

Washoe County Board of Adjustment

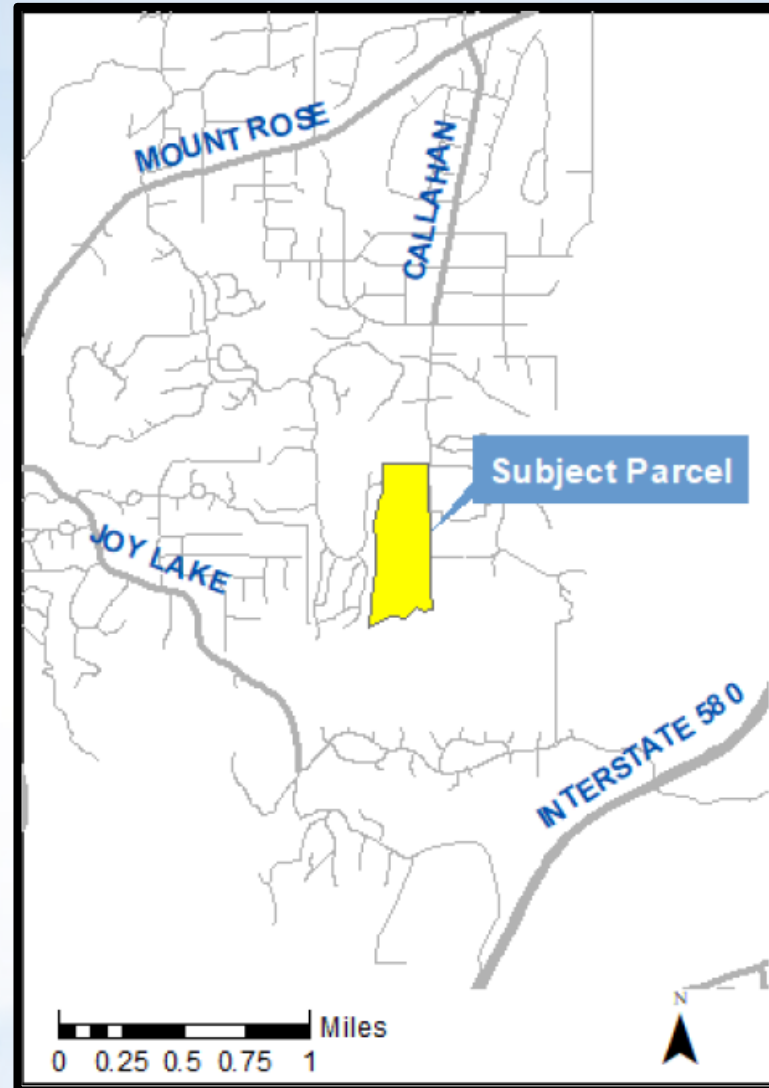


**Special Use Permit**  
**WASUP22-0026 (Terracotta Well**  
**Sites)**

November 3, 2022

# Vicinity Map

- The parcel (APN: 047-141-12) is located within the Forest Area Plan, at the terminus of Callahan Rd and south of Annie Callahan Park.
- Low Density Suburban (LDS)
- Parcel is within the approved Tentative Map 06-004.







