



# Board of Adjustment Staff Report

Meeting Date: April 4, 2019

Agenda Item: 8A

ADMINISTRATIVE CASE NUMBER: WADMIN19-0003 (Desert Skies Middle School Sign)

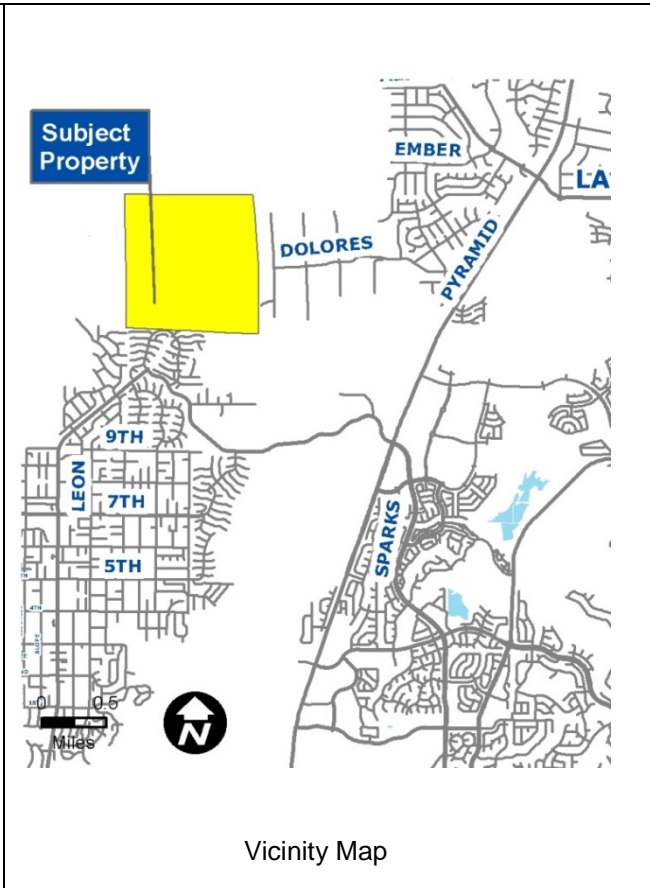
BRIEF SUMMARY OF REQUEST: Administrative Permit to allow a Building Mounted Sign greater than 120 square foot in size.

STAFF PLANNER: Jacob Parker, Planner  
775.328.3628  
jparker@washoecounty.us

### CASE DESCRIPTION

For possible action, hearing, and discussion to allow the installation of a Building Mounted Sign greater than 120 square foot in size. The sign is proposed to be approximately 225 square feet in size.

Applicant: Washoe County School District,  
 Property Owner: United States of America, Bureau of Land Management  
 Location: On the North side of Donatello Dr. approximately 370 feet North West of its intersection with Sun Valley Blvd.  
 APN: 508-010-01  
 Parcel Size: 641.92  
 Master Plan: Rural (R)  
 Regulatory Zone: General Rural (GR)  
 Area Plan: Spanish Springs  
 Citizen Advisory Board: Sun Valley  
 Development Code: Authorized in Article 505, Sign Regulations and Article 808, Administrative Permits  
 Commission District: 5 – Commissioner Herman



### 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 WADMIN19-0003 for Desert Skies Middle School Sign, having made all four findings in accordance with Washoe County Development Code Section 110.808.25:

*(Motion with Findings on Page 9)*

**Staff Report Contents**

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A

Public Notice ..... Exhibit B

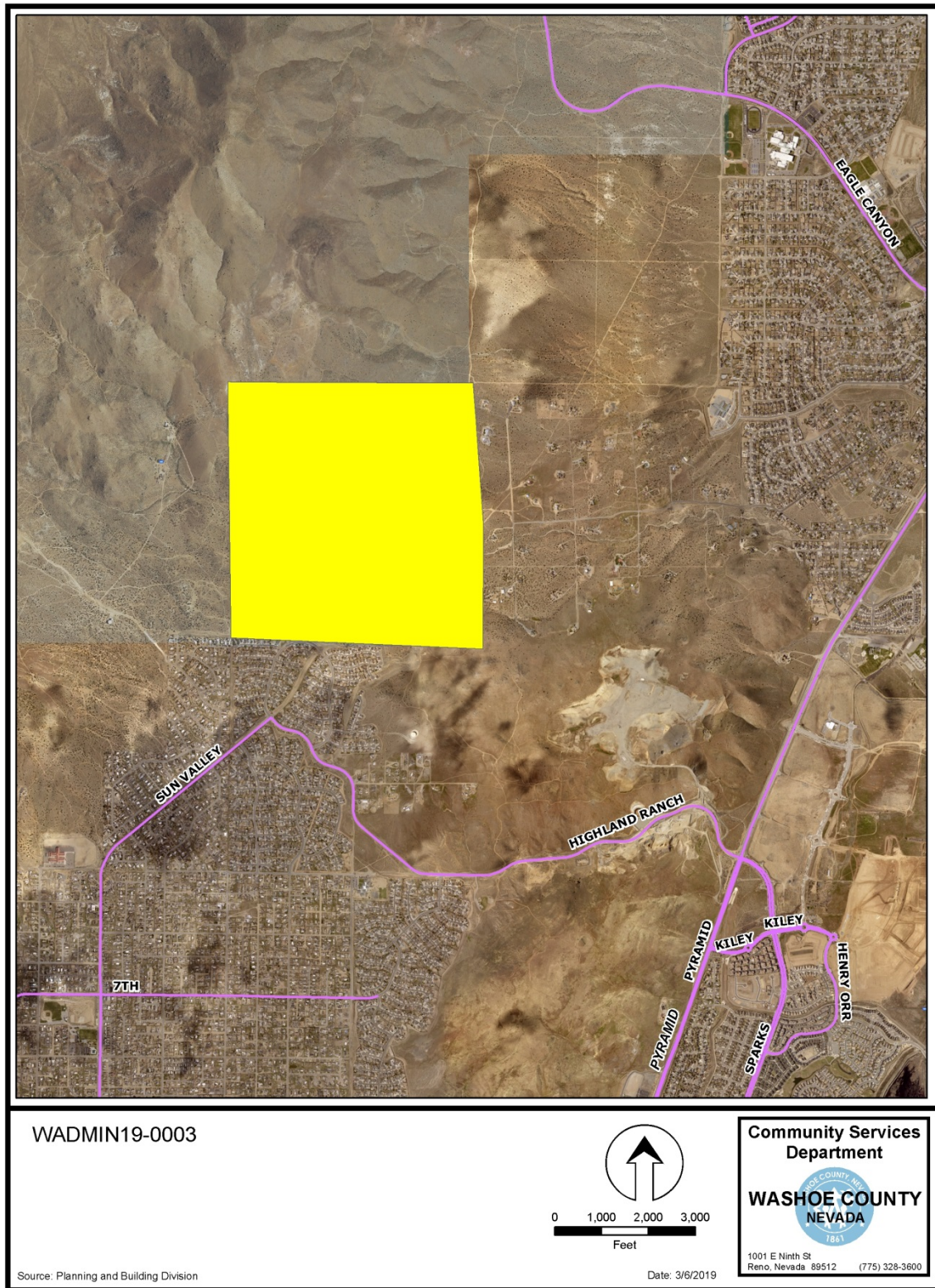
Project Application ..... Exhibit C

**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 WADMIN19-0003 is attached to this staff report and will be included with the Action Order, if approved.

The subject property is designated as General Rural (GR) in the Sun Valley Area. Signs greater than 120 square feet are permissible for civic uses within the GR zone subject to approval of an Administrative Permit.



