



**TRUCKEE MEADOWS  
WATER AUTHORITY**  
**MILKE WAY SPECIAL USE PERMIT & VARIANCE**  
APRIL 17, 2017



This application package includes the following requests:

- Request for a Special Use Permit to allow utility services in the MDS zoning district per Washoe County Development Code Table 110.304.20.
- Request for a Variance to encroach in the MDS side, rear and front yard setbacks.

## **Project Description**

Desert Springs Well #3 is located west of Milke Way and south of Eagle Canyon Drive in Spanish Springs. The site encompasses approximately 0.08 acres over two parcels (APN's 530-502-02 & 530-502-03). The property has a zoning designation of Medium Density Suburban (MDS) and a master plan designation of Suburban Residential (SR) and is within the Spanish Springs Area Plan.

The property has historically operated as a well site that was originally developed by Washoe County Water Resources, and was later transferred to the Truckee Meadows Water Authority (TMWA) when the two agencies merged into one.

The groundwater associated with this well site has been identified as having elevated levels of nitrate and arsenic. TMWA is working on a solution to the contaminated water and plans to partner with a firm that specializes in groundwater treatment and perform a pilot study to gain a better understanding on the proposed system. A pilot study is needed to demonstrate the feasibility, operational requirements and sizing of an appropriate system that will remove both nitrate and arsenic from the groundwater source.

The pilot study will work by setting up a temporary test site, at the proposed TMWA well location, that will serve as a smaller scale version of the treatment operation that will treat the contaminated groundwater and improve the water supply. Once the pilot project is completed, TMWA will then look at the feasibility to construct a permanent facility that would be designed on a much larger scale. A future permanent facility would be in a different location, not associated with this well site.

The pilot project is temporary and is anticipated to be completed and the site returned back to its original conditions after two years. All of the testing operations will be conducted within the limits of a tent structure. The tent will be located adjacent to an existing well house on the south side of the property. Existing solid view fencing and mature landscaping will screen the views of the tent structure from the existing house on the south side. Existing mature landscaping and a well structure will screen the neighbor to the north. A separate TMWA owned parcel measuring 24' wide will buffer the adjacent property to the north.

The purpose of the temporary test site will be to do the following:

- Confirm site-specific design and operating criteria for the removal of nitrate and arsenic. These criteria will serve as the basis of design for a potential future full-scale facility.
- Demonstrate sustained nitrate and arsenic removal under steady-state operation.
- Demonstrate system stability, robustness, and flexibility based on actual site use and data.

- Collect data to expand TMWA's knowledge on the effectiveness of arsenic removal through the treatment process.
- Familiarize TMWA staff with the system and develop operational protocol.



Figure 1 - Vicinity Map

### ***Temporary Tent Structure***

The site is currently developed with a well house structure, mature landscaping, perimeter chain link fencing and utilities. The pilot project will include the erection of a temporary industrial tent that will be used to house all the equipment and to serve as the base for employees when they come to the site. The tent will measure approximately 15' wide by 30' long and will be 15' in height. The height of the tent is necessary to accommodate the testing equipment. The tent structure will be used on a temporary basis and designed to withstand the elements of the weather including rain, snow and wind.

### ***Utilities***

The property is in the middle of an existing residential subdivision with sewer, water and utility lines and services already in place. Electricity will be provided by the existing well building and connected to the tent structure. No outdoor lighting is proposed for the project. All operations will be conducted within the tent structure and no outdoor lighting is needed. The hours of operation from 8 a.m. – 5 p.m. also limit the need for outdoor lighting. A portable restroom facility with a sink will be installed within the fenced area.

