



Board of Adjustment Staff Report

Meeting Date: December 3, 2020

Agenda Item: 9C

ADMINISTRATIVE CASE NUMBER: WADMIN20-0010 (The Club at Arrowcreek)

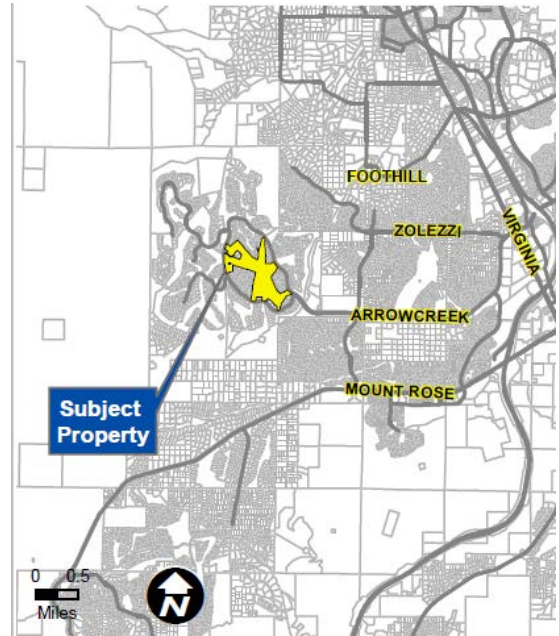
BRIEF SUMMARY OF REQUEST: To allow an indoor sports and recreation facility for pickleball courts

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 an administrative permit per Table 110.302.05.3 to allow the use of indoor sports & recreation, which mostly includes participant sports conducted within an enclosed building, for a 9,000 sq. ft. indoor pickleball court on a 149.03 acre property at 2905 E. Arrowcreek Pkwy.

Applicant/Property Owner: Lucky Star Golf, LLC
Location: 2905 E. Arrowcreek Pkwy.
APN: 152-021-03
Parcel Size: ±149.06
Master Plan: Suburban Residential (SR)
Regulatory Zone: Parks & Recreation (PR)
Area Plan: Southwest Truckee Meadows
Citizen Advisory Board: South Truckee Meadows/Washoe Valley
Development Code: Authorized Article 302, Allowed Uses & Authorized Article 808, Administrative Permit
Commission District: 2 – Commissioner Lucey



Vicinity Map

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 Board of Adjustment approve Administrative Permit Case Number WADMIN20-0010 Club for Lucky Star Golf, LLC, having made all five findings in accordance with Washoe County Code Section 110.808.25:

(Motion with Findings on Page 11)

Staff Report Contents

Administrative Permit Definition..... 3

Vicinity Map..... 4

Site Plan- Landscape Plan 5

Elevations..... 6

Floor Plan..... 7

Project Evaluation 7

South Truckee Meadows/Washoe Valley Citizen Advisory Board (STMWV CAB)..... 10

Reviewing Agencies..... 10

Staff Comment on Required Findings 10

Recommendation..... 11

Motion..... 11

Appeal Process..... 12

Exhibits Contents

Conditions of Approval..... Exhibit A

Agency Review Letters Exhibit B

Noticing Map Exhibit C

Project Application Exhibit D

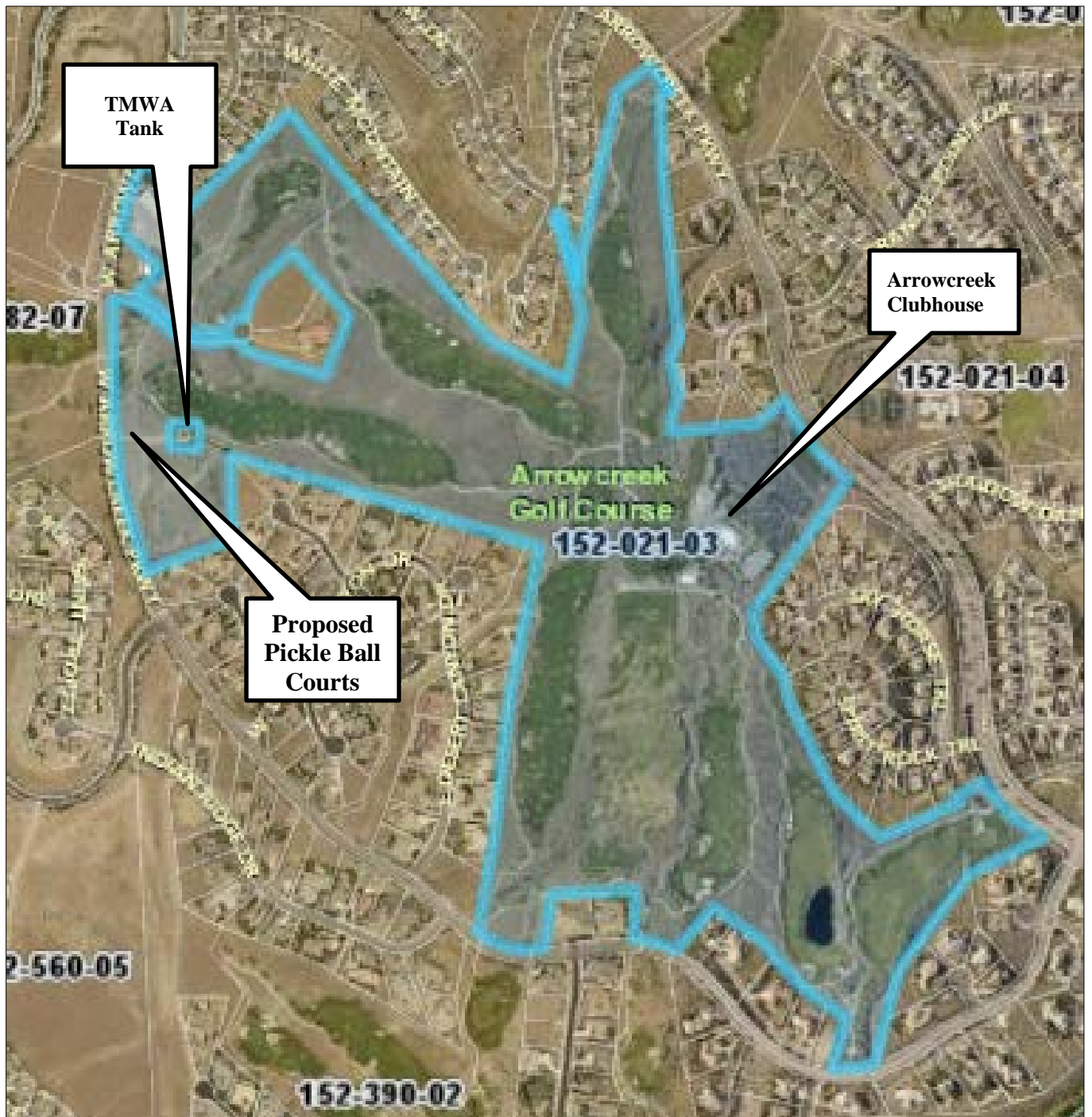
The technical reports submitted with the project application are very lengthy. To review the complete project application with technical reports on-line click [here](#) or contact Planning staff at 328-6100 to have a copy sent by email or for a paper copy.

Administrative Permit Definition

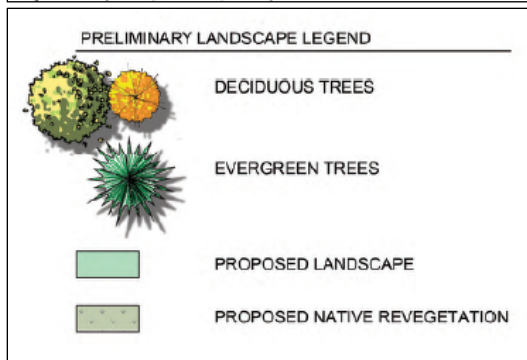
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN20-0010 is attached to this staff report and will be included with the action order, if approved.

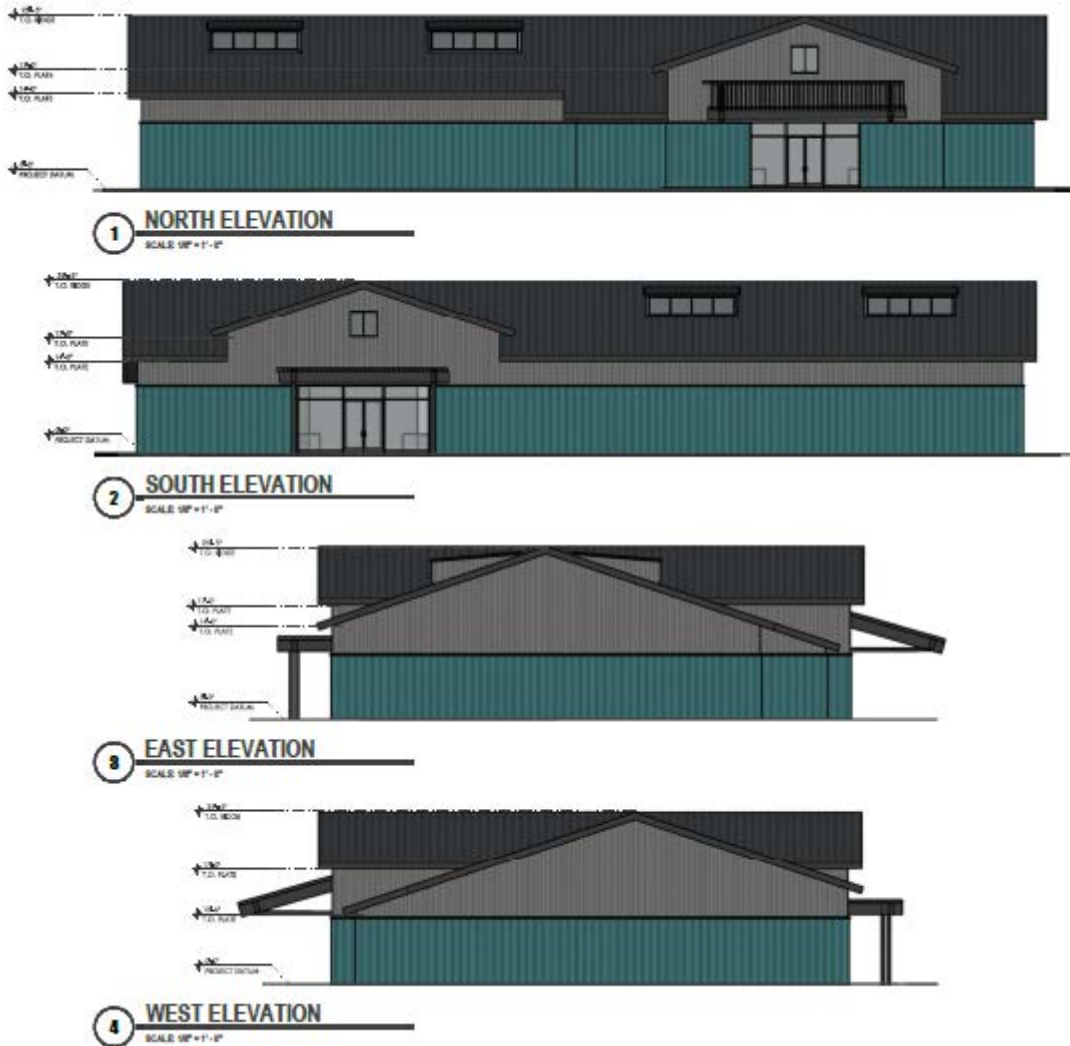
The subject property has a regulatory zone of Parks and Recreation (PR) and the indoor sports and recreation use type is allowed in the PR regulatory zone with an approved Administrative Permit per WCC Table 110.302.05.3 Therefore, the applicant is seeking approval of this proposed Administrative Permit from the Board of Adjustment.



