



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: March 12, 2019

**DATE:** February 8, 2019

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Planning & Building Division, Community Services Department, 775-328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Regulatory Zone Amendment Case Number WRZA18-0009 (The Club at Arrowcreek) – to adopt an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Parks and Recreation (PR) on ±149.06 acres and, if adopted, authorize the Chair to sign the resolution to that effect. Generally, the PR zone is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities.

Lucky Star Golf, LLC is the applicant and property owner. The subject parcel (APN: 152-021-03) is ±149.06 acres in size and located at 2905 E. Arrowcreek Pkwy. It is situated within the Southwest Truckee Meadows Area Plan and South Truckee Meadows/Washoe Valley Citizen Advisory Board boundaries. (Commission District 2.)

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### **SUMMARY**

This is a request to change the regulatory zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on approximately 140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Parks and Recreation (PR) on ±149.06 acres

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

### **PREVIOUS ACTION**

On February 5, 2019, the Washoe County Planning Commission heard the Regulatory Zone Amendment request and recommended adoption. The Planning Commission recommended adoption by a vote of seven in favor and none opposed.

On January 3, 2019, the proposed Regulatory Zone Amendment application was presented to the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB)

**AGENDA ITEM # \_\_\_\_\_**

and the discussion was in support of the request and acknowledged the benefits for the community and the area. The CAB voted unanimously in favor of the request

### **BACKGROUND**

The applicant is seeking to amend the Southwest Truckee Meadows Regulatory Zone Map to better reflect the current and the future planned activities on the parcel. The Club at Arrowcreek is a private golf course with two 18-hole golf courses, club house and associated facilities. The current regulatory zones of HDR and LDS are primarily residential. The request is to change the regulatory zone to Parks and Recreation (PR), which is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities. This change would better define the type of uses that are occurring on the site and would help to enable the future of the golf course operations.

### **FISCAL IMPACT**

No fiscal impact

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the approval of the Planning Commission, adopt Regulatory Zone Amendment Case Number WRZA18-0009 (The Club at Arrowcreek) changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Parks and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy. Generally, the PR zone is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities. It is further recommended that the Board authorize the Chair to sign a Resolution (Attachment A) adopting the amendment to the Southwest Truckee Meadows Regulatory Zone Map (Regulatory Zone Amendment Case Number WRZA18-0009).

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions, More Desirable Use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the regulatory zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Parks and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy.; to affirm the findings of fact of the Washoe County Planning Commission as outlined in the staff report for this item; to direct the Director of the Planning and Building Division to sign and certify the amended Southwest Truckee Meadows Regulatory Zone Map; and to authorize the Chair to sign a Resolution included as Attachment A to the staff report for this item adopting the amendment to the Southwest Truckee Meadows Regulatory Zone Map.”

#### Attachments:

- A. Regulatory Zone Amendment Resolution
- B. Planning Commission Staff Report for WRZA18-0009
- C. Planning Commission Signed Resolution
- D. Planning Commission Draft Minutes for February 5, 2019 meeting

cc: Applicant/Owner:Lucky Star Golf, LLC, 2905 Arrowcreek Pkwy., Reno, NV 89511

Consultant: CFA Inc., Attn: Dave Snelgrove, 1150 Corporate Blvd., Reno, NV 89502

R19-011



## WASHOE COUNTY COMMISSION

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

### RESOLUTION ADOPTING AN AMENDMENT TO THE SOUTHWEST TRUCKEE MEADOWS REGULATORY ZONE MAP (WRZA18-0009)

WHEREAS, Lucky Star Golf LLC applied to the Washoe County Planning Commission to amend the regulatory zones on one parcel (APN: 152-021-03) of  $\pm 149.06$  acres from High Density Rural (HDR) (1 dwelling unit / 2 acre) on  $\pm 140.12$  acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Parks and Recreation (PR) on  $\pm 149.06$  acres in the Southwest Truckee Meadows Area Plan;

WHEREAS, the PR regulatory zone is generally intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities.

WHEREAS, On February 5, 2019, the Washoe County Planning Commission held a duly noticed public hearing, and having determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment (Case No. WRZA18-0009) during the public hearing, approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. And;



**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Southwest Truckee Meadows Area Plan Regulatory Zone Map (Case No. WRZA18-0009), as provided in the map and documents attached hereto.

ADOPTED this 12th day of March 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

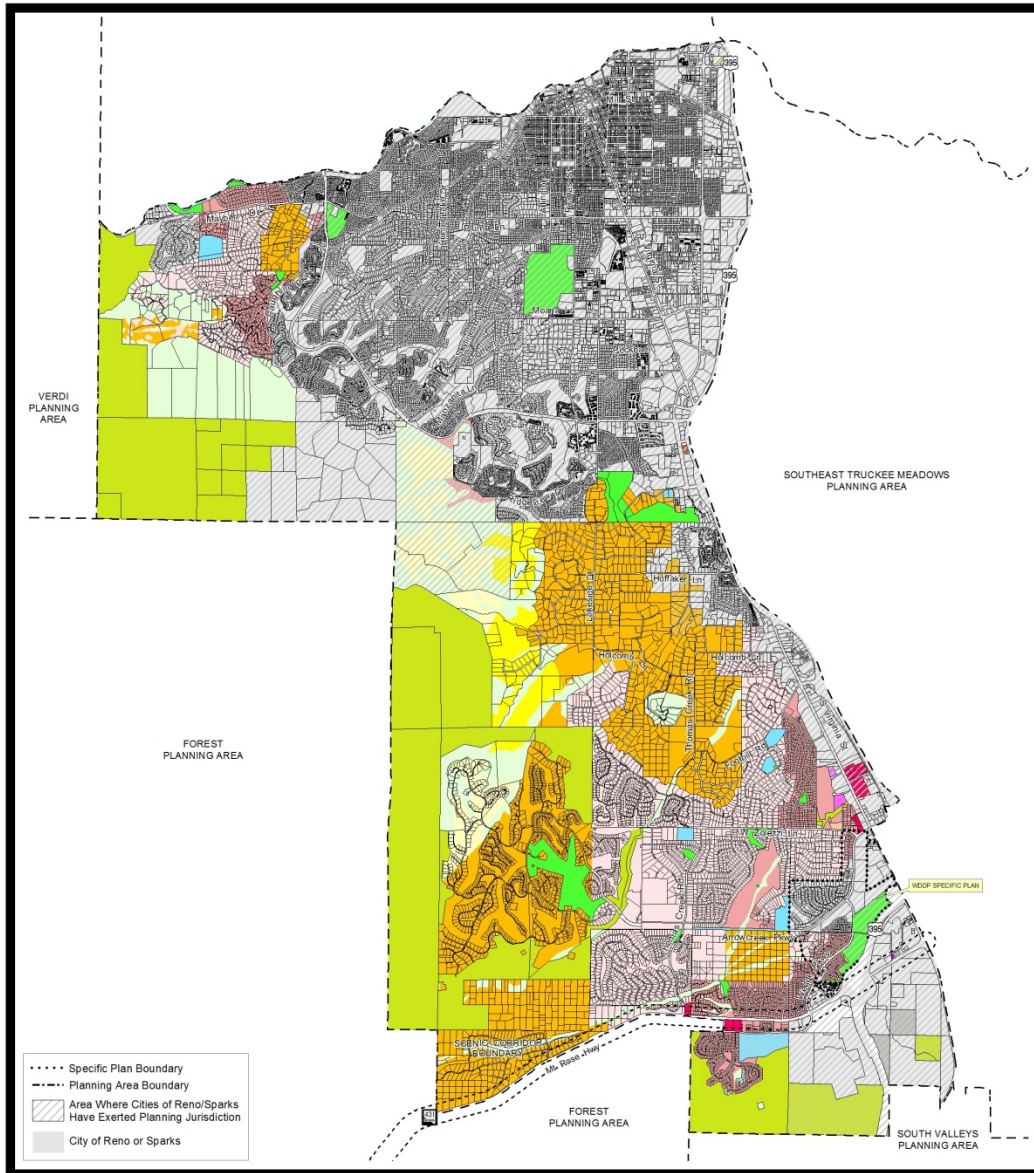
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Vaughn Hartung, Chair

ATTEST:

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Nancy Parent, County Clerk



### SOUTHWEST REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe4c4; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f080f0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d2b48c; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0504d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff4500; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c1c1c1; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8fbc8f; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
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Planning and Building Division

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

Scale: 1" = 2,000' (Graphic Scale)

File: C:\gis\wrza18-0009\wrza18-0009\_rca18-0009.mxd

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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

PC Date: February 5, 2019  
BC Date: March 12, 2019



# Planning Commission Staff Report

Meeting Date: February 5, 2019

Agenda Item: 9B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0009 (Club at Arrowcreek)

BRIEF SUMMARY OF REQUEST: Amendment to the Southwest Regulatory Zone Map from High Density Rural (HDR) on ±140.12 acres and Low Density Suburban (LDS) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres

STAFF PLANNER:

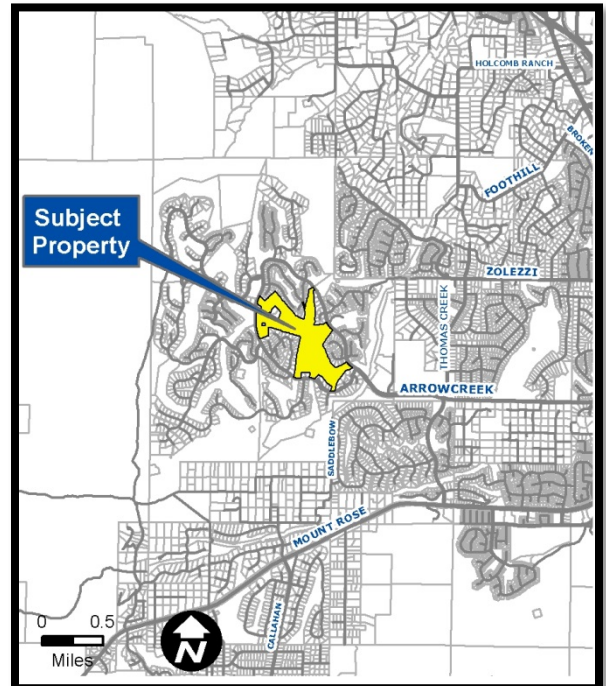
Planner's Name:  
Phone Number:  
E-mail:

Julee Olander  
775.328.3627  
[jolander@washoecounty.us](mailto:jolander@washoecounty.us)

### DESCRIPTION

For possible action, hearing, and discussion to amend the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy, and, if approved, authorize the chair to sign a resolution to this effect.

Applicant:/Property Owner:	Lucky Star Golf, LLC
Location:	2905 E Arrowcreek Pkwy.
APN:	152-021-03
Parcel Size:	±149.06
Master Plan:	Rural Residential (RR)
Regulatory Zones:	Low Density Suburban (LDS) & High Density Rural (HDR)
Area Plan:	Southwest Truckee Meadows
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley
Development Code:	Authorized in Article 821, Amendment of Regulatory Zone
Commission District:	2 – Commissioner Lucey



### REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION

**APPROVE**

DENY

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the Regulatory Zone Amendment Case Number WRZA18-0009 for Lucky Star Golf LLC, having made all six findings in accordance with Washoe County Code Section 110.821.15(d).

*(Motion with Findings on Page 12)*

**Staff Report Contents**

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**Exhibit Contents**

Regulatory Zone Amendment Resolution.....Exhibit A  
Project Application .....Exhibit B  
Public Noticing Map ..... Exhibit C  
Agency Comments..... Exhibit D  
South Truckee Meadows/Washoe Valley CAB minutes .....Exhibit E

### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

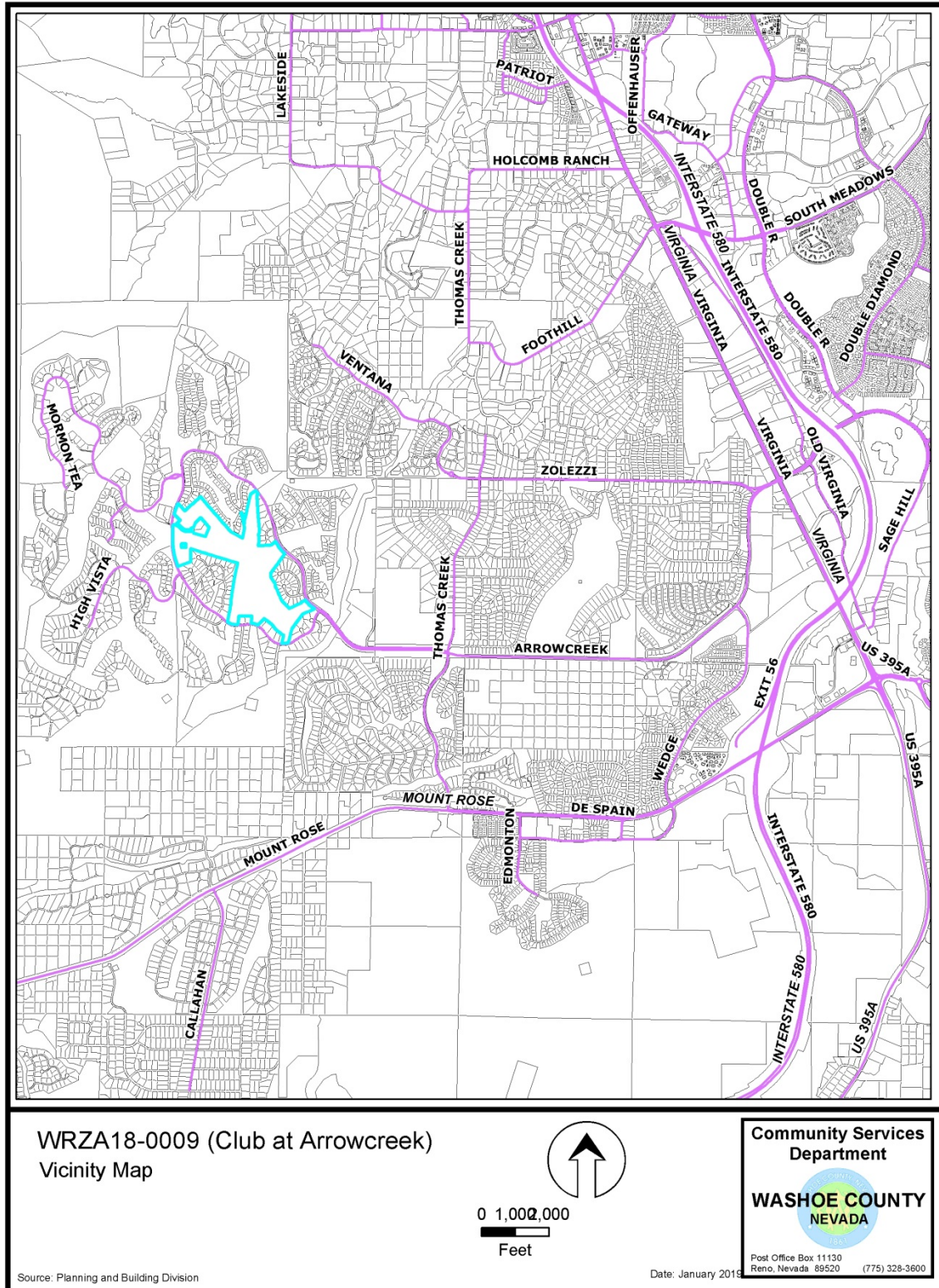
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

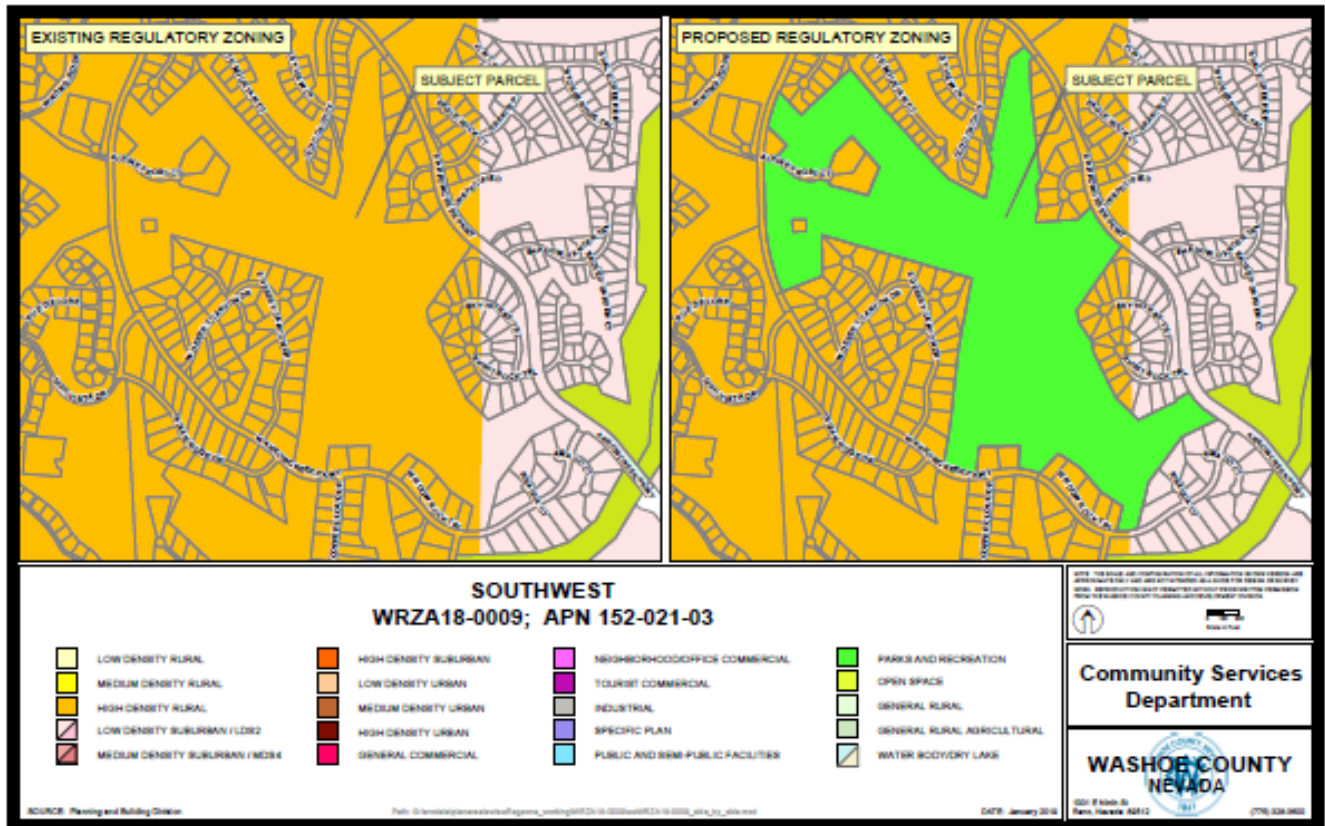
The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to WCC Section 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

This amendment to the Southwest Truckee Meadows Regulatory Zone Map is proposing to change from ±140.12 acres High Density Rural (HDR) and ±8.94 acres Low Density Suburban (LDS) to ±149.06 acres Park and Recreation (PR).





