



Board of Adjustment Staff Report

Meeting Date: February 1, 2018

Agenda Item: 8A

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN17-0011 (Sun Valley Center Pylon Sign)

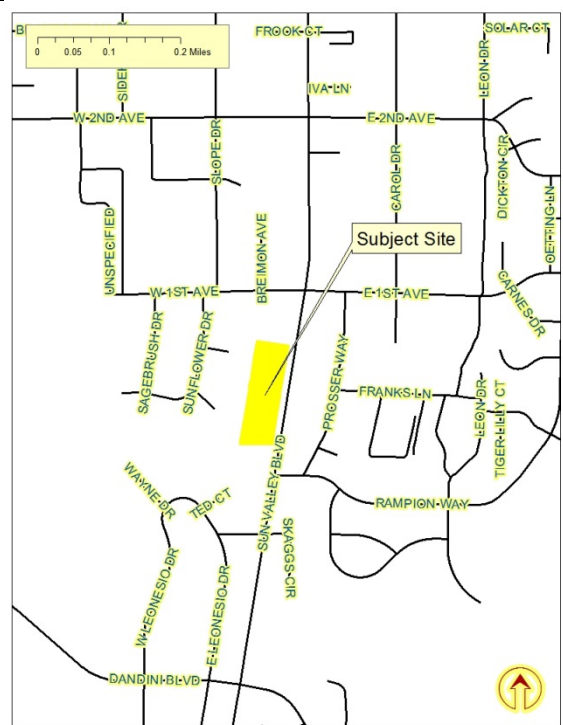
BRIEF SUMMARY OF REQUEST: Construction of pylon sign, 30 feet in height and 183 square feet in size at Sun Valley Center

STAFF PLANNER: Planner's Name: Roger Pelham
Phone Number: 775.328.3622
E-mail: rpelham@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve the construction of a pylon sign, 30 feet in height and 183 square feet in size. The sign is proposed to be approximately 13 feet in width. A pylon sign is a free standing sign that advertises multiple businesses on one site.

Applicant: YESCO, LLC
Property Owner: Sun Valley Center, LLC.
Location: 5055 Sun Valley Blvd
±400' south of 1st Ave.
APN: 035-120-26
Parcel Size: ±4.45 acres
Master Plan: Commercial (C)
Regulatory Zone: Neighborhood Commercial (NC)
Area Plan: Sun Valley
Citizen Advisory Board: Sun Valley
Development Code: Authorized in Article 505, Sign Regulations
Commission District: 3 – Commissioner Jung
Section/Township/Range: Section 30, T20N, R20E, MDM, Washoe County, NV



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Administrative Permit Case Number WADMIN17-0011 for YESCO, having made all five findings in accordance with Washoe County Code Section 110.808.25.

(Motion with Findings on Page 7)

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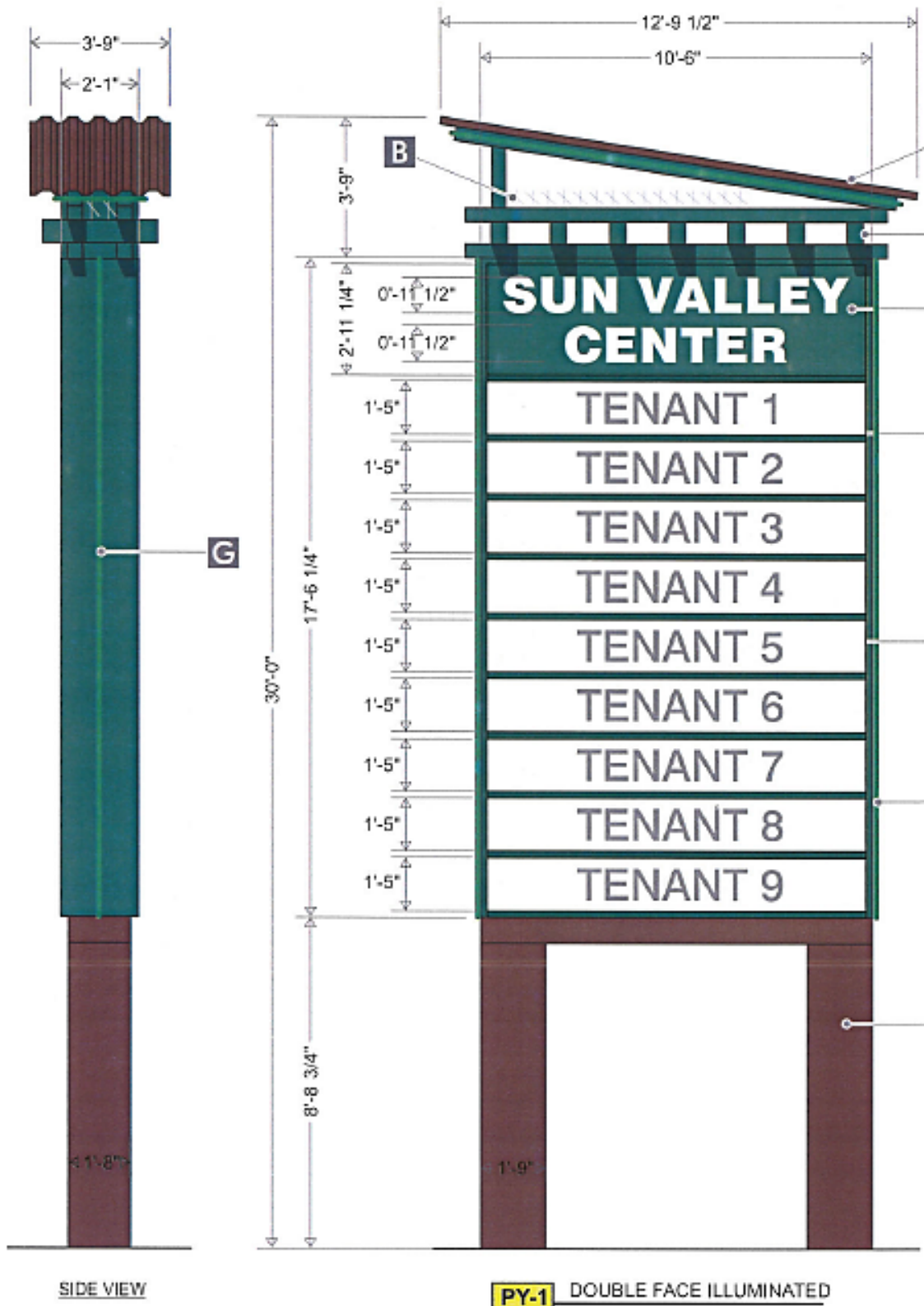
Agency CommentsExhibit B