**Vicinity Map**





### Site Plan

### Project Evaluation

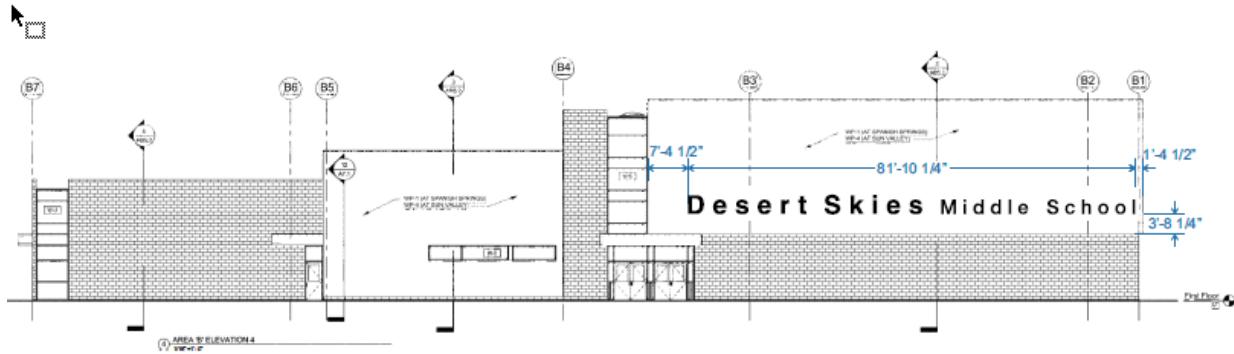
The applicant is requesting approval of an Administrative Permit to allow the construction of a building mounted metal letter sign that is  $\pm 224$  square-feet in size at the Desert Skies Middle School. The Desert Skies Middle School is currently under construction along the north side of Sun Valley Boulevard, at its' intersection with Donatello Drive.

The Washoe County Code, at Table 110.505.15.1, specifies that building mounted signs associated with a "Civic" principle use type are limited to 120 square feet in size; a sign "over 120 square feet" requires an Administrative Permit. The Table has a limit for signs per Business frontage but does not apply as this permit is for 1 building mounted sign. The subject site has a frontage of approximately 753 feet. The display area proposed for this sign is approximately 224 square feet.

The Washoe County Code at section 110.505.15 provides standards for the location of Wall Signs:

- (g) Wall Signs. Wall signs shall not extend above the wall or surface of the building frontage to which they are attached and shall not project more than 1 foot from the wall.

The sign is visible from the nearest street, Donatello Drive, ±510 feet from the sign. The nearest homes are ±620 feet from the sign at the nearest points. The sign is designed consistent with Washoe County School District’s Design Theme and the design of the school building.



**Figure 1. Applicant provided design plans**



**Figure 2. View of proposed sign front from nearest road. Picture taken immediately in front of nearest house, ±510 feet.**





**Figure 3. View from Sun Valley Boulevard and Donatello Drive, ±650 feet**



**Figure 4. View from Donatello Dr. and Fantasia Drive, ±1000 feet. Last clear view from the west.**



**Figure 5. Last clear view from the south, ±1700 feet. South of the intersection of Donatello Drive and Picasso Drive.**

The size, style, and location of the proposed sign is consistent with the character of the surrounding area. It is the opinion of staff that a recommendation of approval, subject to the attached conditions, is appropriate.

### **Sun Valley Citizen Advisory Board (Sun Valley CAB)**

The Sun Valley CAB was not meeting during the time period for review. A review worksheet was sent to the CAB and no comments were returned.

### **Reviewing Agencies**

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

- Washoe County Community Services Department
  - Engineering and Capital Projects Division
  - Planning and Building Division
- Washoe County Health District
  - Environmental Health Services Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Nevada Department of Transportation
- Sun Valley General Improvement District
- Sun Valley General Citizen Advisory Board
- City of Sparks Community Services
- Washoe-Storey Conservation District



### **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 Spanish Springs Area Plan.

**Staff Comment:** There are no action programs, policies, standards or maps of the Master Plan or the Spanish Springs Area Plan that are in conflict with the approval of the proposed sign.

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:** Construction of the proposed sign will have no negative impact upon utilities, roadway improvements, sanitation, water supply, drainage, or other necessary facilities. The proposed improvements are properly related to existing roadways.

3. **Site Suitability.** That the site is physically suitable for a wall sign greater than 120 square feet, and for the intensity of such a development.

