



Board of Adjustment Staff Report

Meeting Date: September 6, 2018

Agenda Item: 8A

SPECIAL USE PERMIT CASE NUMBER: WSUP18-0016 (Club at Arrowcreek)

BRIEF SUMMARY OF REQUEST: A special use permit to allow for the expansion of outdoor sports and recreation uses on the property.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit to allow for expanded outdoor sports and recreation uses on the property, which includes a construct a pool and pool building, with a commercial kitchen and indoor seating, a golf practice area, putting green, chipping green, bocce ball courts, outdoor fitness area, members patio, golf practice area, expand the driving range and adding more area for golf cart parking. The special use permit includes grading of approximately 13 acres of the ±149.06 acre site with ±33,100 cubic yards of cut and ±29,800 cubic yards of fill to allow slopes greater than 10 feet in height for re-grading and re-contouring required for the new outdoor sports and recreation facilities.

Applicant /Property Owner: Lucky Star Golf, LLC
Location: 2905 E. ArrowCreek Pkwy.
APN: 152-021-03
Parcel Size: ±149.06
Master Plan category: Rural Residential
Regulatory Zone: Low Density Suburban (LDS) & High Density Rural (HDR)
Area Plan: Southwest
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading
Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

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 Board of Adjustment approve with conditions Special Use Permit Case Number WSUP18-0016 for Lucky Star Golf, LLC, having made all four findings in accordance with Washoe County Code Section 110. 810. 30.

(Motion with Findings on Page 14)

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Special Use Permit

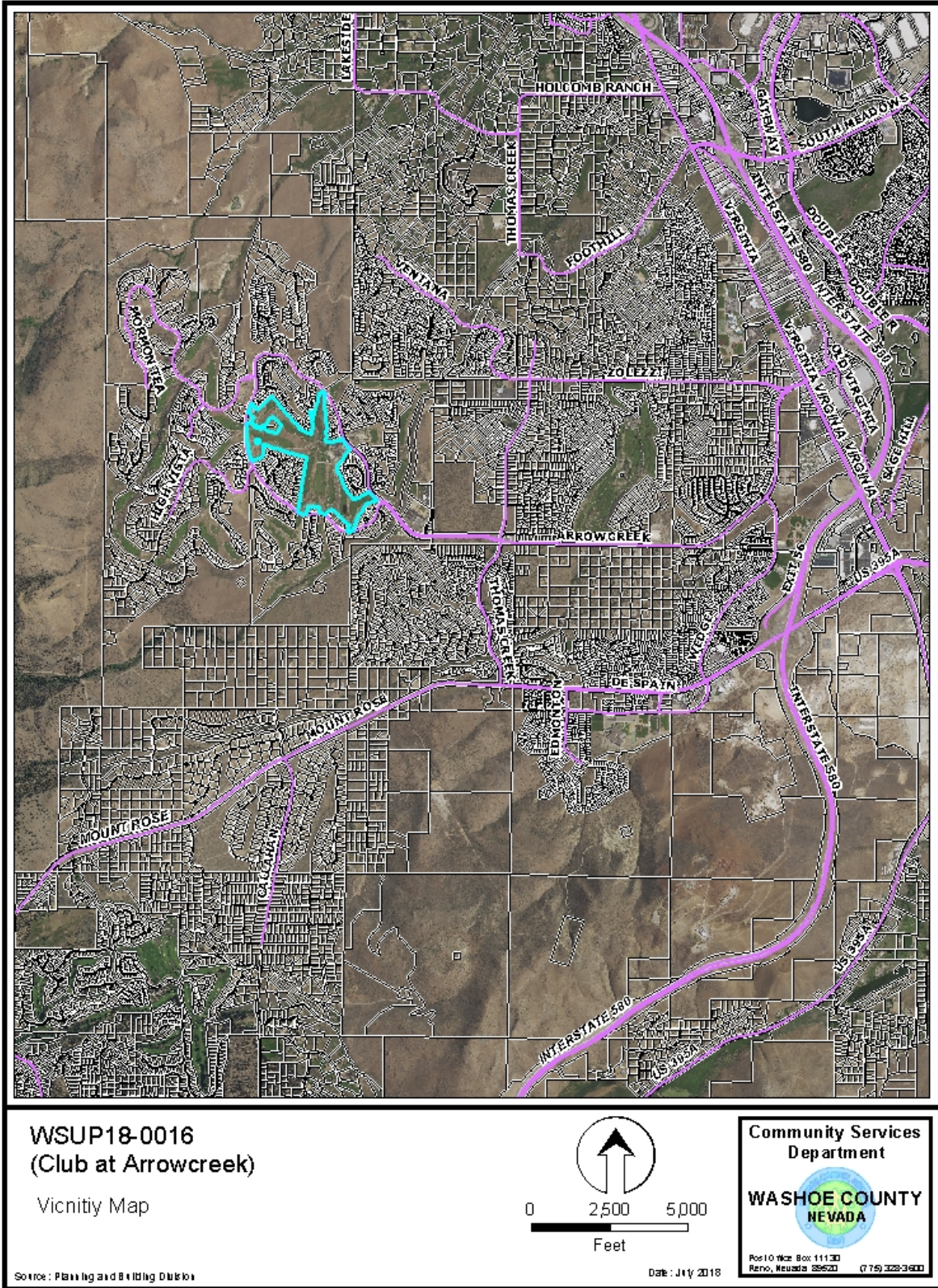
The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some Conditions of Approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case Number WSUP18-0016 are attached to this staff report and will be included with the Action Order, if the application is approved by the Board of Adjustment (Board).

The subject property has regulatory zones of Low Density Suburban (LDS) and High Density Rural (HDR). The proposed use of outdoor sports and recreation in Low Density Suburban (LDS) and High Density Rural (HDR) requires a special use permit (SUP) per Washoe County Code (WCC) Table 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

In addition, Washoe County Codes allow variances to be granted in conjunction with the approval of an SUP per WCC Section 110.810.20(e). The applicant is seeking a modification of the grading requirement found within WCC Section 110.438.45(c) concerning the height of finish grading for natural slopes. The Board of Adjustment will decide on the varying of standards for the grading as part of the SUP application.



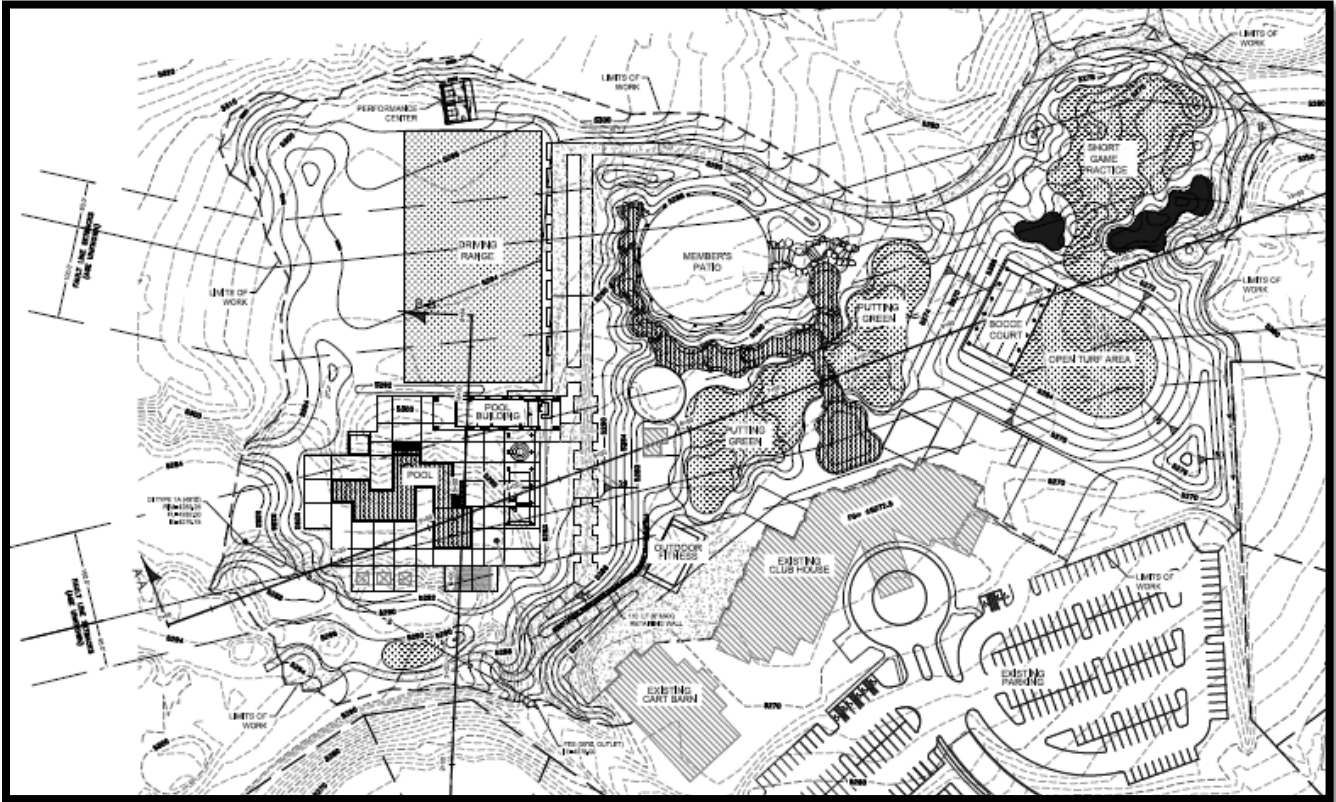
Vicinity Map



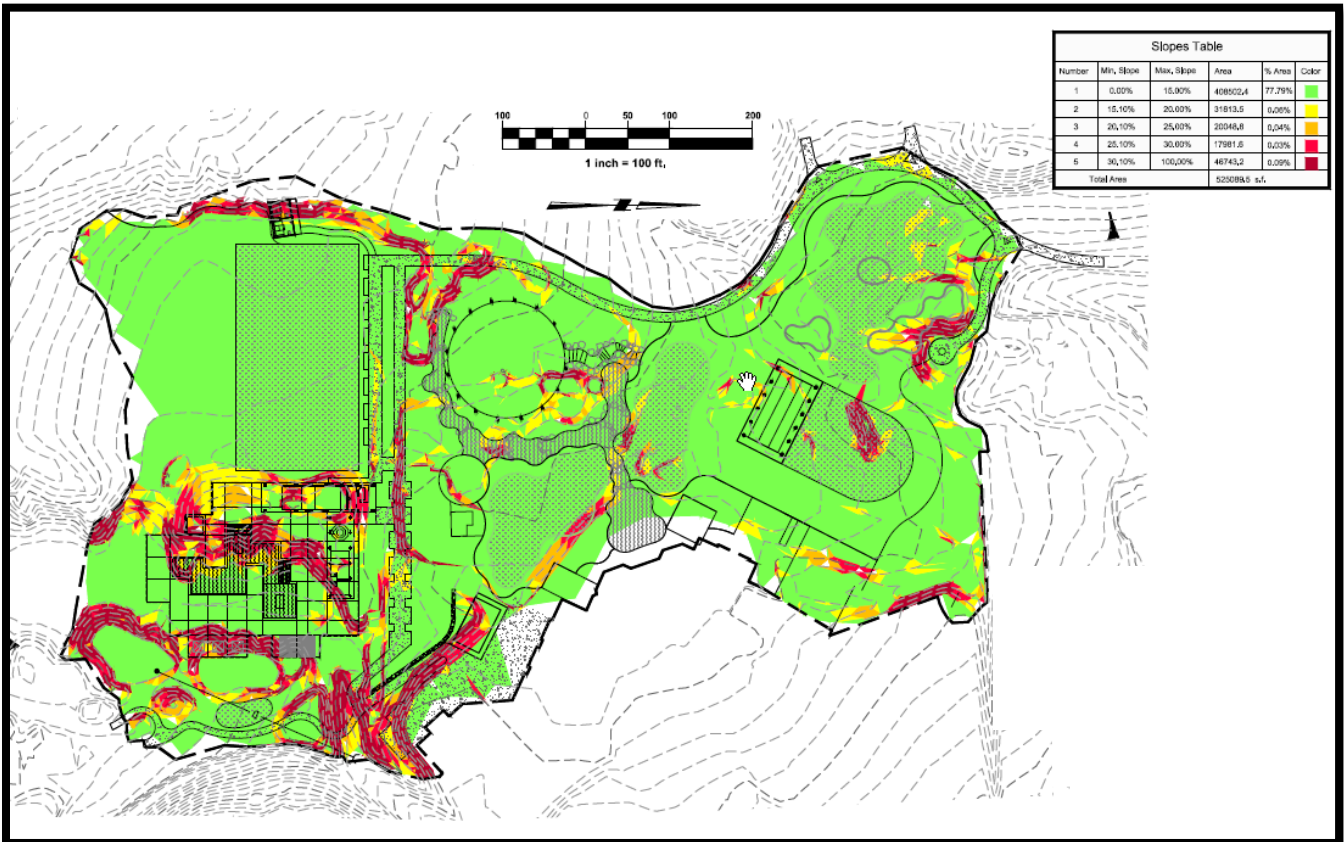
Existing Site Plan



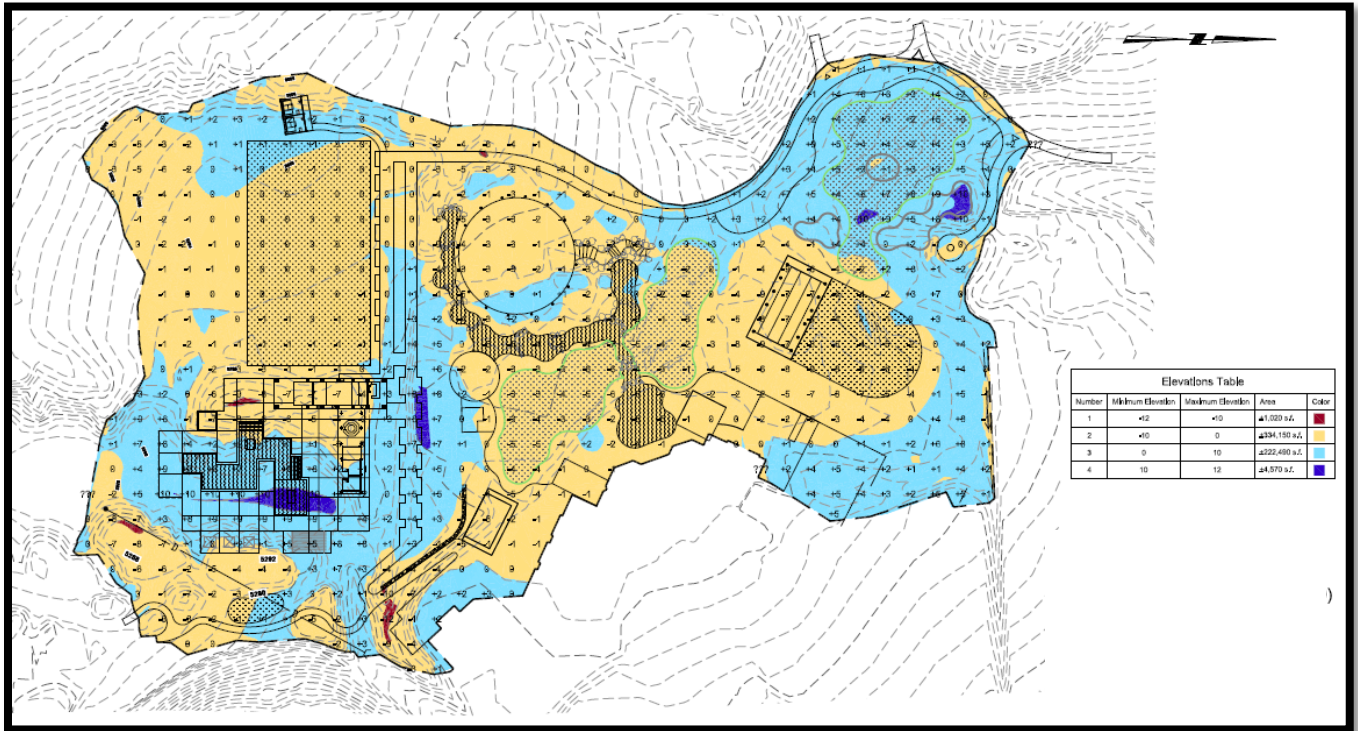
Proposed Site Plan (new uses shown in color)