Project Application.....Exhibit C



SIGN	PROJECT
PY-1	D/F ILLUMINATED PYLON SIGN
PY-2	REMOVE EXISTING D/F PYLON SIGN

Site Plan



Elevations of Proposed Sign



Existing Sign to be Removed

Project Evaluation

The applicant is requesting approval of an Administrative Permit to allow the construction of a pylon sign that is 30 feet in height and 183 square-feet in size at the Sun Valley Center. The Sun Valley Center is a commercial shopping center located on the west side of Sun Valley Boulevard, south of First Avenue.

The Washoe County Code, at Table 110.505.1, specifies that freestanding signs associated with a "Commercial and Retail" principle use type are limited to 20 feet in height and 120 square feet in size unless an Administrative Permit is approved, in which case 30 feet in height and up to 200 square feet in size may be permitted. That table also limits the display area of the sign to one square foot for each foot of lineal site frontage, up to 200 square feet. The subject site has a frontage of approximately 753 feet. The display area proposed for this sign is approximately 183 square feet on each side.

The Washoe County Code at section 110.505.15(f) provides standards for the location of freestanding signs. Including the following:

- (1) Shall not extend across property lines into adjacent property or public rights-of-way or easements;

Staff Comment: The application does not include a site plan with sufficient detail to determine the location of the sign in relationship to the property lines; however it appears to be in compliance with this standard. Staff has included a recommended condition of approval to require a site plan with dimensions and sufficient detail to ensure compliance, prior to the approval of a building permit.

- (2) Shall be setback a minimum of 5 feet from any property line;

Staff Comment: Again, while the application does not include a site plan with sufficient detail to determine the location of the sign in relationship to the property lines, staff has included a recommended condition of approval to require a site plan with dimensions and sufficient detail to ensure compliance, prior to the approval of a building permit.

- (3) Shall not be located in a manner that would create a hazard for traffic or pedestrians;

Staff Comment: Any building permit will be reviewed by the County Engineer or their designee to ensure that the sign is not located in a manner that creates a hazard for traffic or pedestrians.

- (4) Shall not, for a freestanding sign, be located within 75 feet from any other freestanding sign or billboard, whether on or off the site; and,

Staff Comment: There is a freestanding sign within 75 feet of the proposed sign location. That sign is the existing sign for the Sun Valley Center, which will be removed prior to approval of a building permit for the proposed sign. There are also many freestanding signs that have been erected without building permits. Those signs are addressed later in this report.

- (5) Shall be prohibited within any special flood hazard area as defined by any adopted flood control plan and within 300 feet of the centerline of the Truckee River.

Staff Comment: The proposed location is not within any special flood hazard area as defined by any adopted flood control plan nor is it within 300 feet of the centerline of the Truckee River.

The sign is proposed to be internally illuminated. Article 414 (Noise and Lighting) of the Development Code requires that all light be contained on the subject site. Staff has proposed for the Board's consideration a condition of approval to require the applicant to submit a photometric study, showing that there will be no light glare off site, as part of the application for a building permit.

Staff conducted a site inspection in preparation of this report. A number of areas of concern regarding code compliance were noted as described below.

There are many freestanding signs on the subject site that have been erected without appropriate building permits. Photos of some of those signs follow.









A recommended condition of approval has been included with this staff report to require that all such signs be removed from the subject parcel prior to approval of a building permit for the proposed pylon sign. It should be noted that all or most of the signs shown in the preceding photos are not temporary signs. In any event, the Development Code limits the number of temporary signs on any one site to a total of one such sign and that such a temporary sign may be displayed for a total of not more than 10 days with at least 90 days between each display of a temporary sign (WCC110.505.10(b)).

Other provisions of the Development Code, specifically regarding building-mounted signage, are also out of compliance at the subject site. Window signs, while they are not subject to the size or number limitations of other signs, are limited to covering not more than 25% of the windows in a business and illuminated window signs are limited to three square feet in size. Several businesses in the Sun Valley Center have signs that cover 100% of the windows. Photos of some of those businesses follow.





A recommended condition of approval has been included with this staff report to require that all non-conforming window signs be removed from all businesses on the subject parcel prior to approval of a building permit for the proposed pylon sign.

Other areas of concern regarding compliance with generally applicable Development Code provisions include; landscaping that is insufficient and that there are dirt areas on the subject site that are being used for vehicle parking, loading or maneuvering. These concerns are not directly related to the evaluation of the site in regards to the appropriateness of a 30 foot tall pylon sign,

thus, have been reported to the appropriate Washoe County Code Enforcement Officer for enforcement of Code provisions.

Generally speaking, the size, style and location of the proposed sign are in keeping with the character of the surrounding area, which includes several other commercial developments. While compliance with several provisions of the Development Code must be pursued by the applicant, it is the opinion of staff that a recommendation of approval, subject to the attached conditions, is appropriate.