### ***Timing***

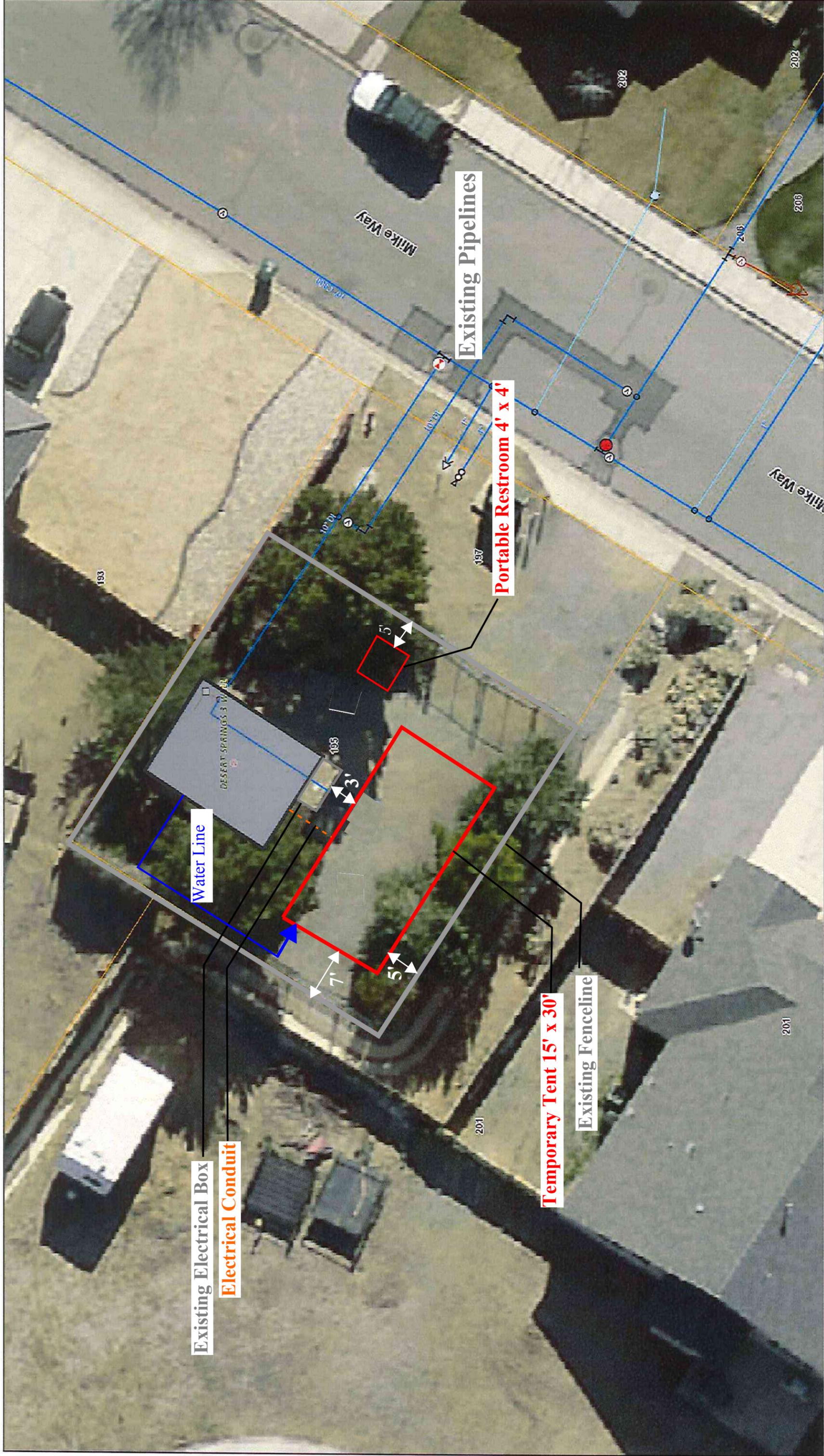
The proposed operation is a temporary facility and is not anticipated to be in operation for more 18 months. To allow sufficient time to get the facility up and running and then 18 months to perform the testing, this special use permit request is for a 24-month period.