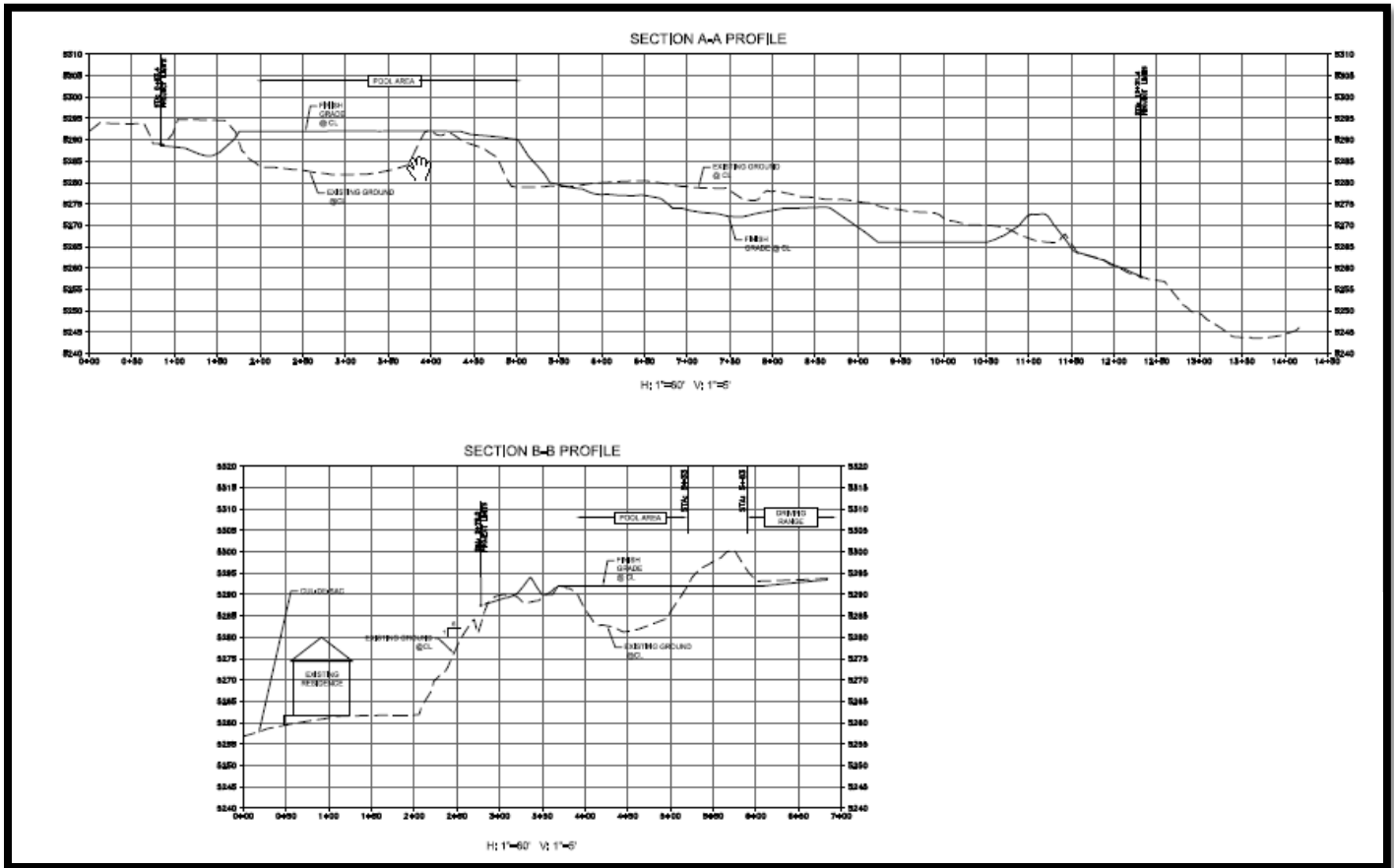
Site and Grading Plan



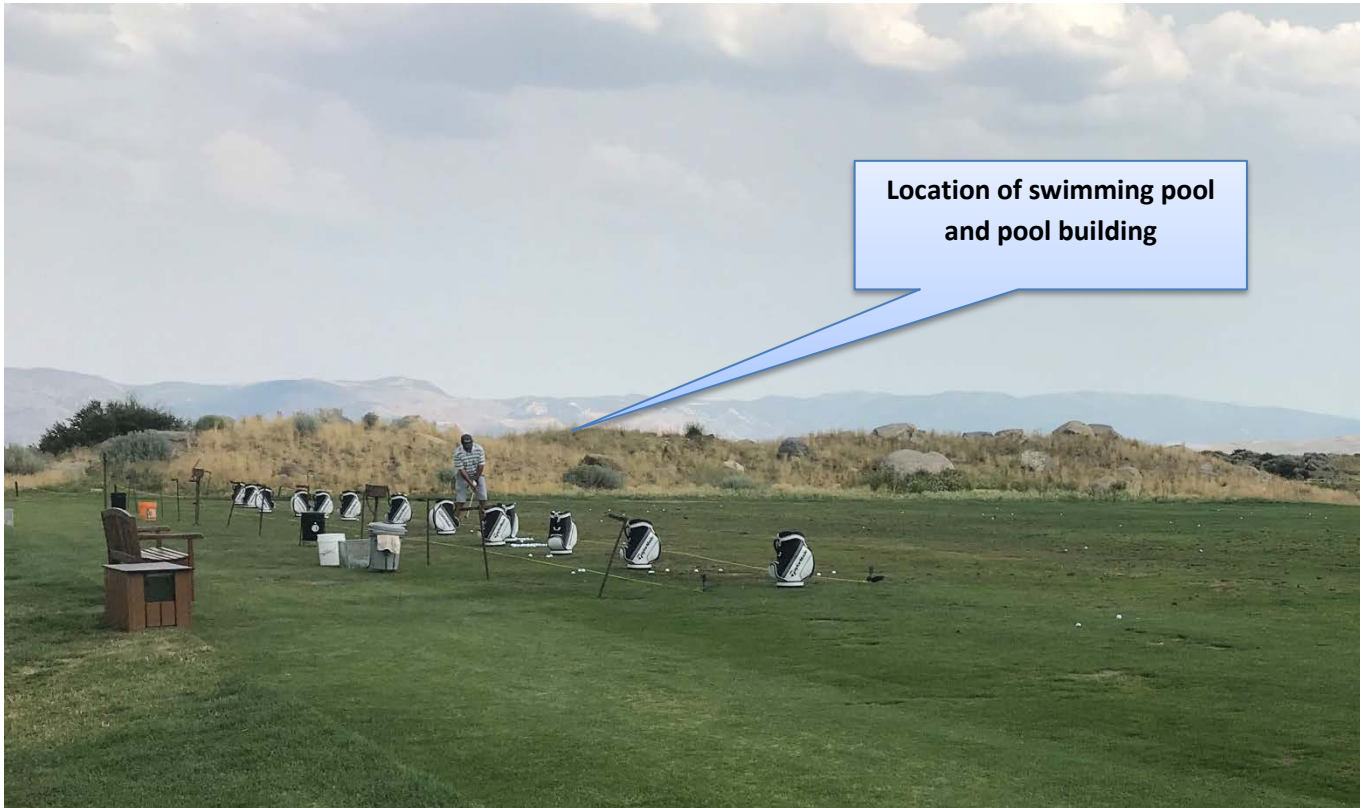
Slope Analysis



Cut and Fill



Cross Sections



Driving range and area to be graded area for future swimming pool and building



Existing clubhouse and area for future putting green and water feature



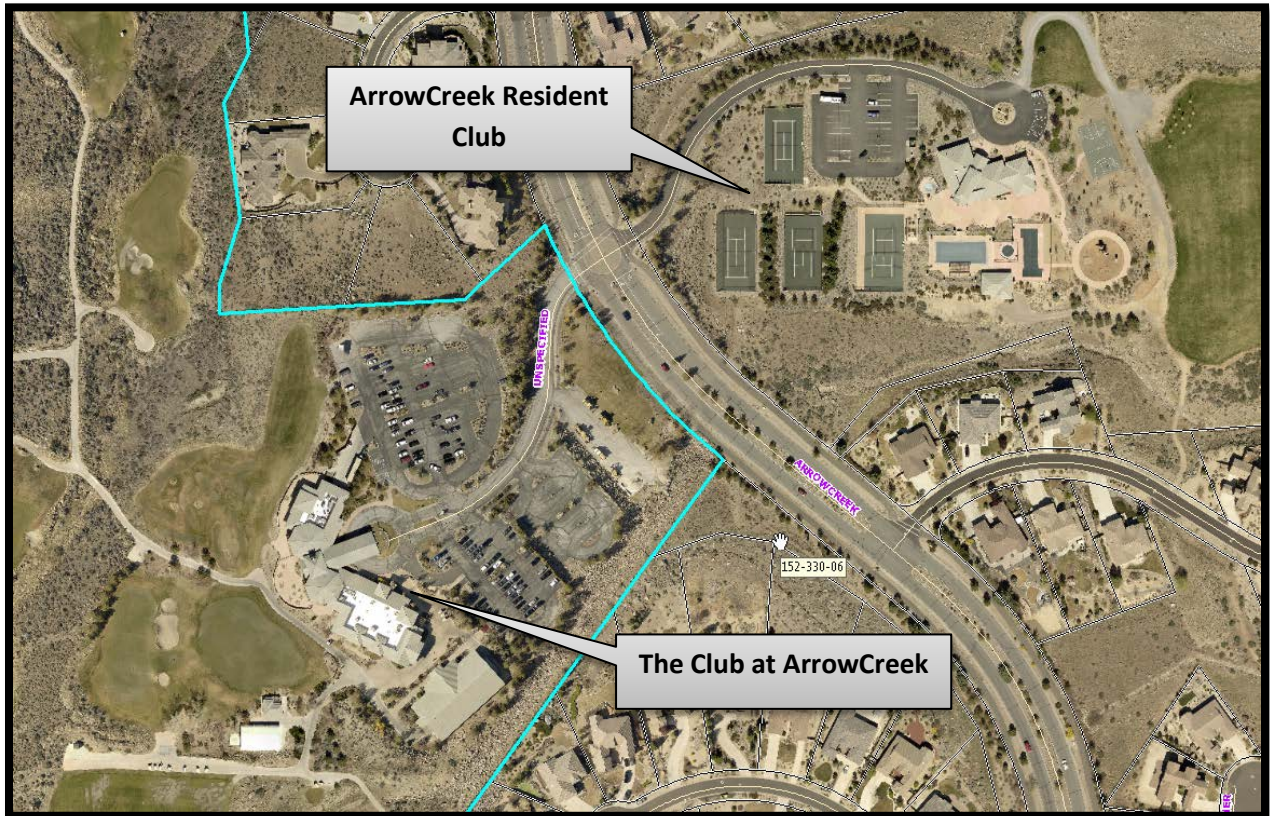
Area for future bocce court and recreational lawn area



Area for future short game practice area

Project Evaluation

In 2000, The Club at ArrowCreek separated from the existing club and in 2015 purchased by a group of ArrowCreek residents. The Club at ArrowCreek is a member only facility with two 18-hole golf courses and club house with dining and other similar amenities. The Club at ArrowCreek is located in the ArrowCreek Master Planned Community, which was originally approved in 1999 as Southwest Pointe. The Club at ArrowCreek is across the street and to the west of the ArrowCreek Resident Club, which is owned by the homeowners association and includes a club house, swimming pools, courts for tennis, pickle ball and basketball courts, and other facilities.



The Club at ArrowCreek is requesting to expand its outdoor sports and recreation uses and to grade the site for these new uses. The site's regulatory zoning is Low Density Suburban (LDS) and High Density Rural (HDR), which requires a special use permit to expand outdoor sports and recreation use per WCC Table 110.302.05.3.

Currently, there are outdoor sports and recreation uses at the applicant's site, including driving range, putting green and two 18-hole golf courses. However, The Club at ArrowCreek is proposing to expand the existing driving range and putting green and constructing a new pool and pool building (with a commercial kitchen and indoor seating), a golf practice area, chipping green, bocce ball courts, outdoor fitness area, members patio, golf practice area, and provide more area for golf cart parking (see site plan map on page 7). The application states that expanding recreational opportunities will enhance the facility, making it more versatile and attractive to existing members and potentially to new members.

The applicant indicates that no new parking, roadways or utilities will be needed, except for utility connections to the pool and pool building. The additional new recreational facilities will not require changing the current parking lot size or number of parking spaces. The Club at ArrowCreek membership is planned for 1,200 members, which is the number that the parking lot was designed to serve. There are proposed new areas for golf cart parking; the applicant indicates that many of the members use golf carts to travel from their homes to the site.

There is currently significant landscaping on the site and the site meets the landscaping requirements of the Development Code. However, landscaping will be added around the new facilities and where landscaping is removed during grading new plantings will be replaced, as needed. The applicant is working with surrounding residences to lessen any impacts of the new uses to their properties. These impacts include blocking views, noise and lighting. The pool and pool building will be landscaped to visually screen and buffer noise to the nearest neighbors. The swimming hours will be limited to be between 10 a.m. to 8 p.m. The other recreational facilities, which are either currently established or are passive uses, are anticipated to have minimal impacts to the surrounding residential area. The owners are hoping to open the pool area by May 2019 and the other proposed facilities by the end of 2019.

The applicant will be re-grading and re-contouring the project area to accommodate for the new outdoor sports and recreation facilities. The proposed grading on the site meets the major grading requirements as set forth in WCC Article 438, *Grading*, due to the area of disturbance, disturbance of slopes greater than 30 percent, volume of the grading, and for the construction of an earthen structure over 6 feet in height. However, a separate special use permit is not required for the grading because the grading is included with the proposed outdoor sports and recreation use type special use permit. The applicant states that ±13 acres of the ±149.06 site will be disturbed, with a total excavation of ±62,900 cubic yards. It's expected that ±33,100 cubic yards will be excavated and ±29,800 cubic yards will be filled (see pages 8 - 9). The preliminary grading plan shows ±3,300 cubic yards of excess material. However, any excess material will be balanced on site and no material is expected to be exported or imported, except possibly for structural fill material needed around the pool area. The applicant is also requesting a modification of the code requirements within WCC Section 110.438.45 concerning the exposed finished grade of slopes greater than 10 feet in height. As noted earlier, this varying of standards can be considered and granted by the Board as a component of this special use permit application.

There are areas of slopes that are greater than 30% (see page 8) on the site, primarily in the pool area. The applicant has shown, on the cut and fill maps (see pages 8 - 9), the pool area with a few areas of over 10 foot fill and a few areas 10 foot cut. Staff has proposed a condition that any cuts and fills shall not exceed 10 feet (see Exhibit A). A 170 foot long retaining wall will be constructed for the golf cart path leading to the pool area, driving range and golf course. The maximum height of the retaining wall will be 6 feet tall and will be constructed as a switch back path in the location of the current path.

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

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on August 2, 2018. The meeting was well attended by many residents and members from the Club at Arrowcreek. The Chair of the CAB acknowledge that ten people submitted cards to speak, however he asked if they were in favor of the project and they stated yes. A few citizens did speak confirming their support for the project. All five CAB members voted to recommend approval of the project. (See Exhibit B - CAB minutes)

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Rights
 - Parks and Open Spaces
- Washoe County Health District
 - Vector-Borne Diseases Program
 - Environmental Health Services Division

- Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Truckee Meadows Water Authority
- Regional Transportation Commission
- Washoe-Storey Conservation District

Six agencies/departments recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the application is approved by the Board.

- Washoe County Planning and Building Division addressed the hours of construction, revegetation, and design standards for the project.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings and drainage features associated with the project.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe County Health District addressed the requirement for the commercial kitchen and pool.
Contact: Wes Rubio, 775.328.2434, wrubio@washocounty.us
- Washoe County Water Management Planner Coordinator addressed the water rights conditions.
Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us
- Truckee Meadows Water Authority addressed the water resources.
Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com
- Nevada Department of Environmental Protection addressed the requirement for construction stormwater and dust control permit.
Contact: Patrick Mohn, 775.687.9419, pmohn@ndep.nv.gov

Staff Comment on Required Findings

WCC Section 110.810.30 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan.

