



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION**

**SPONSORING AN AMENDMENT TO THE TRUCKEE MEADOWS REGIONAL  
PLAN TO CHANGE THE DESIGNATION OF TWO PARCELS IN THE SUN  
VALLEY PLANNING AREA (APNS 085-010-52 & 53) FROM TIER 3 TO TIER 2.**

WHEREAS, Sun Valley 48, LLC (owner) applied to the Washoe County Planning Commission to change the master plan land use designation on a  $\pm 17.2$  acre parcel (APN: 085-010-52) and on a  $\pm 1.2$  acre parcel (APN: 085-010-53) from Suburban Residential (SR) to Urban Residential (UR) on  $\pm 14.1$  acres and Open Space (OS) on  $\pm 4.4$  acres;

WHEREAS, on November 4, 2025, the Washoe County Planning Commission held a public hearing on the proposed master plan amendment, and adopted Master Plan Amendment Case No. WMPA25-0005 by Resolution Number 25-16,

WHEREAS, on January 13, 2026, the Washoe County Board of County Commissioners also held a public hearing on the proposed master plan amendment, and adopted Master Plan Amendment Case No. WMPA25-0005 by Resolution Number 26-001, subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities; and

WHEREAS, the Washoe County Commission has considered at its meeting on January 13, 2026, the request that it sponsor an amendment to the 2024 Truckee Meadows Regional Plan pursuant to NRS 278.0272(7) in connection with the Master Plan Amendment and determined that the request is meritorious and will be beneficial to the residents of the community by furthering the responsible development of housing.

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby sponsor the amendment of the 2024 Truckee Meadows Regional Plan to change the designation of APNs 085-010-52 & 53 from Tier 3 to Tier 2.

ADOPTED this 13th day of January 2026, to be effective only as stated above.

WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Janis Galassini, Washoe County Clerk