**Vicinity Map**



**Side by Side Comparison  
Proposed Regulatory Zone Map & Existing Master Plan Map**

**ANALYSIS**

**Current Conditions**

The parcel was developed in 1999 with a private golf course, club house and associated facilities. The current zoning on the parcel is High Density Rural (HDR) on ±140.12 acres and Low Density Suburban (LDS) on ±8.94 acres. These regulatory zones are typically intended to create and preserve areas for single-family dwellings. The setbacks and lot densities support residential uses and help maintain a residential neighborhood character.

**Change of Conditions**

The request is to change the regulatory zone to Parks and Recreation (PR) on the whole 149.06 acre site. The Parks and Recreation Regulatory Zone is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities. The current recreational uses are compatible and supportive with the surrounding residential regulatory zones and will not adversely affect the health, welfare or safety of persons residing or working in the vicinity or be detrimental to the public health, safety and welfare. The surrounding parcels have HDR, LDS and Open Space regulatory zones, which are compatible with the PR regulatory zone (See the map above or compatibility table on page 9). The change to the PR regulatory zone will better describe and define the uses that have been and will continue to occur on the site. The proposed Regulatory Zone amendment will allow for passive and active

recreation use types that will help support future uses proposed to enhance the existing golf course operations.

**Consistency with Master Plan and Regulatory Zone Map**

Master plan amendments and regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

**Southwest Truckee Meadows Area Plan- Volume Two of the Washoe County Mater Plan**

**Goal One: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.**

- SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. Low Density Suburban (LDS – One unit per 1 acre).
  - e. Public/Semi-public Facilities (PSP).
  - f. Parks and Recreation (PR).**
  - g. Open Space (OS).
  - h. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

*Staff Comment: This proposed regulatory zone change to PR is within the Arrowcreek Wildland Transition Suburban Character Management Area and PR is a permitted regulatory zone.*

**Goal Four: Resources key to the preservation and implementation of the character described in the Character Statement will be protected and, where possible, enhanced.**

- SW.4.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area’s key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region.

*Staff Comment: Parks and Recreation Regulatory Zoning will contribute to the character of the community by classifying the area with a regulatory zone classification that depicts the current uses on the parcel.*

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
  - b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.



- c. The amendment will not conflict with the public's health, safety or welfare.

*Staff Comment: The proposed change is not in conflict with these findings and will implement the Vision and Character Statement, will meet all of the Southwest Truckee Meadows Area Plan policies and not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.*

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.
- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
- f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are

- scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.
  - i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
  - j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

*Staff Comment: The proposed change to the regulatory zoning PR will not result in an intensification of the property. The golf course and related facilities are established uses and the regulatory zone amendment is needed to support existing uses and future enhancements to the property in keeping with the existing golf course operations. There are adequate services, as discussed in the staff report and staff, along with reviewing agencies do not see the need for any further study or analysis.*

### **Desired Pattern of Growth**

According to the Southwest Truckee Meadows Area Plan it is anticipated that the "recreational opportunities, make the area an attractive place in which to work and live". The proposed PR zoning will provide and encourage recreational opportunities in the area.

### **Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of Proposed Regulatory Zone with  
Existing Regulatory Zones on Adjacent Parcels**

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
Parks & Recreation (PR)	High Density Rural (HDR) (located to the north, south and west)	High
	Low Density Suburban (LDS) (located to the east)	High

*High Compatibility: Little or no screening or buffering necessary.  
Medium Compatibility: Some screening and buffering necessary.  
Low Compatibility: Significant screening and buffering necessary.*

**Availability of Facilities**

The site is already developed and has the necessary and adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities proposed by this amendment. The applicant has indicated that the regulatory zone amendment will not impact the traffic and a traffic study is not anticipated to be needed. The area was originally designed for a development with a commercial center, along with the golf course and club. The current roadways have been built to the original roadway requirements, which will provide the traffic needs for the proposed change.

**South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB)**

The proposed amendment was submitted to the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) and was discussed during the January 3, 2019 meeting. The discussion was in support of the request and the benefits for the community and the area. The CAB voted unanimously in favor of the request (See Exhibit E for the CAB minutes).

**Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 389 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. (See Noticing Map as Exhibit C)

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- State of Nevada
  - Environmental Protection
  - Division of Forestry, Endangered Species
  - Division of Parks
  - Division of Water Resources
  - Department of Wildlife
- Washoe County Community Services Department
  - Engineering and Capital Projects
  - Traffic
  - Parks and Open Space
  - Planning and Building
  - Water Rights
- Washoe County Health District
  - Environmental Health Services
  - Air Quality
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Engineering and Capital Projects, Parks and Open Space and Water Management, Truckee Meadows Fire Protection District and State of Nevada Division of Water Resources. (See Exhibit D)

### **Staff Comment on Required Findings**

WCC Section 110.821.15 of Article 821, Amendment of Regulatory Zone, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

*Staff Comment:* The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment:* The proposed amendment creates a regulatory zone that is compatible with adjacent regulatory zones and existing uses. The proposed amendment conforms to all applicable policies of the Southwest Truckee Meadows Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not result in a change of the uses to the property and will not conflict with the public's health, safety or welfare.

3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: This proposal supports the Arrowcreek Wildland Transition Character Management Area (AWTCMA) and will bring the existing uses into conformance with the regulatory zoning.*

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*Staff Comment: All needed facilities are present or are planned to be provided by the applicant.*

5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.

*Staff Comment: The proposed amendment will not impact the implementation of the policies and action programs of the Washoe County Master Plan.*

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County.*

7. Effect on a Military Installation when a Military Installation is required to be noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

*Staff Comment: There are no military installations within the required noticing area; therefore this finding does not have to be made.*

### **Recommendation**

Those agencies which reviewed the application provided commentary in support of approval of the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

- (1) Recommend adoption of an amendment to the Southwest Regulatory Zone Map changing from High Density Rural (HDR) on ±140.12 acres and Low Density Suburban (LDS) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres (APN: 085-122-03).
- (2) Approve a resolution adopting an amendment to the Southwest Regulatory Zone Map.
- (3) Direct staff to forward the amendment to the Board of County Commissioners. These approvals include administrative changes with a revised map series including an updated parcel base and updated applicable text.
- (4) Authorize the Chair to sign Resolution Number 19-06 on behalf of the Planning Commission.

### **Possible Motion for Regulatory Zone Amendment**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0009 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0009 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. *The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.*
2. Compatible Land Uses. *The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.*
3. Response to Change Conditions; more desirable use. *The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.*
4. Availability of Facilities. *There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.*
5. No Adverse Effects. *The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.*
6. Desired Pattern of Growth. *The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.*

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

Applicant/Owner: Lucky Star Golf, LLC  
2905 E. Arrowcreek Pkwy.  
Reno, NV 89511  
Email: [rconrad@raycoassociates.com](mailto:rconrad@raycoassociates.com)  
[jconrad@geninfo.com](mailto:jconrad@geninfo.com)

Washoe County Planning Commission

Staff Report Date: January 10, 2019

Representatives: CFA  
Attn: David Snelgrove  
1150 Corporate Blvd.  
Reno, NV 89502  
Email: [dsnelgrove@cfareno.com](mailto:dsnelgrove@cfareno.com)



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION**  
**RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE**  
**NUMBER WRZA18-0009 AND THE AMENDED SOUTHWEST AREA PLAN**  
**REGULATORY ZONE MAP**

Resolution Number 19-06

Whereas Regulatory Zone Amendment Case Number WRZA18-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 5, 2019; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds as follows concerning this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan;



6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0009 and the amended Southwest Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 5, 2019

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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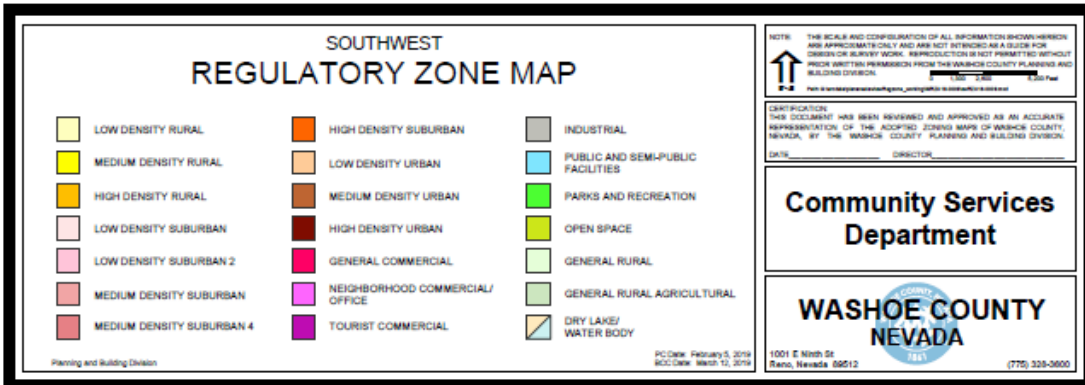
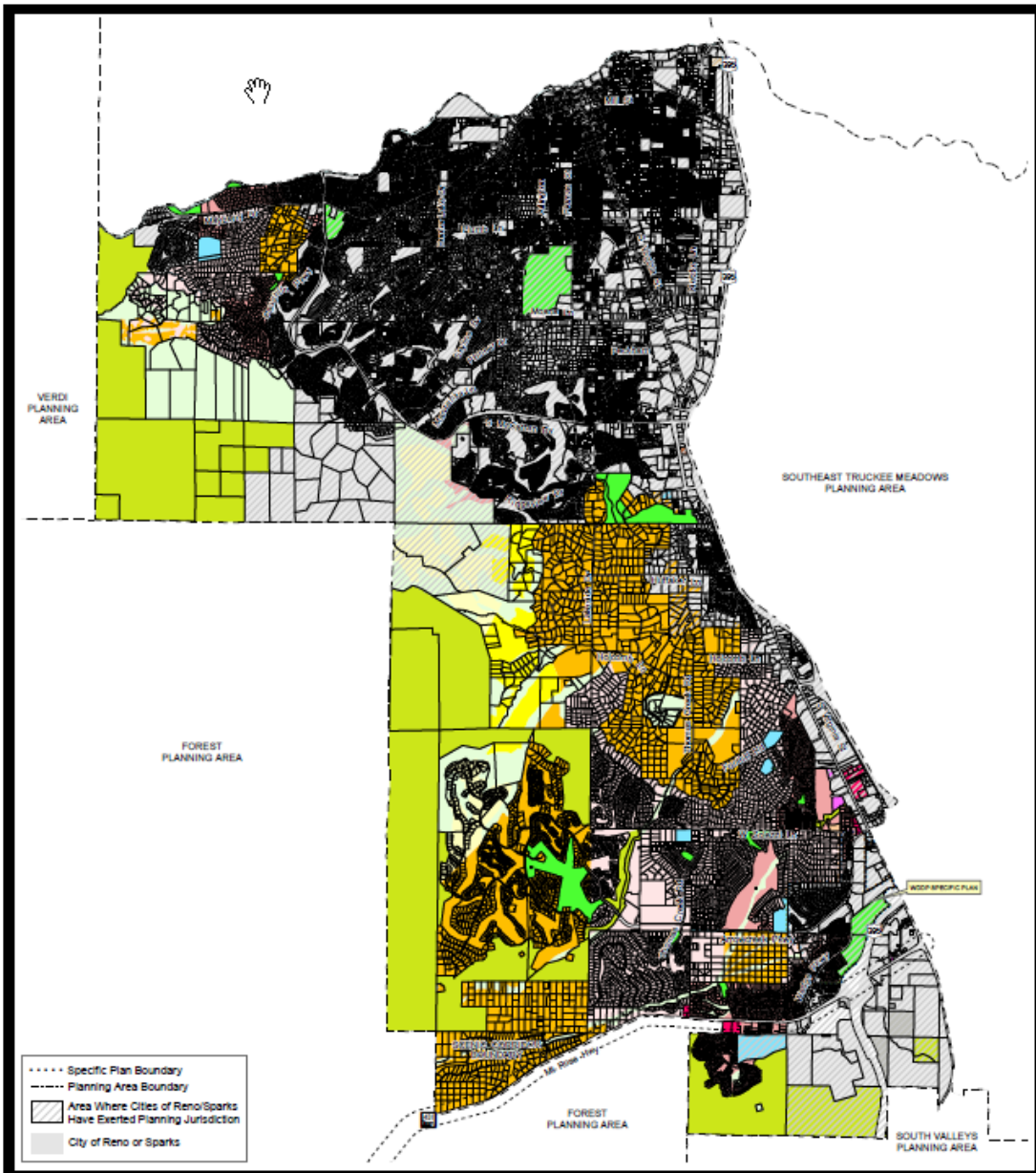
Trevor Lloyd, Secretary

---

Sarah Chvilicek, Chair

Attachment: Exhibit A – Southwest Area Plan Regulatory Zone Map

Exhibit A, WRZA18-0009



# THE CLUB AT ARROWCREEK (APN 152-021-03) REGULATORY ZONE AMENDMENT

PREPARED FOR

**LUCKY STAR GOLF**

PREPARED BY:

**CFA, INC.**  
1150 CORPORATE BOULEVARD  
RENO, NV 89502  
(775) 856-1150



**DECEMBER 17, 2018**

**PROJECT: 88-004.79**

# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

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Assessors Information for 152-021-03	
Vesting Deed with Legal Description	
Proof of Property Tax Payment	

### Map Pocket

Full Size Regulatory Zone Amendment Map	
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## THE CLUB AT ARROWCREEK (APN 152-021-03)

### REGULATORY ZONE AMENDMENT

## Project Narrative

### Property Location/Site Area

The Club at ArrowCreek is located at 2905 E. Arrowcreek Parkway, approximately 3,000 feet north of the ArrowCreek Guard House entry to the gated community. The parcel that is associated with this regulatory zone amendment request contains 149.06+/- acres (APN 152-021-03). The uses currently contained on the subject parcel are golf course holes, tee boxes and fairways, golf practice areas, a clubhouse, parking lot and associated structures with the operation of the golf course. The parcel is bound by single family residences and various roads that were designed within the Arrowcreek master planned community (of which the golf course is part of). A vicinity map is provided in the following page that shows the parcel location associated with this application.

### The Club at ArrowCreek – Overview

The Club at ArrowCreek is located within the ArrowCreek Master Planned Community at the western end of ArrowCreek Parkway in Southwest Reno. The ArrowCreek community was originally approved under the name Southwest Pointe in 1999 and was initially designed and approved to have 1,090 single family lots, two 18-hole golf courses with a minimum 15,000 s.f. clubhouse and a 20,000 s.f. shopping center. The shopping center was never constructed and was substituted for by a resident's center, which operates at a much lower level of intensity than the 20,000 s.f. shopping center would have.

The Club at ArrowCreek is a member's only facility that offers golf on two 18-hole courses, dining/food service and member facilities for parties, gatherings and special occasions, and social and recreational groups. The Club at ArrowCreek was purchased out of bankruptcy in 2015 by a group of ArrowCreek residents who were passionate about seeing the golf course and facilities maintained and successful. To accomplish this, the current owners of the Club at ArrowCreek, Lucky Star Golf, LLC have commenced on a renovation and upgrade plan to provide greater value and offerings to club members in effort to grow membership to a sustainable level.

The first step in the renovation/improvements came in the form of a special use permit for improvement to the backyard grounds, which included a pool addition, improvement to the golf practice areas and outdoor amenities and outdoor recreational offerings. The improvements approved through that special use permit commenced construction in November of 2018.

TCAC has plans for expansion of the clubhouse facility that include indoor recreational facilities in the form of a fitness area and indoor pickleball building offering 4 courts. Additionally, an events area for weddings and meetings is planned along with expansion of the existing uses that have been operating at the TCAC for over 20 years. These improvements will be addressed through a special use permit application that is intended to follow this regulatory zone amendment request in processing order.



# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

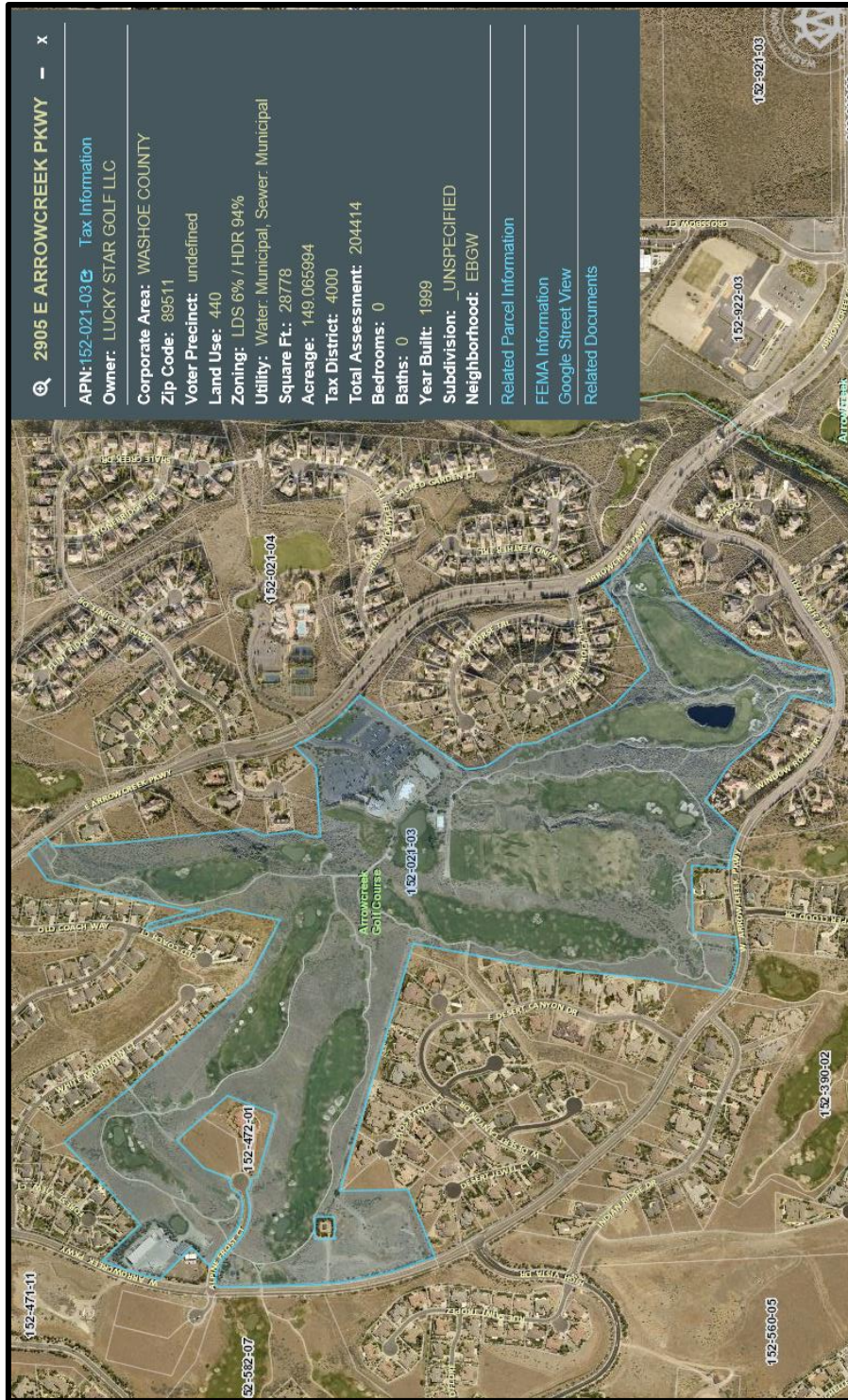


Figure 1 – Vicinity Map

## THE CLUB AT ARROWCREEK (APN 152-021-03)

### REGULATORY ZONE AMENDMENT

Washoe County staff identified that some of the uses that are planned within the clubhouse expansion plans would not be allowed within the current zoning designation that covers the property (HDR and LDS – High Density Rural and Low Density Suburban). As such, it was recommended that a change to the regulatory zoning to PR (Parks and Recreation) be requested as this regulatory zone better fits the activities that are currently existing and that are planned with the expansion.

This application request is made to bring the zoning designation into conformance with the actual existing uses and proposed uses on the subject parcel.

### Existing Master Plan

The Southwest Truckee Meadows Area Plan (SWTMAP) identifies the subject parcel to have two master plan designation: Rural Residential (RR) and Suburban Residential (SR). The RR designation is contained on 94% of the parcel while the SR designation exists on 6% of the parcel. The parcel is contained entirely within the Arrowcreek master planned community and is located within the Arrowcreek Wildland Transition Suburban Character Management Area (AWTSCMA). Per policy SW.1.4 of the SWTMAP, the following Washoe County zoning designations area considered to be in conformance with the AWTSCMA.

- General Rural (GR – One unit per 40 acres)
- Low Density Rural (LDR – One unit per 10 acres)
- Medium Density Rural (MDR – One unit per 5 acres)
- Low Density Suburban (LDS – One unit per 1 acre)
- Public/Semi-public Facilities (PSP).
- Parks and Recreation (PR)
- Open Space (OS)
- High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

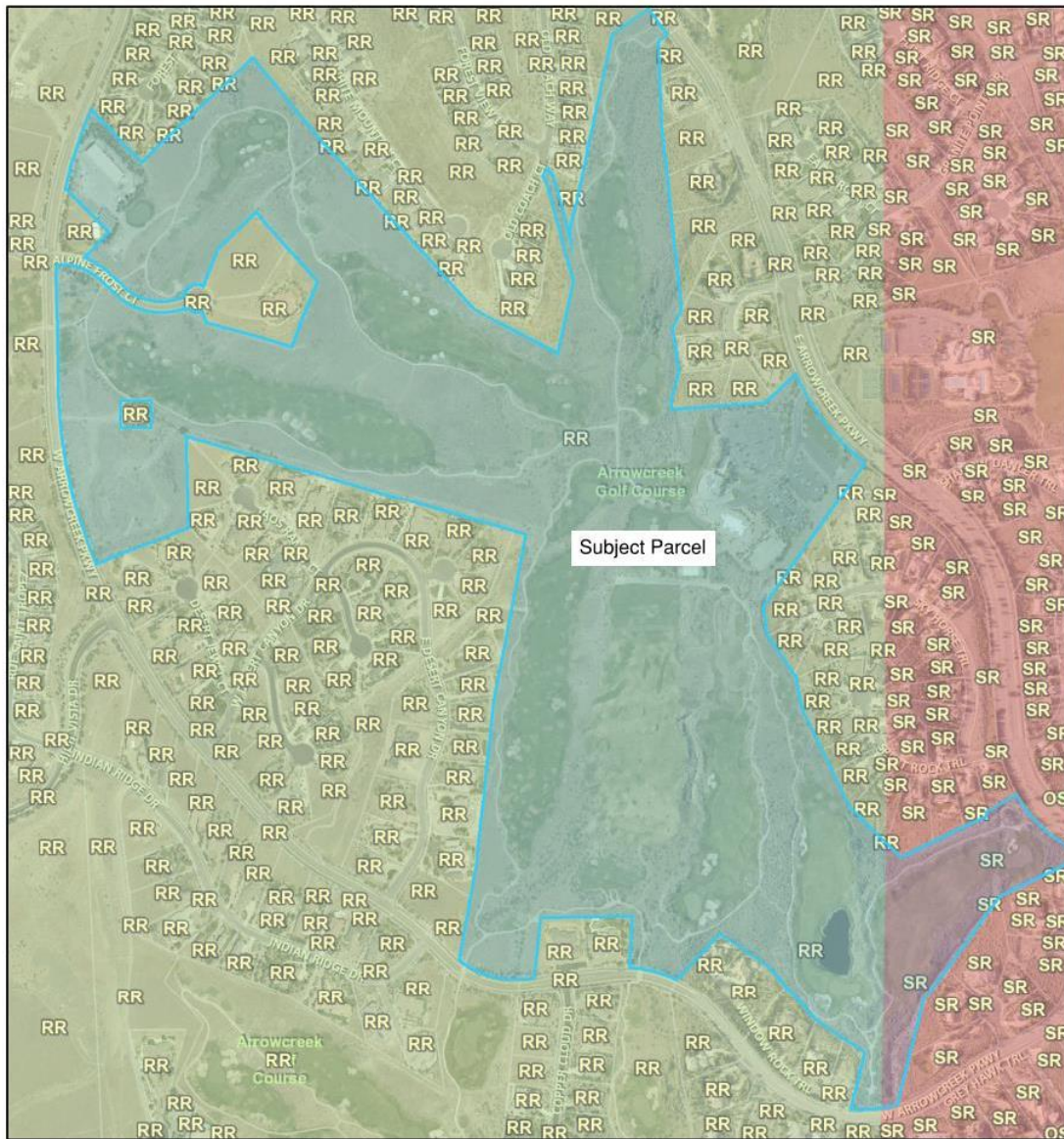
An exhibit showing the existing Washoe County Master Plan designations on the subject parcel and surrounding properties is provided on the following page.



# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

### The Club at Arrowcreek Current Master Plan

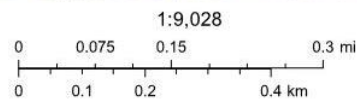


December 3, 2018

**Master Plan**

- RR
- SR
- OS

APN  
**152-021-03**



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

This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for measurement, calculation or delineation.  
Washoe County Technology Services - Regional Services Division, PO Box 11130, Reno, NV 89520-0027 www.washoecounty.us/gis (775) 328-2345

**Figure 2: Washoe County Master Plan**



## THE CLUB AT ARROWCREEK (APN 152-021-03)

### REGULATORY ZONE AMENDMENT

#### Existing and Proposed Zoning

The subject parcel is currently split zoned. The two zoning designations on the property are HDR and LDS. The HDR designation exists on 94% of the parcel while the LDS designation exists on 6%. Both existing zoning designations are in conformance with the Washoe County Master Plan. An existing zoning exhibit is provided on 6 of this Project Narrative.

#### Traffic

All traffic is served by private streets within the Arrowcreek community that connect to Arrowcreek Parkway, which transitions to a publicly maintained roadway at the gatehouse/entry to the Arrowcreek Community.

This proposed Regulatory Zone Amendment will have no impact on traffic. As such, it is foreseen that no traffic study is needed with the requested change of zoning from HDR and LDS to PR. However, a traffic letter analyzing ADT and peak hour traffic that were previously approved with the Arrowcreek (AKA Southwest Pointe) master planned community. The previously approved traffic report calculated 36 holes of golf, inclusive of a clubhouse and a 20,000 square foot (s.f.) shopping center. These uses provided a cumulative ADT of 4,106 and 359 PM peak hour trips.

#### FEMA Review

The subject parcel is located outside of any flood hazard zones, as indicated by FEMA mapping. A copy of the Washoe County GIS Mapping showing the FEMA flood zones and information is provided in Appendix C with this application.

#### Project Request

It is requested that the zoning be changed to PR as it is a better fit to the actual use of the existing clubhouse. This regulatory zone amendment requests a change from HDR on 94% and LDS on 6% of the parcel to PR on 100% of the subject parcel.

The PR designation provides a better fit for the existing and future uses on the subject parcel. The future anticipated clubhouse expansion includes an indoor workout area, indoor pickleball and events (weddings and gatherings) on the parcel and located at the clubhouse, and are allowed with additional review under the PR zone. As such, a special use permit and administrative permit request will be reviewed to address these uses should the requested regulatory zone amendment be approved.

As defined by the Washoe County Development Code, Section 110.106.15(o), the Parks and Recreation Regulatory Zone is intended for,

“...parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. There is no minimum lot area for this regulatory zone.”

A proposed zoning exhibit is provided on page 7 of this Project Narrative.

# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

### The Club at Arrowcreek Requested Regulatory Zone Amendment

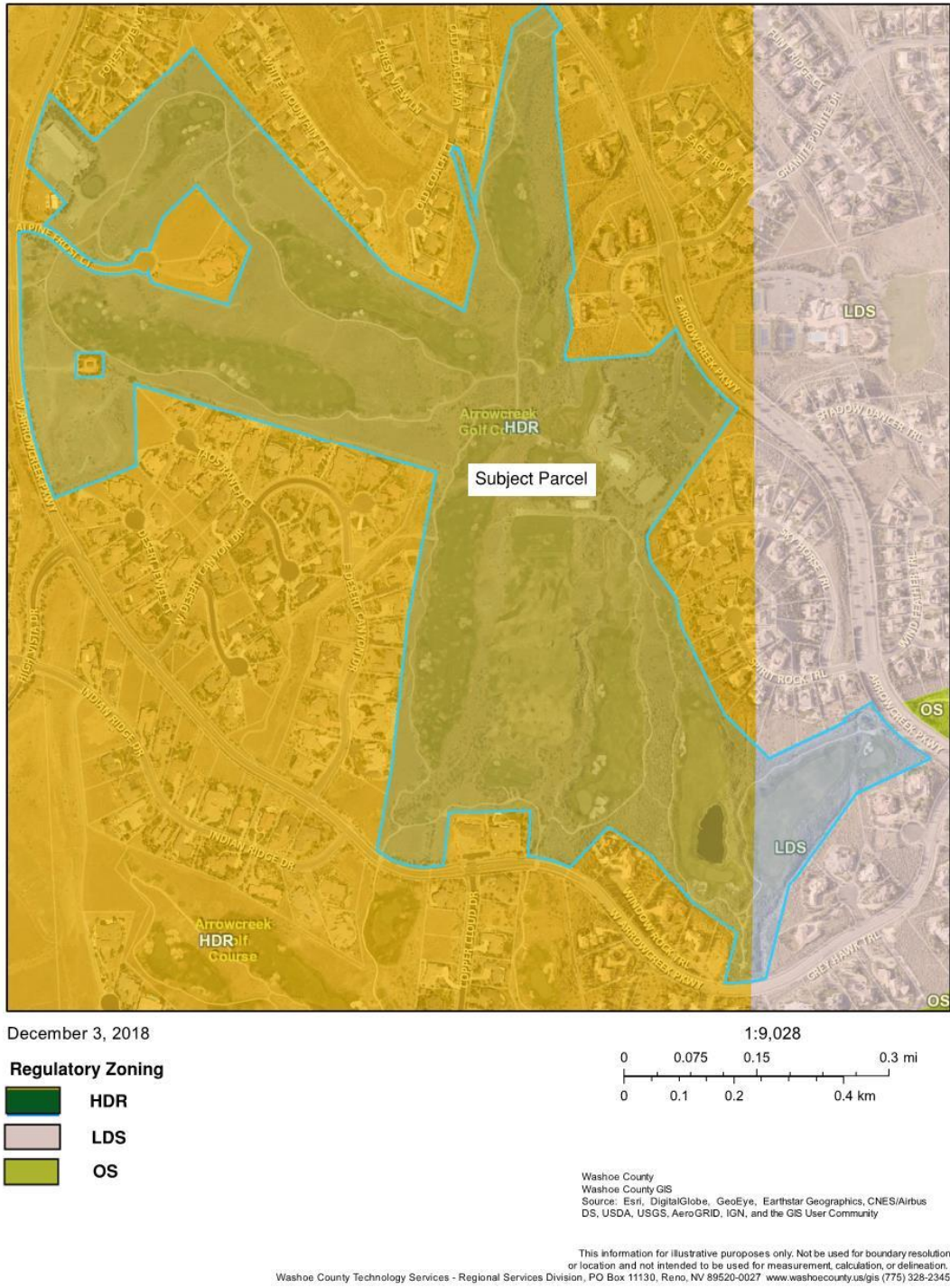
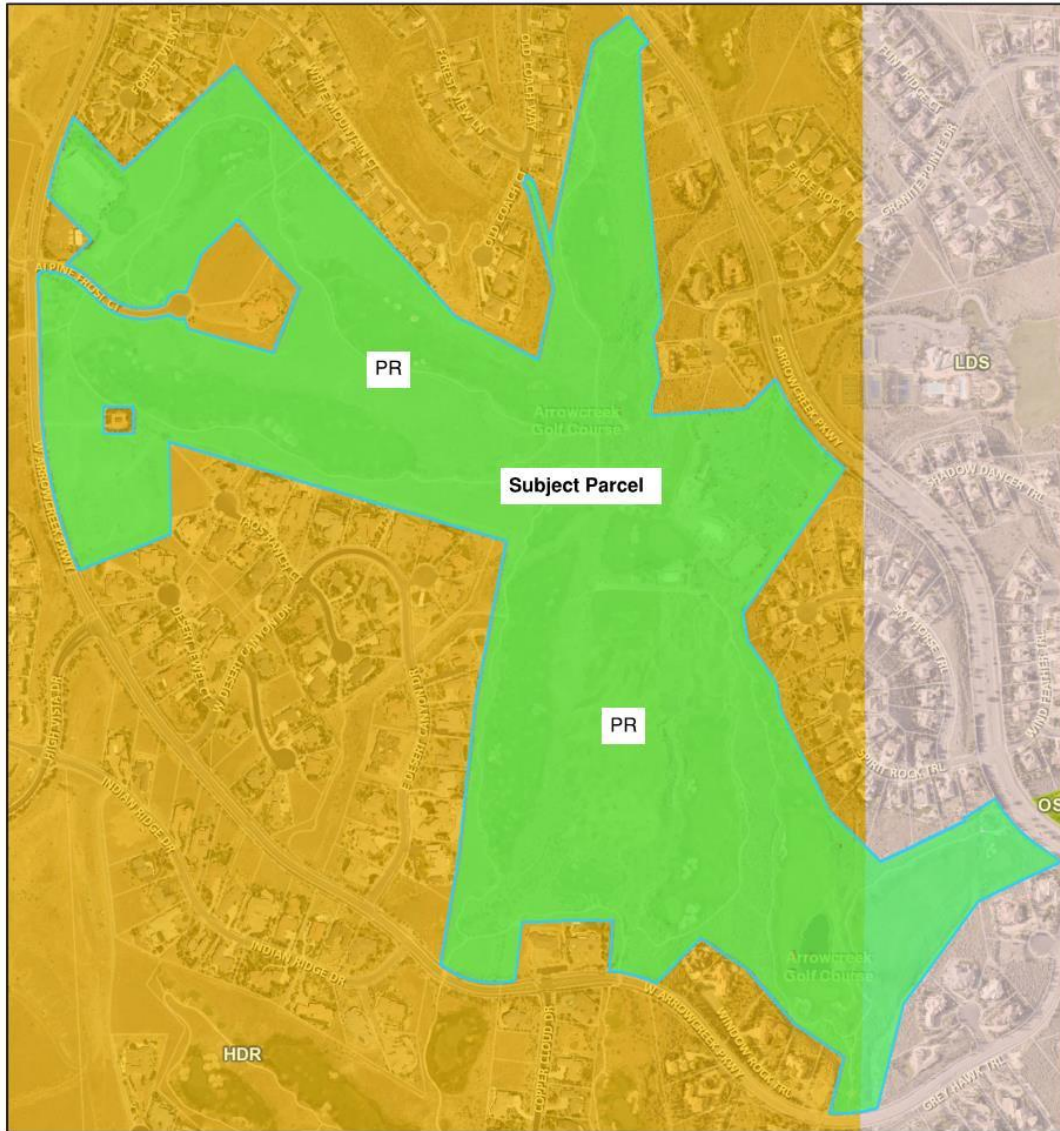


Figure 3: Washoe County Existing Regulatory Zoning

# THE CLUB AT ARROWCREEK (APN 152-021-03)

## REGULATORY ZONE AMENDMENT

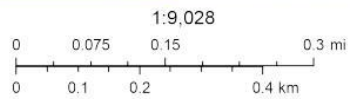
### The Club at Arrowcreek Requested Regulatory Zone Amendment



December 3, 2018

**Regulatory Zoning**

	<b>HDR</b>
	<b>LDS</b>
	<b>OS</b>
	<b>PR</b>



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

This information for illustrative purposes only. Not be used for boundary resolution

Figure 4: Washoe County Proposed Regulatory Zoning



## THE CLUB AT ARROWCREEK (APN 152-021-03)

### REGULATORY ZONE AMENDMENT

#### Regulatory Zone Amendment Findings

The following findings are required to be made for the approval of a regulatory zone amendment per Article 821 of the Washoe County Development Code.