***Staff Comment:** The proposed land use type is consistent with the Policies and Action Programs included in the Southwest Truckee Meadows Area Plan, which supports recreational uses and open space.*

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

***Staff Comment:** The existing improvements on the project site will adequately serve the proposed new uses and the only new improvements are the extension of utilities to the pool building. The proposed project was reviewed by relevant agencies and no conditions were received regarding additional required improvements.*

3. Site Suitability. That the site is physically suitable for outdoor sports and recreation, grading and for the intensity of such a development.

Staff Comment: With the proposed grading, the site will be suitable for contemplated outdoor sports and recreation uses. There have been existing outdoor sports and recreation on the site since 1999.

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The site is currently being used for outdoor sports and recreation and the proposed grading will facilitate the construction of the proposed outdoor sports and recreation facilities. The proposed project is anticipated to have minimal impact to the surrounding area and conditions of approval have been included to mitigate any negative potential impacts.

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

Staff Comment: There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project or provided no comments. Therefore, after a thorough analysis and review, Special Use Permit Case Number WSUP18-0016 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 Board of Adjustment approve, with the conditions included as Exhibit A to this matter, Special Use Permit Case Number WSUP18-0016 for Lucky Star Golf, LLC, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for outdoor sports and recreation, grading and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the 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 from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

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

Representatives: CFA
Attn: David Snelgrove
1150 Corporate Blvd.
Reno, NV 89502
Email: dsnelgrove@cfareno.com



Conditions of Approval

Special Use Permit Case Number WSUP18-0016

The project approved under Special Use Permit Case Number WSUP18-0016 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on September 6, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- c. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- d. All areas disturbed by grading activities shall be revegetated and/or landscaped.
- e. The perimeter of construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- f. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. during the week; between 9 a.m. and 7 p.m. on Saturday; grading activity is only permitted on Sunday, if a plan is submitted to Washoe County for approval by the Planning and Building Director.
- g. All trash and similar debris within the project area shall be removed.
- h. The business license will be updated to include the new uses.
- i. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.
 - ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
 - iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name,

address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

- iv. The swimming hours for the pool will be 10 a.m. to 8 p.m. daily.

Washoe County Engineering and Capital Projects Division

2. The following conditions are requirements of the Engineering and Capital Projects Division, which shall be responsible for determining compliance with these conditions.

Contact: Walter West, 775.328.2310, wwest@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (Washoe County Code Sections 110.416, 110.420, and 110.421)

- g. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering and Capital Projects Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
- i. The following note shall be added to the construction plans "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties".

Washoe County Water Management Planner Coordinator

3. The following conditions are requirements of Washoe County Water Management Planner Coordinator, who shall be responsible for determining compliance with these conditions.

Contact: Vahid Behmaram, 775.954.4647, vbehmaram@washoecounty.us

- a. The applicant shall provide a will serve letter from TMWA indicating that they have secured necessary water rights and water service commitments prior to approval of any building permit for the pool, the pool building and any other features of the proposed special use permit which may increase the delivery of potable water by TMWA.
- b. The applicant shall provide a will serve letter from Washoe County indicating that they have paid the necessary effluent delivery fees prior to approval of any building permit for features of the proposed special use permit which may increase the delivery of treated effluent by Washoe County.

Truckee Meadows Water Authority

4. The following conditions are requirements of Truckee Meadows Water Authority, who shall be responsible for determining compliance with these conditions.

Contact: Amanda Duncan, 775.834.8035, aduncan@tmwa.com

- a. The applicant shall confirm that there are sufficient water resources dedicated to meet the demands of the proposed project and existing uses.

Washoe County Health District

5. The following conditions are requirements of Washoe County Health District, who shall be responsible for determining compliance with these conditions.

Contact: Wes Rubio, 775.328.2434, wrubio@washoecounty.us

- a. The pool and commercial kitchen buildings plans are required to be reviewed by the Health District and must be properly permitted by the Health District prior to operation.

*** End of Conditions ***



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 August 2, 2018 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 Steven Kelly at 6:00 p.m.

Member Present: Jim Rummings, Steven Kelly, Jason Katz, Patricia Phillips, Kimberly Rossiter (arrived at 6:02 p.m.), Tom Burkhart (alternate). A quorum was determined.

2. *PLEDGE OF ALLEGIANCE - Steven Kelly led the Pledge of Allegiance.

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

4. APPROVAL OF AGENDA FOR THE MEETING OF AUGUST 2, 2018 (for Possible Action) – Steven Kelly requested to move item 7 to item 10. Jim Rummings moved to approve the agenda for **AUGUST 2, 2018** as revised. Jason Katz seconded the motion to approve the agenda for **AUGUST 2, 2018** as revised. Motion carried unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF JULY 5, 2018 (for Possible Action) – Patricia Phillips moved to approve the agenda for **JULY 5, 2018**. Jason Katz seconded the motion to approve the agenda for **JULY 5, 2018**. Motion carried unanimously.

6. DEVELOPMENT PROJECTS– The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: https://www.washoecounty.us/csd/planning_and_development/index.php.

6.A. Special Use Permit Case Number WSUP18-0016 (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 for a special use permit to allow for grading and landscape modifications to enable expansion of the outdoor sports and recreation uses on the property. The special use permit will also allow for the expansion of the outdoor sports and recreation uses, which includes a new pool, pool building, bocce ball courts, outdoor fitness area, short game practice area and a putting green. The grading includes cuts and fill in excess of 10 feet in height and recontouring of approximately 13 acres of the 149.06 acre site. (for Possible Action)

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E. Arrowcreek Parkway
- Assessor’s Parcel Number: 152-021-03
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us • Reviewing Body: Tentatively scheduled for the Board of Adjustment September 6, 2018

Dave Snelgrove, CFA, representative and presenter for the application:

- 149.6 acres total area; the subject area: pool/backyard area behind the existing club house is 13 acres

- Requesting a Special Use Permit for a pool, pool building, commercial kitchen, concessions, member events. Also requesting a Special Use Permit for grading per County Code for only the 13 acres.
- He showed a map of the existing backyard grounds and parking lot. The current parking is underutilized.
- He showed a map of the backyard grounds renovation plan: non-golf and enhanced golf facilities; pool; members patio; bocce ball; outdoor fitness area; golf performance center; increased golf cart parking in backyard grounds. Existing golf practices areas are enlarged, enhanced and relocated around the backyard.

Wendell Pickett, landscape architecture firm, spoke about the request:

- 7.5 acres are already disturbed with existing activities
- Elements are expanded, more maintenance friendly, more fun
- Mr. Pickett showed a fly-through simulation video
- He said they promise to plant some trees
- He said they are expanding the driving range; golf learning center; golf circulation area; expansive views out of the club; expanding turf for outdoor recreation; bocce courts; area for large events; water feature.
- As far as the grading, only a few homes will see the graded area. Approximately 1.5 feet of grading will occur. He said the grading will reshape contours.

Gary Pestello, Chair of Friends of Arrowcreek, said he took the club out of bankruptcy. He said 180 million gallons of wastewater is used for \$315,000. The club was recently sold to Ray and Jeanne Conrad of Lucky Star, LLC. Their goal is to improve the club. The club needs to grow and sustainable. He said the 3 years the Friends of Arrowcreek owned it, it didn't make money. It's a family friendly social center. It's resident conscious. He encouraged the CAB Board recommended approval to the Board of Adjustment

Steven Kelly said he received several letters in favor of this project. He asked if anyone was in attendance in opposition of this project. There was no one in attendance that was in opposition of the project.

Public Comments:

Jeff Jones said he is very happy with the project.

Tom Motherway said he is a 17 year resident, who has been elected to Arrowcreek board of directors twice. He said this project will increase property values, which will provide greater Washoe County taxes which will benefit the greater Washoe County. He asked the CAB to please vote unanimously.

Joyce Seelen said this is a great project. She said she asked questions of owners for over a month.

Joe Petite said he submitted a letter for the record.

There was discussion by the board.

MOTION: Jim Rummings moved to recommend approval of the Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek). Jason Katz seconded the recommendation of approval. Motion passed unanimously.

A brief recess was taken.

9. *CHAIRMAN/BOARD MEMBER ITEMS -

Steven Kelly said he will not be in attendance at the next CAB meeting.

10. *PUBLIC COMMENT – No public comments were made.

ADJOURNMENT – the meeting adjourned at 7:24 p.m.

Number of CAB members present: 6

Number of Public Present: 85

Presence of Elected Officials: 0

Number of staff present: 2

From: Harold Albright
To: [Steve Kelly](#)
Cc: [Olander, Julee](#)
Subject: Arrowcreek application WSUP 18-0016
Date: Tuesday, July 31, 2018 9:28:44 AM

We have lived in Arrowcreek since 2000. It has had its ups and downs but currently we have been blessed with a very special person who has purchased the golf club and is committed to making much needed first class improvements. Having seen all of the HOA community issues and pressures, we firmly believe these improvements will greatly benefit the entire community by adding more opportunities for the residents at a very low impact.

We respectfully ask that the CAB approve this thoughtful well done application.

Sincerely, Harold and Sherry Albright

From: wcasparis@aol.com
To: [Steve Kelly](#)
Cc: [Olander, Julee](#); ccasparis@sbcglobal.net
Subject: Arrow Creek Country club
Date: Wednesday, August 01, 2018 4:18:01 PM

Mr. Kelly: I am sending this note to you in you position as Chairman of the STM/WV CAB. As a member of the HOA at Arrowcreek, we 100% support the proposed improvement project at The Club at Arrowcreek. Once finalized, the proposed improvements will make the Arrowcreek community a more desirable place to live and should result in an overall strengthening of home prices. Sincerely,

Camilla & Bill Casparis

William R. Casparis
3072 Marble Ridge Court
Reno, Nevada 89511

925-623-4570 (C) 775-201-0052 (F) 775-360-5619 (H)

From: Timothy Duvall
To: [Steve Kelly](#)
Cc: [Olander, Julee](#)
Subject: The Club at ArrowCreek WSUP 18-0016
Date: Tuesday, July 31, 2018 8:46:17 AM

Steve Kelly, Chair of STM/WV CAB

Dear Mr. Kelly,

We are current residents of ArrowCreek, and have lived here for 6 years. After reviewing all of the plans that are being proposed by The Club at ArrowCreek we are convinced these improvements will bring a fantastic Family and Social environment to our community. For this reason, we are writing in favor of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

The proposed improvement will provide additional needed recreational facilities for and reduce pressure on related HOA facilities. The improvement will make ArrowCreek more attractive and is therefore likely to increase property values. Note that the application provides ample noise and light reduction. The increased traffic will be minimum as the only road used to access the club is a 0.5-mile portion of ArrowCreek Parkway. There are no homes with addresses right on the parkway in this section. So the impact to residence, from outside members of the club is minimal.

We plan to speak at the CAB meeting on August 2nd at the County Library but in the event that we are unable to attend or speak, we request that this email be entered into the public record for the CAB and BOA processes.

Respectively we ask that the CAB unanimously approve the application with favorable recommendation to the BOA.

Very truly yours,

Tim and Pamala Duvall

From: Todd Jackson
To: [Olander, Julee](#)
Subject: Re: Xterra
Date: Tuesday, July 17, 2018 12:37:08 PM
Attachments: [hyatt-awareness-18.png](#)

Julee:

Hello and attached is the Hyatt documentation requested.

Please confirm receipt.

Thanks.

Best regards,

Todd Jackson
President/CEO
Big Blue Adventure, LLC
P.O. Box 2720
Kings Beach, CA 96143
Email: todd@bigblueadventure.com
Phone: 530-546-1019
Web: <http://www.bigblueadventure.com>
Facebook: <https://www.facebook.com/Bigblueadventure>

NOTICE OF CONFIDENTIALITY

The preceding e-mail message (including any attachments) contains information that may be confidential, may be protected by the attorney-client or other applicable privileges, or may constitute non-public information. It is intended to be conveyed only to the designated recipient(s) named above. If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete all copies of it from your computer system. Any use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.



On Jul 2, 2018, at 2:21 PM, Olander, Julee <JOlander@washoecounty.us> wrote:

Todd,

Do you have documentation that you can use the Hyatt beach? Didn't see anything in the application and do need that information

Thanks,

<image001.png>

Julee Olander

Planner | Community Services Department- Planning & Building Division

jolander@washoecounty.us | Office: 775.328.3627 | Fax: 775.328.6133

PO Box 11130, Reno, NV 89520-0027

1001 E. Ninth St., Bldg A., Reno, NV 89512

<image002.png> <image003.png> <image004.png> <image005.png>

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

TO: 6tahoe10@sbcglobal.net
Copy: JOlander@washoecounty.us

To: Steve Kelly, Chair of STM/WV CAB

Dear Mr. Kelly,

I'm a current resident of ArrowCreek, having lived here for **18** years and live directly adjacent to the property in question. I am writing in favor of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

The proposed improvement will provide additional needed recreational facilities for families in our community who are Club members and thus relieve pressure on related HOA facilities. The improvement will make ArrowCreek more attractive and is therefore likely to increase property values.

I request that this email be entered into the public record for the CAB and BOA processes.

In short, I respectfully ask that the CAB approve the application with favorable recommendation to the BOA.

Sincerely,

Jeff and Elisa Jones



July 27, 2018

Dear Members of the Citizens Action Board,

I am writing to express my full support of the plans submitted to the Citizens Action Board by The Club at ArrowCreek. As a thirty-five year Club industry veteran, I can tell you that it's now more critical than ever that clubs expand their facilities and offerings to remain relevant. The Club at ArrowCreek is currently a club with limited amenities that is primarily focused on golf. Golf only facilities continue to close and struggle, not only in Reno but across the country.

The decision to join a club today has become much more of a family decision than it was in the past. Accordingly, clubs today must become more family focused and inclusive as opposed to exclusive and golf focused. The additions included in the submitted plan are a critical component to provide family focused amenities beyond golf.

The additions being proposed will allow the Club at ArrowCreek to grow and sustain operations in the current club environment. Clubs that have made these types of investments in their future are the clubs that are growing. Unfortunately, clubs that do not adapt to the changing environment in our industry are the clubs that are closing. Our industry continues to experience far more closings than openings.

It is my strong belief that the plan submitted is critical to the sustainability of The Club at ArrowCreek.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Story".

Ken Story, Partner
Century Golf Partners Management
Arnold Palmer Golf Management

From: Tom Motherway
To: [Steve Kelly](#)
Cc: [Olander, Julee](#); [Gary Cramer](#); [Gary Pestello](#)
Subject: The Club At ArrowCreek's SUP Application WSUP 18-0016
Date: Sunday, July 29, 2018 2:56:20 PM

Subject: The Club at ArrowCreek

To: Steve Kelly, Chair of STM/WV CAB

Dear Mr. Kelly,

I'm a current resident of ArrowCreek, having lived here for 17 years and am writing in favor of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

The proposed improvement will provide additional needed recreational facilities for families in our community who are Club members and thus relieve pressure on related HOA facilities. The improvement will make ArrowCreek more attractive and is therefore likely to increase property values. Note that the application provides ample noise and light reduction better than that present in the comparable HOA facilities.

I will make every effort to speak at the CAB meeting on August 2nd at the County Library but in the event that I am unable to attend or speak, I request that this email be entered into the public record for the CAB and BOA processes.

In short, I respectfully ask that the CAB unanimously approve the application with favorable recommendation to the BOA.

Very truly yours,
tjm

T J M
Tom Motherway
O: 775-852-8500
C: 775-287-1807



July 27, 2018

Dear Members of the Citizens Action Board,

I am writing to express my full support of the plans submitted to the Citizens Action Board by The Club at ArrowCreek. As a thirty-five year Club industry veteran, I can tell you that it's now more critical than ever that clubs expand their facilities and offerings to remain relevant. The Club at ArrowCreek is currently a club with limited amenities that is primarily focused on golf. Golf only facilities continue to close and struggle, not only in Reno but across the country.

The decision to join a club today has become much more of a family decision than it was in the past. Accordingly, clubs today must become more family focused and inclusive as opposed to exclusive and golf focused. The additions included in the submitted plan are a critical component to provide family focused amenities beyond golf.

The additions being proposed will allow the Club at ArrowCreek to grow and sustain operations in the current club environment. Clubs that have made these types of investments in their future are the clubs that are growing. Unfortunately, clubs that do not adapt to the changing environment in our industry are the clubs that are closing. Our industry continues to experience far more closings than openings.

