

# Special Use Permit TMWA Arrowcreek Booster Pump Station

Submitted to Washoe County

March 16, 2020

Prepared for

Truckee Meadows Water Authority

1355 Capital Blvd

Reno, NV 89520

Prepared by



**WOOD RODGERS**

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## **Table of Contents**

- ❖ Washoe County Application Forms
  - Washoe County Development Application
  - Grant of Water Facilities Easement
  - Application for Special Use Permit
  
- ❖ Project Description
  - Executive Summary
  - Background
  - Project Request
  - Findings
  
- ❖ Maps and Supporting Information
  - Vicinity Map
  - Aerial Map
  - Assessor's Parcel Map
  - Existing Zoning Map
  - Existing Master Plan Map
  - Civil Site Plans

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

|  |                 |                                       |                 |
|--|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>   |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>TMWA Arrowcreek Booster Pump Station</b>  |                 |                                       |                 |
| Project Description: <b>Request for a Special Use Permit to allow a utility service (booster pump station) in the PSP district.</b>  |                 |                                       |                 |
| Project Address: <b>0 Arrowcreek Parkway</b>   |                 |                                       |                 |
| Project Area (acres or square feet): <b>24,515 square feet (refer to Easement Document #4732739 attached)</b>  |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br><b>Approximately 1 mile east of intersection of Arrowcreek Parkway and Thomas Creek Road</b> |                 |                                       |                 |
| Assessor's Parcel No.(s):  | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| portion of 142-020-06  | 24.48           |                                       |                 |
| <b>Indicate any previous Washoe County approvals associated with this application:</b><br>Case No.(s).   |                 |                                       |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>   |                 |                                       |                 |
| <b>Property Owner:</b>   |                 | <b>Professional Consultant:</b>       |                 |
| Name: Washoe County  |                 | Name: Wood Rodgers, Inc               |                 |
| Address: 1001 E 9th Street, Bldg A   |                 | Address: 1361 Corporate Boulevard     |                 |
| Reno, NV   | Zip: 89512      | Reno, NV                              | Zip: 89502      |
| Phone:   | Fax:            | Phone: 823-5258                       | Fax:            |
| Email:   |                 | Email: shuggins@woodrodgers.com       |                 |
| Cell:  | Other:          | Cell:                                 | Other:          |
| Contact Person:  |                 | Contact Person: Stacie Huggins        |                 |
| <b>Applicant/Developer:</b>  |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Truckee Meadows Water Authority  |                 | Name:                                 |                 |
| Address: 1355 Capital Blvd   |                 | Address:                              |                 |
| Reno, NV   | Zip: 89502      |                                       | Zip:            |
| Phone: 834-8041  | Fax:            | Phone:                                | Fax:            |
| Email: jesparza@tmwa.com   |                 | Email:                                |                 |
| Cell:  | Other:          | Cell:                                 | Other:          |
| Contact Person: Juan Esparza   |                 | Contact Person:                       |                 |
| <b>For Office Use Only</b>   |                 |                                       |                 |
| Date Received:   | Initial:        | Planning Area:                        |                 |
| County Commission District:  |                 | Master Plan Designation(s):           |                 |
| CAB(s):  |                 | Regulatory Zoning(s):                 |                 |

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

**CollectionCart**

| Collection Cart | Items | Total  | <a href="#">Checkout</a> | <a href="#">View</a> |
|-----------------|-------|--------|--------------------------|----------------------|
| Collection Cart | 0     | \$0.00 |                          |                      |

**Pay Online**

No payment due for this account.

**Washoe County Parcel Information**

| Parcel ID | Status | Last Update          |
|-----------|--------|----------------------|
| 14202006  | Active | 3/16/2020 2:08:34 AM |

**Current Owner:**  
 WASHOE COUNTY  
 ATTN COMMUNITY SERVICES DEPT  
 1001 E 9TH ST BLDG A  
 RENO, NV 89512

**SITUS:**  
 0 ARROWCREEK PKWY  
 WCTY NV

**Taxing District**  
 4000

**Geo CD:**

Legal Description

Section 19 Township 18 Range 20 SubdivisionName \_UNSPECIFIED

**Tax Bill (Click on desired tax year for due dates and further details)**

| Tax Year             | Net Tax | Total Paid | Penalty/Fees | Interest | Balance Due   |
|----------------------|---------|------------|--------------|----------|---------------|
| <a href="#">2019</a> | \$0.00  | \$0.00     | \$0.00       | \$0.00   | \$0.00        |
| <a href="#">2018</a> | \$0.00  | \$0.00     | \$0.00       | \$0.00   | \$0.00        |
| <a href="#">2017</a> | \$0.00  | \$0.00     | \$0.00       | \$0.00   | \$0.00        |
| <a href="#">2016</a> | \$0.00  | \$0.00     | \$0.00       | \$0.00   | \$0.00        |
| <a href="#">2015</a> | \$5.27  | \$5.27     | \$0.00       | \$0.00   | \$0.00        |
| <b>Total</b>         |         |            |              |          | <b>\$0.00</b> |

**Disclaimer**

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845



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This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

**DOC # 4732739**

08/09/2017 12:14:29 PM

Requested By  
WASHOE COUNTY CSD  
Washoe County Recorder  
Lawrence R. Burtness - Recorder  
Fee: \$0.00 RPTT: \$0.00  
Page 1 of 13

A.P.N: #142-020-06

After Recordation Return To:

Truckee Meadows Water Authority  
P.O. Box 30013  
Reno, Nevada 89520-3013  
Attn: Heather Edmunson, SR/WA, Land Agent



**EASEMENT DEED  
GRANT OF WATER FACILITIES EASEMENT**

THIS GRANT OF WATER FACILITIES EASEMENT ("Deed") is entered into this 8<sup>th</sup> day of August, 2017, by and between WASHOE COUNTY, a political subdivision of the State of Nevada ("Grantor") and the TRUCKEE MEADOWS WATER AUTHORITY, a Joint Powers Authority entity created pursuant to a cooperative agreement among the cities of Reno, Nevada, Sparks, Nevada and Washoe County, Nevada, pursuant to N.R.S. Chapter 277 ("Grantee").

**WITNESSETH:**

WHEREAS, Grantor is the owner of certain real property situate in the County of Washoe, State of Nevada, currently Assessor's Parcel No. 142-020-06 commonly known as Effluent Reservoir Parcel ("Grantor's Property"); and

WHEREAS, Grantor and Grantee have entered into an Easement Purchase and Sale Agreement dated August 8, 2017, pursuant to which Grantor has agreed to convey a permanent non-exclusive public utility easement to Grantee across a portion of Grantor's Property; and

NOW THEREFORE, GRANTOR, for and in consideration of the sum of Twelve Thousand One Hundred Thirty Six Dollars (\$12,136.00), in hand paid by Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee and its respective successors, assigns, licensees, contractors, invitees and agents, a permanent and non-exclusive easement and right of way to construct, alter, maintain, inspect, repair, reconstruct, and operate water system facilities, together with the appropriate pumpstations, mains, markers, conduits, pipelines, valve boxes, meters, fixtures, and any other facilities or appurtenances deemed necessary or convenient by Grantee to provide water service (hereinafter called "Water Facilities"), over, across, upon, under, and through that portion of the Grantor Property more

fully described on Exhibits "A", "B" and "C", and shown on Exhibits "A-1", "B-1", and "C-1" attached hereto and made a part hereof (the "Easement Property").

2. Easement Access. Grantee shall have at all times ingress and egress to the Easement Property for the purposes set forth above, including without limitation constructing, altering, maintaining, inspecting, repairing, reconstructing and operating said Water Facilities. Grantee understands that the Easement Property is located on a public facility and Grantee will not unreasonably interfere with the Grantor's operation, maintenance of the Grantor's Property.

3. Warranties and Representations by Grantor. Grantor warrants and represents that Grantor owns Grantor's Property and there are no prior encumbrances or liens running with the Grantor's Property which will frustrate or make impossible Grantee's enjoyment of the Easement Property. Grantor has full power and authority to sell and convey the Easement Property to Grantee and to enter into and perform its obligations pursuant to this Agreement. The person signing this Deed and other instruments required under this Deed on behalf of Grantor is duly authorized to so sign and has the full power and authority to bind Grantor. Grantee acknowledges that the Grantor owns and operates the County Property subject to certain Deed Restrictions and covenants, and that use of the Easement Property does not interfere with the restrictions placed on the County Property and shall not interfere with the Deed Restrictions at any future time.