**Staff Comment:** After a staff site visit, the proposal is suitable for the site.

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:** Because the sign is proposed to be mounted on the side of a school, 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:** No military installation within 5 miles

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN19-0003 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 WADMIN19-0003 for Desert Skies Middle School Sign, having made all four 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 Spanish Springs 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 a wall sign greater than 120 square feet, 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 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: Washoe County School District  
425 E. 9th St.  
Reno, NV 89512

Property Owner: United States of America  
Bureau of Land Management  
5665 Morgan Mill Rd.  
Carson City, NV 89701

Developer: YESCO  
800-B Bennie Lane  
Reno, NV 89512



# Conditions of Approval

Administrative Permit Case Number WADMIN19-0003

The project approved under Administrative Permit Case Number WADMIN19-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 4, 2019. 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.

**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.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own Board. Conditions recommended by the RTC may be required, at the discretion of Washoe County.**

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 – Jacob Parker, Planner, 775.328.3628, jparker@washoecounty.us**

- a. 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.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two (2) 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 Planning and Building.
- c. The applicant shall attach a copy of the Action Order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

**NOTE**

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- 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 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 null and void.
  - 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 and maintains a valid business license.

**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.

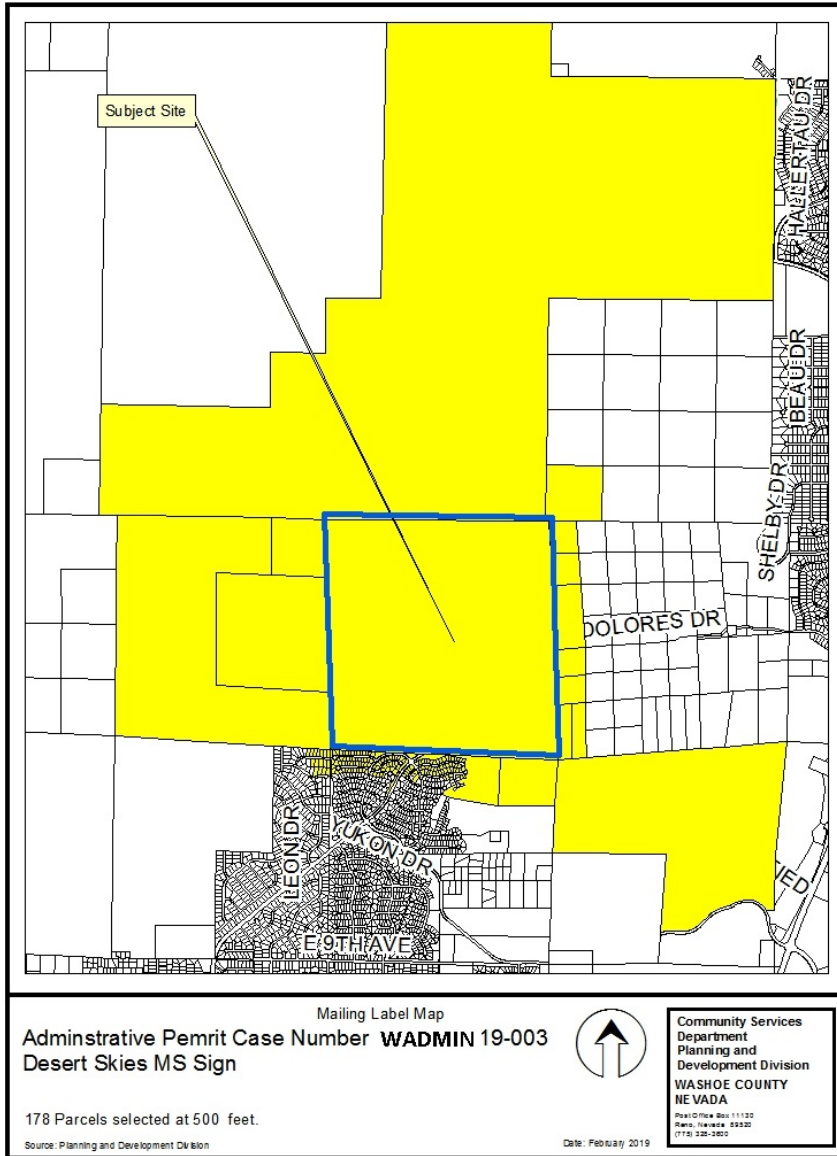
**Contact Name – Leo Vesely, 775.328.2313, lvesely@washoecounty.us**

- a. The applicant/developer shall obtain, from CSD – Planning and Building, a building/grading permit for construction of this project.
- b. A complete set of construction improvement drawings, including an on-site grading /site 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), and slope stabilization. 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.