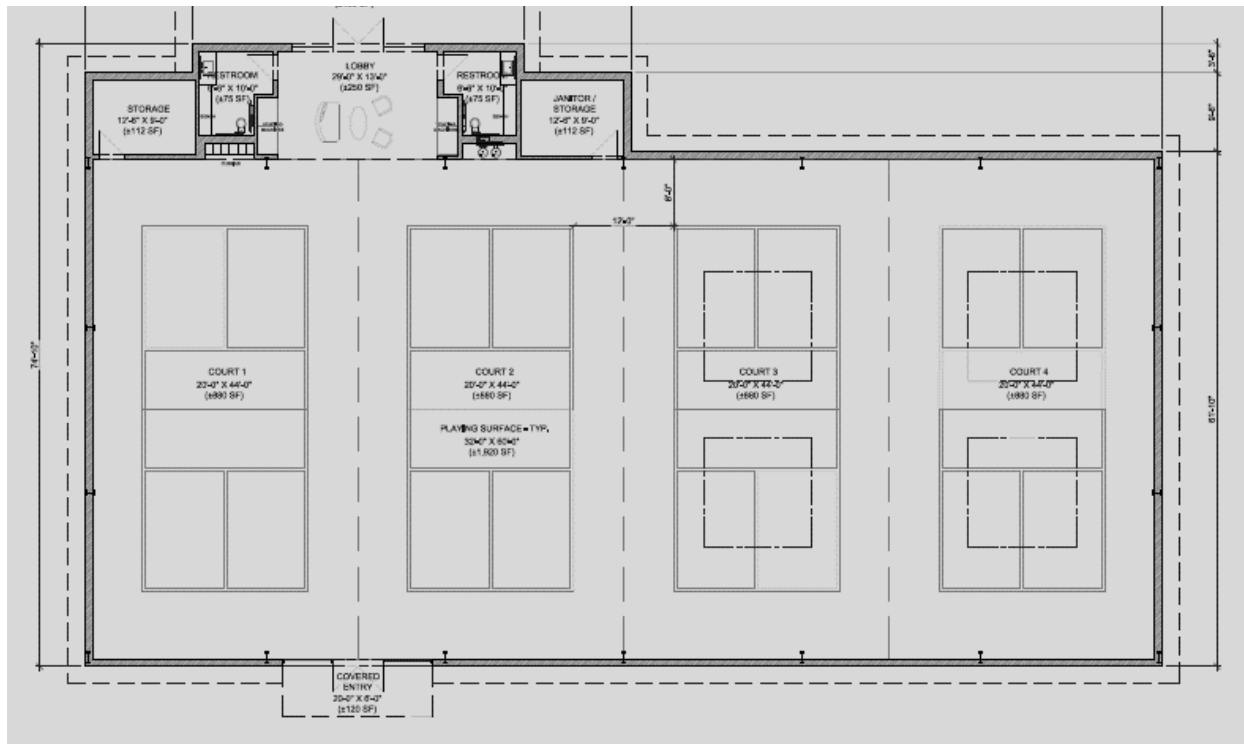
Vicinity Map



Site Plan- Landscape Plan



Elevations



Floor Plan

Project Evaluation

The Club at ArrowCreek is requesting an administrative permit to add indoor sports & recreation use for four indoor pickleball courts that is allowed per WCC Table 110.302.05.3. The 149.06 acre parcel has a regulatory zone of Parks and Recreation (PR), which allows indoor sports and recreation use with an administrative permit. Also, the request includes grading review per WCC 110.438.35(a)(3) for a 669 sq. ft. in area of several man-made areas which exceed 30% slope located within the proposed parking lot and drop-off area.

The Club at ArrowCreek (TCAC) is a member only facility and includes two 18-hole golf courses and a clubhouse with dining areas, pool and other recreational amenities. Over the past few years, TCAC has added and updated their facility by expanding and adding other activities to further the sustainability of the facility. The applicant states that the addition of the pickleball courts will further enhance the success and growth of TCAC.

An indoor sports and recreation use type was previously approved for a 7,000 sq. ft. pickleball facility adjacent to the clubhouse in the parking lot area (WADMIN18-0015). The applicant decided to move the location of the courts because of impacts to neighboring properties' views and loss of parking spaces. The new proposed location is on the west side of the parcel, approximately 2,400 feet northwest of the clubhouse (See the vicinity map). The location for the facility is adjacent to a Truckee Meadows Water Authority (TMWA) water tank. The size of the building will also increase to 9,000 sq. ft. with 4 indoor pickleball courts, restrooms and storage area. The proposed hours of operation for the facility will be 7 AM to 9 PM.

Parking and Landscaping

The application states that there will be 46 parking spaces, with two ADA spaces, which meets *Article 410, Parking and Loading*, requirements of 5 spaces for every 1,000 sq. ft. of building space and 1 space per employee during peak employment shift. For the 9,000 sq. ft. building,

45 parking spaces are required along with one employee parking, for a total of 46 parking spaces. There will also be an area for golf cart parking on the north side of the building.

There is currently significant landscaping on the 149.06 acre parcel. The pickleball site consists of 1.68 acres (73,300 sq. ft.). The application states the 30,576 sq. ft. (41%) of the site will be landscaped. This exceeds the WWC requirement of 20% of disturbed area needed to be landscaped.

Easements and Utilities

There are existing easements for an NV Energy overhead powerline; two TMWA easements for waterlines, access to a pump station and monitoring well; and an Arrowcreek HOA detention basin. These are existing easements, which are allowed by recorded easement documents and will not be impacted by the grading of the site. The applicant is working with NV Energy and TMWA to get acceptable agreement(s) in place for the construction of the building and parking lot area. It is understood that these agreements need to be in place and verified to proceed with the development of the site and will be required by the conditions of approval (See Exhibit A, Conditions of Approval).

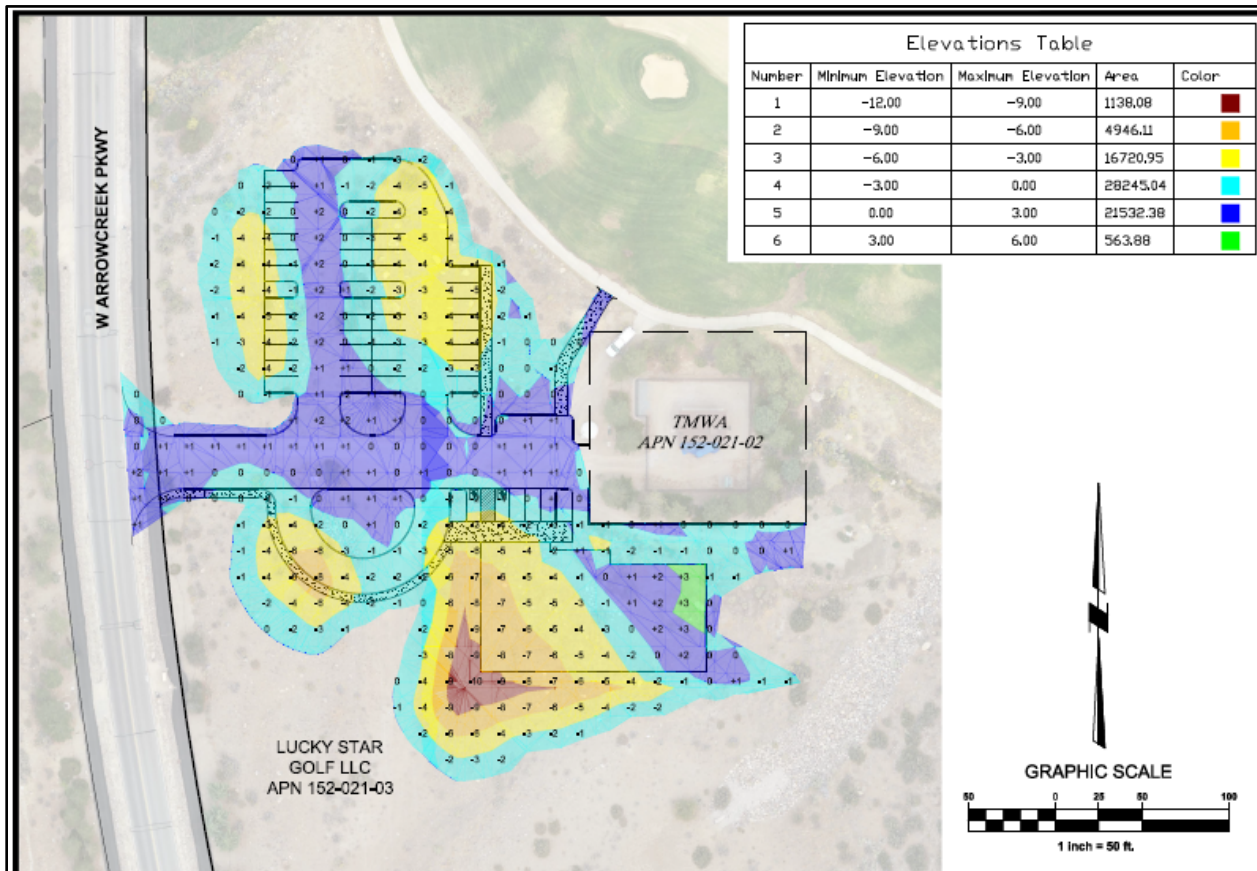
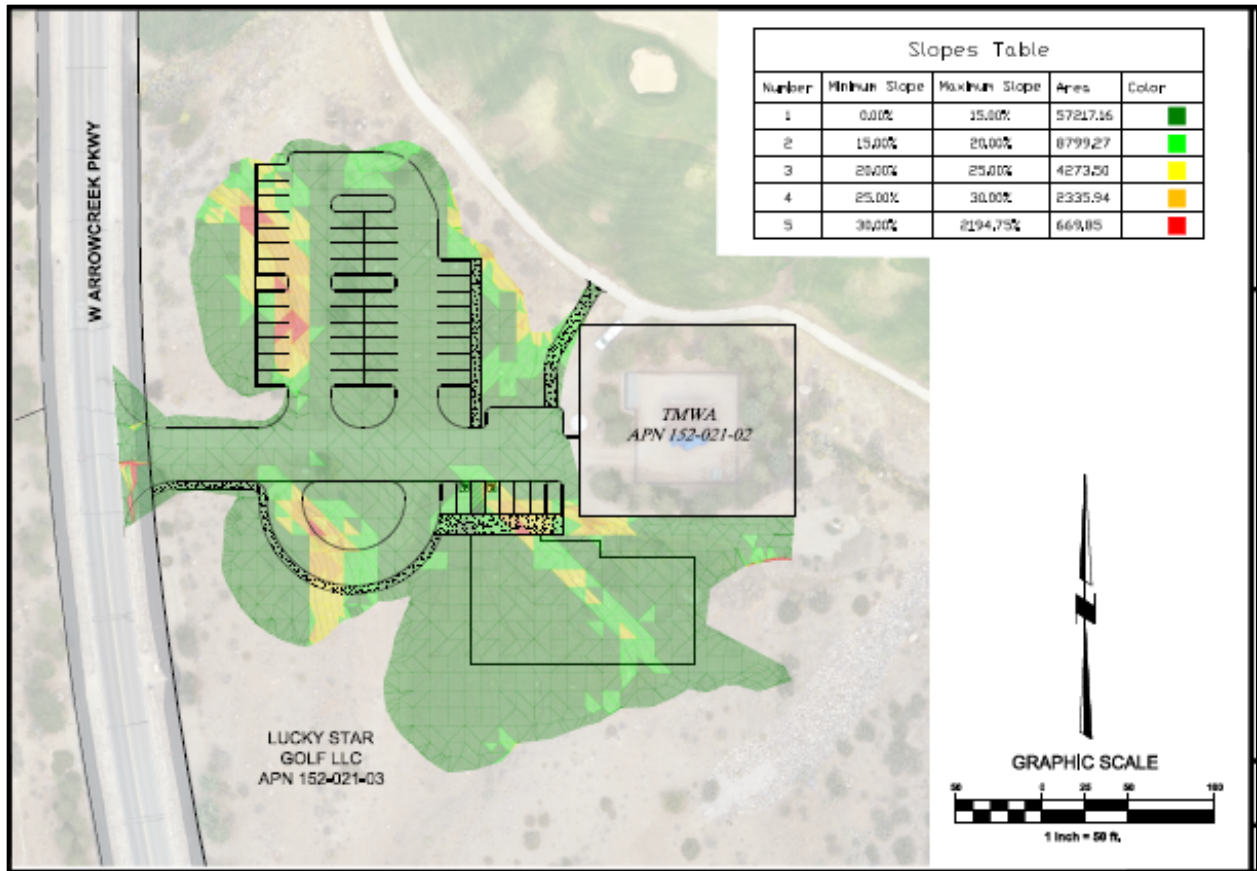
The applicant will connect to the existing utilities in the area. Solid waste will be transported from the pickleball site to the clubhouse for collection and pickup.