4. Hold Harmless. Subject to the limitations in NRS Chapter 41, Grantee shall hold Grantor harmless from any loss, damage or injury suffered or sustained by Grantor or third parties for any injury or damage caused by any act or omission of Grantee in its use of the Easement Property.

5. Grantor's Reservation of Rights. Subject at all times to the limitations and provisions of Section 5.1, Grantor reserves to itself, and to its successors, agents and assigns, (i) the right of ingress and egress over the surface of the Easement Property and to use the surface area of the Easement Property for purposes and uses by the general public; (ii) the non-exclusive right to construct, operate, inspect, repair and maintain utilities or equipment within the Easement Property. Grantor reserves the right to make reasonable improvements to Easement Property for public purposes and consistent with its use.

5.1 No Unreasonable Interference. Grantor shall not erect any buildings or structures on the Easement Property or otherwise use the Easement Property in a manner that places an unreasonable burden on or unreasonably interferes with TMWA's full use and enjoyment and the rights granted herein.

Grantee acknowledges by acceptance of the Easement Property that Grantor's present public uses of, and practices on, the surface area of Grantor's Property are compatible with the purpose of this Easement. Grantor reserves the right to use and enjoy the Grantor Property and surface area of Easement in accordance with those present practices and uses now and in perpetuity. Grantor and Grantee recognize that the future uses of, and practices on, the surface Grantor's Property may change over time as a result of the development and the public's need. TMWA acknowledges that the County owns this property and that TMWA's use of the Easement Property shall be subject to and not interfere with the any existing restrictions placed on the County Property.

6. Reimbursement for Breach. Each party shall reimburse the other party for all reasonable expenses, damages, and costs, including attorney fees, incurred by the injured party as a result of either party's breach of any covenant set forth herein.

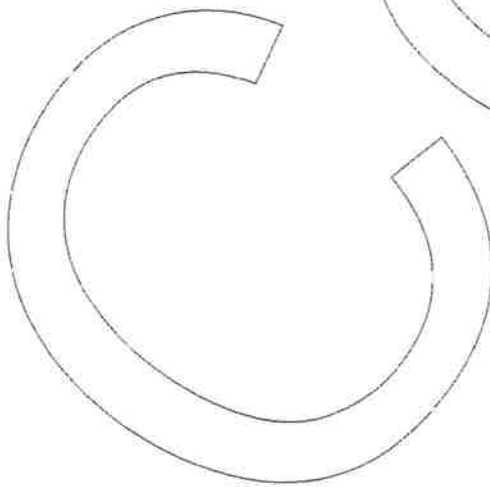
7. Relocation of Water Facilities. If the Easement Property as defined herein and shown on Exhibit A-1, B-1, and C-1 is unsuitable for the purposes of the Grantee or the Grantor, then the location may, subject to prior written consent of both parties, be changed to an area mutually satisfactory to both the Grantor and Grantee herein. The newly agreed to locations shall be indicated and shown by an amended easement. Any relocations requested after the initial installation and use of the water facilities shall be at the sole cost and expense of the requesting party.

THIS GRANT OF EASEMENT and the terms contained herein shall be binding upon and shall inure to the benefit of Grantor and Grantee, and the successors, agents and assigns of Grantor and Grantee, and all rights herein granted may be assigned.

TO HAVE AND TO HOLD all and singular the said premises, granted together with the appurtenances, unto said Grantee their successors, agents, contractors, licensees and assigns forever.

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents duly to be executed the day and year first above written.

(signatures and notaries to follow on next page)





“GRANTOR”

WASHOE COUNTY, a political subdivision  
of the State of Nevada

By: [Signature]  
Bob Lucey, Chair  
Washoe County Commission

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 8<sup>th</sup> day of August, 2017, Bob Lucey personally  
appeared before me, a Notary Public, and acknowledged to me that he/she executed the above  
instrument for the purpose therein contained.



[Signature]  
Nancy L. Parent  
Notary Public

“GRANTEE”

TRUCKEE MEADOWS WATER AUTHORITY,  
a joint powers authority

By: [Signature]  
John Enloe, Director  
Natural Resources – Planning  
And Management

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On this 17<sup>th</sup> day of July, 2017, John Enloe, Director of Natural Resources  
- Planning and Management personally appeared before me, a Notary Public, and acknowledged to me  
that he/she executed the above instrument for the purpose therein contained.



[Signature]  
Heather Edmundson  
Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION FOR A PUMP HOUSE EASEMENT**

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

**COMMENCING** at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

**THENCE**, North 60°37'21" West, a distance of 208.41 feet to the **POINT OF BEGINNING**;

**THENCE**, North 88°52'16" West, a distance of 100.00 feet;

**THENCE**, North 01°07'44" East, a distance of 100.00 feet;

**THENCE**, South 88°52'16" East, a distance of 100.00 feet;

**THENCE**, South 01°07'44" West, a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing 10,000 square feet of land, more or less.

**BASIS OF BEARING:**

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

See attached Exhibit A1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
227 Vine Street  
PO Box 3299  
Reno, Nevada, 89505



7-13-17

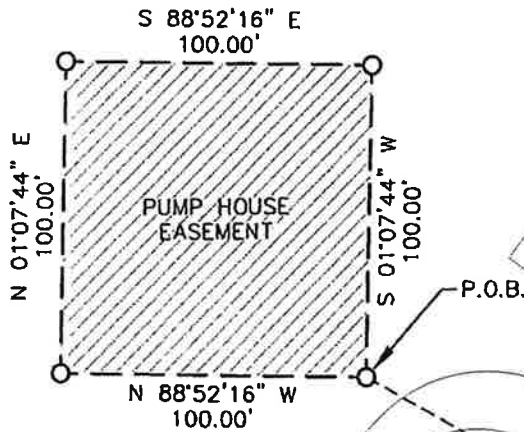
**BASIS OF BEARING:**

NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS  
USING THE NEVADA STATE PLANE COORDINATE  
SYSTEM (WEST ZONE, NAD83).

**TOTAL AREA OF EASEMENT:**

10,000 SQ. FT. ±

WASHOE COUNTY  
APN: 142-020-06



HADI S. KAR  
APN: 142-350-02

**ARROWCREEK PARKWAY**

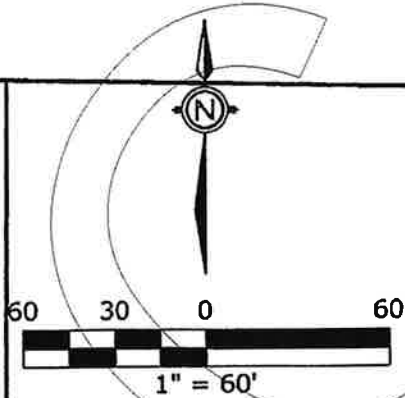
CENTERLINE ESTABLISHED PER R.O.S. NO. 3660

N 60°37'21" W  
208.41'

FOUND BRASS CAP  
RE 933  
SE CORNER OF SECTION 19

LARRY SLITER FAMILY TRUST  
APN: 142-241-01

SUSAN K. SEDLAK  
REVOCABLE TRUST  
APN: 142-271-04



**EXHIBIT A1**

TRUCKEE MEADOWS WATER AUTHORITY  
PUMP HOUSE EASEMENT

**A PORTION OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 19, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

SHEET

1  
of  
1



P.O. Box 3299  
Reno, NV 89505  
p. 775.786.5111  
f. 775.786.5114  
www.usgeomatics.com

## EXHIBIT B

### LEGAL DESCRIPTION FOR AN ACCESS EASEMENT

A portion of land situated in the Southeast Quarter of the Southeast Quarter of Section 19, Township 18 North, Range 20 East, Mount Diablo Meridian, in Washoe County, Nevada, and being more particularly described as follows:

**COMMENCING** at a found brass cap stamped "RE 933" at the southeast corner of said Section 19 as shown on Tract Map No. 3876, "Fieldcreek Ranch Subdivision Unit No. 12A", filed on September 21, 2000, as Document No. 2484343, Official Records of Washoe County, Nevada;

THENCE, North  $00^{\circ}34'43''$  East, a distance of 23.00 feet along the easterly boundary of said Section 19 as shown on said Tract Map No. 3876 to the **POINT OF BEGINNING**;

THENCE, North  $89^{\circ}25'17''$  West, a distance of 30.00 feet;

THENCE, North  $00^{\circ}34'43''$  East, a distance of 39.55 feet;

THENCE, a distance of 70.25 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of  $89^{\circ}26'59''$ ;

THENCE, North  $88^{\circ}52'16''$  West, a distance of 107.99 feet;

THENCE, North  $01^{\circ}07'44''$  East, a distance of 40.00 feet;

THENCE, South  $88^{\circ}52'16''$  East, a distance of 59.35 feet;

THENCE, a distance of 88.32 feet along the arc of a tangent curve to the left, having a radius of 45.00 feet, through a central angle of  $112^{\circ}27'04''$ ;

THENCE, North  $21^{\circ}19'21''$  West, a distance of 10.00 feet;

THENCE, North  $68^{\circ}40'39''$  East, a distance of 40.00 feet;

THENCE, South  $21^{\circ}19'21''$  East, a distance of 126.70 feet to said easterly boundary;

THENCE, South  $00^{\circ}34'43''$  West, a distance of 93.44 feet along said easterly boundary to the **POINT OF BEGINNING**.

Containing 14,515 square feet of land, more or less.

**BASIS OF BEARING:**

North was established with GPS observations using the Nevada State Plane Coordinate System (West Zone, NAD83).

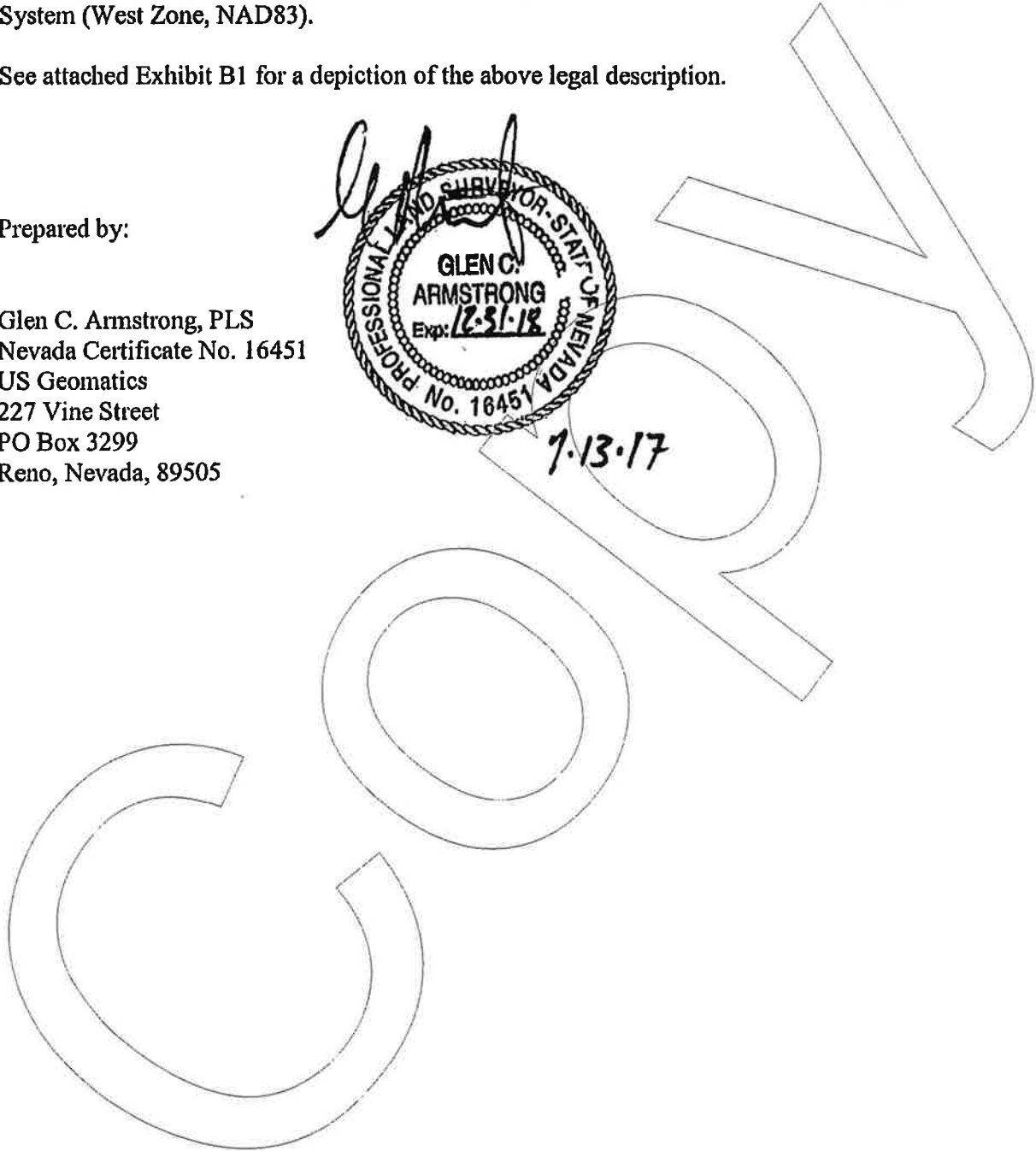
See attached Exhibit B1 for a depiction of the above legal description.

Prepared by:

Glen C. Armstrong, PLS  
Nevada Certificate No. 16451  
US Geomatics  
227 Vine Street  
PO Box 3299  
Reno, Nevada, 89505



