

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

WSUP22-0011

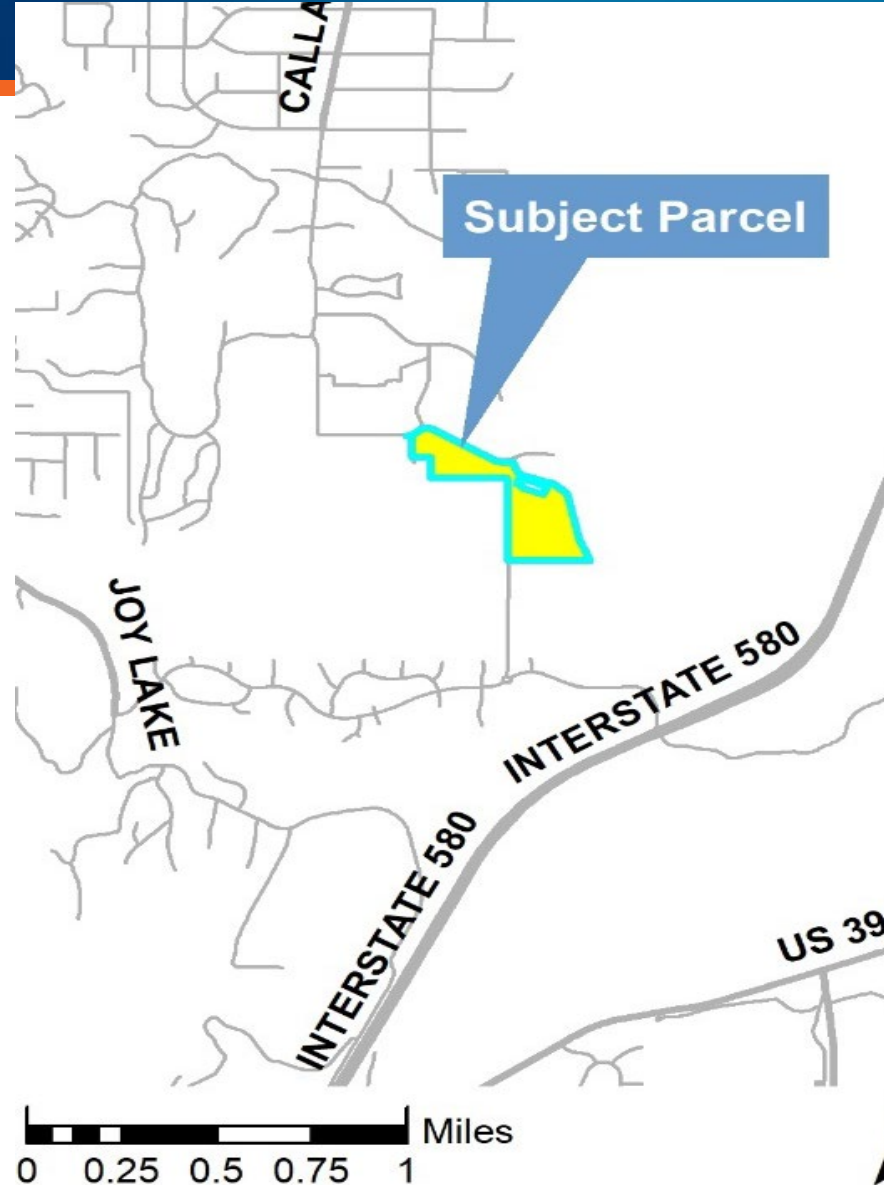
(Dales Lane Sewer Lift Station)

June 2, 2022

Vicinity Map



- 4890 Callahan Ranch Trail at Dales Lane
- Parcel is 41.937 Acres
- Proposed site is only 5,244 sf



Request

- Special Use Permit for the approval of a sewer lift station.
- This is a Utility Services Use Type.
- Will be owned and maintained by Washoe County.
- Designed to Washoe County standards.
- All lift station mechanical components will be located within a secure, fenced in area.
- All mechanical equipment will be located underground.