Sun Valley Citizen Advisory Board (SVCAB)

The Sun Valley Citizen Advisory Board did not hold a meeting during the review time for this project. The project application was provided to all members of the CAB. Individual comments were requested. Staff did not receive any comments from the members of the CAB.

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 – Land Development
 - Engineering and Capital Projects – Roads
 - Engineering and Capital Projects – Traffic
- Washoe County Health District – Environmental Health
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Washoe County Sheriff's Office

Five out of the nine above listed agencies/departments responded that they had no comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of Washoe County Planning and Building Division's comments and recommended conditions of approval 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 existing non-conforming signage and compliance with the Development Code prior to approval of a building permit for the proposed sign.

Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.808.25, Administrative Permits, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the administrative permit application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment. There are no action programs, policies, standards and maps of the Master Plan and the Sun Valley 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, and other necessary facilities. The proposed improvements are properly related to existing roadways.

3. Site Suitability. That the site is physically suitable for a pylon sign, 30 feet in height and for the intensity of such a development.

Staff Comment: The sign is proposed to be located within an existing commercial center.

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 proposed to be located within an existing commercial center, 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: A military installation is not required to be noticed pursuant to Article 808, therefore this finding is not required to be made.

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 WADMIN17-0011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Administrative Permit Case Number WADMIN17-0011 for YESCO and the Sun Valley Center, having made all four findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 pylon sign, 30 feet in height and for the intensity of such a development; and

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

Appeal Process

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

Applicant: YESCO, LLC
Attn: Trevor Ballingham
800-B Bennie Lane
Reno, NV 89512

Owner: Sun Valley Center, LLC
Attn: John Desiderio
1181 W. Island Drive
Chandler, AZ 85248



Conditions of Approval

Administrative Permit Case Number WADMIN17-0011

The project approved under Administrative Permit Case Number WADMIN17-0011 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 1, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act 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: Roger Pelham, Senior Planner, 775.328.3622, rpelham@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 must 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 the Planning and Building Division.
- 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. As part of the application for a building permit, the applicant shall submit a photometric study, showing that the lighting used for the sign will not create any light spill-over or glare off of the subject site. The photometric study shall be prepared by an engineer licensed in the State of Nevada.
- f. Prior to approval of any building permit the applicant shall cause all freestanding signs and all sign structures to be removed from the subject site.
- g. Prior to approval of any building permit the applicant shall cause all "Vertical Sail Signs" to be removed from the subject site.
- h. Prior to approval of any building permit the applicant shall cause all non-conforming building signs and window signs to be removed from all businesses on the subject site. Measurements of all window signs on all businesses shall be provided in a letter accompanying the building permit application. This letter shall be prepared by an engineer licensed in the State of Nevada, and shall demonstrate compliance with all applicable provisions of the Washoe County Development Code.
- i. The site plan submitted as part of the building permit application shall be prepared by an engineer licensed in the State of Nevada, and shall include the location of all property lines as well as distances from the proposed sign to all property lines.

- j. "Vertical Sail Signs" are prohibited in accordance with WCC110.505.35(h).
- 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 null and void.
 - iii. The property owner shall cause each business within the Sun Valley Center to be made aware of all applicable sign regulations (Article 505 of the Washoe County Development Code) on a regular and frequent basis.
 - iv. The property owner shall not allow any sign to be located or erected on the subject site, unless appropriate building permits are first issued.
 - v. The property owner shall inspect the subject site on a regular and frequent basis and shall immediately remove any sign that has been placed or erected, unless appropriate building permits have been issued.
 - vi. 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.

*** End of Conditions ***

From: O'Connor, Tim
Sent: Thursday, December 21, 2017 2:06 PM
To: Pelham, Roger
Subject: Sun Valley Center Pylon Sign

Mr. Pelham,

Regarding administrative permit case number WADMIN17-001, the Sun Valley Center Pylon Sign, the Washoe County Sheriff's Office Patrol Division has no issues with the project as noted in the application.

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

From: Reynolds, Denise
Sent: Thursday, January 04, 2018 2:13 PM
To: Pelham, Roger
Subject: YESCO,

Hi Roger,
I have no comments for this permit.

Denise Reynolds
Interim Fire Marshal
Truckee Meadows Fire Protection District
1001 E. Ninth Street Bldg D Ste. 210
Reno, NV 89512
775-326-6079
email: dreynolds@tmfpd.us

From: Lawson, Clara
Sent: Tuesday, December 26, 2017 10:42 AM
To: Pelham, Roger
Subject: 17-0011 as min permit Sun \valley center pylon sign

The sign is shown to be located behind where exiting motorist eye would be so therefore I have no conditions on this sign.

Clara Lawson, PE, PTOE, Licensed Engineer
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV
89520
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699
Connect with us: cMail | Twitter | Facebook | www.washoecounty.us

From: Jon Combs <jcombs@svgid.com>
To: Pelham, Roger
Cc:
Subject: FW: December Agency Review Memo III

From: Jon Combs [<mailto:jcombs@svgid.com>]
Sent: Tuesday, December 26, 2017 8:57 AM
To: 'rpelham@wasshoecounty.us'
Cc: 'Fagan, Donna'; Jennifer (jmerritt@svgid.com)
Subject: RE: December Agency Review Memo III

Roger,
Good morning, SVGID has no comments or concerns related to item #1 APN;# 035-120-26.

