CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF THE MEETING OF THE
PLANNING COMMISSION

Day: Wednesday
Date: October 28, 2026
Time: Beginning at 5:00 pm
Location: Community Center, Robert 'Bob' Crowell Board Room
851 East William
Carson City, NV 89701

AGENDA

NOTICE TO THE PUBLIC:
Members of the public who wish to view the meeting may watch the livestream of the Planning Commission meeting at www.carsoncity.gov/granicus and by clicking on "In progress" next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carsoncity.gov or via mail to the Planning Division of the Carson City Community and Economic Development Department ("Planning Division") at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Public Comment**
The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

5. For Possible Action: Approval of the Minutes

5.A September 30, 2026
Click Here for Staff Report

6. Meeting Items

6.A **LU-2026-0155** For Possible Action: Discussion and possible action regarding an

application from XL Charter Development ("Applicant") for a special use permit ("SUP") to allow for the conversion of an existing 44,554-square-foot office building into a pre-K through 8th grade charter school, in two phases, on property zoned Retail Commercial ("RC"), located at 1340 S. Curry Street, Assessor's Parcel Number ("APN") 003-064-09. (Heather Ferris, hferris@carsoncity.gov).
Click Here for Staff Report

6.B **LU-2026-0154** For Possible Action: Discussion and possible action regarding an application from Joseph Floyd ("Applicant") for a special use permit ("SUP") to allow for the construction of a 1,600-square-foot (40 foot x 40 foot) detached metal accessory structure to be used as a garage and to store personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 4889 Oak Street, Assessor's Parcel Number ("APN") 009-196-06. (Heather Manzo, hmanzo@carsoncity.gov).
Click Here for Staff Report

6.C **LU-2026-0156** For Possible Action: Discussion and possible action regarding an application from Cleary Building Corp ("Applicant") for a special use permit ("SUP") to allow for the construction of a 3,458-square-foot (64 foot x 54 foot) detached metal accessory structure to be used as a garage and carport for the storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 99 East Bonanza Drive, Assessor's Parcel Number ("APN") 008-045-02. (Heather Manzo, hmanzo@carsoncity.gov).
Click Here for Staff Report

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission's action. To be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Hope Sullivan, Community and Economic Development Director, at 775-887- 2180, via e-mail at hsullivan@carsoncity.gov.

7. Staff Reports (non-action items)

7.A Staff Reports (non-action items)

- Director's report to the Commission. (Hope Sullivan)
- Future agenda items.
- Commissioner reports/comments.

Click Here for Staff Report

8. Public Comment**

The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

9. For Possible Action: Adjournment

**PUBLIC COMMENT LIMITATIONS – The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission's aspirational goal to also provide for item specific public comment. In order for members of the public to participate in the Planning Commission's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak. Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact planning@carsoncity.gov if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting. This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carsoncity.gov/granicus.

This agenda has been posted at the following locations:
City Hall, 201 North Carson Street
Community and Economic Development Department, 108 E. Proctor Street
Community Center, 851 E. William Street
Carson City Website - https://carsoncity.gov/granicus
State Website - https://notice.nv.gov

STAFF REPORT

Report To: **Meeting Date:** October 28, 2026

Staff Contact:

Agenda Title: September 30, 2026

Agenda Action: Formal Action / Motion **Time Requested:**

Proposed Motion
I move to approve the minutes of September 30, 2026.

Board's Strategic Goal

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation

Financial Information
Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Attachment(s):
9-30-2026 Draft Minutes (PC).pdf

Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, September 30, 2026 ● 4:00 PM
Community Center Robert "Bob" Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chairperson – Charles Borders, Jr.
Vice Chair – Vern Krahn
Commissioner – Greg Brooks
Commissioner – Ellen DeChristopher
Commissioner – Greg Petersen
Commissioner – Teri Preston
Commissioner – Rob Pyzel

Staff

Hope Sullivan, Director of Community and Economic Development
Mihaela Neagos, Deputy District Attorney
Kyle Fischer, Deputy Director of Community and Economic Development
Heather Ferris, Planning Manager
Darren Anderson, City Engineer
Guillermo Munoz, Senior Project Manager
Heather Manzo, Associate Planner
Mackenzi Ray, Development Coordinator
Briana Munoz, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder's Office and are available for review during regular business hours.

The approved minutes of all meetings are available at https://www.carsoncity.gov/government/city-meetings.

1. CALL TO ORDER

(4:00:08) – Vice Chair Krahn called the meeting to order at 4:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(4:00:11) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chair Charles Borders, Jr.	Absent	
Vice Chair Vern Krahn	Present	
Commissioner Greg Brooks	Present	
Commissioner Ellen DeChristopher	Present	
Commissioner Greg Petersen	Present	
Commissioner Teri Preston	Present	
Commissioner Rob Pyzel	Present	

3. PLEDGE OF ALLEGIANCE

(4:00:39) – Commissioner DeChristopher led the Pledge of Allegiance.

4. PUBLIC COMMENT

(4:01:22) – Vice Chair Krahn entertained public comments. City Engineer Darren Anderson introduced Guillermo Munoz as the new Senior Project Manager, noting his experience in development engineering and capital projects.

(4:02:30) – Community and Economic Development Director Hope Sullivan warned the public about phishing emails with fraudulent invoices despite the redaction of email addresses on public meeting notification emails. Ms. Sullivan advised meeting attendees that receive these types of emails to reach out to staff to confirm that the request is fraudulent.

(4:03:13) – Deni French, Carson City resident, shared concerns regarding the quill treatment plant, noting that he looked forward to upcoming discussions and expressed appreciation for the Commission.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JULY 29, 2026

(4:04:58) – Vice Chair Krahn introduced the item and entertained comments and/or changes; however, none were forthcoming. He then entertained a motion.

(4:05:16) – MOTION: Commissioner Pyzel moved to approve the minutes of the July 29, 2026 meeting as presented. The motion was seconded by Commissioner DeChristopher and carried 4-0-0, with Commissioners Petersen and Preston abstaining.

RESULT:	**APPROVED (3-0-0)**
MOVER:	Pyzel
SECONDER:	DeChristopher
AYES:	Krahn, Brooks, DeChristopher, Pyzel
NAYS:	None
ABSTENTIONS:	Petersen, Preston
ABSENT:	Borders

6. MEETING ITEMS

6.a LU-2026-0149 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM PHILL HYATT (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF AN 8-FOOT-TALL FENCE/GATE WITHIN THE SETBACKS ON PROPERTY ZONED RETAIL COMMERCIAL

("RC") LOCATED AT 445 FAIRVIEW DRIVE, ASSESSOR'S PARCEL NUMBER ("APN") 009-082-04.

(4:07:33) – Vice Chair Krahn introduced the item. Development Coordinator Mackenzi Ray referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(4:11:19) – Commissioner Pyzel asked where fencing would be installed on the property and Ms. Ray stated that fencing would be set back slightly from the curb and would end at the edge of the building.

(4:11:55) – In response to Vice Chair Krahn, Mr. Munoz affirmed that sidewalks were unlikely to be placed along the industrial road.

(4:13:38) – Applicant Fred Shoemaker explained that the fence would protect equipment and prevent children from accessing hazardous areas. Mr. Shoemaker confirmed the gate mechanisms would remain inside the fence and would not obstruct pedestrian access.

PUBLIC COMMENT

(04:17:02) – Deni French, Carson City resident, asked whether the emergency exit would operate during a power outage and questioned whether fencing the entire area was necessary.

(4:18:06) – Mr. Shoemaker explained that the equipment's location and existing site constraints required the proposed fence area.

(4:18:56) – Commissioner DeChristopher asked whether event customers would have access to the fenced area. Mr. Shoemaker clarified that the kitchen and equipment area would be restricted to employees.

(4:20:15) – MOTION: Commissioner Brooks moved to approve LU-2026-0149 based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Pyzel and carried 6-0-0.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Brooks
SECONDER:	Pyzel
AYES:	Krahn, Brooks, DeChristopher, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

6.b LU-2026-0130 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM ANTHONY SPARKS ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR THE CONVERSION OF A PORTION OF AN EXISTING DETACHED STRUCTURE TO AN ACCESSORY DWELLING UNIT ("ADU")

AND TO ALLOW FOR THE SQUARE FOOTAGE OF THE LIVING AREA OF THE ADU TO EXCEED 50 PERCENT OF THE LIVING AREA OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED MOBILE HOME 12,000 ("MH12") LOCATED AT 2880 DORI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 008-181-14.

(4:22:34) – Vice Chair Krahn introduced the item. Ms. Sullivan referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(4:26:24) – Applicant Anthony Sparks explained that the property had been purchased with an existing living space set-up that was not approved as an ADU. Mr. Sparks noted that the conversion would provide a studio residence for his son, adding that improvements were already underway.

(4:28:09) – Commissioner Brooks asked about the building's existing condition and plumbing. Mr. Sparks confirmed that the space was largely configured already, with existing plumbing and a concrete slab.

(4:28:43) – Commissioner Petersen asked about the proposed layout. Ms. Sullivan confirmed the unit would be approximately 420 square feet. Mr. Sparks described it s a studio with an existing bathroom.

(4:30:11) – Mr. Sparks confirmed that he had read and accepted the Conditions of Approval.

PUBLIC COMMENT

(4:31:33) – Vice Chair Krahn entertained public comments. Deni French, Carson City resident, stated that he had initially opposed the application due to concerns about the special use permitting process but supported the project after hearing the applicant's and staff's explanations. Mr. French encouraged the Commission to clarify the standards for granting such permits.

(4:32:13) – MOTION: Commissioner Pyzel moved to approve LU-2026-0130 based on the findings and subject to the conditions of approval contained in the staff report. Commissioner Brooks seconded the motion. The motion carried 6-0-0.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Pyzel
SECONDER:	Brooks
AYES:	Krahn, Brooks, DeChristopher, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

6.c LU-2026-0139 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM WILLIAM DUNN ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR THE CONSTRUCTION OF A 2,000-SQUARE-FOOT (40X50X14) DETACHED METAL ACCESSORY STRUCTURE TO BE USED FOR A SHOP AND STORAGE OF PERSONAL ITEMS, WITH A CUMULATIVE SQUARE FOOTAGE

EXCEEDING 100 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE ("SF1A") LOCATED AT 5637 GENTRY LANE, ASSESSOR'S PARCEL NUMBER ("APN") 010-273-05.

(4:33:03) – Vice Chair Krahn introduced the item. Ms. Sullivan presented the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(4:36:40) – Commissioner Brooks asked about proposed utilities. Ms. Sullivan explained that the building was expected to include a utility sink and a half bathroom. Commissioner Petersen asked when the sewer connection would be required. Ms. Sullivan confirmed it would be completed before the certificate of occupancy. Commissioner DeChristopher asked for confirmation that the building would be for residential storage rather than commercial use.

(4:37:25) – In response to Commissioner DeChristopher, Dennis Faulkner, representing the applicant William Dunn, confirmed that the building would store personal recreational equipment, including cars and motorcycles. Mr. Faulkner noted that utilities would be installed through the permitting process.

(4:38:55) – Commissioner Pyzel requested clarification of the building height. Ms. Sullivan confirmed that the plans showed a height of approximately 14.1 feet.

(4:39:33) – In response to Commissioner Petersen, Mr. Faulkner said the applicant planned to install a gas heater.

(4:41:00) – Mr. Faulkner stated that the applicant had read and accepted the Conditions of Approval. Vice Chair Krahn mentioned the possibility of evergreen screening along the northern property line. Commissioner Pyzel and Commissioner Petersen expressed reservations about requiring additional landscaping, noting the site's topography and surrounding sagebrush.

(4:45:06) – MOTION: Commissioner DeChristopher moved to approve the special use permit LU-2026-0139 based on the findings and subject to Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Pyzel and carried 6-0-0.

RESULT:	**APPROVED (6-0-0)**
MOVER:	DeChristopher
SECONDER:	Pyzel
AYES:	Krahn, Brooks, DeChristopher, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

6.d LU-2026-0128 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM THOMAS HAMAMJY ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ALLOW FOR THE CONSTRUCTION OF A 3,200-SQUARE-FOOT (40X80X18) DETACHED METAL ACCESSORY STRUCTURE TO BE USED

FOR A SHOP AND STORAGE OF PERSONAL ITEMS, WITH A CUMULATIVE SQUARE FOOTAGE EXCEEDING 100 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 1 ACRE ("SF1A") LOCATED AT 4241 GENTRY LANE, ASSESSOR'S PARCEL NUMBER ("APN") 010-331-04.

(4:46:03) – Vice Chair Krahn introduced the item. Associate Planner Heather Manzo referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and provided background.

(4:49:47) – Applicant Thomas Hamamjy explained that the building would provide secure storage for vehicles, landscaping equipment, and household belongings as his family grew. Mr. Hamamjy confirmed that the building would be for personal, non-commercial use. In response to Commissioner DeChristopher, Mr. Hamamjy confirmed that the building would not be used commercially.

(4:51:33) – Vice Chair Krahn asked about the applicant's experience with the City's preliminary review process. Mr. Hamamjy described it positively and explained that it had prompted the fire hydrant and helped clarify fire access requirements.

(4:53:03) – Mr. Hamamjy stated that he had read and accepted the Conditions of Approval.

