



# Community Development Department

108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180 – Hearing Impaired: 711

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**Staff Report To:** Redevelopment Authority Citizens Committee

**Meeting Date:** March 5, 2018

**Staff Contact:** Lee Plemel, Director ([lplemel@carson.org](mailto:lplemel@carson.org); 283-7075)

**Agenda Title:** For Possible Action: To approve the expenditure of up to \$20,329 for façade improvements to the building located at 2450 S. Curry Street (Greenhouse Garden Center), within Redevelopment Area No. 2, and to grant a waiver of the policy requiring a minimum of three bids for the proposed improvements.

**Staff Summary:** The Redevelopment Authority approved a façade improvement program to assist property owners within the Redevelopment District with improving the exterior appearance of their buildings. The City may match up to 50% of the total cost of the façade improvements up to a maximum of \$25,000 per property. The estimated cost of the eligible, proposed facade improvements facing the street is \$40,658, with the total façade improvement project costing an estimated \$71,922.

**Proposed Motion:** I move to approve the expenditure of up to \$20,329 for façade improvements to the building located at 2450 S. Curry Street (Greenhouse Garden Center), within Redevelopment Area No. 2, and to grant a waiver of the policy requiring a minimum of three bids for the proposed improvements.

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## **DISCUSSION:**

The Redevelopment Authority/Board of Supervisors approved the Façade Improvement Program (FIP) in May 2016. A total of \$100,000 has been budgeted for the program in FY 2018 (Fiscal Year ending June 30, 2018). One application has been approved for \$25,000 in FY 2018. Note that the RACC has recommended a reduction in Façade Improvement Program funding to \$50,000 for the remainder of this year and future years in order to free up funding for other projects and programs. That proposed action is scheduled to go to the Board of Supervisors on March 15, 2018. But approval of the current application would not exceed the proposed budget limit of \$50,000, should the reduction in funding be approved.

The Resolution authorizing the FIP (attached) includes all the requirements related to the program. Applications are accepted and reviewed on a first-come, first-served basis until funding is exhausted. The RACC has final approval authority for all allocated FIP funding.

The general purpose of the FIP is stated in the preamble of the enacting Resolution, and includes: to improve the appearance of commercial areas through building rehabilitation; to engage the business owners in the revitalization process and assisting in the reuse of vacant buildings; to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

The detailed eligibility requirements of the FIP are as follows:

- Eligible Properties: All commercial properties within Redevelopment Areas 1 and 2 are eligible to apply for Façade Improvement Program funds.
- Ineligible Properties: Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department.
- Eligible Improvements: All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. Landscaping, signs, roof decking, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building, excluding the roof decking, visible from the public right-of-way or on-site public parking lot.
- Maximum Façade Improvement Program Funding: The maximum Façade Improvement Program funding that may be awarded is \$25,000 per property individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
- Required Property Owner Matching Funds: The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
- Project Bidding Requirements:
  - A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.
  - B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
  - C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
  - D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.

**FAÇADE IMPROVEMENT PROGRAM GRANT APPLICATION:**

Following is a summary of the application received with information included that pertains to the review criteria noted above. Refer to the attached application packets for more details and explanation.

**Address: 2450 S. Curry Street (Greenhouse Garden Center)**

**Requested funding (% of total project cost):**

**\$20,329 (50% of \$40,658 for front façades, 28% of \$71,922 estimated total project cost)**

**Improvement description:** New siding, windows, doors and paint on existing building.

**Redevelopment Area #:** 2

**Staff analysis:** The property is located within the Retail Commercial (RC) zoning district, and the proposed improvements are in compliance with the Façade improvement Program requirements and Development Standards. The applicant has indicated that he has attempted to obtain bids from four contractors and four painters over the last year. As of the submittal of the application, the applicant has only been able to obtain one bid for each of the aspects of the façade improvements. The RACC may grant a waiver from obtaining three bids for the work, per the Program policies. With the waiver, staff would provide reimbursement on a 50% basis up to a maximum of the amount approved by the RACC through this application review.

**Staff recommendation:** Staff recommends funding the full amount requested and granting a waiver to the requirement for the applicant to obtain three bids based on the applicant's justification.

**CONDITIONS OF APPROVAL:** Pursuant to the Façade Improvement Program Policies and Procedures, approval of this application is recommended subject to the following conditions:

1. All work shall be performed with building permits and shall be completed by contractors licensed to perform the applicable work.
2. If the property is sold within 12 months of the completion of the improvements for which the funding was granted, the funds reimbursed for the project by Redevelopment shall be paid back to Redevelopment in full. The property owner shall sign a lien for the funds on a form provided by the City that must be recorded by the City prior to Redevelopment authorizing the reimbursement of any project expenses.
3. All improvements must be made in compliance with the plans approved by the RACC. Minor modifications in compliance with the applicable Development Standards for design may be approved by the Community Development Director.
4. Payments from the City shall be made on a reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
5. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.

6. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.
7. Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.
8. The applicant must a document, for recording by the Community Development Department, agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.
9. All new light fixtures must be approved by the Community Development Planning Division prior to installation.

If you have any questions regarding this item, please contact Lee Plemel at 283-7075 or [lplemel@carson.org](mailto:lplemel@carson.org).

Attachments:

- A. Façade Improvement Funding Spreadsheet
- B. Façade Improvement grant application
- C. Façade Improvement Program Resolution
- D. Development Standards Division 1.1, Architectural Design

**FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2017**

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Curry Musser Proctor & Green LLC	112 N. Curry Street	\$16,250	\$28,200	\$16,250	\$14,100	Complete	\$14,100
Shaheen Beauchamp Builders LLC	318 N. Carson Street	\$18,218	\$26,710	\$18,218	\$13,355	Complete	\$13,355
Lopiccolo Trust	224 S. Carson Street	\$25,000	\$67,607	\$25,000	\$25,000	Complete	\$25,000
Lopiccolo Investment, LLC	310 S. Carson Street	\$25,000	\$71,254	\$25,000	\$25,000	Complete	\$25,000
Carson Jewelry & Loan	308/310 N. Carson Street	\$14,135	\$6,874	\$13,597	\$3,437	Complete	\$3,437
David & Robin Shriver	210 S. Carson Street	\$9,360	\$18,720	\$9,360	\$9,360	Complete	\$9,360
Garibaldi's Restaurant	307 N. Carson Street	\$21,076	\$42,153	\$21,076	\$0	7/6/17	Expired
Kitzmeyer LLC	206-210 N. Carson Street	\$23,500	\$41,708	\$23,500	\$20,854	Complete	\$20,854
Former Horseshoe Club	402 N. Carson Street	\$25,000	\$96,176	\$25,000	\$25,000	Complete	\$25,000
Former Horseshoe Club	408 N. Carson Street	\$19,429	\$38,858	\$19,429	\$17,329	Complete	\$17,329
<b>Total:</b>		<b>\$196,968</b>	<b>\$438,260</b>	<b>\$196,430</b>	<b>\$153,435</b>		<b>\$153,435</b>

**FAÇADE IMPROVEMENT PROGRAM FUNDING FY 2018**

Business/Owner Name	Property Address	Amount Requested	Project Cost	Amount Approved	Spent + Pending	Due Date	Spent
Douglass Development LLC	410 N. Carson Street	\$25,000	\$66,116	\$25,000	\$25,000	*	
<i>Greenhouse Garden Center request</i>	<i>2450 S. Curry Street</i>	<i>\$20,329</i>	<i>\$71,922</i>				
<b>Total:</b>		<b>\$45,329</b>	<b>\$138,038</b>	<b>\$25,000</b>	<b>\$25,000</b>		<b>\$0</b>
<b>Allocated:</b>				\$100,000	\$100,000		\$100,000
<b>Remaining:</b>				\$75,000	\$75,000		\$100,000

Updated February 23, 2017

\* Building permits obtained and improvements initiated.

**Carson City Redevelopment  
Community Development Department**

108 East Proctor Street  
Carson City, NV 89701  
(775) 887-2180; [planning@carson.org](mailto:planning@carson.org)



**Façade Improvement Grant Request Form**

**PROPERTY INFORMATION:**

2450 S. Curry St  
ADDRESS

\$ 21,579  
TOTAL FUNDING REQUEST

**OWNER INFORMATION:**

Greenhouse Garden Center  
NAME

Carson City NV 89703  
MAILING ADDRESS, CITY, STATE, ZIP CODE

882 8600 accounts@greenhousegardencenter.com  
PHONE # EMAIL

\$ 71,922  
ESTIMATED TOTAL PROJECT COST

Project Area (check one):  
Redevelopment Area #1   
Redevelopment Area #2

**Owner Acknowledgement of Application Provisions**

I, the owner of the subject property, acknowledge and agree to the conditions of the Façade Improvement Program and authorize the submission of this application.

Owner's Signature

Date:

**Application submittal checklist:**

- Completed and signed Façade Improvement Grant Request Form.
- One (1) set of plans for the planned improvements that meet commercial building permit standards for plan submittal, reduced to no larger than 11"x17" in size.
- Three (3) bids or competitive quotes for the proposed work from contractors registered and bonded by the State of Nevada and licensed to perform the applicable work.

**OR**

If three bids cannot be obtained, a minimum of one valid contractor's quote and a written explanation of the attempts made to obtain three bids and justification for approving the grant without the three bids which may include market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.



# Greenhouse

Garden Center & Gift Shop

Lic. #0016114

2450 S. Curry Street  
Carson City, NV 89703

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January 26, 2018

Greenhouse Garden Center  
2450 S. Curry St.  
Carson City, NV. 89703

Re: Façade Improvements Funding Request in Redevelopment area 2

To Whom It May Concern:

We at Greenhouse Garden Center are applying for funding to improve the exterior of the building facing South Curry and Rhodes streets.

The project entails new siding, windows, and doors on this application. We are enclosing some of the required bids, and due to the lack of responses to our request for the need of three bids, we are supplying the ones received. At this time, we believe the lack of bids is due to the tight labor market.