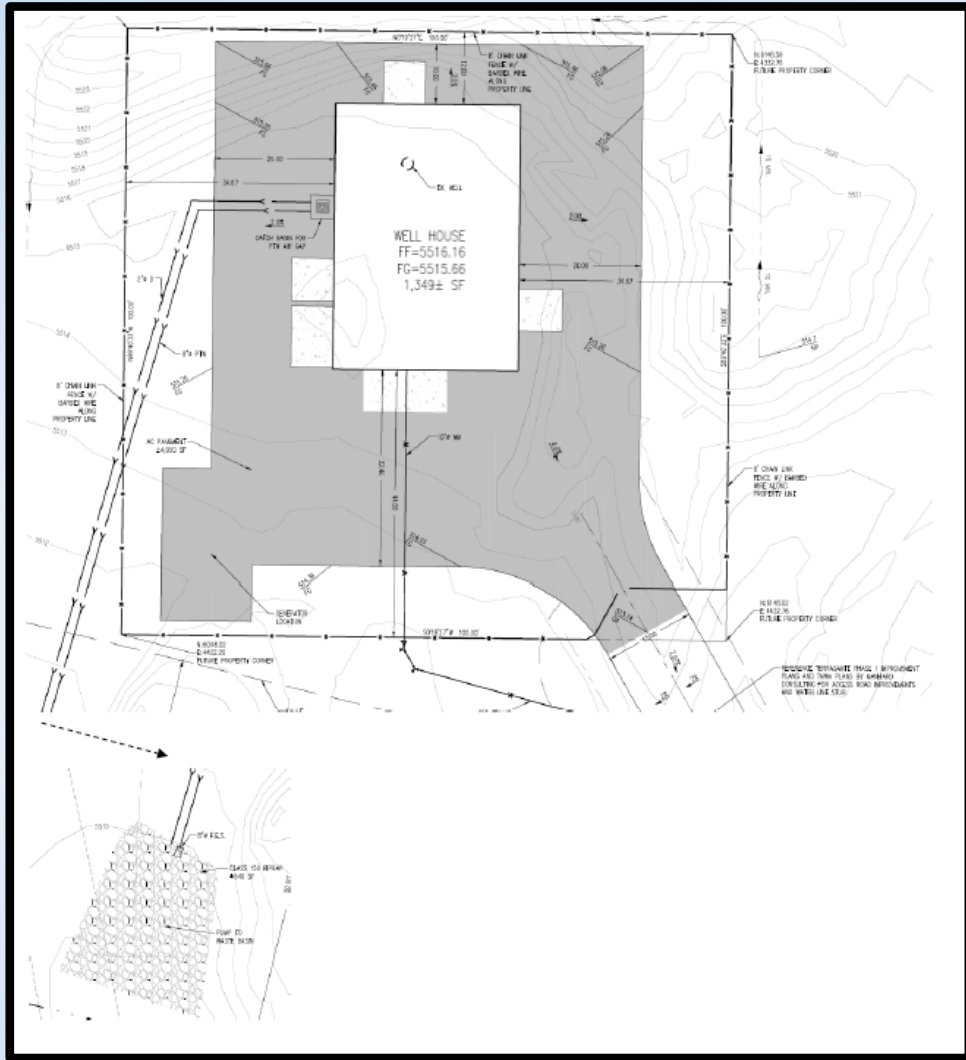
# Background

- The proposed wellhouse use is classified as a utility services use type and is permitted in the LDS regulatory zone via a special use permit per WCC 110.302.05.2.
- The well sites will include a wellhouse building to house the well pump, motor, discharge piping, or appurtenances, and a required on-site generator.
- The construction of the wellhouses and equipping of the well sites is planned to occur with future residential development.
- The well sites are included in the TMWA FY 2021-2025 Capital Improvement Plan. Following construction and acceptance by Truckee Meadows Water Authority (TMWA), TMWA will own and operate the wells.