(4:53:30) – MOTION: Commissioner Pyzel moved to approve Special Use Permit LU-2026-0128 based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner DeChristopher and carried 6-0-0.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Pyzel
SECONDER:	DeChristopher
AYES:	Krahn, Brooks, DeChristopher, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

6.e LU-2026-0132 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM SIERRA PACIFIC POWER COMPANY DBA NV ENERGY ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO ESTABLISH SETBACKS AND HEIGHT LIMITATIONS FOR THE CONSTRUCTION OF SOLAR CANOPY ARRAYS EXCEEDING 2,500 SQUARE FEET IN SIZE TO BE PLACED OVER EXISTING PARKING AREAS, A UTILITY TRANSFORMER AND ASSOCIATED EQUIPMENT, ON PROPERTY ZONED PUBLIC REGIONAL ("PR") LOCATED AT 3505 BUTTI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 010-031-09.

(4:54:04) – Vice Chair Krahn introduced the item. Ms. Manzo referenced the Staff Report and Support Materials, all of which are incorporated into the record, and provided background.

(4:57:14) – Mark Sullivan representing NV Energy explained that the project was part of a community solar program intended to provide electricity bill credits to eligible low-income households. Mr. Sullivan estimated that the project could support approximately 35 to 45 homes and reduce carbon dioxide emissions by about 300 tons annually.

(4:59:24) – Commissioner Brooks asked how the generated electricity would benefit low-income residents. Mr. Sullivan explained that the electricity would feed into the local grid and eligible customers would receive bill credits.

(5:00:28) – In response to Commissioner DeChristopher, Mr. Sullivan explained that measurements could be taken in response to noise complaints.

(5:01:29) – Commissioner Pyzel asked how the City could attract additional community solar projects. Mr. Sullivan explained that the program was limited statewide and that future opportunities could depend on legislative action and the success of existing projects.

(5:02:28) – Vice Chair Krahn asked about replacing nine trees affected by the proposed solar canopies. Mr. Sullivan stated that some trees could remain with trimming, while others would be relocated or replaced as needed. Mr. Sullivan agreed to coordinate with staff on landscaping and screening.

(5:04:36) – Mr. Sullivan stated that he read and accepted all six Conditions of approval.

PUBLIC COMMENT

(5:05:13) – Vice Chair Krahn entertained public comments. Deni French raised concerns about canopy height, noise from solar equipment, potential health effects, environmental review, and tree preservation.

(5:07:25) – MOTION: Commissioner Brooks moved to approve Special Use Permit LU-2026-0132 based on the finding subject to the Conditions of Approval contained in the Staff Report. The motion was seconded the Commissioner Pyzel and carried 6-0-0.

RESULT:	**APPROVED (6-0-0)**
MOVER:	Brooks
SECONDER:	Pyzel
AYES:	Krahn, Brooks, DeChristopher, Petersen, Preston, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders Petersen, Preston

(5:07:43) – Vice Chair Krahn called for a recess at 5:07 p.m.

(5:18:03) – Vice Chair Krahn reconvened the meeting at 5:18 p.m.

7. MEETING ITEMS

7.a AB-2026-0134 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS CONCERNING AN APPLICATION FROM TOM METCALF ("APPLICANT") FOR THE ABANDONMENT OF THE FOLLOWING: (1) NORTH FALL STREET BETWEEN EAST PROCTOR STREET AND EAST ROBINSON STREET; (2) THE EASTERN MOST, 12-FOOT-WIDE PORTION OF NORTH PLAZA STREET BETWEEN EAST PROCTOR STREET AND ITS TERMINUS ON THE SOUTH SIDE OF ASSESSOR'S PARCEL NUMBER ("APN") 004-211-11 CURRENTLY OCCUPIED BY THE CARSON NUGGET; (3) EAST TELEGRAPH STREET BETWEEN NORTH PLAZA STREET AND NORTH STEWART STREET; (4) EAST SPEAR STREET BETWEEN NORTH FALL STREET AND NORTH STEWART STREET; AND (5) THE NORTHERN MOST, 24-FOOT-WIDE PORTION OF EAST PROCTOR STREET BETWEEN NORTH PLAZA STREET AND NORTH STEWART STREET, ADJACENT APNS 004-211-05, -10, -11; 004-213-01 THROUGH -06; 004-216-01,-03 THROUGH -05; 004-221-01 THROUGH -03; 004-224-02, -03, -07, -08; AND 004-225-01 THROUGH -04.

(5:18:23) – Vice Chair Krahn introduced the item.

(5:20:47) – Commissioner Preston read into the record a prepared disclosure statement pertaining to item 7.a, advised of a conflict of interest, and stated that she would not be participating on the matter. Commissioner Preston provided additional comments, which may be viewed on the City's website at: https://carsoncity.granicus.com/player/clip/2942?meta_id=166589.

(5:26:35) – Deputy District Attorney Mihaela Neagos clarified that the District Attorney's Office assisted commissioners with required disclosures and that each member remained responsible for identifying and addressing potential conflicts.

(5:28:01) – Ms. Sullivan explained that planning staff had maintained separation from the City's potential development discussions to preserve their regulatory role. She referenced the Staff Report and Supporting Materials, all of which are incorporated into the record, and reviewed the abandonment request, applicable codes, public comments, and proposed conditions.

(5:38:01) – Mr. Munoz explained that an amended condition would explicitly protect existing storm-drain infrastructure. Ms. Sullivan stated that an additional condition would preserve a five-foot public access easement along existing sidewalks or an approved pedestrian path around the affected block. She reviewed the required findings, explaining that the streets had been dedicated rather than purchased, that the applicant would need to provide 67 public parking spaces within the block, and that utility easements would be retained or relocated as needed.

(5:42:56) – Michael Locke of Lumos and Associates explained that the abandonment would be recorded alongside a reversion to acreage map to consolidate small parcels into developable lots.

(5:44:17) – Commissioner Pyzel questioned whether the abandonment was premature without a specific development proposal and asked whether the 67 public parking spaces would be separate from the proposed garage parking. Ms. Sullivan clarified that the 67 spaces could be accommodated within the proposed

garage if they remained available to the public. She added that the abandonment findings did not require an associated development proposal.

(5:48:20) – Commissioner DeChristopher shared concerns about evaluating the abandonments without seeing the broader project but stated that the proposed conditions increased his comfort with the request. Commissioner Petersen agreed with the concerns.

(5:50:09) – Vice Chair Krahn asked about preserving downtown view corridors and maintaining traffic circulation following the abandonments. Ms. Sullivan stated that the abandonments themselves would not obstruct views and emphasized that pedestrian access would be maintained through the proposed easements.

(5:56:49) – Mr. Locke explained that the abandonments would consolidate small parcels for future developments, potentially beginning in early 2027. He stated that Plaza and Proctor Streets would remain open with revised one-way traffic patterns, while Fall and Telegraph Streets would be fully abandoned. Mr. Locke confirmed the streets would remain in their current condition until development permits were issued.

(5:58:40) – In response to Commissioner Pyzel, Ms. Sullivan explained that future Commission review would depend on whether a project required discretionary approval.

(5:58:54) – Ms. Sullivan referenced the application's fourth page, which illustrated the proposed resultant parcels and landlocked parcels.

PUBLIC COMMENT

(6:03:58) – Maxine Nietz, Carson City resident, opposed the abandonment, explaining that closing Telegraph and Fall would eliminate convenient routes to nearby traffic signals and force drivers to take less direct routes. Ms. Nietz questioned the use of taxpayer-funded streets and parking for private development. She noted that the earlier West Proctor abandonment preserved through-traffic unlike the current proposal.

(6:06:25) – Michael Greedy, Carson City resident, questioned the purpose and implications of the proposal and asked whether a Southwest Gas easement would be required to protect existing or future utility access.

(6:07:55) – Richard Nagel, Carson City resident, opposed giving public land to a private developer without a public vote. Mr. Nagel referenced a report suggesting soil conditions could limit the height of a proposed parking garage and raised concerns about parking convenience and the impact on nearby businesses.

(6:10:14) – Mayita Sanchez, Carson City resident, asked for clarification about Commissioner Preston's conflict of interest recusal related to 1340 Curry Street. Ms. Sanchez urged the Commission to apply conflict of interest standards consistently and transparently.

(6:12:28) – Mary Sanada, Carson City resident, questioned why streets should be abandoned before a specific development plan had been established. Ms. Sanada emphasized that the 67 parking spaces being

removed were currently free and asked that replacement spaces remain free to avoid shifting costs to the public.

(6:14:25) – Sandra Owens, Carson City resident, cited the proposed abandonment of approximately 88,063 square feet of public right-of-way. Ms. Owens argued that the proposal could impact the public through reduced access and parking, questioning whether pedestrian easements were sufficiently defined. She expressed concerns with the lack of a traffic analysis and approval of the project is separate stages.

(6:17:33) – Bepsy Strasburg, Carson City resident, questioned why the streets were now proposed for abandonment when earlier project plans had not included the change. Ms. Strasburg expressed concern that the Commission was being asked to approve a major step without a complete picture of the development, including its effects on public access and circulation.

(6:20:40) – Paula Peters, Carson City resident, stated that the request was premature since the Phase Two development plan or clear evidence of neighboring owners' support had been presented. Ms. Peters asked for specific commitments regarding replacement parking and expressed concerns regarding approval of the abandonment before the overall project was understood.

(6:22:09) – Karen Stephens, Carson City resident, opposed the proposal since development plans appeared vague and subject to change. Ms. Stephens questioned transferring public streets to a developer without clearly identifying the final project and its consequences for the community.

(6:23:47) – Deni French, Carson City resident, said the public had not received enough clear information about the intended development. Mr. French raised concerns about potential impacts on views, parking, and traffic. He argued that the separate approvals made it difficult to assess the project's overall effects.

(6:28:30) – Ms. Sullivan explained that the Commission had to determine whether the abandonment would materially injure the public. She said Southwest Gas had confirmed that utilities or easement were needed and that adjacent owners would acquire and maintain the abandoned land and pay applicable taxes. She stated that the 67 removed parking spaces should be replaced within the same block. Ms. Sullivan described proposed Condition No. 8 which would require a five-foot public access easement along existing sidewalks or an approved accessible route around the superblock.

(6:37:20) – Mr. Locke clarified that the abandonment was an initial step toward development and that traffic, geotechnical, and foundation studies would be completed at the appropriate stages as specific projects were proposed.

(6:38:50) – Tom Metcalf, representing the Hop and Mae Adams Foundation, explained that parcel consolidation was necessary before the street abandonment and future development could proceed. Mr. Locke added that consolidating the parcels would make development feasible under downtown mixed-use standards.

(6:40:04) – Commissioner Brooks asked whether creating larger parcels would improve development potential and economic value. Mr. Metcalf agreed and cited Copper Pointe Plaza as an example where street abandonment had enabled development. Commissioner Brooks noted that economic benefits should

be considered given the City's limited tax base and the potential to replace vacant lots with productive development.

(6:44:04) – Commissioner Pyzel compared the proposal to redevelopment in Sparks, where parcel consolidation had supported a theater, apartments, and an events area. He understood the rationale for consolidation but criticized the lack of a complete project plan.
(6:46:36) – Commissioner DeChristopher asked why a defined development proposal had not been presented and suggested making approval conditional on the Commission having an opportunity to review future projects. Ms. Sullivan clarified that Commission review would only be required if a future project needed discretionary approval.

(6:49:43) – Michael Locke explained that the parking garage was Phase One, while a potential City Hall remained uncertain and depended on separate agreements and approvals.

(6:50:32) – Commissioner Petersen expressed concern over approving the abandonment without knowing the final project and suggested hearing the parking garage item first. Vice Chair Krahn supported the abandonment as a first step toward larger parcels, economic development, and a stronger tax base. He acknowledged the public's desire for greater project clarity but noted that the Commission had considered other street abandonments without a fully defined development proposal.

(6:54:56) – MOTION: Commissioner Brooks moved to recommend that the Board of Supervisors' approve the right-of-way abandonment based on staff findings and Conditions of Approval included in the Staff Report, including amended Condition No. 4 and new Condition No. 8. The motion was seconded by Commissioner Pyzel.

(6:55:56) – Tom Metcalf confirmed that the applicant accepted the amended Conditions of Approval.

(6:56:03) – Vice Chair Krahn called for a roll call vote. The motion carried 5-0-0, with Commissioner Preston abstaining from the vote.

RESULT:	**APPROVED (5-0-0)**
MOVER:	Brooks
SECONDER:	Pyzel
AYES:	Krahn, Brooks, DeChristopher, Petersen, Pyzel
NAYS:	None
ABSTENTIONS:	Preston
ABSENT:	Borders

(6:56:59) – Vice Chair Krahn called for a recess.

(7:06:10) – Vice Chair Krahn reconvened the meeting. Commissioner Preston was no longer in attendance.

7.b LU-2026-0131 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM JEFF FRAME ("APPLICANT") FOR A SPECIAL USE PERMIT ("SUP") TO (1) ALLOW FOR THE CONSTRUCTION OF A PARKING GARAGE AS THE PRIMARY USE ON A PARCEL; (2) ALLOW FOR ALTERNATIVE COMPLIANCE WITH THE DOWNTOWN MIXED USE STANDARDS, SPECIFICALLY RELATED TO BUILDING ENVELOPE STEPBACK REQUIREMENTS FOR THE PARKING GARAGE; AND (3) AUTHORIZE OFF-STREET PARKING FOR THE FUTURE DEVELOPMENT OF THE PARCELS IMMEDIATELY WEST AND NORTH OF THE PROPOSED PARKING GARAGE TO BE PROVIDED OFF-SITE, IN THE PARKING GARAGE, ON PROPERTY ZONED DOWNTOWN MIXED USE ("DT-MU"), LOCATED AT 307 E. TELEGRAPH STREET, 311 E. TELEGRAPH STREET, 302 E. PROCTOR STREET, AND 310 N. STEWART STREET, ASSESSOR'S PARCEL NUMBERS ("APNS") 004-225-01 THROUGH -04.