The total cost of the job, which includes siding the entire building, replacing the doors and window, comes to \$68,422.11. The two-side portion would be \$40,658.08. Thus the 50% comes to \$20,329.04. Thank you for your consideration on this project.

Sincerely,

David Ruf  
Owner  
Greenhouse Garden Center



# Greenhouse

## Garden Center & Gift Shop

Lic. #0016114

2450 S. Curry Street  
Carson City, NV 89703

Carson City Office of Business Development  
108 East Proctor St.  
Carson City, NV 89701

September 23, 2016

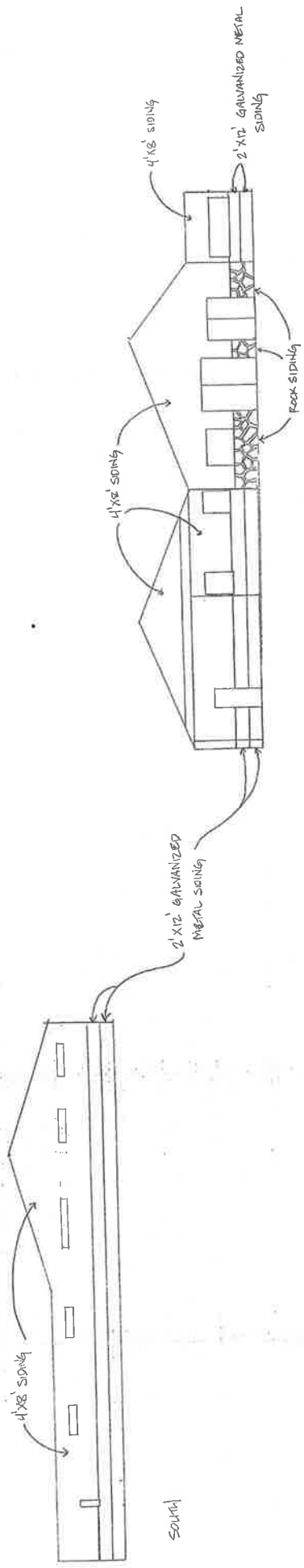
Re: Improvement Funding

Street Front of Building Curry St. and Rhodes St.		Bid Supplied By	Back of the Building
Siding Materials	\$5,661.84	Lowes	\$3,989.87
Siding OSB and house wrap	\$4,150.80	BDR	\$2,767.20
Siding-Labor demo	\$1,560.00	BDR	\$1,040.00
Siding-Labor install	\$20,290.44	BDR	\$13,526.96
Painting	\$4,420.00	Mastercraft	\$3,140.00
Doors	\$4,575.00	Capital Glass	\$4,300.00
Parking Lot	\$2,500.00	Cruz Construction	
<b>Total</b>	<b>\$43,158.08</b>		<b>\$28,764.03</b>

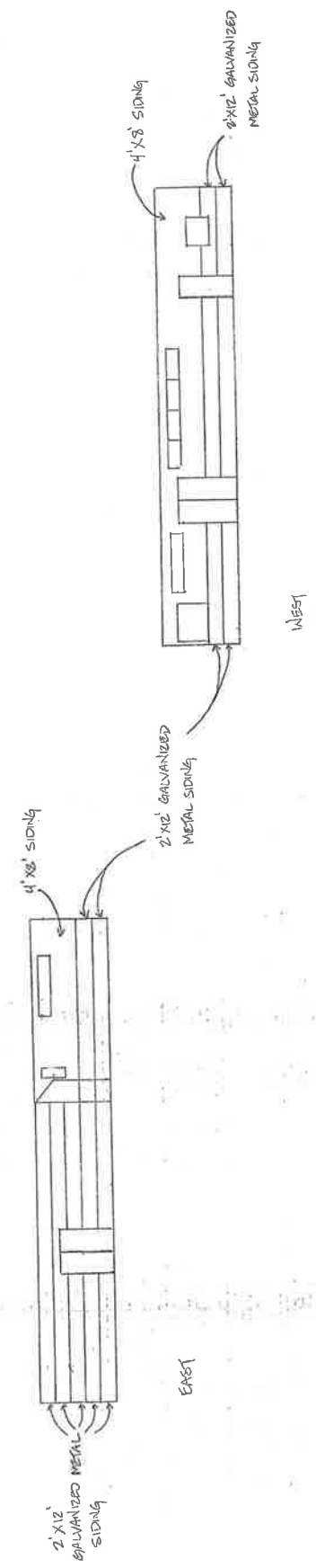
Façade Improvement  
Funding of 50% request  
\$21,579.04

Grand total of Project \$71,922.11

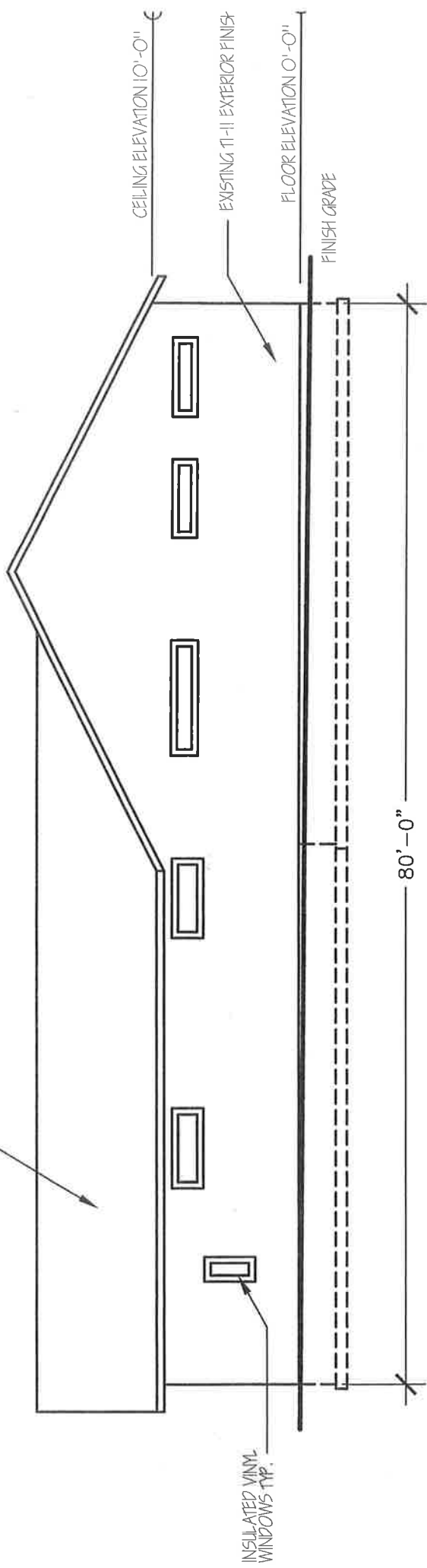




NORTH



EXISTING ROOFING



INSULATED VINYL WINDOWS TYP.

EXISTING T-11 EXTERIOR FINISH

FLOOR ELEVATION 0'-0\"

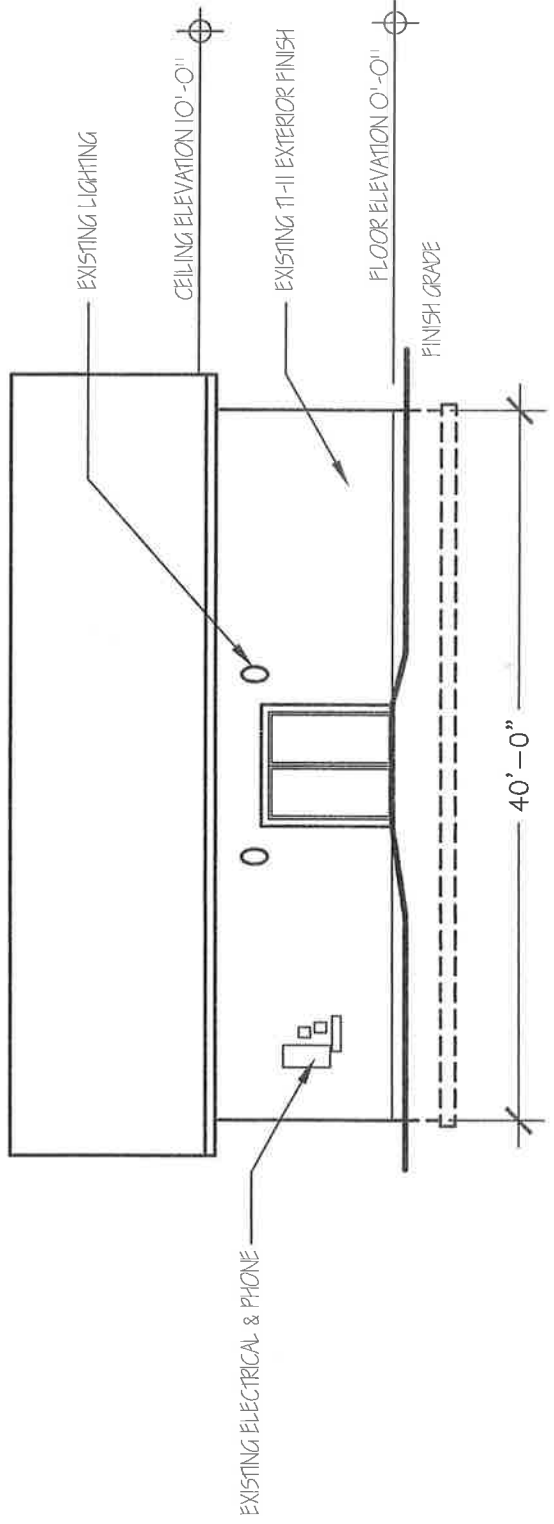
FINISH GRADE

80'-0"

1 ELEVATION

Scale: 1/8" = 1'-0"