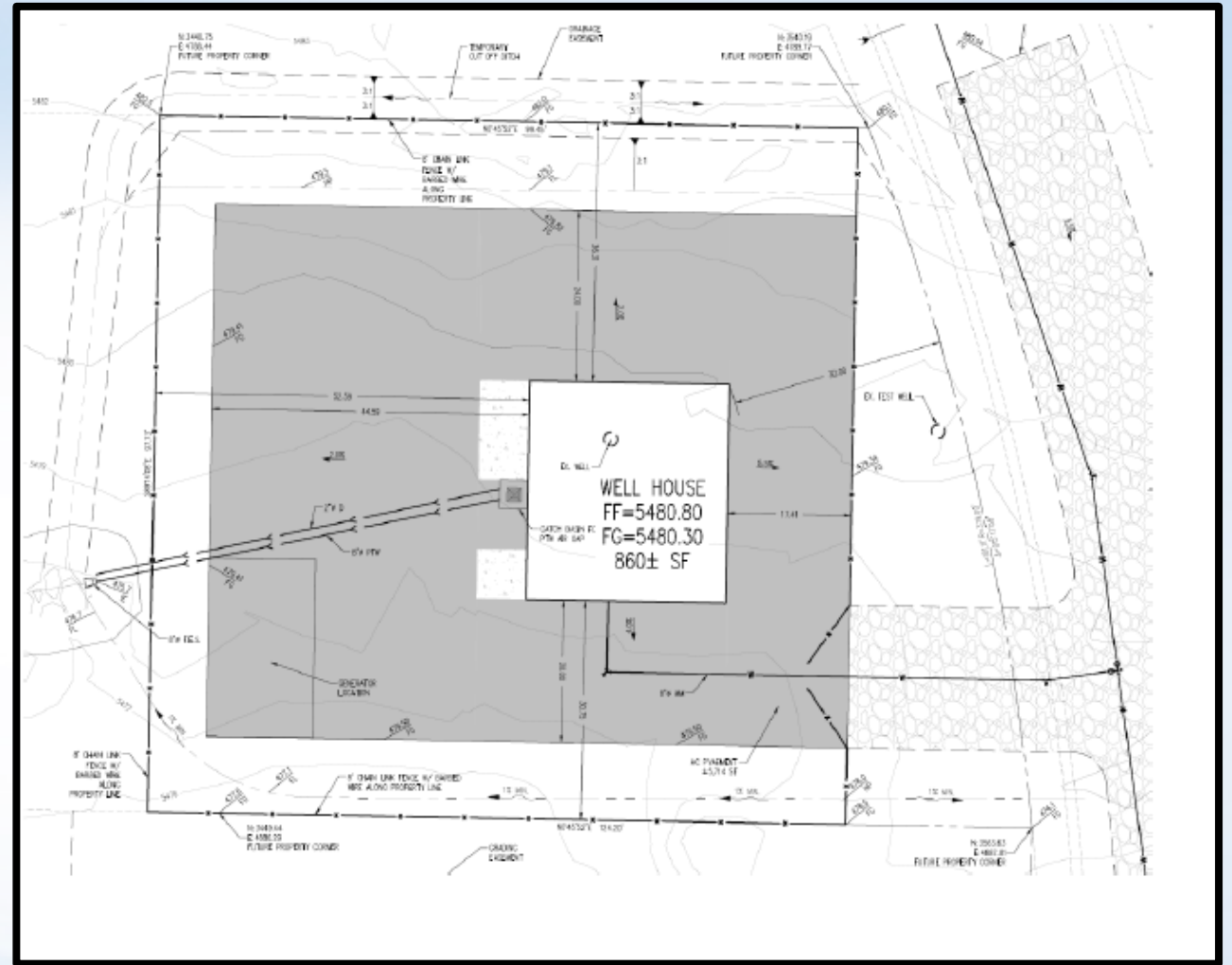
# Existing Conditions



# Site Plan

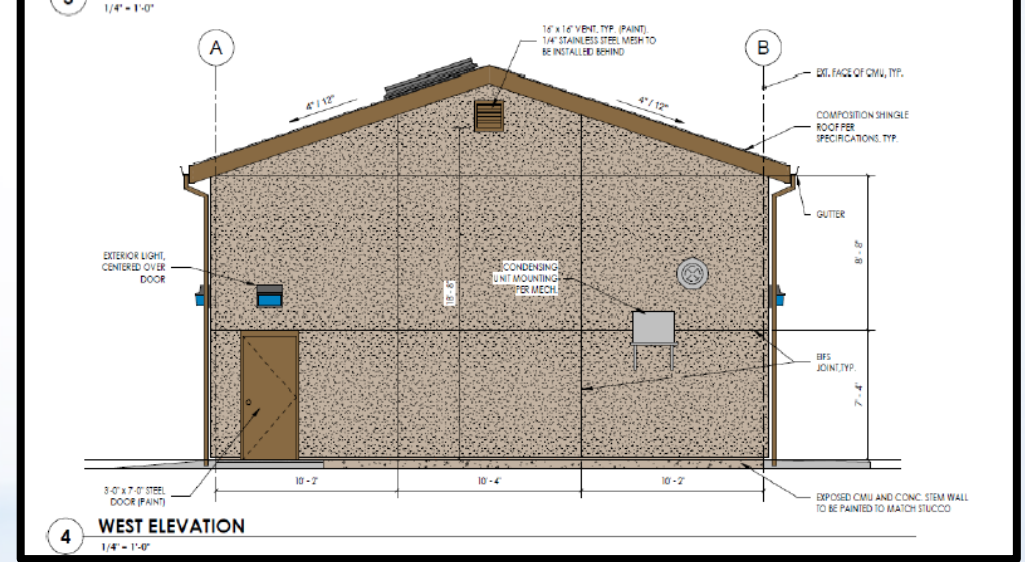
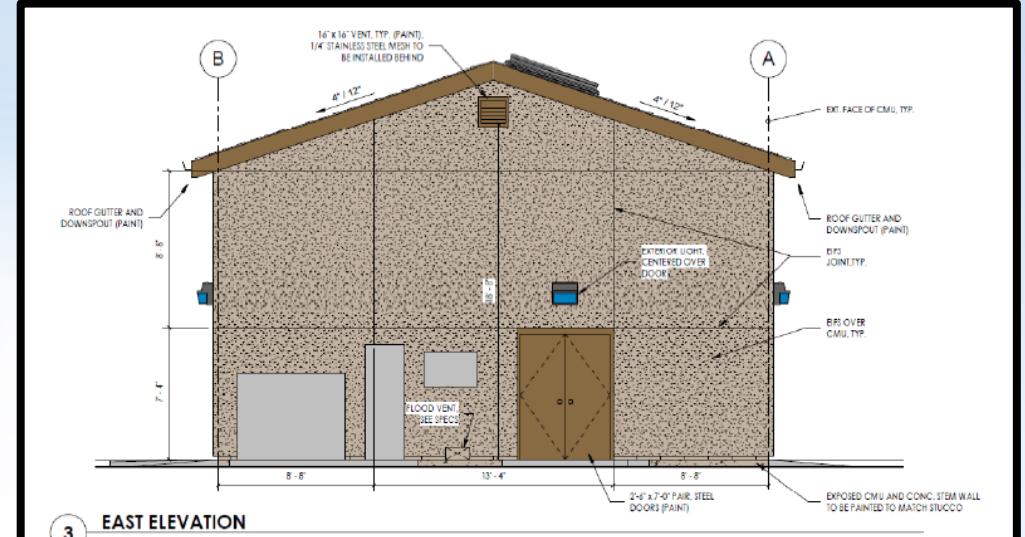
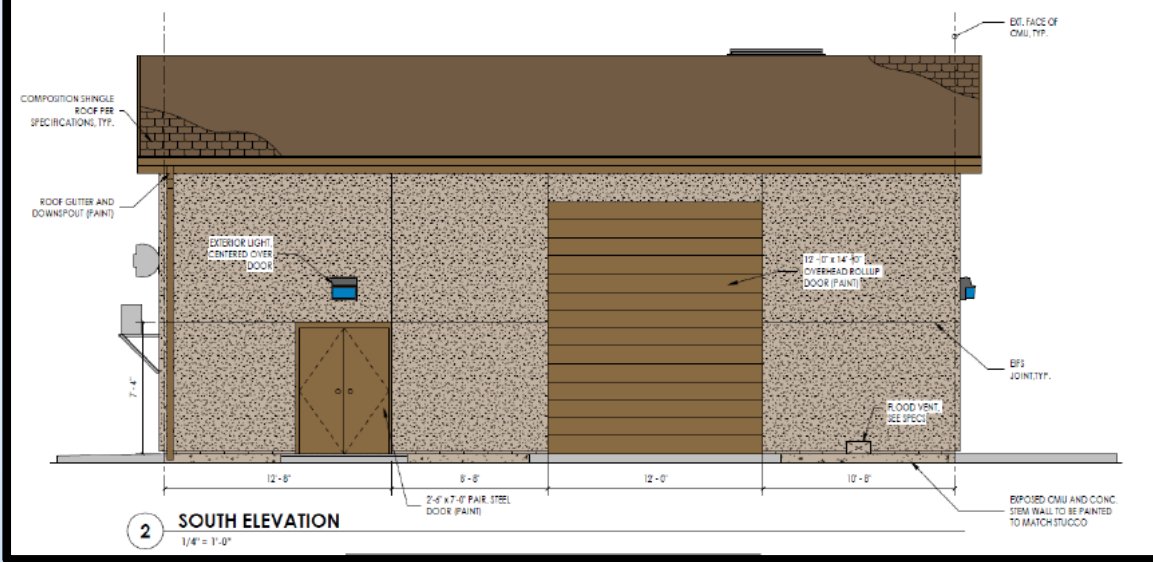
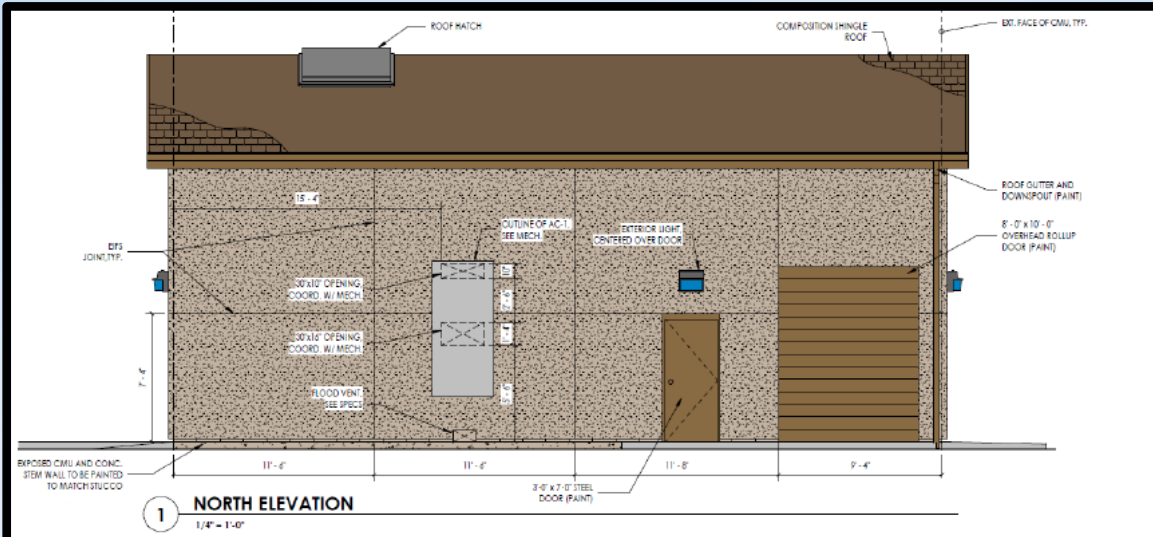


Terracotta Well Site



Tierra Grande Well Site

# Exterior Drawings



# Analysis



- Existing wells were previously approved and permitted by Washoe County (Permit Number 05-0347).
- The proposed use is permitted through the issuance of a SUP per WCC 110.302.05.2.
- The proposed structures will be screened and landscaped consistent with requirements outlined in WCC 110.412.40.



# Recommendation and Motion



**APPROVE WITH CONDITIONS:** I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Special Use Permit Case Number WSUP22-0026 for QS LLC, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

# Thank you

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