(7:06:24) – Vice Chair Krahn introduced the item. Ms. Sullivan referenced the Staff Report and Supporting Materials, all of which are incorporated into the record.

(7:13:00) – Vice Chair Krahn asked staff to add a standard condition requiring the applicant to document compliance with approval conditions before receiving a building permit. Commissioner Pyzel asked about street rehabilitation requirements and suggested revising a condition to reference all approved plans.

(7:18:38) – Applicant Jeff Frame with Frame Architecture presented the garage design, describing its access points, four parking levels, and architectural features inspired by historic Carson City buildings.

(7:23:22) – Commissioner Pyzel asked who would own and operate the garage and Ms. Sullivan clarified that these arrangements were outside the scope of the special use permit review.

(7:26:27) – Mr. Metcalf estimated that construction would take approximately one year. He explained that the flat parking floors would make walking easier and described anticipated deep foundation supports to address soil and earthquake liquefaction concerns.

(7:36:44) – Commissioner Petersen suggested arranging street trees and planters to provide a buffer between pedestrians and parked vehicles.

PUBLIC COMMENT

(7:38:43) – Deni French, Carson City resident, criticized the garage's scale and appearance and questioned the need for additional parking. Mr. French argued that the garage and street abandonment proposals should have been presented in a different order with more information available to the public.

(7:42:07) – Ms. Sullivan clarified revisions to the conditions, including broader wording covering all approved plans and a requirement to submit the Planning Commission's notice of decision with an explanation of how conditions were met before building permits.

(7:44:56) – **MOTION: Commissioner Brooks moved to approve LU-2026-0131 based on the findings and subject to the Conditions of Approval contained in the Staff Report, and modifications outlined**

by the Community and Economic Development Director. The motion was seconded by Commissioner DeChristopher and carried 5-0-0.

RESULT:	**APPROVED (5-0-0)**
MOVER:	Brooks
SECONDER:	DeChristopher
AYES:	Krahn, Brooks, DeChristopher, Petersen, Pyzel
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders, Preston

8. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

- FUTURE AGENDA ITEMS

- COMMISSIONER REPORTS/COMMENTS

(7:45:50) – Ms. Sullivan reported September permit valuations of nearly $11 million and a year-to-date valuation of $135 million, along with 15 housing starts in September, and 60 new business licenses. She announced upcoming October events including Fall in the Air Craft Fair on October 3, Micromania Wrestling on October 10, the Sun and Dust Market on October 17, Mark Twain Days Festival on October 17, Trunk or Treat Block Party at the Nevada State Museum on October 23, BOOnanza on October 29, Nevada Day Classic 8K and Two-Mile Race on the west side of Carson Street and the Nevada Day Parade in downtown on October 31. She reported that staff had visited businesses along North Carson Street and held listening sessions regarding the conceptual plan.

9. PUBLIC COMMENT

(7:52:03) – Vice Chair Krahn entertained public comments. Deni French reiterated concerns that the street abandonments were being considered together rather than individually.

10. FOR POSSIBLE ACTION: ADJOURNMENT

(7:54:24) – Vice Chair Krahn adjourned the meeting at 7:54 p.m.

The Minutes of the September 30, 2026 Carson City Planning Commission meeting are so approved on this 28th day of October, 2026.

STAFF REPORT

Report To: Planning Commission **Meeting Date:** October 28, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0155** For Possible Action: Discussion and possible action regarding an application from XL Charter Development ("Applicant") for a special use permit ("SUP") to allow for the conversion of an existing 44,554-square-foot office building into a pre-K through 8th grade charter school, in two phases, on property zoned Retail Commercial ("RC"), located at 1340 S. Curry Street, Assessor's Parcel Number ("APN") 003-064-09. (Heather Ferris, hferris@carsoncity.gov).

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion
None.

Board's Strategic Goal
N/A

Previous Action
None.

Background/Issues & Analysis
On October 20, 2026 the applicant submitted the attached email withdrawing the application for the school.

Applicable Statute, Code, Policy, Rule or Regulation
.

Financial Information
Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives
N/A

Attachment(s):

Re_ [EXTERNAL] LU-2026-0155 (1340 S Curry Street)_withdrawal email.pdf

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____
		_____

_____
(Vote Recorded By)

From: Clayton Howell
To: Heather Ferris
Cc: Bonnie Saxon; Kip Barton; John Lopeman; buildingpermit
Subject: Re: [EXTERNAL] LU-2026-0155 (1340 S Curry Street)
Date: Tuesday, October 20, 2026 12:17:28 PM

Ok, thanks Heather.

Clayton Howell
XL Charter Development

On Oct 20, 2026, at 10:47 AM, Heather Ferris <HFerris@carsoncity.gov> wrote:

Thank you. The below email is sufficient to withdraw your application.

Heather

<image001.png>

Heather Ferris | Planning Manager
Community and Economic Development | Carson City
108 E Proctor Street, Carson City, NV 89701
Direct: 775-283-7080 | Email: hferris@carsoncity.gov

WARNING! WIRE FRAUD ALERT! WE WILL NEVER ASK YOU TO WIRE MONEY!
If you receive an email requesting payment via Wire Transfer or containing Wiring Instructions, DO NOT RESPOND!
Instead, please contact our office at 775-887-2180 or via email at planning@carsoncity.gov to determine if fees are due.

How did we do?

From: Clayton Howell [redacted]
Sent: Tuesday, October 20, 2026 9:42 AM
To: Heather Ferris <HFerris@carsoncity.gov>
Cc: Bonnie Saxon [redacted]; Kip Barton [redacted]; John Lopeman [redacted]; buildingpermit [redacted]
Subject: Re: [EXTERNAL] Re: LU-2026-0155 (1340 S Curry Street)

Heather,

Unfortunately from the development side we are not able to make this site

work at this time. We will be pulling our application for the SUP. Please let me know if anything else is needed. Thanks.

-Clayton
Sent from my iPhone

STAFF REPORT

Report To: Planning Commission **Meeting Date:** October 28, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0154** For Possible Action: Discussion and possible action regarding an application from Joseph Floyd ("Applicant") for a special use permit ("SUP") to allow for the construction of a 1,600-square-foot (40 foot x 40 foot) detached metal accessory structure to be used as a garage and to store personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 4889 Oak Street, Assessor's Parcel Number ("APN") 009-196-06. (Heather Manzo, hmanzo@carsoncity.gov).

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion
I move to approve special use permit LU-2026-0154 based on the findings and subject to conditions of approval contained in the staff report.

Board's Strategic Goal
Quality of Life

Previous Action
See attached staff report for any previous actions.

Background/Issues & Analysis
See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
CCMC 18.02.0452 (Special Use Permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential Districts Density and Dimensional Standards), 18.05.055 (Accessory Structures)

Financial Information
Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives
N/A

Attachment(s):
Staff Report for LU-2026-0154 (APPROVED).pdf

10.22.2026_Application_LU-2026-0154_Redacted.pdf

Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2026

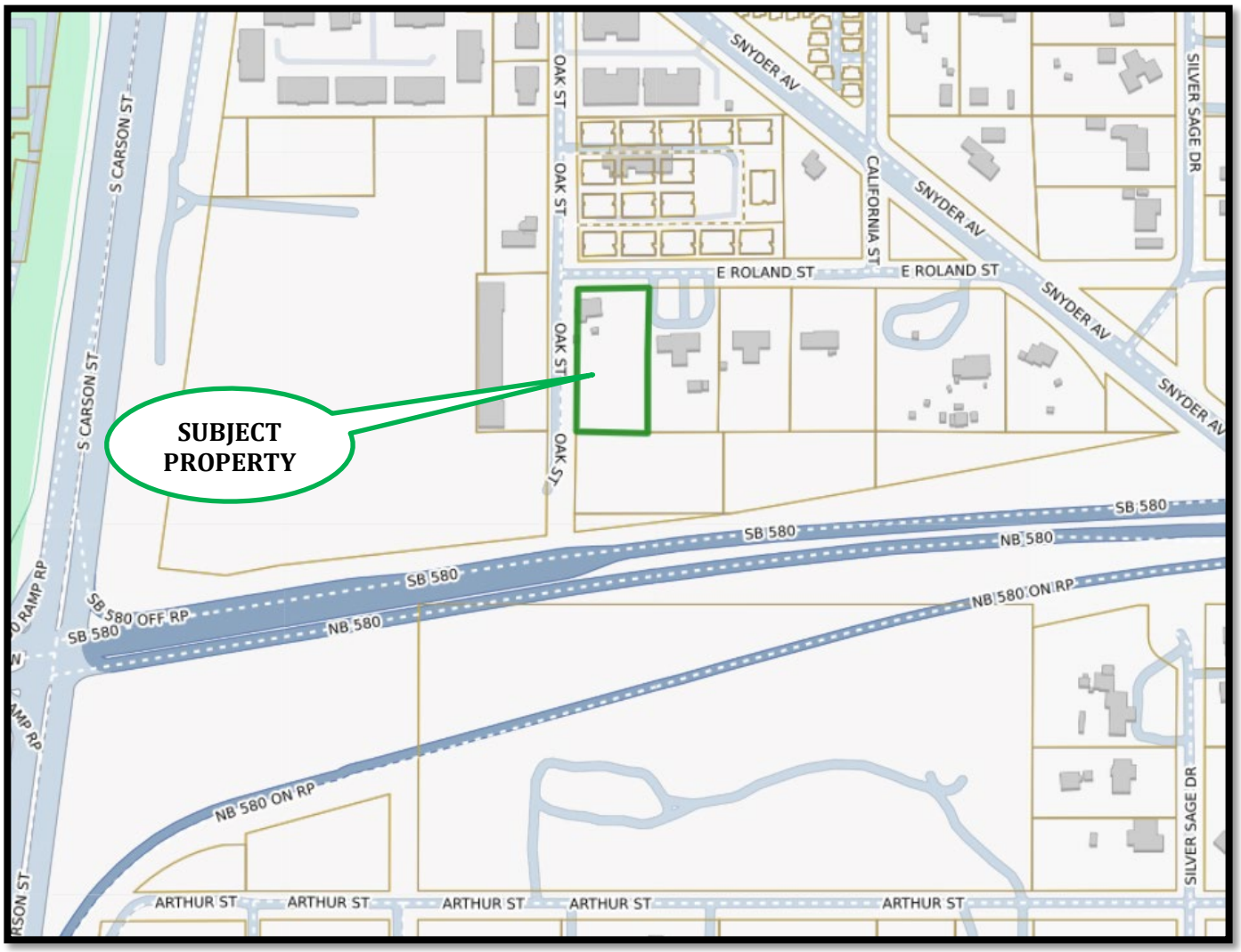
FILE NO: LU-2026-0154

STAFF AUTHOR: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Joseph Floyd ("Applicant") for a special use permit ("SUP") to allow for the construction of a 1,600 square-foot (40 foot x 40 foot) detached metal accessory structure to be used as a garage and carport, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 4889 Oak Street, Assessor's Parcel Number ("APN") 009-196-06. (Heather Manzo, hmanzo@carsoncity.gov).

PROPOSED MOTION: I move to approve special use permit LU-2026-0154 based on the findings and subject to conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.

3. The project shall conform to any other applicable provision of the Nevada Revised Statutes ("NRS") or Carson City Municipal Code ("CCMC").

4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

5. Prior to the issuance of a building permit, the Applicant shall have plans approved which include demolition of the existing chicken coop and horse shelter.

6. The detached structure size shall not exceed 1,600 square feet and total cumulative square footage of all detached accessory structures shall be limited to 1,840 square feet.

7. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the special use permit ("SUP"). Any other detached accessory structures proposed for the site will require an amendment to this SUP prior to construction.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.0452 (Special Use Permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential Districts Density and Dimensional Standards), 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 Acre ("SF1A")

KEY ISSUES: Will the proposed detached metal accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:
NORTH: Multifamily Apartment ("MFA") / Single family residences
EAST: SF1A / Single family residence
SOUTH: SF1A / Single family residence
WEST: SF1A / Personal storage facility

ENVIRONMENTAL INFORMATION:
1. FLOOD ZONE: Zone Shaded X
2. EARTHQUAKE FAULT: No faults are shown on this lot.
3. SLOPE/DRAINAGE: The site is level.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.03 acres
2. PROPOSED STRUCTURE SIZE: 1,600 square feet
3. PROPOSED STRUCTURE HEIGHT: 22 feet tall to the roof peak
4. APPLICABLE SETBACKS:

Required	**Proposed**
Front: 30 feet	Front: 199 feet
Street Side: 20 feet	Street Side: 80.3 feet
Side: 15 feet	Side: 30 feet
Rear: 60 feet	Rear: 60 feet

DISCUSSION:
CCMC 18.05.055 (Accessory Structures) outlines design standards that apply to all detached accessory structures and those located within the SF1A zoning district. The existing single-family residence has an assessed floor area of approximately 1,342 square feet. The Applicant is proposing to construct a 1,600 square foot detached metal accessory structure. There are two detached accessory structures totaling approximately 240 square feet located between the primary residence and the proposed metal structure that are to remain. The site plan also identifies a chicken coop and horse shelter that will be demolished with the construction of the approved 1,600-square-foot metal building. The total accessory structure square footage will be 1,840 square feet. Since the accessory structures are more than 1,000 square feet and more than 100 percent (137 percent) of the size of the primary structure, approval of an SUP is required (CCMC 18.05.055).