Traffic

The previous approval of the 7,000 sq. ft. four indoor pickleball courts in the clubhouse parking lot area was reviewed with the expansion of the clubhouse. During that review it was concluded that the traffic volumes were not large enough to trigger a traffic study. The applicant states that the courts are being re-located and the original traffic conclusion is still valid and no further review is needed.

Grading

The request includes grading for a few man-made areas of 30% slope located on the site. Per WCC 110.438.35(a)(3) "any driveway or road that traverses any slope of thirty (30) percent or greater (steeper)", meets the major grading threshold. The Washoe County Code requires a special use permit (SUP) for all major grading, however an administrative permit receives that same review as a SUP and the administrative permit has been deemed to meet the major grading review requirement. The 30% slope area is located where the parking lot and drop off area are proposed to be located and the area is approximately 669 sq. ft. in size (See the maps below). Approximately 4,983 cubic yards of material will be cut from the site to prepare the site for development. Any excess material will be moved to other locations on the parcel.



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

This administrative permit was considered by the STMWV CAB at their regular meeting of November 5, 2020. The CAB unanimously recommended approval of the request with very little discussion. The CAB minutes were not available at the time that the staff report was prepared. The comments made at the CAB meeting included:

- Good addition to the site
- Clarification on the change of location

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 Management
- Washoe County Health District
 - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission

Three out of the six above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or 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

- Washoe County Planning and Building Division addressed the hours of construction and revegetation.
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 Water Management addressed the requirement for water rights, water service and water will serve letter.
Contact Name – Vahid Behmaram, 775.954.4647 vbehmaram@washoecounty.us

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the 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 requested Indoor Sports and Recreation is consistent and does not conflict with the policies, action programs, 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.

Staff Comment: Indoor Sports and Recreation facility does not create a significant demand for the existing utilities, roadway improvements, sanitation, or water supply. During the standard building permit review process, the Engineering and Capital Projects Division will review the proposal for proper public utilities and storm drainage and the Planning and Building Division will review building and landscape plans. Sanitary sewer services will be provided by Washoe County.

3. Site Suitability. That the site is physically suitable for the type of development and for the intensity of such a development.

Staff Comment: The site is physically suitable for indoor sports & recreation and there are other recreation uses on the parcel. A portion of the site will be graded per Washoe County requirements and will make the site suitable for indoor sports and recreation.

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 subject property is an established recreation site with two golf courses, a driving range, putting green and swimming pool. 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.

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 in the required noticing distance of the proposed structure; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN20-0010 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 Board of Adjustment approve Administrative Permit Case Number WADMIN20-0010 for Lucky Star Golf, LLC, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

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 indoor sports and recreation 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;
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.

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

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

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



Conditions of Approval

Administrative Permit Case Number WADMIN20-0010

The project approved under Administrative Permit Case Number WADMIN20-0010 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on December 3, 2020. 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 or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative 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 administrative 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 administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative 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.

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 Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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.
- d. 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.

- e. Prior to any ground disturbing activity, the applicant shall submit a landscaping design plan to the Planning and Building Division for review and approval. Said plan shall address parking, parking lot circulation and striping, signage, exterior lighting, trash enclosures, landscaping and plant material, type and size of plants, maturation size at full growth, landscaping location, and landscaping irrigation system.
- f. All landscaping, irrigation and screening shall be completely installed and shall satisfy the requirements as set forth in the Washoe County Development Code prior to issuance of a Certificate of Occupancy.
- g. The business license will be updated to include the new uses.
- h. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.
- i. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- j. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.
- k. The following **Operational Conditions** shall be required for the life of the business:

- i. This administrative permit shall remain in effect until or unless it is revoked or is inactive for one year.
- ii. Failure to comply with any of the conditions of approval shall render this approval out of conformance and subject to revocation.
- iii. All landscaping and irrigation systems shall be maintained at all times to conform with the Landscaping Section of the Washoe County Development Code for the life of the business, including the replacement of dead plants, trees, shrubs and all ground cover.
- iv. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with Planning and Building to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify Planning and Building of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- v. This administrative permit shall remain in effect as long as the business is in operation, maintains a valid business license and complies with the conditions of approval.

Washoe County Engineering and Capital Projects

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

Contact Name – Leo Vesely, 775.328.2041, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization 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. The applicant 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 or building permit.
- c. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- 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.
- g. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

- h. A hydrology/hydraulic report prepared by a registered 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.
- i. Any increase in storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
- j. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.

Washoe County Water Management

- 3. The following condition is a requirement of the Water Management, which shall be responsible for determining compliance with this condition.

Contact Name – Vahid Behmaram, 775.954.4647 vbehmaram@washoecounty.us

- a. The applicant shall conform with the requirements set forth in the discovery conducted by TMWA and more specifically with the September 12, 2018 memorandum from TMWA in regards to water rights and water service.
- b. A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: October 29 2020

To: Julee Olander, Planner

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

Re: Administrative Permit Case *WSUP20-0010 – Club at Arrowcreek*
APN 152-021-03

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit is to allow the land use of indoor recreation for pickle ball courts. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by CFA, Inc. The County Engineer shall determine compliance with the following conditions of approval.

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

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2313

1. A complete set of construction improvement drawings, including an on-site grading plan/slope stabilization 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. The applicant 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 or building permit.
3. The applicant shall complete and submit the Construction Permit Submittal Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit.
4. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading revegetation bond shall be provided to the Engineering Division prior to approval of the grading or building permit.
5. All grading shall be in accordance with Article 110.438 Grading Standards.
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.
7. Estimated total earthwork volumes and area of disturbance shall be indicated on the grading plans.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

Subject: **WSUP20-0010 – Club at Arrowcreek**
Date: October 29, 2020
Page: 2

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)
Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A hydrology/hydraulic report prepared by a registered 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 storm water runoff resulting from development shall be detained on site to the satisfaction of the County Engineer.
3. The applicant/owner shall provide pretreatment for petrochemicals and silt for all storm drainage from the site to the satisfaction of the County Engineer.



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

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

October 21, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Rights & Water Resources Consultant, CSD
SUBJECT: Administrative Permit Case Number WADMIN20-0010 (Club at Arrowcreek)

Project description:

The applicant is proposing to allow the land use of indoor recreation for pickle ball courts, in accordance with Washoe County Code (WCC) Table 110.302.05.3.

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

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

The applicant shall conform with the requirements set forth in the discovery conducted by TMWA and more specifically with the September 12, 2018 memorandum from TMWA in regards to water rights and water service.

A formal water will serve will be required at a later date as part of the Building Permit application and said will serve letter will be required prior to occupancy, permit final inspection, or certificate of occupancy is granted, OR during the Building Permit application process.

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

October 26, 2020

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

RE: Club at Arrowcreek; 152-021-03
Administration Permit; WADMIN20-0010

Dear Washoe County Staff:

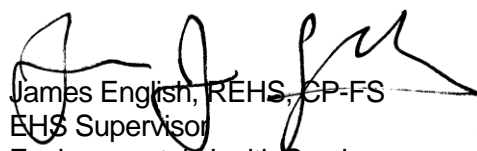
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD has no conditions, comments or requirements for this project as proposed in the application.
- b) Condition #2: Project is to connect to existing community water and sewer infrastructure.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,


James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 22, 2020

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WADMIN20- 0010 Club at Arrowcreek

Dear Julee,

In reviewing the indoor recreation for pickle ball courts, the Conservation District has the following comments.

While we support the dark skies lighting for the project the District would like to minimize the lighting for the pedestrian path to support the dark skies.

The District will require a lighter shade of blue for the proposed building to better reflect earth tone colors for the surrounding area.

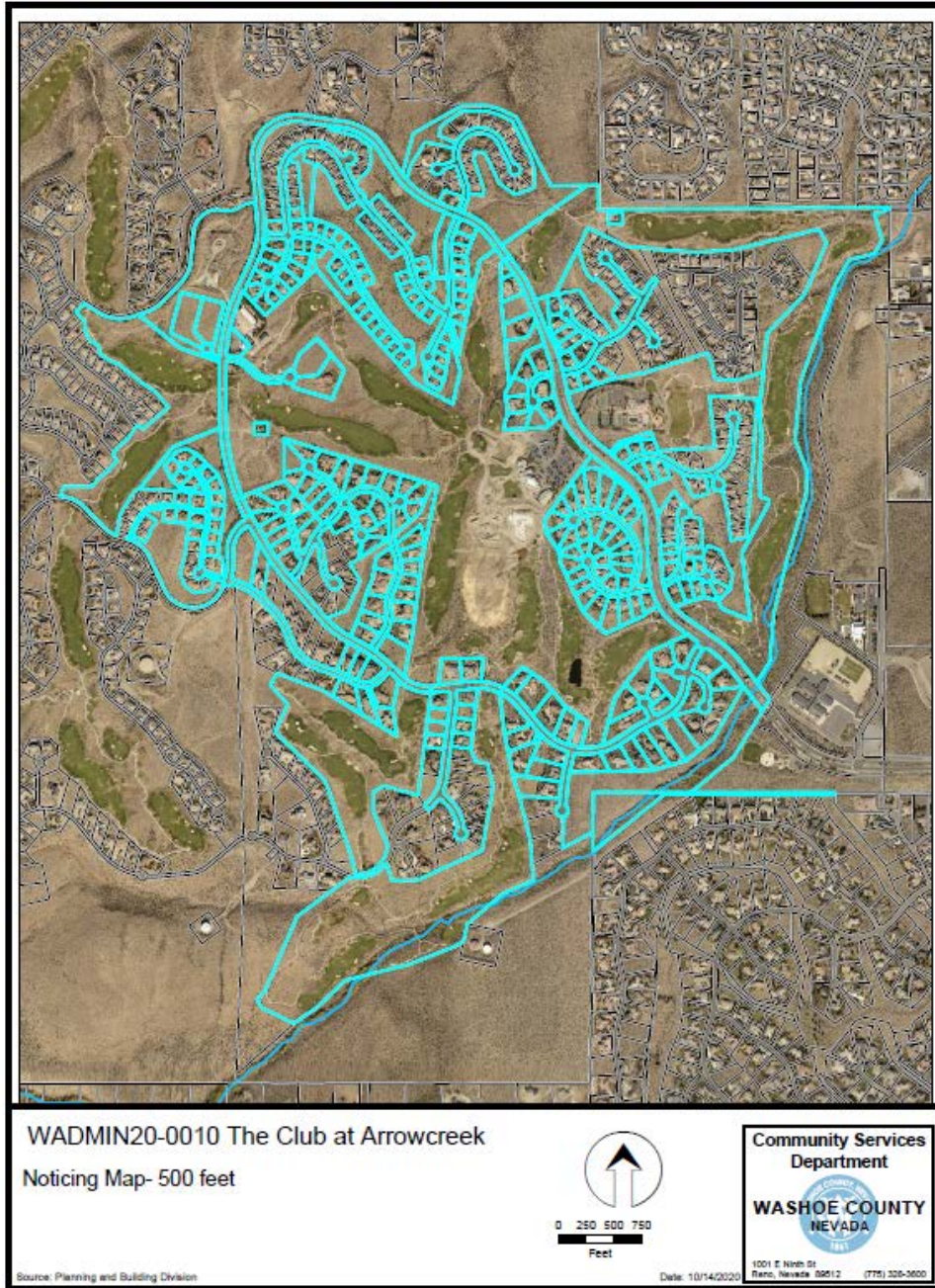
Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Public Notice

Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500 foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 237 separate property owners a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN20-0010



**PICKLEBALL FACILITY
ADMINISTRATIVE PERMIT**

PREPARED FOR

LUCKY STAR GOLF, LLC

PREPARED BY:



WITH:



OCTOBER 8, 2020

PROJECT: 88-004.89

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:
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):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the type of project or use being requested?