7-13-17



**BASIS OF BEARING:**

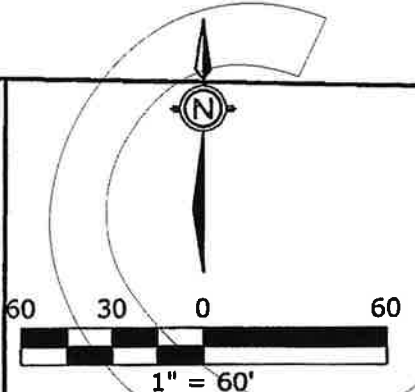
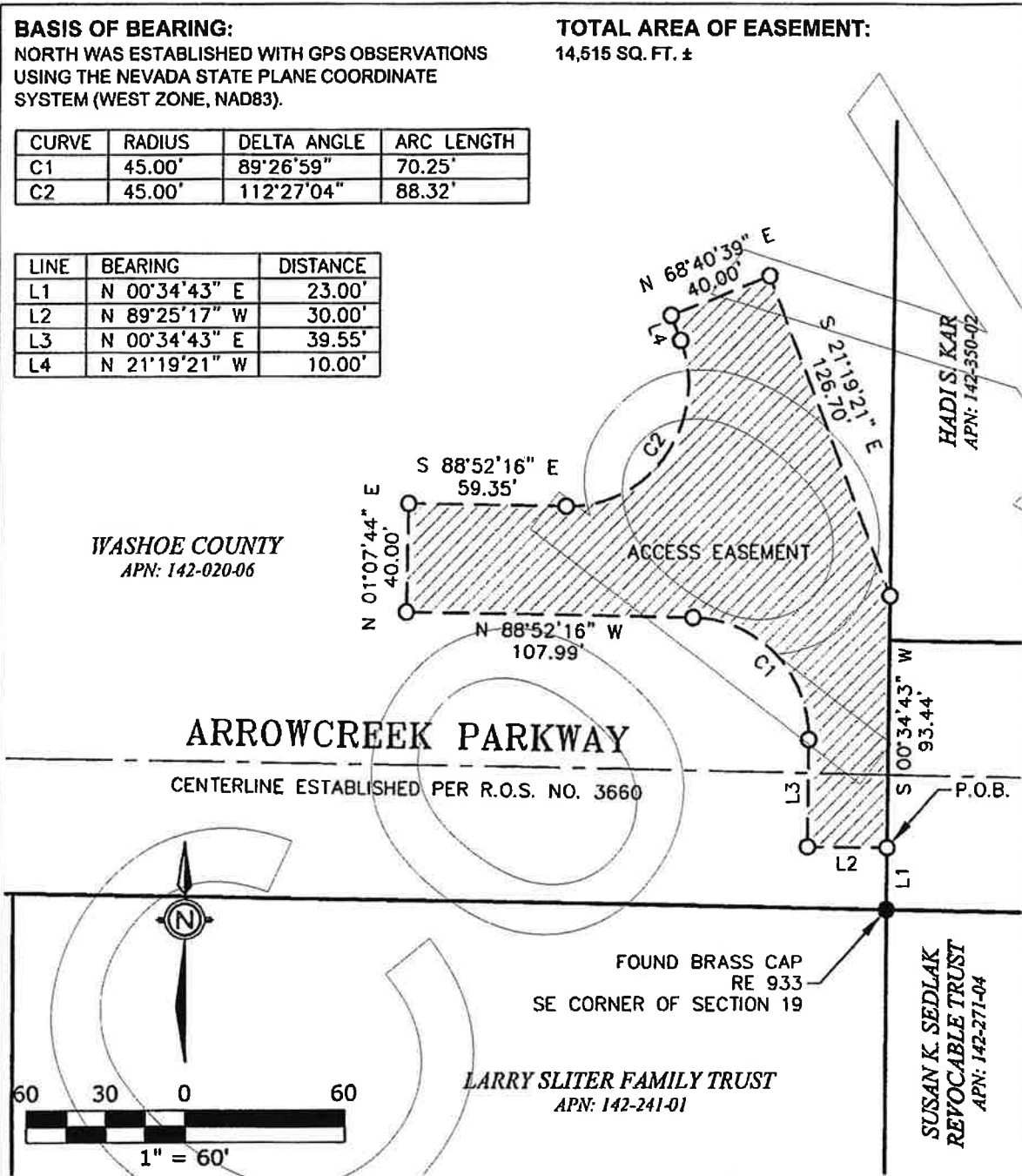
NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE NEVADA STATE PLANE COORDINATE SYSTEM (WEST ZONE, NAD83).

**TOTAL AREA OF EASEMENT:**

14,515 SQ. FT. ±

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH |
|-------|--------|-------------|------------|
| C1    | 45.00' | 89°26'59"   | 70.25'     |
| C2    | 45.00' | 112°27'04"  | 88.32'     |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°34'43" E | 23.00'   |
| L2   | N 89°25'17" W | 30.00'   |
| L3   | N 00°34'43" E | 39.55'   |
| L4   | N 21°19'21" W | 10.00'   |



**EXHIBIT B1**

**TRUCKEE MEADOWS WATER AUTHORITY  
ACCESS EASEMENT**

**A PORTION OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 19, T.18N., R.20E., M.D.M.**

WASHOE COUNTY

NEVADA

**SHEET**

1  
of  
1



P.O. Box 3299  
Reno, NV 89505  
p. 775.786.5111  
f. 775.786.5114  
www.usgeomatics.com

**EXHIBIT 'C'**

**WATER FACILITIES EASEMENT**

An easement for water facility purposes and related appurtenances over, under and across the following described tract of land:

A portion of the tract of land granted to County of Washoe as described in Document No. 1325714 recorded on May 19, 1989; Official Records of Washoe County, situate within the Southeast one-quarter of Section 19, T.18 N., R.20 E., M.D.M., Washoe County, State of Nevada.

BEGINNING at a point on the West line of said tract of land granted to County of Washoe, from which the Section corner common to Sections 19, 20, 29 and 30, T.18N., R.20 E. M.D.M, bears the following two consecutive courses and distances:

- 1) Along said West line of said tract of land granted to County of Washoe, South 01° 36' 05" West for a distance of 9.27 feet to a point on the South line of said Section 19; thence
- 2) Along said South line of Section 19, South 88° 52' 40" East for a distance of 764.17 feet;

Thence from said POINT OF BEGINNING and along said West line of the said tract of land granted to County of Washoe North 01° 36' 05" East for a distance of 45.37 feet;

Thence leaving said West line the following seven consecutive courses and distances:

- 1) North 43° 00' 00" East for a distance of 73.25 feet; thence
- 2) South 89° 21' 00" East for a distance of 412.12 feet; thence
- 3) South 88° 06' 44" East for a distance of 165.80 feet; thence
- 4) South 85° 46' 17" East for a distance of 48.23 feet; thence
- 5) South 83° 05' 48" East for a distance of 38.37 feet; thence
- 6) South 83° 00' 44" East for a distance of 32.75 feet; thence
- 7) South 86° 47' 17" East for a distance of 17.07 feet to a point on the East line of said tract of land granted to the County of Washoe; said line being common to the East line of said Section 19;

Thence along said East line South 00° 34' 10" West for a distance of 30.03 feet; thence leaving said East line the following seven consecutive courses and distances;

- 1) North 86° 47' 17" West for a distance of 19.44 feet; thence
- 2) North 83° 00' 44" West for a distance of 33.72 feet; thence
- 3) North 83° 05' 48" West for a distance of 37.64 feet; thence
- 4) North 85° 46' 17" West for a distance of 46.91 feet; thence
- 5) North 88° 06' 44" West for a distance of 164.86 feet; thence
- 6) North 89° 21' 00" West for a distance of 398.55 feet; thence
- 7) South 43° 00' 00" West for a distance of 94.03 feet to the POINT OF BEGINNING.

Containing 23,741 square feet, more or less.

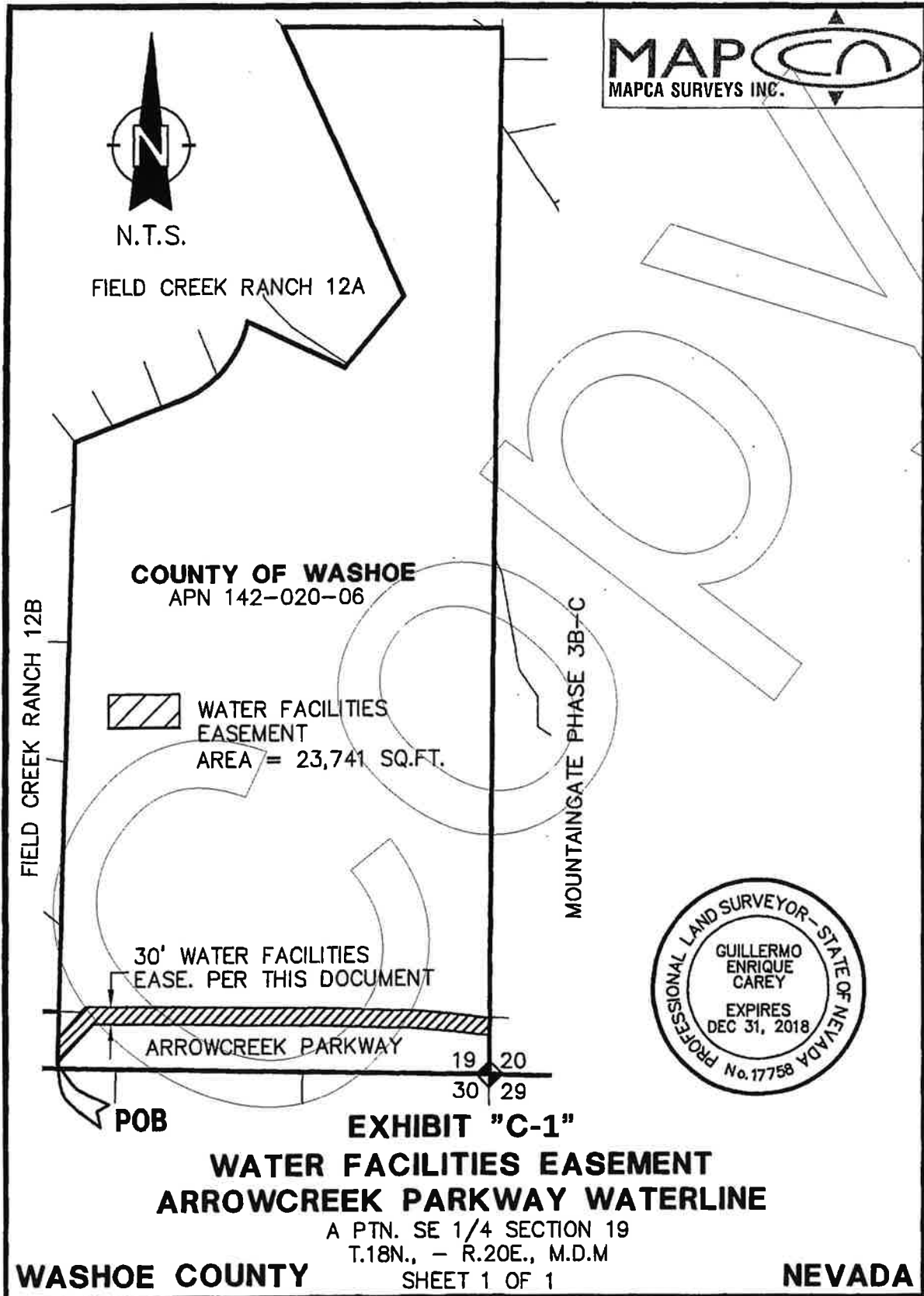
The Basis of Bearing for this description is NEVADA STATE PLANE COORDINATE SYSTEM,  
NAD 83/94 DATUM, West Zone.