The design standards and how the proposed accessory structure will meet these standards are addressed below:

a) The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located.

   The subject parcel is in a residential neighborhood with a minimum one-acre lot size. As is common in a large lot neighborhood, large, detached metal accessory structures used for the storage of personal items are part of the established neighborhood. The proposal is compatible with the established character of the neighborhood.

b) Building colors must match or complement the building materials and colors of the primary structure.

   The applicant has selected sand colored exterior wall with gray trim, roll up doors and roof that will complement the color on the primary structure.

Per CCMC 18.02.0452, the Planning Commission has the authority to approve an SUP upon making each of the six required findings in the affirmative.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 30 property owners within 800 feet of the subject site on October 16, 2026. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

The Public Works Department, Development Engineering Division ("Development Engineering") has no preference or objection to the special use request and is not recommending any conditions of approval.

Discussion:
Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.0452, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.0452(5a) - Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter:
The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.0452(5b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-ow-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:
In order to reduce track out onto public rights of way, CCMC requires the installation of a compliant driveway apron and a paved driveway that is a minimum of 20' in length from the right-of-way when detached accessory structures are proposed.

CCMC 18.02.0452(5c) - Will have little to no detrimental effect on vehicular or pedestrian traffic:
The project will have a negligible effect on vehicular and pedestrian traffic.

CCMC 18.02.0452(5d) - Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general:
Development Engineering has no comment on this finding.

CCMC 18.02.0452(5e) - Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements:
This project will have no adverse impact on City water or sewer infrastructure and will have a negligible impact on the storm drain infrastructure.

CCMC 18.02.0452(5f) – Will not adversely affect the health, safety and welfare of the public:
The project meets engineering standards for health and safety.
Earthquake faults: Within 500 feet of the proposed structure
FEMA flood zones: Flood Zone Shaded X
Site slope: The site is level

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permit) enumerated below and substantiated in the public record for the project.

1. Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter.

The subject property is in the Medium Density Residential ("MDR") master plan designation. The primary use of the MDR master plan designation is residential development. A detached accessory structure is ancillary to the existing primary single-family residence. The use is consistent with the Master Plan.

2. Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.

The proposed detached accessory structure is compatible with, and preserves the character and integrity of, adjacent properties and neighborhoods without any recommended mitigations. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed detached accessory structure is ancillary to the existing primary residence. The proposed detached accessory structure will not result in an increase in vehicular or pedestrian traffic beyond that which is already established for the existing single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

4. Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.

The proposed detached accessory structure will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the existing and proposed detached accessory structures will be consistent with the required setbacks of the SF1A zoning district and meet the requirements for an accessory structure as outlined in CCMC 18.05.055.

5. Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.

The proposed detached accessory structure is ancillary to an existing primary residence. The structure will not have an impact on public services or facilities as the property is currently served by police and fire protection and public water exists for the site. The proposed accessory structure will not change the need for public service or facilities beyond that of the existing single-family use.

6. Will not adversely affect the health, safety and welfare of the public.

The proposed detached accessory structure will not adversely affect the health, safety and welfare of the public. As proposed, the structure will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055. Prior to beginning construction, the applicant will be required to demolish the existing chicken coop and horse shelter and obtain a building permit for the 1,600 square foot accessory structure.

SPECIAL USE PERMIT (CCMC 18.02.0452) **FILE #** _____

CARSON CITY
PLANNING DIVISION

108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Engineering Project Impact Reports

FEE: $2450 (Major) / $2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

009-196-06

STREET ADDRESS:

4889 OAK ST CARSON CITY NV 89701

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

A 40' by 40' ~~ST METAL Building Slab on Grade~~ ~~[illegible]~~ by 16' Leg height Pre Fab metal building for non-habitable use. ~~[illegible]~~ Building is to be installed on Slab on grade as designs indicate. Building use is for motor vehical And Boat STorage.

RECEIVED
AUG 18 2026
CARSON CITY
PLANNING DIVISION

APPLICANT
Joseph Floyd
[redacted]
MAILING ADDRESS, CITY, STATE, ZIP
4889 OAK ST Carson City NV 89701
EMAIL ADDRESS
[redacted]

PROPERTY OWNER
Joseph Floyd
[redacted]
MAILING ADDRESS, CITY, STATE, ZIP
4889 OAK ST Carson City NV 89701
EMAIL ADDRESS
[redacted]

APPLICANT AGENT/REPRESENTATIVE
Bridgett Goebel
[redacted]
MAILING ADDRESS, CITY, STATE, ZIP
4889 OAK ST CARSON CITY NV 89701
EMAIL ADDRESS
[redacted]

PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)

I, JOSEPH FLOYD, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature Joseph Floyd Address 4889 Oak St. Carson City, NV 89701 Date 8/11/2026

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant's Signature Joseph Floyd Print Name JOSEPH FLOYD Date 8/11/2026

ATTACHMENT: FINDINGS OF FACT

Special Use Permit Application

Property Address: 4889 Oak St, Carson City, NV 89701

Proposed Project: 40' x 40' (16' eave height) detached prefabricated metal garage on concrete slab-on-grade for personal storage of a boat, personal motor vehicles, and tools.

Finding 1: Master Plan Compliance

CCMC 18.02.0452(5)(a): *The proposed use is in substantial compliance and in furtherance of the objectives and policies of the Carson City Master Plan as set forth in this chapter.*

Response:

The proposed project involves the construction of a detached accessory structure exclusively intended for private, non-commercial residential storage.

- **Master Plan Alignment:** The Carson City Master Plan promotes the orderly development of single-family residential properties, allowing property owners reasonable use of their land for accessory domestic structures.
- **Neighborhood Aesthetics:** Enclosing a boat, multiple vehicles, and maintenance equipment inside an enclosed structure keeps items out of public view, directly supporting the Master Plan's goal of maintaining clean, attractive, and clutter-free neighborhoods.
- **Non-Commercial Use:** The building will be strictly used for personal storage and workshop hobby tools. No commercial enterprise, business storage, or rental operations will occur.

Finding 2: Compatibility and Neighborhood Integrity

CCMC 18.02.0452(5)(b): *Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.*

Explanation Responses:

- **A. Adjoining Land Uses and Zoning:**
    - **North:** Roland Street, Multi-family residential properties (Condos).

- **West:** Oak Street, large wearhouses and storage units (see google earth pic provided).
- **East:** Adjoining single-family residential parcel.
- **South:** Open State-owned land / dry drainage corridor.

- **B. Compatibility and Mitigation of Nuisances:**
  - **Setbacks & Scale:** The building is situated well within required property lines (over 70 feet from Oak Street, over 35 feet from the eastern boundary, and over 30 feet from the southern state land boundary).
  - **Demolition & Clean-up:** The project includes demolishing and removing a dilapidated existing chicken coop and horse stable, improving overall site cleanliness.
  - **Operational Impacts:** Because the building is used solely for personal storage and contains no living quarters or commercial machinery, it will not generate continuous noise, vibration, dust, odors, fumes, or industrial glare color of metal building is "Sand" so that it blends in with the area.
- **C. Outdoor Lighting:**
  - **Not Applicable:** The proposed building will **not have electricity**, so no outdoor lighting fixtures will be installed. If exterior solar security fixtures are added in the future, they will be full cutoff, down-shielded fixtures compliant with Carson City dark-sky lighting standards.
- **D. Landscaping and Screening:**
  - Existing mature natural vegetation and property lines will remain. The large setbacks on all sides provide natural spatial buffering from adjacent rights-of-way and neighboring homes.
- **E. On-Site and Off-Site Improvements:**
  - Construction of a dedicated 24-foot-wide access driveway connecting from Oak Street directly to the garage entrance to accommodate vehicle access and emergency/fire turnaround needs.

Finding 3: Traffic Impacts

CCMC 18.02.0452(5)(c): *Will have little to no detrimental effect on vehicular or pedestrian traffic.*

Response:

The project will generate negligible to zero additional traffic:

- **Residential Accessory Function:** The garage will serve only the existing household for personal vehicle and boat parking. It will not generate customer trips, delivery truck traffic, or employee commutes.
- **Right-of-Way Capacity:** Oak Street and Roland Street easily support local residential traffic. A dedicated 24-foot driveway provides safe ingress and egress without blocking pedestrian movement along Oak Street.
- **Infrastructure Needs:** No additional sidewalks, walkways, turn lanes, or traffic signals are required.

Finding 4: Peaceful Enjoyment and Economic Value

CCMC 18.02.0452(5)(d): *Will not result in a detrimental impact on the use, peaceful enjoyment, economic value, or development of adjacent properties or the neighborhood in general.*

Response:

The proposed structure will preserve and enhance neighborhood property values and enjoyment:

- **Screening of Assets:** Housing recreational vehicles, boats, and equipment inside a clean, modern metal building eliminates outdoor yard storage, enhancing visual aesthetics for surrounding homes.
- **Generous Buffering:** The structure sits in the rear/side portion of the parcel, adjacent to undeveloped State Land to the south, placing bulk and height away from direct living areas of neighboring homes.
- **Quiet Passive Use:** As an unpowered, non-plumbed personal garage, activities inside are low-impact, passive, and will not disrupt the peaceful enjoyment of surrounding residences.

Finding 5: Public Services and Facilities

CCMC 18.02.0452(5)(e): *Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.*

Explanation Responses:

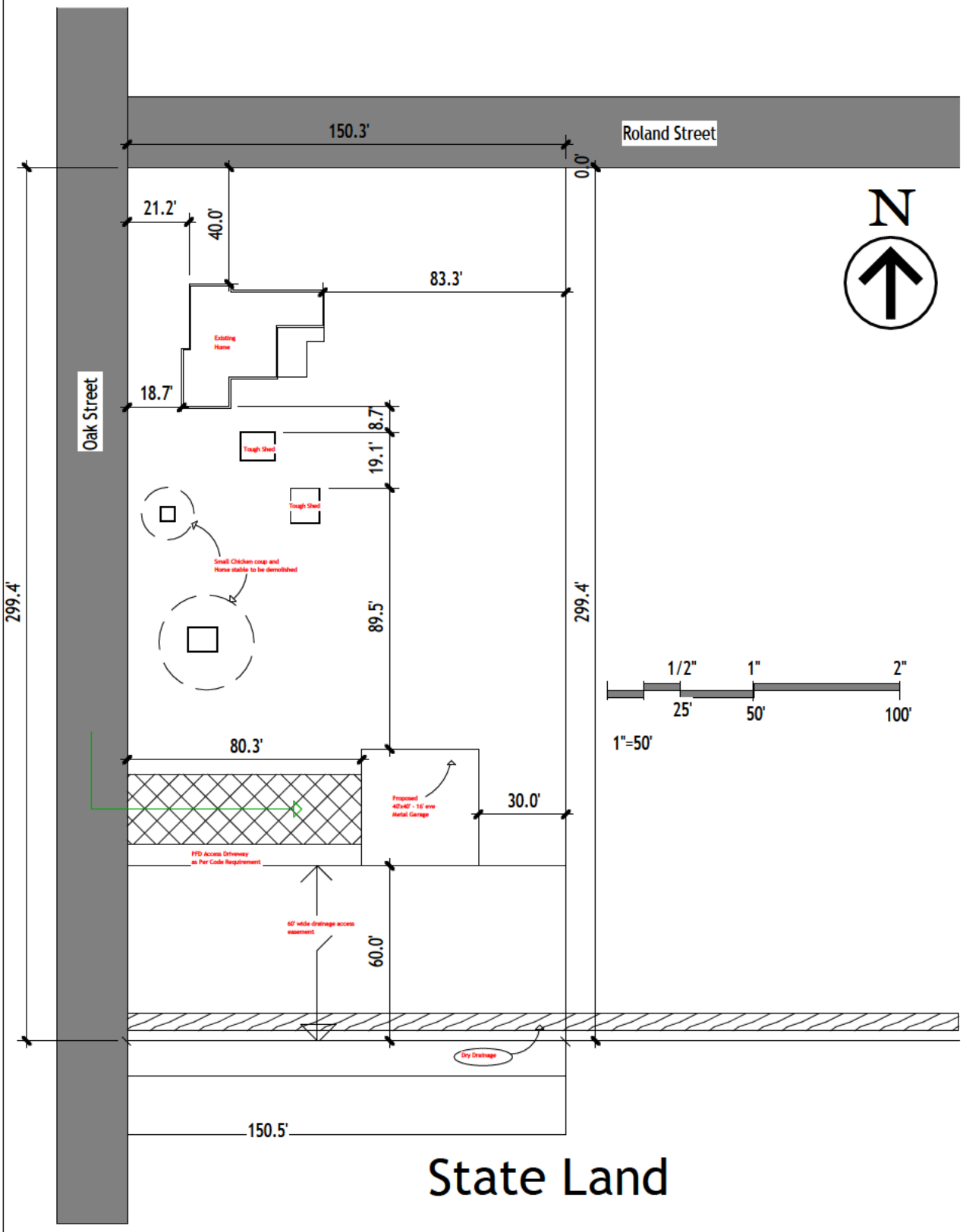
- **A. School District:**
    - The project is an unoccupied accessory storage building and will have zero impact on the Carson City School District or student enrollment.
- **B. Police and Fire Protection:**
    - The building does not increase human occupancy. A 24-foot-wide driveway provides direct, unobstructed fire department and emergency vehicle access from Oak Street.
- **C. Water Supply:**
    - **Not Applicable:** The building will **not have running water or plumbing.** No connection to municipal water or domestic wells is proposed.
- **D. Drainage Accommodation:**
    - Runoff from the 1,600 sq. ft. roof will shed onto the surrounding unpaved, permeable residential lot and drain naturally toward the south open ground/existing dry drainage channel, preventing storm drainage runoff onto adjacent private parcels or Oak Street. We will add gutter and BMP to mitigate erosion around the building
- **E. Sewage Disposal:**
    - **Not Applicable:** The building will **not contain bathrooms or plumbing fixtures**, requiring zero capacity from municipal sewer trunk lines or septic systems.
- **F. Road Improvements:**
    - No public road improvements are needed. The existing public right-of-way on Oak Street is adequate.
- **G. Sources of Information:**
    - Carson City Municipal Code (CCMC Title 18), property site plan dimensions, Carson City Assessor/GIS mapping records, and visual site analysis.