### ***Hours of Operation***

On average, one employee will be visiting the site during normal hours of operation. Up to three employees may be there for any short period of time. Hours of operation will be limited to seven days a week, 8 a.m. to 5 p.m. Weekend activity is anticipated to be very limited, but a possibility, if the need arises.

### ***Parking***

Parking for the temporary facility will utilize the existing site layout. There is an existing driveway cut into the parcel where two cars can park. In addition, on-street parking provides for one parking space. No site improvements are planned for the project related to parking. This is a temporary operation and will revert to its existing use as a TMWA well site after the pilot project is completed.

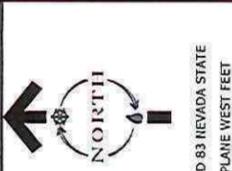


DATE: Mar 17, 2017
MAP BY:
WORK ORDER #:
SCALE: NTS

**Desert Springs #3 Well biottha Pilot Proposed Site Plan**  
 APN: 530-502-02 & 03



**TRUCKEE MEADOWS WATER**  
 AUTHORITY  
*Quality. Delivered.*



NAD 83 NEVADA STATE  
 PLANE WEST FEET

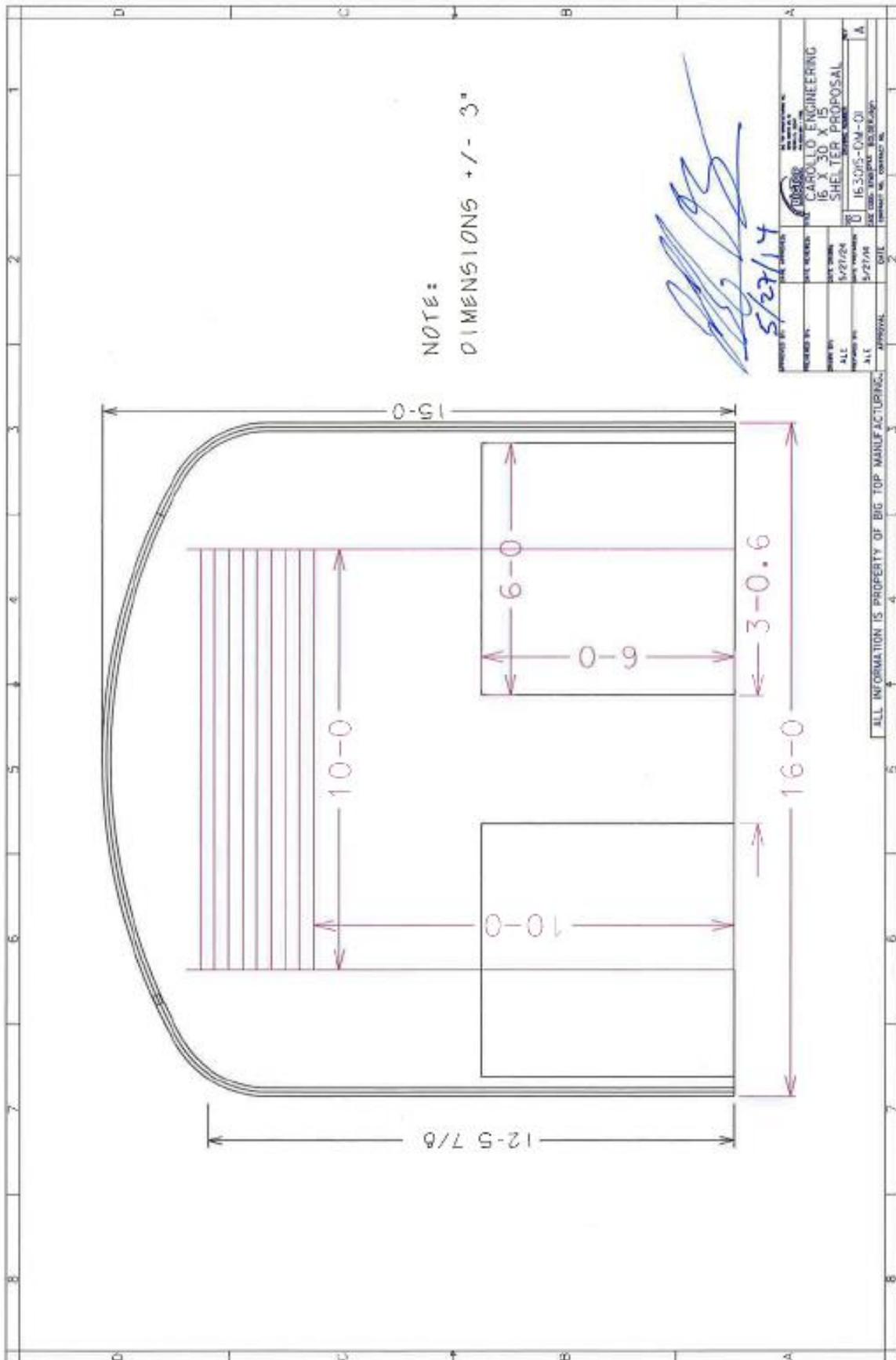


Figure 3 – Example of a Tent Elevation



**Figure 4 – Examples of Tent Structure**



**Figure 5 – Site Photo's**

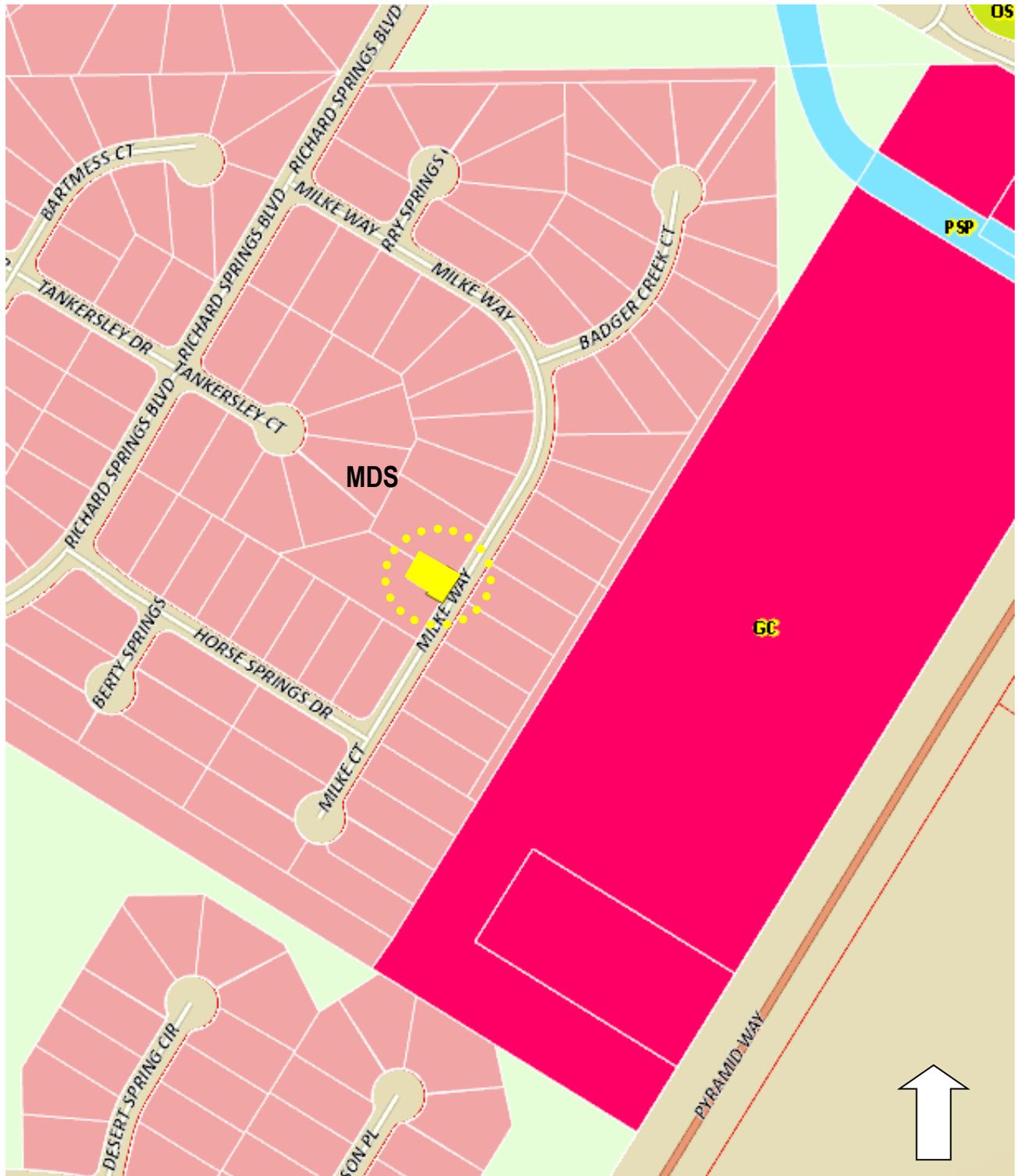


Figure 6 – Zoning Map

## Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

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

The property is part of the Spanish Springs Area Plan. Specific Goals and Policies include the following:

Water Resources – Supply

