

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

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?

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

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

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

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

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

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

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

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

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

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

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

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

13. Utilities:

a. Sewer Service	
b. Water Service	

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

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

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):

Administrative Permit Development Application Submittal Requirements

1. **Fees:** See Master Fee Schedule. **Bring payment with your application to Community Services Department (CSD). Make check payable to Washoe County. (Note: All fees are waived for Administrative Permits for “temporary occupancy for the care of the infirm” [see Washoe County Code Section 110.310.35(g)]; however, the Administrative Permit Application process is still required.)**
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer’s Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Application Materials:** The completed Administrative Permit Application materials. (Some Administrative Permits, due to the minor impact of the application, will not require some of the requirements. You are encouraged to meet with a planner to determine the applicability of individual requirements.)
6. **Title Report:** A preliminary title report, with an effective date of no more than one hundred twenty (120) days of the submittal date, by a title company which provides the following information:
 - Name and address of property owners.
 - Legal description of property.
 - Description of all easements and/or deed restrictions.
 - Description of all liens against property.
 - Any covenants, conditions and restrictions (CC&Rs) that apply.

Submit Title Report with “Original Packet” only. You may be requested to provide additional copies, but do not include Title Report in other copies of the packet.
7. **Site Plan Specifications:**
 - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1” = 100’, 1” = 200’, or 1” = 500’) showing all streets and ingress/egress to the property.
 - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
 - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
 - d. Show locations of parking, landscaping, signage and lighting.
8. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition Institute of Transportation Engineers (ITE) trip generation rates or other such sources as may be accepted by the Engineering and Capital Projects. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering and Capital Projects staff prior to preparing a traffic impact report. (See attached Traffic Impact Report Guidelines.)

9. Floor Plan Specifications:

- a. If the project involves the use or construction of a building, include floor plans of the building(s).
- b. If the project involves the construction of an addition to a building or expansion of previously constructed structures, include floor plans of the existing and proposed construction.

10. **Landscaping:** Landscaping plans may be required. If required, a landscape plan must include: a soils evaluation; color and type of building material, such as fencing material; type of plant material; location of plant material and proposed maintenance schedule; size of plant material at planting and size of plant material at full maturation; type and amount of mulch material; and an irrigation plan.

a. **Planting Plan Specifications.** The planting plan must include all necessary information to satisfy Washoe County Code Section 110.412.60 Planting Standards.

- Location, spacing, size, and genus and/or species of proposed plantings, and identification of existing plants.
- Existing vegetation, natural features, and site improvements on adjoining properties within ten (10) feet of the property line.
- Plant list which includes the following: quantity of proposed plants; existing plants to remain; number of proposed trees; number of existing trees to be preserved; amount of paved area; and the amount of turf.

b. **Irrigation Plan Specifications.** The irrigation plan must include all necessary information to satisfy Washoe County Code Section 110.412.65 Irrigation Standards.

- Location, size, and specifications of water source(s), water mains, meter(s), valves, and the controller.
- Temporary or permanent water irrigation systems.
- Specifications of irrigation equipment identified by manufacturer's name and equipment identification number.
- An approved backflow prevention device is required on all landscape irrigation systems.

11. **Signage Plan:** Show the location and configuration of all proposed signage including sign dimensions, sign materials, and methods and intensity of lighting.

12. **Lighting Plan:** Show the location and configuration of all proposed exterior lighting including a detail of the parking lot light fixtures, pole heights, security lighting, and wall mounted illumination fixtures. Parking lot areas shall be depicted showing lumen isolines demonstrating compliance with the provisions of the Washoe County Development Code.

13. **Building Elevations:** All buildings and structures including fences, walls, poles and monument signs proposed for construction within the project shall be clearly depicted in vertical architectural drawings provided in accurate architectural scale. All architectural elevations from all building faces shall be presented.

14. **Packets:** Three (3) packets and flash drive or DVD. One (1) packet must be labeled "Original" and must include the fee schedule (including the appropriate fees) and the original signed and notarized Owner Affidavit. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

Notes: (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If there is a mobile home park within five hundred (500) feet of the proposed project, the applicant is required to submit three (3) sets of mailing labels for every tenant residing in the mobile home park.

HOBHEY'S CASINO

ILLUMINATED EMD PYLON STRUCTURE

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



Digitally signed
by Gil Sanchez
Date: 2019.07.31
17:10:46-07'00'

Signature



YESCO.