Finding 6: Will Not Adversely Affect the Health, Safety, and Welfare of the Public

Option 1: Comprehensive Narrative (Standard Application Attachment)

The proposed 40' × 40' (1,600 sq. ft.) prefabricated metal accessory building at 4889 Oak Street (APN 009-196-06) will not adversely affect the health, safety, or welfare of the public. The structure is designed and sited in full compliance with all applicable Carson City Municipal Code , including all required front, side, and rear yard setbacks.

The proposed 40' × 40' (16' eave) metal garage at 4889 Oak Street will not adversely impact public health, safety, or welfare. The non-combustible steel structure will be built on a concrete slab-on-grade foundation in full compliance with Carson City's adopted Building and Fire Codes, local wind/seismic/snow load engineering standards, and SF1A zoning setbacks. As an unconditioned, dry structure with no plumbing or electrical service, it poses minimal fire or environmental . The building is strictly for private, non-commercial indoor storage of a personal boat, vehicles, and tools, which eliminates outdoor clutter, prevents noise or traffic impacts, and preserves the visual integrity and welfare of the surrounding neighborhood.



State Land

Owner and Applicant: Joseph Floyd
Contact: 858-692-2008
Address: 4889 Oak St, Carson City NV 89701

Request: Build an 40' x 40' Prefab metal building on slab garage for storage of boat and other motorized Vehicles and tools

APN: 009-196-06
Location: 4889 Oak St Carson City
Master Plan Designation: LDR
Zoning: SF1A

Drawn By: Joseph Floyd

Scale 1" = 50'-0"

JOSEPH FLOYD

4889 OAK ST, CARSON CITY, NV 89701

(AHJ : CARSON CITY, NV)

40' X 40' X 16' LEG HT. (16'-6 1/2" EAVE HT.)

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.
2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE. E70XX UNLESS NOTED OTHERWISE ON PLANS.
3. LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL.
   HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE 1/4"-14 x 1" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
5. ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY.
6. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	IBC 2024 w/ NV amends
OCCUPANCY / USE GROUP:	U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	V B (ANY MATL - IBC 602.5)
RISK CATEGORY:	II
BUILDING FOOTAGE:	1600 SQ.FT
1. DEAD LOAD (D)	
COLLATERAL LOAD	2.0 PSF
2. ROOF LIVE LOAD (Lr)	Lr = 20 PSF
3. SNOW LOAD (S)	
GROUND SNOW LOAD	Pg = 43 PSF
THERMAL FACTOR	Ct = 1.2
EXPOSURE FACTOR	Ce = 1.0
ROOF SLOPE FACTOR	Cs = 1.0
FLAT ROOF SNOW LOAD	Pf = 36 PSF
SLOPED ROOF SNOW LOAD	Ps = 36 PSF
MINIMUM SNOW LOAD	Pm = 30 PSF
DESIGN SNOW LOAD	S = 36 PSF
FACTORED SNOW LOAD	0.7 S = 26 PSF
4. WIND LOAD (W)	
DESIGN WIND SPEED	V = 120 MPH
EXPOSURE	C
5. SEISMIC LOAD (E)	
Ss / S1	2.29/0.73
SDs / SD1	1.6/1.14
DESIGN CATEGORY	D
SITE CLASS	D
IMPORTANCE FACTOR	Ie = 1.00
L.F.R.S IN X DIR (TRANSVERSE)	
TYPICAL FRAME	O.M.F.
RESPONSE MOD. FACTOR	R = 3.50
F & B END FRAMES	O.M.F
RESPONSE MOD. FACTOR	R = 3.50
SEISMIC COEFFICIENT	CSx = 0.320
SEISMIC BASE SHEAR	VSx = 6035.00 LBF
L.F.R.S IN Z DIR (LONGITUDINAL)	
L & R SIDEWALLS	O.C.B.F
RESPONSE MOD. FACTOR	R = 3.25
SEISMIC COEFFICIENT	CSz = 0.345
SEISMIC BASE SHEAR	VSz = 6499.00 LBF

STRUCTURAL DRAWING INDEX

1 ..... COVER SHEET
2 ..... ELEVATIONS
3A ..... FOUNDATION PLAN, NOTES & DETAILS
3B ..... FOUNDATION DETAILS
4 ..... COLUMN LAYOUT PLAN
5A ..... FRAME SECTION & DETAILS
5B ..... FRAME SECTION DETAILS
6A ..... SIDE WALL FRAMING & DETAILS
6B ..... SIDE WALL FRRAMIN DETAILS
7A ..... END WALL FRAMING & DETAILS
7B..... END WALL FRAMING DETAILS

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT	AUG 06 2026

STATEMENT OF SPECIAL INSPECTIONS	REQ'D	PERIODIC	CONTINUOUS
		P	C
STEEL FABRICATION & GENERAL FRAMING			
1. SHOP WELDING OF CONN. SLEEVES	Y	X	-
2. STRUCTURAL STEEL MATERIALS	Y	X	-
ANCHORAGE			
1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3B)	Y	X	-
THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.			

AAA ENGINEERING
CIVIL + STRUCTURAL

Rafael D Salgado
I have reviewed this document
Toledo, OH
2026.08.06 16:18:15-04'00'

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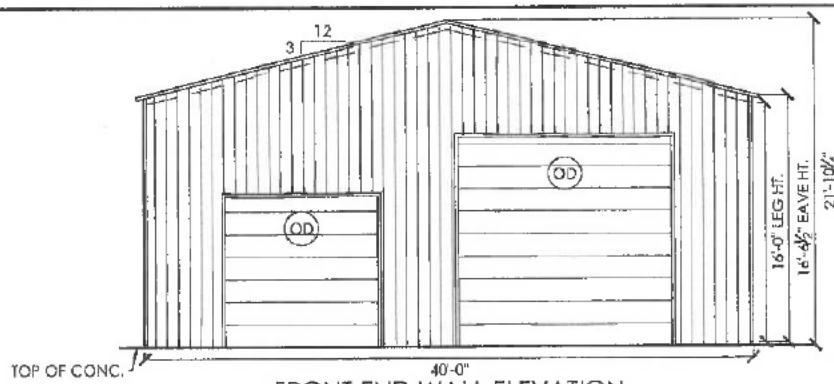
SHEET NO: 1 OF 7
PROJECT NO: 228-26-2068
DRAWN BY: BG
DATE: 8/6/2026
SHEET TITLE: COVER SHEET
LOCATION: 4889 OAK ST, CARSON CITY, NV 89701
PROJECT TITLE: JOSEPH FLOYD

METAL BUILDING MANUFACTURER
QUALITY CARPORTS INC.
Quality Carports, Inc.
1818 W 1700 N
Provo, UT 84651
Tel: 1-801-406-9508

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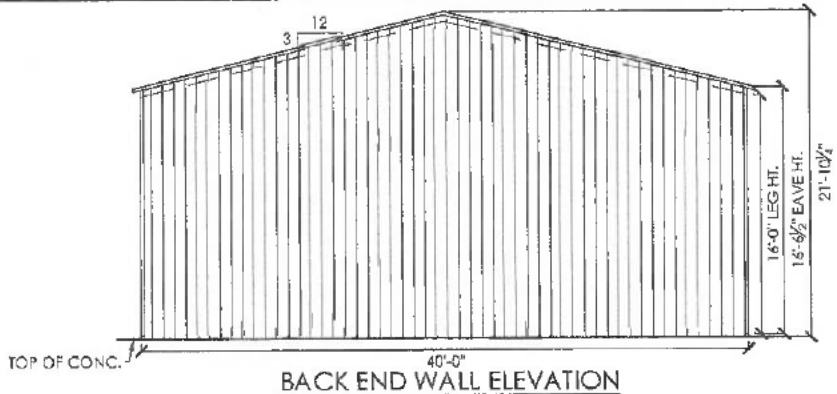
PROFESSIONAL ENGINEER - STATE OF NEVADA
RAFAEL D. SALGADO
CIVIL
No. 030661

EXPIRES: 06/30/2028
SIGNED : AUG 06 2026



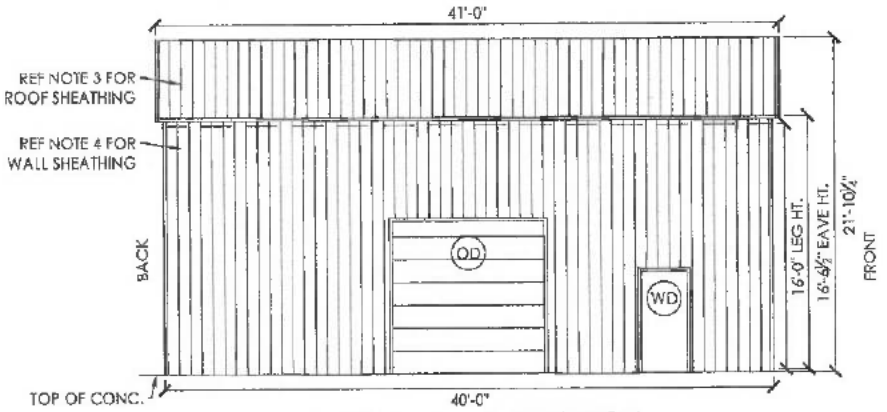
FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



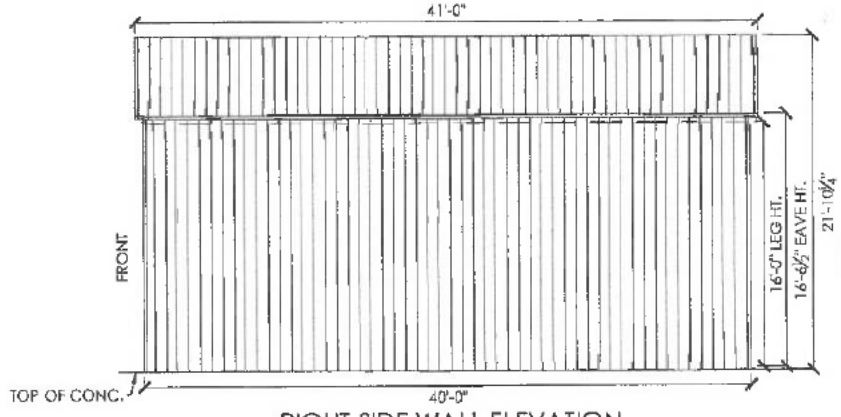
BACK END WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" STRATA** RIB - PER UES ER 0550 OR EQ. (REF. SHT S-1 FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT WALL SHEATHING SHALL BE: CLASS A RATED 29GA. **3/4" STRATA** RIB - PER UES ER 0550 OR EQ. (REF. SHT S-1 FOR PROFILE AND FASTENER SCHD.)
5. SHEATHING CONNECTIONS SHALL BE #12-14 X 3/4" SDS (PER UES-ER 0550 REQ.) W/ BONDED NEOPRENE WASHER PER ESR 2196.

LEGEND

(WD) WALK-IN DOORS (REF DOOR MFG)

(OD) OVER HEAD / ROLL-UP DOOR (REF DOOR MFG)

NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

NOTE 2: LOC OF WALK-IN DOORS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

SHEET NO: 2 OF 7

PROJECT NO: 228-26-2068

DRAWN BY: BG

DATE: 8/6/2026

SHEET TITLE: ELEVATIONS

LOCATION: 4889 OAK ST, CARSON CITY, NV 89701

PROJECT TITLE: JOSEPH FLOYD

METAL BUILDING MANUFACTURER

QUALITY CARPORTS INC

Quality Carports, Inc.
1048 W 270 N
Payson, UT 84651
Tel: 1-801-466-9508

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PROFESSIONAL ENGINEER - STATE OF NEVADA
RAFAEL D. SALGADO
CIVIL
No. 030681

EXPIRES: 06/30/2028
SIGNED : AUG 06 2026

CONCRETE ANCHORAGE	
2A	(2) 1/2"Ø x 7" LG. STRONG-BOLT 2 EXPANSION ANCHOR (PER ESR 3037)

ANCHORAGE NOTES:

1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

E.D. - ANCHOR EDGE DISTANCE:	MIN. 4" OR U.N.O.
H. - ANCHOR HOLE DEPTH:	MIN. 3.00"
D. - CONCRETE EMBEDMENT DEPTH:	MIN. 2.75"
SPACING BETWEEN (2) ANCHORS:	MIN. 2.75" OR U.N.O.

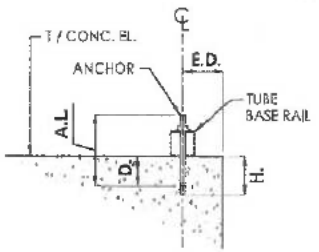
2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.