Goal Twelve: Water resources will be supplied to land uses in the Spanish Springs planning area according to the best principles/practices of sustainable resource development.

Policies

SS.12.1 Residential and commercial development must utilize one or a combination of the following reliable water resources that are replenished in quantities to meet the needs of the area without reliance upon groundwater mining or recharge from agricultural uses:

SS.12.2 To the extent that reuse water is available to meet a new proposed non-potable water demand that is consistent with the use of reclaimed water, potable water shall not be supplied to meet the demand.

SS.12.6 Washoe County strongly encourages the City of Sparks to apply the adopted Spanish Springs Area Plan water resources policies for development using groundwater resources within the Spanish Springs Hydrographic Basin and located in their sphere of influence as shown on the adopted Truckee Meadows Regional Plan Spheres of Influence (SOI), SOI Study Areas map.

SS.12.9 Existing water rights (permitted and certificated) and water resources shall be retained in the valley whenever possible. Transfer of water (except those transfers in compliance with Policy SS.12.1) shall be discouraged unless the social, economic and environmental consequences are identified and mitigation measures are established.

SS.12.10 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

Water Resources – Quality

Goal Thirteen: The quality of water from the Spanish Springs Hydrographic Basin will be protected from degradation resulting from human activities.

Policies

SS.13.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for the Spanish Springs Hydrographic Basin.

SS.13.2 Washoe County will continue to pursue the Spanish Springs Nitrate Occurrence Project until remediation of the nitrate occurrence problem is complete.

- 2) 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;**

Development of a temporary structure is not anticipated to have any impacts on utilities or roadways. The site already has existing sewer, water and electrical lines to serve the development. Milke Way is a residential roadway and at a maximum, only three vehicles will be at the site at any one time. It is anticipated that one vehicle will be at the site during the daytime.

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

The property is an existing TMWA well site. The proposed temporary use is ideal at this location because it is already being used for a water related use. This site was selected because of its proximity to the groundwater that needs to be tested. The proposed use has very minimal impacts and everything will be done within the tent structure. The temporary operation is not anticipated to impact the surrounding neighbors.

- 4) 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**

The proposed temporary use is not anticipated to have any negative impact on the public health, safety or welfare or injurious to the property or improvements on adjacent properties. The tent structure will be screened from the adjacent neighbors by an existing fence and by the tall mature landscaping.

- 5) 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.**

There are no military installations in the area.