Thank you,
Jon Combs
Public Works Director
Sun Valley G.I.D.
5000 Sun Valley Blvd.,
Sun Valley, NV 89433
Ph: (775)673-2253 Fx: (775) 673-7708
www.svgid.com

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

January 8, 2018

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Sun Valley Center, APN 035-120-26
Administrative Permit, WADMIN17-0011

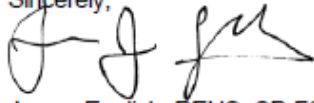
Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above administrative permit and has no objections to the approval of this project as proposed.

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

Sincerely,



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

JE:wr

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: Sun Valley Center			
Project Description: Manufacture and install (1) 30' double faced illuminated pylon sign. Remove existing double faced pylon sign.			
Project Address: 5055 Sun Valley Blvd.			
Project Area (acres or square feet): 184 sq. ft.			
Project Location (with point of reference to major cross streets AND area locator): Sun Valley Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-26	4.45		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Sun Valley Center LLC		Professional Consultant:	
Name: John Desiderio		Name:	
Address: 1181 W. Island Dr.		Address:	
Chandler, AZ	Zip: 85248		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: YESCO, LLC		Name:	
Address: 800 B Bennie Ln.		Address:	
Reno, NV	Zip: 89512		Zip:
Phone: 775-284-8109	Fax: 359-8738	Phone:	Fax:
Email: tballingham@yesco.com / mstevens@yesco.com		Email:	
Cell: 775-722-5101	Other:	Cell:	Other:
Contact Person: Trevor Ballingham / Mark Stevens		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017

Washoe County Development Application

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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-26	4.45		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Sun Valley Center LLC		Professional Consultant:	
Name: Denise Desiderio Schula		Name:	
Address: 9101 Timothy Dr.		Address:	
Reno, NV	Zip: 89511		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: YESCO, LLC		Name:	
Address: 800 B Bennie Ln.		Address:	
Reno, NV	Zip: 89512		Zip:
Phone: 775-284-8109	Fax: 359-8738	Phone:	Fax:
Email: tballingham@yesco.com / mstevens@yesco.com		Email:	
Cell: 775-722-5101	Other:	Cell:	Other:
Contact Person: Trevor Ballingham / Mark Stevens		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Washoe County Development Application

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Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
035-120-26	4.45		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Sun Valley Center LLC		Professional Consultant:	
Name: Fred Desiderio		Name:	
Address: 4600 Kietzke Ln. G-170		Address:	
Reno, NV	Zip: 89502		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: YESCO, LLC		Name:	
Address: 800 B Bennie Ln.		Address:	
Reno, NV	Zip: 89512		Zip:
Phone: 775-284-8109	Fax: 359-8738	Phone:	Fax:
Email: tballingham@yesco.com / mstevens@yesco.com		Email:	
Cell: 775-722-5101	Other:	Cell:	Other:
Contact Person: Trevor Ballingham / Mark Stevens		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Sun Valley Center LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF Arizona)
~~NEVADA~~)
COUNTY OF Maricopa)
~~WASHOE~~)

John Desiderio
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 35-120-28

Printed Name John Desiderio

Signed [Signature]

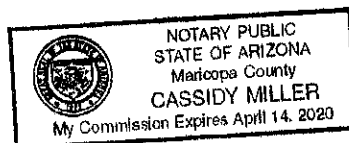
Address 1181 W Island Dr
Chandler AZ 85248

Subscribed and sworn to before me this 9th day of November, 2017.

(Notary Stamp)

Cg
Notary Public in and for said county and state

My commission expires: 4/14/20



*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

July 1, 2017

Property Owner Affidavit

Applicant Name: Sun Valley Center LLC

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Fred Desiderio (please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

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

Assessor Parcel Number(s): 35-120-26

Printed Name Fred Desiderio

Signed [Signature]

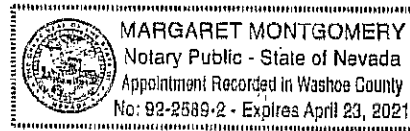
Address 4660 Kitzke Ln. G-170

Row No. P9502

Subscribed and sworn to before me this 9 day of November, 2017.

(Notary Stamp)

Margaret Montgomery
Notary Public in and for said county and state



My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

July 1, 2017

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 pylon sign for Sun Valley Center.

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

Unimproved dirt planter.

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?

Concrete sign footing. Time frame 60 days from permit issuance.

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

Anticipated start date will be February 15, 2018 and completion March 1, 2018.

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?

N/A

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

1. To increase individual business identity/ location in the shopping center.
2. Upgrade shopping center image with newer more modern site identification.
3. Removing existing high voltage neon sign at entrance of property.
4. New sign is set-back between each entrance to the property.
5. Give each individual business within shopping center access to signage on Sun Valley Blvd.

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

1. Proper lighting controls installed.
2. Minimal effect on adjacent properties the proposed sign does not have animation or flashing capabilities. Lighting to be contained on property.

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

Lighting controls to be placed per Washoe County Sign Code.

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

N/A current parking will not be impacted.

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

N/A current vegetation will not be impacted.

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.)

See Attached Prints.