**LEGAL DESCRIPTION PREPARED BY:**

Guillermo Enrique Carey, PLS 17758  
MAPCA SURVEYS, INC.  
580 Mount Rose Street  
Reno, NV 89509

COPY







## WASHOE COUNTY RECORDER

OFFICE OF THE COUNTY RECORDER  
LAWRENCE R. BURTNES, RECORDER

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3661  
FAX (775) 325-8010

### LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

*Catherine Smith*

Signature

8/9/17

Date

*Catherine Smith*

Printed Name

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Request for a special use permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

A site plan has been included with application package that identifies parcels lines, buildings, and roads.

3. What is the intended phasing schedule for the construction and completion of the project?

The project will be constructed in one phase with construction anticipated in 2020.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The property is partially developed with a Washoe County utility services (reclaimed water reservoir and pump station) similar to the requested booster pump station for TMWA.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The new Booster Pump Station (BPS) has become necessary in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. Specifically, this project will provide needed maximum day supply for buildout conditions, and provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The proposed project is located on a parcel that is already partially developed with similar uses. Any negative impacts resulting from the new booster pump station will be mitigated through fencing and landscaping in accordance with Code. To further mitigate impacts, where the proposed building fronts on Arrowcreek Parkway, stucco accents have been added to make the building look and feel more like a residential structure and tie with the surrounding community.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

The proposed project will provide a minimum of 174 square feet of landscape (20% of developed area) and a minimum of two trees along Arrowcreek Parkway per requirements of a civic use.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

|                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

9. Utilities:

|                                 |                        |
|---------------------------------|------------------------|
| a. Sewer Service                | N/A                    |
| b. Electrical Service           | NV Energy              |
| c. Telephone Service            | AT&T                   |
| d. LPG or Natural Gas Service   | NV Energy              |
| e. Solid Waste Disposal Service | Waste Management       |
| f. Cable Television Service     | Charter Communications |
| g. Water Service                | TMWA                   |

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| h. Permit #        |  | acre-feet per year |  |
| i. Certificate #   |  | acre-feet per year |  |
| j. Surface Claim # |  | acre-feet per year |  |
| k. Other #         |  | acre-feet per year |  |

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

|  |
|--|
|  |
|--|

10. Community Services (provided and nearest facility):

|                         |  |
|-------------------------|--|
| a. Fire Station         | Truckee Meadows Fire Protection District #36 |
| b. Health Care Facility | Saint Mary's Galena                          |
| c. Elementary School    | Hunsberger Elementary                        |
| d. Middle School        | Depoali Middle                               |
| e. High School          | Galena High                                  |
| f. Parks                | South Valleys Regional Park                  |
| g. Library              | South Valleys Library                        |
| h. Citifare Bus Stop    | N/A  |

## **Project Description**

### **Executive Summary**

District #: 2 – Commissioner Lucey  
Applicant: Truckee Meadows Water Authority  
APN Number: 142-020-06  
Request: A request has been made for a Special Use Permit to allow a utility service (booster pump station) in the PSP zoning district per Washoe County Development Code Section 110.304.20  
Location: The project is located on Arrowcreek Parkway 1 mile east of the intersection of Arrowcreek Parkway and Thomas Creek Road.

### **Background**

The proposed project is located on a portion of APN 142-020-06 which is located on Arrowcreek Parkway, east of its intersection with Thomas Creek Road. The property is currently zoned Public Semi-Public Facilities (PSP) and has a master plan designation of Suburban Residential (SR). The parcel is surrounded by single family residential uses on all sides. The parcel is partially developed with Washoe County reclaimed water reservoir and pump station.

### **Project Request**

TMWA will be constructing a booster pump station (BPS) in order to increase domestic water supply availability for demand requirements on the Mt. Rose Fan. This BPS will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA’s service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone.

The site plan includes a pump station building and above-ground accessory equipment (generator) located on a pad approximately 10,000 square feet in size in the southeastern corner of the parcel, as allowed by Grant of Water Facilities Easement Document #4732739 (included). The development area will be secured with 6-foot tall chain link fence around the perimeter. The project also includes underground piping from the booster pump station that extends south to an existing water line located within an existing 30’ wide pipeline easement running parallel to Arrowcreek Parkway.

Looking specifically at the pump station house, the proposed building measures approximately 868 square feet in size with a maximum height of 13’2” to the roof. The building materials and colors are designed to blend with the area. Specifically, the southern building elevation includes stucco accents that allow the building to look and feel like a residential structure and tie in with the surrounding development.

In addition to the building, the project also includes approximately 14,515 square feet for improved/new access road as permitted by Grant of Water Facilities Easement Document #4732739 (included). It is anticipated that the new access road will consist of decomposed granite (DG) to match the existing Washoe County access road.

### Landscaping

Development of the property is considered a civic use and requires 20 percent of the developed area to be landscaped. As proposed, approximately 868 square feet of the site will be developed with the remaining area to be undisturbed. In addition, all yards adjoining a public street (i.e. Arrowcreek Parkway) are required to be landscaped with at least one tree for every 50 linear feet of street frontage. As such, the project requires a minimum of 174 square feet of landscaping and two trees along Arrowcreek Parkway.

### Findings

#### Special Use Permit Findings

***(a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;***

**Response:** The proposed project is in conformance with Washoe County Master Plan and the Southwest Truckee Meadows Area Plan, specifically the Thomas Creek Suburban Character Management Area. There are no programs, policies, or standards of the Master Plan or Southwest Truckee Meadows Area Plan that prohibit approval of utility services. Therefore, the proposed project is consistent with the Suburban Residential designation on the property.

***(b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;***

**Response:** The booster pump station will serve two purposes: (1) provide needed maximum day supply for buildout conditions, and (2) provide supply redundancy to the former South Truckee Meadows General Improvement District (STMGID) West and the Arrowcreek systems currently within TMWA's service territory. The new BPS will take water from the current STMGID Tank 1 zone and pump it to the STMGID Tank 4 zone. Access to the site will be from an existing access road that connects to Arrowcreek Parkway.