2. What section of the Washoe County code requires the Administrative permit required?

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

4. 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?

5. Is there a phasing schedule for the construction and completion of the project?

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

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

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

9. Please describe any operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

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

--

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

--

12. 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.)

--

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

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

14. Utilities:

a. Sewer Service	
b. 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:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. 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):

--

Project Narrative

Property Location/Site Area

The Club at ArrowCreek (TCAC) clubhouse is located at 2905 E. Arrowcreek Parkway, approximately 3,000 feet north of the ArrowCreek Guard House entry to the gated community. The subject property is a 149.06+/- acre parcel (APN 152-021-03) that houses the clubhouse, golf practice facilities, a pool, and some of the golf holes associated with the two 18-hole golf courses offered by TCAC. The proposed site for the pickleball facility is on a portion of the primary club parcel (APN 152-021-03), but only includes 73,300+/- s.f. (1.68+/- acres) of the 149.06+/- acre subject parcel. The proposed pickleball Development Site Area is located approximately 2,400 feet northwest of the existing clubhouse building and 650 +/- feet south of the intersection of Alpine Frost Court and W. Arrowcreek Parkway. A vicinity map is provided in the following page that shows the site area location associated with this application.

Project Overview

TCAC is located within the ArrowCreek Master Planned Community at the western end of ArrowCreek Parkway in Southwest Reno. The Arrowcreek master planned community was originally approved under the name Southwest Pointe in 1999 and was initially designed and approved to have 1,090 single family lots, two 18-hole golf courses with a and other amenities.

In 2018, TCAC embarked on an expansion and improvement plan to the clubhouse and golf course facilities with improvements to the golf practice areas behind the clubhouse building, expansion of the clubhouse, addition of a pool building and deck with improved cooking facilities near the pool and a pickleball facility. These approvals were granted through a series of special use permit, administrative permits and a zone change (changing the subject parcel to PR zoning) to allow for the varied uses that the club offers and wished for expansion and better service to their members. The approvals for all these improvements and additions were granted under the following Washoe County cases: WSUP18-0016; WSUP18-0020; WADMIN18-0015; and WRZA18-0009.

The Pickleball Facility was approved as part of the application that contained WSUP18-0020 and WADMIN18-0015 that allowed for expansion of the clubhouse facilities and offerings within and around the clubhouse. This included a 7,000 s.f. pickleball building to be located near the southeastern corner of the clubhouse, within the existing parking lot. After approval of the application, the location of the pickleball facility was questioned by the property owner in that it would have some view impact to some of the neighbors to the south, and it would take away some of the preferred member parking spaces. As such, an alternative location was sought for consideration. The site that was ultimately chosen is provided within this application package. It is necessary to revisit part of the Administrative Permit that had previously been decided for this facility as the location has changed. Indoor Sports and Recreation uses are allowed with the approval of an Administrative Permit.



Project Request

This Administrative Permit request is for a 9,000+/- s.f. pickleball building, associated parking, and landscaping. There are a couple areas of grading that need to be covered under this permit and the grading aspects were discussed with county staff prior to submittal of the application and it was identified that these grading aspects could be covered under the Administrative Permit process since a permit

Grading – the preliminary grading plan provided with this application identifies that there 4,983+/- CY of net cut to finish grade that will be necessary for the site preparation for the project. Through review of the cut and fill map, it was not identified that any of the volume of depth thresholds in Article 438 would be exceeded with the plan. However, there are a few, man-made 30% or steeper slopes that will be impacted with the grading and improvements for the parking lot and drop-off area. As such, this aspect of the plan would need consideration and review through this administrative permit process. The areas of 30%+ slope that will be impacted can be seen in the Slope Analysis Map provided in Appendix C with this application.

The section of Article 438 that needs consideration and review as part of this application is 110.438.35(a)(3) – Any driveway or road that traverses any slope of thirty (30) percent or greater (steeper). There are small areas of 30% plus sloped and within the parking lot and drop-off area that technically meet this threshold for review. They are very minor in overall size as there is only 669+/- s.f. of 30%+ slopes on the entire development site area.

Signage

Part of the proposed improvements will include a monument sign to provide appropriate directional guidance to the facility. Signage for the project has not yet been designed but will meet the requirements contained in Article 505 (Sign Regulations) of the Washoe County Development Code. Below are two photographic examples of signage that is currently used at TCAC for project entry and directional signage. Final signage design for this project is anticipated to closely follow this style or be complementary.



Lighting

Lighting will be provided to meet safety requirements for users of the facility, and for public safety and policing. Lighting will be provided as wall lighting on the pickleball building to help to illuminate project entries, walkway and to provide nighttime shadowing and architectural highlighting of the building. Additionally, site and parking lot lighting will be provided with modest height light standards to meet the requirements for safety and policing in the parking lot and walkways to and from the building. Site lighting will include light standards that will have a maximum height of between 15 and 20 feet and will provide downlighting to minimize light spillover or glare. Additionally, bollard lighting may also be used to light pedestrian path areas to and from the building, similar to the lighting package that is included in the clubhouse. Some of the lighting (not necessary for policing visibility) could be placed on motion sensors such that lighting is kept to a minimum during non-operational hours.



Parking

The Washoe County development Code Article 410 identifies that the parking requirement/ratio for Indoor Sports and Recreation uses is 5 spaces per 1,000 s.f. and 1 space per each employee on the largest shift. The 9,000+/- s.f. pickleball facility requires 45 spaces and it is anticipated that the typical peak shift employees needed to assist pickleball playing members would be 1. The total parking requirement for this facility is 46. Two of the parking spaces must be provided as accessible parking. These overall parking requirements are met as is the requirement for accessible parking.

TCAC offers golf cart access and parking of carts at the clubhouse and will also provide cart parking at this facility. There is a defined cart parking area north of the pickleball building, on the north side of the driveway. Some members that live within the Arrowcreek community drive their private golf carts to and from the clubhouse for their golf rounds, social activities, dining, or other events. This opportunity will also exist with the pickleball facility.

Landscaping

A preliminary landscape plan is provided with this application. The total amount of landscape area provided on the Development Site Area is 30,576+/- s.f. (+/-41% of the site). This amount of landscape provided significantly exceeds the code minimum requirement for the Development Site Area. Additionally, it should be understood that the preponderance of the project parcel (149.06+/- acres) is provided as a golf course, with natural landscape or ornamental landscaping (around the clubhouse facility, pool facility and golf

practice areas) and this overall parcel greatly exceeds the requirements for landscaping set for in the Washoe County Development Code.

Solid Waste Disposal

All solid waste will be transported from the pickleball facility to the clubhouse where trash facilities for pickup exist. This is similar to what is done with garbage from cans and collection buckets at golf holes and on-course bathrooms. It is specifically requested that a trash enclosure and trash collection not be required at this facility as garbage can be handled at the appropriate central location of the clubhouse, as already occurs for the other uses on the subject parcel.

Traffic

A 7,000 s.f. indoor pickleball facility with 4 courts was previously reviewed as part of the clubhouse expansion project in 2018 (WSUP18-0020/WADMIN18-0015) by Solaegui Engineers. The Traffic Letter (provided in Appendix C) that was prepared for this previous project, inclusive of the 4 court indoor pickleball facility, concluded that the net peak hour traffic volume increase was not large enough to trigger the need for a full traffic study, per Washoe County policy. Given that the currently proposed facility was previously included in a review of traffic for TCAC Clubhouse Expansion and Pickleball Facility project and this currently proposed facility is only a relocation from the previously approved site (near the clubhouse), the applicant believes that traffic for this facility has already been reviewed and accepted with the previous application approval.

Existing Utilities Facilities and Easements

The Development Site Area possesses a few utility easements that include an overhead powerline easement for the benefit of NV Energy (Doc No. 1607389), two TMWA easements for waterlines, access to a pump station, and for the location and access to a monitoring well (Doc No's.2151624 and 4862776), and a common area maintenance easement to the Arrowcreek HOA for a detention basin (Doc No. 2342737). Each of these easements and the facilities that are existing or allowed under the easement language has been considered and accommodations made with the preliminary site planning and grading or if the site plan and grading does not impact the uses provided for in the easement. A copy of each of the above-noted easement documents are provided in Appendix D of this application.

Overhead Powerline Easement (NV Energy) - Discussions with NV Energy have commenced and it is recognized by the application that the establishment of a Transmission Use Agreement will be necessary to ultimately allow for the proposed parking lot and drop-off lane that are part of the site. The applicant will continue to work with NV Energy to get an appropriate, acceptable agreement in place. It is understood that verification of such an agreement may become a condition of approval for this project through the administrative permit process.

TMWA Easements – The site plan has been designed to work with the facilities and access requirements that are in place per the two easements that TMWA holds on the property. The applicant's representative has made initial contact with TMWA and provided a conceptual plan for TMWA staff review and initial

comments, and a follow-up meeting has been scheduled for shortly after submittal of this application to Washoe County. The applicant remains committed to working with TMWA to make sure that their allowed facility and access rights established under these easement documents remains either protected and open or improved.

Master Plan and Zoning

Master Plan – The subject parcel is master planned Rural Residential (RR), and the Southwest Truckee Meadows Area Plan identifies properties to be within the ArrowCreek Wildland Transition Suburban Character Management Area (AWTSCMA).

Zoning – The subject parcel was recently rezoned to Parks and Recreation (PR) and that zoning designation is allowed under both the master plan designation of RR and the SWTMAP designation of AWTSCMA.

An Existing Master Plan and Zoning Exhibit is provided on the following two pages.