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

SUN VALLEY CENTER

D/F ILLUMINATED PYLON SIGN

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

TREVOR BALLINGHAM

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


Signature



YESCO LLC

5350 Capital Ct. Suite 104
Reno, NV 89502

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:

Desiderio Properties

5055 SUN VALLEY BLVD

ADDRESS:

SUN VALLEY, NV

CITY:

MARK STEVENS

ACCOUNT EXECUTIVE:

DESIGNER	DATE
JIM GRANDE	3/20/17
 JIM GRANDE	4/5/17



AERIAL PHOTO

SEE ENGINEERING

METHOD OF ATTACHMENT NTS



VICINITY MAP

SIGN	PROJECT	ELECT. LOAD	SQ FT.
PY-1	D/F ILLUMINATED PYLON SIGN	6.9 AMP. @ 120V.	184
PY-2	REMOVE EXISTING D/F PYLON SIGN		
TOTAL			184

GENERAL NOTES

SPECIAL INSTRUCTIONS

FIELD SURVEY REQUIRED
PRIOR TO PRODUCTION
SALESMAN TO VERIFY VOLTAGE



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JIM GRANDE	3/20/17
JIM GRANDE	4/5/17

APPROVAL

CUSTOMER DATE

LANDLORD DATE

Jc 9/20/17
DESIGN DATE

SALES DATE

ESTIMATING DATE

SURVEY DATE

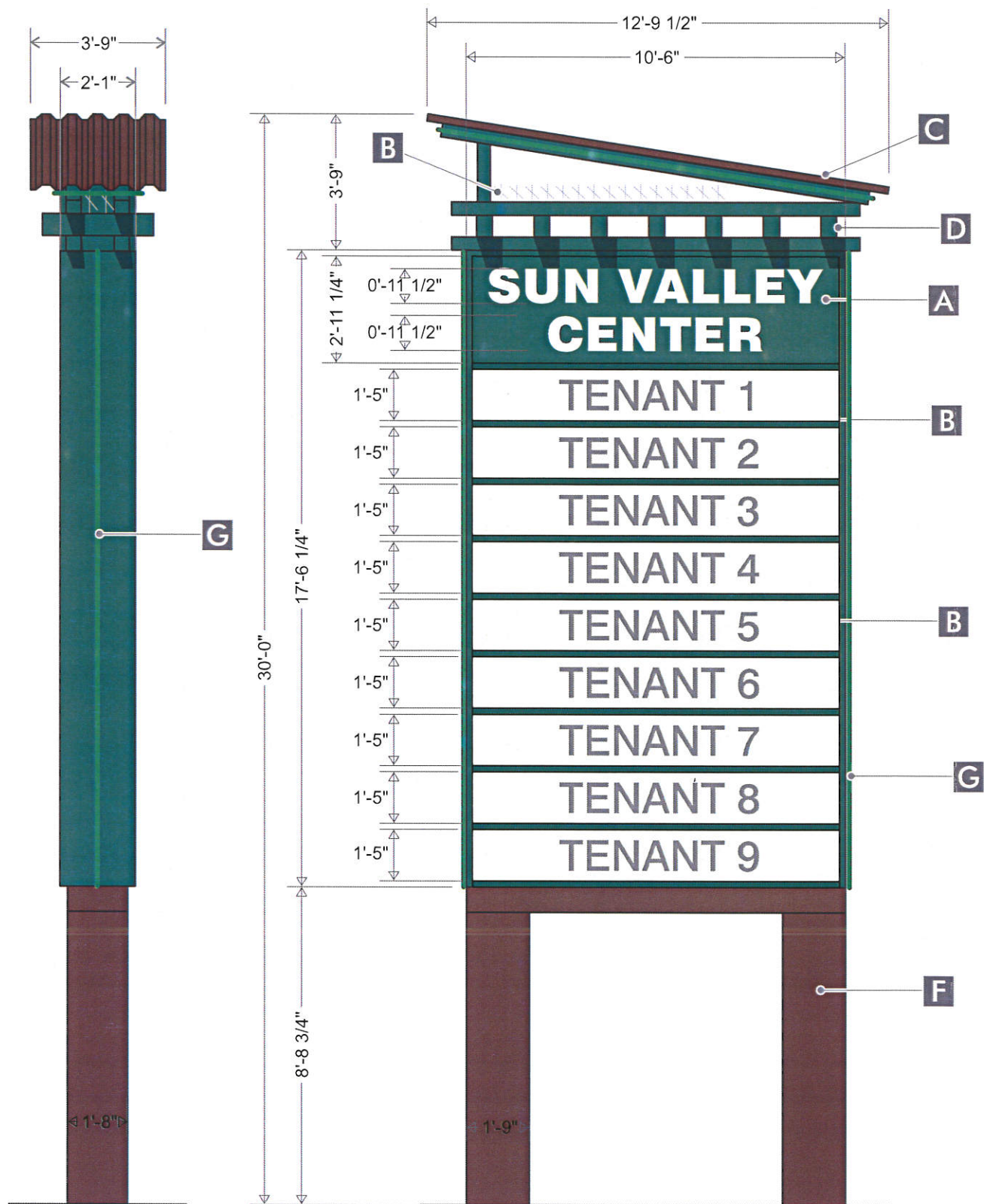
DESIGN NUMBER
571488

Job / Project
119326

SHEET
WADMIN-17-0011
EXHIBIT C

NOTE: POWER TO BE SUPPLIED BY CUSTOMER

ELECTRICAL PERMIT BY OTHERS



SIDE VIEW

PY-1 DOUBLE FACE ILLUMINATED
Scale: 1/4"=1'-0"

SCOPE OF WORK

MANUFACTURE AND INSTALL ONE (1) D/F ILLUMINATED PYLON SIGN

SIGN SPECS

A	TOP CABINET	LIGHTING	WHITE LED
		FACE	ALUMINUM ROUTED OUT
		COPY	WHITE PLEX BACK-UP
		RETURN	25" DEEP, PAINTED GREEN
		FINISH	SATIN
B	CABINET	LIGHTING	WHITE LED
		FACE	WHITE PLEX
		VINYL COLOR	3M TRANSLUCENT - SEE COLOR KEY
		RETAINER	2" FLAT, PAINTED GREEN
		RETURN	25" DEEP, PAINTED GREEN
	FINISH	SATIN	
C	ROOF	TYPE	CORRUGATED ALUMINUM ROOF
		COLOR	TO MATCH POLE COVER
D	ROOF STRUCTURE	TYPE	METAL TUBES
		PAINT COLOR	GREEN TO MATCH CABINET
		FINISH	SEMI GLOSS
E	BIRD SPIKES	BIRD SPIKES ON TOP OF TUBING	
F	POLE COVER	TYPE	ALUMINUM CONSTRUCTION
		COLOR	BROWN
		FINISH	LIGHT TEXTURE - SATIN
G	LED	GREEN SLOAN 64 FEET APPROX.	