\*\*\* End of Conditions \*\*\*

**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 178 separate property owners a minimum of 10 days prior to the public hearing date.



**Public Notice Map**

**Administrative Permit Case Number WADMIN19-0003**

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Desert Skies Middle School</b>			
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 <b>AND</b> 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			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). WBLD-102882, WBLD17-102881, WBLD18-10418, WBLD18-10548			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> United States of America		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
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	
<b>For Office Use Only</b>			
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
------------------------------	--

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

I. 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
-----



**Notice to the Customer**  
 The drawing was created to assist you in visualizing our proposal. The colors are approximate and are not to be used as a permit. Permission to copy or reuse this drawing is granted only if it is done in accordance with the written agreement with YESCO.

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

**Note:** The cost of providing electrical wiring to the sign area, all required permits and other items are not included in this sign proposal.

**Note:** The preparation 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

JIM GRANDE

DATE

9/14/18

APPROVAL

CUSTOMER

DATE

LANDLORD

DATE

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

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

JIM GRANDE  
 Plans Prepared By \_\_\_\_\_ Signature

Notice to the Customer  
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Note: The preparation 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

DESIGN DATE 11/27/18

SALES DATE

DESIGN NUMBER

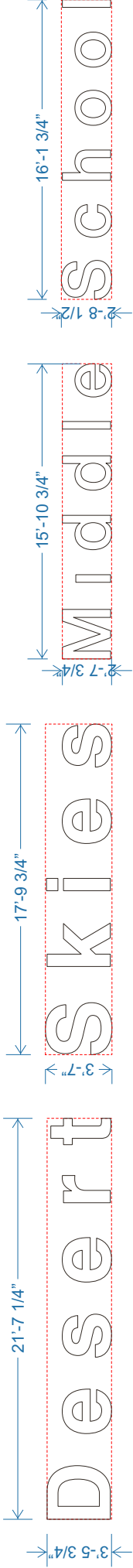
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET

1.0



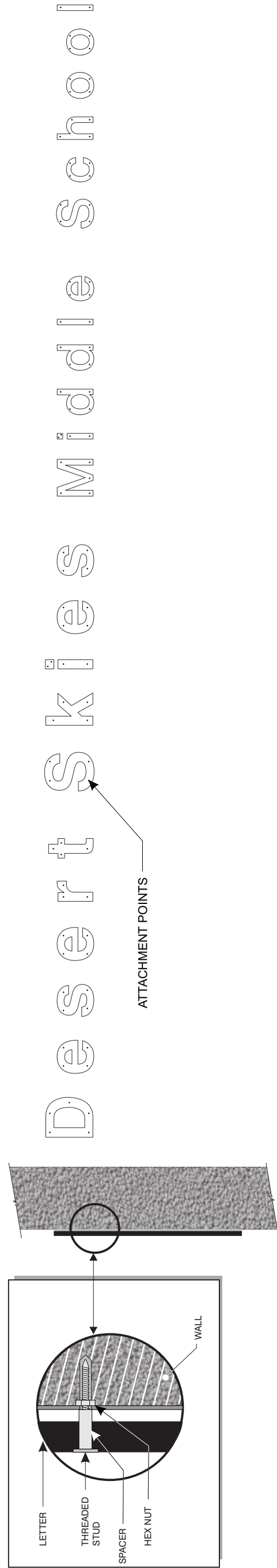
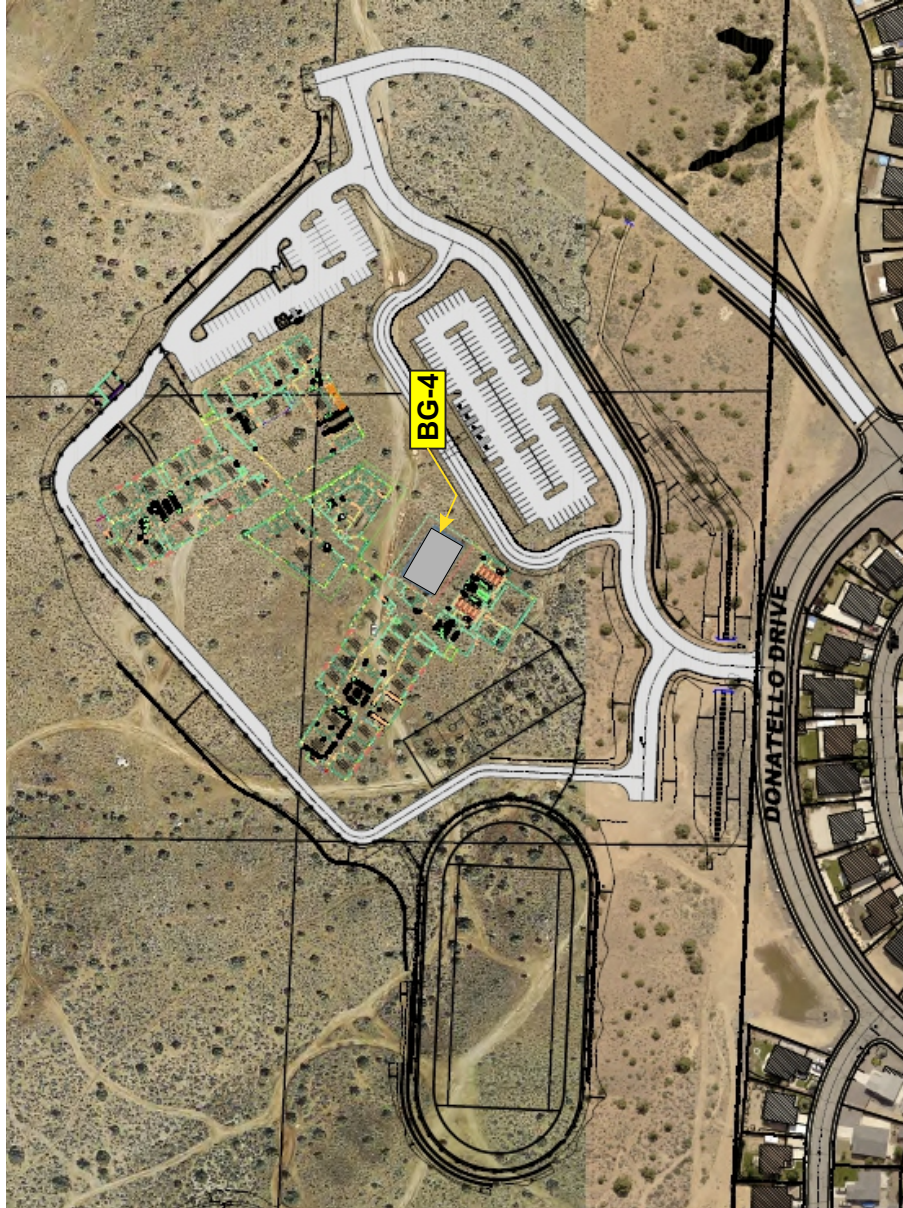
75.16 sq. ft

