

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 9)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

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: Desert Skies Middle School			
Project Description: Install one 224.78 sq. ft. sign consisting of non-illuminated metal letters on the exterior wall of the building. For a Civic use the max sign area per business frontage for building signs is 120 sq.ft., over 120 sq. ft. requires an Administrative Permit			
Project Address: 7550 Donatello Dr.			
Project Area (acres or square feet): 641.92 acres			
Project Location (with point of reference to major cross streets AND area locator): North of the intersection of Sun Valley Blvd. and Donatello Dr. at the far North End of Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
508-010-01	641.92		
Section(s)/Township/Range: Sections 5 and 6, T20N - R20E			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). WBLD-102882, WBLD17-102881, WBLD18-10418, WBLD18-10548			
Applicant Information (attach additional sheets if necessary)			
Property Owner: United States of America		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: WCSD submitting as the applicant		Name: YESCO	
Address: 425 E. 9th St.		Address: 800-B Bennie Ln	
Reno	Zip: 89512	Reno	Zip: 89512
Phone:	Fax:	Phone:	Fax:
Email:		Email: gsanchez@yesco.com	
Cell:	Other:	Cell: 775 691-0096	Other:
Contact Person: Peter Etchart		Contact Person: Gil Sanchez	
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)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

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

New school signage for exterior wall identifying name of school consistent with the design theme selected for other new schools in the Washoe County School District

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

All buildings on this parcel associated with the school will collectively be identified by the wall signage as "Desert Skies Middle School

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?

No additional improvements are required for the installation of the sign.

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

Project time from start to finish should be within a two week period. After staging bucket trucks in area in front of the sign location, patterns will be temporarily attached to the wall to locate all penetrations for mounting hardware. After all mounting hardware is attached to the wall the metal letters will then be installed.

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

The architectural design of the school creates a natural area for school identifying signage on the wall on the left end of the building. This proposed sign area and signage is consistent with the design of Kendyl Depoali Middle School in Reno, Sky Ranch Middle School in Sparks and the architectural design concept for the proposed Arrowcreek Middle School in Washoe County.

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

Signage has been designed in conjunction with other new school signage in the Washoe County School District to create a uniform appearances among the different campuses.

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

The non-illuminated letter are not expected to have any negative impacts or effect on adjacent properties.

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

No community impacts are anticipated by the existence of this signage after the installation is completed. During the installation phase, vehicles and personnel will only be on site during regular business hours of 7:00 a.m. and 6:00 p.m. to minimize impact to the neighborhood.

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

Parking is not an element of this application for signage. This sign does not impact parking in any way.

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

No landscaping is proposed in conjunction with the installation of the signage.

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 are constructed of aluminum with a powder coated finish. The individual letters are non-illuminated. All other call outs and specifications are clearly shown on the plan set.

12. 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 checked="" type="checkbox"/> No
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13. Utilities:

a. Sewer Service	n/a
b. Water Service	n/a

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 #	n/a	acre-feet per year	n/a
d. Certificate #	n/a	acre-feet per year	n/a
e. Surface Claim #	n/a	acre-feet per year	n/a
f. Other, #	n/a	acre-feet per year	n/a

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):

N/A



YESCO LLC

800-B Bennie Lane
Reno, NV 89512
Office: 775.359.3131

NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

Notice to the Customer

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Note: The colors depicted on this rendering may not match actual colors used on the finished display. please refer to the detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign area, all required permits and all special inspections are no included in this sign proposal.

Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

CLIENT:

Spanish Springs
Middle School

7550 DONATELLO DRIVE

ADDRESS:

SUN VALLEY, NV

CITY:

ADAM KEEFER

ACCOUNT EXECUTIVE:

DESIGNER	DATE
JIM GRANDE	9/14/18

APPROVAL

CUSTOMER	DATE

LANDLORD	DATE
	11/27/18

DESIGN	DATE

SALES	DATE

DESIGN NUMBER
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET
CV-1

DESERT SKIES MIDDLE SCHOOL

EXTERIOR SIGNAGE

CONTRACTOR

These Plans Are Prepared And Submitted By Contractor As An Exemption To NRS 623.330 For Work Under The Contractor's Licence Category Authorized NRS 624