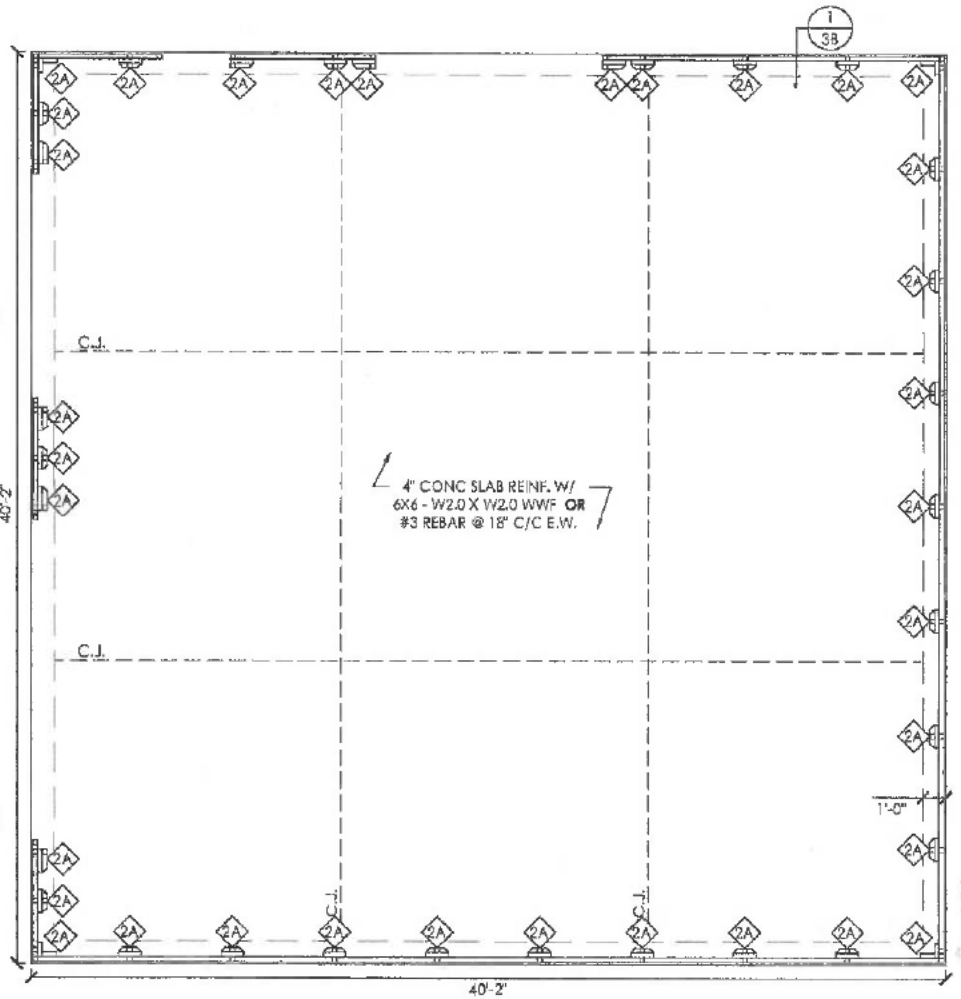
FOUNDATION NOTES:

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (2) ANCHORS PER POST.
3. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
4. MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. *HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.*
5. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
6. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL. SPECIAL INSPECTION IS NOT REQUIRED AS ALL CONC FOUNDATION DESIGN IS BASED ON A MAX COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.



ANCHORAGE DETAIL

SCALE: NTS



FOUNDATION PLAN

SCALE: 3/16" = 1'

SHEET NO: 3A OF 7

PROJECT NO: 228-26-2068

DRAWN BY: BG

DATE: 8/6/2026

SHEET TITLE: FOUNDATION PLAN & NOTES

LOCATION: 4889 OAK ST, CARSON CITY, NV 89701

PROJECT TITLE: JOSEPH FLOYD

METAL BUILDING MANUFACTURER

QUALITY CARPORTS INC.
Quality Carports, Inc.
1018 W 170 N
Payson, UT 84651
Tel: 1-801-406-9508

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RAFAEL D. SALGADO
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No. 030681

EXPIRES: 06/30/2028
SIGNED : AUG 06 2026


Untitled Map
Write a description for your map.
Legend
4889 Oak St
Bali Express
Freedom the Eagle
E Roland St
4889 Oak St
700 ft
N
Google Earth
Image Landsat / Copernicus

STAFF REPORT

Report To: Planning Commission **Meeting Date:** October 28, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0156** For Possible Action: Discussion and possible action regarding an application from Cleary Building Corp ("Applicant") for a special use permit ("SUP") to allow for the construction of a 3,458-square-foot (64 foot x 54 foot) detached metal accessory structure to be used as a garage and carport for the storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 99 East Bonanza Drive, Assessor's Parcel Number ("APN") 008-045-02. (Heather Manzo, hmanzo@carsoncity.gov).

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion
I move to approve special use permit LU-2026-0156 based on the findings and subject to conditions of approval contained in the staff report.

Board's Strategic Goal
Quality of Life

Previous Action
See attached staff report for background and analysis.

Background/Issues & Analysis
See attached staff report for background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation
CCMC 18.02.0452 (Special Use Permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential Districts Density and Dimensional Standards), 18.05.055 (Accessory Structures)

Financial Information
Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives
N/A

Attachment(s):

Staff Report for LU-2026-0156 (APPROVED).pdf

10.22.2026_Application Packet Redacted.pdf

Late Material 10.27.2026_Public Comment_LU-2026-0156_Redacted.pdf

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____
		_____

_____
(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 28, 2026

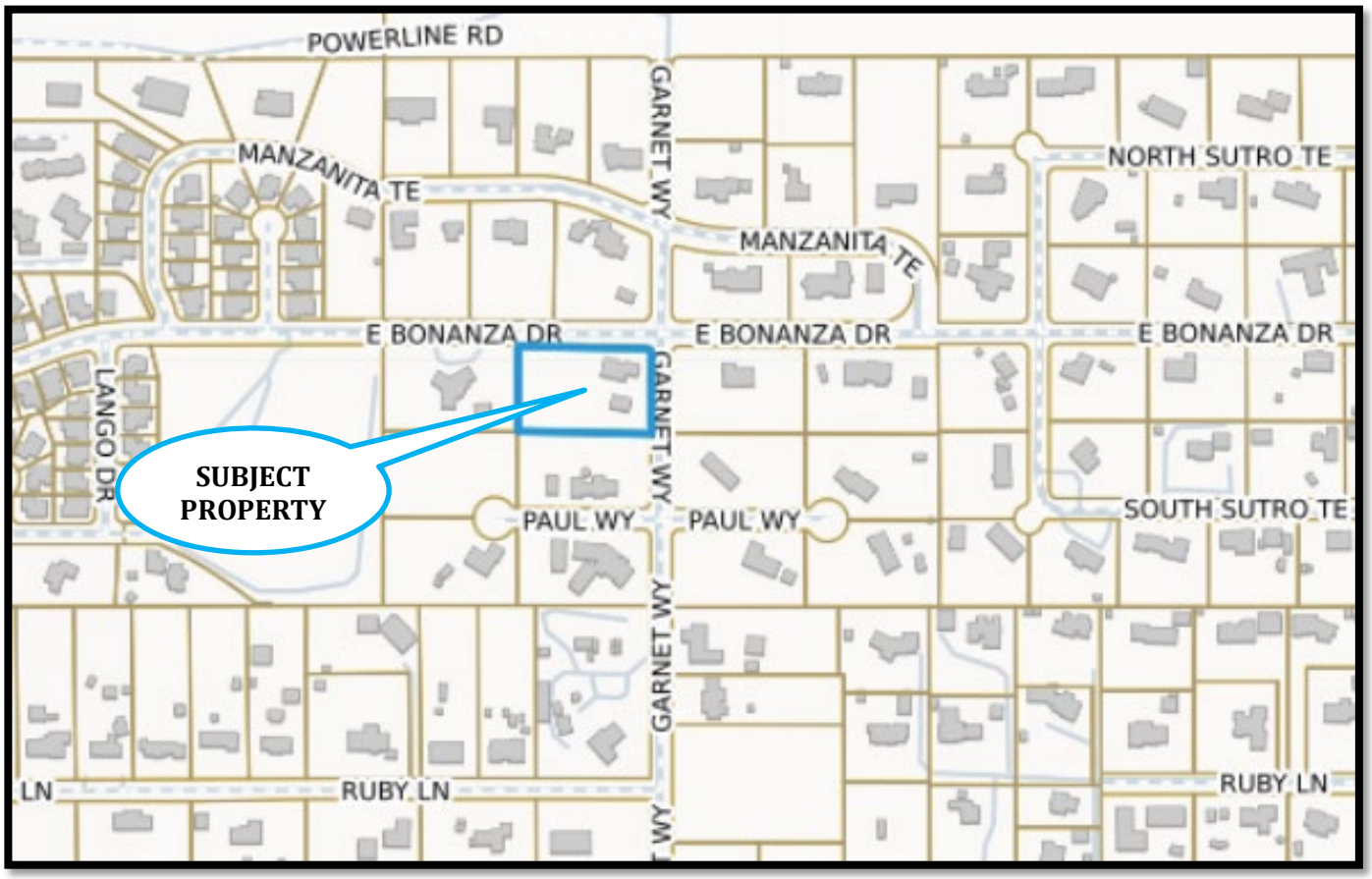
FILE NO: LU-2026-0156

STAFF AUTHOR: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding an application from Cleary Building Corp ("Applicant") for a special use permit ("SUP") to allow for the construction of a 3,458 square-foot (64 foot x 54 foot) detached metal accessory structure to be used for storage of personal items, with a cumulative square footage exceeding 100 percent of the size of the primary structure on property zoned Single Family 1 Acre ("SF1A") located at 99 East Bonanza Drive, Assessor's Parcel Number ("APN") 008-045-02. (Heather Manzo, hmanzo@carsoncity.gov).

PROPOSED MOTION: I move to approve special use permit LU-2026-0156 based on the findings and subject to conditions of approval contained in the staff report.

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 21 days of receipt of notification. If the Notice of Decision is not signed and returned within 21 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

2. The project shall be constructed or developed substantially in accordance with any site plans that are approved by the Planning Commission, including any modification that is made by the imposition of an additional condition by the Planning Commission.

3. The project shall conform to any other applicable provision of the Nevada Revised Statutes ("NRS") or Carson City Municipal Code ("CCMC").

4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Planning Commission approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

5. The detached structure size shall not exceed 3,456 square feet and total cumulative square footage of all detached accessory structures shall be limited to 4,032 square feet.

6. Any increase to the square footage or other changes to the approved plans will require additional review and may require an amendment to the special use permit ("SUP"). Any other detached accessory structures proposed for the site will require an amendment to this SUP prior to construction.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.0452 (Special Use Permits), 18.04.045 (Single-family 1 Acre), 18.04.190 (Residential Districts Density and Dimensional Standards), 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential

PRESENT ZONING: Single Family 1 Acre ("SF1A")

KEY ISSUES: Will the proposed detached metal accessory structure have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:
NORTH: SF1A / Single family residence
EAST: SF1A / Single family residence
SOUTH: SF1A / Single family residence
WEST: SF1A / Single family residence

ENVIRONMENTAL INFORMATION:
1. FLOOD ZONE: Zone X Shaded
2. EARTHQUAKE FAULT: No faults are shown on this lot.
3. SLOPE/DRAINAGE: The site contains a downslope from the north to south, however the area proposed for development is generally level.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 1.52 acres
2. PROPOSED STRUCTURE SIZE: 3,456 square feet
3. PROPOSED STRUCTURE HEIGHT: 26.33 feet tall
4. APPLICABLE SETBACKS:

Required	Proposed
Front: 30 feet	Front: 57 feet
Street Side: 20 feet	Street Side: 172 feet
Side: 15 feet	Side: 61 feet
Rear: 30 feet	Rear: 64 feet

DISCUSSION:

CCMC 18.05.055 (Accessory Structures) outlines design standards that apply to all detached accessory structures and those located within the SF1A zoning district. The existing single-family residence has an assessed floor area, including the attached garage, and attached covered patio of approximately 2,350 square feet. The Applicant is proposing to construct a 3,456 square foot detached metal accessory structure. There is a 576 square foot detached garage located on the southeast portion of the site. The total accessory structure square footage will be 4,032 square feet. Since the accessory structures are more than 1,000 square feet and more than 100 percent (172 percent) of the size of the primary structure, approval of an SUP is required.

The design standards and how the proposed accessory structure will meet these standards are addressed below:

a) The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located.

   The subject parcel is in a residential neighborhood with a minimum one-acre lot size. As is common in a large lot neighborhood, large, detached metal accessory structures used for the storage of personal items are part of the established neighborhood. The proposal is compatible with the established character of the neighborhood.

b) Building colors must match or complement the building materials and colors of the primary structure.

   The applicant has selected a charcoal roof and exterior walls with trim and wainscot in pewter that will complement the color on the primary structure and existing detached garage.

Per CCMC 18.02.0452, the Planning Commission has the authority to approve an SUP upon making each of the six required findings in the affirmative.

PUBLIC COMMENTS: Pursuant to CCMC 18.02.045, public notices were mailed to 30 property owners within 800 feet of the subject site on October 16, 2026. As of the writing of this report, no written comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 30, 2026, depending on the date of submission of the comments to the Planning Division.

AGENCY COMMENTS: The following comments were received from City departments. Comments have been incorporated into the recommended conditions of approval where applicable.

Engineering Division:

The Public Works Department, Development Engineering Division ("Development Engineering") has no preference or objection to the special use request provided that the following condition of approval is met:

- Including installing a compliant driveway apron and a paved driveway that is a minimum of 20' in length from the right-of-way.