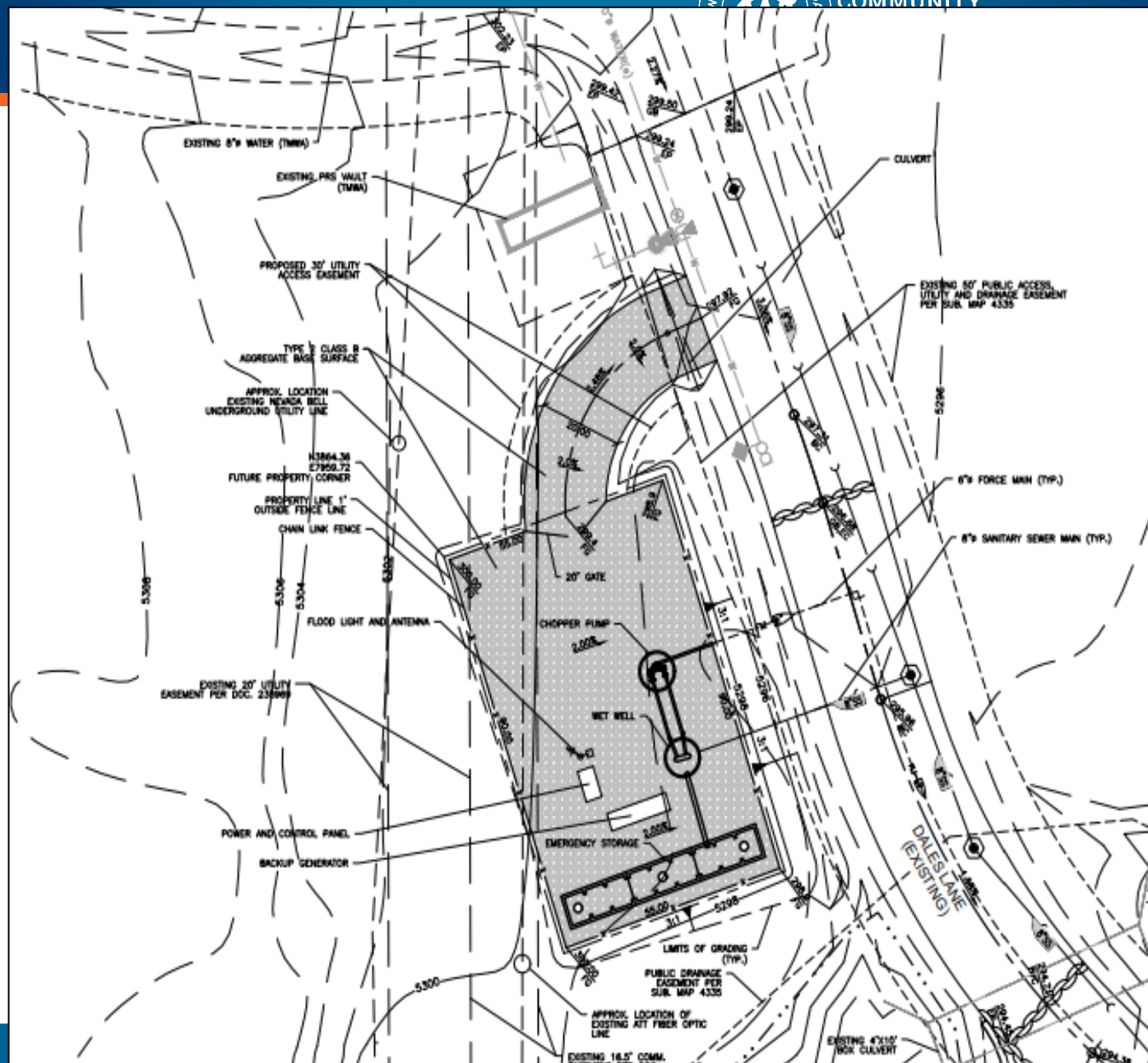
Background



- Proposed lift station was approved with the Terrasante Project (TM06-004)
- Was previously approved under a building permit from 2006 (06-4525)