SHOP DRAWING REQ'D. NO ENG. DRAWING REQ'D. NO ELEC. HOOKUP INCLUDED NO

GENERAL NOTES:

NOTE: CUSTOMER TO PROVIDE VECTOR ART LOGOS FOR TENANTS

COLOR KEY

PAINT	SHERWIN WILLIAMS
COLOR	SW6446 ARUGULA
VINYL	3M - TRANSLUCENT
COLOR	SW6062 RUGGED BROWN

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



YESCO TO REMOVE EXISTING PYLON SIGN



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EXHIBIT C



PROPOSED SIGN



PROPOSED SIGN



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EXHIBIT C

JOB/PROJECT # 119326

Structural Engineering Calculations for:

Desiderio Properties

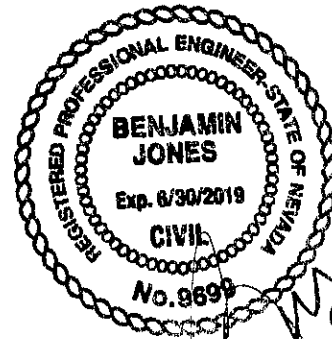
5055 Sun Valley Blvd
Sun Valley (Washoe County), NV

Two pole pylon sign, 30'-0" OAH

Index

Title	1
Basis for Design	2
Seismic Loads	3
Wind Loads	4
Sign Column Design	5
Footing Design	6
Drawing	S1

Prepared by: Carl Meyers, PE
Reviewed by: Benjamin Jones, PE



BASIS FOR DESIGN

Project: Desiderio Properties

Descript: *Two pole pylon sign, 30'-0" OAH*

BUILDING CODE:

2012 EDITION OF THE INTERNATIONAL BUILDING CODE.

LIVE / SNOW LOADS: NA

GRAVITY / DEAD LOADS:

STEEL FRAME SIGN CABINETS = 15 PSF

LATERAL LOAD PARAMETERS:

RISK CATEGORY = II

AND WIND SPEED MAP 2012 IBC FIGURE 1609A APPLIES

WIND:

WIND SPEED, V_{ult} = 130 MPH, 3-SECOND GUST

WIND EXPOSURE = C

SEISMIC: < WIND, WIND GOVERNS

DESIGN SPECTRAL RESPONSE ACCELERATION = $S_5 = 1.50$ $S_{DS} = 1.00$

$S_1 = 0.50$ $S_{D1} = 0.50$

SEISMIC DESIGN CATEGORY = D

RESPONSE MODIFICATION, R = 3.000

STEEL:

PIPE STEEL: ASTM A500-GRADE B or API 5L-GRADE X42, $F_y = 42$ KSI

FABRICATION AND ERECTION TO COMPLY WITH LATEST AISC SPECIFICATIONS.

FOUNDATIONS:

SOIL PARAMETERS:

ALLOWABLE PASSIVE LATERAL PRESSURE = 100 PSF/FT

FOUNDATION POURED AGAINST NATURAL GRADE OR COMPACTED ENGINEERED FILL.

CONCRETE:

MINIMUM 28 DAY STRENGTH, $f'_c = 2500$ PSI

SEISMIC LOADS ON FREESTANDING SIGNS *(Equivalent Lateral Force Procedure)*

Project: Desiderio Properties

Descript: Two pole pylon sign, 30'-0" OAH

Ref: ASCE 7-10, section 12.8 & 15.1.3, table 15.4-2

Site Classification Characteristics

<http://earthquake.usgs.gov/designmaps/us/application.php>

$S_s = 1.500$ *g*, max earthquake acceleration, $T=0.2s$ (fig 22)
 $S_1 = 0.503$ *g*, max earthquake acceleration, $T=1s$ (fig 22)

Site Classification: D *stiff soil (tbl 20.3-1)*

$F_a = 1.000$ *acceleration based amplification (tbl 11.4-1)*
 $F_v = 1.500$ *velocity based amplification (tbl 11.4-2)*

Seismic Design Category

$S_{MS} = (F_a)(S_s) = 1.500$ *g (eq 11.4-1)*
 $S_{M1} = (F_v)(S_1) = 0.755$ *g (eq 11.4-2)*

$S_{DS} = (2 S_{MS})/3 = 1.000$ *g (eq 11.4-3)*
 $S_{D1} = (2 S_{M1})/3 = 0.503$ *g (eq 11.4-4)*

Seismic Use Group = I *(tbl 1.5-1)*
 Seismic Importance Factor = 1.00 *(tbl 1.5-2)*

Worst Case Design Category = D *(tbl 11.6-1 and 11.6-2)*

Seismic Base Shear

Response Modification Factor, $R = 3.000$ *(tbl 15.4-2)*
 Deflection Amplification Factor, $C_d = 3.000$ *(tbl 15.4-2)*
 Overstrength Factor, $\Omega = 1.750$ *(tbl 15.4-2)*
Seismic Dead Load, $W = 6.543$ kips (12.7.2)
Height of Sign, $h_n = 30.000$ ft
 $C_t = 0.02$ *(tbl 12.8-2)*
 $\alpha = 0.75$ *(tbl 12.8-2)*
 Fundamental Period of Vibration, $T = 0.256$ *(eq 12.8-7)*

Seismic Response Coefficient:

$C_s = S_{DS}/(R/I) = 0.333$ *g (eq 12.8-2)*
 Maximum $C_s (T \leq T_L) = S_{D1}/(T (R/I)) = 0.654$ *g (eq 12.8-3)*
 Maximum $C_s (T > T_L) = S_{D1} T_L / (T^2 (R/I)) = NA$ *g (eq 12.8-4)*
 Minimum $C_s = 0.030$ *g (eq 15.4-1)*
 Where $S_1 > 0.6g$, Min $C_s = 0.8 S_1 / (R/I) = 0.134$ *g (eq 15.4-2)*
 $T_L = 12$ *(fig 22-12)*
 Applicable $C_s = 0.333$ *g*

Vertical Force Distribution							
Distribution Exponent, $k = 1.000$ <i>interpolated</i>							
	w_x	h_x	$w_x h_x^k$	C_{vx}	F_x	Tributary Area	Eq. Area Load
Area	kips	ft	ft-kips		kips	sf	psf
1	0.272	28.13	7.7	0.1	0.180	18.15	9.921
2	4.498	17.49	78.7	0.8	1.850	183.97	10.055
3	0.187	8.36	1.6	0.0	0.037	7.66	4.809
4	1.214	4.00	4.9	0.1	0.114	28.00	4.077
5							
6							
7							
8							
9							
10							
Σ	6.171		92.738		2.181		

Seismic Base Shear, $V = C_s W = 2.181$ kips (eq 12.8-1) << WIND GOVERS

WIND LOAD CALCULATIONS USED FOR SIGN COLUMN DESIGN

Project: Desiderio Properties

Descript: Two pole pylon sign, 30'-0" OAH

Ref: ASCE 7-10, Chapter 29; AISC Steel Construction Manual, 14th Edition

Wind Speed, V_{ult} : 130 MPH

Exposure: C

Velocity Pressure Calculation Table: $q_h = 0.00256K_hK_{zt}K_dV^2$ (psf)..... ASCE 7-10 (Eq 29.3-1)						
Area #	$q_h =$	0.00256	K_h	K_{zt}	K_d	V^2
1)	36.12	0.00256	0.982	1.0	0.85	16900
2)	35.12	0.00256	0.955	1.0	0.85	16900
3)	31.22	0.00256	0.849	1.0	0.85	16900
4)	31.22	0.00256	0.849	1.0	0.85	16900

Design Wind Load Calculation Table (Case A & B): $Q_{ult} = W = q_hG C_f$ (psf) >16 psf..... ASCE 7-10 (Eq 29.5-2) & Sec 29.8, C29.3.2						
Area #	W (psf)	q_h	G	C_f	s/h	B/s
1)	56.5	36.12	0.85	1.84	0.125	3.411
2)	50.5	35.12	0.85	1.69	0.667	0.599
3)	50.7	31.22	0.85	1.91	0.084	14.400
4)	40.9	31.22	0.85	1.54	1.000	0.438

SIGN COLUMN DESIGN

Project: Desiderio Properties

Descript: Two pole pylon sign, 30'-0" OAH

Ref: ASCE 7-10, Chapter 29; AISC Steel Construction Manual, 14th Edition, ASD Design

Wind Speed, V_{ult} :	130 MPH	Exposure:	C	Consider Case B: Yes	Case C: No		
Areas Subject to Wind Forces		Case B Ecc. Factor: 0.20					
Description	Height (s) (ft)	Width (B) (ft)	Area (sqft)	Centroid (ft)	Top (h) (ft)	0.6 W(Wind) (psf)	Sign Cabinet Weight (psf)
1) Roof	3.75	12.79	18.15	28.13	30.00	33.90	15
2) Tenant Sign	17.52	10.50	183.97	17.49	26.25	30.27	15
3) Cover Top	0.73	10.50	7.66	8.36	8.73	30.41	15
4) (2) Pylon Covers	8.00	3.50	28.00	4.00	8.00	24.52	15

Calculation of Design Forces at Critical Heights			
Governing Load Combination (ASD): D + 0.6W			
y (ft)	$M_{sw}+M_D$ (k-ft)	$M_{sw}+M_D$ (k-in)	V_{sw} (kips)
@ grade 30.00	119.39	1432.7	7.103

Calc. of Eccentric Dead & Wind Load Moments /Torsion				
Sign Area	P_D (kips)	e' (ft)	M_D (kip ft)	T_w (kip ft)
1)	0.272			
2)	2.760			
3)	0.115			
4)	0.420			

* Worst case of the two columns

Sign Column Design Table										
Pipes (P), $F_y = 42$ ksi		Square (HSS), $F_y = 46$ ksi								
Column Stage	# of Columns	Column Type (P, HSS)	Column Size	Length (ft)	Spacing C to C (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	Capacity Check	
1st	2	P	12.8x.375	40.00	10.75	-10.00	30.000	N/A	OK	
1st		M_r with P- Δ (kip ft)	M_n/Ω (kip ft)	V_r (kips)	V_n/Ω (kips)	T_r (kip ft)	T_n/Ω (kip ft)	P_r (kips)	P_n/Ω (kips)	Combined Forces AISC 360, H1-1or H3-6
		83.399 *	112.438 *	4.876 *	102.51 *		105.94 *	3.271 *	75.8 *	0.76 *

LATERAL BEARING PIER AND CAISSON FOOTING

Project: Desiderio Properties

Descript: Two pole pylon sign, 30'-0" OAH

Ref: 2012 IBC, Section 1807.3.2.1, 1806.3.4 & 1806.2

# Footings =	2	*	Moment/Footing, M=	83,399	* lb-ft
Pass lat soil res, q =	100	psf	Shear/Footing, P=V=	4,876	* lb
			Composite Centroid, h=	17.10	* ft