- (1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*The requested regulatory zone amendment is intended to bring the subject parcel into better conformance with many of the current uses on the site and will allow for the proposed future uses such as the addition of indoor sports and recreation, and events and gatherings at the clubhouse.*

*Most of the policies and action programs contained within the SWTMAP are specific to project design, rather than zoning. However, as noted in the Master Plan section of this Project Narrative, the proposed zoning of PR is in conformance with policy SW.1.4 of the SWTMAP.*

- (2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*The change of the zoning to PR is not anticipated to have an adverse impact to the surrounding properties relative to public health, safety or welfare. The uses that have been ongoing will remain the same and future additional uses that are anticipated will be proposed and reviewed through a separate special use permit.*

- (3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*The requested zoning amendment will formally allow existing uses to continue by-right instead of being considered existing-non-conforming uses.*

- (4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*The requested zoning amendment will not have an adverse effect upon existing facilities. The golf course and clubhouse have existed as part of the Arrowcreek master planned community for over 20 years and the overall recreational targeted use of the facility and property is not proposed to change.*

- (5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*The Arrowcreek Master Planned Community, inclusive of the golf course and clubhouse facility was reviewed and approved under the Washoe County Master Plan goals, policies and action plans. The overall form and recreational and leisure offerings on the subject parcel are not anticipated to change. The plan is to provide additional opportunities and improvement to the club to the benefit of the members and to help*

## THE CLUB AT ARROWCREEK (APN 152-021-03)

### REGULATORY ZONE AMENDMENT

*bring the overall Club to financial viability. As such, the requested amendment will not affect the policies and programs of the Master Plan.*

- (6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*The proposed amendment will not affect the desired pattern of growth as the subject property and surrounding community area already predominately fully built-out.*

- (7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

*Not Applicable*

# **APPENDIX A**

## 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: The Club at ArrowCreek (APN 152-021-03) - Regulatory Zone Amendment			
Project Description: Proposed is a zone change to bring the existing clubhouse and its associated uses into conformance with the Washoe County Development Code.			
Project Address: 2905 E. Arrowcreek Parkway			
Project Area (acres or square feet): 149.06+/- Ac			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Approximately 2,300 feet NW of E. Arrowcreek Pkwy. and W. Arrowcreek Pkwy.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
152-021-03	149.06+/- Ac		
Section(s)/Township/Range: portions of sections 23 & 24 T.18N, R19E			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). DA9-1-93, SPW9-13-93, WSUP18-00016			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Lucky Star Golf, LLC		Name: CFA, Inc.	
Address: 2905 E. Arrowcreek Pkwy, Reno, Nevada 89511		Address: 1150 Corporate Boulevard	
Reno, NV	Zip: 89511	Reno, Nevada 89502	Zip:
Phone:	Fax:	Phone: 775-856-7073	Fax:
Email: rconrad@raycoassociates.com jconrad@geninfo.com		Email: dsnelgrove@cfareno.com	
Cell:	Other:	Cell: 775-737-8910	Other:
Contact Person: Raymond and Jeanne Conrad		Contact Person: R. David Snelgrove, AICP	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Lucky Star Golf, LLC		Name: Gary W. Pestello	
Address: Same as above		Address: 10198 Via Verona	
	Zip:	Reno, NV	Zip: 89511
Phone:	Fax:	Phone:	Fax:
Email:		Email: gwpestello@icloud.com	
Cell:	Other:	Cell: 775 815 1941	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:** Lucky Star Golf, LLC

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    )

Raymond Conrad and Jeanne Conrad  
(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 Building.

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

Assessor Parcel Number(s): 152-021-03

Printed Name Raymond Conrad, Manager  
Jeanne Conrad, Manager

Signed *Raymond Conrad*  
*Jeanne Conrad*

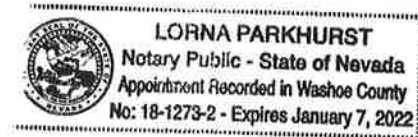
Address 2905 E. Arrowcreek Pkwy, Reno, Nevada 89511

*State: Nevada*  
*County: Washoe*  
Subscribed and sworn to before me this  
16<sup>th</sup> day of December, 2018.

*Lorna Parkhurst*  
Notary Public in and for said county and state

My commission expires: 1-7-22

(Notary Stamp)



\*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.)
- 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



# LUCKY STAR GOLF LLC

Business Entity Information			
Status:	Active	File Date:	6/6/2018
Type:	Foreign Limited-Liability Company	Entity Number:	E0276022018-8
Qualifying State:	DE	List of Officers Due:	6/30/2019
Managed By:		Expiration Date:	
NV Business ID:	NV20181409930	Business License Exp:	6/30/2019

Registered Agent Information			
Name:	CAPITOL CORPORATE SERVICES, INC.	Address 1:	202 SOUTH MINNESOTA STREET
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
<b>No stock records found for this company</b>			

<input checked="" type="checkbox"/> Officers <span style="float: right;"><input type="checkbox"/> Include Inactive Officers</span>			
<b>Manager - JEANNE CONRAD</b>			
Address 1:	1588 N. CASEY KEY RD.	Address 2:	
City:	OSPREY	State:	FL
Zip Code:	34229	Country:	
Status:	Active	Email:	
<b>Manager - RAYMOND CONRAD</b>			
Address 1:	1588 N. CASEY KEY RD.	Address 2:	
City:	OSPREY	State:	FL
Zip Code:	34229	Country:	
Status:	Active	Email:	

<input checked="" type="checkbox"/> Actions\Amendments	
Action Type:	Application for Foreign Registration

<b>Document Number:</b>	20180257527-89	<b># of Pages:</b>	2
<b>File Date:</b>	6/6/2018	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Initial List		
<b>Document Number:</b>	20180257528-90	<b># of Pages:</b>	1
<b>File Date:</b>	6/6/2018	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			
<b>Action Type:</b>	Merge In		
<b>Document Number:</b>	20180262538-27	<b># of Pages:</b>	6
<b>File Date:</b>	6/11/2018	<b>Effective Date:</b>	
<b>(No notes for this action)</b>			

## Regulatory Zone Amendment 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 Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

The zoning amendment will change 149.06+/- acres from a split zone of LDS - low density suburban (6%) and HDR - high density rural(94%) to PR - parks and recreation(100%).

This amendment is requested to bring the existing and proposed uses into conformance with the Washoe County Development code. The HDR designation (as are many other residential designations) is fully appropriate for a golf course, a clubhouse and associated activities. However, some of the current uses and to be proposed uses at the clubhouse would operate as existing/non-conforming uses under the HDR zoning designation, Such uses include indoor recreation and events (weddings and other gatherings). Changing the zoning designation to PR allows for continued improvement/upgrade to the Club at ArrowCreek, and allows the club to offer a greater number of recreational and leisure activities to it's membership in an effort to help the club be financially viable.

The current Master Plan designations of RR - rural residential - and SR - suburban residential - is appropriate for the new requested zoning.

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The subject property is located at 2905 E. Arrowcreek Parkway. It is approximately 2,300 feet NW of E. Arrowcreek Pkwy. and W. Arrowcreek Pkwy. The APN is 152-021-03.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
152-021-03	RR	LDS	8.94+/-	PR	8.94+/-
152-021-03	RR	HDR	140.12+/-	PR	140.12+/-

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	HDR	Residential
South	HDR	Residential
East	LDS/HDR	Residential/Common Area/private street
West	HDR	Residential

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

The parcel contains two 18 hole golf courses, golf practice facilities and a pool area (currently under construction), 21,716+/- s.f. clubhouse, parking and associated facilities and buildings. The property was graded and contoured in the late 1990's to accommodate for the golf course and associated buildings and parking lot.

Future plans (to be submitted and reviewed under a separate special use permit) will include an expansion to the clubhouse and additional recreational uses (workout area and indoor pickleball facility).

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

The site provides a manicured landscape which is suitable for a golf course. Pond and detention area have been created on the project site with original construction (20+ years ago) in benefit of the entire Arrowcreek master planned community. Vegetation consists of manicured lawn in the form of tee boxes, fairways, greens and transitional natural vegetation at the end of the defined golf holes. The topography has been contoured for use as a golf course and is varied, but generally sloped upward toward the west. The Washoe County Comprehensive Plan Conservation Element maps and Southwest Truckee Meadow Area Plan Development Constraints map show the site to have moderate geothermal potential, to be within the black bear habitat/range, contain small patches of potential wetlands areas that are currently contained within golf course landscape or natural areas and areas of slopes greater than 15% that are largely within the contoured golf course area or provided as steps to parking areas near the clubhouse.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

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

Explanation:

There are small areas of potential wetlands within the golf course area that have already been addressed through the development of the golf course holes. FEMA mapping available through the Washoe County GIS site indicates that there are no floodplains on the property and the area is within FEMA Zone X. There are faults within the property, but those were studied and avoided with development of the golf course and clubhouse.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

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

Explanation:

When this project was first proposed in 1993, SHPO recommended a cultural resource study be completed of the site. This was completed, and the findings entered into record as part of the original initial application in the 1990's.

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

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

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other #	N/A	acre-feet per year	

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

TMWA completed a Discovery Report on September 19, 2018 for the previously approved special use permit facilities covered under WSUP18-00016 (Pool and Backyard Grounds). This report also addresses a future 19,000+/- s.f. expansion to the clubhouse (to be addressed under a separate application/special use permit). The determination was that the prior demand commitments to the subject property (by TMWA) are greater than the current total demand, plus the foreseen expansion project. A copy of the Discovery Report is provided with this application. Given this review, no new water rights are expected to be necessary for the the planned future expansion (separate application)

The Discovery Report did not include any consideration for landscaping and it should be noted that landscape areas are watered using reclaimed effluent from the South Truckee Meadows Wastewater Treatment Facility and would not be included in a domestic water supply or demand calculation.

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

This regulatory zone amendment does not provide any approval for intensification. Any expansion or continued improvement to the site will be reviewed under a separate special use permit application. See response in (e) above.



8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

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

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

Not applicable
----------------

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

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

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Not Applicable

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

E. Arrowcreek Parkway, Damonte Ranch Parkway, South Virginia Street.

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

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

12. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 36
b. Health Care Facility	Saint Mary's Galena Urgent Care
c. Elementary School	Hunsberger Elementary School (no impact to this facility)
d. Middle School	Pine Middle School (no impact to this facility)
e. High School	Galena High School (no impact to this facility)
f. Parks	Arrowcreek Residents Center (Private), Arrowcreek Park (Neighborhood) and South Valleys Regional Park (Regional)
g. Library	South Valleys Library (no impact to this facility)
h. Citifare Bus Stop	Route 56 at Damonte Ranch Pkwy and South Virginia Street

## Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

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

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

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

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

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

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

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

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

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

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

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

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

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

## Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

According to Section 110.821.15 (d) Findings, in order for a recommendation for approval, all of the following findings must be made by the Commission:

(1) Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

RESPONSE: The requested regulatory zone amendment is intended to bring the subject parcel into better conformance with many of the current uses on the site, and will allow for indoor sports and recreation and events and gatherings at the clubhouse with future improvements.

(2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

RESPONSE: The change of the zoning to PR is not anticipated to have an adverse impact to the surrounding properties relative to public health, safety or welfare. The uses that have been ongoing will remain the same and future additional uses that are anticipated will be proposed and reviewed through a separate special use permit.

(3) Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

RESPONSE: The requested zoning amendment will formally allow existing uses to continue by-right instead of being considered existing-non-conforming uses.

(4) Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

RESPONSE: The requested zoning amendment will not have an adverse effect upon existing facilities. The golf course and clubhouse have existed as part of the ArrowCreek master planned community for over 20 years and the overall recreational targeted use of the facility and property is not proposed to change.

(5) No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

RESPONSE: The ArrowCreek Master Planned Community, inclusive of the golf course and clubhouse facility, was reviewed and approved under the Washoe County Master Plan goals, policies and action plans. The overall form and recreational and leisure offerings on the subject parcel are not anticipated to change. The plan is to provide additional opportunities and improvement to the club to the benefit of the members and to help bring the overall Club to financial viability. As such, the requested amendment will not affect the policies and programs of the Master Plan.

(6) Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

RESPONSE: The proposed amendment will not affect the desired pattern of growth as the subject property and surrounding community area already predominately fully built-out

(7) Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

RESPONSE: Not Applicable

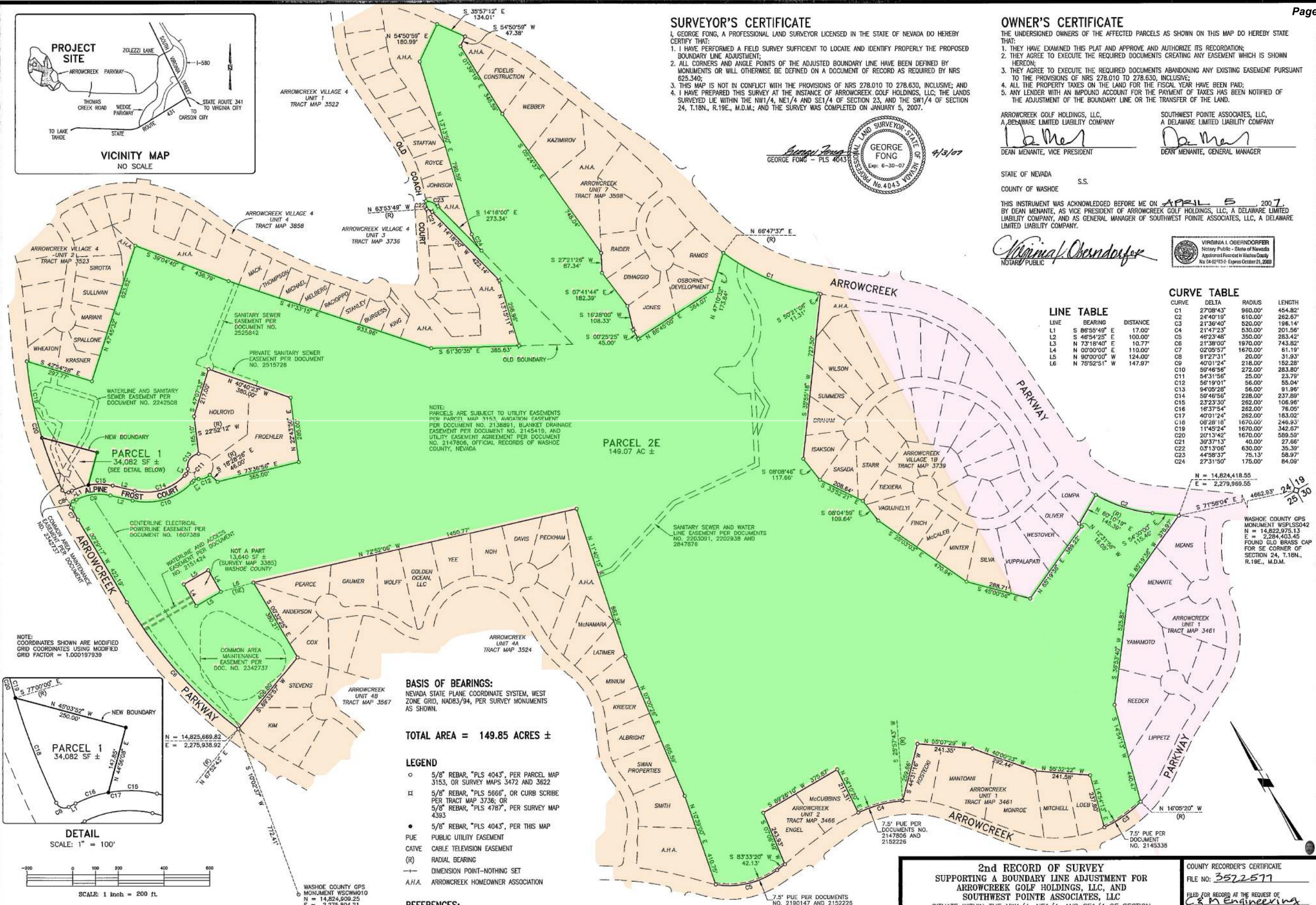
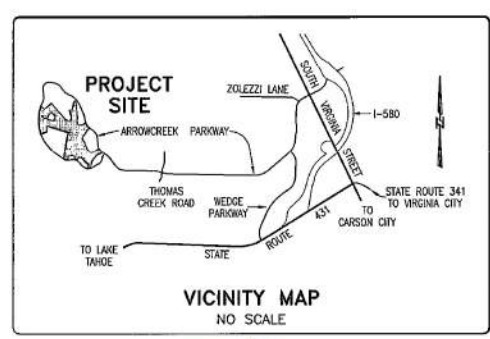
# **APPENDIX B**



# THE CLUB AT ARROWCREEK

## REGULATORY ZONE AMENDMENT

### PARCEL EXHIBIT APN 152-021-03



**SURVEYOR'S CERTIFICATE**  
 I, GEORGE FONG, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA DO HEREBY CERTIFY THAT:  
 1. I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT;  
 2. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS OR WILL OTHERWISE BE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340;  
 3. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE; AND  
 4. I HAVE PREPARED THIS SURVEY AT THE INSTANCE OF ARROWCREEK GOLF HOLDINGS, LLC; THE LANDS SURVEYED LIE WITHIN THE NW1/4, NE1/4 AND SE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 24, T.18N., R.19E., M.D.M.; AND THE SURVEY WAS COMPLETED ON JANUARY 5, 2007.