## Variance Findings

Section 110.804.25 Findings. Prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that findings (a) through (d) apply to the property and, if a military installation is required to be noticed, finding (e):

**1) Special Circumstances. Because of the special circumstances applicable to the property, including either the:**

**a) Exceptional narrowness, shallowness or shape of the specific piece of property, or**

The existing site is being used as a temporary facility to operate a pilot project that will eliminate arsenic and nitrates from the groundwater. The well site parcel measures 50' wide by 50' long and is already developed with a small well structure. The proposed temporary tent will measure approximately 15' by 30' long and will be located adjacent to the well house. A Variance is needed to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5'. The property is zoned MDS, which requires a minimum lot size of 12,000 square feet. The lot is only 2,500 square feet in size, and is well under the minimum lot size requirements.

**b) Because of exceptional topographic conditions, or**

The site is flat and has not topographical challenges.

**c) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,**

The nature of the request being a temporary use for conducting a pilot test project to test the feasibility of removing both nitrates and arsenic from the groundwater, make it an extraordinary condition that is unique to the site and situation. The existing use as a well site, owned and operated by TMWA, contribute to the need to be sited at this location, as opposed to a large parcel outside of the aquifer boundaries. The proposed size of the tent is needed to house all the testing equipment under one roof.

**2) The strict application of the regulation results in exceptional and undue hardships upon the owner of the property;**

TMWA is in the process of undergoing a pilot project that will remove nitrate and arsenic from the existing groundwater. By not approving this variance request, TMWA will have to look for another site location that meets their criteria. The site needs to be in an area that has historical high levels of the contaminants. This location is idea for the pilot project and because it already exists as a TMWA facility, the neighbors are used to the well house and TMWA vehicles coming to the site periodically. The property has sufficient room for parking and is already developed with mature landscaping, which will help to screen the temporary tent from the adjacent homes.

**3) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;**

The project is temporary and only anticipated to be constructed for up to 24 months, after which time, the facility will go back to its current use as a well house operated by TMWA. The impacts to the neighbors are minimal and are not anticipated to create a nuisance by anyone. On average, one TMWA employee will be at the site, and typically during the work day and work week. No noise, lighting, dust or fumes will be generated by the project and all activities will be done within the tent structure.

**4) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated; and**

The proposed request to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5' is not out of character with the neighborhood. The side is already developed with mature landscaping that will screen the tent structure. The front setback will have very little impact on the project because a separate parcel measuring 24' wide physically separates the proposed parcel with the tent structure from the roadway, thereby creating a buffer between the property and the home across the street.

**5) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.**

This is a temporary use and will not have any negative or detrimental impacts on the neighbors in terms of noise, lighting, fumes, traffic, etc. All the activities will be conducted in a structure that will be screened with existing landscaping and only be on the site for no more than two years. Maintenance and operation of this parcel is already being conducted by TMWA and will continue to be operated by TMWA during the two-year project.

**6) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.**

There are no military installations in the area.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: Spanish Springs Nitrate Pilot Treatment Study			
Project Description: Special Use Permit and Variance for Pilot Treatment study at Desert Springs Well #3			
Project Address: 195 & 197 Milke Way, Sparks NV 89436			
Project Area (acres or square feet): 450 sf (15' x 30')			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
<b>Milke Way and Horse Springs Drive (see attachment)</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
530-502-02	1,216 sf		
530-502-03	2,500 sf		
Section(s)/Township/Range: S34, T21N, R20E			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Truckee Meadows Water Authority		Name: CFA	
Address: P.O. Box 30013		Address: 1150 Corporate Blvd.	
Reno, NV	Zip: 89520	Reno, NV	Zip: 89502
Phone: 775-834-8106	Fax: 834-8150	Phone: 856-7073	Fax: 856-1160
Email: pmiller@tmwa.com		Email: afuss@cfareno.com	
Cell: 775-813-4116	Other:	Cell: 771-6408	Other:
Contact Person: Paul Miller, P.E.		Contact Person: Pei-Shin Wu	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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):	

Property Owner Affidavit

Applicant Name: Truckee Meadows Water Authority

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, Mark Force, General Manager (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 530-502.02 + 03

Printed Name Mark Force

Signed Mark Force

Address P.O. Box 3003 Reno, NV 89520

Subscribed and sworn to before me this 1 day of March, 2017.