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

Figure 2 – Master Plan Exhibit

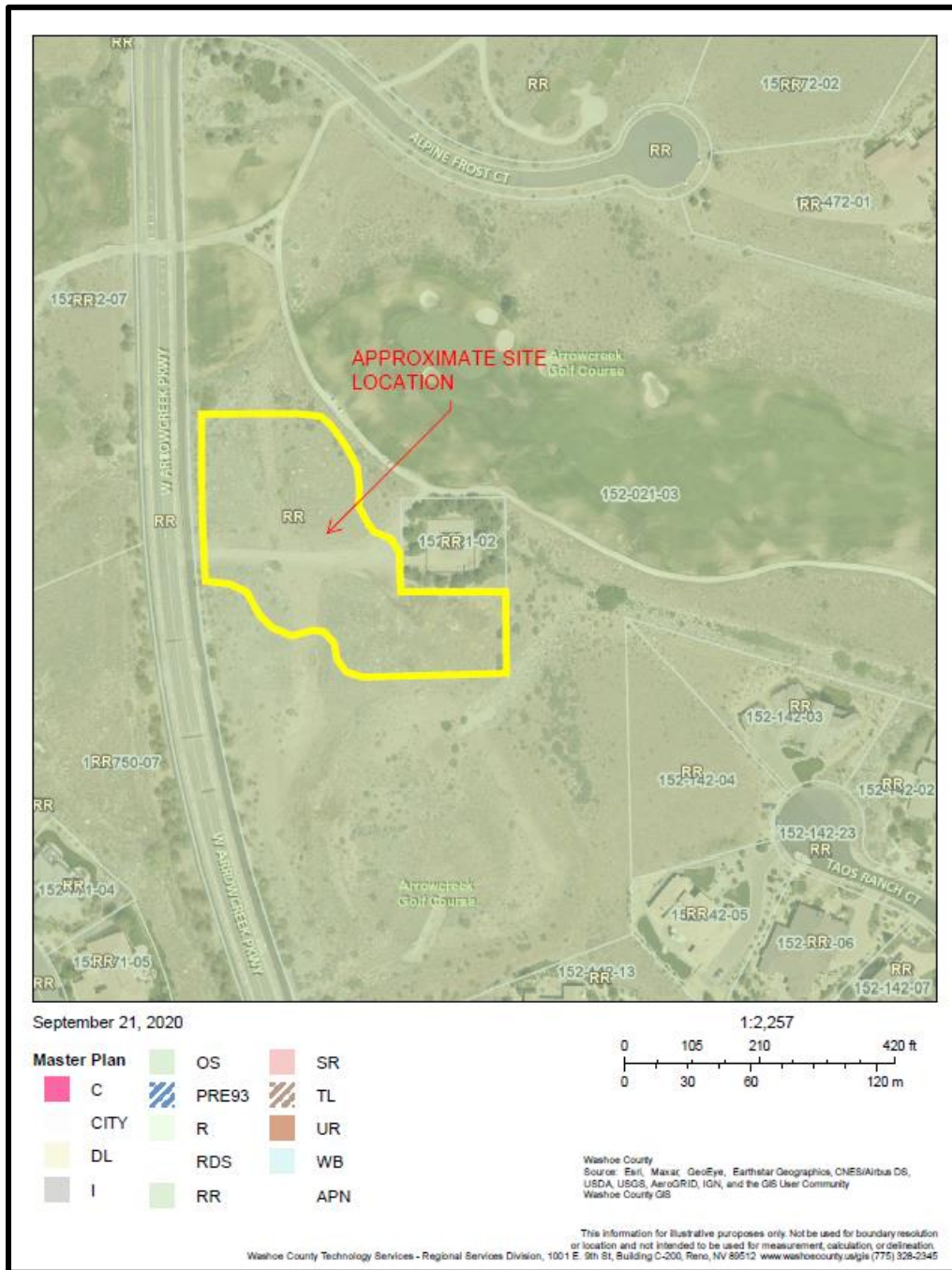
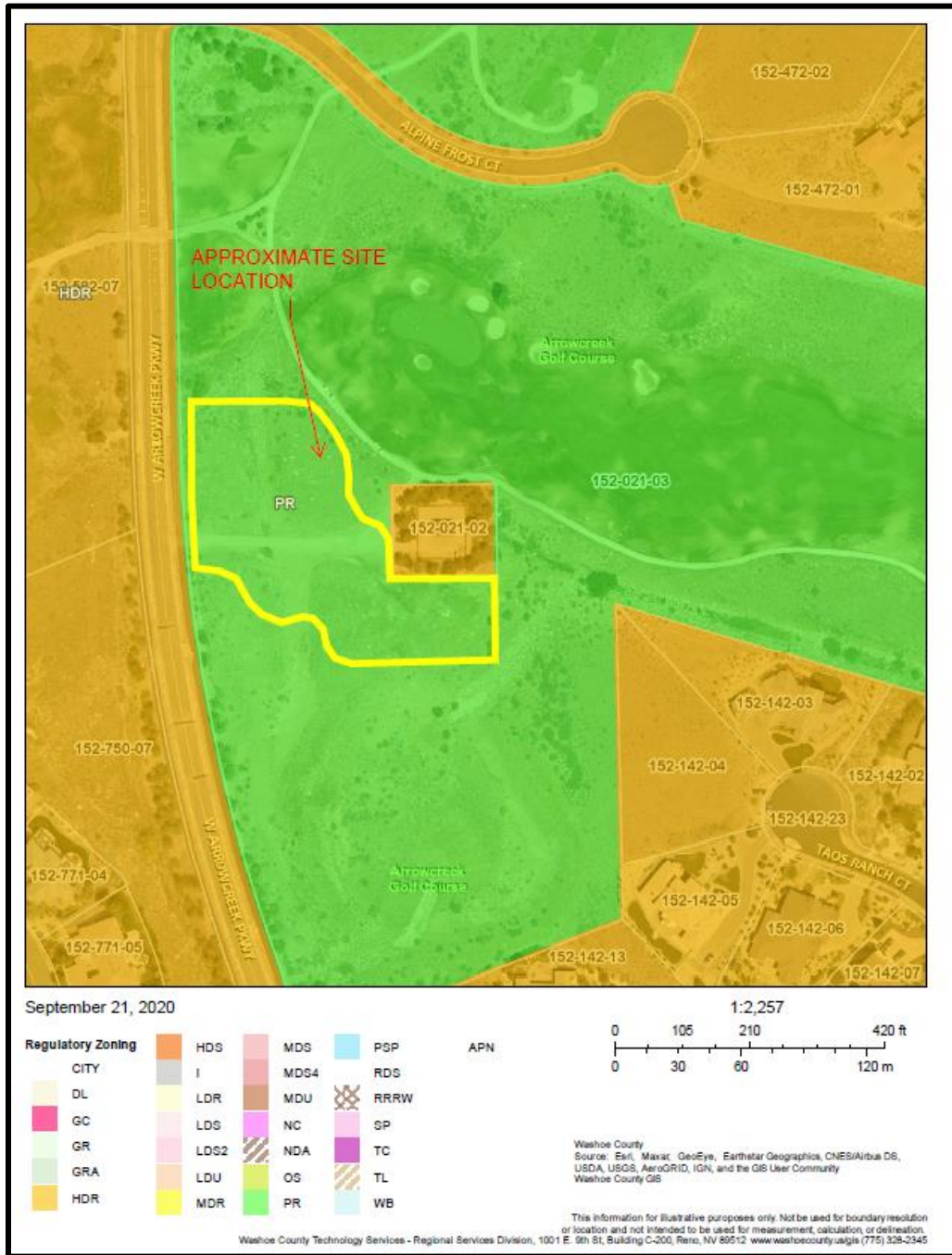


Figure 3 – Zoning Exhibit

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT



Existing Site Conditions

Following are photos of the existing site conditions of the Development Site Area.



View from the southern end of the site toward the north. The existing graded access that serves the TMWA pump station can be seen in the foreground.

View to the east of the existing access into the site. The TMWA pump station can be seen at the end of the existing graded access.



THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT



View of the existing pedestrian path that fronts the project development site.

Development Statistics

Parcel Number	152-021-03
Total Parcel Area	149.06+/- Acres
Development Site Area	73,300+/- SF (1.68+/- AC)
Disturbed Area	1.68+/- AC
Parking Required	46 Spaces
Parking Provided	46 Spaces
Accessible Parking Required	2 Spaces
Accessible Parking Provided	2 Spaces
Landscape Area Provided (Enhanced and Native/Reveg areas)	30,576+/- SF

Administrative Permit Findings

Article 808 of the Washoe County Development Code identifies findings that must be made in order to approve an administrative 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 proposed uses and grading proposed with this special use permit are consistent with the Rural Residential master plan designation and the Parks and Recreation zoning designations on the subject parcel.

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

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

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

SW 2.13 – The proposed pickleball facility will utilize “dark sky” lighting standards, and be provided on a pedestrian scale. Traffic was previously reviewed and approved as part of the clubhouse expansion and pickleball facility application (WSUP18-0020/WADMIN18-0015). The overall traffic increase with the clubhouse and pickleball facility was not foreseen to exceed the original approved traffic volumes from the original approval for the Arrowcreek Community (AKA Southwest Pointe).

(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;

All necessary utilities and facilities defined in finding (b) are adjacent to the development site. No new roadways are necessary to serve the proposed pickleball facility. The site is currently served by private streets that were appropriately sized and approved with the original community approval in the late 1990's.

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

THE CLUB AT ARROWCREEK - PICKLEBALL FACILITY

ADMINISTRATIVE PERMIT

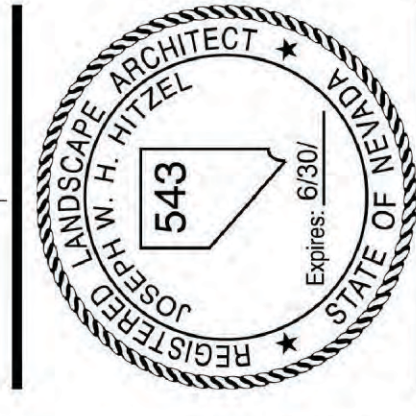
Approximately 78% of the site consists of slopes in the 0% to 15% range, which is identified to be "most developable." The site consists of less than 1% of steep slopes (greater than 30%) and those areas that are steep and moderately sloped were largely man-made with the creation of an access road to provide access to the overhead power line that runs across the site from north to south. The proposed site is easily accessible to residents/members within the community with access of the main loop road serving Arrowcreek Parkway. This roadway is designed with no homes fronting directly on it and serves as the main artery for all travel into and out of the Arrowcreek Community. The location of the site provides access to the site using golf carts and the cart paths of the ArrowCreek Golf Course. As such, pickleball players could use a club or private golf cart to access the site and not have to use the private streets within the Arrowcreek development, and access from the existing clubhouse would not necessitate a crossing of Arrowcreek Parkway at any point to reach the pickleball facility site.

(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 sports and recreational opportunities, whether offered at TCAC or at the Resident's Center. Both facilities are located on the eastern side of the community and the location of this indoor facility containing four pickleball courts helps to distribute one of the recreational opportunities toward the western part of the community. The proposed use includes four (4) pickleball courts that are fully enclosed within a building that will keep noises associated with the play of pickleball minimized to non-audible.

(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.