It is my strong belief that the plan submitted is critical to the sustainability of The Club at ArrowCreek.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Story".

Ken Story, Partner
Century Golf Partners Management
Arnold Palmer Golf Management

From: steve
To: [Olander, Julee](mailto:Olander_Julee)
Cc: [Lisa Patin](mailto:Lisa_Patin)
Subject: The Club at Arrow Creek WSUP 18-0016 / 8-1-2018
Date: Wednesday, August 01, 2018 10:17:00 AM
Attachments: [TCAC CAB Letter Draft re Pool Application.pdf](#)
[Screen Shot 2018-08-01 at 9.58.17 AM.png](#)

Subject: The Club at ArrowCreek WSUP 18-0016

TO: 6tahoe10@sbcglobal.net
Copy: JOlander@washoecounty.us

To: Steve Kelly, Chair of STM/WV CAB

Dear Mr. Kelly,

I'm a current resident of ArrowCreek, having lived here for 4 years and am writing in favor of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

The improvement will make ArrowCreek more attractive and is therefore likely to increase property values. This improvement will provide additional needed recreational facilities for families in our community who are Club members and thus relieve pressure on related HOA facilities. Note that the application provides ample noise and light reduction better than that present in the comparable HOA facilities.

I will make every effort to speak at the CAB meeting on August 2nd at the County Library but in the event that I am unable to attend or speak, I request that this email be entered into the public record for the CAB and BOA processes.

In short, I respectfully ask that the CAB unanimously approve the application with favorable recommendation to the BOA.

Very truly yours,



Steve R Patin

Office:415-898-5412
Direct: 1 (775) 229-8543
Cell: 415-827-0540
Email: obex01@garlic.com

From: Jessica Patterson
To: [Steve Kelly](#)
Cc: [Olander, Julee](#)
Subject: WSUP-0016/Arrowcreek
Date: Wednesday, August 01, 2018 3:48:31 PM

Dear Mr. Kelly,

I am a resident of Arrowcreek and a member of the The Club at Arrowcreek. I also live adjacent to the club's property on Palmer Pointe ct. I have lived here for 10 years and am writing in favor of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

My family is excited about the changes proposed and will continue to support them so long as there are no changes made to include taller structures such as a cell phone tower, as previously attempted by other owners. I am not suggesting they would consider this, merely stating what our concerns would be should any plans be amended.

Beyond that, we have reviewed the plans and are very excited for the enhancements. We feel they will positively affect our community and our lifestyle, along with our property values. We are grateful for the developers interest in our club and their diligent and swift response to making upgrades. Our family anxiously awaits going to the new pool and using the other exciting amenities.

I respectfully ask that the CAB unanimously approve the application.

Sincerely,

Jessica Patterson

Sent from my iPhone

From: Gary Pestello
To: [Steve Kelly](#)
Cc: [Olander, Julee](#); [Lucey, Robert \(Bob\) L](#)
Subject: The Club at ArrowCreek WSUP 18-0016
Date: Sunday, July 29, 2018 12:14:52 PM

To: Steve Kelly, Chair of STM/WV Citizens Advisory Board 6tahoe10@sbcglobal.net
Copy: JOlander@washoecounty.us Blucey@washoecounty.us

Dear Mr. Kelly

Four years ago this October, the Friends of ArrowCreek (FOA) were able to receive The ArrowCreek Country Club out of bankruptcy. It was renewed as The Club at ArrowCreek. In doing so Washoe County was paid \$1,300,000 in back taxes and water bills. This action preserved the Club and property values in ArrowCreek and surrounding communities.

As a separate business within the community the FOA has recently been sold to one of its largest FOA investors, the Conrads of Lucky Star Golf LLC. The Conrads are neighbors in ArrowCreek and members of The Club at ArrowCreek. Their intention is to improve the Club and add the amenities that it has been lacking to grow. This will further enhance the values of our property and make it an even better place to meet and socialize. Not only does the Club act as a "Family Friendly" social center, it is the largest user of Washoe County reclaimed water from STMWRF and the best fire break protection the community could have. It needs to be sustainable. The new plan is very resident conscious and provides ample noise and light reduction already present in the comparable HOA facilities.

The additions being proposed in WSUP 18-0016 will allow The Club at ArrowCreek to grow and sustain their operations. I look forward to meeting you at the CAB meeting on August 2, 2018, and respectfully request that the CAB unanimously approve the application with a favorable recommendation to the Board of Adjustment.

Sincerely,
Gary W. Pestello

13 year ArrowCreek Resident, Club Member and Chair of the Friends of ArrowCreek

Gary W Pestello
M-775 815 1941
H-775 851 5464
gwpestello@icloud.com
10198 Via Verona
Reno, NV. 89511

From: Joe Petite
To: [Steve Kelly](#)
Cc: [Olander, Julee](#); [Lucey, Robert \(Bob\) L](#)
Subject: The Club at Arrowcreek WSUP 18-0016
Date: Wednesday, August 01, 2018 9:55:26 AM

Dear Mr. Kelly:

This is to communicate my support for the proposed Lucky Star improvements to The Club at ArrowCreek.

My wife and I are +10 year residents of ArrowCreek. When we moved from Ohio, we were looking for our “last” long-term move as I retired from active business participation. We chose to build our home in ArrowCreek for several reasons. The beautiful views, the gated and upscale community, and the presence of a very nice Country Club with a 36 hole golf course were all among the most important factors in our decision. We felt our significant investment in our home would be well protected with these factors in place. We love our home and the surrounding area. We are also very excited about other improvements being planned for our area — such as the new middle school on ArrowCreek Parkway. This is shaping up to become a truly special area to live.

When the ArrowCreek developer decided to sell the Club to out-of-town investors about seven years ago, the Club began a steady downward decline in quality and membership. Fortunately, the Friends of ArrowCreek - FOA (which I am a member of and one of its member managers) stepped forward and purchased the Club out of bankruptcy. The FOA subsequently paid off the back taxes owed the County and began the difficult and expensive task of returning The Club at ArrowCreek to its previous condition. Success was steady and was accompanied by a significant increase in membership.

Now, the Conrads through the Lucky Star Golf LLC are prepared to help The Club at ArrowCreek continue forward in its path towards becoming a premier social and golf establishment. Although I am certainly no expert in planning or the reading of planning documents, it seems to me that the planned improvements to The Club at ArrowCreek are in concert with the original planning documents for The ArrowCreek development. With this in mind, I am pleased that Luck Star is willing to help The Club at ArrowCreek and the entire ArrowCreek development at large achieve its original vision.

These improvements should serve to help improve our living environment and our home value (with the associated enhancement in property taxes).

I look forward to the CAB meeting on August 2, 2018, and respectfully request that the CAB unanimously approve the application with a favorable recommendation to the Board of Adjustment.

Sincerely,

Joseph M Petite

Cell 775 750 0100
jpetite61@gmail.com

10368 Grey Hawk Trail
Reno, NV 89511

From: Sam Reagle
To: [Steve Kelly](#)
Cc: [Olander, Julee](#)
Subject: WSUP 18-0016 - The Club at ArrowCreek (TCAC)
Date: Sunday, July 29, 2018 3:42:22 PM

RE: TCAC Upgrades

Dear Mr. Kelly,

I've been a resident of ArrowCreek for over a year having moved here from Texas to be near my wife's aging mother. We chose ArrowCreek for the spectacular views and for TCAC. We support your timely approval of WSUP 18-0016 and look forward to using the additional recreational facilities.

In summary, we ask that the Citizens Advisory Board approve TCAC's application for a swimming pool and other enhancements.

Regards,
Granville S. Reagle
Teresa A. Reagle

From: Joseph Walton
To: [Steve Kelly](#)
Cc: [Olander, Julee](#)
Subject: TCAC Pool/Backyard County Permit Application
Date: Sunday, July 29, 2018 4:17:55 PM

Subject: TCAC Pool/Backyard County Permit Application

Date: July 29, 2018
Subject: The Club at ArrowCreek WSUP 18-0016

To: Steve Kelly, Chair of STM/WV CAB

Dear Mr. Kelly,

I'm a resident of ArrowCreek and have been a resident since 2006. I am writing this email to express and document my support of The Club At ArrowCreek's (TCAC) application for a special use permit for a pool and outdoor sports facility with related services, WSUP 18-0016.

The new ownership have proposed improvements that will provide additional needed recreational facilities for families in our community who are Club members and most certainly will relieve pressure on related HOA facilities. The improvement will make ArrowCreek more attractive and without a doubt will increase property values. Note that the application provides ample noise and light reduction better than that present in the comparable HOA facilities.

I will make every effort to speak at the CAB meeting on August 2nd at the County Library but in the event that I am unable to attend or speak, I request that this email be entered into the public record for the CAB and BOA processes.

In short, I respectfully ask that the CAB unanimously approve the application with favorable recommendation to the BOA.

Very truly yours,

Joseph R. Walton

Olander, Julee

From: Lawson, Jacqueline
Sent: Thursday, July 19, 2018 10:45 AM
To: Olander, Julee
Cc: Dayton, Brittany
Subject: FW: July Agency Review Memo III
Attachments: July Agency Review Memo III.pdf

Hello Julee,

The EMS Program does not have any comments for Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek) included in July Agency Review Memo III (item 1). Please let me know if you have any questions.

Thank you

Jackie

From: Dayton, Brittany
Sent: Thursday, July 19, 2018 8:30 AM
To: Lawson, Jacqueline
Subject: FW: July Agency Review Memo III

Brittany Dayton, MPA

EMS Coordinator | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
bdayton@washoecounty.us | O: (775) 326-6043 | C: (775) 544-4847 | F: (775) 325-8131 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512



From: Fagan, Donna
Sent: Wednesday, July 18, 2018 4:03 PM
To: Wolf, Mike; English, James; Rubio, Wesley S; Dayton, Brittany

Cc: Cona, Denise; Health – EHS Front Desk

Subject: July Agency Review Memo III

Mike, Jim, Wes, and Brittany,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review the items as indicated below. Click on the highlighted item description for a link to the application.

Please send any comments or conditions to the planner for that item.

Mike: Items #1 and #2

Jim/Wes: Items #1 and #2

Brittany: Item #1

Thank you,
Donna



Donna Fagan

Planning and Building Division | Community Services Department

dfagan@washoecounty.us | Office: 775.328.3616

1001 E. 9th Street, Reno, NV 89521





WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Engineering and Capital Projects

1001 EAST 9TH STREET
 PO BOX 11130
 RENO, NEVADA 89520-0027
 PHONE (775) 328-3600
 FAX (775) 328.3699

Date: August 3, 2018

To: Julie Olander, Planner, Planning and Building Division

From: Walter West, P.E., Engineering and Capitol Projects Division

Re: Special Use Permit for Club at Arrowcreek, Pool and Backyard Grounds - WSUP18-0016
 APN 152-021-03

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The SUP is for the construction of a pool and other recreational facilities with associated grading within an existing portion of the Arrowcreek Golf Course near the club house. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by CFA Inc. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Walter West, P.E. (775) 328-2310

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. For construction areas larger than 1 acre, the developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
3. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
5. Cross-sections indicating cuts and fills shall be submitted when applying for a grading permit. Estimated total volumes shall be indicated.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

Subject: Club at Arrowcreek - WSUP18-0016
Date: July 30, 2018
Page: 2

6. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walter West, P.E. (775) 328-2310

1. A detailed hydrology/hydraulic report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
2. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.
3. The following note shall be added to the construction plans "All properties, regardless if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties".

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Clara Lawson, P.E. (775) 328-3603

There are no traffic related conditions of approval.

UTILITIES (County Code 422 & Sewer Ordinance)

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

There are no utility related conditions of approval

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

August 9, 2018

Julie Olander, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Club at Arrowcreek; APN 152-021-03
Special Use Permit; WSUP18-0016

Dear Mrs. Olander:

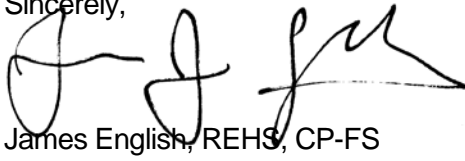
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Wesley Rubio, 775.328.2434, wrubio@washoecounty.us

- a. WCHD has no objections to the approval of the Special Use Permit as proposed. The pool and commercial kitchen building plans are required to be reviewed by WCHD and must be permitted prior to operation.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr

Olander, Julee

From: Patrick Mohn <pmohn@ndep.nv.gov>
Sent: Monday, July 23, 2018 7:34 AM
To: Olander, Julee
Subject: WSUP18-0016 Grading at the Club at Arrowcreek

The only comments the NDEP has for this grading project is for the developer/contractor to obtain dust control and construction stormwater permits. It appears that the Club at Arrowcreek is already served by public utilities.



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

August 7, 2018

FR: Chrono/PL 183-18

Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WSUP-18-0016 (Club at Arrowcreek)

Dear Ms. Olander,

We have reviewed the above application and have no comments at this time.

Thank you for the opportunity to comment on this applicant. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 08012018

Olander, Julee

From: O'Connor, Tim
Sent: Tuesday, July 24, 2018 2:55 PM
To: Olander, Julee
Subject: Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek)

The Washoe County Sheriff's Office Patrol Division has no issues or concerns with the project - WSUP18-0016 (Club at Arrowcreek).

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

Olander, Julee

From: Duncan, Amanda <ADuncan@tmwa.com>
Sent: Monday, July 23, 2018 1:13 PM
To: Olander, Julee
Cc: Zimmerman, John; Enloe, John
Subject: WSUP18-0016 Club at Arrowcreek

Julee,

Truckee Meadows Water Authority (TMWA) was asked to review this Special Use Permit Case Number (WSUP18-0016) for the Club at Arrowcreek. We have the following condition to add to the conditions of approval for this case.

“Approval of the special use permit should be subject to Truckee Meadows Water Authority’s (TMWA) confirmation that there are sufficient water resources dedicated to meet the demands of the proposed project and existing uses.”

If possible, please provide a draft copy of the conditions of approval for this case prior to the Board of Adjustment hearing so that we can ensure that our comment is added.

Thank you! Have a great day.

Amanda Duncan, ARWP

Land Agent

Truckee Meadows Water Authority

1355 Capital Blvd. | Reno, NV 89502

O: (775) 834-8035, M: (775) 815-7195

aduncan@tmwa.com | www.tmwa.com



Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional, customer-focused water services.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

July 19, 2018

TO: Julee Olander, Planner, CSD, Planning & Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Special Use Permit Case Number WSUP18-0016 (Club at Arrowcreek)

Project description:

The applicant is requesting the approval of a Special Use Permit to allow for grading and landscape modifications to enable expansion of the outdoor sports and recreation uses on the property. The special use permit will also allow for the expansion of the outdoor sports and recreation uses, which includes a new pool, pool building, bocce ball courts, outdoor fitness area, short game practice area and a putting green. The grading includes cuts and fill in excess of 10 feet in height and re-contouring of approximately 13 acres of the 149.06 acre site.