Discussion:
Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.0452, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.0452(5a) - Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter:
The request is not in conflict with any Engineering Master Plans.

CCMC 18.02.0452(5b) – Compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-ow-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare:
Development Engineering has no comment on this finding.

CCMC 18.02.0452(5c) - Will have little to no detrimental effect on vehicular or pedestrian traffic:
The project will not have an adverse impact on vehicular and pedestrian traffic.

CCMC 18.02.0452(5d) - Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general:
Development Engineering has no comment on this finding.

CCMC 18.02.0452(5e) - Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements:
This project will have no adverse impact on City water or sewer infrastructure and will have a negligible impact on the storm drain infrastructure.

CCMC 18.02.0452(5f) – Will not adversely affect the health, safety and welfare of the public:
The project meets engineering standards for health and safety.
Earthquake faults: Within 500 feet of the proposed structure
FEMA flood zones: Flood Zone Shaded X
Site slope: The site where development of the structure is proposed is level

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 18.02.0452 (Special Use Permit) enumerated below and substantiated in the public record for the project.

1. Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter.
The subject property is in the Medium Density Residential ("MDR") master plan designation. The primary use of the MDR master plan designation is residential development. A detached accessory structure is ancillary to the existing primary single-family residence. The use is consistent with the Master Plan.

2. Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.
The proposed detached accessory structure is compatible with, and preserves the character and integrity of, adjacent properties and neighborhoods without any recommended mitigations. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.
The proposed detached accessory structure is ancillary to the existing primary residence. The proposed detached accessory structure will not result in an increase in vehicular or pedestrian traffic beyond that

which is already established for the existing single-family residential use and will therefore have little or no detrimental effect on vehicular or pedestrian traffic.

4. Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.

The proposed detached accessory structure will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the existing and proposed detached accessory structures will be consistent with the required setbacks of the SF1A zoning district and meet the requirements for an accessory structure as outlined in CCMC 18.05.055.

5. Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.

The proposed detached accessory structure is ancillary to an existing primary residence. The structure will not have an impact on public services or facilities as the property is currently served by police and fire protection and public water exists for the site. The proposed accessory structure will not change the need for public service or facilities beyond that of the existing single-family use.

6. Will not adversely affect the health, safety and welfare of the public.

The proposed detached accessory structure will not adversely affect the health, safety and welfare of the public. As proposed, the structure will be consistent with the required setbacks of the SF1A zoning district and meets the requirements for an accessory structure as outlined in CCMC 18.05.055. Prior to beginning construction, the applicant will be required to obtain a building permit for the 3,456 square foot accessory structure.

SPECIAL USE PERMIT (CCMC 18.02.0452) **FILE #** LU-2026-0156

CARSON CITY
PLANNING DIVISION

108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180
Email: planning@carsoncity.gov

SUBMITTAL PACKET – Email completed packet to planning@carsoncity.gov or submit one unbound original and a CD or USB drive with complete application in PDF:

- ✓ Application Form
- ✓ Detailed Written Project Description
- ✓ Site Plan
- ✓ Building Elevation Drawings and Floor Plans
- ✓ Special Use Permit Findings
- ✓ Engineering Project Impact Reports

FEE: $2450 (Major) / $2200 (Minor), plus Noticing Fees

*Fees and 12 unbound copies of the complete packet due after application is deemed complete by staff

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

PROJECT INFORMATION

PROJECT'S ASSESSOR PARCEL NUMBER(S):

008-045-02

STREET ADDRESS:

99 E Bonanza Dr Carson City NV

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

New Pole Structure 3458# at 99 Bonanza Dr Carson City, NV. 89706 New Structure is Larger then the primary Structure.

RECEIVED
SEP 16 2026
CARSON CITY
PLANNING DIVISION

APPLICANT Cleary Building Corp	[redacted]
MAILING ADDRESS, CITY, STATE, ZIP 1674 Hwy 395 Minden NV 89423	
EMAIL [redacted]	
PROPERTY OWNER Erie's Rhonda Glick	PHONE # [redacted]
MAILING ADDRESS, CITY, STATE, ZIP 99 E Bonanza Drive	
EMAIL [redacted]	
APPLICANT AGENT/REPRESENTATIVE Cleary Building Corp Daniel Alacan	PHONE # [redacted]
MAILING ADDRESS, CITY, STATE, ZIP 1674 Hwy 395 Minden NV. 89423	
EMAIL ADDRESS [redacted]	
[redacted]	

PROPERTY OWNER'S AFFIDAVIT (Use additional page(s) if necessary for additional owners.)

I, Rhonda Glick, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Rhonda Glick — Signature

99 E Bonanza Dr. Carson City, NV 89706 — Address

9-16-26 ~~9-16-26~~ — Date

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant's Signature

Daniel Alacano — Print Name

9/16/2026 — Date

FINDINGS:

1. **Is in substantial compliance and in furtherance of the objectives and policies of the Carson City master plan as set forth in this chapter.**

The subject property is in the Low Density Residential ("LDR") master plan designation. The primary use of the LDR master plan designation is large lot residential development with densities of at least one acre per dwelling unit. A detached accessory structure is ancillary to the existing primary single-family residence. The use is consistent with the Master Plan.

2. **Is compatible with and preserves the character and integrity of adjacent properties and neighborhoods, or includes improvements or modifications onsite or within the public right-of-way which mitigate adverse construction impacts including, without limitation, noise, vibrations, fumes, odors, dust or glare.**

The proposed detached accessory structure is compatible with adjacent properties and neighborhoods. The proposed project will complement the single-family use of the site and will not generate adverse construction impacts including noise, vibrations, fumes, odors, dust or glare.

3. **Will have little or no detrimental effect on vehicular or pedestrian traffic.**

The proposed detached accessory structure will not result in an increase in vehicular or pedestrian traffic beyond that which is already established for the existing single-family residential use and will therefore have no detrimental effect on vehicular or pedestrian traffic.

4. **Will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.**

The proposed detached accessory structure will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or general neighborhood. As proposed, the existing and proposed detached accessory structures will be consistent with the required setbacks and meets the requirements for an accessory structure as outlined in CCMC 18.05.055.

5. **Will not overburden existing public services or facilities including, without limitation, schools, police or fire protection, water service, sewer service, public roads, storm drainage or other public improvements.**

The proposed detached accessory structure will not have an impact on public services or facilities as the property is currently served by police and fire. The proposed accessory structure will not change the need for public service or facilities beyond that of the existing single-family use.

6. **Will not adversely affect the health, safety and welfare of the public.**

The proposed detached accessory structure will not adversely affect the health, safety and welfare of the public.

OWNER INFORMATION

NAME:	GLICK, ERIC OWEN
MAILING ADDRESS:	99 E BONANZA DR CARSON CITY, NV 89706
STATUS:	CURRENT

SITE INFORMATION

A.P.N. 008-045-02
ACRES: 1.52
ZONING: SFR-1A

SETBACKS:
FRONT: 30'
BACK: 20'
STREET SIDE: 20'
SIDE: 15'

PROPOSED: 3456 SQ.FT DETACHED GARAGE & CARPORT

WUI HAZARD: MODERATE

OTHER CODES:

2024 NORTHERN NEVADA AMENDMENTS
2023 NEC
2024 IEBC
2024 IFC
2024 IMC
2024 INTERNATIONAL RESIDENTIAL CODE
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF NEVADA AND CARSON CITY

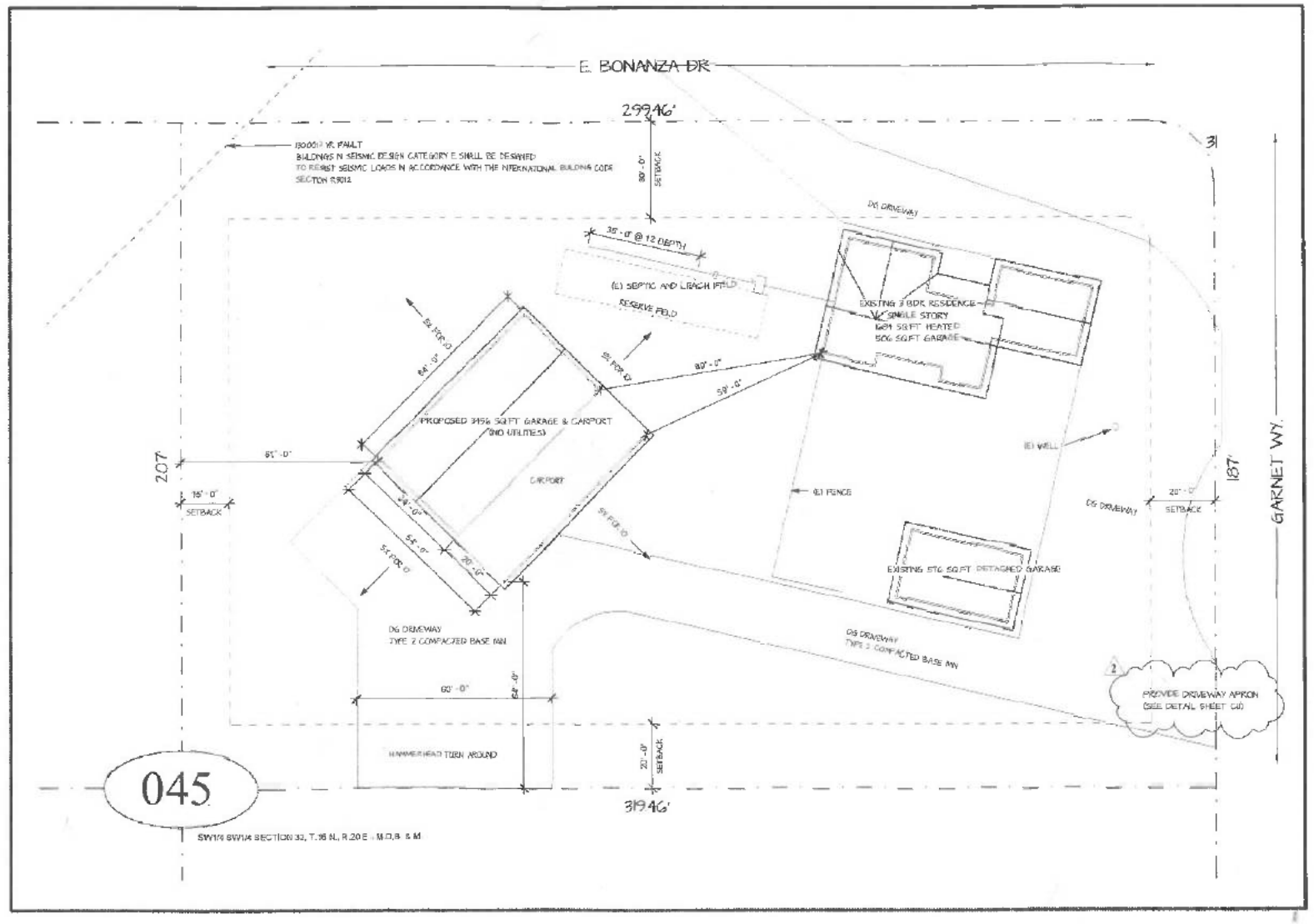
2

3 BDR. RESIDENCE.
HEATED = 1,604 SQ.FT
GARAGE = 576 SQ.FT
TOTAL = 2,180 SQ.FT

DETACHED GARAGE:
676 SQ.FT

TOTAL SQUARE FOOTAGE OF EXISTING STRUCTURES:
2,704 SQ.FT

PROPOSED DETACHED GARAGE:
GARAGE = 1,776 SQ.FT
COVERED PARKING = 1,220 SQ.FT
TOTAL = 3456 SQ.FT



SITE PLAN

SCALE: 1" = 20'-0"



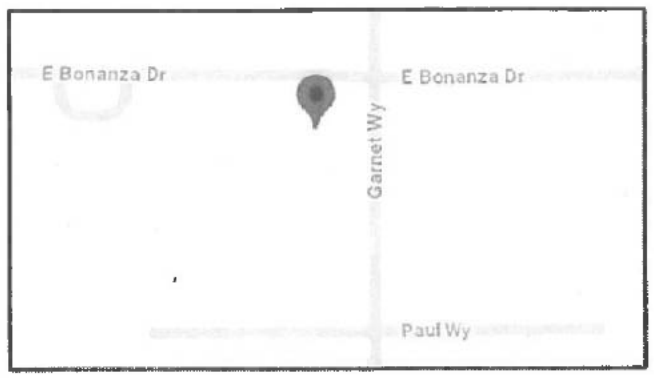
811

SAFETY IS IN YOUR HANDS.
EVERY DIG, EVERY TIME.

NOTES:

PLEASE MAINTAIN DEFENSIBLE SPACE WITHIN ZONES OF PROPOSED STRUCTURE

ZONE 0 (0-5 FEET)
THE EMBER-RESISTANT ZONE. REMOVE ALL COMBUSTIBLE MATERIALS, DEAD LEAVES, PINE NEEDLES, WOOD PILES, AND FLAMMABLE PLANTS AROUND STRUCTURES. USE NON-COMBUSTIBLE LANDSCAPING LIKE GRAVEL, PAVERS, OR CONCRETE.
ZONE 1 (5-30 FEET)
CLEAR DEAD VEGETATION, DRY GRASS, AND DEBRIS. TRIM TREE BRANCHES THAT EXTEND WITHIN 10 FEET OF CHIMNEYS OR ROOFS, AND KEEP GRASS MOWED SHORT.
ZONE 2 (30-100 FEET, OR PROPERTY LINE, WHICHEVER IS NEARER)
THE REDUCED FUEL ZONE. SPACE OUT TREES AND SHRUBS HORIZONTALLY AND VERTICALLY, REMOVE LADDER FUELS (VEGETATION UNDER TREES), AND KEEP ANNUAL GRASSES MOWED TO A MAXIMUM HEIGHT OF 4 INCHES.