63.83 sq. ft

42.06 sq. ft

43.73 sq. ft

TOTAL: 224.78 sq. ft



METHOD OF ATTACHMENT NTS



**SCOPE OF WORK**

MANUFACTURE AND INSTALL NON ILLUMINATED DIMENSIONAL LETTERS

**SIGN SPECS**

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

**GENERAL NOTES:**

WALL TYPE METAL

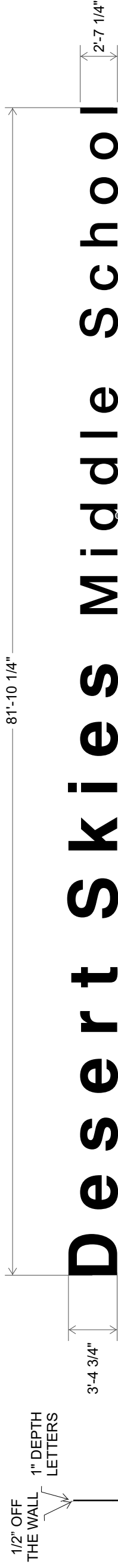
NOTE: **FIELD SURVEY REQUIRED BEFORE FABRICATION**

**COLOR KEY**

POWDER COATED

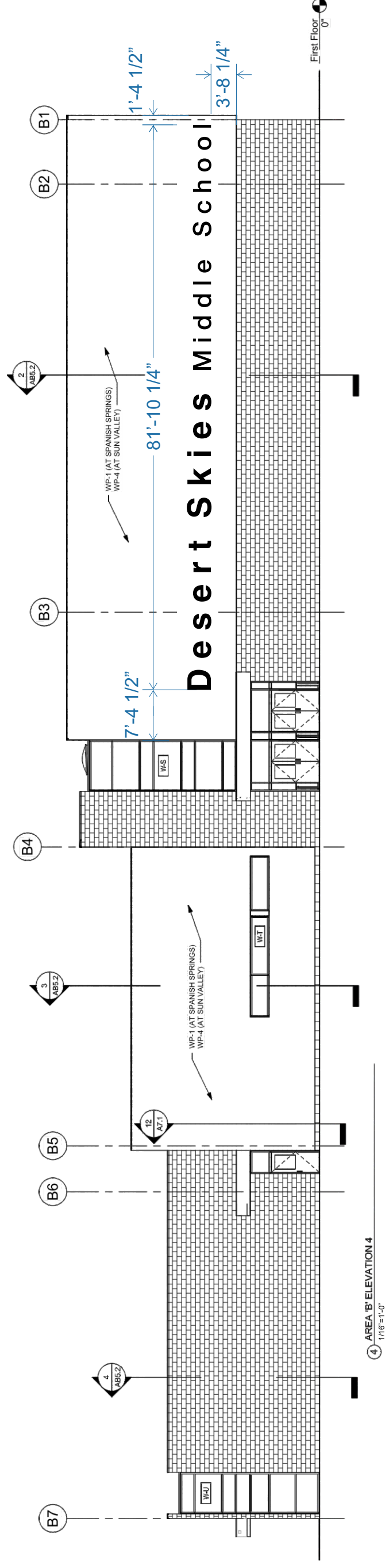
COLOR BLACK

NOTE: UNLESS OTHERWISE NOTED, THE COLORS, DIMENSIONS, FINISHES, MOUNTING, AND TYPEFACE OF ALL LETTERS, COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR-SPECIFIED APPROVED COLOR-SPECIFICATIONS



SIDE VIEW

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



**YESCO**  
YESCO LLC  
800-B Bennie Lane  
Reno, NV 89512  
Office: 775-359-3131  
NV CONTRACTOR LICENSE NO. 0074289 / 0074290

Notice to the Customer  
The drawing was created to assist you in visualizing our proposal. The colors in this drawing are for informational purposes only. A copy of revised drawing with YESCO written agreement with YESCO

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Note: The colors depicted on this rendering may not match actual colors used on the finished display.  
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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  
DESIGN DATE  
SALES DATE

DESIGN NUMBER  
**130613**

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET **2.0**

**Notice to the Customer**  
 The drawing was created to assist you in visualizing our proposal. The colors finished display may not match actual colors used on the finished display. The detail drawing for the approved color specifications.  
 Note: The cost of providing electrical wiring to the sign area, all required permits and other items are not included in this sign proposal.  
 Note: The proportion of signs shown on building and landscape area photos is an approximate representation.

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**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**

**DESIGN**      **DATE**

**SALES**      **DATE**

**DESIGN NUMBER**

**130613**

**JOB / PROJECT NUMBER**

**ARCHIVE NUMBER**

**SHEET**

**3.0**



**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

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. The detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign area, all required permits and other items are not 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