EXISTING LIGHTING



EXISTING ELECTRICAL & PHONE

CEILING ELEVATION 10'-0\"

EXISTING T-11 EXTERIOR FINISH

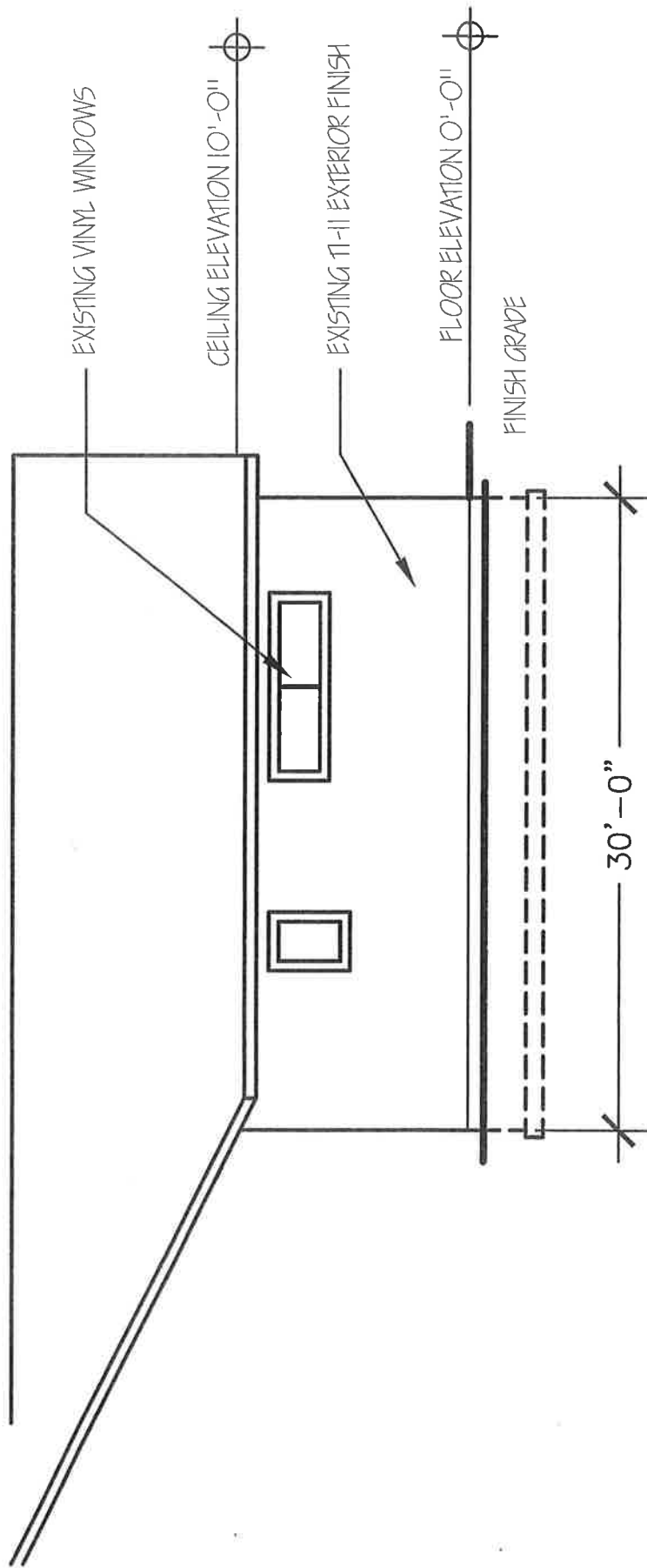
FLOOR ELEVATION 0'-0\"

FINISH GRADE

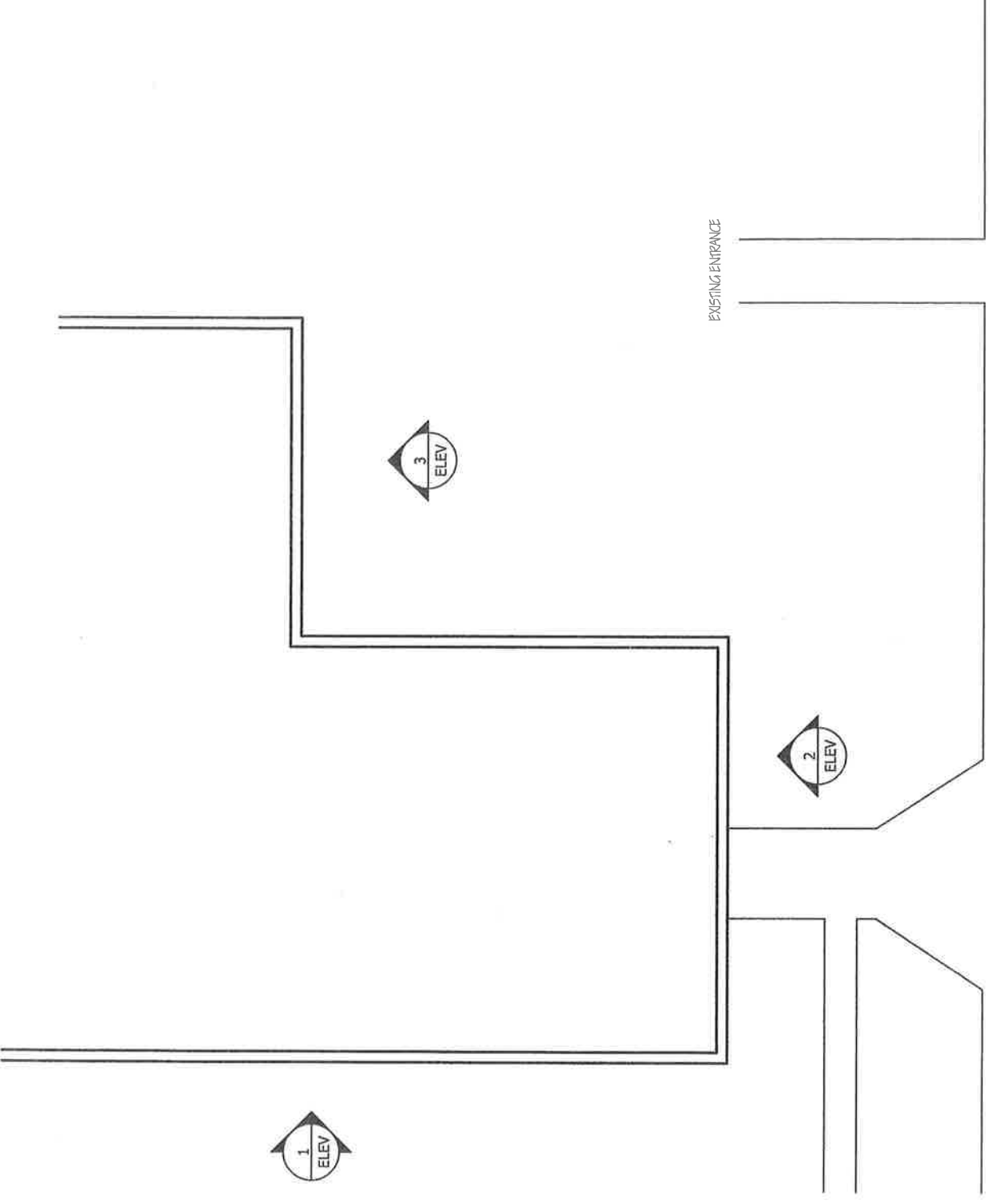
40'-0"

2 ELEVATION

Scale: 1/8" = 1'-0"



**3** ELEVATION  
 Scale: 1/8" = 1'-0"



**1** PLAN VIEW  
Scale: 3/32" = 1'-0"

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**From:** Craig Smith  
**Sent:** Monday, April 4, 2016 8:24 AM  
**To:** Mary@greenhousegardencenter.com  
**Subject:** Greenhouse Gardens Revised Proposal

Hi David,

Please see the attached revised proposal.

Thank you,

Craig Smith  
Capital Glass, Inc.  
2951 N. Deer Run Rd., Ste. 1  
[Carson City, NV 89701](#)  
[\(775\) 883-6401](#)

## Proposal Capital Glass, Inc.

2951 N. Deer Run Road, Ste 1 Carson City, Nevada 89701  
NV Lic. #10139, CA Lic. #811436  
Webpage: www.capitalglassnv.com

Phone: (775) 883-6401  
Fax: (775) 883-6584  
Email: Craigs@capitalglassnv.com

<b>Proposal Submitted To:</b>	Greenhouse Gardens	<b>Phone:</b>	882-8600	<b>Date:</b>	04/01/16
<b>Attention:</b>	David Ruf	<b>Fax:</b>			
<b>Street Address:</b>	2450 S. Curry St.	<b>Job Name:</b>	Greenhouse Gardens		
<b>City, State, Zip:</b>	Carson City, NV 89703	<b>Job Location:</b>	2450 S. Curry St.		
<b>Architect:</b>	N/A	<b>Date of Plans:</b>	N/A	<b>Plan #</b>	N/A
				<b>Spec #:</b>	N/A

**We hereby submit specifications and estimates for:**

**Furnish & Install:**

- (1) Pair of Kawneer Doors with welded corners & clear anodized finish.
- Medium Stile Doors with new frame.
- 10 Inch bottom rail.
- Panic hardware
- PR90 Surface Applied Closers.
- Offset Pivots with Intermediate. (Intermediate included due to 1" insulated unit weight)
- Door Glazing shall be 1" insulated clear glass with low-e coating.

**Total Installed: \$4,575.00**

**Alternate Add:**

Bronze or Grey Tinted Glazing with Low-E Coating in lieu of clear glass specified.