YESCO LLC

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

NV. CONTRACTOR LICENSE NO.
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CLIENT:

**HOBHEY'S
CASINO**

5195 SUN VALLEY BLVD.

ADDRESS:

SUN VALLEY, NV 89433

CITY:

ADAM KEEFER

ACCOUNT EXECUTIVE:

DESIGNER	DATE
BRENT	5/6/19
 BRENT	6/13/19

APPROVAL

CUSTOMER DATE

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OPY-23573

ARCHIVE NUMBER

SHEET
CV-1

All Electronic message display (EMD) signs shall require the approval of an Administrative Permit by the Board of Adjustment

Permanent Sign Regulations by Principal Use Type of Sites

Principal Use Type: Regional Recreation, Travel & Tourism

Freestanding Signs

Max Number Per Site: 1 per site frontage

Max Height: 20'-00"

Max Size per Sign: 120 sq. ft. or up to 300 sq. ft. with AP

Max Sign Area per Site: 1 sq. ft per Linear Site Frontage
Linear Site Frontage: 644.79'

Proposal

Number of Freestanding Signs: 1 per site frontage

Height of Proposed Freestanding Sign: 20'-00"
(A freestanding EMD sign structure shall not exceed 12' in height and shall be a monument sign, unless the EMD is placed on a property with a Regional Recreation, Travel & Tourism use type)

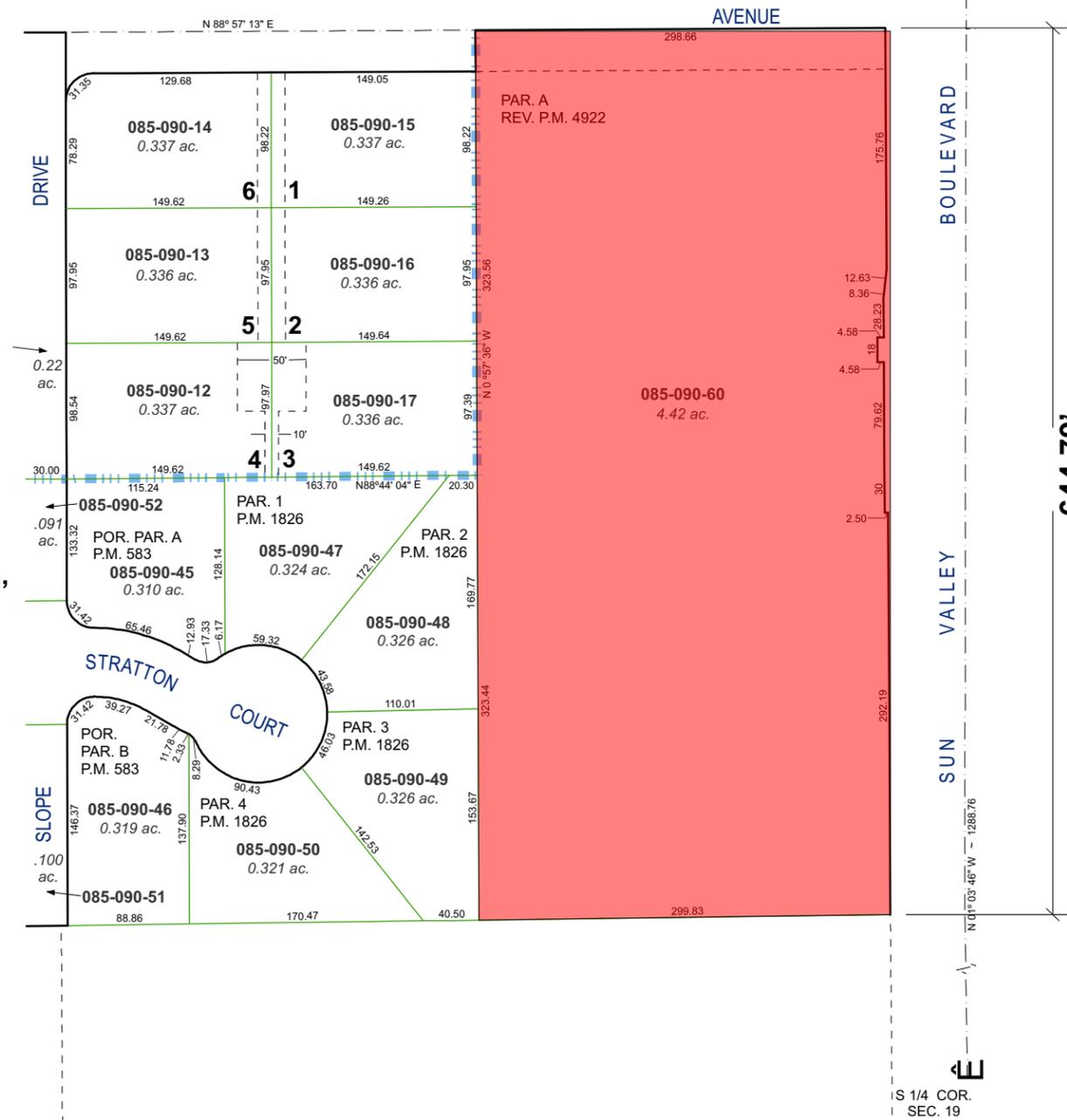
Size of Proposed Freestanding Sign: 108.25 sq. ft.
(120 sq. ft. allowed)