YESCO LLC

Company Name

0074289 / 0074290

Contractor Licence Number

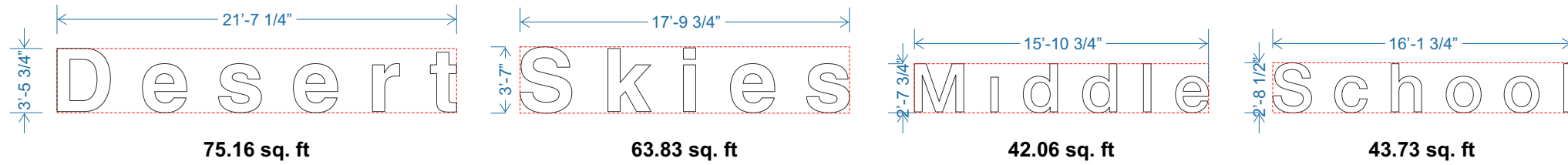
JIM GRANDE

Plans Prepared By

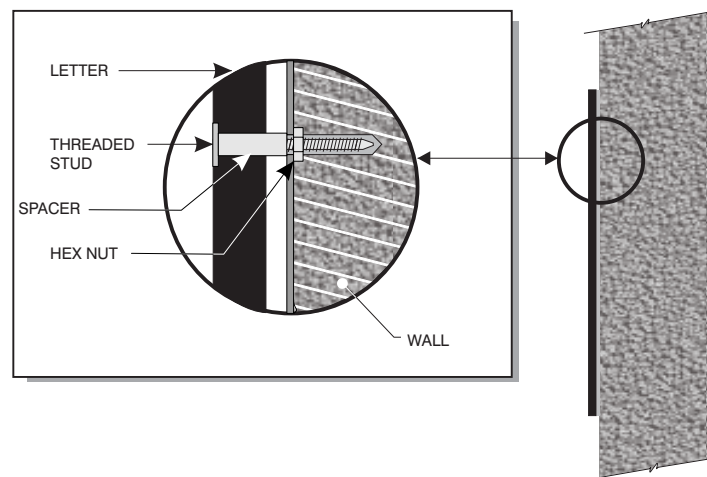
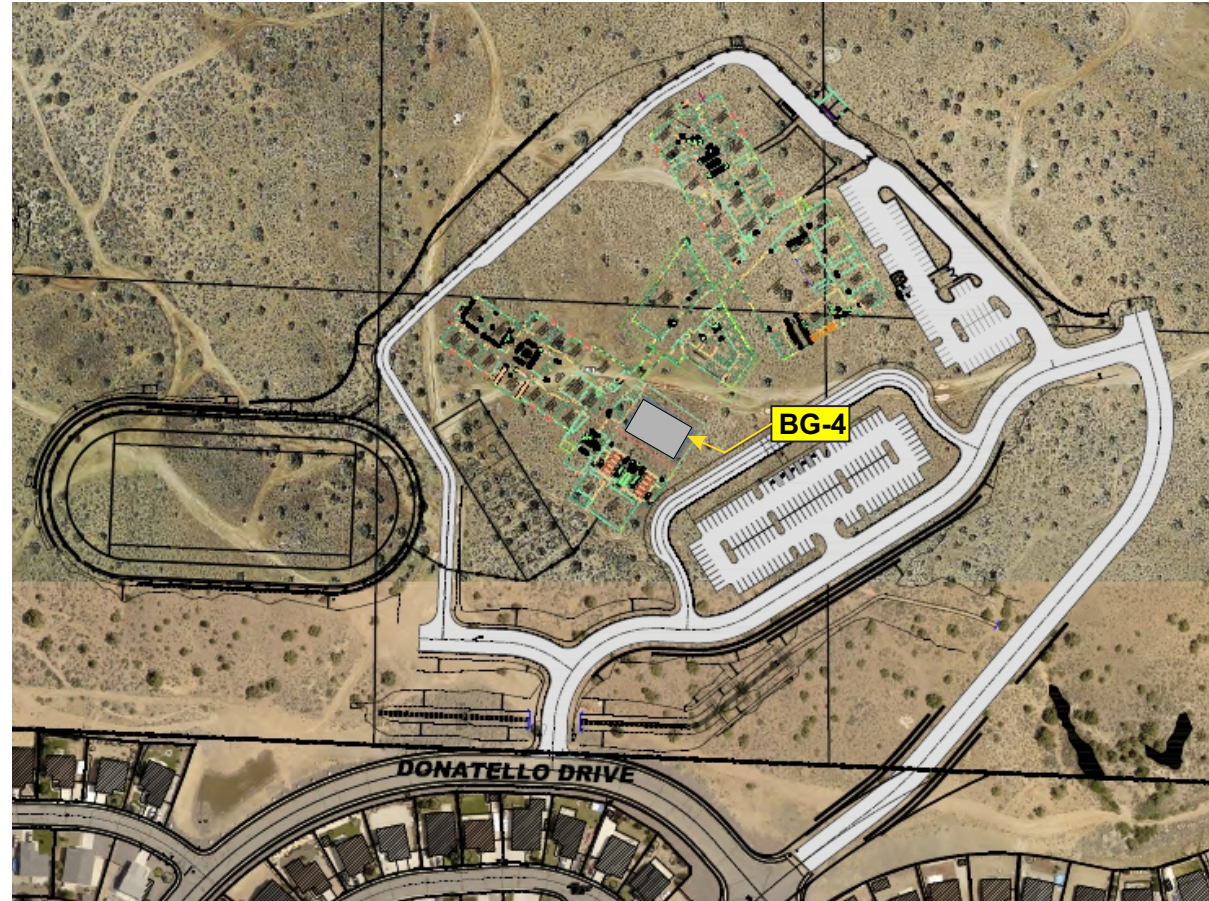
GILBERT SANCHEZ