**Total Add: \$35.00**

**Estimated by:** Craig Smith

**Signature:** \_\_\_\_\_

**Date:** 04/01/16

**Note:** This estimate may be withdrawn by us if not accepted within 30 days.

**Conditions:** Acceptance of this offer by the purchaser shall constitute an order and contract for the purchase of the items described herein. Capital Glass' standard 1 year warranty shall apply unless noted otherwise. All work to be completed in a workmanlike manner according to standard practices. This proposal is based on information provided by the purchaser. Unless specifically stated, the above proposal is based on a lead based paint free worksite. Any alteration or deviation from supplied information, to the above specifications, or to our standard exemptions will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Owner must carry fire, tomado, course of construction, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Standard Exemptions:** Capital Glass shall not be responsible for protection of installed materials, cleaning of glass, metal or for damage to our materials by acts of God, thermal stress, vandals or other crafts. Capital Glass shall not be responsible for engineering, sizing, supplying or installing any structural materials. This proposal is based upon adequate anchoring support being provided at perimeter. Anchoring support and structural support shall be by others. Unless specifically noted by Capital Glass, bonding, shop drawings, special testing, field-testing, electrical work, LEBED documentation, non-weatherization caulking, and/or mock-ups are exempted.

**Terms:** Net 30 days, with 1 1/2% monthly service charge (18% annual rate) on past due accounts. Progress billings made to meet project requirements will be invoiced when applicable and subject to the same terms. Capital Glass, Inc. reserves the right to increase the amount of this proposal no less than three percent (3%) in the event a glazing consultant is assigned to the project. In the event it shall become necessary for Capital Glass, Inc. To enforce any of the provisions of this agreement, purchaser agrees to pay all costs, and expenses associated with such enforcement including without limitation, the fee of a collection agency and all reasonable attorney fees.

**ACCEPTANCE OF PROPOSAL** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_

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**From:** Craig Smith  
**Sent:** Friday, April 1, 2016 12:49 PM  
**To:** Mary@greenhousegardencenter.com  
**Subject:** Door Quote

Hi David,

Please see attached.

Thank you,

Craig Smith  
Capital Glass, Inc.  
2951 N. Deer Run Rd., Ste. 1  
Carson City, NV 89701  
(775) 883-6401

## Proposal Capital Glass, Inc.

2951 N. Deer Run Road, Ste 1 Carson City, Nevada 89701  
 NV Lic. #10139, CA Lic. #811436, AZ Lic. #265620  
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Phone: (775) 883-6401  
 Fax: (775) 883-6584  
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<b>Proposal Submitted To:</b>	Greenhouse Gardens	<b>Phone:</b>	882-8600	<b>Date:</b>	04/01/16
<b>Attention:</b>	David Ruf	<b>Fax:</b>			
<b>Street Address:</b>	2450 S. Curry St.	<b>Job Name:</b>	Greenhouse Gardens		
<b>City, State, Zip:</b>	Carson City, NV 89703	<b>Job Location:</b>	2450 S. Curry St.		
<b>Architect:</b>	N/A	<b>Date of Plans:</b>	N/A	<b>Plan #</b>	N/A
			N/A	<b>Spec #:</b>	N/A

**We hereby submit specifications and estimates for:**

**Furnish & Install:**

- (1) Pair of Kawneer Doors with welded corners.
  - Medium Stile Doors with new frame.
  - 10 Inch bottom rail.
  - Panic hardware
  - PR90 Surface Applied Closers.

*Double pane #125 + low e glass  
 swing out only*

**Total Installed: \$4,300.00**

**Estimated by:** Craig Smith

**Signature:** \_\_\_\_\_

**Date:** 04/01/16

Note: This estimate may be withdrawn by us if not accepted within 30 days.

**Conditions:** Acceptance of this offer by the purchaser shall constitute an order and contract for the purchase of the items described herein. Capital Glass' standard 1 year warranty shall apply unless noted otherwise. All work to be completed in a workmanlike manner according to standard practices. This proposal is based on information provided by the purchaser. Unless specifically stated, the above proposal is based on a lead based paint free worksite. Any alteration or deviation from supplied information, to the above specifications, or to our standard exemptions will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. The Owner must carry fire, tornado, course of construction, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Standard Exemptions:** Capital Glass shall not be responsible for protection of installed materials, cleaning of glass, metal or for damage to our materials by acts of God, thermal stress, vandals or other crafts. Capital Glass shall not be responsible for engineering, sizing, supplying or installing any structural materials. This proposal is based upon adequate anchoring support being provided at perimeter. Anchoring support and structural support shall be by others. Unless specifically noted by Capital Glass, bonding, shop drawings, special testing, field-testing, electrical work, LEED documentation, non-weatherization caulking, and/or mock-ups are exempted.

**Terms:** Net 30 days, with 1 1/2% monthly service charge (18% annual rate) on past due accounts. Progress billings made to meet project requirements will be invoiced when applicable and subject to the same terms. Capital Glass, Inc. reserves the right to increase the amount of this proposal no less than three percent (3%) in the event a glazing consultant is assigned to the project. In the event it shall become necessary for Capital Glass, Inc. To enforce any of the provisions of this agreement, purchaser agrees to pay all costs, and expenses associated with such enforcement including without limitation, the fee of a collection agency and all reasonable attorney fees.

**ACCEPTANCE OF PROPOSAL** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_



K A W N E E R

# BEHIND THE KAWNEER DOOR



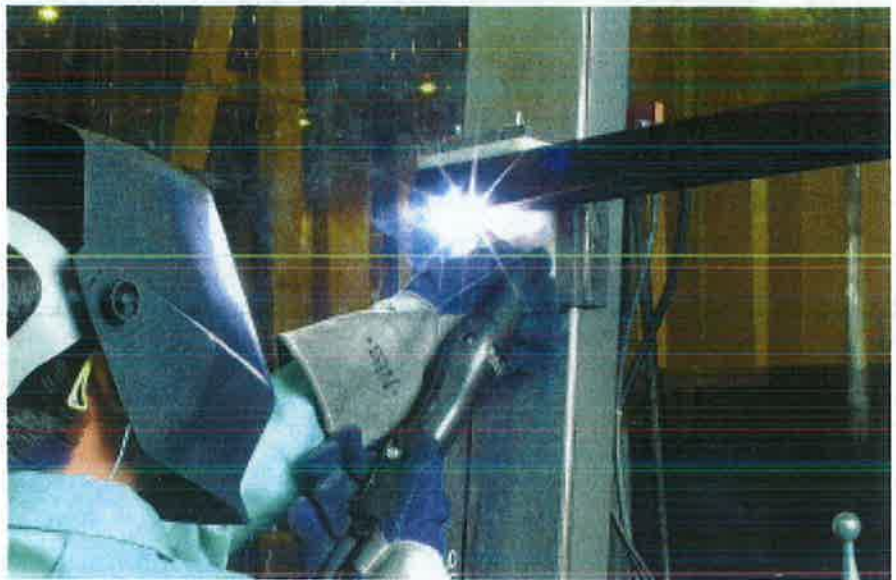
*Stands a Lifetime Warranty*

**It's a promise** that only Kawneer makes. Every Kawneer Door with welded corner joinery comes with a Limited Lifetime Welded Door Corner Warranty. If the corner weld fails, Kawneer will repair or replace the door.

In a world where credibility is often lacking, the Welded Door Corner Warranty is the loud and clear voice of Kawneer quality and commitment. No other commercial entrance product comes with a Lifetime Welded Door Corner Warranty.

The warranty is good for the life of the door under normal use operation and is transferable from building owner to building owner, or from user to user. This warranty is in addition to the standard two-year warranty that covers each Kawneer door.

Only Kawneer can offer the Lifetime Welded Door Corner Warranty, because only Kawneer Doors have dual moment corner construction. Kawneer's corner joinery uses a heavy weld clip, high strength, cadmium plated screws and a 3/16-inch steel nut plate. These components, strengthened by plug welding and doubly reinforced by fillet welding — a total of 16 welds per door —