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

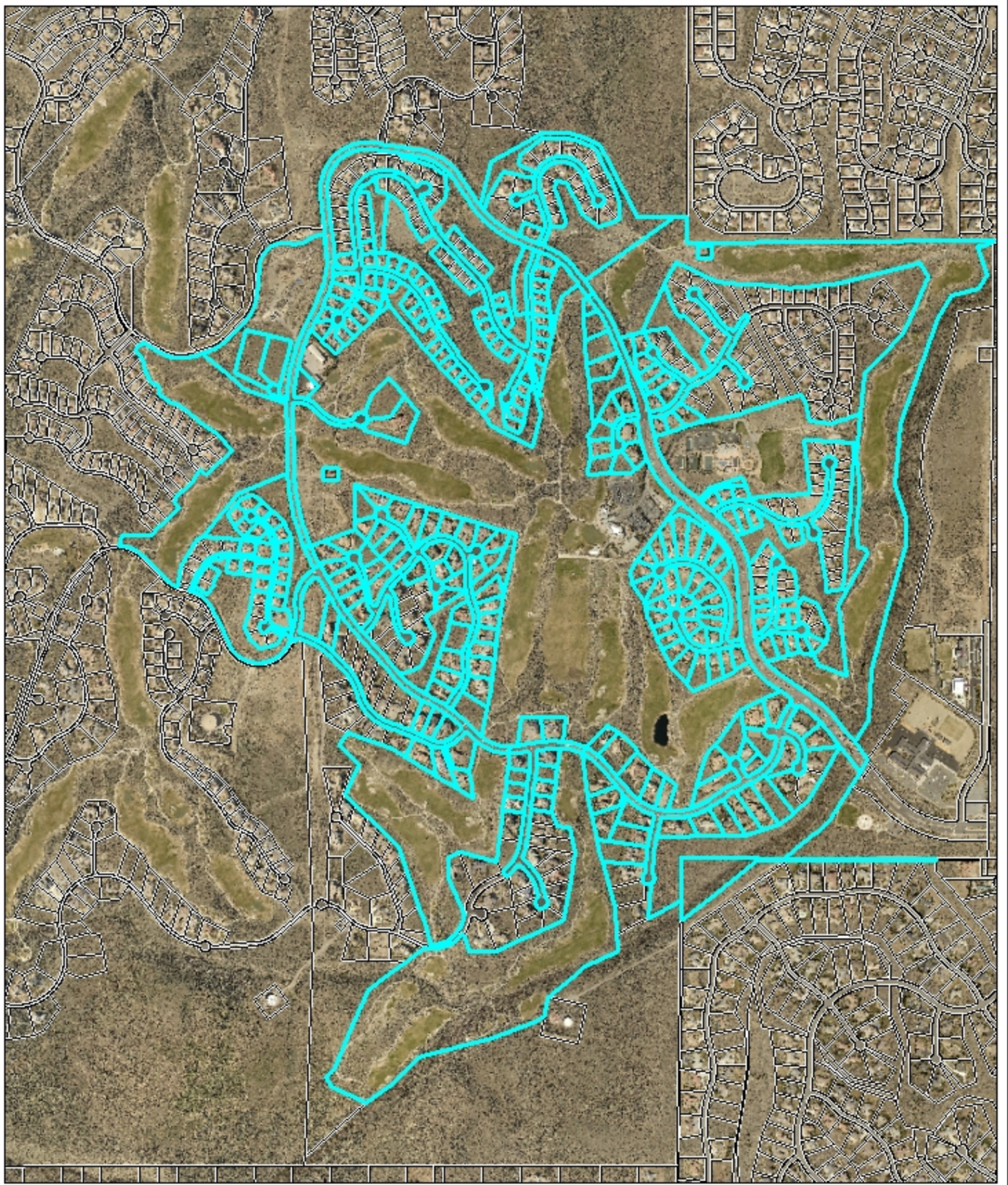
The Community Services Department (CSD) recommends approval of this project with the following comments and Water Rights conditions:

Comments:

- 1) Potable water service to the project is provided by TMWA and treated effluent service is provided by Washoe County.

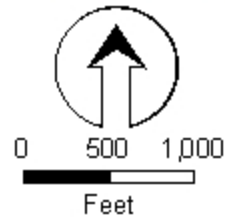
Conditions:

- 1) Applicant shall provide a will serve letter from TMWA indicating that they have secured necessary water rights and water service commitments prior to approval of any building permit for the pool, the pool building and any other features of the proposed special use permit which may increase the delivery of potable water by TMWA.
- 2) Applicant shall provide a will serve letter from Washoe County indicating that they have paid the necessary effluent delivery fees prior to approval of any building permit for features of the proposed special use permit which may increase the delivery of treated effluent by Washoe County.



WSUP18-0016
(Club at Arrowcreek)

Noticing Map- 500 feet
294 parcels noticed



Community Services
Department



Post Office Box 11100
Reno, Nevada 89507

THE CLUB AT ARROWCREEK POOL AND BACKYARD GROUNDS

PREPARED FOR

LUCKY STAR GOLF

PREPARED BY:

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



WITH:

& **GREY** | PICKETT,
Landscape Architects

&



JULY 16, 2018

UPDATED AUGUST 8, 2018

PROJECT: 88-004.77

Project Narrative

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 Cut and Fill Map

Supporting Information D

 Original Special Use Permit Form for Golf and Clubhouse Area (SPW9-13-93)

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 Assessors Information for 152-021-03

 Vesting Deed with Legal Description

 Proof of Property Tax Payment

Map Pocket

Full Size Maps



Project Narrative

The Club at ArrowCreek – Overview

The Club at ArrowCreek is a member's only facility that offers golf on two 18-hole courses, dining and members facilities for parties, gatherings and special occasions, social and recreational groups for members. The Club at ArrowCreek was purchased out of bankruptcy in 2015 by a group of ArrowCreek residents who were interested in seeing the golf course and facilities maintained and improved to provide greater value and offerings to the club members.

The Club at ArrowCreek is located within the ArrowCreek Master Planned Community at the western end of ArrowCreek Parkway in Southwest Reno. The ArrowCreek project was originally approved under the name Southwest Pointe in 1999. The proposed project includes areas behind (west) of the existing clubhouse. The limits of work for this project totals 13+/- acres and is only a portion of a larger parcel, totaling 149.06 (APN 150-021-03).

Project Request

The project request is for a special use permit for the use of outdoor sports and recreation and for grading to allow for the regrading and recontouring of previously graded areas behind the clubhouse at the Club at ArrowCreek Golf Course. Grading requests are specifically made to allow for:

- Grading of an area of one (1) acre (43,560 square feet) or more on parcels less than six (6) acres in size;
- Grading of an area of more than four (4) acres on a parcel of any size;
- Grading on slopes of 15% or greater exceeding code thresholds;
- Excavation of one thousand (1,000) cubic yards or more whether the material is intended to be permanently located on the project site or temporarily stored on a site for relocation to another, final site;
- Grading to construct a permanent earthen structure greater than six (6) feet in height, per 110.438.35; and
- Exposed finish grade slopes greater than ten (10) feet in height, per WCC 110.438.45

The proposed project includes development of a new member pool and pool building, which will house a commercial kitchen and indoor seating areas. Additionally, regrading and recontouring of the golf practice facilities that currently exist to the west of the clubhouse will be undertaken. Existing facilities such as the putting green, chipping green and driving range will be either relocated or expanded/improved. New facilities are also proposed, which include the member pool and pool building, bocce ball courts with bollard

level lighting, outdoor fitness area, members patio (with prominent views to the valley and mountains), golf performance center, short game practice area and realigned golf cart paths and member golf cart parking.

Property Location

The Club at ArrowCreek Clubhouse and Backyard Grounds are located at 2905 E. Arrowcreek Parkway, approximately 3,000 feet north of the ArrowCreek Guard House entry to the gated community. As noted, previously the proposed work area contains approximately 13+/- acres of a 149.06+/- parcel (APN 152-021-03). A vicinity map is provided on page 3 of this project description with an approximate location of the Work Area shown on the map.

Traffic and Parking

As mentioned at the beginning of the project narrative, the Club at ArrowCreek operates as a member's only facility. The proposed uses will not create additional traffic nor parking demand as they are additional membership use facilities. The club parking was designed to accommodate for parking to serve approximately 1200 members and memberships are only about ½ that level, currently. In 2017, the Club at ArrowCreek saw approximately 80% of the rounds played by members while approximately 20% were played by Non-members. With the majority of the members coming from the ArrowCreek Community, this heavily weighted breakdown of member v. non-member golf play limits the number of trips to the facility and the number of parking spaces used as many of the members use alternative means of travel to and from the course (as defined below).

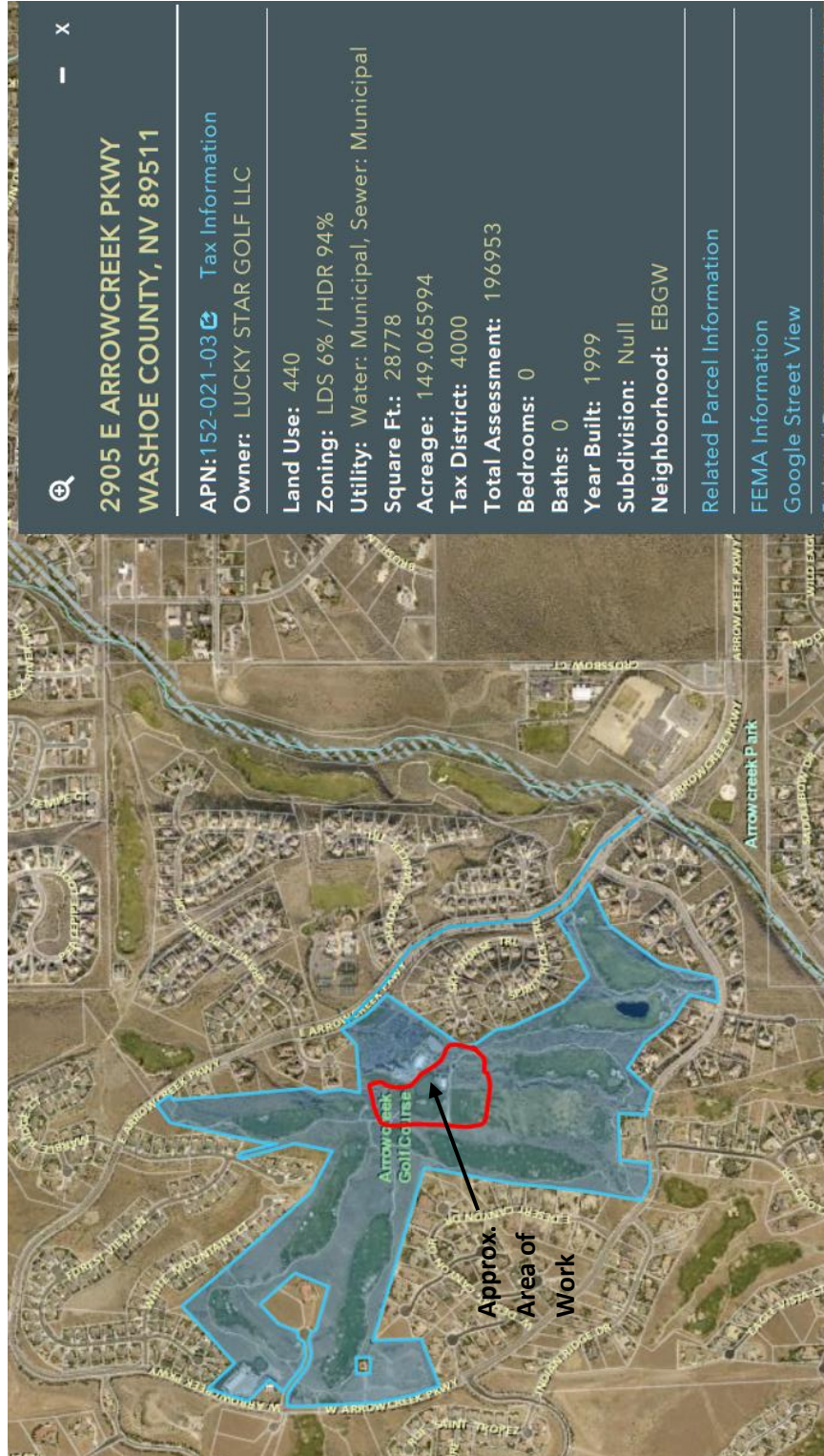
Many of the members drive their golf carts to the facility. It is estimated by the club management that approximately 80 to 100 members drive their private golf carts to the club, daily to golf, dine or partake in one of the many social club offerings (bridge, book, poker, investor, ski or other club meetings or activities).

Given the currently over-built situation of the Club at ArrowCreek along with the non-parking generation nature of the facilities proposed with this special use permit and the minimization of parking demand through alternative modes of transportation (golf carts), not added impact, nor additional parking or traffic related improvements are foreseen as necessary.

THE CLUB AT ARROWCREEK-POOL & BACKYARD GROUNDS

SPECIAL USE PERMIT

Figure 1 – Vicinity Map



Master Plan and Zoning

Master Plan – The Southwest Truckee Meadows Area Plan identifies properties within ArrowCreek to be within the ArrowCreek Wildland Transition Suburban Character Management Area (AWTSCMA). The zoning designation of MDR (Medium Density Rural), which is what the subject property for development with this application is designated is allowed under the AWTSCMA.

Zoning – The subject parcel is split zoned MDR and LDS (Low Density Suburban). As noted in the preceding paragraph, the subject property for development with this application is zoned MDR. The proposed uses are allowed under outdoor sports and recreation with a special use permit.

Existing Site Conditions

Following are photos of the existing backyard grounds area of the Club at ArrowCreek.



View of the north portion of the existing clubhouse – view from the area where bocce ball and open turf area are proposed to be located.

THE CLUB AT ARROWCREEK-POOL & BACKYARD GROUNDS

SPECIAL USE PERMIT

*View to the south of
existing Driving
Range*



*View of the existing 9-
Iron concession
building (to remain
after new construction)*



THE CLUB AT ARROWCREEK-POOL & BACKYARD GROUNDS

SPECIAL USE PERMIT



View to the southwest (toward Mr. Rose) from the area to be the member patio (Currently the chipping green).



View to the northeast (toward Mt Rose) from the area to be the member patio (Currently the chipping green).

Special Use Permit Findings

Article 810 of the Washoe County Development Code identifies findings that must be made in order to approve a special use permit. Following is an identification of each finding and the applicant's response as to how or why this finding is met with this request.

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

The area proposed for improvement with this application has already been graded with the initial development of the clubhouse, golf course and associated facilities. The Washoe County Southwest Truckee Meadows Area Plan shows some areas of slopes greater than 15%, which is confirmed with the project slope analysis map, provided with this application. Other than the steeper slopes, no other constraints are identified (such as wildlife refuge, areas of critical environmental concern, 100-year flood hazards or floodways, potential wetlands or ACOE wetlands).

The proposed development is consistent with the following policies of the SWTMAP:

SW 1.4 – the zoning of the property is MDR, which is conformant with the ArrowCreek Wildland Transition Suburban Character Management Area

SW 2.5 – As is the current case with the Club at ArrowCreek facility, all lighting will conform to “dark sky” lighting standards and be provided at low or pedestrian level.

SW 2.13 – The proposed improvements to the Backyard Grounds at the Club at ArrowCreek will utilize “dark sky” lighting standards and be provided on a pedestrian scale, hours of operation for swimming in the of the new pool is offered from 10:00 am to 8:00 pm, which is very reasonable. Parking and traffic are not foreseen to be impacted with the improvements that are proposed.

SW 5.3 – given that the site area is predominately practice areas for a golf course, the landscaping and grading of the site will be prepared with undulating slopes. All slope areas will be provided at a 3:1 or lower in terms of steepness. A couple rockery walls are necessary for some of the golf cart path grading between facilities, but they are very limited in scale.

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

THE CLUB AT ARROWCREEK-POOL & BACKYARD GROUNDS

SPECIAL USE PERMIT

All necessary utilities and facilities defined in finding b already exist at the site as it had previously been improved. The only facilities that will need domestic level sanitation and water supply will be associated with the pool building and bathrooms in the pool area. These will consist of relatively short, on-site connections as facilities are already developed to the site.

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

The area of work associated with this project has existed since 1999 as a golf and recreational area in association with the golf clubhouse. As such, it is suitable for the proposed uses. SPW9-13-93 provided a special use permit for outdoor sports and recreation in association with this site allowing for such uses as golf courses, driving range, tennis courts, swimming pool and clubhouse.

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

The ArrowCreek Community has benefitted by the existence of the golf course, clubhouse and associated facilities. The proposed improvements provide for an expansion of the recreational opportunities and improve the existing facilities and golf related offerings at the Club at ArrowCreek. Residential properties owners that are closest to the proposed improvements where noise or light could present impacts will have mitigated measures applied. Intensified landscaping has been applied to the area between the proposed pool location and the nearest parcels to the east (APN 152-330-10 & 11). As such, it is not viewed that the proposed improvements will have any detrimental impact to public health, safety or welfare or be injurious to property or improvements of adjacent properties.

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

There are no military installations located in proximity to the proposed site area. As such, this finding is 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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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)

I, 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

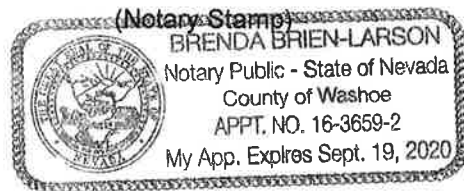
Signed *Raymond Conrad*
Jeanne Conrad

Address 2905 E. Arrowcreek Pkwy, Reno, Nevada 89511

Subscribed and sworn to before me this 13th day of July, 2018.