***(c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;***

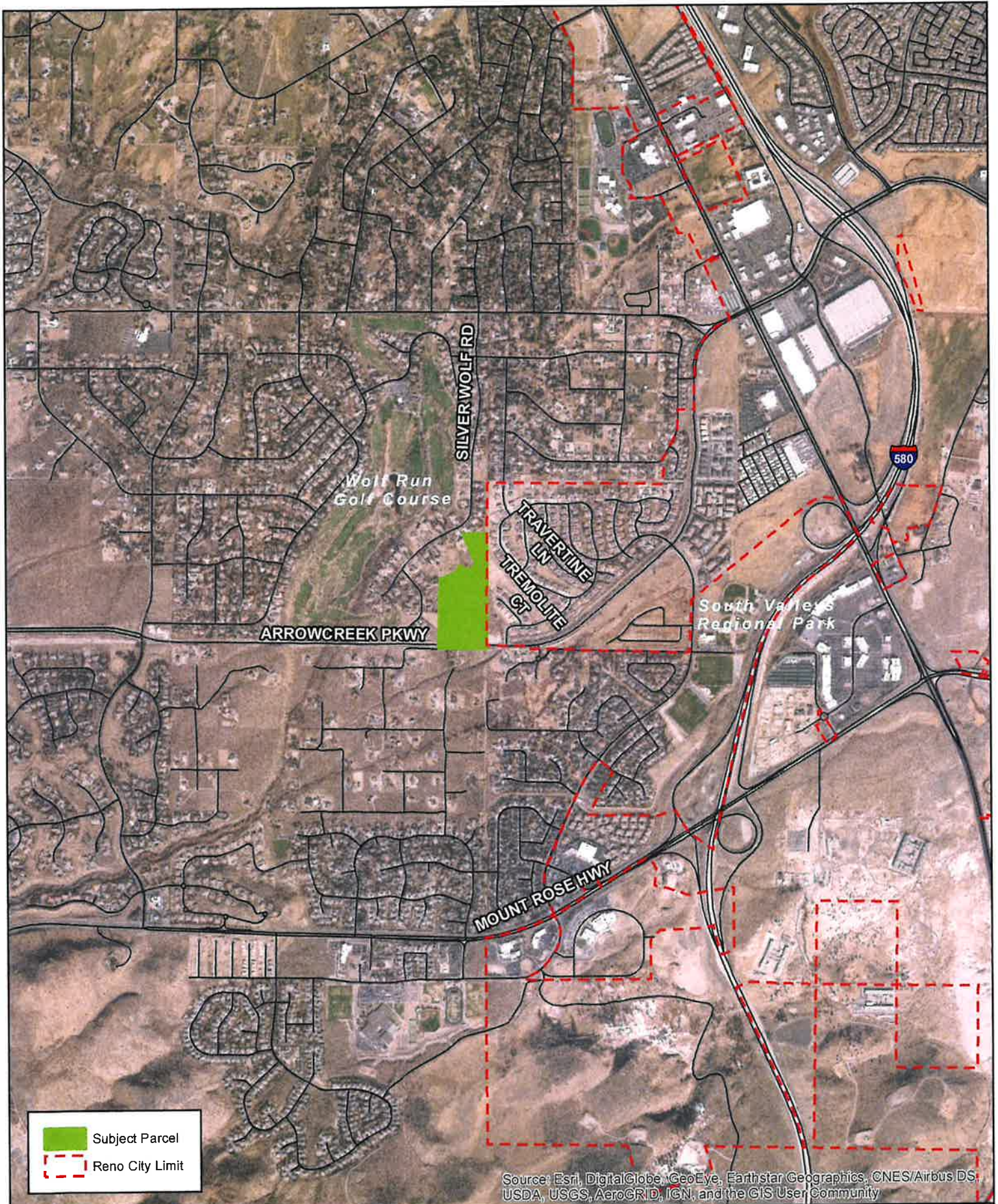
**Response:** The site is physically suitable for this type of development. The proposed project is located immediately adjacent to existing Washoe County utility facilities on the site. The pump station building measures 868 square feet in size and is 13'6" to the roofline. The building has been designed with materials and colors that blend with the area and include stucco accents where visible to the public to make the building look and feel more like a residential structure. The site will be fenced on all four sides and include landscaping and street trees as required by Code.

***(d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and***

**Response:** Issuance of the permit will not be detrimental to the public health, safety, or welfare of the surrounding area. Consideration has been given to the neighboring properties through the overall site design, including placement of the building, fencing, and access.



**(e) *Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.***

**Response:** Not applicable as there are no military installations within the project area.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

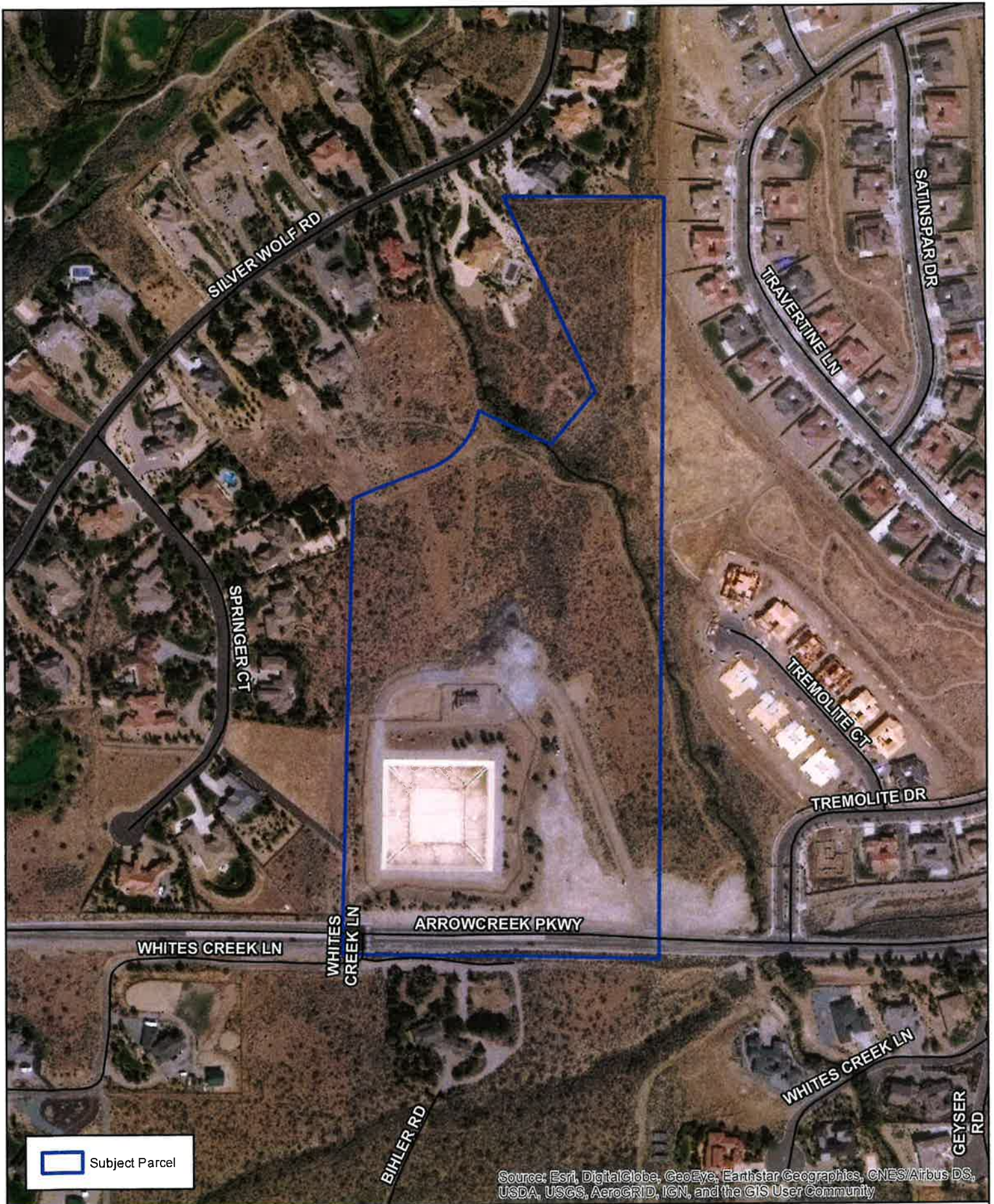
 Subject Parcel  
 Reno City Limit


  
 FEET
 

**Vicinity**  
**STMGID Arrowcreek Booster Pump Station**  
 Reno, NV  
 March 2020


  
**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard      Tel: 775.823.4068  
 Reno, NV 89502                      Fax: 775.823.4066






Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

 Subject Parcel

0 150 300  
FEET



**Aerial**  
**STMGID Arrowcreek Booster Pump Station**  
Reno, NV  
March 2020



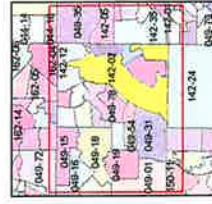
**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard Reno, NV 89502  
Tel: 775.823.4068 Fax: 775.823.4066

Assessor's Map Number  
**142-02**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Main Street  
Building D  
Reno, Nevada 89512  
(775) 326-2231



Feet  
0 150 300 450 600  
1 inch = 600 feet



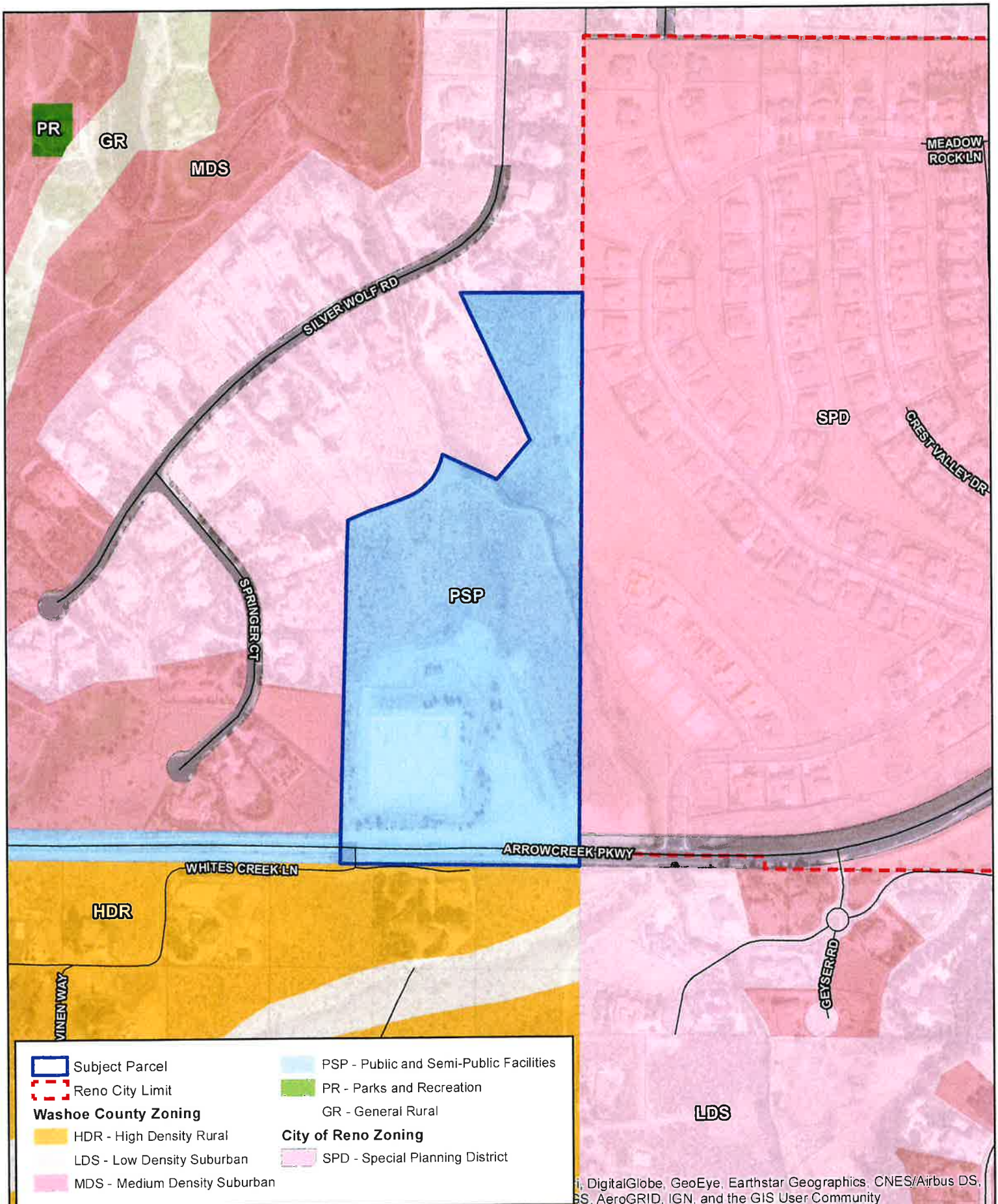
created by: NLH 06/24/2012  
last updated: KSB 10/01/13

area previously shown on map(s)  
049-30

NOTE: This map was prepared for the use of the Assessor's Office and is not intended for any other purpose. It does not represent a survey of title. No liability is assumed as to the sufficiency or accuracy of the data furnished herein.

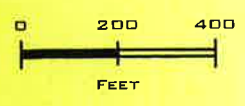
**A PORTION OF SECTION 19  
T18N - R20E**



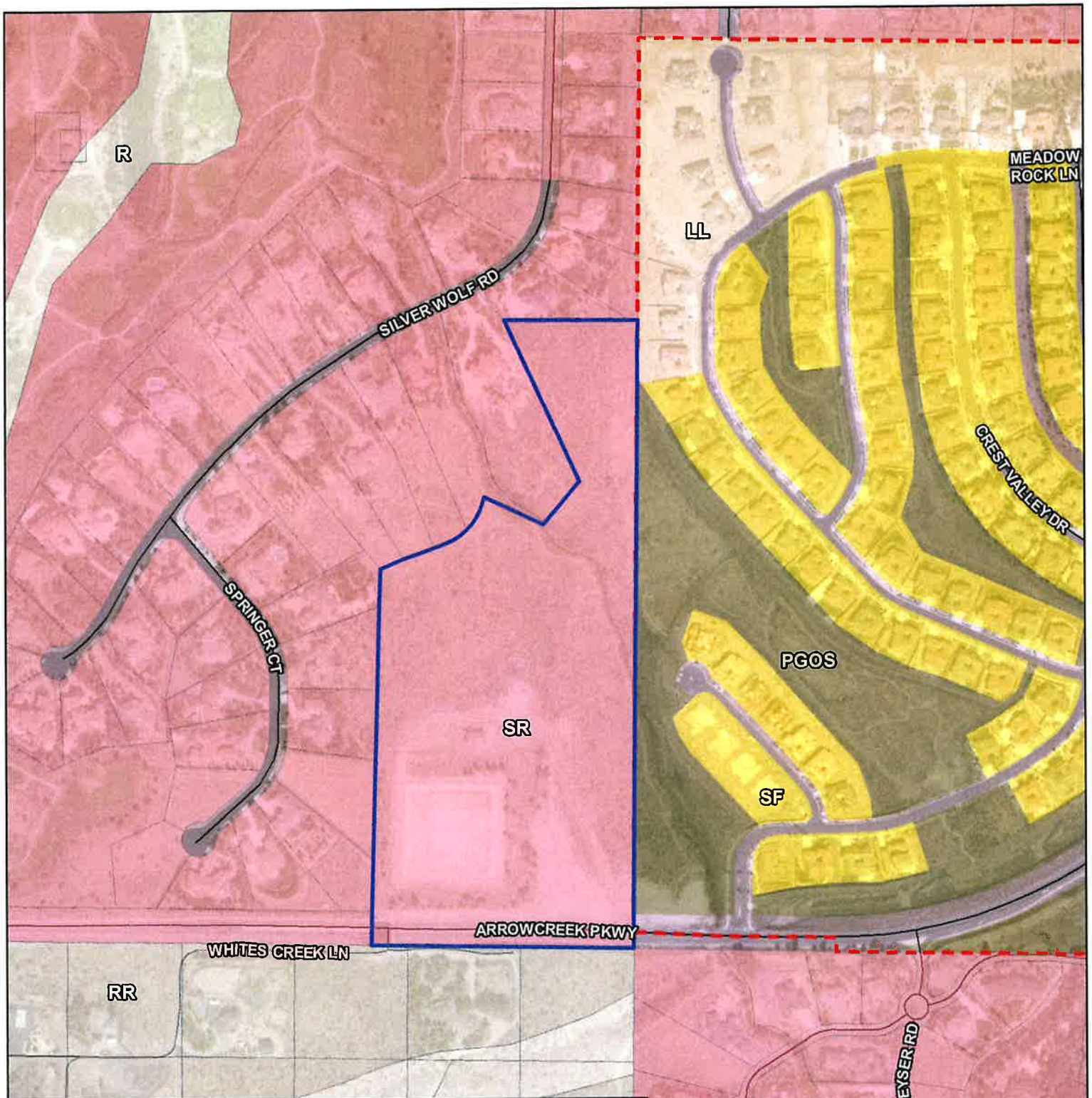


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**Existing Zoning**  
**STMGID Arrowcreek Booster Pump Station**  
 Reno, NV  
 March 2020