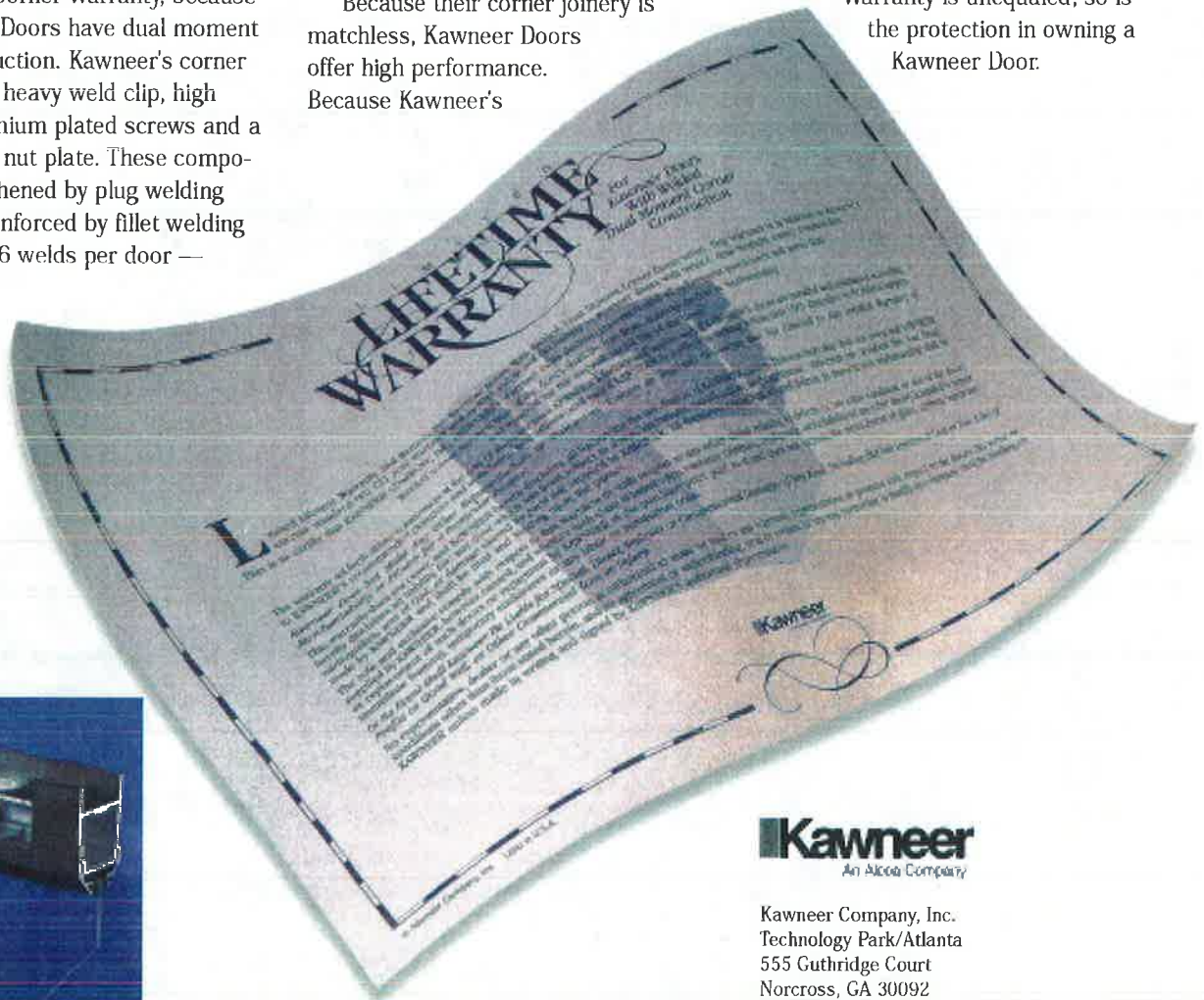


▲ Kawneer welded corner construction: sigma deep penetration plug welds and fillet welds — four per corner — make the difference.

create an integral jointed corner that successfully resists both the lever arm and torsional forces that constantly act on any door.

Because their corner joinery is matchless, Kawneer Doors offer high performance. Because Kawneer's

Limited Lifetime Welded Door Corner Warranty is unequalled, so is the protection in owning a Kawneer Door.



Mechanical fastening plus the welds create the strongest corners in the industry.



**Kawneer**  
An Alcoa Company

Kawneer Company, Inc.  
Technology Park/Atlanta  
555 Guthridge Court  
Norcross, GA 30092  
770/449-5555  
www.kawneer.com

Rick Nozom

**BDR CONSTRUCTION**

**PO Box 3086  
Gardnerville, NV 89410  
(775)790-7900/775-265-7839 fax  
NV LIC# 0049149 / CA LIC# 961338**

**Estimate**

Date	Estimate #
8/5/2016	51390

Name / Address
Green House Garden Center.

			Project
Item	Description	Cost	Total
360 Frame Package	Lumber,pre painted Siding,pre painted window trim, and pre painted facia board will be used, The walls where the original siding is cupped and curled will be removed and replaced with 3/8 OSB and covered with barricade plus house wrap and pre painted lap siding.	16,669.42	16,669.42
145.0 DEMOLITION	DEMO WORK, Moving product that may be in the way around the building.	65.00	2,600.00
350 Frame Labor	Framing Labor	23,200.00	23,200.00
540.2 Exterior Paint	Exterior Paint- The siding will come pre painted and all the cement product will be installed per manufacturer spec.		0.00
O & P	Overhead & Profit	10,617.35	10,617.35
	south wall and east walls with the breeze way will be. \$36,496.85 north and west walls \$21,898.56 If all sides of the building are done at the same time the price is 10% cheaper totaling 53,086.77.		
		<b>Total</b>	\$53,086.77
Phone #	Fax #	E-mail	
775-790-7900 cell	775-265-7839	bdr.constructioninc@yahoo.com	



CONSTRUCTION, INC.

**Rick Nuzum**

**775-790-7900**  
**775-265-7839 fax**

P.O. Box 3086  
Gardnerville, NV 89410  
[bdr.constructioninc@yahoo.com](mailto:bdr.constructioninc@yahoo.com)  
NV Lic. #0049149A  
CA Lic. # 961338

Carson Valley Glass, LLC.  
*Estimator - Dave*  
 2245 Meridian Blvd.  
 Suite B-1  
 Minden, NV 89423

*Attn: David*  
 Please look over, sign and  
 box back for approval.

**Estimate**

DATE	ESTIMATE NO.
3/31/2016	11395

NAME / ADDRESS
GREENHOUSE GARDEN CENTER 2450 S. CURRY ST CARSON CITY, NV 89703

Ship To

P.O. #	TERMS	DUE DATE	CONTACT NAME	Phone #
		3/31/2016		

ITEM	DESCRIPTION	QTY	AMOUNT	TOTAL
STOREFRONT	6070 PAIR OF DOORS WITH PANIC HARDWARE--SATIN ALUMINUM FRAME--1/4 CLEAR TEMPERED GLASS	1		2,103.69T
Labor	Labor	1		400.00
	FOR INSULATED GLASS IN DOORS ADD 262.72 TOTTAL			

	\$2,503.69
(7.1%)	\$149.36
<b>TOTAL</b>	<b>\$2,653.05</b>

CREDIT CARD TRANSACTIONS OVER \$1000.00 WILL BE ASSESSED A 3% SURCHARGE	ESTIMATE IS VALID FOR 30 DAYS.
---	--------------------------------

NV LICENSE - 43369A  
 CA LICENSE - 921683

Phone #	Fax #
775-782-7800	775-782-7868



# Quote Support Program

Quote #: 3018485  
 Volume Savings Expiration Date: 7/24/2016  
 Customer Name: Dave Ruff  
 Selling System Quote Project Description: ~~Street~~ Facing SIDE  
 Customer Phone#: 7758828600  
 Pricing is per Lowe's Store at: Store #1024 CARSON CITY,NV  
 Store Phone #: (775)671-9019  
 Store Contact: Kat Ranstead

Item #	Quantity	Item Description	QSP Unit Price	Extended QSP Price
165986	190	HARDIPLANK-SELECT CEDARMILL 9-1/4X12	10.87	2,065.30
165986	130	HARDI SHINGLE HALF ROUND PANEL	10.31	1,340.30
243820	20	1-4-16 TRUWOOD BOARD	9.00	180.00
294585	1	1-3/4-INX0.092 RS HDG SIDING NAIL	40.49	40.49
91113	1	630-FL OZ VAL DURMX EXT SATN BS 1	148.75	148.75
91113	1	630-FL OZ VAL DURMX EXT SATN BS 1	148.75	148.75
75381	2	126-FL OZ VAL DURMX EXT SATN BS 1	33.14	66.28

Total savings for this quote is 15%

\*All items requested for volume savings may not be listed if they did not qualify for QSP savings.

QSP Total: \$3,989.87

MANAGER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

\*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

\*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS

\*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

\*THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS ARE SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWE'S CREDIT DEPARTMENT.

\*LOWE'S IS A SUPPLIER OF MATERIALS ONLY. LOWE'S DOES NOT ENGAGE IN THE PRACTICE OF ENGINEERING, ARCHITECTURE, OR GENERAL CONTRACTING. LOWE'S DOES NOT ASSUME SELECTION OR CHOICE OF MATERIALS FOR A GENERAL OR SPECIFIC USE; FOR QUANTITIES OR SIZING OF MATERIALS; FOR THE USE OR INSTALLATION OF MATERIALS; OR FOR COMPLIANCE WITH ANY BUILDING CODE OR STANDARD OF WORKMANSHIP.

\*LOWE'S IS MAKING THE FOLLOWING QUOTE BASED ON ITS STANDARD COMMERCIAL TERMS, AND DOES NOT AGREE TO TERMS AND CONDITIONS, INCLUDING ANY GOVERNMENTAL REGULATIONS, NOT SPECIFICALLY INDICATED OR REFERENCED IN THE REQUEST FOR THIS QUOTATION. IF TERMS AND CONDITIONS ARE PRESENTED, PRODUCT SELECTION AND PRICING MAY CHANGE PENDING LEGAL REVIEW.

\*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit [Lowe'sForPros.com](http://Lowe'sForPros.com)

Learn About All the Ways Lowe's Saves

Your Business Time & Money

\* Business Credit

\* Delivery

\* Volume Pricing

\* Order Ahead



# Quote Support Program

Quote #: 3018495  
 Volume Savings Expiration Date: 7/24/2016  
 Customer Name: Dave Ruff  
 Selling System Quote Project Description: Street Facing  
 Customer Phone#: 7758828600  
 Pricing is per Lowe's Store at: Store #1024  
 CARSON CITY,NV  
 Store Phone #: (775)671-9019  
 Store Contact: Kat Ranstead

Item #	Quantity	Item Description	QSP Unit Price	Extended QSP Price
165986	290	HARDIPLANK-SELECT CEDARMILL 9-1/4X12	10.83	3,140.70
165986	173	HARDI SHINGLE HALF ROUND	10.31	1,783.63
243820	16	1-4-16 TRUWOOD BOARD	9.00	144.00
294585	2	1-3/4-INX0.092 RS HDG SIDING NAIL	40.49	80.98
91113	1	630-FL OZ VAL DURMX EXT SATN BS 1	148.75	148.75
91113	1	630-FL OZ VAL DURMX EXT SATN BS 1	148.75	148.75
91113	1	630-FL OZ VAL DURMX EXT SATN BS 1	148.75	148.75
75381	1	126-FL OZ VAL DURMX EXT SATN BS 1	33.14	33.14
75381	1	126-FL OZ VAL DURMX EXT SATN BS 1	33.14	33.14

Total savings for this quote is 15%

\*All items requested for volume savings may not be listed if they did not qualify for QSP savings.

QSP Total: \$5,661.84

MANAGER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

\*THIS ESTIMATE IS NOT VALID WITHOUT A MANAGER'S SIGNATURE.