Site Plan

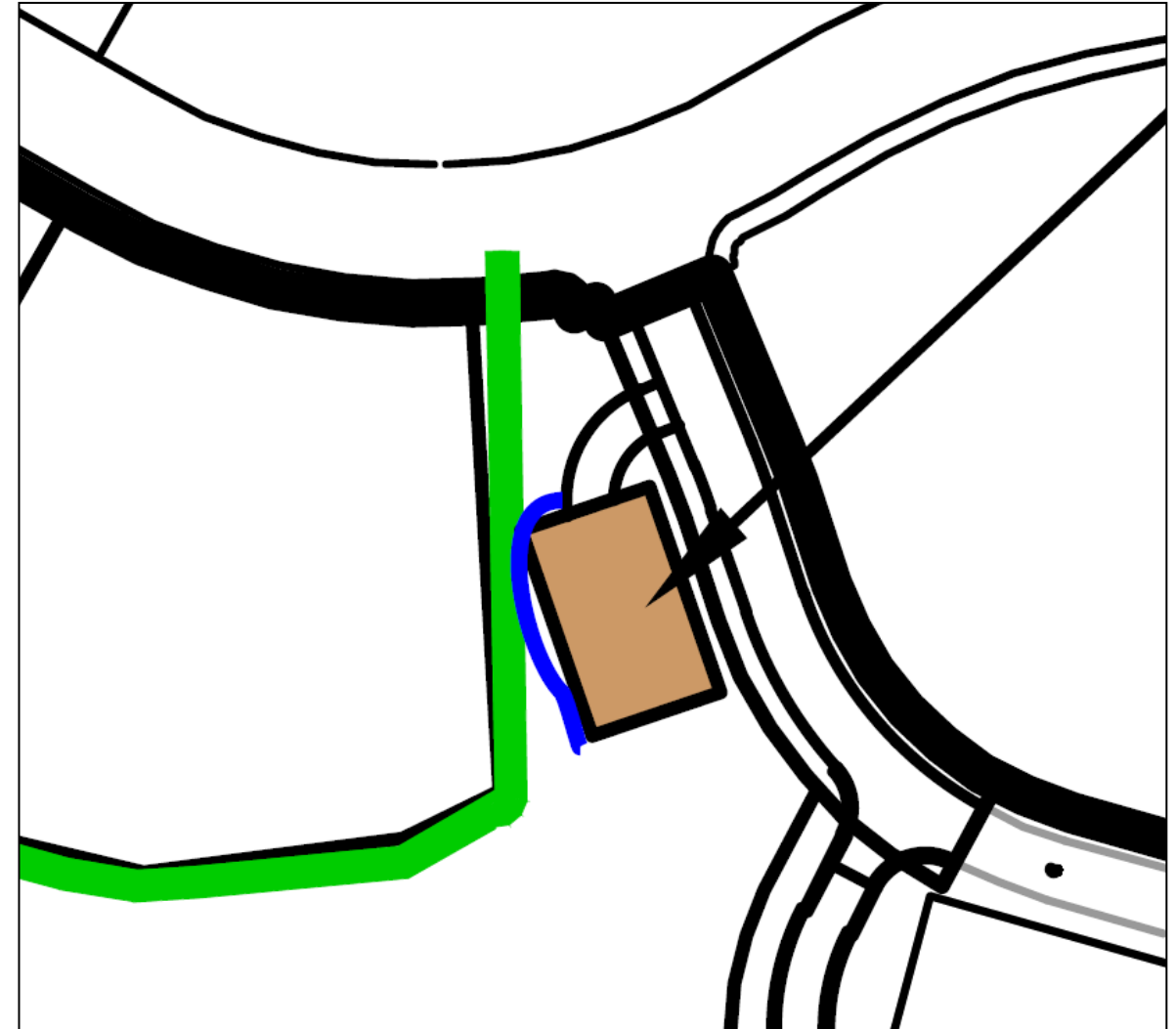
- Access will be off of Dales Lane
- Unmanned Facility, will create minimum traffic



Request to Modify Standards



- Applicant is requesting to partially modify landscape standards.
- Applicant will meet landscaping requirements along a proposed trail
- Currently not in the conditions of approval, staff is recommending to add a condition:
- Landscaping standards shall be met along the north (Callahan) and west end of the proposed station.