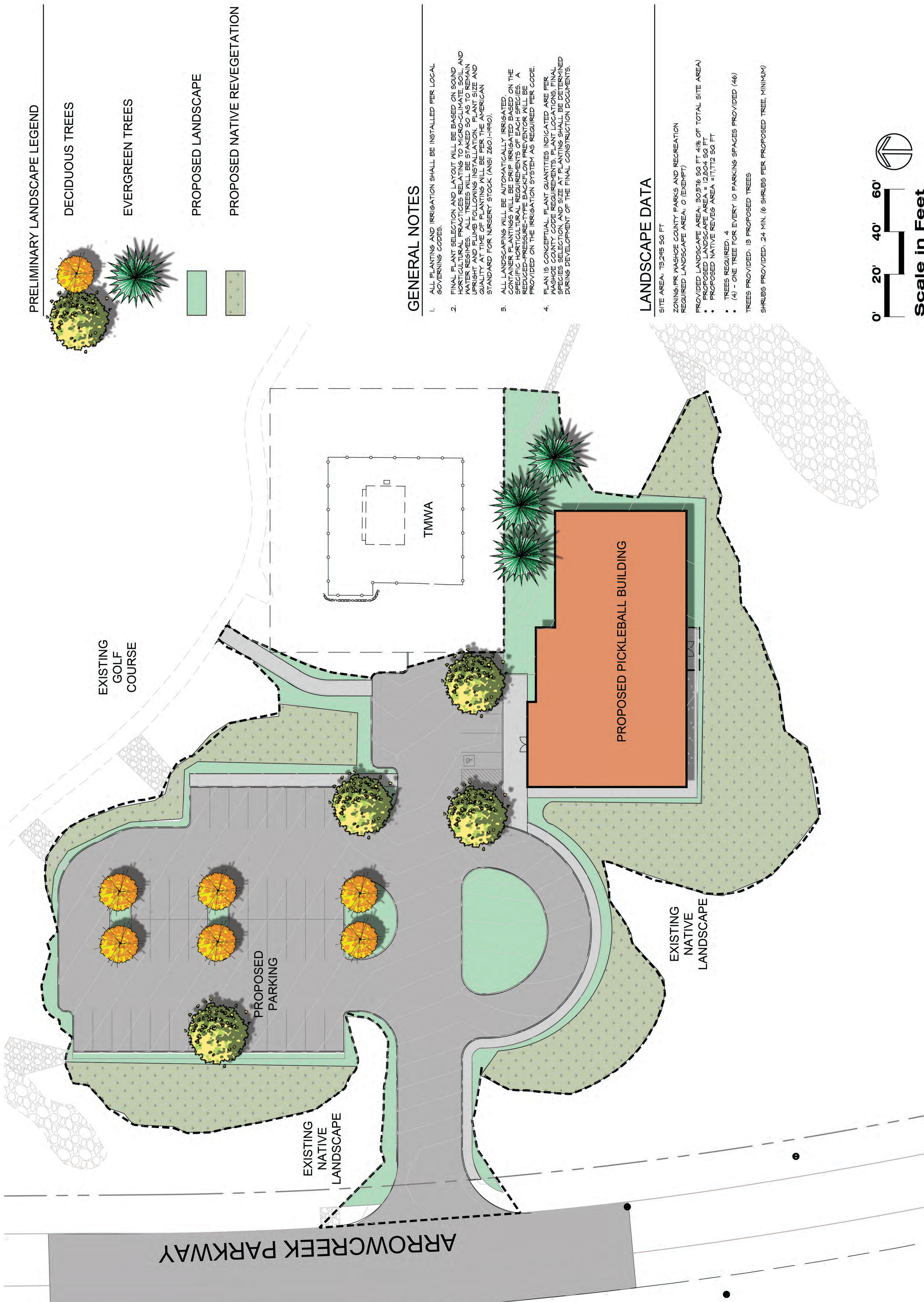


Nevada

Washoe Co.
ARROWCREEK PICKLEBALL
 CFA
 Preliminary Planting Plan

No.	Revision Date

LA No.	632-957-01-20
Designed	LE
Drawn	LE
Checked	RPH
Date	10/09/20

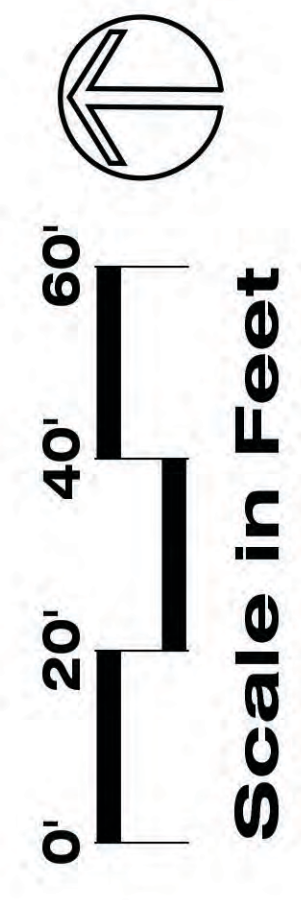


GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
3. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTOR WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
4. PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER ANCHORING AND STAKING. FINAL PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

LANDSCAPE DATA

SITE AREA: 13,215 SQ FT
 ZONING: FR WASHOE COUNTY PARKS AND RECREATION
 REQUIRED LANDSCAPE AREA: 0 (EXEMPT)
 PROVIDED LANDSCAPE AREA: 30,576 SQ FT 41% OF TOTAL SITE AREA
 PROPOSED LANDSCAPE AREA = 12,804 SQ FT
 PROPOSED NATIVE REVEG AREA = 11,712 SQ FT
 • TREES REQUIRED: 4
 • (4) - ONE TREE FOR EVERY 10 PARKING SPACES PROVIDED (46)
 TREES PROVIDED: 15 PROPOSED TREES
 SHRUBS PROVIDED: 24 MIN. (6 SHRUBS PER PROPOSED TREE, MINIMUM)



THE CLUB AT ARROWCREEK PICKLEBALL FACILITY ADMINISTRATIVE PERMIT

OWNER/DEVELOPER:

RAYMOND W. CONRAD
LUCKY STAR GOLF, LLC
2905 E. ARROWCREEK PARKWAY
RENO, NV 89511
rconrad@raycoassociates.com
CELL: (803) 960-1224

OWNER'S REPRESENTATIVE:

TONY CIORCIARI
AMC DEVELOPMENT, LLC
tonyciorciari@gmail.com
CELL: (775) 771-4544

CIVIL ENGINEER AND PLANNING:



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1000 COMMUNITY CENTER DRIVE • SUITE 200 • RENO, NEVADA 89502
775-866-1100 FAX: 775-866-1100 TOLL FREE: 877-866-1100

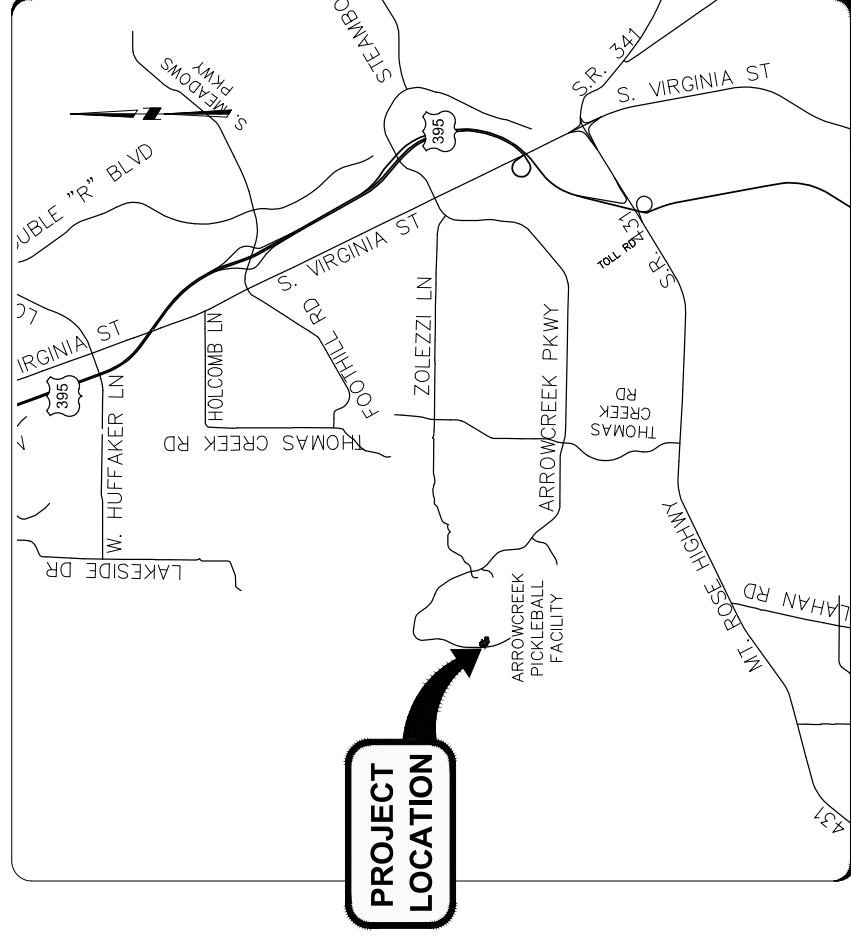
**LANDSCAPE ARCHITECT -
COMMUNITY DESIGN**

LA STUDIOS
1552 C STREET
SPARKS, NV 89431
lindsey@lastudionevada.com
PHONE: (775) 323-2223

ARCHITECT

PHX ARCHITECTURE
15990 N. GREENWAY-HAYDEN LOOP
SCOTTSDALE, AZ 85260
davidp@phxarch.com
PHONE: (480) 477-1111

RENO, NV 89511
APN: 152-021-03



VICINITY MAP

SCALE: NTS

SHEET LIST TABLE

Sheet Number	Sheet Title
1	TITLE SHEET
2	SITE PLAN
3	GRADING AND UTILITY PLAN

ENGINEERS STATEMENT:

TO THE BEST OF MY KNOWLEDGE, THE PLANS PREPARED ARE IN COMPLIANCE WITH APPLICABLE PROVISIONS OF THE WASHOE COUNTY DEVELOPMENT CODE.

MATTHEW K. SUTHERLAND, P.E.
CFA INC.



10/8/2020
NOT FOR CONSTRUCTION

BASIS OF BEARINGS AND COORDINATES:

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE, WEST ZONE NAD83(04) BASED ON REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING CORRECTIONS FROM THE NORTHERN NEVADA COOPERATIVE REAL TIME NETWORK. COORDINATES AND DISTANCES HEREON ARE AT GROUND LEVEL BASED ON A COMBINED GRID TO GROUND FACTOR OF 1.000197939.

BASIS OF ELEVATIONS:

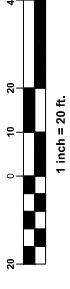
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON GPS OBSERVATIONS UTILIZING GEOID99.

THE CLUB AT ARROWCREEK PICKLEBALL FACILITY

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT FILL TO FINISH GRADE	1.000	1.000	73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd.<Cut>
Totals			73147 Sq. Ft.	5628 Cu. Yd.	645 Cu. Yd.	4983 Cu. Yd.<Cut>

GRAPHIC SCALE



KEYNOTES

- | | |
|---|---|
| 1 (E) 12" WATER MAIN - MAINTAIN MIN COVER | 10 (P) STORM DRAIN INLET |
| 2 (E) 10" SANITARY SEWER MAIN | 11 (P) STORM DRAIN MANHOLE |
| 3 (E) GAS MAIN | 12 (P) DRAINAGE SWALE |
| 4 (E) ELECTRICAL LINE | 13 (E) DRAINAGE AND DRAIN PIPE |
| 5 (P) DOMESTIC WATER LATERAL | 14 (E) RIP RAP |
| 6 (P) IRRIGATION WATER LATERAL | 15 (E) STORMWATER DETENTION POND - LOWEST TOP OF BERM EL = 5429.00 - OVERFLOW WEIR EL = 5427.43 - 24" RCP OUTLET EL = 5422.61 |
| 7 (P) FORCE MAIN - FM | 16 (E) ELEC. EQUIPMENT TO BE RELOCATED |
| 8 (P) STORM DRAIN PIPE - D | 17 (P) GRADE BREAK (TRP) |

GRADING NOTES

EXCESS CUT MATERIAL TO BE DISPOSED OF ONSITE IN ASSOCIATION WITH THE EXISTING GOLF COURSE ON THE SUBJECT PARCEL OR OTHER COMMONLY GOLF COURSE OWNED PARCELS

STORMWATER QUALITY NOTES

- STANDARD NOTE NO. 1: THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL EACH DAY REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATE IN, THE PUBLIC RIGHTS OF WAYS OF THE CITY OF RENO OR WASHOE COUNTY AS RESULTING FROM CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS DEVELOPMENT OR CONSTRUCTION SYSTEM. SUCH MATERIAL SHALL BE PREVENTED FROM ENTERING THE STORM SEWER SYSTEM.
- STANDARD NOTE NO. 2: ADDITIONAL CONSTRUCTION SITE DISCHARGE BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT MEET THE PERFORMANCE STANDARDS SPECIFIED IN WASHOE COUNTY CODE AND THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK.
- STANDARD NOTE NO. 3: TEMPORARY OR PERMANENT STABILIZATION PRACTICES WILL BE REQUIRED TO PREVENT EROSION AS WELL AS TO PREVENT THE SITE FROM BEING TEMPORARILY OR PERMANENTLY CEASED. SOME EXCEPTIONS MAY APPLY; REFER TO STORMWATER GENERAL PERMIT NVRI100000, SECTION 1.B.1.b.(2).
- STANDARD NOTE NO. 4: AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL DISTURBED AREAS, AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT THAT ARE EXPOSED TO PRECIPITATION, VEHICLE ENTRANCE AND EXIT LOCATIONS AND ALL BMPs WEEKLY, PRIOR TO A FORECASTED RAIN EVENT AND WITHIN 24 HOURS AFTER ANY ACTUAL RAIN EVENT. THE CONTRACTOR OR HIS AGENT SHALL UPDATE OR MODIFY THE STORMWATER POLLUTION PREVENTION PLAN AS NECESSARY. SOME EXCEPTIONS TO THESE REQUIREMENTS MAY APPLY AS SPECIFIED IN THE STORMWATER GENERAL PERMIT NVRI100000, SECTION 1.B.1.g.
- STANDARD NOTE NO. 5: ACCUMULATED SEDIMENT IN BMPs SHALL BE REMOVED WITHIN SEVEN DAYS AFTER A STORMWATER RUNOFF EVENT OR PRIOR TO THE NEXT ANTICIPATED STORM EVENT WHICHEVER IS EARLIER. SEDIMENT MUST BE REMOVED WHEN BMP DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT OR MORE.
- STANDARD NOTE NO. 6: UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PERMANENTLY REVEGETATE ALL AREAS DISTURBED WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.
- TEMPORARY BMPs SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.