(Please Print) Contractor Representative OR
Master or Q.I. Plumbing or Electrical and Number

Signature



TOTAL: 224.78 sq. ft



Desert Skies Middle School

ATTACHMENT POINTS

METHOD OF ATTACHMENT NTS


YESCO
 YESCO LLC
 800-B Bennie Lane
 Reno, NV 89512
 Office: 775.359.3131
 NV CONTRACTOR LICENSE NO.
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	11/27/18
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1.0



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2.0

SCOPE OF WORK

MANUFACTURE AND INSTALL NON ILLUMINATED DIMENSIONAL LETTERS

SIGN SPECS

A	COPY	TYPE	1" DEPTH ALUMINUM DIMENSIONAL LETTERS
	COLOR	FINISH	BLACK POWDER COATED SEMIGLOSS
	MOUNTING	TYPEFACE	1/2" OFF THE WALL HELVETICA MEDIUM

GENERAL NOTES:

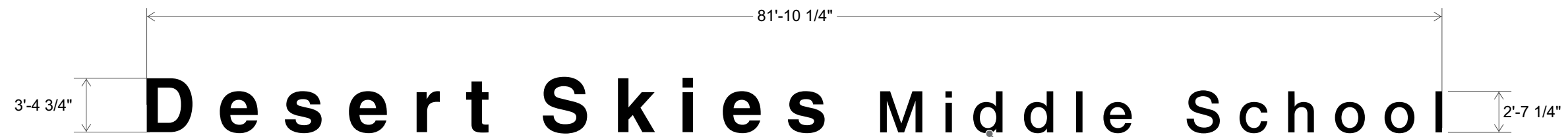
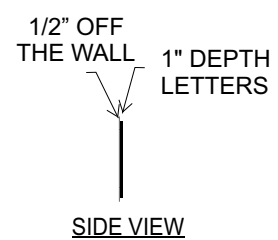
WALL TYPE METAL

NOTE FIELD SURVEY REQUIRED BEFORE FABRICATION

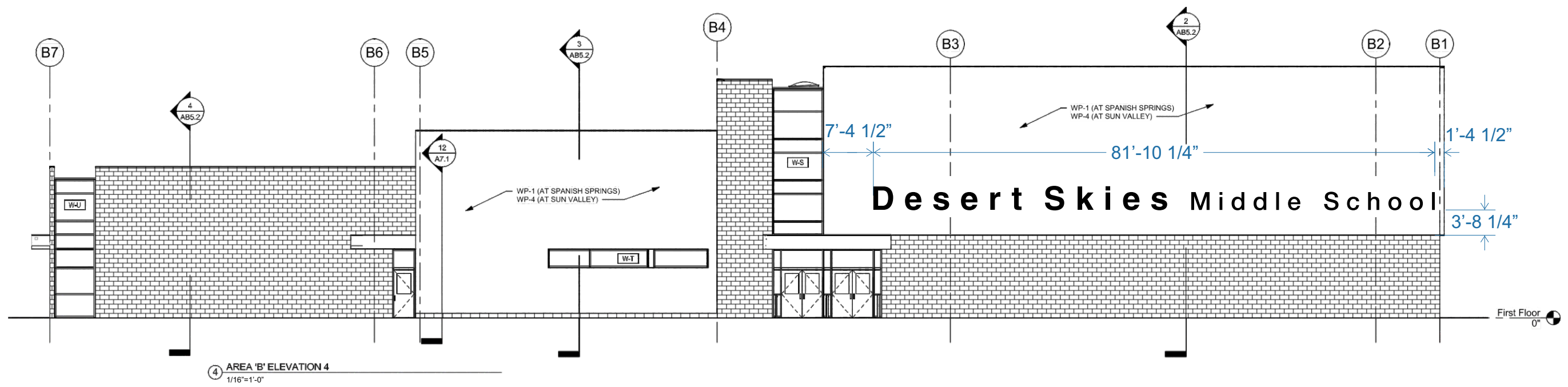
COLOR KEY

POWDER COATED
COLOR BLACK

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS DRAWING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFICATIONS FOR APPROVED COLOR SPECIFICATIONS.