\*LOWE'S RESERVES THE RIGHT TO LIMIT THE QUANTITIES OF MERCHANDISE SOLD TO CUSTOMERS

\*ALL OF THE PRODUCT MUST BE ORDERED BY THE EXPIRATION DATE IN ORDER TO RECEIVE VOLUME SAVINGS

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\*TAXES AND DELIVERY WILL BE ADDED AT TIME OF PURCHASE AS APPLICABLE.

Visit [Lowe'sForPros.com](http://Lowe'sForPros.com)

Learn About All the Ways Lowe's Saves

Siding

Trim

Soffit

HardieWrap®

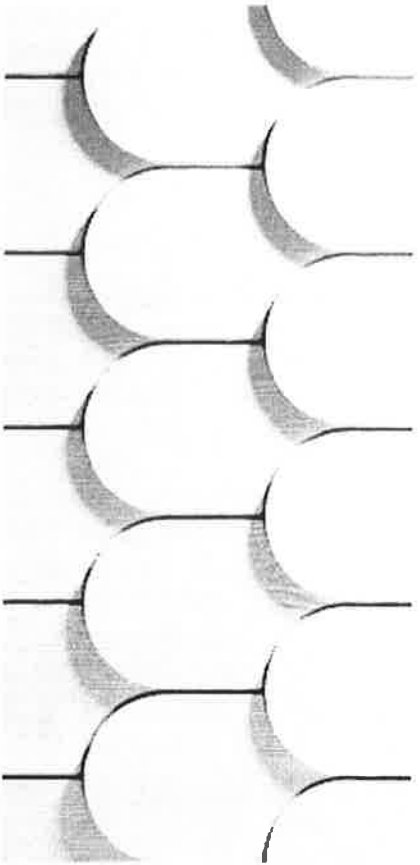
Finishing Touches

HardiePlank Lap Siding

HardiePanel Vertical Siding

● HardieShingle Siding

3 Rows



**HALF ROUNDS**

*Not available with ColorPlus Technology*

- 1/4 in.
- 48 in.
- 15.25 in.
- 7 in.
- 86
- 2
- 43

[View all HardieShingle Siding Products](#)



**JamesHardie**  
Siding | Trim

ABOUT JAMES HARDIE

PRODUCTS

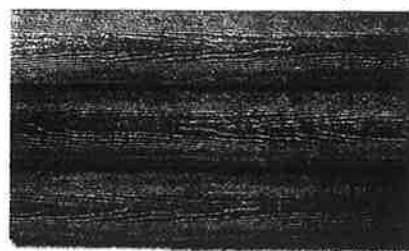
COLOR



**Hardiplank® Lap Siding**

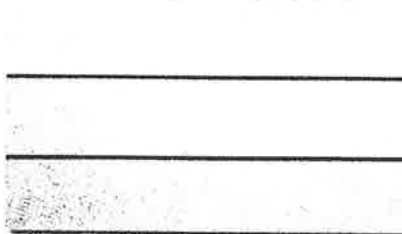
Featuring PrimePlus® priming

Item #	Select Cedarmill®		
Primed	Widths	Exposure	Length
215521	5-1/4"	4"	12'
215517	6-1/4"	5"	12'
215522	7-1/4"	6"	12'
215518	8-1/4"	7"	12'
215519	9-1/4"	8"	12'
215520	12"	10-3/4"	12'



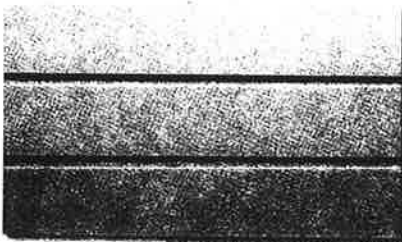
**Select Cedarmill®**

Item #	Smooth		
Primed	Widths	Exposure	Length
215609	5-1/4"	4"	12'
215603	6-1/4"	5"	12'
215610	7-1/4"	6"	12'
215605	8-1/4"	7"	12'
215611	9-1/4"	8"	12'
215607	12"	10-3/4"	12'



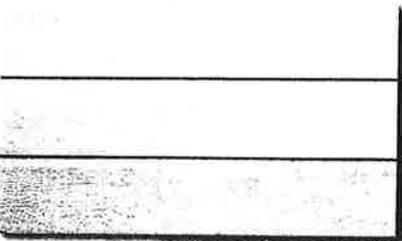
**Smooth**

Item #	Colonial Smooth™		
Primed	Widths	Exposure	Length
215801	8"	6-3/4"	12'



**Colonial Smooth**

Item #	Colonial Roughsawn™		
Primed	Widths	Exposure	Length
215701	8"	6-3/4"	12'



**Colonial Roughsawn®**



**James Hardie®  
Building Products**

**1-800-9HARDIE  
1-800-942-7343**



Shop Location:  
 1617 Fairview Dr 26  
 Carson City, NV 89701

Mailing Address:  
 1617 Fairview Dr #26  
 Carson City, NV 89701  
 Nevada License # 35106A - MBL \$150,000

# Proposal Agreement

**Bill To**

David Ruf  
 2450 S. Curry St  
 Carson City, NV 89703

Date	Estimate #
8/12/2016	5121
Web Site	www.mastercraft-painting.com
E-mail	office@mastercraft-painting.com
Phone #	775-883-3445
P.O. No.	
Rep	KD
Concrete Sq ...	

Item	Description
1a Ext Painting Commercial Estimate / Commercial 0 Commercial N P T 1 Ext Prep Comm	Estimate no charge Job set up and planning, OSHA, EPA and other job task that do not involve painting. Powerwash to provide a surface cleaned free of dust, dirt, oil, grease, wax chalky or loose paint, rust, mill scale, efflorescence, tannin acids or any other contamination that would affect the coatings. We will do our best to keep paint chips picked up during the prep process, but they are yours. Sand, scrape, renail or screw to tighten up as needed, spot prime using top quality bonding primer as needed. Loose or bad caulking will be replaced with new 45 year acrylic caulking or proper sealants for the job. Control joints repaired as needed. Backer rod replaced as needed. Prep includes removing of lights, hardware etc and replacing when painting is complete.
2 Ext Masking/Comm	Mask and provide protection for all items not being painted. Landscaping, walks, roofs and windows etc, will be covered. Includes all time spent spreading drops, plastic, taping to protect surfaces during painting. Includes time for clean up of masking materials.
3 Ext Finishes Comm	Exterior finish applied by spray, backroll or backbrush 1st coat on siding, stucco or concrete tilt-up walls, spray 2nd coat as needed Trim applied by spray, brush, roll as needed ( 2 ) coats. Exterior doors, Man doors, Roll up doors painted. Accent colors applied to: None.
Materials Ext Commercial	PAINT MATERIALS: Generally we use Kelly Moore paint products: 1200 Flat finish or 1205 satin (low-luster) Finish on main body of Project. 1245 Satin (low-luster) or 1250 Semi-gloss on trim. All products subject to change to equivalent type from other manufactures.
Sundries Commercial	MISCELLANEOUS PRODUCTS: Cleaning supplies, Kel-bond Primer, Caulking, tape, paper, plastic etc.
Special Job Cost Commercial ATBP Ext Commercial	Lifts, scaffolding, rigging, dumpster, power sanders, sani-huts etc. AREAS TO BE PAINTED: Siding, Eves, Fascia, Window Trim, Door Trim, Man Door(s) and Foundations (if currently painted).
Notes	Notes & exclusions: This estimate is based on all new pre primed siding and trim and that all prep work will be completed prior to starting painting. Any extra prep work will be billed accordingly at our shop rate of \$50.00 per man per hour plus materials.

Terms	10% To book Remainder upon comp	<b>Total</b>
-------	---------------------------------	--------------

Respectfully Submitted By



Shop Location:  
1617 Fairview Dr 26  
Carson City, NV 89701

Mailing Address:  
1617 Fairview Dr #26  
Carson City, NV 89701  
Nevada License # 35106A - MBL \$150,000

# Proposal Agreement

Date	Estimate #
8/12/2016	5121

Web Site	www.mastercraft-painting.com
E-mail	office@mastercraft-painting.com
Phone #	775-883-3445
P.O. No.	
Rep	KD
Concrete Sq ...	

<b>Bill To</b>
David Ruf 2450 S. Curry St Carson City, NV 89703

Item	Description
Completion days Waiver / Scheduling Ext	<p>( 2.5 ) days to complete project. Weather permitting your project will be complete in consecutive working days.</p> <p>WAIVER FROM DAMAGE TO TILE OR OTHER DELICATE TYPES OF ROOF COVERINGS - I, (We) have full knowledge &amp; understanding that due to brittle and fragile nature of some roof coverings, and other delicate surfaces (plants etc) some damage may occur during the preparation and repair of old coatings. With full knowledge thereof, I (we) hold harmless Mastercraft Painting &amp; Decorating, Inc from the entire risk of damages during the course of service to the structure.</p> <p>CLEAN UP &amp; TOUCH UP PAINTS: Job sites will be cleaned up to a presentable state each day. All trash/empty scraped paint cans etc, will be placed in trash bags and left behind for your weekly trash pick up. Touch up paints will be left for your convenience.</p> <p>SCHEDULING - We are only able to give tentative start dates. We are unable to start a new job until we complete all jobs in progress. Therefore there can be no guarantee of exact start date.</p> <p>Total exterior painting, includes above scope of work less any options.</p>

Terms	10% To book Remainder upon comp	<b>Total</b>	\$3,140.00
-------	---------------------------------	--------------	------------

Acceptance of Proposal: The terms, conditions and prices contained in this proposal are satisfactory and are hereby accepted. You are authorized to preform the work as proposed. Payment will be made as outlined above.