Brenda Brien-Larson
Notary Public in and for said county and state

My commission expires: Sept 19, 2020



*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

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

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

1. What is the type of project being requested?

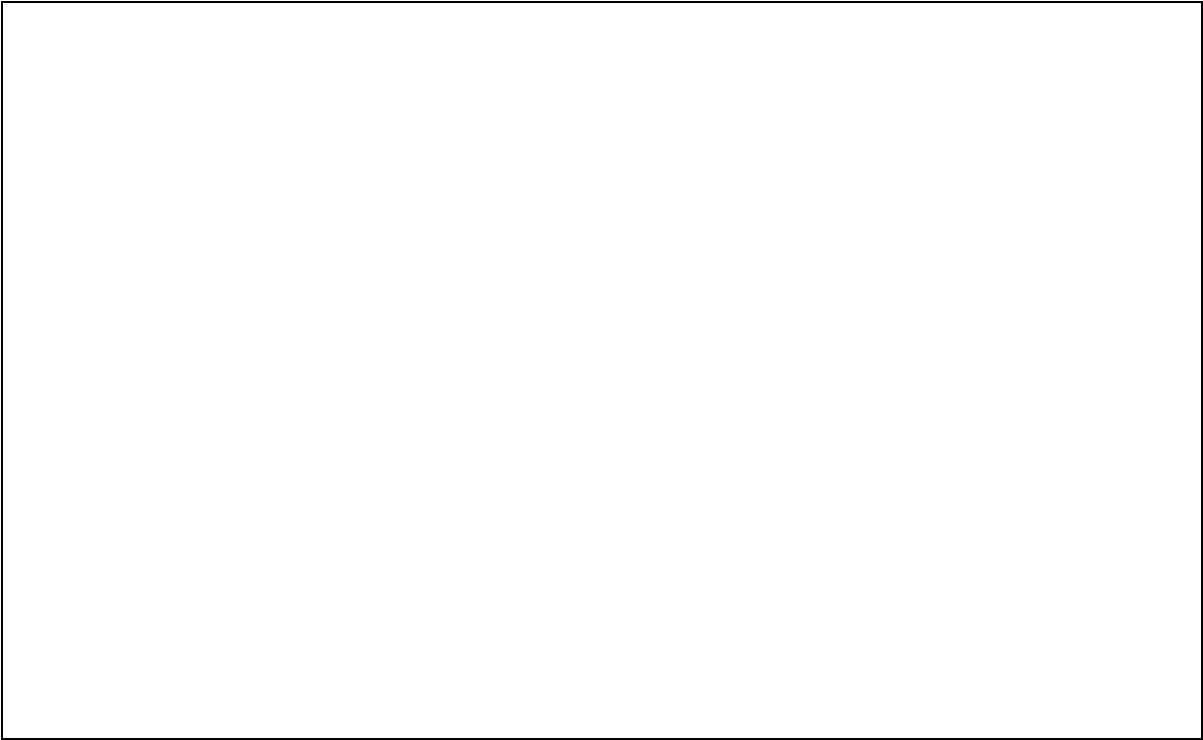
2. What currently developed portions of the property or existing structures are going to be used with this permit?

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

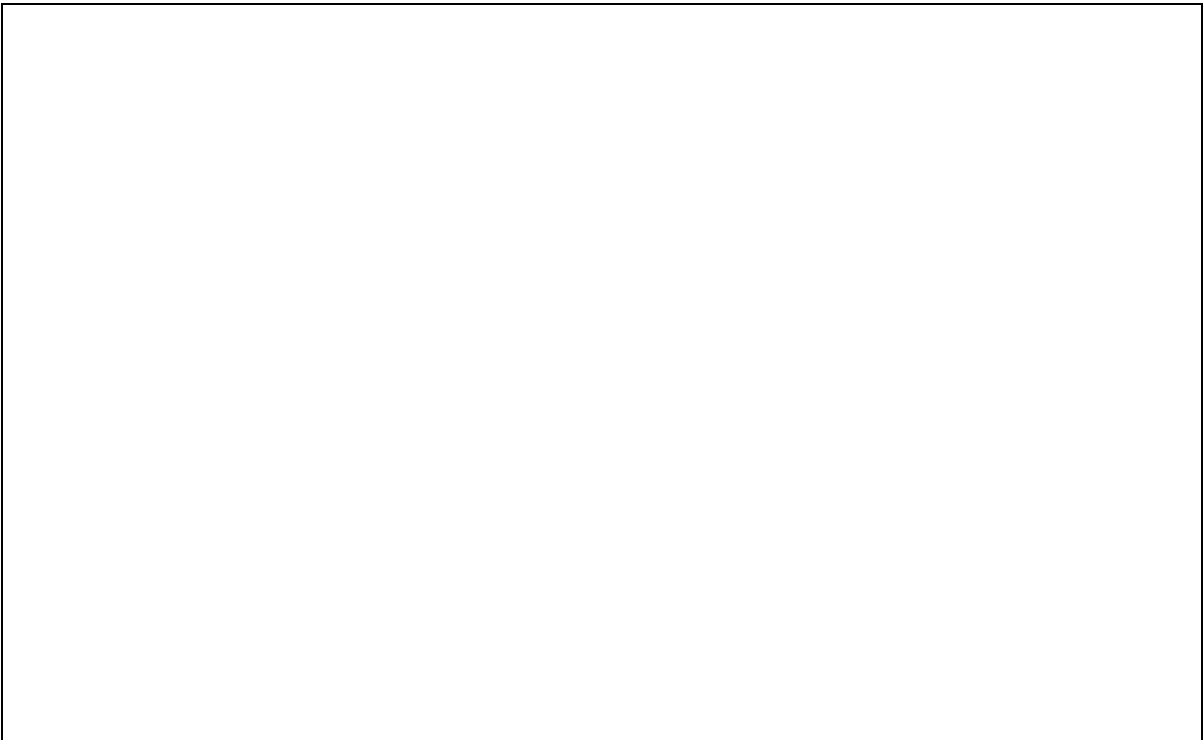
4. What is the intended phasing schedule for the construction and completion of the project?

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

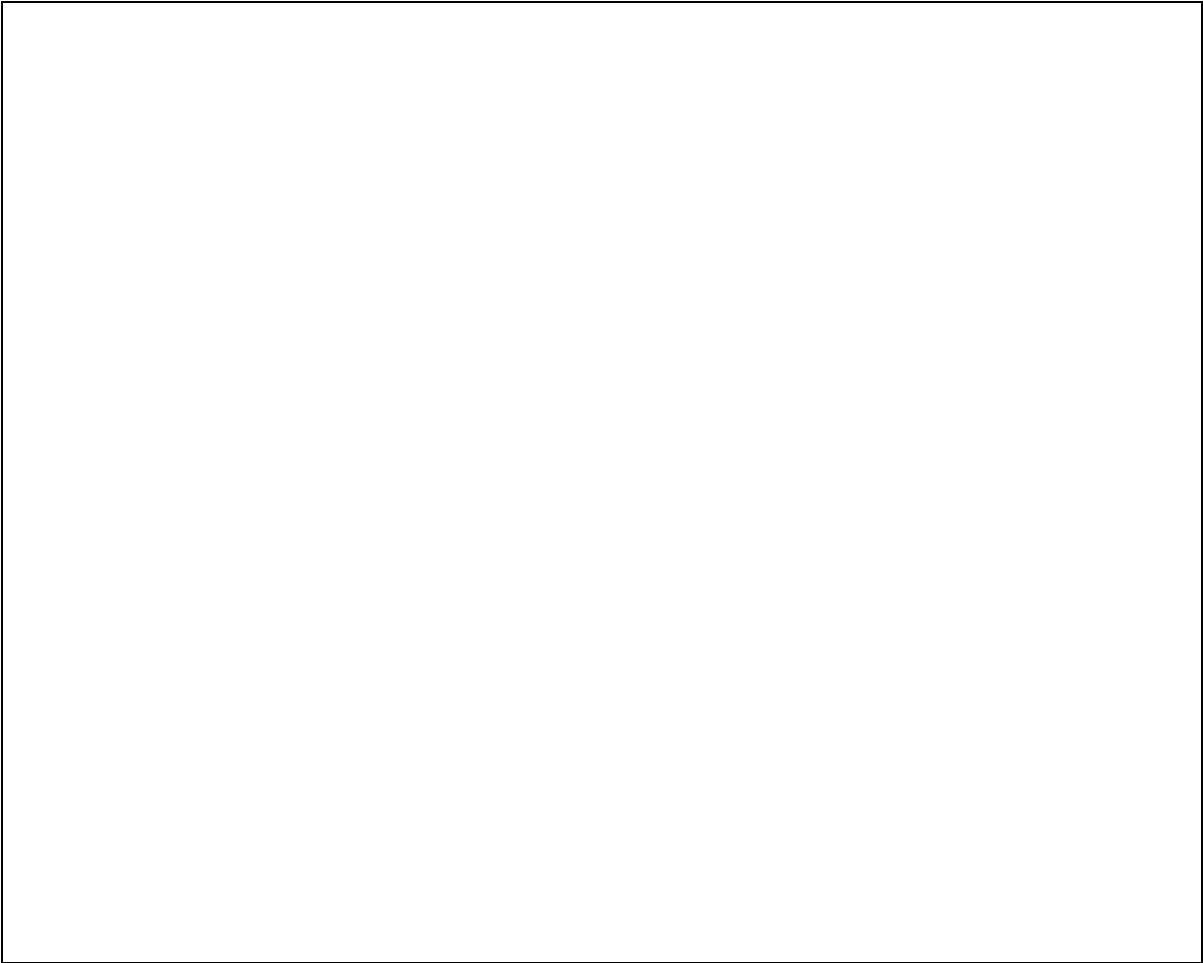
6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?




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



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



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



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

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

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

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

13. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

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

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

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

14. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Special Use Permit Application for Grading Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to special use permits may be found in Article 810, Special Use Permits. Article 438, Grading, and Article 418, Significant Hydrologic Resources, are the ordinances specifically involved in this request.

1. What is the purpose of the grading?

2. How many cubic yards of material are you proposing to excavate on site?

3. How many square feet of surface of the property are you disturbing?

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain fully your answer.)

8. Can the disturbed area be seen from off-site? If yes, from which directions, and which properties or roadways?

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

10. What is the slope (Horizontal/Vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

11. Are you planning any berms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

13. What are you proposing for visual mitigation of the work?

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

16. How are you providing temporary irrigation to the disturbed area?

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

<input type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.
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APPENDIX B



THE CLUB AT ARROWCREEK
 POOL & BACKYARD GROUNDS IMPROVEMENT CONCEPT

EEK

SCALE 1" = 40'
 GREE



the club at arrowcreek - pool and pool building



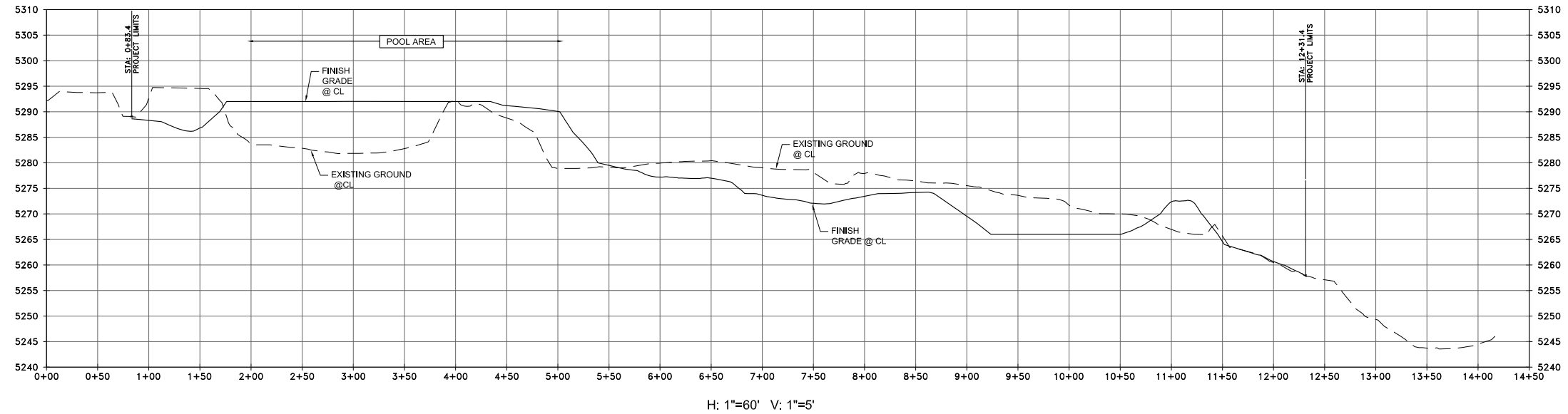
the club at arrowcreek - pool and
pool building be

THE CLUB AT ARROWCREEK - POOL AND BACKYARD GROUNDS

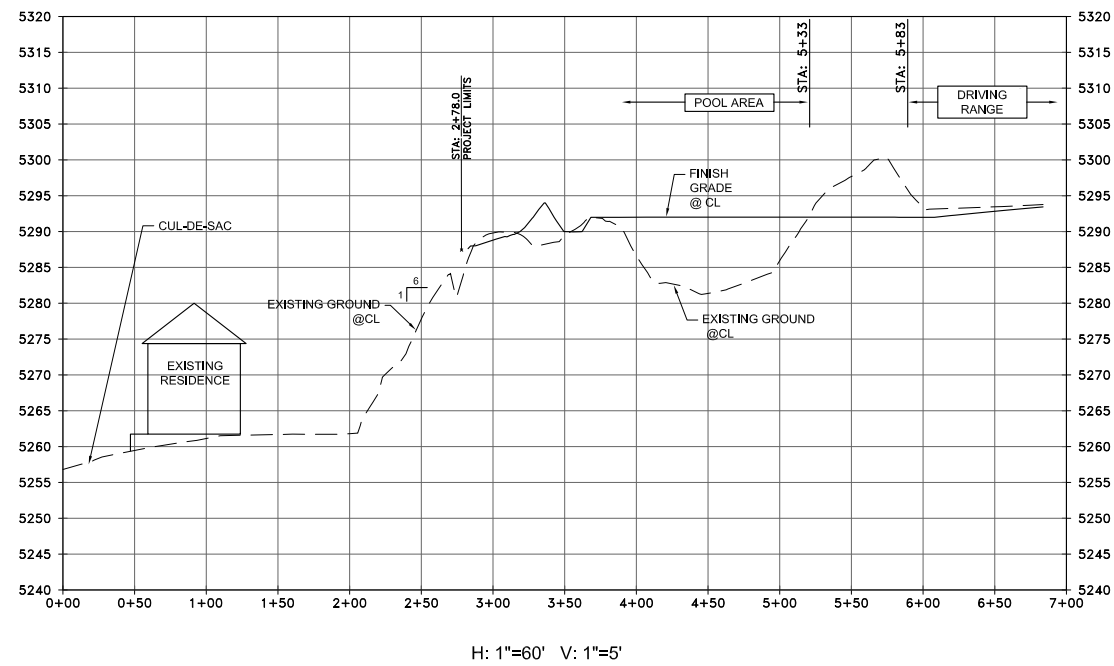
SPECIAL USE PERMIT (UPDATED)

CROSS SECTIONS

SECTION A-A PROFILE



SECTION B-B PROFILE



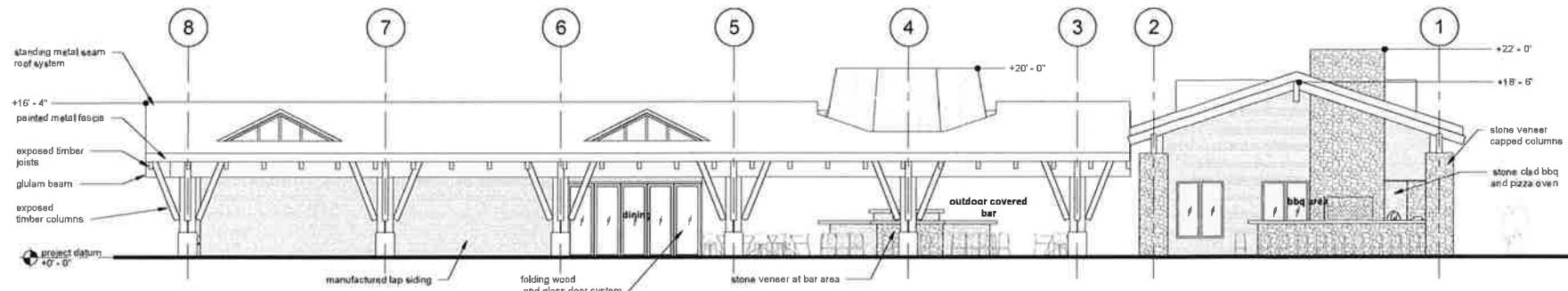
CROSS SECTIONS
SPECIAL USE PERMIT (UPDATED)
WASHOE COUNTY NEVADA

cfa ENGINEERS • LAND SURVEYORS • PLANNERS
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