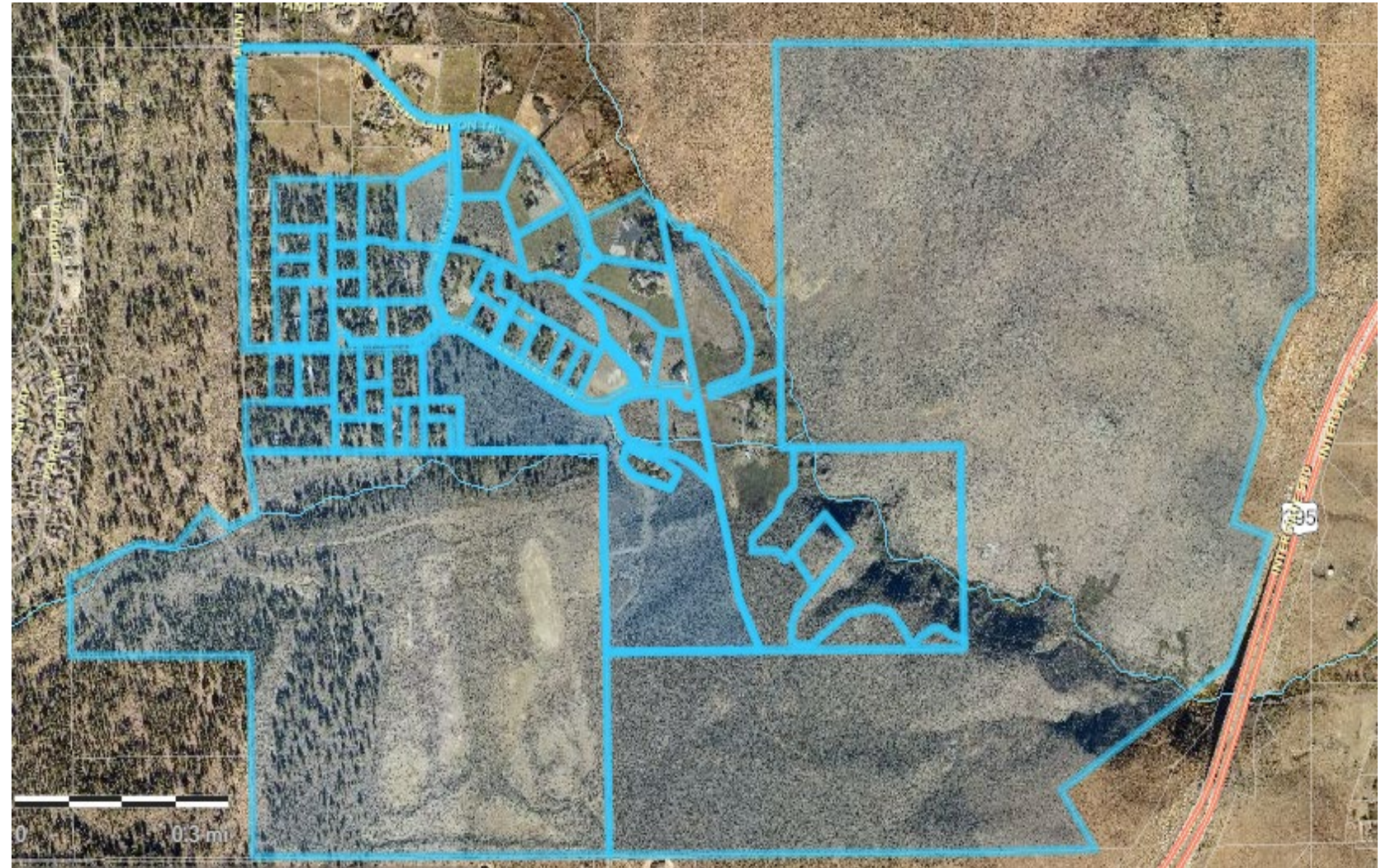


Public Notice



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- 62 Parcels
Noticed within
1,000 feet



Required Findings



1. Consistency
2. Improvements
3. Site Suitability
4. Issuance not Detrimental
5. Effect on a Military Installation

Recommendation: Approval with conditions

Thank you

Chris Bronczyk, Senior Planner
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