Respectfully Submitted By

Signature \_\_\_\_\_ Date \_\_\_\_\_





EXIT



ENTRANCE





GARDEN CENTER

2490

COMPACT







**RESOLUTION NO. 2017-RA-R-1 and 2017-R-1****A RESOLUTION AMENDING RESOLUTION 2016-RAR-3 AND 2016-R-22 TO CONTINUE THE CARSON CITY REDEVELOPMENT FAÇADE IMPROVEMENT PROGRAM FOR REDEVELOPMENT PROJECT AREAS 1 AND 2 AND AMEND PROVISIONS RELATED TO PROJECT ELIGIBILITY REQUIREMENTS.**

**WHEREAS**, a stated objective of the Redevelopment Area 1 Plan is to improve the appearance of commercial areas through building rehabilitation, and

**WHEREAS**, strategies in the Redevelopment Area 2 Plan include engaging the business owners in the revitalization process and assisting in the reuse of vacant buildings; and

**WHEREAS**, the Carson City Redevelopment Authority and Board of Supervisors desire to create an incentive program to be an integral part of Carson City's private-public partnership initiatives to retain and expand businesses in Carson City; and

**WHEREAS**, this program is designed to stimulate investment in properties and improve the desirability of properties within Redevelopment Areas 1 and 2 by improving the exterior appearance of buildings.

**NOW THEREFORE**, the Carson City Redevelopment Authority and Board of Supervisors do hereby resolve to establish the Carson City Redevelopment Façade Improvement Program for Redevelopment Project Areas 1 and 2, which includes the following guidelines.

1. **Eligible Properties:** All commercial properties within Redevelopment Areas 1 and 2 are eligible to apply for Façade Improvement Program funds.
2. **Ineligible Properties:** Ineligible properties include properties already receiving tax incentives or other financial incentives from the City, residentially-zoned properties, buildings that were constructed or have had façade improvements completed within the last five years, properties for which property taxes are owed and not paid up to date, properties with outstanding or unresolved code enforcement issues, and properties on which construction of the proposed improvements has already been started at the time of application submittal to the Community Development Department.
3. **Eligible Improvements:** All exterior building façade updating and maintenance, including but not limited to painting, lighting, awnings, doors, fascia, and other decorative elements are eligible to receive Façade Improvement Program funds. Landscaping, signs, roof decking, paving, and any improvements not affixed to the building are not eligible expenses. For the purposes of this policy, exterior building façade includes all portions of a building, excluding the roof decking, visible from the public right-of-way or on-site public parking lot.

4. Maximum Façade Improvement Program Funding: The maximum Façade Improvement Program funding that may be awarded is \$25,000 per individual Assessor's Parcel Number, subject to authorization of Program funding by the Board of Supervisors.
5. Required Property Owner Matching Funds: The property owner shall pay a minimum of 50% of the total project costs. Total project cost includes construction and all expenses incurred in the preparation and permitting of plans for the improvements, including building permit fees, design work, and construction drawings.
6. Façade Improvement Program Application Review Process:
  - A. The Redevelopment Authority Citizens Committee (RACC) shall review and have final decision authority on all Façade Improvement Program applications.
  - B. Initial applications are due April 15, 2016, to be reviewed by the RACC on May 2, 2016, for the available FY 2015-16 funding and FY 2016-17 funding. If available funding is not fully used in any given fiscal year, applications will be accepted on a first-come, first-served basis until available, budgeted funding is exhausted. If available funding has been fully allocated for any given fiscal year, applications may continue to be accepted and will be date stamped for priority consideration for the next fiscal year.
  - C. Façade Improvement Program applications must include plans meeting commercial building permit standards showing all proposed improvements.
  - D. Decisions of the RACC regarding Façade Improvement Program applications may be appealed to the Redevelopment Authority provided that such appeal is made within 7 days of the RACC's decision. Only Façade Improvement Program applicants affected by the RACC's decision have standing to appeal.
  - E. The property owner shall sign the application consenting to the proposed improvements and all applicable requirements of the Façade Improvement Program.
7. Reimbursement of Redevelopment Funds: Façade Improvement Program funds shall be awarded as a grant, with no reimbursement required, provided that the property is not sold within 12 months of the completion of the façade improvements for which the grant was awarded. If the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded, the property owner shall be responsible to pay back 100% of the Façade Improvement Program funds awarded by Carson City.

8. Compliance with Development Standards:

- A. All improvements shall be reviewed pursuant to and comply with the Carson City Development Standards Division 1.1, Architectural Design, as applicable to the proposed improvements.
- B. Improvements to buildings within the Downtown Mixed-Use (DTMU) zoning district shall comply with the DTMU Development Standards, Division 6.6, 6.6.2, Lighting, 6.6.3, Signage, 6.6.10, Building Design and Character, and 6.6.11, Guidelines for the Renovation and Restoration of Existing Structures, as applicable to the proposed improvements.

9. Commitment Agreement: Each participant in the Façade Improvement Program must execute and record a document agreeing to reimburse the City 100% of the awarded Façade Improvement Program funds if the property is sold within 12 months of the completion of the façade improvements for which the grant was awarded. The agreement shall be in the form as required by the City.

10. Reimbursement Process:

- A. Payments from the City shall be made on reimbursement-basis only at a rate of no more than 50% of the actual expenses incurred by the property owner up to the total amount of funds approved.
- B. For façade improvement projects that equal or exceed a total cost of \$10,000, reimbursement may be made in a maximum of two payments. The first payment may be requested for up to 50% of the approved Façade Improvement Program funds only after expenses have been incurred by the applicant equaling or exceeding 50% of the total project costs. The final reimbursement payment shall only be made upon completion and final inspection approval of the proposed improvements.
- C. Reimbursement for projects that are less than \$10,000 in total costs shall be provided in a one-time payment only after improvements have been completed and have received final inspection approvals.
- D. Applicants who receive funding must document all expenditures and provide the Community Development Department with proof of payment (receipts, paid invoices, etc.) for all eligible improvements, including costs associated with the property owner's required match, within 30 days of project completion.

11. Project Bidding Requirements:

- A. Applicants are responsible for obtaining three bids or competitive quotes for the proposed work. All contractors must be registered and bonded by the State of Nevada and licensed to perform the applicable work in Carson City.

- B. Approved projects will be based on the lowest of the three bids. The applicant may select any of the three bidders to complete the improvements, but the applicant will be responsible for costs in excess of the lowest bid.
- C. Construction contracts will be between the applicant and contractor. The contractor must obtain all required permits prior to commencing construction.
- D. Applicants shall make every attempt to get the required number of bids for the work to be completed. However, the RACC shall have authority to waive this requirement depending on but not limited to the following conditions: market trends, lack of qualified vendors, timing of application submittals, or other applicable conditions.
- E. Notwithstanding the provisions above, a property owner/applicant who is also a contractor and will be the contractor for the proposed façade improvements shall not be required to obtain three bids but shall be responsible for obtaining and submitting a written contractor's or subcontractor's bid detailing by line item the description and cost for each item of work to be completed. All contractors must be registered, licensed and bonded in the State of Nevada and licensed to perform the applicable work in Carson City.

12. Completion of Façade Improvements: Improvements for which Façade Improvement Program funds are awarded must be started (by obtaining a building permit for applicable improvements) within 180 days of application approval or the beginning of the Fiscal Year from which the funds are available, whichever occurs later. The approved façade improvements must be completed within 180 days of building permit approval. One 180-day extension may be granted by the RACC.

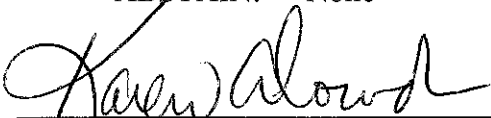
Upon motion by Member Brad Bonkowski, seconded by Member John Barrette, the foregoing resolution was passed and adopted this 5<sup>th</sup> day of January, 2017, by the following vote:

AYES:           Member Brad Bonkowski  
                   Member John Barrette  
                   Member Robert Crowell  
                   Vice Chair Lori Bagwell  
                   Chair Karen Abowd

NAYS:           None

ABSENT:       None

ABSTAIN:      None

  
 \_\_\_\_\_  
 KAREN ABOWD, Chair  
 Recorder

ATTEST:  
  
 \_\_\_\_\_  
 SUSAN MERRIWETHER, Clerk -

Resolution No. 2017-RA-R-1 and 2017-R-1

Upon motion by Supervisor Brad Bonkowski, seconded by Supervisor Karen Abowd, the foregoing Resolution was passed and adopted this 5<sup>th</sup> day of January, 2017, by the following vote:

AYES: Supervisor Brad Bonkowski  
Supervisor Karen Abowd  
Supervisor Lori Bagwell  
Supervisor John Barrette  
Mayor Robert Crowell

NAYS: None.

ABSENT: None.

ABSTAIN: None.

  
ROBERT L. CROWELL, Mayor

ATTEST:

  
SUSAN MERRIWETHER, Clerk-Recorder

## General Standards for Facade Improvements

### 1.1 - Architectural design.

Office, retail, commercial, public, institutional, industrial and multi-family buildings and their architecture play a large role in establishing the overall image of the community. In all cases, these standards stress the importance of visually identifying and unifying the community character. These standards do not require a single architectural style; instead an eclectic mixture of harmonious styles are encouraged. Buildings which are 50 years or older within the downtown area must meet the requirements of the downtown business district found in the Carson City Municipal Code.

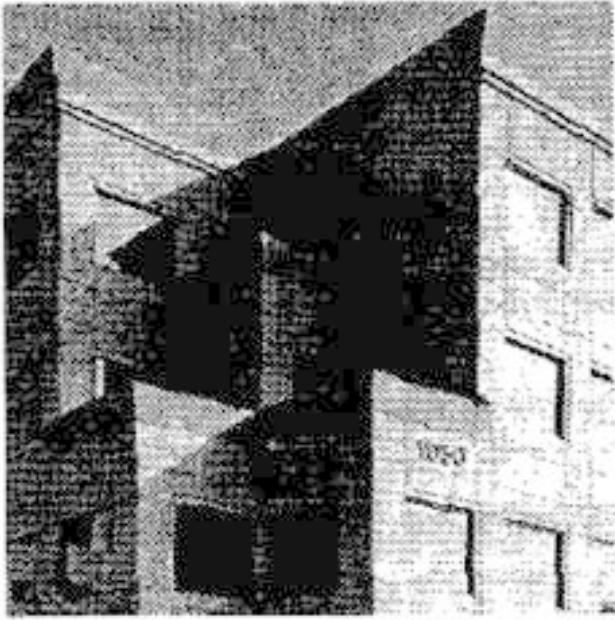
- 1.1.1 The architectural style, massing and proportion of a building should be compatible with and compliment its surroundings and environmental characteristics of the community.
- 1.1.2 Buildings should be designed on a "human scale" by using architectural enhancements such as windows, awnings, arcades, plazas, courtyards and roof overhangs.