Size of EMD: 55.12 sq. ft.
(An EMD shall not exceed 50% of the allowable sign display area.)

Max Sign Area per Site: 644.79' sq. ft.

N 1/2 OF THE SE 1/4 OF THE SW 1/4, OF SEC. 19
T20N - R20E

**(#1531)
SECOND AVENUE
SUBDIVISION**



644.79'
LINEAR SITE FRONTAGE



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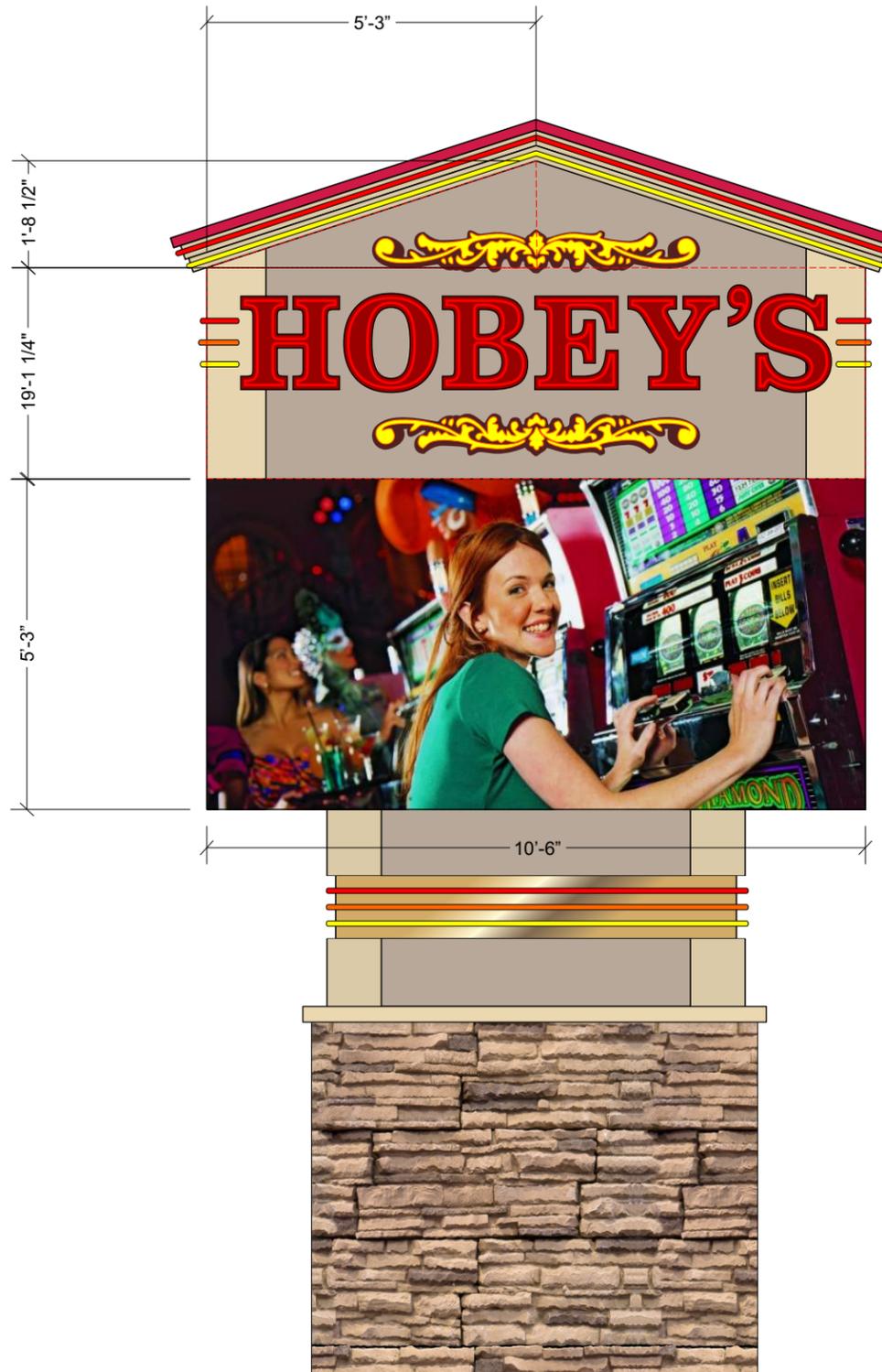
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S 1/4 COR.
SEC. 19