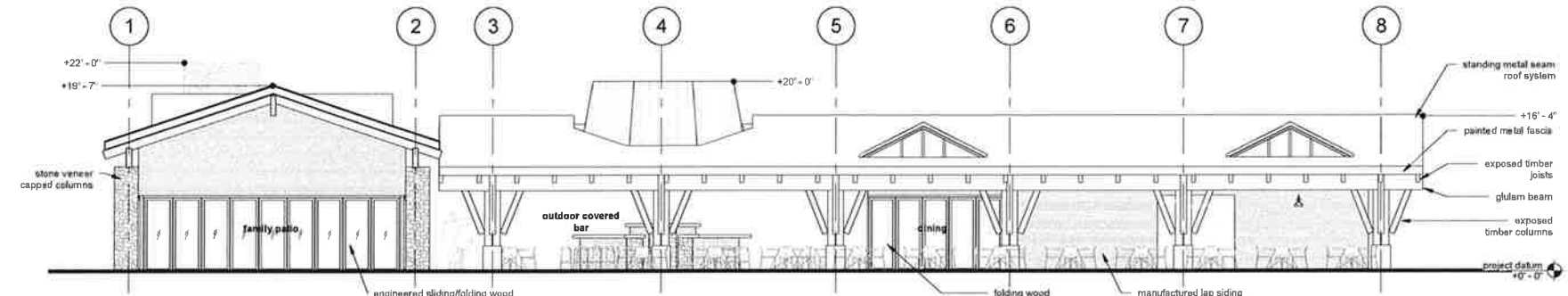
JOB NO: 88004.77 DATE: 08/08/2018

SHEET 2 OF 2

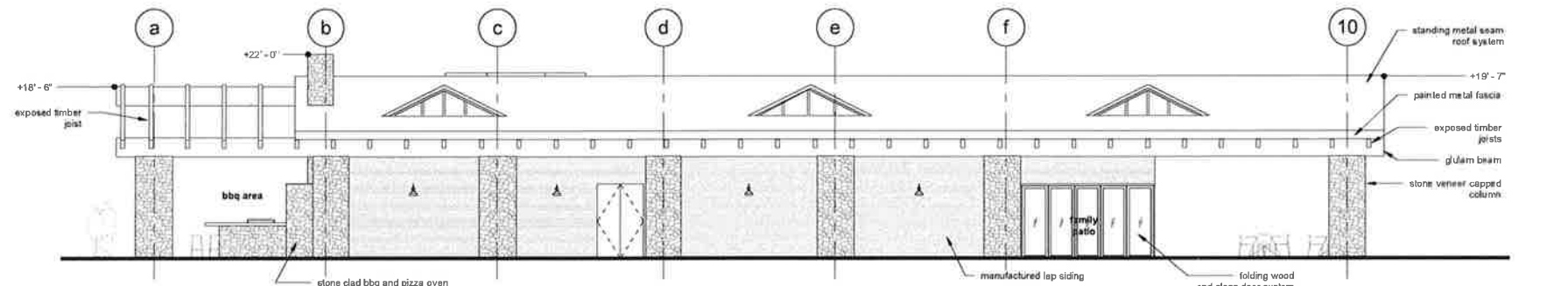
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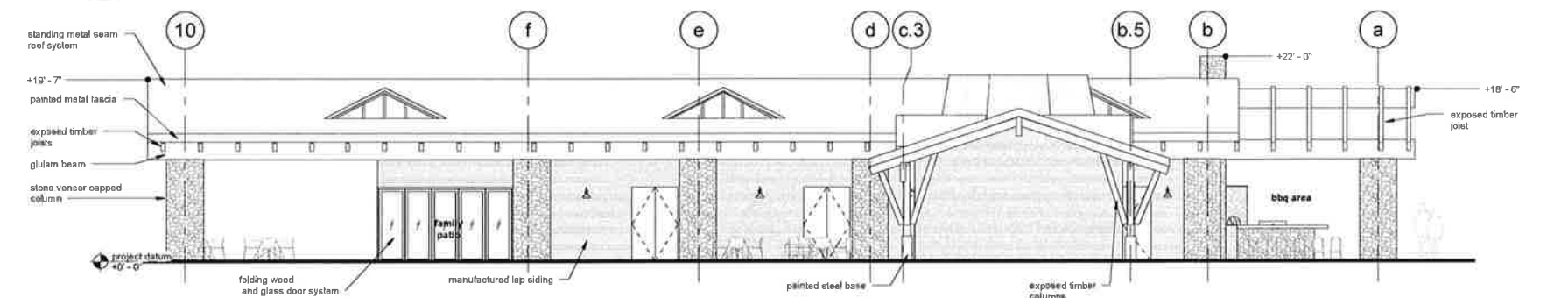
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2 south elevation
SCALE: 1/8" = 1'-0"



3 west elevation
SCALE: 1/8" = 1'-0"



4 east elevation
SCALE: 1/8" = 1'-0"

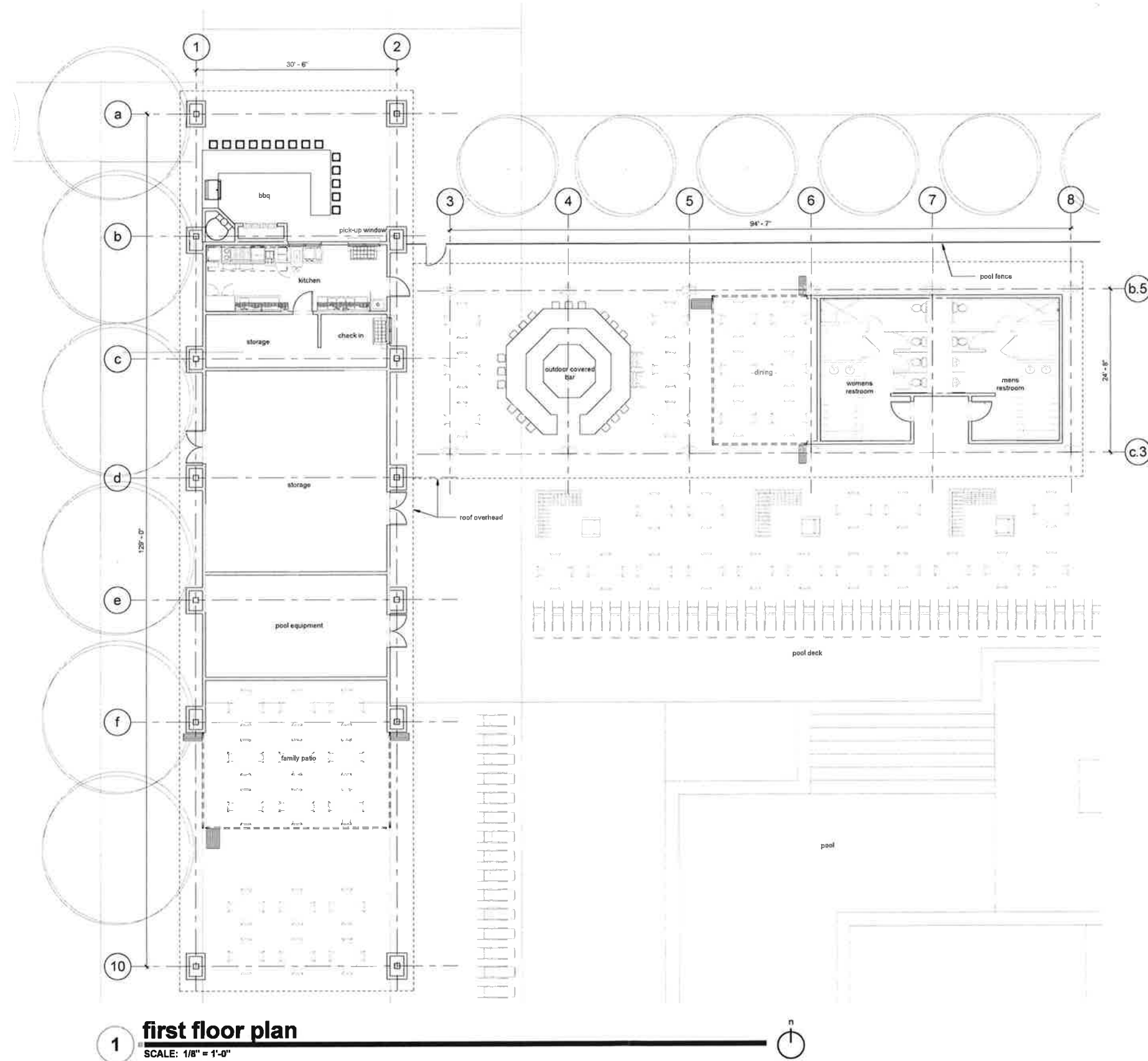
the club at arrowcreek -pool and backyard grounds
2905 Arrowcreek Pkwy
Reno, NV 89511
pool building elevations

the club at arrowcreek -pool and backyard grounds

13 july 2018



Erik B. Peterson
Architect



the club at arrowcreek -pool and backyard grounds

13 july 2018



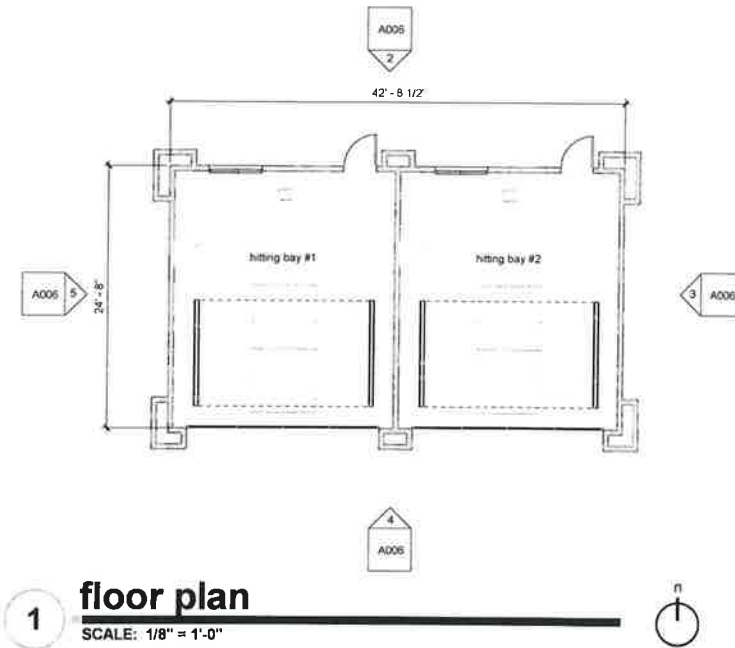
Erik B.
Peterson
Architect

the club at arrowcreek -pool and backyard grounds

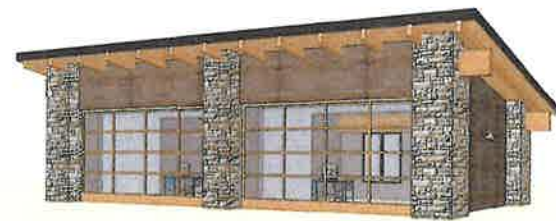
2905 Arrowcreek Pkwy

Reno, NV 89511

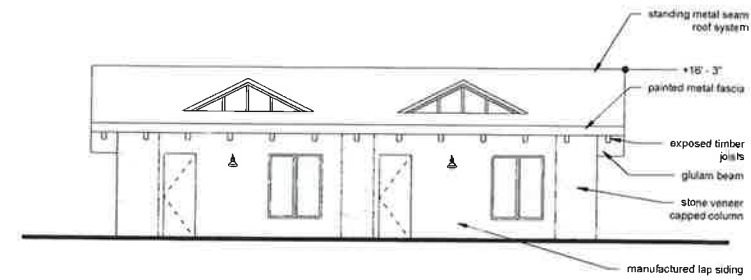
pool building floor plan



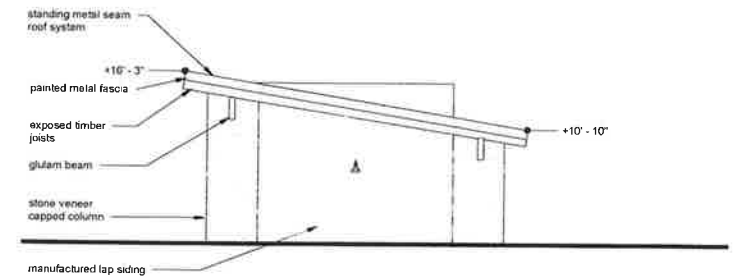
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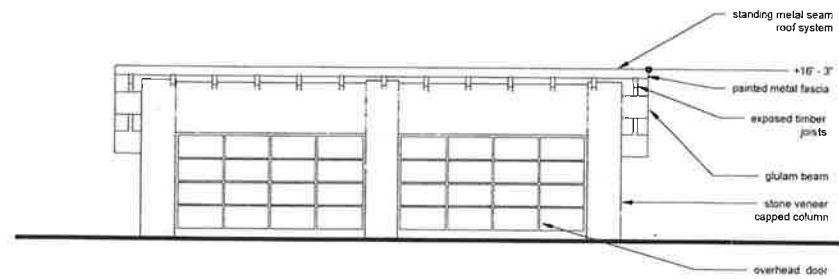
6 performance center-3D view
SCALE:



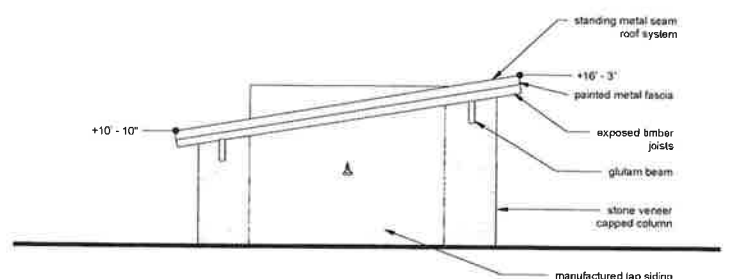
2 north elevation
SCALE: 1/8" = 1'-0"



3 east elevation
SCALE: 1/8" = 1'-0"



4 south elevation
SCALE: 1/8" = 1'-0"