Heather Edmunson

Notary Public in and for said county and state

My commission expires: 11-20-17



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
[X] Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

Account Detail

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
53050202	Active	4/17/2017 2:10:22 AM
<b>Current Owner:</b> TRUCKEE MEADOWS WATER AUTHORITY ATTN LANDS DEPARTMENT PO BOX 30013 RENO, NV 89520		<b>SITUS:</b> 197 MILKE WAY WCTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
Legal Description		
Township 21 Lot A Range 20 SubdivisionName NORTH SPRINGS EST-CIMARRON W 1		

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="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					\$0.00

**Important Payment Information**

- 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 Online**

No payment due for this account.

**\$0.00**

**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

**Payment Information**

**Special Assessment District**

**Installment Date Information**

**Assessment Information**

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

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

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
53050203	Active	4/17/2017 2:10:22 AM

**Current Owner:**  
TRUCKEE MEADOWS WATER AUTHORITY  
ATTN LANDS DEPARTMENT  
PO BOX 30013  
RENO, NV 89520

**SITUS:**  
195 MILKE WAY  
WCTY NV

**Taxing District**  
4000

**Geo CD:**

Legal Description

SubdivisionName \_UNSPECIFIED Section 34 Township 21 Range 20

**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="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2013</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2012</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

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**Pay Online**

No payment due for this account.

**\$0.00**

**Pay By Check**

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## Special Use Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

The groundwater associated with this well site has been identified as having elevated levels of nitrate and arsenic. TMWA is working on a solution to the contaminated water and plans to partner with a firm that specializes in groundwater treatment and perform a pilot study to gain a better understanding on the proposed system. A pilot study is needed to demonstrate the feasibility, operational requirements and sizing of an appropriate system that will remove both nitrate and arsenic from the groundwater source.

The pilot study will work by setting up a temporary test site, at the proposed TMWA well location, that will serve as a smaller scale version of the treatment operation that will treat the contaminated groundwater and improve the water supply. Once the pilot project is completed, TMWA will then look at the feasibility to construct a permanent facility that would be designed on a much larger scale. A future permanent facility would be in a different location, not associated with this well site. The pilot project is temporary and is anticipated to be completed and the site returned back to its original conditions after two years.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The fence and access gate around Desert Springs #3 Well will remain in place and will provide security for the temporary tent structure. The site is already developed with a curb cut for a driveway and for two parking spaces. Mature landscaping surrounds the parcel perimeter and will help to screen the indoor tent operation from the adjacent homes.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

One temporary portable restroom with sink will be installed within the fenced area. A temporary tent measuring 15' wide by 30' long and 15' tall will be located on the site's southern side. The property is located in an existing residential subdivision with existing sewer, water and electrical utility lines and services currently exist. The project is anticipated to be fully constructed within one week and remain in place for no more than two years. After which time, it will revert to its current condition and use by TMWA.

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

The entire temporary operation is anticipated to be completed in one week. The pilot study and operation will be in place for up to two years.

5. 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 currently owned and maintained by TMWA and is used as a well house. This site is particularly suited for the proposed temporary use because it has high nitrate and arsenic levels in the groundwater, making it ideal for this pilot project. All utilities already exist on-site and no permanent improvements are needed to service the temporary project.