**WOOD RODGERS**  
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
 1361 Corporate Boulevard  
 Reno, NV 89502  
 Tel: 775.823.4068  
 Fax: 775.823.1066



|                                  |   |
|----------------------------------|---|
| Subject Parcel                   | C - Commercial                          |
| Reno City Limit                  | I - Industrial                          |
| <b>Washoe County Master Plan</b> |   |
| R - Rural                        | OS - Open Space                         |
| RR - Rural Residential           | <b>City of Reno Master Plan</b>         |
| SR - Suburban Residential        | LL - Large Lot Neighborhood             |
| UR - Urban Residential           | PGOS - Parks, Greenways, and Open Space |
|                                  | SF - Single-Family Neighborhood         |

DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, AeroGRID, IGN, and the GIS User Community

## Existing Master Plan

### STMGID Arrowcreek Booster Pump Station

Reno, NV  
March 2020



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1361 Corporate Boulevard  
Reno, NV 89502  
Tel: 775.823.4068  
Fax: 775.823.4066



**LEGEND**

|     |                        |
|-----|------------------------|
| --- | FENCING                |
| --- | (E) SEWER              |
| --- | (E) RECLAIMED EFFLUENT |
| --- | (E) STORM DRAIN        |
| --- | (E) WATER              |
| --- | EASEMENT               |
| --- | ROW / PROPERTY LINE    |



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
MARCH 2020

SHEET NUMBER  
**C1**  
X OF XX



**STMIGID ARROWCREEK BPS**  
WASHOE COUNTY, NEVADA  
**CIVIL SITE PLAN**

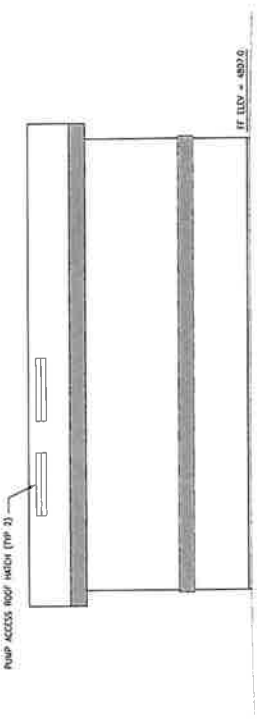
**NOT REPRODUCIBLE**  
PROPERTY OF  
TRUCKEE MEADOWS WATER  
UTILITY  
NO REUSE OR REPRODUCTION  
WITHOUT WRITTEN PERMISSION  
COMPLETION OF PROJECT  
(Per Nevada Revised Statutes)

**TRUCKEE MEADOWS WATER**  
UTILITY  
R U T H O M L I T Y  
1555 CAPITAL BLVD., PO. BOX 30013  
RENO, NV 89507-0013  
TEL: 775-831-2000 FAX: 775-831-8003

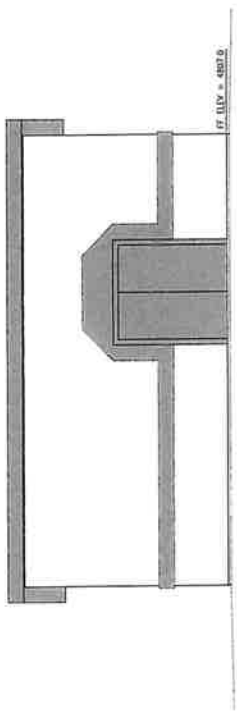
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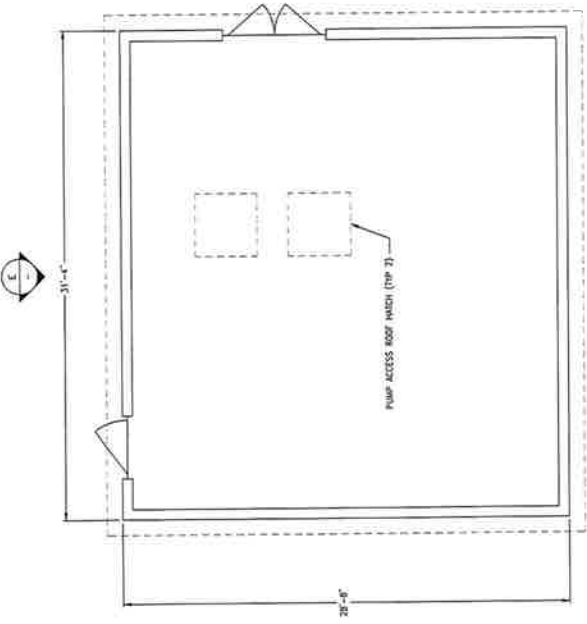
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|----------------|--------------|
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| DRAWN          |              |
| DATE           | MARCH 2020   |
| CHECKED        |              |
| SUBMITTED      |              |
| RECOMMENDED    |              |
| APPROVED       |              |



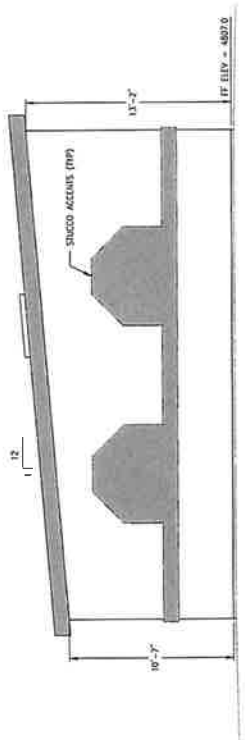
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



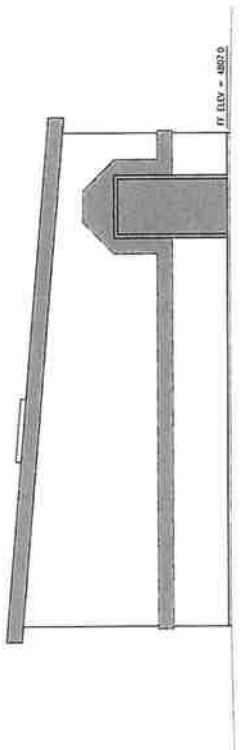
EAST ELEVATION  
SCALE: 1/4" = 1'-0"



FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION  
MARCH 2020

PROFESSIONAL SEAL OF REGISTERED ARCHITECT  
 TRUCKEE  
 IDAHO  
 NO. 131306  
 EX. 107 2020  
 XXXIX  
 SHEET NUMBER  
**AX**  
 X OF XX

**STMIGID ARROWCREEK BPS**  
**WASHOE COUNTY, NEVADA**  
**BUILDING CONCEPT DRAWING**

NOT REPRODUCIBLE  
 PROPERTY OF  
 TRUCKEE MEADOWS WATER  
 SUPPLY  
 AFTER COMPLETION OF PROJECT  
 1616 Harrison County Rd

**TRUCKEE MEADOWS WATER**  
 R U T H O R I T Y  
 855 CENTRAL BLVD / PO BOX 00013  
 TRUCKEE, NV 89406 / PH 775-834-8000 / FX 775-834-8003

| REVISION | DATE | DESCRIPTION | BY | APP | DATE |
|----------|------|-------------|----|-----|------|
|          |      |             |    |     |      |
|          |      |             |    |     |      |
|          |      |             |    |     |      |
|          |      |             |    |     |      |

WORK ORDER NO 50.0001.017  
 DESIGNED \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 DATE \_\_\_\_\_ MARCH 2020  
 CHECKED \_\_\_\_\_  
 RECALCULATED \_\_\_\_\_  
 APPROVED \_\_\_\_\_