NOT FOR CONSTRUCTION
10/8/2020

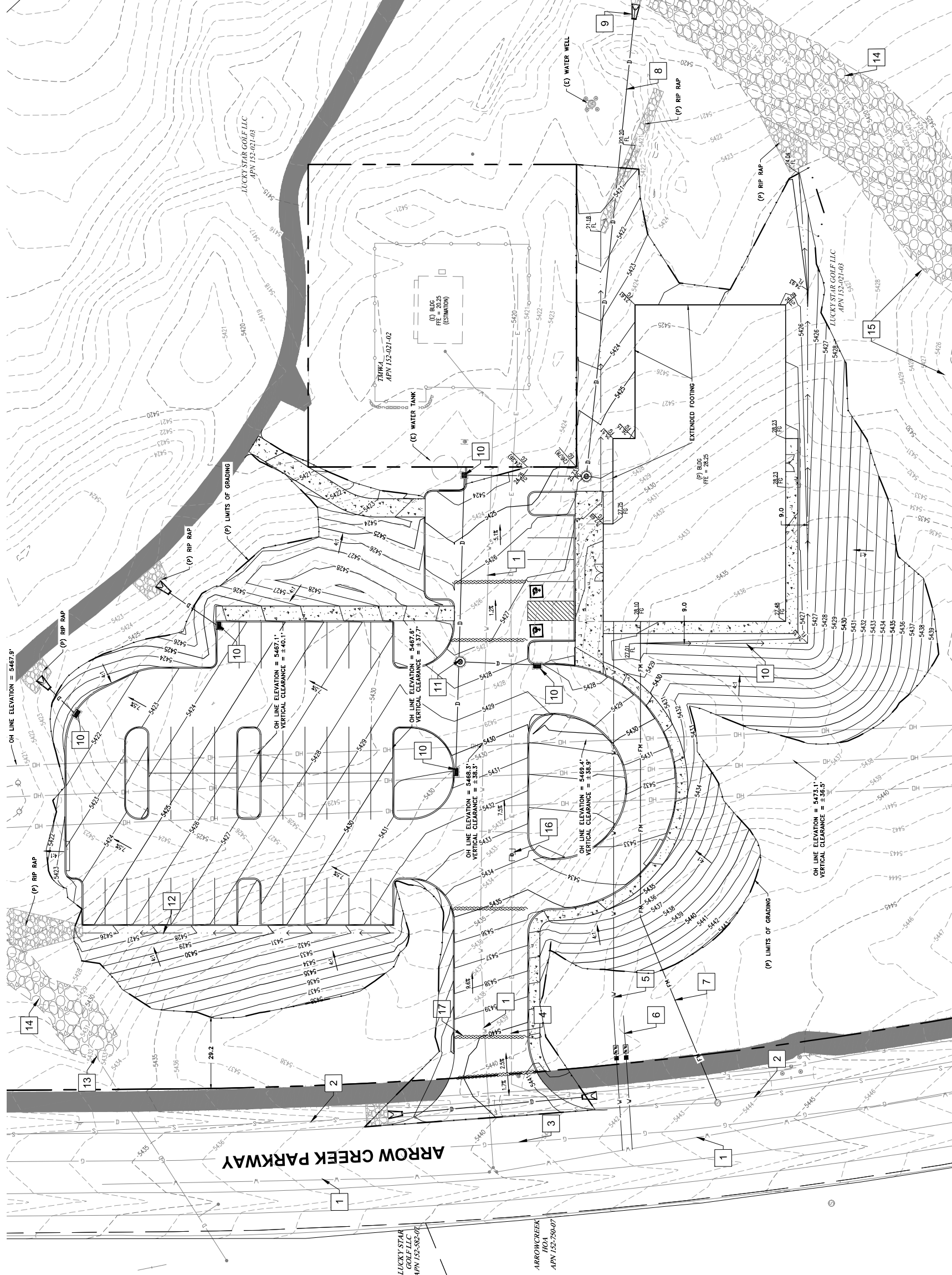
THE CLUB AT ARROWCREEK PICKLEBALL FACILITY GRADING AND UTILITY PLAN ADMINISTRATIVE PERMIT

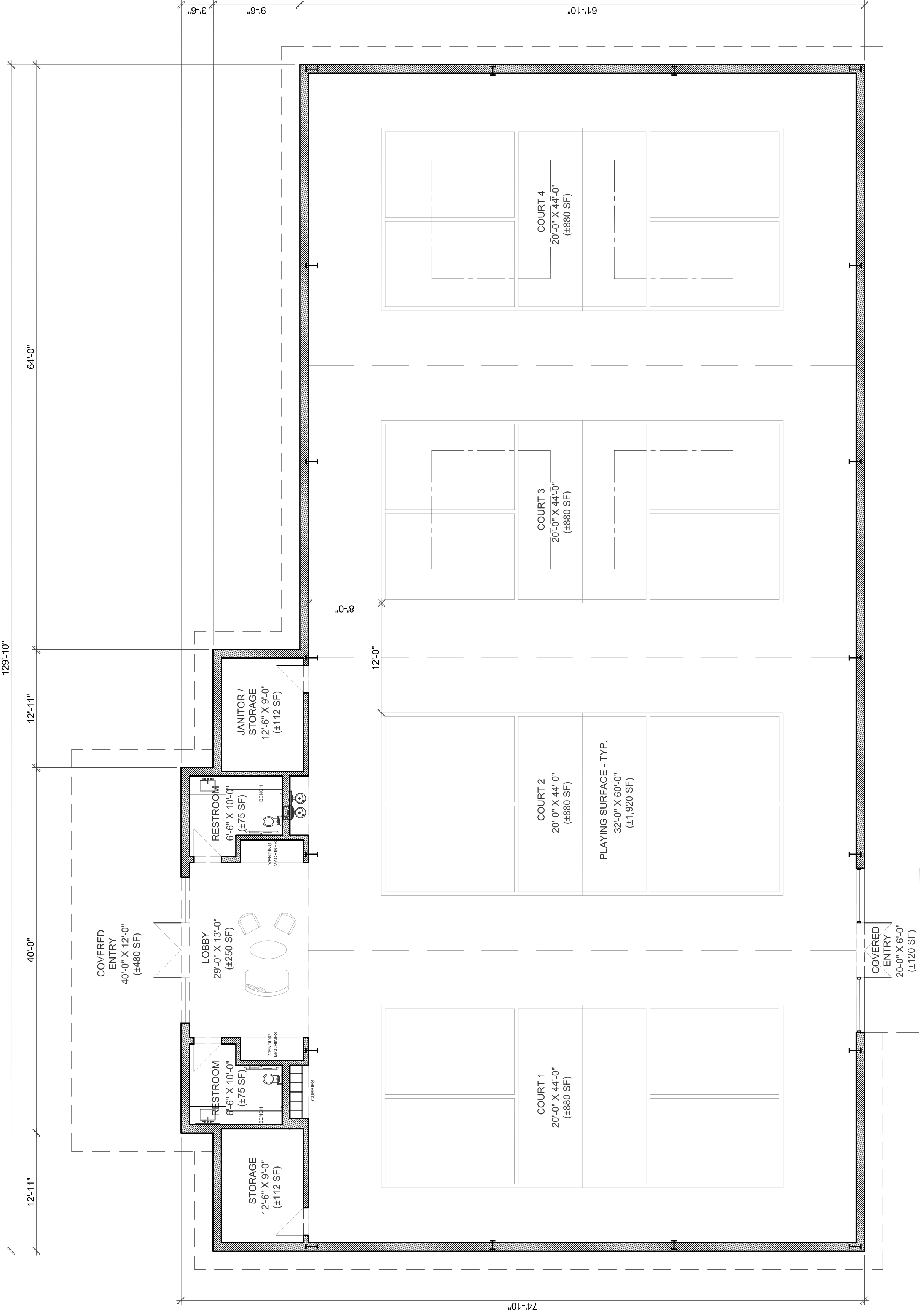
WASHOE COUNTY NEVADA



CFA, INC.
LAND SURVEYORS
CIVIL ENGINEERS
LAND USE PLANNERS
1150 CORPORATE BOULEVARD - RENO, NEVADA 89602
775-856-1150 MAIN • 775-856-1160 FAX • CFARENO.COM

JOB NO: 88004.89 DATE: 10-08-2020





1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
 BUILDING: 8,800 SF
 UNDER ROOF: 10,140 SF



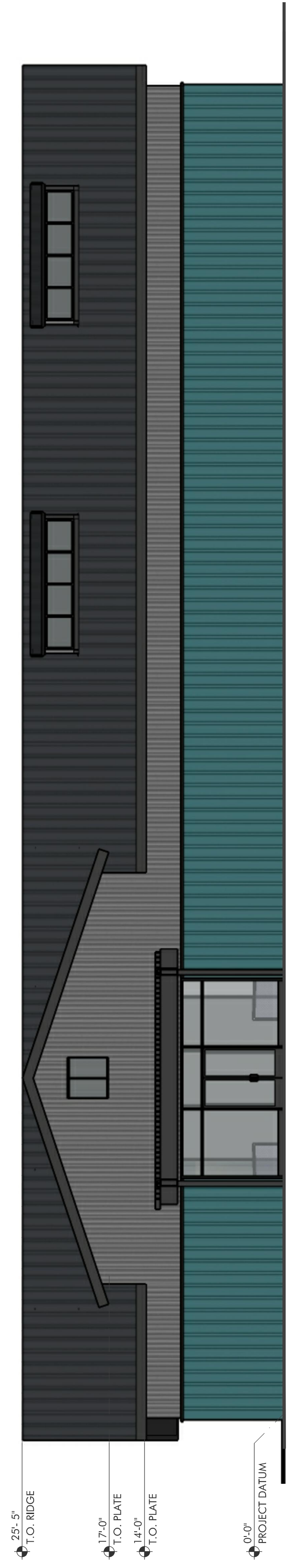
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

25'-5"
T.O. RIDGE

17'-0"
T.O. PLATE

14'-0"
T.O. PLATE

0'-0"
PROJECT DATUM



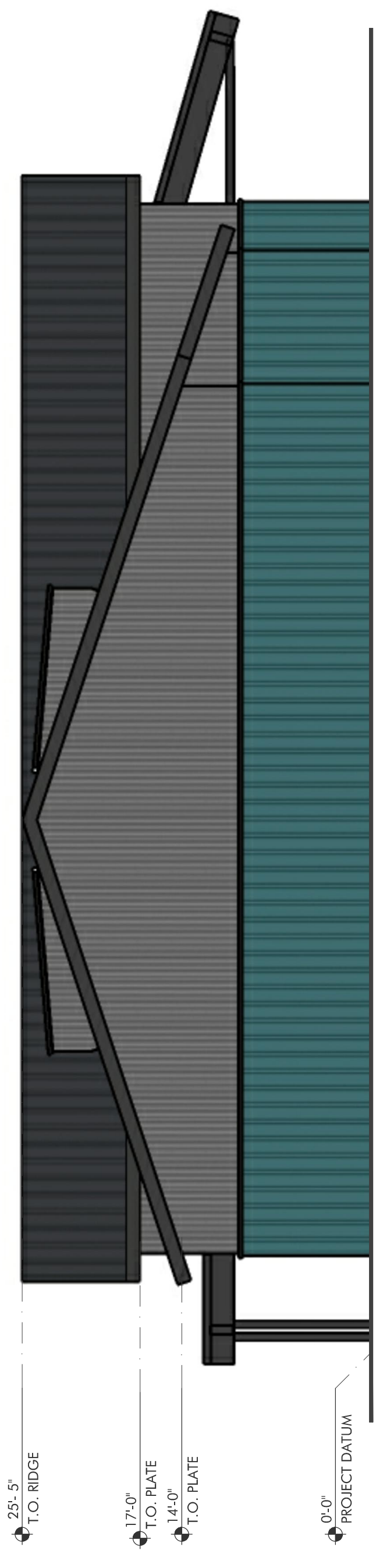
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

