



Planning Commission Action Order

**Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and
Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure)**

Decision: **Denial**
Decision Date: January 6, 2026
Mailing/Filing Date: January 9, 2026
Property Owner: World Properties, Inc.
Staff Planner: Chirs Bronczyk, Senior Planner; Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
Chris: 775-328-3612; Tim: 775-328-2314
CBronczyk@washoecounty.gov;
TEvans@washoecounty.gov

**Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and
Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure)**
[For possible action] – For hearing, discussion, and possible action to approve a common open space tentative subdivision map for a 940-lot common open space development, with lots ranging in size from 2,876+/- square feet to 68,008+/- square feet. The project will include major grading of 3.6 million cubic yards of excavation, and 625,000 cubic yards of fill. This project meets the standard for a project of regional significance because it contains housing of more than 625 units, sewage use greater than 187,500 gallons per day, water usage greater than 625-acre feet per year, and traffic counts greater than an average of 6,250 trips daily; as such, any approval by the planning commission is provisional subject to the Truckee Meadows Regional Planning Commission's finding that the project is in conformance with the Truckee Meadows Regional Plan. The applicant also seeks approval of Special Use Permits for utility services (water tanks and two lift stations) and three bridge crossings over the Sensitive Stream Zone and Critical Stream Zone buffers for Steamboat Creek and Browns Creek.

- Applicant/Property Owner: World Properties, Inc.
- Location: 0 S Virginia Street, 0 US Highway 395 S, 0 Pagni Lane, 23805 US Highway 395 S, 23795 US Highway 395 S, 23853 US Highway 395 S, 23855 US Highway 395 S, 23857 US Highway 395 S, 23877 US Highway 395 S, 23455 US Highway 395 S, 120 Pagni Lane
- APN: 046-080-40, 046-060-47, 046-060-45, 046-060-55, 046-090-26, 046-090-25, 046-090-24, 046-090-23, 046-090-18, 046-090-17, 046-090-16, 046-090-15,

Subject: **Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and Special Use Permit Case Number WSUP25-0019 (Sierra Reflections Infrastructure)**

Page: Page 2 of 3

- 046-090-14, 046-090-13, 046-090-12, 046-090-11, 046-090-10, 046-090-09, 046-090-08, 046-090-07, 046-090-06, 046-090-05, 046-090-04, 046-090-01, 046-100-07, 046-100-02, 046-100-03, 046-100-04, 046-100-10
- Parcel Size: 15.29 acres, 23.63 acres, 185.18 acres, 54.98 acres, 154.82 acres, 16.56 acres, 1.10 acres, 0.91 acres, 5.00 acres, 5.00 acres, 0.18 acres, 0.87 acres, 0.99 acres, 2.96 acres, 5.00 acres, 5.00 acres, 4.44 acres, 4.40 acres, 5.00 acres, 5.00 acres, 5.00 acres, 5.00 acres, 5.0 acres, 0.80 acres, 146.66 acres, 40.00 acres, 19.446 acres, 36.00 acres, 5.43 acres
- Master Plan: Suburban Residential, Rural, Rural Residential
- Regulatory Zone: Public/Semi-Public Facilities (PSP), Low Density Suburban (LDS), General Rural (GR); Medium Density Suburban (MDS), Medium Density Rural (MDR)
- Planning Area: South Valleys
- Development Code: Authorized in Article 608, Tentative Subdivision Maps
- Commission District: 2 – Commissioner Clark
- Staff: Chirs Bronczyk, Senior Planner; Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: Chris: 775.328.3612; Tim: 775.328.2314
- E-mail: CBronczyk@washoecounty.gov;
TEvans@washoecounty.gov

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case numbers based on the inability to make the findings required by Washoe County Code as follows:

- Commissioner Nelson
 - Section 110.810.30 – unable to make findings of consistency, improvements, site suitability, issuance not detrimental.
 - Section 110.408.28 – unable to make findings of protect natural and scenic resources, minimize road building, encourage a sense of community.
 - Section 110.608.25 – unable to make findings of plan consistency, design or improvement, type of development, availability of services, public health, dedications, and energy.
- Commissioner Flick
 - Section 110.810.30 – unable to make finding of issuance not detrimental.
 - Section 110.608.25 – unable to make finding of public health.

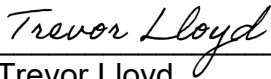
Subject: **Tentative Subdivision Map Case Number WTM24-001 (Sierra Reflections) and
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Page: Page 3 of 3

- Commissioner Barnes
 - Section 110.810.30 – unable to make findings of consistency, improvements, site suitability.
 - Section 110.408.28 – unable to make findings of preserve or provide open space, protect natural and scenic resources.
 - Section 110.608.25 – unable to make findings of plan consistency, design or improvement, type of development.
- Commissioner Lazzareschi
 - Section 110.608.25 – unable to make finding of availability of services.
- Commissioner Owens
 - Section 110.810.30 – unable to make findings of consistency, site suitability, issuance not detrimental.
 - Section 110.408.28 – unable to make finding of protect natural and scenic resources.
 - Section 110.608.25 – unable to make findings of plan consistency, public health.
- Commissioner Pierce
 - Section 110.810.30 – unable to make finding of issuance not detrimental.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/CB/TE/BR