Cabinet
8.96 sq. ft. x 2

Cabinet

EMD



17.92 sq. ft.

35.21 sq. ft.

55.12 sq. ft.

108.25 sq. ft.

Allowable
sq. footage
120 sq. ft.

EMD
45.93% of
allowable
sq. footage

PY-1 D/F ILLUMINATED EMD PYLON SQ. FOOTAGE
(1) REQ'D SCALE: 3/8" = 1'-0"



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PROPOSED SIGN LOCATION



YESCO LLC

800-B Bennie Lane
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NO RESIDENTIALLY ZONED
PARCELS WITHIN 200' OF EMD

NO OTHER EMD'S WITHIN
200' OF PROPOSED EMD

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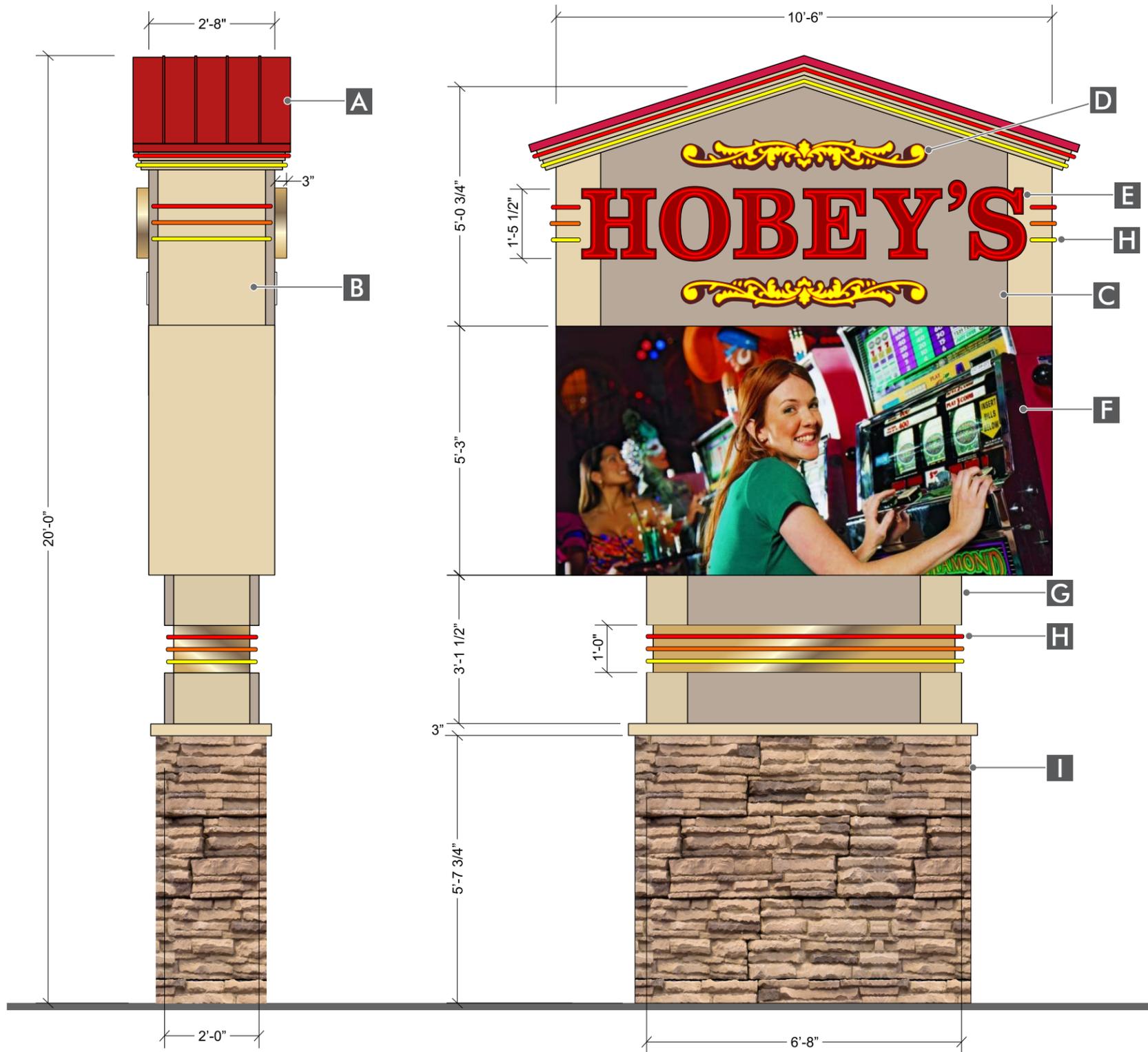
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END VIEW