25'-5"
T.O. RIDGE

17'-0"
T.O. PLATE

14'-0"
T.O. PLATE

0'-0"
PROJECT DATUM



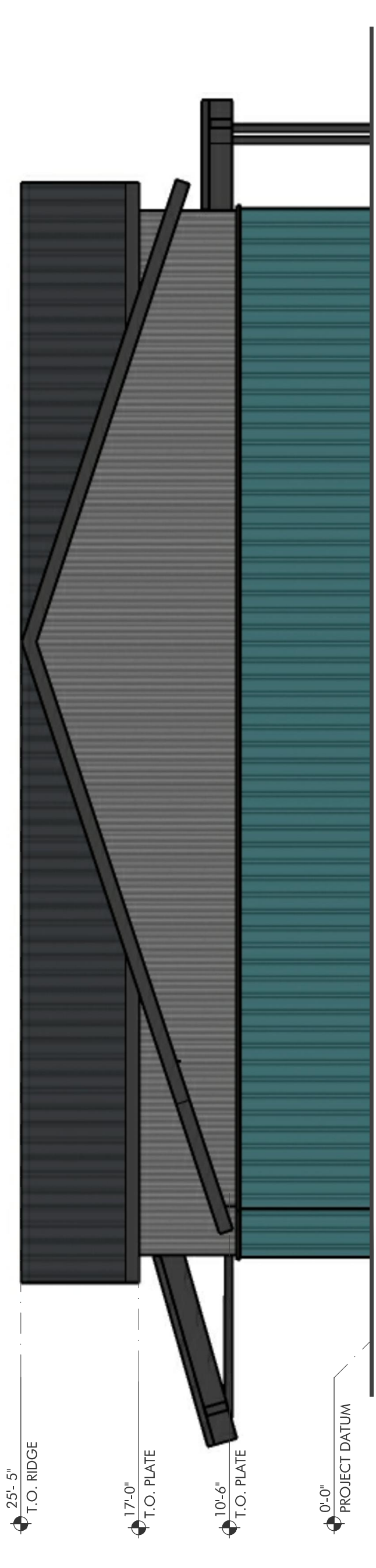
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

25'-5"
T.O. RIDGE

17'-0"
T.O. PLATE

14'-0"
T.O. PLATE

0'-0"
PROJECT DATUM



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

25'-5"
T.O. RIDGE

17'-0"
T.O. PLATE

10'-6"
T.O. PLATE

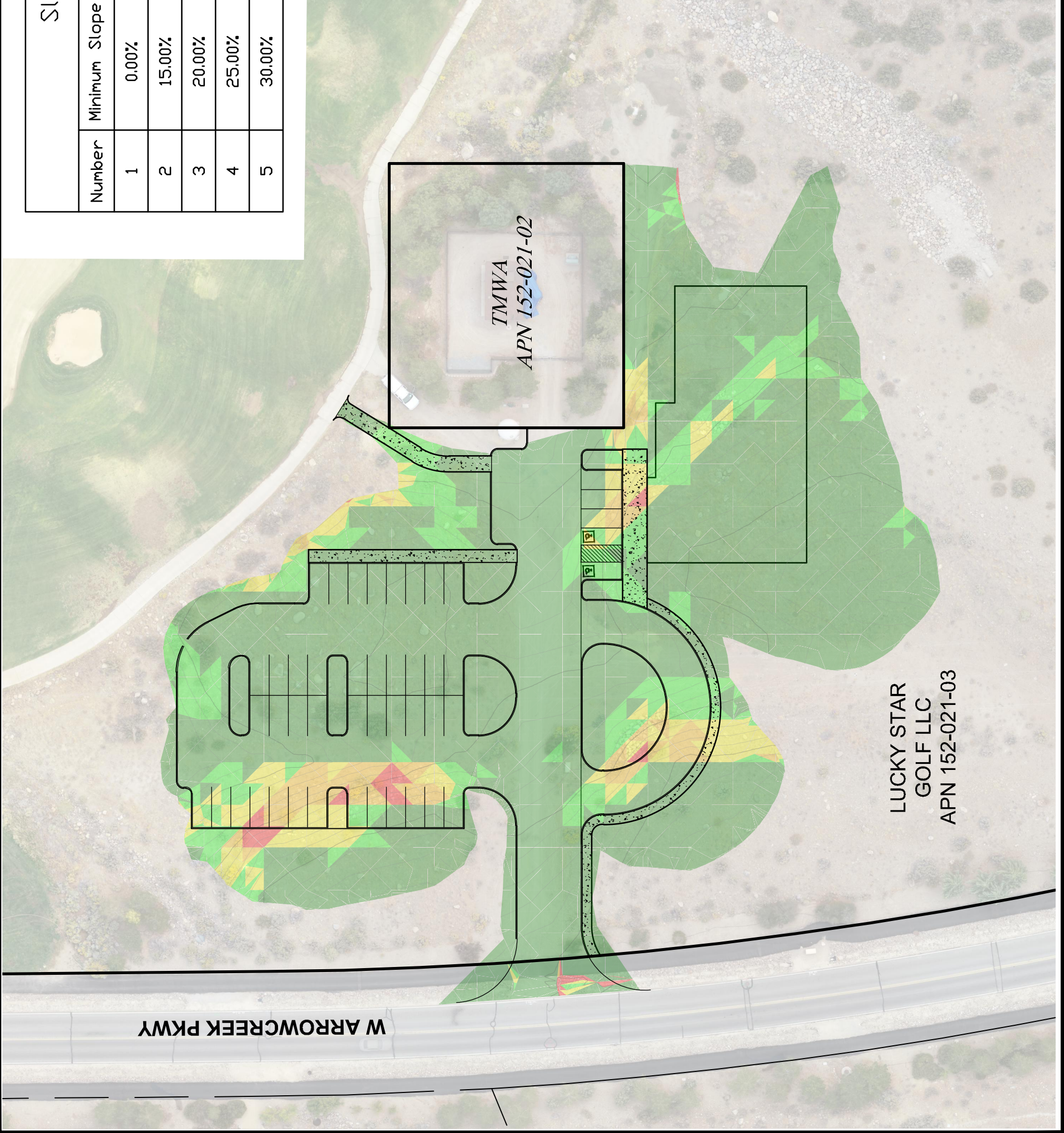
0'-0"
PROJECT DATUM



1 FRONT PERSPECTIVE
NOT TO SCALE

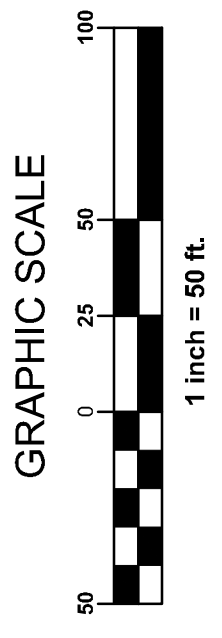


2 BACK PERSPECTIVE
NOT TO SCALE



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	15.00%	57217.16	
2	15.00%	20.00%	8799.27	
3	20.00%	25.00%	4273.50	
4	25.00%	30.00%	2335.94	
5	30.00%	2194.75%	669.85	



EXISTING SLOPE MAP
FOR
THE CLUB AT ARROWCREEK
PICKLEBALL FACILITY
APN 152-021-03
WASHOE COUNTY
RENO

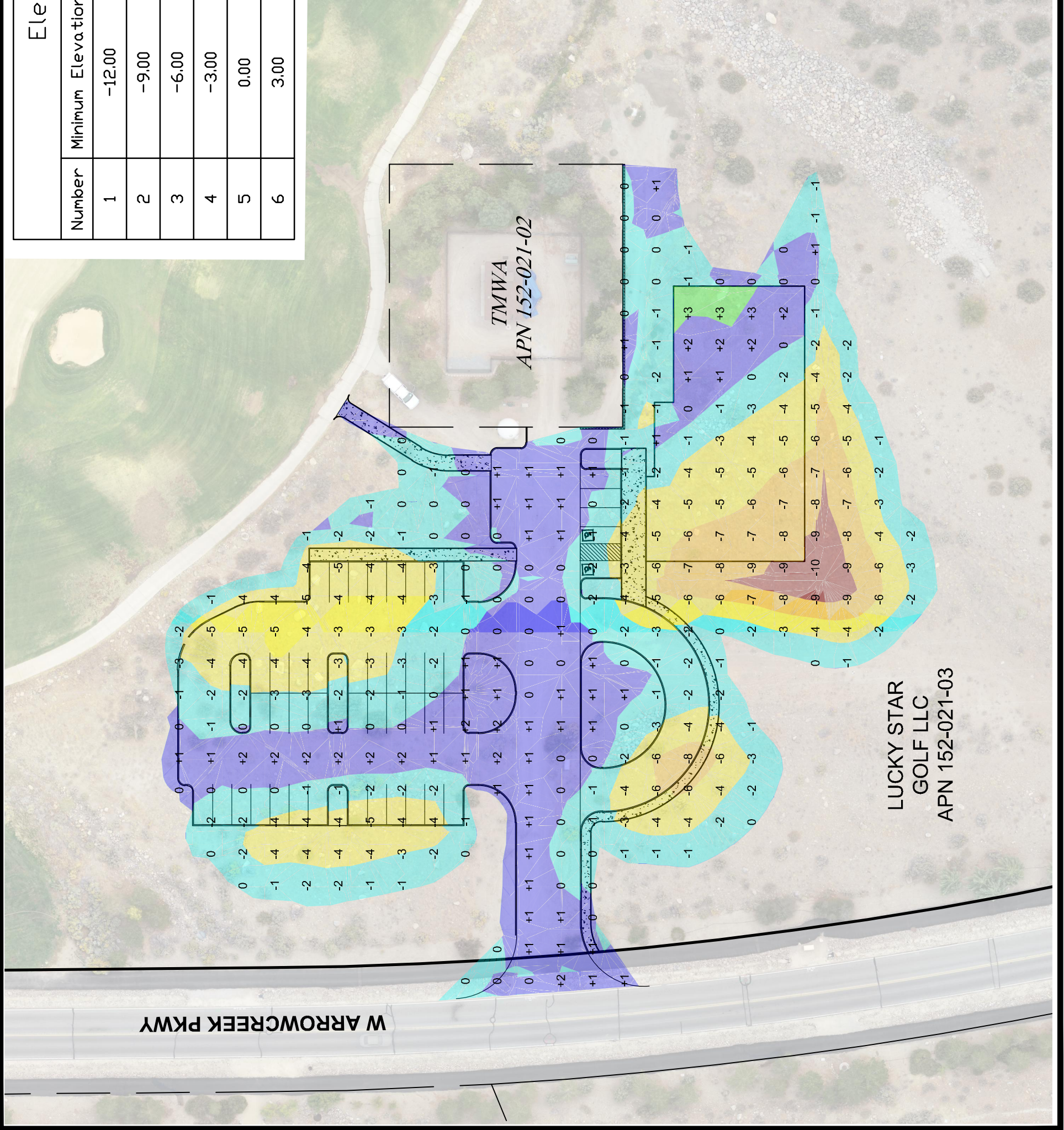
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SHEET **1** OF **1**

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NEVADA



Elevations Table

Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-12.00	-9.00	1138.08	Red
2	-9.00	-6.00	4946.11	Orange
3	-6.00	-3.00	16720.95	Yellow
4	-3.00	0.00	28245.04	Cyan
5	0.00	3.00	21532.38	Blue
6	3.00	6.00	563.88	Green

PROPOSED CUT/FILL MAP
FOR
THE CLUB AT ARROWCREEK

PICKLEBALL FACILITY
APN 152-021-03

WASHOE COUNTY

RENO

NEVADA

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