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

The pilot study will provide a fundamental basis for TMWA in their consideration for nitrate and arsenic removal, not only at Desert Springs #3 Well, but also at other groundwater wells in the surrounding area. This ensures that the community continues to have safe drinking water sources for many years to come.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

No negative impacts or effects are anticipated with the project. All construction and installation work will be completed within the fenced area and minimal noise and/or dust will be produced due to the nature of the work. All testing work will be conducted with the tent structure. The project is not anticipated to create any negative impacts on the neighbors related to noise, fumes, dust, traffic or lighting. Education and community outreach efforts can be made if the nearby neighborhood has any questions and/or issues regarding the pilot study.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

Hours of operation will be limited from 8 a.m. to 5 p.m. seven days a week. The project is anticipated to have one staff person at the facility during the business days/hours of the week, and occasionally up to three employees at any one time. The project is temporary in nature and will be removed after two years. Since the project is temporary, the applicant requests that no additional site improvements be required in relation to parking, landscaping, lighting or paving.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

The site is already developed with a curb cut and driveway from Milke Way. The site accommodates two vehicles within the parcel boundaries and one parking stall that is on-street.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

This is a temporary operation that will only last two years. The site is already developed with mature landscaping that will screen the tent structure from the adjacent neighbors.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No exterior signs or lighting will be provided. Lights will be installed within the tent to provide the operator with adequate visibility in the event that its dark outside.

12. 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
------------------------------	--

13. Utilities:

a. Sewer Service	None
b. Electrical Service	NV Energy
c. Telephone Service	None
d. LPG or Natural Gas Service	None
e. Solid Waste Disposal Service	None
f. Cable Television Service	None
g. Water Service	TMWA

For most uses, the 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 #	N/A	acre-feet per year	
i. Certificate #	N/A	acre-feet per year	
j. Surface Claim #	N/A	acre-feet per year	
k. Other #	N/A	acre-feet per year	

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

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire
b. Health Care Facility	Northern Nevada
c. Elementary School	Jessie Hall
d. Middle School	Spanish Springs
e. High School	Spanish Springs
f. Parks	Washoe County
g. Library	Washoe County
h. Citifare Bus Stop	N/A

## Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

This is a request to vary from the MDS setbacks as follows:  
Side setback from 8' to 5'  
Rear setback from 20' to 7'  
Front Setback from 20' to 5'

**You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.**

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

The existing site is being used as a temporary facility to operate a pilot project that will eliminate arsenic and nitrates from the groundwater. The well site parcel measures 50' wide by 50' long and is already developed with a small well structure. The proposed temporary tent will measure approximately 15' by 30' long and will be located adjacent to the well house. A Variance is needed to reduce the side setback from 8' to 5', the rear setback from 20' to 7' and the front setback from 20' to 5'. The property is zoned MDS, which requires a minimum lot size of 12,000 square feet. The lot is only 2,500 square feet in size, and is well under the minimum lot size requirements.

The site is flat and has no topographical challenges.

The nature of the request being a temporary use for conducting a pilot test project to test the feasibility of removing both nitrates and arsenic from the groundwater, make it an extraordinary condition that is unique to the site and situation. The existing use as a well site, owned and operated by TMWA, contribute to the need to be sited at this location, as opposed to a large parcel outside of the aquifer boundaries. The proposed size of the tent is needed to house all the testing equipment under one roof.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

All operations will be conducted within an enclosed tent structure. The tent will be hidden from adjacent homes by the existing fence and mature landscaping. The hours of operation will be limited from 8 a.m. to 5 p.m., when most people are at work for the day. Traffic will be minimal and will typically be one person, but up to three staff members on-site at a time. The project is not anticipated to generate any noise, lighting, fumes or traffic and will have very little impact on the surrounding neighborhood.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

The temporary project will benefit the community by seeking to come up with a solution for removing nitrates and arsenic from the contaminated ground water. The site is already being used as a TMWA facility and comes already designed with fencing and mature landscaping for screening the temporary facility.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The property is used for a public purpose and is not a residential use. The parcel is well below the MDS zoning minimum lot size of 12,000 square feet. The small size of the parcel, measuring 50' x 50' make meeting the required setbacks difficult to achieve.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

TMWA

8. What is your type of sewer service provided?

Washoe County