PY-1 D/F ILLUMINATED PYLON WITH EMD DISPLAY
(1) REQ'D SCALE: 3/8" = 1'-0"

PRINCIPAL USE TYPE: REGIONAL RECREATION, TRAVEL & TOURISM

SCOPE OF WORK

MANUFACTURE AND INSTALL (1) ONE D/F ILLUMINATED PYLON SIGN W/ LED DISPLAY.

SIGN SPECS

REMOVE	& DISPOSE EXISTING PYLON SIGN				
A ROOF	TYPE	STANDING SEAM METAL TO MATCH BUILDING.			
	ILLUMINATION	RED & YELLOW 1" SLOAN LED STRIPES MOUNTED TO MOLDING.			
B TOP CABINET	TYPE	32" DEEP FABRICATED ALUMINUM			
	ILLUMINATION	INTERNAL LED BEHIND PUSH-THRU			
	FINISH	COLOR & TEXTURE TO MATCH BUILDING.			
C FACE	TYPE	ROUTED OUT ALUMINUM			
	FINISH	COLOR & TEXTURE TO MATCH BUILDING.			
D ORNAMENTS	TYPE	3/4" THICK WHITE ACRYLIC PUSH-THRU W/ TRANSLUCENT VINYL OVERLAY			
	VINYL	3 COLORS - SEE COLOR KEY			
	TYPE	32" DEEP FABRICATED ALUMINUM			
E OPEN PAN CHANNEL	LIGHTING	15 mm CLEAR RED NEON			
	INSIDE COLOR	DARK RED (TBD)			
	RETURN COLOR	GOLD BRUSHED ALUMINUM			
	MOUNTING	FLUSH TO TOP CABINET FACE			
F EMC	PIXEL SPACING	10 mm			
	LED COLOR	FULL COLOR			
	CABINET	10'-6" X 5'-3"			
G POLE COVER	TYPE	24" DEEP FABRICATED ALUMINUM			
	REVEAL	GOLD BRUSHED ALUMINUM			
	FINISH	COLOR & TEXTURE TO MATCH BUILDING.			
H ILLUMINATION	TYPE	RED, AMBER & YELLOW 1" SLOAN LED STRIPES. STEADY BURN. FLUSH MOUNT TO TOP CABINET AND REVEAL ON POLE COVER.			
	TYPE	ANGLE IRON & DUROCK WITH CULTURED LEDGESTONE TO MATCH BUILDING. 3" CAP TO BE FABRICATED ALUMINUM.			
I BASE					
SHOP DRAWING REQ'D.	YES/NO	ENG. DRAWING REQ'D.	YES/NO	ELEC. HOOKUP INCLUDED	YES/NO

NOTE:

ROOFING MATERIAL CONTACT:
ROOF LINE SUPPLY / JOHN MORENO 775-323-0747
MATCH 18" VERTICAL SEAM "COLONIAL RED" USED AT HOBEY'S.