BG-4 SINGLE FACE NON ILLUMINATED
Scale: 1/8"=1'-0"





**WASHOE COUNTY SCHOOL DISTRICT DESIGN THEME
 EXISTING SIGN FOR KENDYL DEPOALI MIDDLE SCHOOL
 IN THE CITY OF RENO JURISDICTION**



YESCO LLC

**800-B Bennie Lane
 Reno, NV 89512
 Office: 775.359.3131**

NV. CONTRACTOR LICENSE NO.
 0074289 / 0074290

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**Spanish Springs
 Middle School**

7550 DONATELLO DRIVE

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SUN VALLEY, NV

CITY:

ADAM KEEFER

ACCOUNT EXECUTIVE:

DESIGNER DATE

JIM GRANDE 9/14/18

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LANDLORD DATE

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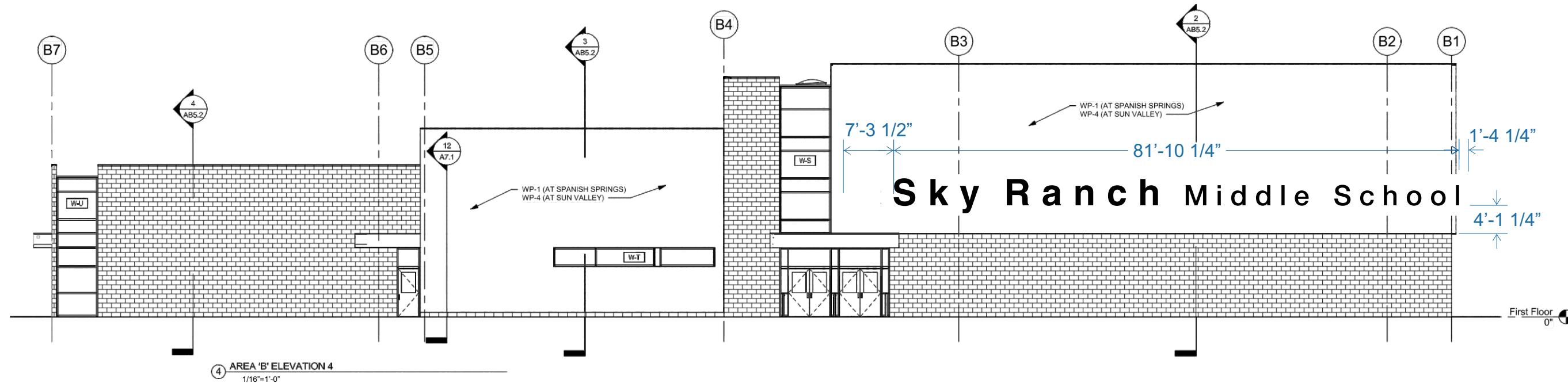
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET

3.0



④ AREA 'B' ELEVATION 4
1/16"=1'-0"

**WASHOE COUNTY SCHOOL DISTRICT DESIGN THEME
PENDING, PERMITTED SIGN FOR SKY RANCH MIDDLE SCHOOL
IN THE CITY OF SPARKS JURISDICTION**

YESCO
YESCO LLC
800-B Bennie Lane
Reno, NV 89512
Office: 775.359.3131
NV CONTRACTOR LICENSE NO.
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CITY:

ADAM KEEFER
ACCOUNT EXECUTIVE:

DESIGNER	DATE
JIM GRANDE	9/14/18

APPROVAL

CUSTOMER	DATE
LANDLORD	DATE
<i>Jc</i>	11/27/18
DESIGN	DATE
SALES	DATE

DESIGN NUMBER
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET
4.0



WASHOE COUNTY SCHOOL DISTRICT DESIGN THEME
PRELIMINARY DESIGN FOR ARROWCREEK MIDDLE SCHOOL
IN THE WASHOE COUNTY JURISDICTION


YESCO
 YESCO LLC
 800-B Bennie Lane
 Reno, NV 89512
 Office: 775.359.3131
 NV CONTRACTOR LICENSE NO.
 0074289 / 0074290

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 SUN VALLEY, NV
 CITY:
 ADAM KEEFER
 ACCOUNT EXECUTIVE:

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JIM GRANDE	9/14/18

APPROVAL

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 SHEET
5.0

Account Detail

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[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
50801001	Active	1/23/2019 2:06:33 AM
Current Owner: UNITED STATES OF AMERICA NONE RENO, NV 00000		SITUS: 7550 DONATELLO DR WASHOE COUNTY NV
Taxing District 4000		Geo CD:
Legal Description		
SubdivisionName _UNSPECIFIED Township 20 Lot Section 5 Block Range 20		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- **Monday, August 20, is the due date for the first installment of 2018/19 property taxes. Payments will be accepted without penalty through August 30, 2018.**
- **Please be aware that Credit Card payments in excess of \$25,000 and eChecks in excess of \$100,000 will not process. Please contact our office for alternative payment methods.**
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



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

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