*George Fong*  
 GEORGE FONG - PLS 4043  
 SURVEYOR STATE OF NEVADA  
 No. 4043  
 4/18/07

**OWNER'S CERTIFICATE**  
 THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP DO HEREBY STATE THAT:  
 1. THEY HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDATION;  
 2. THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON;  
 3. THEY AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE;  
 4. ALL THE PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;  
 5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

ARROWCREEK GOLF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
*Dean Menante*  
 DEAN MENANTE, VICE PRESIDENT  
 STATE OF NEVADA S.S.  
 COUNTY OF WASHOE  
 SOUTHWEST POINTE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
*Dean Menante*  
 DEAN MENANTE, GENERAL MANAGER

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON APRIL 5, 2007, BY DEAN MENANTE, AS VICE PRESIDENT OF ARROWCREEK GOLF HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND AS GENERAL MANAGER OF SOUTHWEST POINTE ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.  
*Virginia I. Oberndorfer*  
 NOTARY PUBLIC  
 VIRGINIA I. OBERNDORFER  
 Notary Public - State of Nevada  
 Approved Renewal in Washoe County  
 No. 04-62153-9 Expires October 21, 2008

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 86°55'48" E	17.00'
L2	S 46°54'25" E	100.00'
L3	N 73°18'40" E	10.77'
L4	N 00°00'00" E	110.00'
L5	N 90°00'00" W	124.00'
L6	N 75°52'51" W	147.97'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	27°08'43"	960.00'	454.82'
C2	24°40'19"	610.00'	262.67'
C3	21°36'40"	530.00'	196.14'
C4	21°47'23"	530.00'	201.56'
C5	46°23'48"	350.00'	283.42'
C6	21°38'00"	1970.00'	743.82'
C7	02°05'57"	1670.00'	61.19'
C8	91°22'31"	20.00'	31.93'
C9	40°01'24"	218.00'	152.28'
C10	59°46'56"	272.00'	283.80'
C11	54°31'56"	25.00'	23.79'
C12	56°19'01"	56.00'	55.04'
C13	94°05'28"	56.00'	91.96'
C14	59°46'56"	228.00'	237.89'
C15	23°23'30"	282.00'	106.96'
C16	16°37'54"	282.00'	76.06'
C17	40°01'24"	282.00'	183.02'
C18	08°28'18"	1670.00'	246.93'
C19	11°45'24"	1670.00'	342.67'
C20	20°13'42"	1670.00'	589.59'
C21	39°37'13"	40.00'	27.66'
C22	03°13'06"	630.00'	35.39'
C23	44°58'37"	75.13'	58.97'
C24	27°31'50"	175.00'	84.09'

**BASIS OF BEARINGS:**  
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD83/94, PER SURVEY MONUMENTS AS SHOWN.

**TOTAL AREA = 149.85 ACRES ±**

- LEGEND**
- 5/8" REBAR, "PLS 4043", PER PARCEL MAP 3153, OR SURVEY MAPS 3472 AND 3622
  - ⊞ 5/8" REBAR, "PLS 5666", OR CURB SCRIBE PER TRACT MAP 3736; OR 5/8" REBAR, "PLS 4787", PER SURVEY MAP 4393
  - 5/8" REBAR, "PLS 4043", PER THIS MAP
  - PUE PUBLIC UTILITY EASEMENT
  - CAIVE CABLE TELEVISION EASEMENT
  - (R) RADIAL BEARING
  - DIMENSION POINT—NOTHING SET
  - A.H.A. ARROWCREEK HOMEOWNER ASSOCIATION

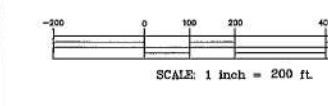
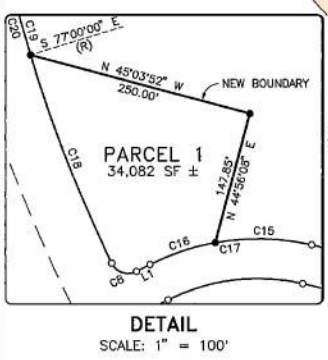
**REFERENCES:**  
 TRACT MAP 3736, RECORDED JULY 28, 1999, AS DOCUMENT NO. 2365541, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
 CERTIFICATE OF AMENDMENT RECORDED APRIL 4, 2002, AS DOCUMENT NO. 2672474, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.  
 SURVEY MAP 4393, RECORDED JUNE 2, 2004, AS DOCUMENT NO. 3047058, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.

**GOVERNING AGENCY CERTIFICATE**  
 WASHOE COUNTY HAS REVIEWED AND APPROVED THIS MAP.  
*Jack Holmes*  
 JACK HOLMES  
 4/18/07  
 DATE

**2nd RECORD OF SURVEY**  
 SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR ARROWCREEK GOLF HOLDINGS, LLC, AND SOUTHWEST POINTE ASSOCIATES, LLC  
 SITUATE WITHIN THE NW1/4, NE1/4, AND SE1/4 OF SECTION 23, AND THE SW1/4 OF SECTION 24, T.18N., R.19E., M.D.M.; BEING PARCEL 2D OF SURVEY MAP 4393 AND THAT PARCEL OF LAND PER DOCUMENT NO. 2672474  
 WASHOE COUNTY NEVADA  
**C & M ENGINEERING AND DESIGN, LTD**  
 9498 DOUBLE R BLVD., SUITE B  
 RENO, NV 89521  
 PHONE: (775) 856-3312  
 FAX: (775) 856-3318  
 JOB NO. 06-011.01  
 DATE 12/29/06  
 SHEET 1 OF 1

**COUNTY RECORDER'S CERTIFICATE**  
 FILE NO: 3522577  
 FILED FOR RECORD AT THE REQUEST OF *C&M Engineering*  
 ON THIS 19 DAY OF April 2007  
 AT 2 MINUTES PAST 10 O'CLOCK A.M.  
 OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA  
*Kathryn L. Burke*  
 COUNTY RECORDER  
 BY: *C. Bartley*  
 DEPUTY  
 FEEL: *WR2A18-0009*

PR   
 HDR   
 LDS



**NOTES:**  
 1. NO ADDITIONAL LOTS ARE BEING CREATED AS A RESULT OF THIS MAP.  
 2. NO AFFECTED PARCEL IS SMALLER THAN THE MINIMUM SIZE REQUIRED BY THE REGULATORY ZONE.  
 3. ACCESS TO ALL LOTS IS PROVIDED.  
 4. THERE ARE NO ENCROACHMENTS INTO ANY PUBLIC EASEMENT, RIGHT-OF-WAY OR REQUIRED YARD.  
 5. NO STRUCTURES EXIST WHICH WILL BE IN CONTRAVENTION TO THE REQUIRED SETBACKS OF THE WASHOE COUNTY DEVELOPMENT CODE.  
 6. THE INTENT OF THIS MAP IS TO INDICATE A BOUNDARY LINE ADJUSTMENT AS EXECUTED BY DOCUMENT NO. 3522577.

3522577

CUMULATIVE INDEXES SHOULD BE EXAMINED FOR ANY SUBSEQUENT CHANGES TO THIS MAP  
 4809

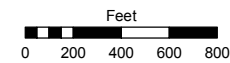


# **APPENDIX C**

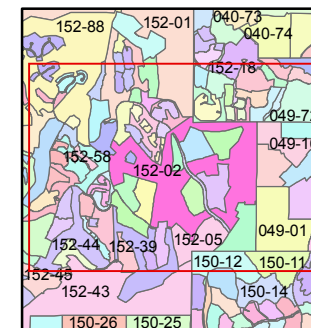
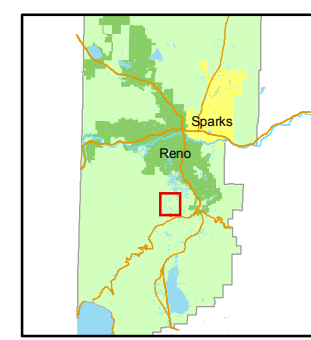
152-02

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



1 inch = 800 feet



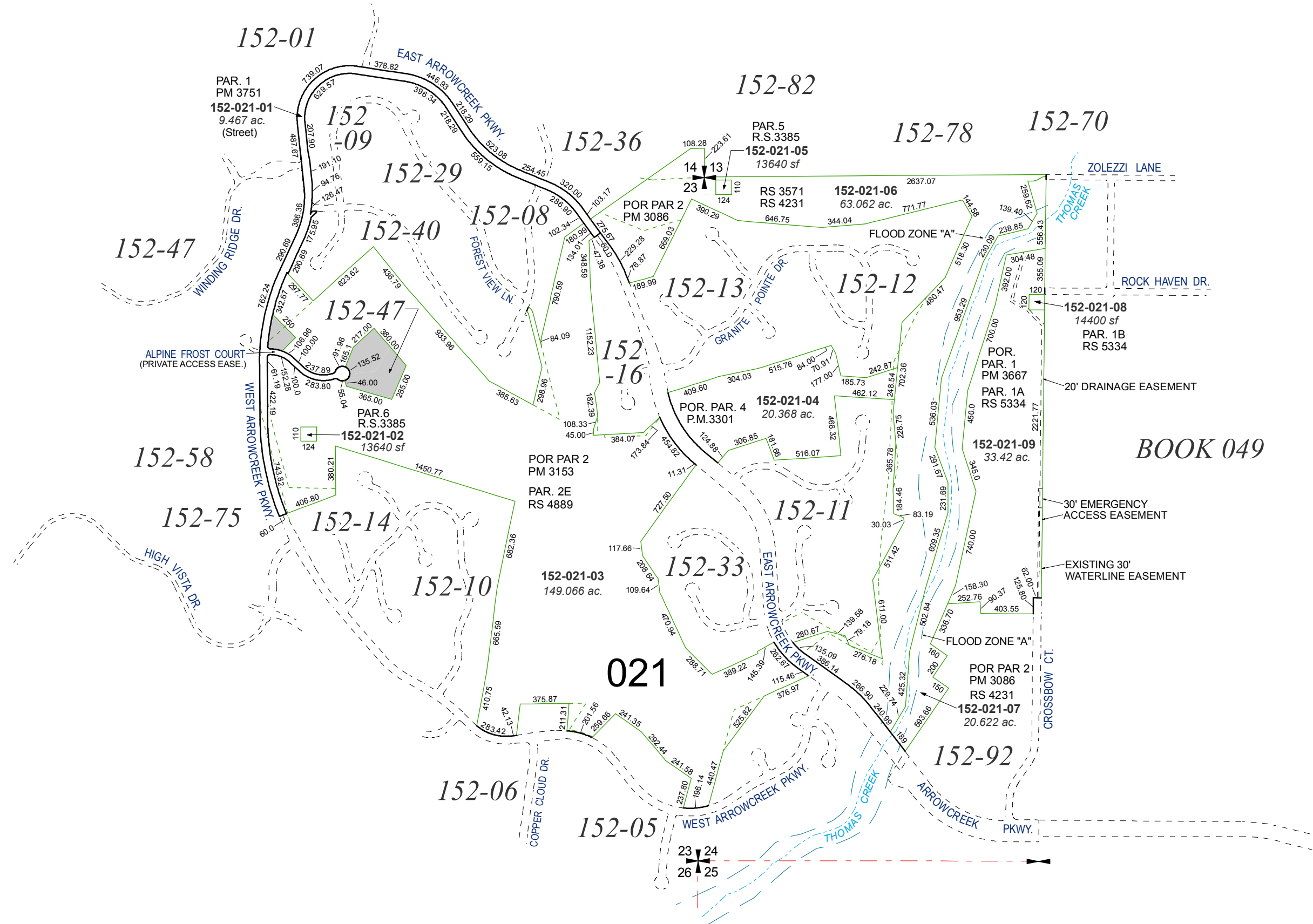
created by: KSB 6/03/11

last updated: \_\_\_\_\_

area previously shown on map(s)  
152-01

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the suitability of the data delineated hereon.  
WRZ 16-0009  
**EXHIBIT B**

PORTIONS OF SECTIONS 14, 23 & 24  
T18N - R19E



WASHOE COUNTY ASSESSOR PROPERTY DATA	12/14/2018
--------------------------------------	------------

APN: 152-021-03 Card 1 of 4

Owner Information & Legal Description				Building Information			
(add'l) Situs	2905 E ARROWCREEK PKWY , WASHOE COUNTY 89511			Quality	C35 Abv Avg/High	Occupancy Sec Occupancy	Country Club
Owner 1	LUCKY STAR GOLF LLC			Stories	1.00	Square Feet	11,842
Mail Address	1588 N CASEY KEY RD OSPREY FL 34229			Year Built	1999	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4828727	Rec Date	07/03/2018	W.A.Y.	1999	Finished Bsmt	0
Prior Owner	FRIENDS OF ARROWCREEK LLC			Bedrooms	0	Unfin Bsmt	0
Prior Doc	4518226			Full Baths	0	Bsmt Type	
Keyline Desc	RS 4889 LT 2E			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	_UNSPECIFIED			Fixtures		Total Gar Area	0
Lot: 2E Block:		Sub Map#		Fireplaces	0	Gar Type	
Record of Survey Map: 4889		Parcel Map#		Heat Type	WARM/COOL	Det Garage	0
Section: Township: 18 Range: 19		SPC	225, 046	Sec Heat Type		Bsmt Gar Door	0
Tax Dist	4000 Add'l Tax Info	Prior APN	Multiple	Ext Walls	STUD-STUCCO	Sub Floor	
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls	STUD-ASHLAR	Frame	WD/STL FRAME
				Roof Cover		Construction Mod	0
				Obso/Bldg Adj	-3,786,458	Units/Bldg	1
				% Complete	100 %	Units/Parcel	4

Land Information							
Land Use	440	Zoning	LDS 6% / HDR 94%	Sewer	Municipal	NBC	EBGW
Size	149.066 Acre or ~ 6,493,315 SqFt	Water	Muni	Street	Paved	NBC Map	EB NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2018/19 FV	2019/20 VN	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	562,724	584,041	1SVR	450	07-03-2018	4,972,759	FRIENDS OF ARROWCREEK LLC	LUCKY STAR GOLF LI
Taxable Improvement Value	0	0	3NTT	440	09-29-2015	0	FRIENDS OF ARROWCREEK LLC	FRIENDS OF ARROW
Taxable Total	562,724	584,041	3NTT	440	10-16-2014	0	ASPEN SIERRA LEASING CO LTD	FRIENDS OF ARROW
Assessed Land Value	196,953	204,414	3NTT	450	06-18-2013	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASI
Assessed Improvement Value	0	0	3NTT	440	06-06-2011	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASI
Total Assessed	196,953	204,414	3MB	440	10-03-2008	7,000,000	ARROWCREEK GOLF HOLDINGS LLC,	ASPEN SIERRA LEASI

The 2019/2020 values are preliminary values and subject to change.

Building #1 Sketch	Property Photo
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Unlabeled Subject  
ORA 1142, P. 03



If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us) with '**Sketch Request**' in the subject line. Please include the APN.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 12/13/2018. **NOTE:** The 2019/2020 values are preliminary values and subject to change.

**DOC #4828727**

07/03/2018 02:08:26 PM  
Electronic Recording Requested By  
TICOR TITLE - RENO (COMMERCIAL)  
Washoe County Recorder  
Lawrence R. Burtness  
Fee: \$41.00 RPTT: \$20389.30  
Page 1 of 11

WHEN RECORDED MAIL TO:

**Lucky Star Golf LLC, a Delaware limited liability company**  
1588 North Casey Key Road  
Osprey, FL 34229

MAIL TAX STATEMENTS TO:  
Same As Above

Escrow No. 1801854-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.:

152-021-03,06 & 152-850-06, 152-390-02 & 03;  
152-443-22, 152-880-01, 152-582-07,  
152-611-07, 152-850-06 and 152-471-11.

SPACE ABOVE FOR RECORDER'S  
R.P.T.T. \$ 20,389.30

USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That**

**Friends of Arrowcreek, LLC, a Nevada limited liability company**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to**

**Lucky Star Golf LLC, a Delaware limited liability company**

~~all that real property situated in the County of Washoe, State of Nevada, described as follows:~~

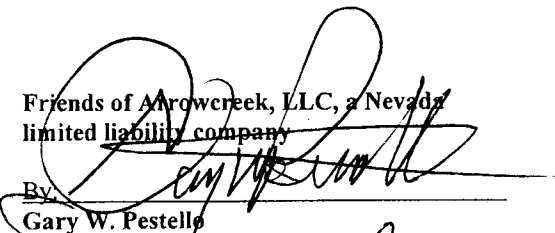
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

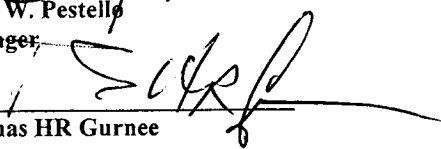
**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**THIS SPACE INTENTIONALLY LEFT BLANK**  
Signature and notary acknowledgement on page two.