* Design based on worst case loaded footing, (worst case load to single footing)

Unconstrained Round Caisson

Diameter, b=	3.0	ft, round augured hole
Depth, first iteration, D =	12.09	ft
Depth, $D=0.5A\{1+[1+(4.36h/A)]^{1/2}\}$ =	12.09	ft, (Equation 18-1)

Actual Depth, D_{actual} = 12.00 ft

$S_1=(2)(q)(D/3)=$ 800 psf, (Section 1806.3.4)

$A=2.34P/(S_1b)=$ 4.75

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

- BUILDING CODE: IBC 2012
- DEAD LOAD: SIGN CABINETS \leq 15 PSF FRONT ELEVATION AREA
- WIND LOAD: $V = 130$ MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE C

STRUCTURAL STEEL

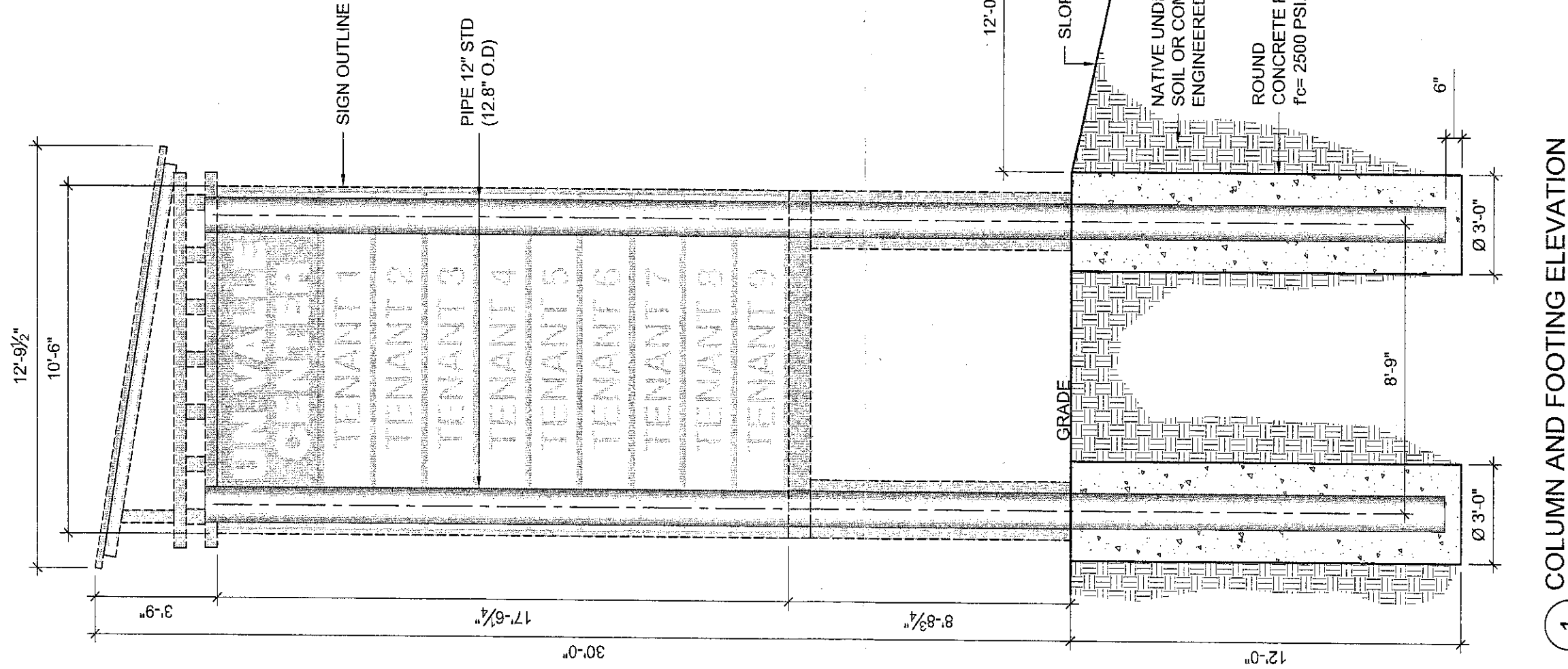
- DESIGN AND FABRICATION ACCORDING TO AISC-ASD, 13TH EDITION
- PIPE: ASTM A500 GRADE B, $F_y = 42$ KSI

FOOTING NOTES

- CONCRETE COMPRESSIVE STRENGTH, $f'_c = 2500$ PSI AT 28 DAYS MIN. NO SPECIAL INSPECTION REQUIRED.
- CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318. REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
- CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
- SOIL ALLOWABLE LATERAL BEARING CAPACITY = 100 PSF/FT

OTHER NOTES

- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.



1 COLUMN AND FOOTING ELEVATION

SCALE: 1/4" = 1'-0"



ENGINEERING

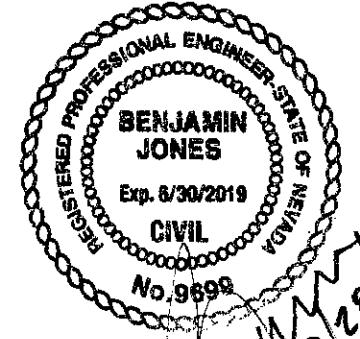
1605 South Gramercy Rd.
Salt Lake City, UT 84104
(801) 487-8481

www.yesco.com

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Revisions

No.	Date
1	9/28/2017
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	



Drawn by: CARL MEYERS
Checked by: BJ

Desiderio Properties

5055 SUN VALLEY BLVD
SUN VALLEY (WASHOE COUNTY), NV
Engineer: CARL MEYERS
Account Exec: MARK STEVENS
Designer:

Date: 9/28/2017

Project No.

119326