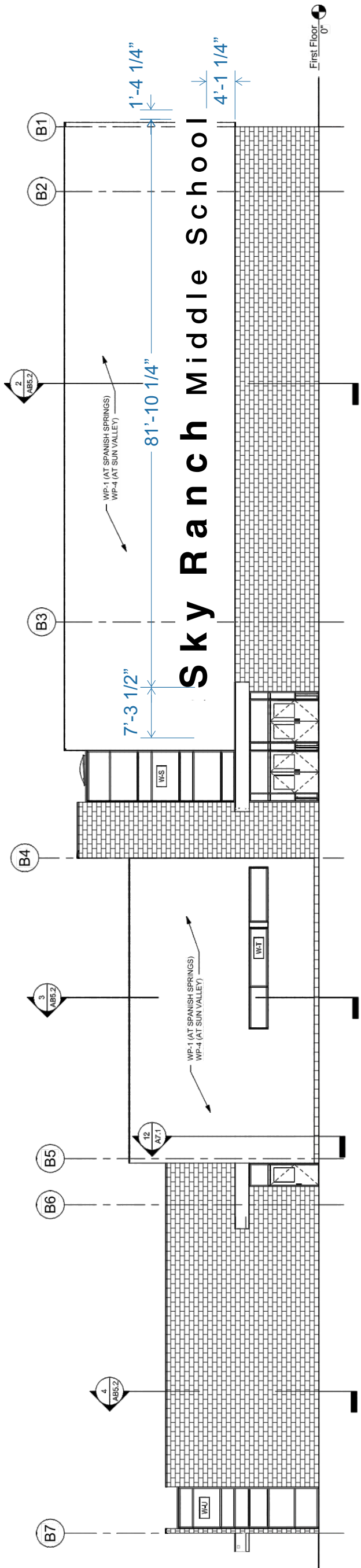
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET

4.0



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





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. The detail drawing for the approved color specifications.

Note: The cost of providing electrical wiring to the sign area, all required permits and other items are not included in this sign proposal.

Note: The preparation 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

DESIGN DATE

11/27/18

SALES DATE

DESIGN NUMBER

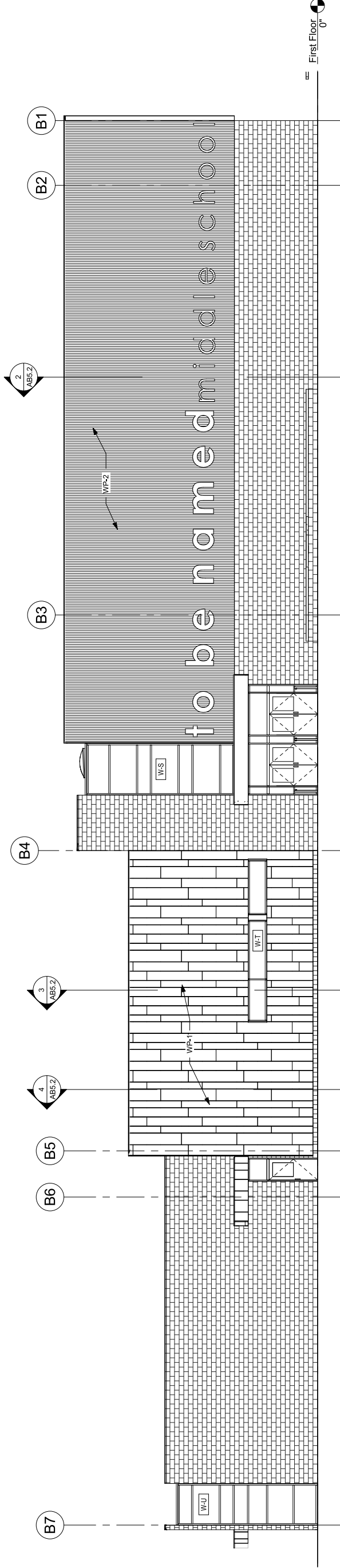
130613

JOB / PROJECT NUMBER

ARCHIVE NUMBER

SHEET

5.0



④ AREA 'B' ELEVATION 4

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

Account Detail

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**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



**Washoe County Parcel Information**

Parcel ID	Status	Last Update
50801001	Active	1/23/2019 2:06:33 AM
<b>Current Owner:</b> UNITED STATES OF AMERICA  NONE RENO, NV 00000		<b>SITUS:</b> 7550 DONATELLO DR WASHOE COUNTY NV
<b>Taxing District</b> 4000		<b>Geo CD:</b>
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
<a href="#">2018</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$0.00</b>

**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.

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

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