Escrow No. 1801854-CD  
APN No.: 152-021-03,06 & 152-850-06

Friends of Arrowcreek, LLC, a Nevada  
limited liability company

By:   
Gary W. Pestello  
Manager

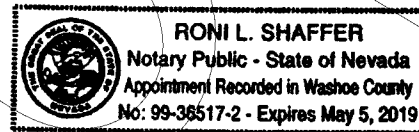
By:   
Thomas HR Gurnee  
Manager

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, June 29, 2018  
by Gary W. Pestello.

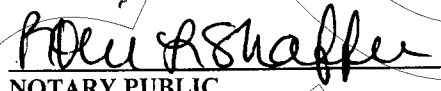
  
NOTARY PUBLIC

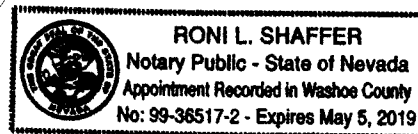


STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, June 29, 2018  
by Thomas HR Gurnee.

  
NOTARY PUBLIC



This Signature and Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed  
under escrow No. 01801854.



Escrow No. 1801854-CD

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

**PARCEL 1:**

Parcel 2E as shown on the 2nd Record of Survey Supporting a Boundary Line Adjustment for Arrowcreek Golf Holdings, LLC, and Southwest Pointe Associates, LLC, Record of Survey Map No. 4889, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 19, 2007, as File No. 3522577, Official Records, being more particularly described as follows:

Beginning at the most Northerly corner of Parcel 2D as shown on that Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, L.L.C., and A. Paul Regnier & Nancy A. Regnier, recorded on June 2, 2004 as Record of Survey Map 4393, Document No. 3047058, Official Records of Washoe County, Nevada, said point being on the Southwesterly line of Arrowcreek Parkway and the being the most Easterly corner of Common Area A of Arrowcreek Village 4, Unit 1, as shown on the plat thereof, recorded on April 27, 1998, as Tract Map 3522, Document No. 2203884, Official Records of Washoe County, Nevada;

Thence along said Southwesterly line of Arrowcreek Parkway, S 35°57'12" E, 134.01 feet;  
 Thence S 54°50'59" W, 47.38 feet;  
 Thence S 01°39'19" E, 348.59 feet;  
 Thence S 05°24'37" E, 748.04 feet;  
 Thence S 27°21'26" W, 87.34 feet;  
 Thence S 07°41'44" E, 182.39 feet;  
 Thence S 16°28'00" W, 108.33 feet;  
 Thence S 00°25'25" W, 45.00 feet;  
 Thence N 86°45'00" E, 384.07 feet;  
 Thence N 47°10'32" E, 173.84 feet to a point on the said Southwesterly line of Arrowcreek Parkway;  
 Thence along said Southwesterly line of Arrowcreek Parkway the following two (2) courses and distances;  
 On the arc of a non-tangent 960.00 foot radius curve to the left from a tangent bearing  
 S 23°12'23" E, through a central angle of 27°08'43" a distance of 454.82 feet;  
 S 50°21'06" E, 11.31 feet;  
 Thence S 35°55'18" W, 727.50 feet;  
 Thence S 08°08'46" E, 117.66 feet;  
 Thence S 33°52'21" E, 208.64 feet;  
 Thence S 08°04'59" E, 109.64 feet;  
 Thence S 25°03'03" E, 470.94 feet;  
 Thence S 45°00'56" E, 288.71 feet;  
 Thence N 65°19'36" E, 389.22 feet;  
 Thence N 12°31'56" W, 16.05 feet;  
 Thence N 60°10'19" E, 145.39 feet to a point on the said Southwesterly line of Arrowcreek Parkway;  
 Thence along said Southwesterly line of Arrowcreek Parkway the following two (2) courses and distances;  
 On the arc of a non-tangent 610.00 foot radius curve to the left from a tangent bearing  
 S 29°49'41" E, through a central angle of 24°40'19" a distance of 262.67 feet;  
 S 54°30'00" E, 115.46 feet;  
 Thence S 65°19'36" W, 376.97 feet;  
 Thence S 36°53'40" W, 525.82 feet;

Thence S 14°54'13" W, 440.47 feet to a point on the Northerly line of said Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway on the arc of a non-tangent 520.00 foot radius curve to the right from a tangent bearing S 73°54'40" W through a central angle of 21°36'40" a distance of 196.14 feet; Thence N 14°54'13" E, 237.80 feet; Thence N 55°32'22" W, 241.58 feet; Thence N 40°00'23" W, 292.44 feet; Thence N 55°07'29" W, 241.35 feet; Thence S 44°31'16" W, 259.66 feet to a point on the said Northerly line of Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway on the arc of a non-tangent 530.00 foot radius curve to the left from a tangent bearing N 64°02'17" W through a central angle of 21°47'23" a distance of 201.56 feet; Thence N 04°10'20" E, 211.31 feet; Thence S 89°26'10" W, 375.87 feet; Thence S 07°06'49" W, 243.93 feet to a point on the said Northerly line of Arrowcreek Parkway; Thence along said Northerly line of Arrowcreek Parkway the following two (2) courses and distances: S 83°33'20" W, 42.13 feet; On the arc of a 350.00 foot radius curve to the right through a central angle of 46°23'48" a distance of 283.42 feet; Thence N 10°39'00" E, 410.75 feet; Thence N 07°00'26" E, 665.59 feet; Thence N 11°40'15" E, 682.36 feet; Thence N 72°52'06" W, 1450.77 feet; Thence S 00°32'25" E, 380.21 feet; Thence S 69°32'57" W, 406.80 feet to a point on the Easterly line of said Arrowcreek Parkway; Thence along said Easterly line of Arrowcreek Parkway the following three (3) courses and distances: On the arc of a non-tangent 1970 foot radius curve to the right from a tangent bearing N 22°07'17" W through a central angle of 21°38'00" a distance of 743.82 feet; N 00°29'17" W, 422.19 feet; On the arc of a 1670.00 foot radius curve to the right through a central angle of 02°05'57" a distance of 61.19 feet to a point of compound curvature; Thence along the arc of a 20.00 foot radius curve to the right through a central angle of 91°27'31" a distance of 31.93 feet to a point on the Southerly line of Alpine Frost Court; Thence along said Southerly line of Alpine Frost Court the following seven (7) courses and distances: S 86°55'49" E, 17.00 feet; On the arc of a 218.00 foot radius curve to the right through a central angle of 40°01'24" a distance of 152.28 feet; S 46°54'25" E, 100.00 feet; On the arc of a 272.00 foot radius curve to the left through a central angle of 59°46'56" a distance of 283.80 feet; N 73°18'40" E, 10.77 feet; On the arc of a 25.00 foot radius curve to the right through a central angle of 54°31'56" a distance of 23.79 feet to a point of reverse curvature; On the arc of a 56.00 foot radius curve to the left through a central angle of 56°19'01" a distance of 55.04 feet; Thence S 18°28'26" E, 46.00 feet; Thence S 73°36'56" E, 365.00 feet; Thence N 22°43'50" E, 285.00 feet; Thence N 40°40'23" W, 380.00 feet; Thence S 47°07'33" W, 217.00 feet; Thence S 22°52'12" W, 165.10 feet to a point on the Northerly line of said Alpine Frost Court; Thence along said Northerly line of Alpine Frost Court the following six (6) courses and distances: On the arc of a non-tangent 56.00 foot radius curve to the left from a tangent bearing N 67°07'48" W through a central angle of 94°05'28" a distance of 91.96 feet to a point of reverse curvature;

On the arc of a 25.00 foot radius curve to the right through a central angle of  $54^{\circ}31'56''$  a distance of 23.79 feet;  
 S  $73^{\circ}18'40''$  W, 10.77 feet;  
 On the arc of a 228.00 foot radius curve to the right through a central angle of  $59^{\circ}46'56''$  a distance of 237.89 feet;  
 N  $46^{\circ}54'25''$  W, 100.00 feet;  
 On the arc of a 262.00 foot radius curve to the left through a central angle of  $23^{\circ}23'30''$  a distance of 106.96 feet to Point "A";  
 Thence N  $44^{\circ}56'08''$  E, 147.85 feet;  
 Thence N  $45^{\circ}03'52''$  W, 250.00 feet to a point on the said Easterly line of Arrowcreek Parkway;  
 Thence along said Easterly line of Arrowcreek Parkway on the arc of a non-tangent 1670.00 foot radius curve to the right from a tangent bearing N  $13^{\circ}00'00''$  E through a central angle of  $11^{\circ}45'24''$  a distance of 342.67 feet;  
 Thence S  $42^{\circ}54'28''$  E, 297.77 feet;  
 Thence N  $47^{\circ}45'32''$  E, 623.62 feet;  
 Thence S  $39^{\circ}04'40''$  E, 436.79 feet;  
 Thence S  $41^{\circ}33'15''$  E, 933.96 feet;  
 Thence S  $61^{\circ}30'35''$  E, 385.63 feet;  
 Thence N  $13^{\circ}15'11''$  E, 298.96 feet;  
 Thence N  $14^{\circ}18'00''$  W, 422.14 feet;  
 Thence along the arc of a 40.00 foot radius curve to the left through a central angle of  $39^{\circ}37'13''$  a distance of 27.66 feet to a point on the Easterly line of Old Coach Court;  
 Thence along said Easterly line of Old Coach Court on the arc of a non-tangent 630.00 foot radius curve to the left from a tangent bearing N  $26^{\circ}06'11''$  E through a central angle of  $03^{\circ}13'06''$  a distance of 35.39 feet;  
 Thence along the arc of a non-tangent 75.13 foot radius curve to the right from a tangent bearing S  $59^{\circ}19'02''$  E through a central angle of  $44^{\circ}58'37''$  a distance of 58.97 feet;  
 Thence S  $14^{\circ}18'00''$  E, 273.34 feet;  
 Thence along the arc of a 175.00 foot radius curve to the right from a tangent bearing N  $14^{\circ}18'00''$  W through a central angle of  $27^{\circ}31'50''$  a distance of 84.09 feet;  
 Thence N  $13^{\circ}13'50''$  E, 790.59 feet;  
 Thence N  $54^{\circ}50'59''$  E, 180.99 feet to the point of beginning.

Excepting therefrom, that portion thereof, conveyed to Washoe County and described as Assessment District Well Site Facility – Parcel 6, by Grant, Bargain and Sale Deed, recorded November 6, 1997, in Book 5036, Page 664, as Document No. 2151423, Official Records.

APN: 152-021-03

PARCEL 2:

Parcel 2 as shown on the Record of Survey for a Parcel Map Waiver for Washoe County, Record of Survey Map No. 4231, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 11, 2003, as File No. 2835808, Official Records, being more particularly described as follows:

Beginning at the most Southerly corner of Parcel 2C of Survey Map 3472, as shown on the plat thereof, recorded July 21, 1998, as Document No. 2233310, Official Records of Washoe County, Nevada;

Thence N  $37^{\circ}41'43''$  W, 429.99 feet;  
 Thence along the arc of a 910.00 foot radius curve to the left through a central angle of  $16^{\circ}48'17''$  a distance of 266.90 feet;  
 Thence N  $54^{\circ}30'00''$  W, 386.14 feet;

Thence along the arc of a 490.00 foot radius curve to the right through a central angle of 15°47'45" a distance of 135.09 feet;

Thence N 72°13'40" E, 280.67 feet;  
 Thence S 75°35'05" E, 139.58 feet;  
 Thence S 24°08'23" E, 79.18 feet;  
 Thence S 67°48'42" E, 276.18 feet;  
 Thence N 07°03'37" W, 611.00 feet;  
 Thence N 28°22'09" E, 511.42 feet;  
 Thence N 05°50'19" W, 30.03 feet;  
 Thence N 65°50'39" W, 83.19 feet;  
 Thence N 01°41'08" W, 184.46 feet;  
 Thence N 03°23'39" E, 365.78 feet;  
 Thence N 05°50'19" W, 228.75 feet;  
 Thence N 05°47'40" E, 702.36 feet;  
 Thence N 43°43'23" E, 480.47 feet;  
 Thence N 23°35'05" E, 518.30 feet;  
 Thence N 30°50'29" W, 144.58 feet;  
 Thence S 76°10'25" W, 771.77 feet;  
 Thence S 85°12'55" W, 344.04 feet;  
 Thence N 85°16'00" W, 646.75 feet;  
 Thence N 64°33'50" W, 390.29 feet;  
 Thence S 26°27'01" W, 669.03 feet;  
 Thence S 74°25'39" W, 189.99 feet;  
 Thence N 21°49'39" W, 76.87 feet;

Thence along the arc of a 930.00 foot radius curve to the left through a central angle of 14°07'33" a distance of 229.28 feet;

Thence N 35°57'12" W, 275.67 feet;  
 Thence N 54°50'59" E, 945.34 feet;  
 Thence N 88°55'09" E, 108.27 feet;  
 Thence S 00°23'33" W, 223.61 feet;  
 Thence N 89°32'44" E, 2637.07 feet;  
 Thence S 00°37'20" W, 571.56 feet;  
 Thence S 80°45'00" W, 304.48 feet;  
 Thence S 12°18'00" W, 392.00 feet;  
 Thence S 17°47'00" W, 700.00 feet;  
 Thence S 05°24'00" W, 450.00 feet;  
 Thence S 17°39'00" E, 345.00 feet;  
 Thence S 12°11'00" W, 740.00 feet;  
 Thence S 23°18'00" W, 495.00 feet;  
 Thence S 55°31'32" E, 160.00 feet;  
 Thence S 34°28'28" W, 200.00 feet;  
 Thence S 55°31'32" E, 150.00 feet;  
 Thence S 34°28'28" W, 593.66 feet to the point of beginning.

Excepting therefrom, that portion thereof, conveyed to Washoe County and described as Assessment District Well Site Facility – Parcel 5, by Grant, Bargain and Sale Deed, recorded November 6, 1997, in Book 5036, Page 664, as Document No. 2151423, Official Records.

Also excepting therefrom, that portion thereof, conveyed to the County of Washoe by Deed recorded October 30, 2002, as Document No. 2755391, Official Records and more particularly described as follows:

A parcel of land situate within the West one-half of Section 24, T.18N., R.19E., M.D.M., being a portion of Parcel 2D of Survey Map 3571, as shown on the plat thereof, recorded March 1, 1999, as Document No. 2312176, Official Records of Washoe County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of said Parcel 2D, said point also being the North one-quarter corner of said Section 24;

Thence along the Easterly line of said Parcel 2D the following thirteen (13) courses and distances:

S 00°37'20" W, 15.12 feet to the Point of Beginning;

S 00°37'20" W, 556.44 feet;

S 80°45'00" W, 304.48 feet;

S 12°18'00" W, 392.00 feet;

S 17°47'00" W, 700.00 feet;

S 05°24'00" W, 450.00 feet;

S 17°39'00" E, 345.00 feet;

S 12°11'00" W, 740.00 feet;

S 23°18'00" W, 495.00 feet;

S 55°31'32" E, 160.00 feet;

S 34°28'28" W, 200.00 feet;

S 55°31'32" E, 150.00 feet;

S 34°28'28" W, 593.66 feet to a point on the Northeasterly line of Arrowcreek Parkway;

Thence along said Northeasterly line, N 37°41'43" W, 189.00 feet;

Thence N 30°54'37" E, 229.74 feet;

Thence N 04°13'22" E, 425.32 feet;

Thence N 14°11'11" E, 502.84 feet;

Thence N 16°26'25" E, 609.35 feet;

Thence N 00°24'50" E, 231.69 feet;

Thence N 20°21'06" W, 291.67 feet;

Thence N 05°25'50" E, 536.03 feet;

Thence N 19°47'16" E, 953.29 feet;

Thence N 29°22'30" E, 230.09 feet;

Thence N 76°30'20" E, 238.85 feet;

Thence N 30°50'54" E, 139.40 feet;

Thence N 16°30'35" W, 259.62 feet;

Thence N 89°32'44" E, 30.00 feet;

Thence along the arc of a 115.00 foot radius curve to the left through a central angle of 32°30'00" a distance of 65.23 feet;

Thence N 57°02'44" E, 6.66 feet;

Thence along the arc of a 85.00 foot radius curve to the right through a central angle of 31°29'12" a distance of 46.71 feet to the point of beginning.

APN: 152-021-06

PARCEL 3:

Parcel A and B of ARROWCREEK SUBDIVISION-UNIT 8, Tract Map No. 3827, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on May 12, 2000 as File No. 2446804, Official Records.

APN: 152-390-02 and 152-390-03

PARCEL 4:

All land lying within the exterior boundaries of "Reversion to Acreage of Parcels Band C of Record of Survey Map 3925 and Parcel D1 of Record of Survey Map 3992", Reversion Parcel Map No. 4748, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 19, 2007, as Document No. 3522575, Official Records.

APN: 152-443-22

PARCEL 5:

Parcel G of ARROWCREEK SUBDIVISION-UNIT 28, Tract Map No. 4433, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on January 6, 2005, as Document No. 3153018, Official Records, Official Records, and as amended by a "CERTIFICATE OF AMENDMENT" recorded March 24, 2005, as Document No. 3187611, Official Records.