COLOR KEY

VINYL	3630-012 YELLOW (ORNAMENT FACE)
VINYL	3639-44 ORANGE (ORNAMENT FACE)
VINYL	3639-69 DURANODIC (ORNAMENT FACE)
PAINT	SW 7588 SHOW STOPPER - SATIN FINISH (INSIDE OF OPEN CHANNEL LETTERS)
PAINT	SW 9081 REDEND POINT - SATIN FINISH W/ MEDIUM TEXCOTE.
PAINT	SW 6115 TOTALLY TAN - SATIN FINISH W/ MEDIUM TEXCOTE.

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



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EMD TO DISPLAY STATIC COPY ONLY

STATIC COPY TO DISPLAY FOR A MINIMUM OF 8 SECONDS WITH INSTANTANEOUS TRANSITION FROM ONE MESSAGE TO THE NEXT

EMD TO OPERATE AT A BRIGHTNESS LEVEL OF NOT MORE THAN 0.3 FOOT-CANDLES ABOVE AMBIENT LIGHT.

EMD TO BE EQUIPPED WITH A AMBIENT LIGHT SENSOR TO AUTOMATICALLY DIM TO MEET CODE REQUIREMENTS.



NIGHTTIME VIEW



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ART SUPERIMPOSED ON PHOTO - SHOWN AT APPROXIMATE RELATIVE SCALE



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P-8



ENTRANCE SIGN TO BE REMOVED



TWO PINE TREES TO BE RELOCATED ON THE PROPERTY



PROPOSED EMD SIGN AT SOUTH EAST ENTRANCE



ROCK GROUND COVER TO BE RESTORED AROUND THE BASE OF THE NEW EMD SIGN



YESCO LLC

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

NV. CONTRACTOR LICENSE NO.
0074289 / 0074290

Notice to the Customer

This drawing was created to assist you in visualizing our proposal. The ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a 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. 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:

HOBEBY'S CASINO

5195 SUN VALLEY BLVD.

ADDRESS:

SUN VALLEY, NV 89433

CITY:

ADAM KEEFER

ACCOUNT EXECUTIVE:

DESIGNER **DATE**

BRENT 5/6/19

▲ BRENT 6/13/19

APPROVAL

CUSTOMER **DATE**

LANDLORD **DATE**

DESIGN **DATE**

SALES **DATE**

ESTIMATING **DATE**

SURVEY **DATE**

DESIGN NUMBER
OPY-23573

ARCHIVE NUMBER

SHEET
P-9



**EXISTING EMD SIGN STRUCTURE
TO BE REMOVED TO GRADE**



**ROCK GROUND COVER TO BE RESTORED
AT BASE OF SIGN LOCATION**



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

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CLIENT:
**HOBEBY'S
CASINO**

5195 SUN VALLEY BLVD.
ADDRESS:

SUN VALLEY, NV 89433
CITY:

ADAM KEEFER
ACCOUNT EXECUTIVE:

DESIGNER	DATE
BRENT	5/6/19
 BRENT	6/13/19

APPROVAL

CUSTOMER _____ **DATE** _____

LANDLORD _____ **DATE** _____

DESIGN _____ **DATE** _____

SALES _____ **DATE** _____

ESTIMATING _____ **DATE** _____

SURVEY _____ **DATE** _____

DESIGN NUMBER
OPY-23573

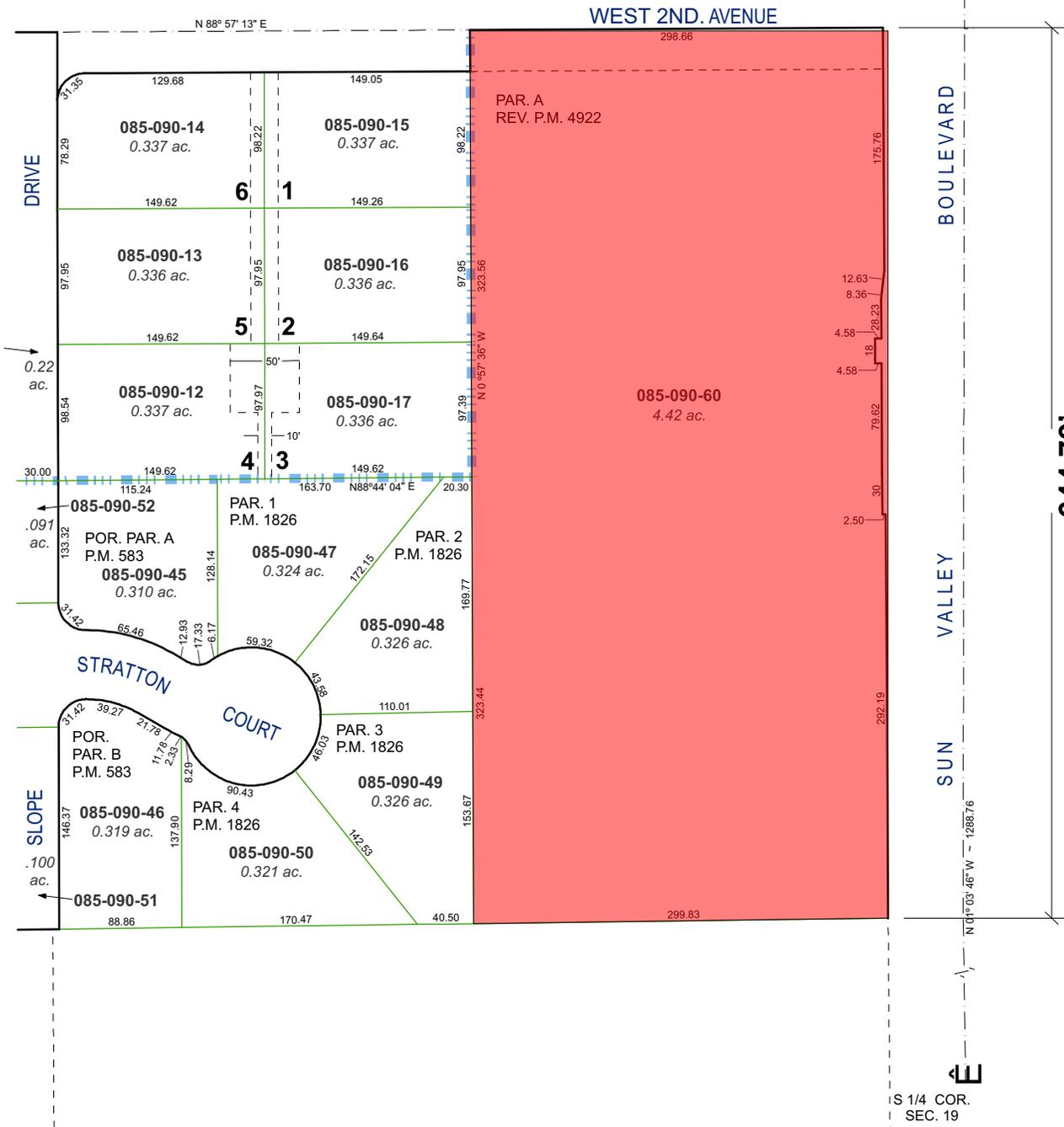
ARCHIVE NUMBER

SHEET
P-10



N 1/2 OF THE SE 1/4 OF THE SW 1/4, OF SEC. 19
T20N - R20E

**(#1531)
SECOND AVENUE
SUBDIVISION**



Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$95,295.56
- Oldest Due \$23,899.00
- Partial

[ADD TO CART](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
08509060	Active	8/14/2019 2:07:35 AM

Current Owner:

HOBEY'S INC

5195 SUN VALLEY BLVD
SUN VALLEY, NV 89433

SITUS:

5195 SUN VALLEY BLVD
WASHOE COUNTY NV

Taxing District

4020

Geo CD:

Legal Description

Section Lot A Block Range 20 SubdivisionName _REVERSION Township 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
2019	\$95,295.56	\$0.00	\$0.00	\$0.00	\$95,295.56
2018	\$93,972.49	\$93,972.49	\$0.00	\$0.00	\$0.00
2017	\$71,112.98	\$71,112.98	\$0.00	\$0.00	\$0.00
2017	\$16,027.87	\$16,027.87	\$0.00	\$0.00	\$0.00
2016	\$61,342.16	\$61,342.16	\$0.00	\$0.00	\$0.00
2015	\$61,358.65	\$61,358.65	\$0.00	\$0.00	\$0.00
Total					\$95,295.56

Disclaimer

- **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.
- 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 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