**Architectural enhancements such as roof overhangs, arcades and trellises shall be used.**

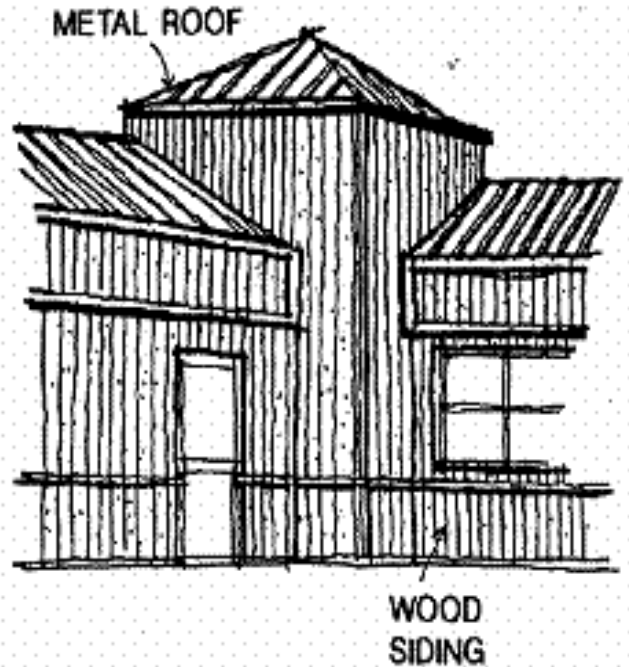
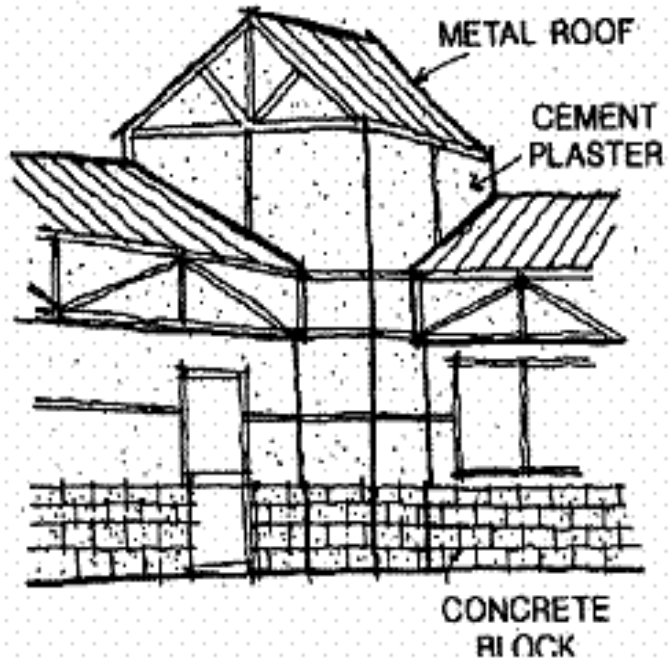
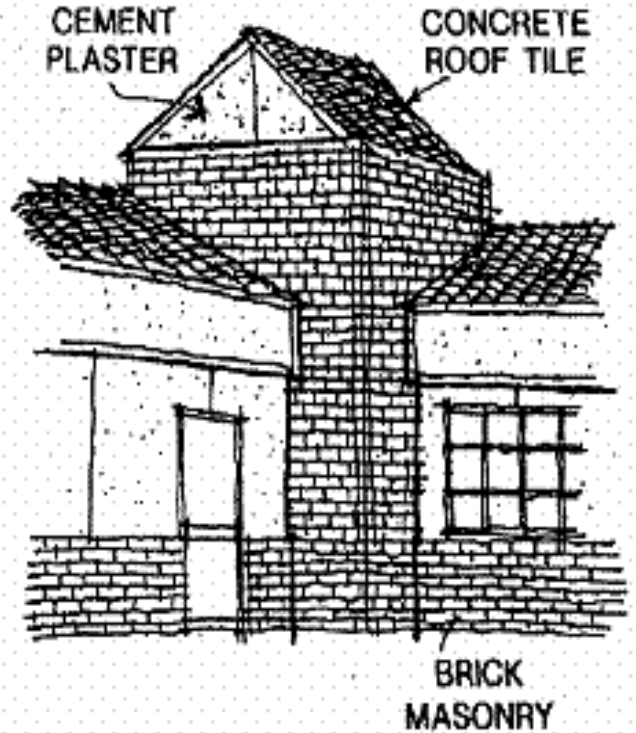
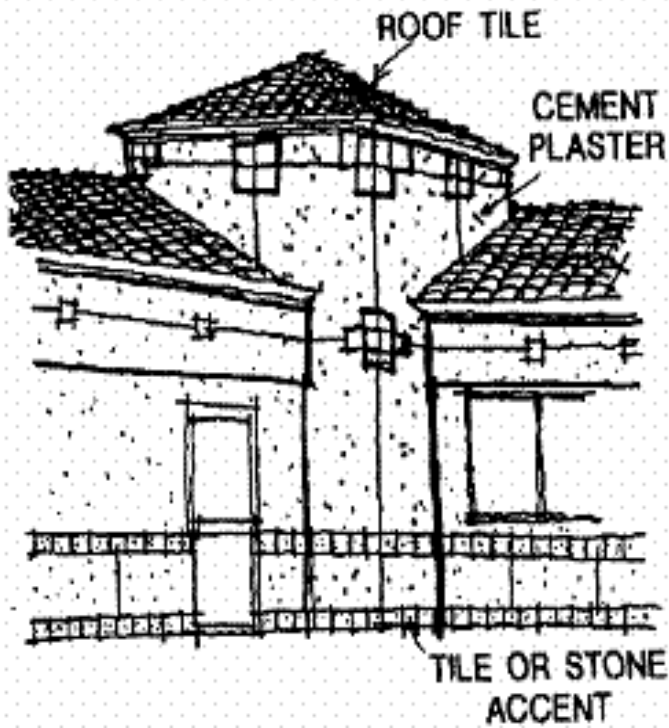
- 1.1.3 Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or

embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building.



**Variation in wall planes adds interest**





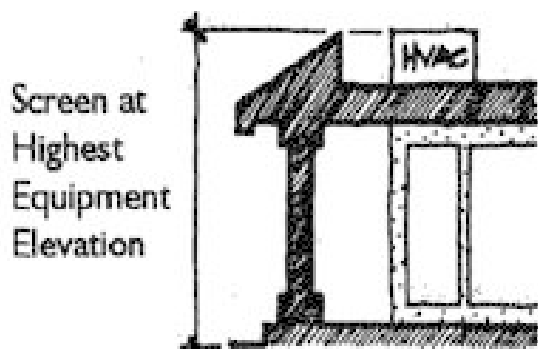
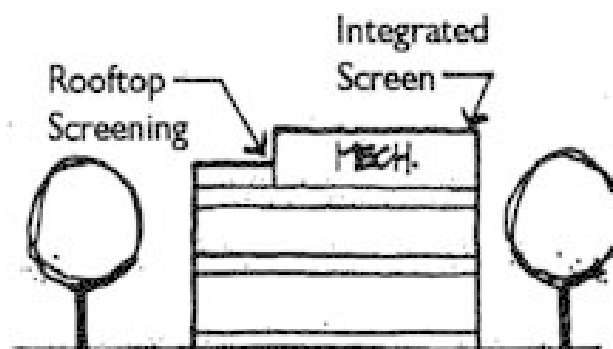
**Typical materials and finishes**

- 1.1.4 All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street.
- 1.1.5 Materials and finishes shall be selected for architectural harmony and enhancement of the architectural theme as well as aesthetic quality, durability and ease of maintenance. Materials, finishes and colors shall be varied where appropriate to provide architectural interest. The

number of building materials generally shall be limited to three and these materials shall not stop abruptly at corners, but continue to side or back elevations. Smooth faced block or fabricated metal wall panels are not allowed as the predominant building material.

- 1.1.6 Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earthtone in color. Bold colors shall be avoided except when used as accent or trim.
- 1.1.7 Except as otherwise provided in this section, roof-mounted equipment within commercial, industrial, office, public or multi-family districts shall be screened from view from a public right-of-way and adjacent property through the use of architectural means such as parapet walls and equipment wells. Screening of roof-mounted equipment from view must be integrated into the building design. All equipment shall be located below the highest vertical element of the building. Wall-mounted air conditioning units shall be integrated into the design and/or screened. Roof-mounted solar panels are excluded from the requirement for screening. Roof-mounted mechanical support and accessory mechanical equipment for solar panels shall be screened architecturally and integrated to match the existing roof and/or building materials.

On sites exhibiting topographic relief effecting visual screening capabilities, site-obscuring screening shall be provided to visually screen the equipment at a minimum of 100 feet from the site.



### Typical Equipment Screening

- 1.1.8 Reflective, untreated roofs shall be prohibited unless painted flat, non-glossy paint to compliment or match the primary color of the primary exterior building material(s).
- 1.1.9 Multi-building/tenant projects shall include architectural consistency for all buildings including color schemes, wall textures, roofs, roof slopes, awnings and other similar architectural themes.
- 1.1.10 Buildings which give the appearance of "box-like" structures shall be discouraged.