APN: 152-880-01

PARCEL 6:

Parcel 1F as shown on the Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, LLC, and Southwest Pointe Associates, LLC, Record of Survey Map No. 4660, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on December 27, 2005, as File No. 3328432, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Parcel 1E of Record of Survey Map 4012, File Number 2628621, of the Official Records of Washoe County, Nevada, situated within the West Half of Section 23, Township 18 North, Range 19 East, MDM, being more particularly described as follows:

Beginning at the most Northerly corner of said Parcel 1E;  
 Thence along the exterior boundary of said Parcel 1E, South 57°18'18" East a distance of 150.81 feet;  
 Thence along a tangent circular curve to the left with a radius of 364.50 feet and a central angle of 52°06'31" an arc length of 331.50 feet;  
 Thence North 70°35'10" East a distance of 51.25 feet;  
 Thence South 50°58'04" East a distance of 480.51 feet;  
 Thence departing said exterior boundary South 71°12'06" East a distance of 378.80 feet to a point on said exterior boundary;  
 Thence along said exterior boundary from a tangent which bears South 01°58'44" West, along a circular curve to the left with a radius of 1730.00 feet and a central angle of 02°28'01" an arc length of 74.49 feet;  
 Thence South 00°29'17" East a distance of 422.19 feet;  
 Thence along a tangent circular curve to the left with a radius of 2030.00 feet and a central angle of 02°55'45" an arc length of 103.78 feet;  
 Thence with a non-tangent line South 67°52'52" West a distance of 462.03 feet;  
 Thence South 38°40'25" West a distance of 477.15 feet;  
 Thence South 59°48'43" West a distance of 67.21 feet;  
 Thence South 30°45'09" West a distance of 242.20 feet;  
 Thence South 08°59'49" West a distance of 187.57 feet;  
 Thence from a tangent which bears North 70°00'56" West, along a circular curve to the right with a radius of 285.50 feet and a central angle of 25°33'06" an arc length of 127.32 feet;  
 Thence North 44°27'50" West a distance of 267.70 feet;  
 Thence along a tangent circular curve to the left with a radius of 314.50 feet and a central angle of 43°52'26" an arc length of 240.83 feet;  
 Thence with a non-tangent line North 18°19'10" East a distance of 92.62 feet;  
 Thence North 89°58'42" East a distance of 260.00 feet;  
 Thence North 32°55'52" East a distance of 47.81 feet;



Thence North 44°09'04" East a distance of 56.05 feet;  
 Thence North 50°38'57" East a distance of 86.44 feet;  
 Thence North 44°29'42" East a distance of 139.68 feet;  
 Thence North 38°59'52" West a distance of 66.74 feet;  
 Thence North 25°56'40" East a distance of 58.16 feet;  
 Thence North 49°00'38" East a distance of 63.95 feet;  
 Thence North 48°50'09" East a distance of 87.59 feet;  
 Thence North 33°14'27" East a distance of 115.01 feet;  
 Thence North 45°36'44" East a distance of 34.98 feet;  
 Thence South 47°06'04" East a distance of 52.71 feet;  
 Thence North 51°58'55" East a distance of 102.60 feet;  
 Thence North 49°26'32" East a distance of 80.35 feet;  
 Thence North 48°40'58" East a distance of 124.27 feet;  
 Thence North 40°58'28" West a distance of 194.81 feet;  
 Thence North 57°06'25" West a distance of 156.93 feet;  
 Thence North 49°40'40" West a distance of 100.41 feet;  
 Thence North 51°16'28" West a distance of 138.05 feet;  
 Thence North 66°55'26" West a distance of 113.72 feet;  
 Thence North 52°53'25" West a distance of 72.19 feet;  
 Thence North 36°24'57" West a distance of 34.67 feet;  
 Thence North 04°55'58" West a distance of 53.09 feet;  
 Thence North 55°19'41" West a distance of 104.60 feet;  
 Thence North 24°00'11" West a distance of 93.28 feet;  
 Thence North 01°28'09" West a distance of 73.03 feet;  
 Thence North 39°51'20" West a distance of 123.20 feet;  
 Thence North 44°51'32" East a distance of 103.03 feet to the Point of Beginning.

APN: 152-582-07

PARCEL 7:

Parcel D of ARROWCREEK SUBDIVISION-UNIT 26, Tract Map No. 4100, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 28, 2002, as Document No. 2705678, Official Records.

APN: 152-611-07

PARCEL 8:

Parcel F2 as shown on the Record of Survey in Support of a Boundary Line Adjustment between Arrowcreek Golf Holdings, LLC, Creekside LLC, and Joseph I. and Takako I. Peters, Record of Survey Map No. 4599, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 29, 2005, as File No. 3238457, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Parcel F of Subdivision Tract Map 4100, File Number 2705678, of the Official Records of Washoe County, Nevada, situated within the Southeast Quarter of Section 15, and the East Half of Section 22, Township 18 North, Range 19 East, MDM, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel F from which the North Quarter corner of said Section 22 bears South 88°44'21" West a distance of 2632.84 feet;  
 Thence along the exterior boundary of said Parcel F South 39°43'47" West a distance of 15.11 feet;  
 Thence South 27°35'20" West a distance of 311.29 feet;

Thence South 73°29'16" West a distance of 27.83 feet;  
 Thence South 25°27'11" West a distance of 157.22 feet;  
 Thence South 06°10'06" West a distance of 38.67 feet;  
 Thence South 27°35'20" West a distance of 716.66 feet;  
 Thence South 03°10'13" East a distance of 491.81 feet;  
 Thence South 01°35'59" East a distance of 122.47 feet;  
 Thence South 29°55'33" West a distance of 68.95 feet;  
 Thence South 07°13'34" West a distance of 437.16 feet;  
 Thence South 16°22'21" West a distance of 385.60 feet;  
 Thence South 20°08'53" West a distance of 199.89 feet;  
 Thence South 49°52'00" West a distance of 715.32 feet;  
 Thence South 13°44'29" West a distance of 130.49 feet;  
 Thence South 18°33'10" West a distance of 73.03 feet;  
 Thence North 59°49'25" West a distance of 381.66 feet;  
 Thence North 29°01'45" East a distance of 195.52 feet;  
 Thence North 35°07'27" East a distance of 862.89 feet;  
 Thence North 06°37'36" West a distance of 619.80 feet;  
 Thence North 07°54'49" East a distance of 323.22 feet;  
 Thence North 54°28'42" West a distance of 168.85 feet;  
 Thence North 26°51'47" East a distance of 107.81 feet;  
 Thence along a tangent circular curve to the left with a radius of 514.67 feet and a central angle of 30°35'16" an arc length of 274.76 feet;  
 Thence with a non-tangent line North 86°16'31" East a distance of 188.98 feet;  
 Thence departing said exterior boundary North 86°16'31" East a distance of 10.20 feet;  
 Thence North 15°11'06" West a distance of 79.43 feet;  
 Thence North 10°20'50" East a distance of 187.88 feet;  
 Thence North 01°50'57" East a distance of 202.26 feet;  
 Thence South 86°16'31" West a distance of 10.31 feet to a point on said exterior boundary; Thence along said exterior boundary North 10°53'17" East a distance of 188.30 feet;  
 Thence North 40°33'02" East a distance of 259.67 feet;  
 Thence North 26°24'41" East a distance of 186.13 feet;  
 Thence North 43°07'49" East a distance of 213.62 feet;  
 Thence North 82°37'39" East a distance of 174.95 feet;  
 Thence North 59°46'59" East a distance of 60.63 feet;  
 Thence from a tangent which bears South 30°13'01" East, along a circular curve to the left with a radius of 852.33 feet and a central angle of 05°00'08" an arc length of 74.41 feet;  
 Thence South 35°13'09" East, a distance of 22.95 feet;  
 Thence along a tangent circular curve to the left with a radius of 282.33 feet and a central angle of 29°29'11" an arc length of 145.30 feet;  
 Thence South 64°42'20" East a distance of 151.17 feet;  
 Thence along a tangent circular curve to the right with a radius of 1177.67 feet and a central angle of 02°57'23" an arc length of 60.76 feet to the Point of Beginning.

APN: 152-850-06

PARCEL 9:

Parcel 1H as shown on the Seventh Parcel Map for Southwest Pointe Associates, L.L.C., Parcel Map No. 4578, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 23, 2006, as Document No. 3405077, Official Records.

APN: 152-471-11

Document No. 4400937 is provided pursuant to the requirements of Section 6.NRS 111.312.

Copy

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

Bill Detail

[Back to Account Detail](#)   [Change of Address](#)   [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
15202103	Active	12/12/2018 2:06:30 AM
<b>Current Owner:</b> LUCKY STAR GOLF LLC 1588 N CASEY KEY RD OSPREY, FL 34229	<b>SITUS:</b> 2905 E ARROWCREEK PKWY WASHOE COUNTY NV	
<b>Taxing District</b> 4000	<b>Geo CD:</b>	
Legal Description		
Township 18 Section Lot 2E Block Range 19 SubdivisionName _UNSPECIFIED		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/7/2019	2018	\$1,595.42	\$0.00	\$0.00	\$1,595.42
INST 4	3/4/2019	2018	\$1,595.41	\$0.00	\$0.00	\$1,595.41
<b>Total Due:</b>			<b>\$3,190.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3,190.83</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<a href="#">Remediation</a>	\$83.19	\$0.00	\$83.19
<a href="#">State of Nevada</a>	\$334.82	\$0.00	\$334.82
<a href="#">Truckee Meadows Fire Dist</a>	\$1,063.55	\$0.00	\$1,063.55
<a href="#">Washoe County</a>	\$2,740.99	\$0.00	\$2,740.99
<a href="#">Washoe County Sc</a>	\$2,242.31	\$0.00	\$2,242.31
<a href="#">TRUCKEE MDWS/SUN VALLEY WATER BASIN</a>	\$0.03	\$0.00	\$0.03
<b>Total Tax</b>	<b>\$6,464.89</b>	<b>\$0.00</b>	<b>\$6,464.89</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018164961	B18.132440	\$1,595.42	10/11/2018
2018	2018164961	B18.51036	\$1,678.64	8/17/2018

**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

**Change of Address**

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

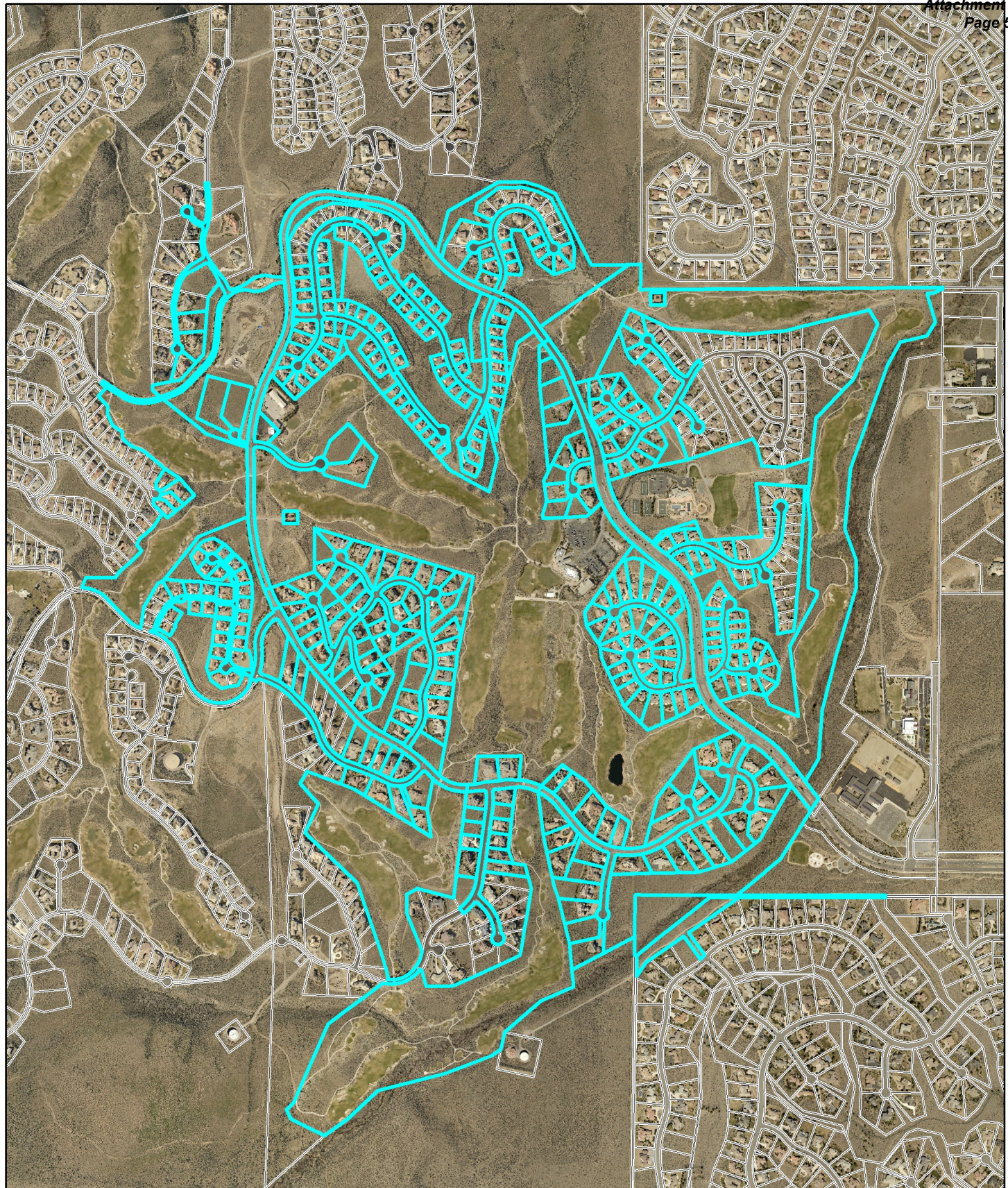
Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039

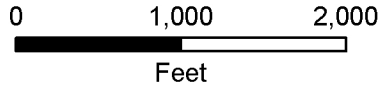
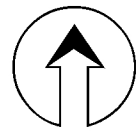
The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

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





WRZA18-0009 (Club at Arrowcreek)  
Noticing Map  
750 feet from site and 389 parcels noticed



Community Services  
Department

**WASHOE COUNTY**  
NEVADA

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: January 2019





**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

**Attachment B**  
1001 EAST 9<sup>TH</sup> STREET **Page 60**  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: January 2, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Club at Arrowcreek  
Regulatory Zone Amendment WRZA18-0009  
APN: 152-021-03

**DRAINAGE (COUNTY CODE 110.416, 110.420, 110.421 and 110,438)**

Contact Information: Leo Vesely, P.E. (775) 328-2041}

There are no Drainage and Grading related comments.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink (775) 328-2050

There are no Traffic related comments

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments.



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**



Case #1, WRZA18-0009

TMFPD has no comments for this action.

Case #2, WSSP.8.1

**Truckee Meadows Fire Protection District (TMFPD)**

1. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions. Unless otherwise stated, these conditions shall be met prior to the issuance of any building or grading permit or on an ongoing basis as determined by TMFPD.

**Contact Name – Don Coon, 775.326.6077, [Dcoon@tmfpd.us](mailto:Dcoon@tmfpd.us)**

- a. Fire protection of the new residential subdivision shall be as required by the current adopted International Fire Code, Wildland Urban Interface Code with associated amendments and the requirements of the appropriate NFPA standard(s) to include the installation of:
  - I. Fire Apparatus Access Roads (2), in compliance with IFC Section 503 and Appendix D-106.2. Also, WUIC Section 402 subdivision requirements shall apply.
  - II. Fire Protection Water Supply shall be provided in accordance with WUIC Section 404 within 1000' of all portions of the subdivision.

**From:** [Lowden, Joanne](#)  
**To:** [Olander, Julee](#)  
**Subject:** WRZA18-0009 (Club at Arrowcreek)  
**Date:** Friday, January 04, 2019 11:14:35 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Julee,

Parks has reviewed WRZA18-0009 (Club at Arrowcreek) and has no comments or conditions.

Thanks,



**Joanne Lowden**

**Natural Resource Planner, Regional Parks and Open Space | Community Services**

**Department** [jlowden@washoecounty.us](mailto:jlowden@washoecounty.us) | Office: 775.328.2039 | Fax: 775.328.3699

1001 East Ninth Street, Reno, NV 89512



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**From:** Stark, Katherine  
**Sent:** Thursday, December 20, 2018 3:42 PM  
**To:** Holly, Dan; Giesinger, Chad; Lowden, Joanne; Behmaram, Vahid; Vesely, Leo; Simpson, Tim; Kaneyuki, Bradley; Fink, Mitchell; Crump, Eric S  
**Cc:** Klein, Kris; Smith, Dwayne E.; Stark, Katherine; Emerson, Kathy  
**Subject:** December Agency Review Memo

Good afternoon,

Please find the attached Agency Review Memo with cases received in December by Washoe County Community Services Department, Planning and Building.

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

**Dan (Building) – Item 2**

**Chad (GIS) – Item 2**

**Joanne (Parks & OS) – Items 1 & 2**

**Vahid (Water Rights) – Items 1 & 2**

**Leo (Land Dev.) – Items 1 & 2**

**Tim (Sewer) – Item 2**

**Brad (Street Naming) – Item 2**

**Mitch (Traffic) – Item 1**

**Eric (Operations) – Item 2**

Thank you!



**Katy Stark**

**Office Support Specialist, Planning and Building Division | Community Services  
Department**

[krstark@washoecounty.us](mailto:krstark@washoecounty.us) | Office: 775.328.3618 | Fax: 775.328.6133

1001 East Ninth Street, Bldg. A, Reno, NV 89512





**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

P.O. Box 11130  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

December 26, 2018

TO: Julee Olander, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek)

**Project description:**

Adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from  $\pm 140.12$  acres of High Density Rural (HDR) and  $\pm 8.94$  acres of Low Density Suburban (LDS) to  $\pm 149.06$  acres Park and Recreation (PR).

Location: 2905 E Arrowcreek Pkwy. Assessor's Parcel Number: 152-021-03

*The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:*

- 1) There are no water rights comments for approvals.
- 2) Parcels are in TMWA service territory already.



**DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES  
DIVISION OF WATER RESOURCES**

901 South Stewart Street, Suite 2002  
Carson City, Nevada 89701-5250  
(775) 684-2800 • Fax (775) 684-2811  
<http://water.nv.gov>

January 2, 2019

**RE:** Comments on Regulatory Zone Amendment Case Number WRZA18-0009

**To:** Julee Olander  
Washoe County Community Services Department  
1001 East Ninth Street, Building A  
Reno, NV 89512

**Name:** The Club at Arrowcreek

**County:** Washoe County – East Arrowcreek Parkway and West Arrowcreek Parkway

**Location:** A portion of Sections 14, 23, & 24, Township 18 North, Range 19, East, MDB&M.

**Plat:** Tentative: One lot being on a portion of Washoe County Assessor's Parcel Number 152-021-03.

**Water Service  
Commitment**

**Allocation:** Water is currently supplied by Truckee Meadows Water Authority

**Owner-  
Developer:** Lucky Star Golf, LLC  
2905 East Arrowcreek Parkway  
Reno, NV 89511

**Engineer:** CFA, Inc.  
1150 Corporate Boulevard  
Reno, NV 89502

**Water  
Supply:** Truckee Meadows Water Authority

Review Number 6679-FC  
January 2, 2019  
Page 2 of 2

**General:** There are no active water rights appurtenant to the described lands in this proposed project other than those of Truckee Meadows Water Authority. The lands of the proposed project lie within the Truckee Meadows Water Authority service area. Any water used on the described lands should be provided by an established utility or under permit issued by the State Engineer's Office.

All waters of the State belong to the public and may be appropriated for beneficial use pursuant to the provisions of Chapters 533 and 534 of the Nevada Revised Statutes (NRS), and not otherwise.

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

**Action:** Tentative approval of The Club at Arrowcreek based on continued service by Water Will Serve by Truckee Meadows Water Authority.

Best regards,

*Steve Shell*

Steve Shell  
Water Resource Specialist II





## South Truckee Meadows/Washoe Valley Citizen Advisory Board

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held January 3, 2019 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

**1. \*CALL TO ORDER/ DETERMINATION OF QUORUM** - Meeting was called to order at by Patricia Phillips at 6:00 p.m.

**Member Present:** Patricia Phillips, Kimberly Rossiter, Tom Burkhart, Shaun O’Harra. A quorum was determined.

**Absent:** Jim Rummings (excused), Bob Vaught (alternate, not excused).

**2. \*PLEDGE OF ALLEGIANCE** - Patricia Phillips led the Pledge of Allegiance.

**3. \*PUBLIC COMMENT** - No public comments were made.

**7. DEVELOPMENT PROJECTS**– The project description is provided below.

**7.B. Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from ±140.12 acres of High Density Rural (HDR) and ±8.94 acres of Low Density Suburban (LDS) to±149.06 acres Park and Recreation (PR).Arrow creek (for Possible Action)  
And

**Special Use Permit Case Number WSUP18-0020 (Club at Arrowcreek – Conventions and Meeting Facilities and Grading)** – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to allow for the use of Conventions and Meeting Facilities as part of the expansion of the Arrowcreek Club House, in accordance with Washoe County Code (WCC) Table 110.302.05.3 and for excavating more than 1,000 cubic yards of material and for an area that will exceed more than 30% slope, in accordance with WCC 100.438.35. (for Possible Action)  
And

**Administrative Permit Case Number WADMIN18-0015 (Club at Arrowcreek – Indoor Sports and Recreation)**– Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for an Administrative Permit to allow for the use of Indoor Sports and Recreation as part of the proposed Arrowcreek Club House expansion, in accordance with Washoe County Code Table 110.302.05.3 (for Possible Action)

Applicant/Property Owner: Lucky Star Golf, LLC

- Location: 2905 E Arrowcreek Pkwy.
- Assessor’s Parcel Number(s):152-021-03
- Staff: Julee Olander, Washoe County Planner; 775-328-3627 and jolander@washoecounty.us
- Reviewing Body: WRZA18-0009 tentatively scheduled for the Planning Commission on February 5, 2019; and WSUP18-0020 and WADMIN18-0015 tentatively scheduled for the Board of Adjustment on May 2, 2019.

Dave Snelgrove, CFA, applicant representative, introduced the other representatives and project:

He said they are requesting Regulatory Zone Amendment, Special Use Permit, and Administrative permit

Regular Zone Amendment: Zone change request from current HDR and LDS. Requesting to (PR) Parks & Recreation zoning – types of uses include: Golf, outdoor recreation, club house designation. Other courses in the area (Hidden Valley golf course and Washoe Golf course) are both zoned Parks & Recreation.

Special Use Permit: Requesting expansion of existing clubhouse from 21,000 sq. ft. to 40,000 sq. ft. plus construction of a 7,000 sq. ft. indoor pickleball building separate from the clubhouse. Weddings and events are proposed within expanded clubhouse facility, which requires a Special Use Permit approval. A Special Use Permit for grading is also necessary to make proposed improvements to the site.

Administrative permit: Requesting Administrative Permit to allow for indoor sports and recreation – indoor fitness area (cardio and weight room, spin and yoga rooms).

Mr. Snelgrove showed a map of the properties that will be re-zoned off of Arrow Creek Parkway where the clubhouse is located.

Mr. Snelgrove spoke about the club house at ArrowCreek facts – two full golf courses; filed bankruptcy in 2014; Friends of ArrowCreek purchased it out of bankruptcy, then purchased by Lucky Star Golf; business model was just golf but not sustainable. The current plan is to expand club offering to include additional recreation to include indoor fitness and weddings. It's currently members' only. PR zoning would allow outside events to happen. Mr. Snelgrove spoke about other golf courses that had closed such as D'Andrea Golf Course. Just last month Old Greenwood Golf Course was planning to close.

Mr. Snelgrove reviewed the map of existing clubhouse and club renovation with pool and golf practice facilities for the SUP & Administrative Permit. He showed images of existing current clubhouse sloped roof. He showed the expansion areas for fitness area on south western side. South east corner of existing building will be for a golf shop expansion and kids area. North western side of building expansion will be the wedding/event/dining and kitchen expansion.

He showed the floor plan – everything on the right side will be bar, café, event dining, restaurant. The left side of the floor plan is geared toward the golf shop, administrative offices.

He showed slides of general architecture to match the current clubhouse.

He showed the pickleball building elevation schematic and rendering.

The applicant believes this is a great project that will help continue the planned renovation and re-creation of the club at ArrowCreek.

Mr. Snelgrove said these will be heard separately. RZA will go first before SUP/Admin permit will go forward. If that gets approved, then the SUP/Admin will go forward for approval.

Tom Burkhart asked if anyone is in opposition to this project. Mr. Snelgrove said not that they know of. He said they held two open house for neighbors who are in close proximity. He said for the second open house, everyone was invited with 200+ people in attendance. He said they haven't received any negative feedback.

Tom Burkhart asked member percentage. Representative said 48% are current members. Mr. Snelgrove said by offering other activities, it will be a benefit and asset to the community.

Shaun O’Harra asked about traffic studies. Mr. Snelgrove said traffic engineer Paul Solaegui analyzed the project and said the traffic wouldn’t trigger a traffic study. Mr. Snelgrove said they were drastically over parked. He said there was a proposed shopping center – that was a lot of traffic proposed, but the shopping center never panned out.

Gary Pestello, representative, said the County has been great. He said this has been unlawfully compliant and hope to get lawfully compliant. For sustainability of the club, this will be a finest facility in northern Nevada. Amenities and offerings will be expanded for the community. It will be property tax revenue for the County. Property values will be increased. Best fire break for the community.

**MOTION: Tom Burkhart moved to recommend approval Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek). Shaun O’Harra seconded to motion to recommend approval of WRZA 18-009. Motion passed unanimously.**

**MOTION: Shaun O’Harra moved to recommend approval Special Use Permit Case Number WSUP18-0020 (Club at Arrowcreek – Conventions and Meeting Facilities and Grading). Tom Burkhart seconded the motion to recommend approval. Motion passed unanimously.**

**MOTION: Kimberly Rossiter moved to recommend approval Administrative Permit Case Number WADMIN18-0015 (Club at Arrowcreek – Indoor Sports and Recreation). Shaun O’Harra seconded the motion to recommend approval. Motion passed unanimously.**

**ADJOURNMENT** – the meeting adjourned at 7:26 p.m.

Number of CAB members present: 4  
Number of Public Present: 20  
Presence of Elected Officials: 0  
Number of staff present: 2



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION**  
**RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE**  
**NUMBER WRZA18-0009 AND THE AMENDED SOUTHWEST AREA PLAN**  
**REGULATORY ZONE MAP**

Resolution Number 19-06

Whereas Regulatory Zone Amendment Case Number WRZA18-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 5, 2019; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds as follows concerning this proposed Regulatory Zone Amendment:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan;


6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0009 and the amended Southwest Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 5, 2019

WASHOE COUNTY PLANNING COMMISSION

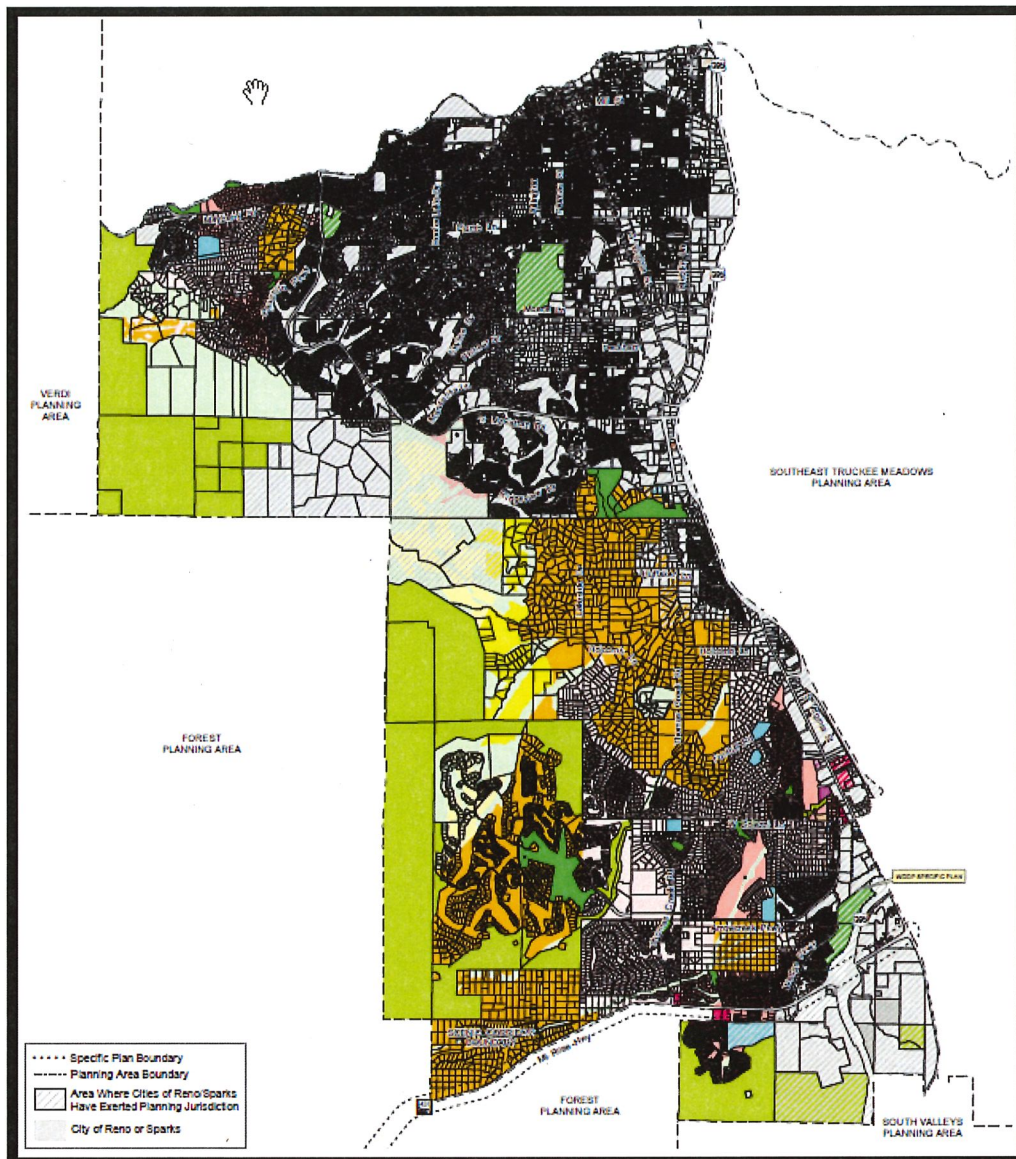
ATTEST:

  
\_\_\_\_\_  
Trevor Lloyd, Secretary

  
\_\_\_\_\_  
Sarah Chvilicek, Chair

Attachment: Exhibit A – Southwest Area Plan Regulatory Zone Map

Exhibit A, WRZA18-0009



### SOUTHWEST REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
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Planning and Building Division

REVISED: February 5, 2019  
REVISED: March 10, 2019

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DATE: \_\_\_\_\_

DIRECTOR

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 F. Blvd. St.  
Reno, Nevada 89512 (775) 335-2600





# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Sarah Chvilicek, Chair  
Larry Chesney, Vice Chair  
James Barnes  
Thomas B. Bruce  
Francine Donshick  
Philip Horan  
Michael W. Lawson  
Trevor Lloyd, Secretary

Tuesday, February 5, 2019  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on **Tuesday, February 5, 2019**, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

## 1. \*Determination of Quorum

Chair Chvilicek called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Sarah Chvilicek, Chair  
Larry Chesney, Vice Chair  
James Barnes  
Thomas B. Bruce  
Francine Donshick  
Michael W. Lawson (By phone)  
Philip Horan (By phone)

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Kelly Mullin, Senior Planner, Planning and Building  
Chad Giesinger, Planning Manager, Planning and Building  
Julee Olander, Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Roger Pelham, MPA, Senior Planner, Planning and Building  
Vahid Behmaram, Water Management Planner Coordinator  
Dwayne Smith, Director, Engineering and Capital Projects  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

## 5. \*Public Comment

Pam Roberts said the Citizen Advisory Boards need expansive powers other than plan changes. She said she lives in the SPA in Palomino Valley. She said there were parcel map reviews that did not go through the CAB. She thinks the CAB needs expanded powers other than development plans. It would serve the valley and other parts of the County better.

Susan Ambrose, representing Warm Springs Rural CAB, asked the Commissioners to listen to what the CAB members have to say. Please share the information with the County

Commissioners. She requested a public workshop with all the CABs to discuss restoring the CABs' power. She spoke about an incident where a speaker was not able to get on the agenda. There are many things in our community other than development projects such as fire updates. Sometimes the little things such as tumble weed removal are an important topic to hear. There is no longer a public forum for citizens to be heard.

Greg Dennis said Medium Density Rural is five acres per parcel. General Rural zoning is 40 acres per parcel. If we get into the distinction of zoning changes, we should think about parcels being eight times smaller than the 40 acre parcels we live on. Look to address this in the future. He spoke about Washoe County CAB Article 993, Ordinance 818, which talked about how the CABs were created and what a CAB could do or could not do.

For the record, Commissioners Horan and Lawson confirmed they had joined the meeting via phone. They confirmed they knew they were being recorded.

## 9. Public Hearings

### B. Regulatory Zone Amendment Case Number WRZA18-0009 (Club at Arrowcreek) –

For possible action, hearing, and discussion to amend the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on ±140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on ±8.94 acres to Park and Recreation (PR) on ±149.06 acres located at 2905 E. Arrowcreek Pkwy, and, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E Arrowcreek Pkwy.
- Assessor's Parcel Number: 152-021-03
- Parcel Size: ±149.06
- Master Plan Category: Rural Residential (RR)
- Regulatory Zones: Low Density Suburban (LDS) & High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Prepared by: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chvilicek opened the public hearing.

Trevor Lloyd read the agenda item.

Chair Chvilicek called for disclosures. There were no disclosures.

Julee Olander, Planner, provided a staff presentation.

Dave Snelgrove, applicant representative, CFA, provided a PowerPoint presentation:

Mr. Snelgrove provided facts about the Club at ArrowCreek and historical background. Lucky Star Golf purchased it from the Friends of ArrowCreek. The current owners want to diversify the recreational offering to club members. Through the first four years of operation, the club has yet to earn a profit and they look to turn this around. Approval of the RZA will allow for improvements to the club house and pickleball. He spoke about other golf course closures in the area. The pool facility was previously approved – the special use permit went before the Board of Adjustment. The proposed zoning for the parcel is PR (Parks & Recreation) which provides for a better fit with some of the existing and proposed site. There is similar zoning at other golf courses.

He spoke about community outreach. He said they attended the South Truckee Meadows/Washoe Valley Citizen Advisory Board and held two open houses for the community of ArrowCreek.

He spoke about the required RZA findings.

Public Comment:

Gary Pestello, Friends of ArrowCreek, said he sent a letter to Chair Chvilicek to provide background. He said they were successful in paying back Washoe County on back payments. He said they have been unlawfully compliant and the change will make them compliant. He said they are working with and cooperating with the County. He said the community supports this change.

Garry Cramer (ArrowCreek General Manager) submitted a request to speak form, but did not wish to speak. He indicated they are in full support of this project.

Tony Ciorciari, member of ArrowCreek club and Friends of ArrowCreek, thanked the Commissioners. Said he supports what is going forward. He said he looks forward to the potential changes, investments of full service offerings.

With no further public comments or questions from the Commissioners, Chair Chvilicek closed the hearing.

**MOTION: Commissioner Chesney moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0009 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). He further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA18-0009 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.**

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. **Compatible Land Uses.** The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. **Response to Change Conditions; more desirable use.** The proposed amendment identifies and responds to changed conditions or further studies that have

occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. **Availability of Facilities.** There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. **No Adverse Effects.** The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. **Desired Pattern of Growth.** The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Commissioner Donshick seconded the motion to approve Regulatory Zone Amendment Case Number WRZA18-0009. The motion carried unanimously, with a vote of seven for, none against.

#### 12. \*General Public Comment and Discussion Thereof

With no request for public comment, the chair closed the public comment item.

#### 13. Adjournment – The meeting adjourned at 9:34 p.m.

Respectfully submitted,

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Katy Stark, Recording Secretary

Approved by Commission in session on March 5, 2019.

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Trevor Lloyd, Secretary to the Planning Commission