5 west elevation
SCALE: 1/8" = 1'-0"

the club at arrowcreek -pool and backyard grounds

13 july 2018



Erik B. Peterson
Architect

the club at arrowcreek -pool and backyard grounds
2905 Arrowcreek Pkwy
Reno, NV 89511

performance center floor plan+elevations

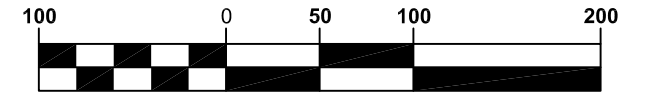
APPENDIX C

THE CLUB AT ARROWCREEK - POOL AND BACKYARD GROUNDS

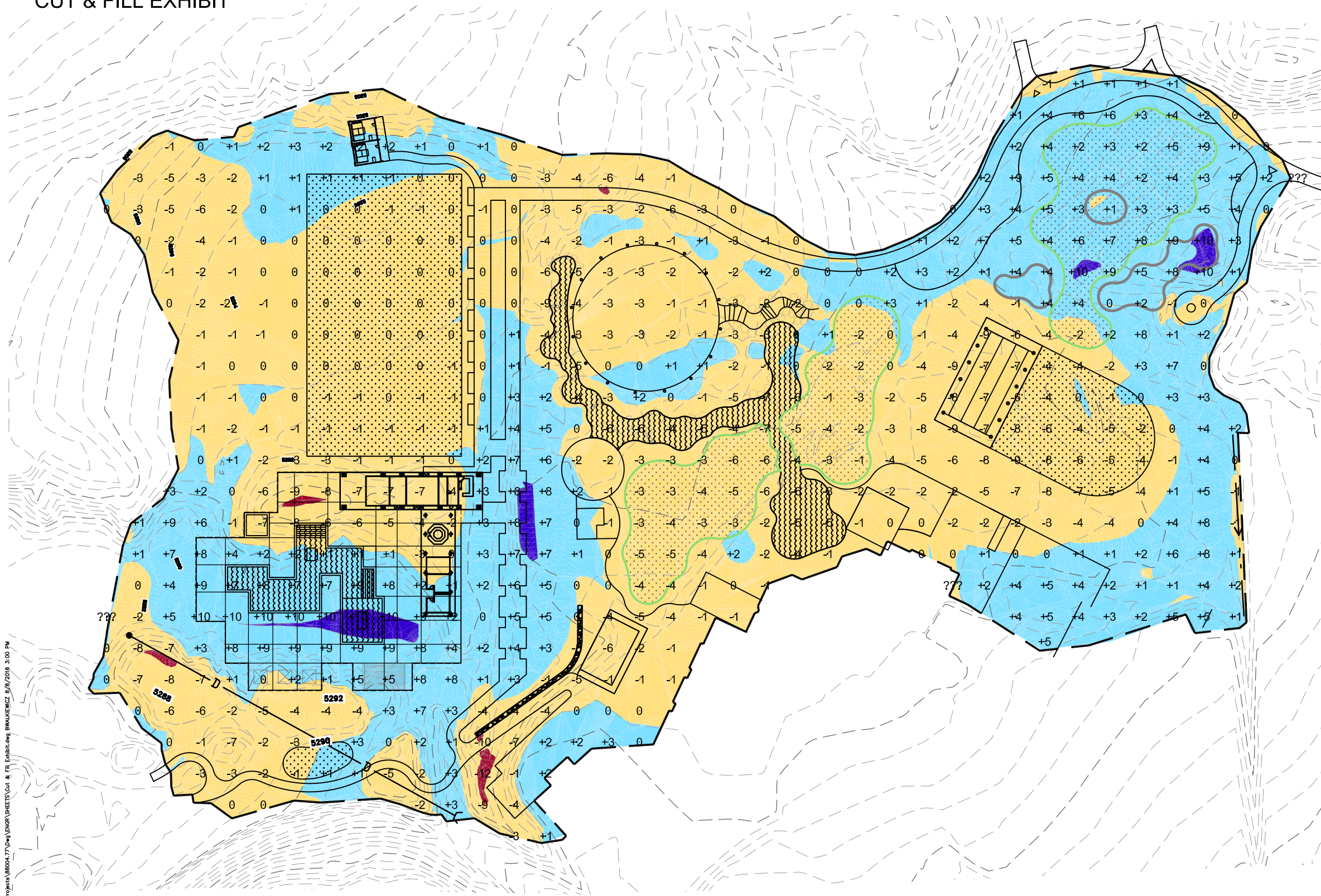
SPECIAL USE PERMIT (UPDATED)

CUT & FILL EXHIBIT

GRAPHIC SCALE



1 inch = 100 ft.



Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12	-10	±1,020 s.f.	Red
2	-10	0	±334,150 s.f.	Yellow
3	0	10	±222,490 s.f.	Blue
4	10	12	±4,570 s.f.	Purple

CUT & FILL EXHIBIT
SPECIAL USE PERMIT (UPDATED)

WASHOE COUNTY NEVADA



ENGINEERS - LAND SURVEYORS - PLANNERS
1150 CORPORATE BOULEVARD - RENO, NEVADA 89502
775-856-1150 MAIN - 775-856-1160 FAX - CFARENO.COM

JOB NO: 88004.77 DATE: 8/8/18

X:\Projects\88004.77\DWG\DWG\CUT & FILL EXHIBIT.dwg BVALIENECZ 5/8/2018 3:00 PM

APPENDIX D

SPW 9-13-93

**WASHOE COUNTY
DEPARTMENT OF DEVELOPMENT REVIEW
SPECIAL USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION**

(ALL REQUIRED INFORMATION MAY BE SEPARATELY ATTACHED)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific reference to Special Use Permits may be found in Sections 110.810.00 through 110.810.75.

1. What is the type of project being requested?

Commercial outdoor sports and recreation - i.e., golf courses, driving range, tennis courts, swimming pool, clubhouse.

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

None

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

An 18-hole golf course, driving range, and temporary clubhouse will be constructed with the initial phase of residential development.

The permanent clubhouse will be started after the golf course is operational.

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

Phase II includes an additional 9 holes of golf and the remaining holes will be constructed with the third phase of development.

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

This large property is ideally suited for a master-planned development of this type. The golf course has been integrated into the site plan and the clubhouse has been located near the center of the project.

All of these uses are located a considerable distance from any existing development.

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

The golf courses and clubhouse, in conjunction with the planned residential development, will enhance the community's overall image and value.

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

No negative impacts are anticipated. These uses have been planned within the community; they have not been added as an after-thought. All of the proposed development is separated from adjacent subdivisions with open space buffers.

8. What measures will you employ or what elements currently exist that will prevent the proposed use from resulting in significant damage or discrimination to other property in the vicinity?

No significant damage to adjacent properties is anticipated.

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

These uses will comply with Article 410 (parking and loading) of the Washoe County Development Code.

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

The clubhouse landscaping will comply with or exceed the requirements of Article 412 (landscaping) of the Washoe County Development Code. The final development agreement will include a preliminary landscape plan for the clubhouse.

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

Signs and lighting for the clubhouse and village center will be addressed in the final development agreement. The architecture, signs, lighting, etc. for all of the uses in the village center will be coordinated.

12. Are there any deed restrictions, restrictive covenants, or recorded conditions that apply to the area subject to the abandonment request? YES NO If so, please attach a copy.

13. **Utilities:**

- a. Sewer Service Washoe County
- b. Electrical Service SPPCo
- c. Telephone Service Nevada Bell
- d. LPG or Natural Gas Service Westpac Utilities
- e. Solid Waste Disposal Service Reno Disposal Company
- f. Cable Television Service Continental Cablevision of Reno
- g. Water Service Washoe County

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

- a. Permit # _____ acre-feet per year _____
- b. Certificate # _____ acre-feet per year _____
- c. Surface Claim # _____ acre-feet per year _____
- d. Other, # _____ acre-feet per year _____

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

Sufficient water rights will be acquired and dedicated to Washoe
County to serve the project.

14. **Community Services: (Provider and nearest facilities)**

- a. Fire Station Nevada Division of Forestry, Galena Station #2
- b. Health care facility Washoe Medical Center, St. Mary's Regional Medical Center
- c. Elementary School A new elementary school is scheduled to open in Fall 1995
- d. Middle School Pine Middle School
- e. Parks Thomas Creek and Saddlehorn Parks, South Valleys Regional Park
- f. Library Galena High School
- g. Citifare bus stop There is no Citifare service in the vicinity.

Assessor's Map Number
152-02

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Reno, Nevada 89512
(775) 339-2261



1 inch = 800 feet

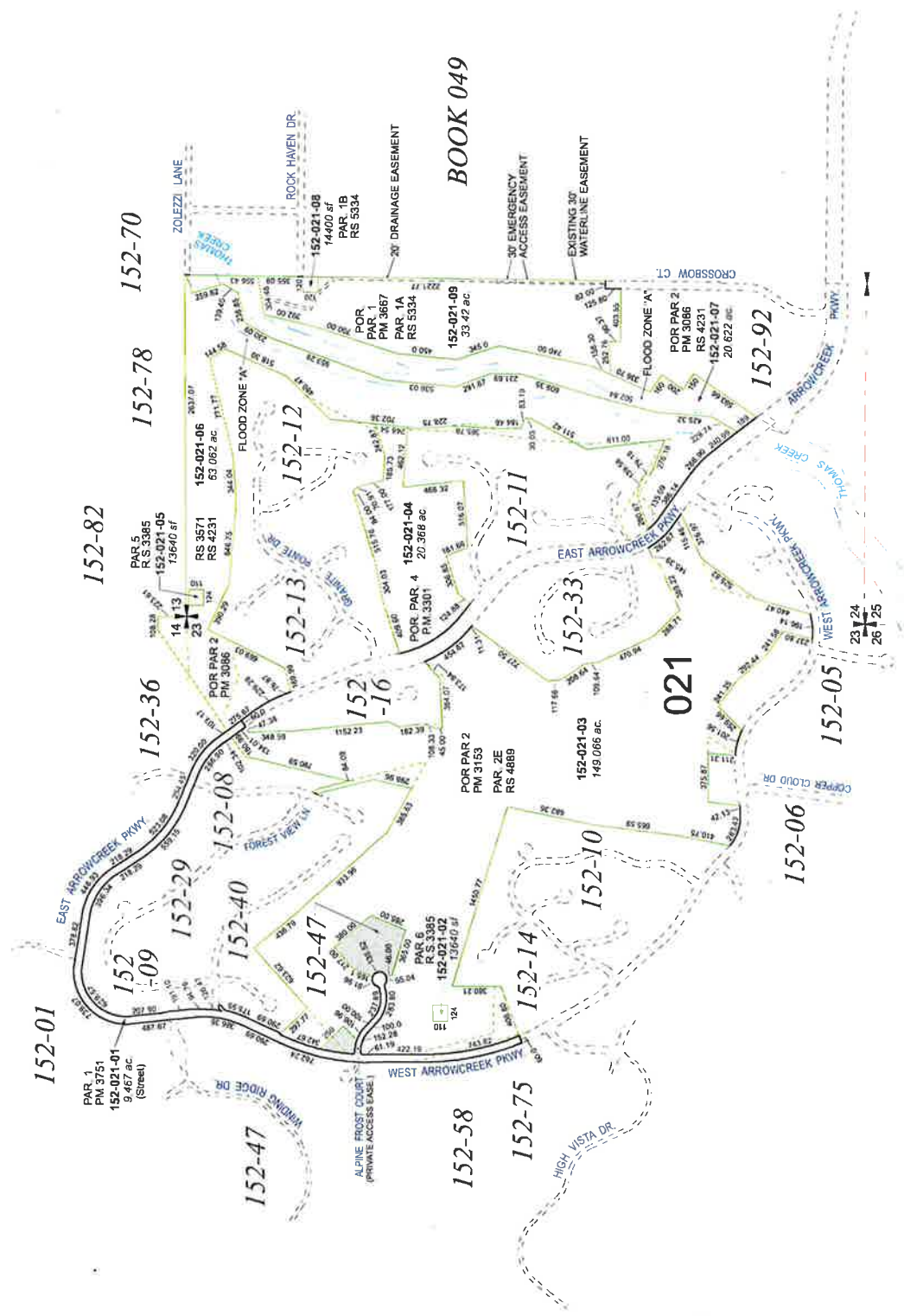


created by: KSB 6/03/11
last updated:

area previously shown on map(s)
152-01

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

**PORTIONS OF SECTIONS 14, 23 & 24
T18N - R19E**



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
Owner 1	LUCKY STAR GOLF LLC	Occupancy	Country Club
Mall Address	1588 N CASEY KEY RD OSPREY FL 34229	Stories	1.00
Rec Doc No	4828727	Year Built	1999
Rec Date	07/03/2018	W.A.Y.	1999
Prior Owner	FRIENDS OF ARROWCREEK LLC	Bedrooms	0
Prior Doc	4518226	Full Baths	0
Keyline Desc	RS 4889 LT 2E	Half Baths	0
Subdivision	_UNSPECIFIED	Fixtures	0
Lot: 2E Block:	Sub Map#	Fireplaces	0
Record of Survey Map: 4889	Parcel Map#	Heat Type	WARM/COOL
Section: Township: 18 Range: 19	SPC 225, 046	Sec Heat Type	
Tax Dist 4000 Add'l Tax Info	Prior APN Multiple	Ext Walls	STUD-STUCCO
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied	Sec Ext Walls	STUD-ASHLAR
		Roof Cover	
		Obso/Bldg Adj	-3,770,481
		% Complete	100 %

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

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2017/18 FV	2018/19 FV	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	548,712	562,724	4MV	450	07-03-2018	4,972,759	FRIENDS OF ARROWCREEK LLC	LUCKY STAR GOLF LLC
Taxable Improvement Value	0	0	3NTT	440	09-29-2015	0	FRIENDS OF ARROWCREEK LLC	FRIENDS OF ARROWCREEK LLC
Taxable Total	548,712	562,724	3NTT	440	10-16-2014	0	ASPEN SIERRA LEASING CO LTD	FRIENDS OF ARROWCREEK LLC
Assessed Land Value	192,049	196,953	3NTT	450	06-18-2013	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASING CO LTD
Assessed Improvement Value	0	0	3NTT	440	06-06-2011	0	ASPEN SIERRA LEASING CO LTD,	ASPEN SIERRA LEASING CO LTD
Total Assessed	192,049	196,953	3MB	440	10-03-2008	7,000,000	ARROWCREEK GOLF HOLDINGS LLC,	ASPEN SIERRA LEASING CO LTD



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 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 07/15/2018.

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:

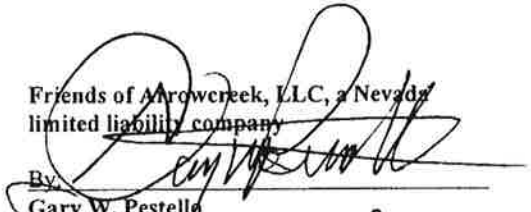
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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 ,
by Gary W. Pestello.

June 29, 2018


NOTARY PUBLIC




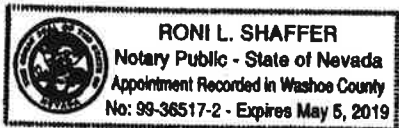
STATE OF NEVADA
COUNTY OF WASHOE

} ss:

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

June 29, 2018


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°31'56" a distance of 23.79 feet;
S 73°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°46'56" a distance of 237.89 feet;
N 46°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°23'30" a distance of 106.96 feet to Point "A";
Thence N 44°56'08" E, 147.85 feet;
Thence N 45°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°00'00" E through a central angle of 11°45'24" a distance of 342.67 feet;
Thence S 42°54'28" E, 297.77 feet;
Thence N 47°45'32" E, 623.62 feet;
Thence S 39°04'40" E, 436.79 feet;
Thence S 41°33'15" E, 933.96 feet;
Thence S 61°30'35" E, 385.63 feet;
Thence N 13°15'11" E, 298.96 feet;
Thence N 14°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°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°06'11" E through a central angle of 03°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°19'02" E through a central angle of 44°58'37" a distance of 58.97 feet;
Thence S 14°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°18'00" W through a central angle of 27°31'50" a distance of 84.09 feet;
Thence N 13°13'50" E, 790.59 feet;
Thence N 54°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°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°48'17" a distance of 266.90 feet;
Thence N 54°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

Bill Detail

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Washoe County Parcel Information

Parcel ID 15202103	Status Active	Last Update 7/16/2018 2:06:16 AM
Current Owner: LUCKY STAR GOLF LLC 1588 N CASEY KEY RD OSPREY, FL 34229	SITUS: 2905 E ARROWCREEK PKWY WASHOE COUNTY NV	
Taxing District 4000	Geo CD:	
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	8/21/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/2/2017	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/1/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/5/2018	2017	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:			\$0.00	\$0.00	\$0.00	\$0.00

Tax Detail

	Gross Tax	Credit	Net Tax
<u>State of Nevada</u>	\$326.48	\$0.00	\$326.48
<u>Truckee Meadows Fire Dist</u>	\$1,037.06	\$0.00	\$1,037.06
<u>Washoe County</u>	\$2,672.73	\$0.00	\$2,672.73
<u>Washoe County Sc</u>	\$2,186.48	\$0.00	\$2,186.48
<u>TRUCKEE MDWS/SUN VALLEY WATER BASIN</u>	\$0.03	\$0.00	\$0.03
Total Tax	\$6,222.78	\$0.00	\$6,222.78

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2017	2017174843	B17.133689	\$1,555.69	10/12/2017
2017	2017174843	B17.203222	\$1,555.69	1/11/2018
2017	2017174843	B17.242752	\$1,555.68	3/12/2018
2017	2017174843	B17.44361	\$1,555.72	8/14/2017

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

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