	Scott Christy	775-502-8552x105
Don Roger Norman Trust Aug 8, 1975	Laura Norman	619-857-9799
Krueger Family Trust dated 10/07/2010	Mark Krueger	775-232-4313
Lewis Management Corp, Pioneer Pkwy Holding Co, Lewis Land Co	Gigi Chisel	775-546-5013
Lusso Holdings, LLC	Leo Poggione	775-853-3004
Nevada Tri-Partners, LLC	Perry DiLoreto	775-359-3000
Redfield 64, LLC	Dennis Davis	775-322-9353
Reno Corporate Center, LLC/Tanamera Resort Partners, LLC	Brett Seabert	775-850-4200
Sparks Galleria Investors, LLC	Brett Seabert	775-850-4200
Templeton Development Corp	Sheryl Parsley	702-476-6275
VMTZ, LLC	Todd Shaw	775-745-3769

## RRIF Waivers

RRIF Waivers may be used to pay up to 100% of the Regional Road Impact Fees incurred as a result of development within the applicable Development of Record.

RRIF Waivers may not be used to pay impact fees for development outside the Development of Record.

RRIF Waivers are transferable to a third party. To transfer Waivers, the current holder must notify RTC through the RRIF Automation Program, providing the amount of Waivers to be transferred along with the name and contact information of the third party. The Waivers will then be deducted from the current holder's account and transferred to a new account in the name of the third party.

Once transferred, the Waivers may be used by the new holder to pay up to 100% of the impact fees incurred as a result of development within the Development of Record.

To locate RRIF Waivers, contact a waiver holder from the list below for the Development of Record for the Assessor's Parcel Number (APN) associated with your permit. To confirm the Development of Record for your APN and view available Developments of Record with earned RRIF Waivers, click on: [RRIF GIS Viewer](#)

For additional questions, please contact RTC Engineering at (775) 348-0171.

## RRIF Waiver Holders

Waiver Holders	Development of Record	Contact	Phone
Denver Street Apartments, LLC	Stonebrook West Project	Brent Willie	435-227-2410