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PEPE CIVIL ENGINEERING, LLC

10/07/2026

ORIGIN DATE 06/14/26

REVISION	DATE
2	10-07-2026

3456 S.F. DETACHED GARAGE
OWNER'S ERIC & RHONDA GLICK
99 E. BONANZA DR. CARSON CITY NV 89706
APN 008-045-02

PROJECT

CLEARY BUILDING LLC
P.O. BOX 830220 VERONA WI 53593
PH. 608-845-9700
NV LIC NO. 0042464 B-2

CONTRACTOR

JOB# 2608 DRAWN BY: WS

C1.0

1. ALL WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" (SPWC) AND THE "STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" (SDPWC) AS ADOPTED BY CARSON CITY. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR PUBLIC WORKS CONSTRUCTION FROM THE CARSON CITY PERMIT CENTER PRIOR TO THE START OF CONSTRUCTION.

2. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE CARSON CITY RIGHT-OF-WAY SHALL CONFORM TO SECTIONS 150 AND 152 OF THE SPWC AND PART 6 OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CARSON CITY ENGINEERING DIVISION PRIOR TO ANY STREET CLOSURES.

3. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "DIG ALERT" (811 OR 1-800-642-2444) AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION AND COMPLY WITH THE REQUIREMENTS OF NRS AND NAC 455 THROUGHOUT THE COURSE OF THE WORK. SEWER SERVICE LATERALS ARE NOT SHOWN OR STAKED BY CARSON CITY.

4. THE CONTRACTOR SHALL CALL THE CARSON CITY ENGINEERING DIVISION (775-887-2300) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL ONE (1) WORKING DAY PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST NAME THE PERMIT NUMBER AND THE DESCRIPTION USED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING FOR CITY CONTRACTED PROJECTS. THE CONTRACTOR SHALL SCHEDULE INSPECTIONS PER THE CONTRACT DOCUMENTS.

5. FINAL INSPECTIONS WILL BE PERFORMED BY CARSON CITY ENGINEERING DIVISION ACCORDING TO THE CARSON CITY INSPECTIONS AND TESTING PROCEDURES. NOTE: THESE PROCEDURES REQUIRE SUBMITTAL OF RECORD DRAWING PRINTS BY THE CONTRACTOR AND TEN (10) WORKING DAYS TO PREPARE A FINAL PUNCH LIST. ALL CONDITIONS OF THE FINAL INSPECTION MUST BE COMPLETED PRIOR TO EMAIL ACCEPTANCE OR ANY APPROVAL OF A CERTIFICATE OF OCCUPANCY BY THE CARSON CITY ENGINEERING DIVISION.

6. MODIFICATIONS TO ONE APPROVED PLANS REQUIRES REVIEW AND APPROVAL BY THE CARSON CITY ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL BY CARSON CITY ENGINEERING WILL REQUIRE REMOVAL AT THE CONTRACTOR'S EXPENSE.

7. THE APPROVED PLANS, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.

8. PLAN APPROVAL FOR SEWER AND WATER CONSTRUCTION SHALL EXPIRE ONE (1) YEAR FROM DATE OF APPROVAL UNLESS CONSTRUCTION WAS BEEN INITIATED. (CCMC 12.03.110(2), 12.31.040(2))

9. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR ACQUIRING A STORMWATER DISCHARGE PERMIT FROM THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) INCLUDING DEVELOPING, SUBMITTING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL INSTALL, PLACE AND MAINTAIN STORMWATER PROTECTION DEVICES IN COMPLIANCE WITH THE "NEVADA CONTRACTORS FIELD GUIDE FOR CONSTRUCTION SITE BEST MANAGEMENT PRACTICES" (MARCH 2003).

10. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR LOCATING EXISTING UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS AT THE PROPOSED POINTS OF CONSTRUCTION AND IN AREAS OF POSSIBLE CONFLICT WITH NEW UTILITY INSTALLATION, PRIOR TO SUBSEQUENT CONSTRUCTION. NOTHING IS REQUIRED, SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE CONFIRMING EXISTING IS FIELD AND THE INFORMATION SHOWN ON THE CONSTRUCTION PLANS, HE SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

11. THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF PROPER SHORING OF TRENCHES IN ACCORDANCE WITH OCCUPATIONAL SAFETY LAWS. THE DUTIES OF THE ENGINEER DO NOT INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY PLAN OR HEALTH CONSTRUCTION SITE.

12. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

NO	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTE 10,11,12	3/12	GENERAL NOTES	CARSON CITY
2	NOTE 3&9	4/25		DRAWING NO. C-5.1.1
APPROVED BY: JDS		4/25		DATE: APR 2025

1. NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED AND APPROVED BY CARSON CITY PUBLIC WORKS.

2. PORTLAND CEMENT CONCRETE (PCC) SHALL HAVE THE FOLLOWING CHARACTERISTICS: SHRINKAGE-REINFORCEMENT (AS A MINIMUM OF 1 POUND PER CUBIC YARD), 4000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, MINIMUM 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAXIMUM WATER/CEMENT RATIO OF 0.45, AIR ENTRAINMENT OF +5.0% SLUMP AT +/- 1.0 4 INCHES.

3. CONCRETE CURING AND JOINTING SHALL BE CONSTRUCTED IN ACCORDANCE WITH DRAWING C-2.1.1.

4. REINFORCING STEEL SHALL BE GRADE 60 AND HAVE 1-1/2 INCHES MINIMUM CLEAR COVER FROM FORMED SURFACES EXPOSED TO SOIL WATER OR WEATHER, AND 3 INCHES MINIMUM CLEAR COVER FROM SURFACES CAST AGAINST EARTH.

5. A MINIMUM SURFACE OF 6 FEET BY 6 FEET CLEAR AS REQUIRED WHEN DIRECTION OF TRAVEL MAY CHANGE AND A MINIMUM SURFACE OF 6 FEET CLEAR MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL IS REQUIRED WHERE DIRECTION OF TRAVEL IS NOT EXPECTED TO CHANGE. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC ARE FOUND WITHIN, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL BY THE CITY ENGINEER.

6. EXISTING CONCRETE SHALL BE REMOVED TO A NEAT SAWCUT LINE TO FULL DEPTH OF CONCRETE AT THE NEAREST CONTROL JOINT FOR ALL FLATWORK, AND TO THE NEAREST CONTROL JOINT FOR CURB AND GUTTER IF SAWCUT FOR REMOVAL IS WITHIN 4 FEET OF THE NEAREST CONTROL JOINT.

7. ALL AGGREGATE BASE SHALL BE TYPE 2, CLASS B, AND SHALL BE MECHANICALLY COMPACTED TO 95% COMPACTION.

8. NEW CONCRETE SHALL HAVE A HEAVY BROOM FINISH PERPENDICULAR TO SIDEWALK.

9. AC PAVEMENT EDGE SHALL BE FLUSH TO 1/4 INCH ABOVE THE LIP OF GUTTER.

10. NEW CONCRETE SHALL BE TREATED WITH POLYCURE, 2005 SILOXL SR-VENT BASED CURE & SEAL (O) APPROVED EQUAL) PROVIDED AND APPLIED PER MANUFACTURER'S RECOMMENDATIONS PER USE AS A WATER RETENTION CURING COMPOUND. THE CURING COMPOUND SHALL BE A SOLVENT BASED, CHLORIDE NON-YELLOWING COMPOUND, MEETING ASTM C309, TYPE 1, CLASS B.

11. NEW CONCRETE SHALL BE TREATED WITH IRAMACIDE SILANE (IB) 1 PENETRATING TREATMENT FOR APPROVED EQUALS PROVIDED AND APPLIED PER MANUFACTURER'S RECOMMENDATIONS FOR USE AS A SALT INHIBITING TIMING OF THE TREATMENT SHALL BE CONSISTENT WITH RECOMMENDATIONS FOR BOTH SAW WATER CURING COMPOUNDS. 2003. THE MANUFACTURER OF THE POLYCURING TREATMENT, CONTRACTOR TO CONTACT CITY'S INSPECTOR 24 HOURS PRIOR TO FIRST APPLICATION. INSPECTOR SHALL BE PRESENT DURING FIRST APPLICATION TO VERIFY APPLICATION RATE AND COVERAGE IS ACCEPTABLE.

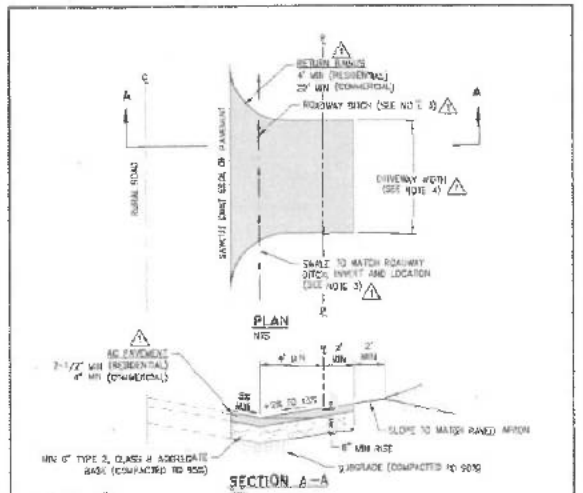
12. SIDEWALK PATCHES SHALL BE THE FULL WIDTH OF THE SIDEWALK TO THE NEAREST ORIGINAL JOINT.

13. DRIVING UTILITY BOXES AND VALVE COVERS LOCATED IN NEWLY CONSTRUCTED OR RE-CONSTRUCTED SIDEWALK AND DRIVEWAYS ARE TO BE REPLACED AND INSTALLED PER THE CARSON CITY STANDARD DETAILS. TRAFFIC SIGNAL AND FIBER OPTIC PULL BOXES THAT CANNOT MEET THE REQUIREMENTS OF DRAWING C-5.5.1 SHALL BE RELOCATED OUTSIDE OF THE DRIVEWAY. IN ALL CASES, THE DRIVEWAY MUST BE CONSTRUCTED SO THAT PULL BOXES AND OFFSET FROM THE FLOWLINE A MINIMUM OF 2 FEET.

14. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT ALL APPROACHES WITH CURB RETURNS.

15. RESIDENTIAL DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 12 FEET AND A MAXIMUM COMBINATION WIDTH OF 26 FEET. COMMERCIAL DRIVEWAYS SHALL HAVE A MINIMUM WIDTH OF 16 FEET FOR ONE-WAY TRAFFIC OR 20 FEET FOR TWO-WAY TRAFFIC AND A MAXIMUM WIDTH OF 34 FEET FOR LIGHT COMMERCIAL TRAFFIC OR 54 FEET FOR HEAVY COMMERCIAL AND INDUSTRIAL TRAFFIC.

NO	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	NOTES 10-13	3/25	SIDEWALK AND DRIVEWAY GENERAL NOTES	CARSON CITY
2	NOTES 4-6,9,14	9/25		DRAWING NO. C-5.2.1
	& 15			DATE
APPROVED BY: JDS		9/25		SEP 2025



NOTES:

1. AN LIFT OF AC PAVEMENT, A 6 INCH THICK PCC SLAB WITH 6 INCH WELDED WIRE FABRIC AND 6 INCHES OF SELECT GRANULAR BASE (COMPACTED TO 90%) MAY BE USED.
2. FOR USE IN RESIDENTIAL AND COMMERCIAL DRIVEWAYS WHERE NO EXISTING CURB AND GUTTER EXISTS ON THE SAME BLOCK.
3. IF USED, DRIVEWAY CULVERTS SHALL HAVE A MINIMUM PIPE DIAMETER OF 18 INCHES, OR MATCH UPSTREAM PIPE SIZES, WHICHEVER IS GREATER. HEADWALLS SHALL BE PROVIDED AT EACH END OF THE CULVERT. HEADWALL TO BE 6 INCHES THICK, EXTEND A MINIMUM OF 12 INCHES ABOVE THE TOP OF PIPE, AND 12 INCHES ON EITHER SIDE. FOOTING 24 TO BE BURIED A MINIMUM OF 24 INCHES BELOW THE BOTTOM OF PIPE AS MEASURED TO BOTTOM OF FOOTING, WHICH SHALL BE 8 INCHES THICK AND HAVE A MINIMUM WIDTH OF 24 INCHES. #4 REBAR SPACED AT A MAXIMUM OF 18 INCHES ON CENTER EACH WAY IS TO BE PLACED IN THE WALL AND FOOTING SECTIONS. A STRUCTURAL DESIGN IS REQUIRED FOR HEADWALLS WITH PIPES LARGER THAN 24 INCHES IN DIAMETER.
4. DRIVEWAY APRONS SHALL BE CONSTRUCTED IN COMPLIANCE WITH DRAWING C-5.2.1.

NO	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1	COMMERCIAL	9/25	AC DRIVEWAY APRON RURAL ROADS	CARSON CITY
	NOTE/SECTION M			DRAWING NO. C-5.2.6
APPROVED BY: JDS		9/25		DATE SEP 2025

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TEPA CASTLES ENGINEERING, LLC

10/07/2026

ORIGIN DATE 06/14/26

REVISION	DATE
2	10-07-2026

3456 S.F. DETACHED GARAGE
OWNERS: ERICK & RHONDA GLICK
99 E. BONANZA DR. CARSON CITY NV 89706
A.P.N. 008-045-02

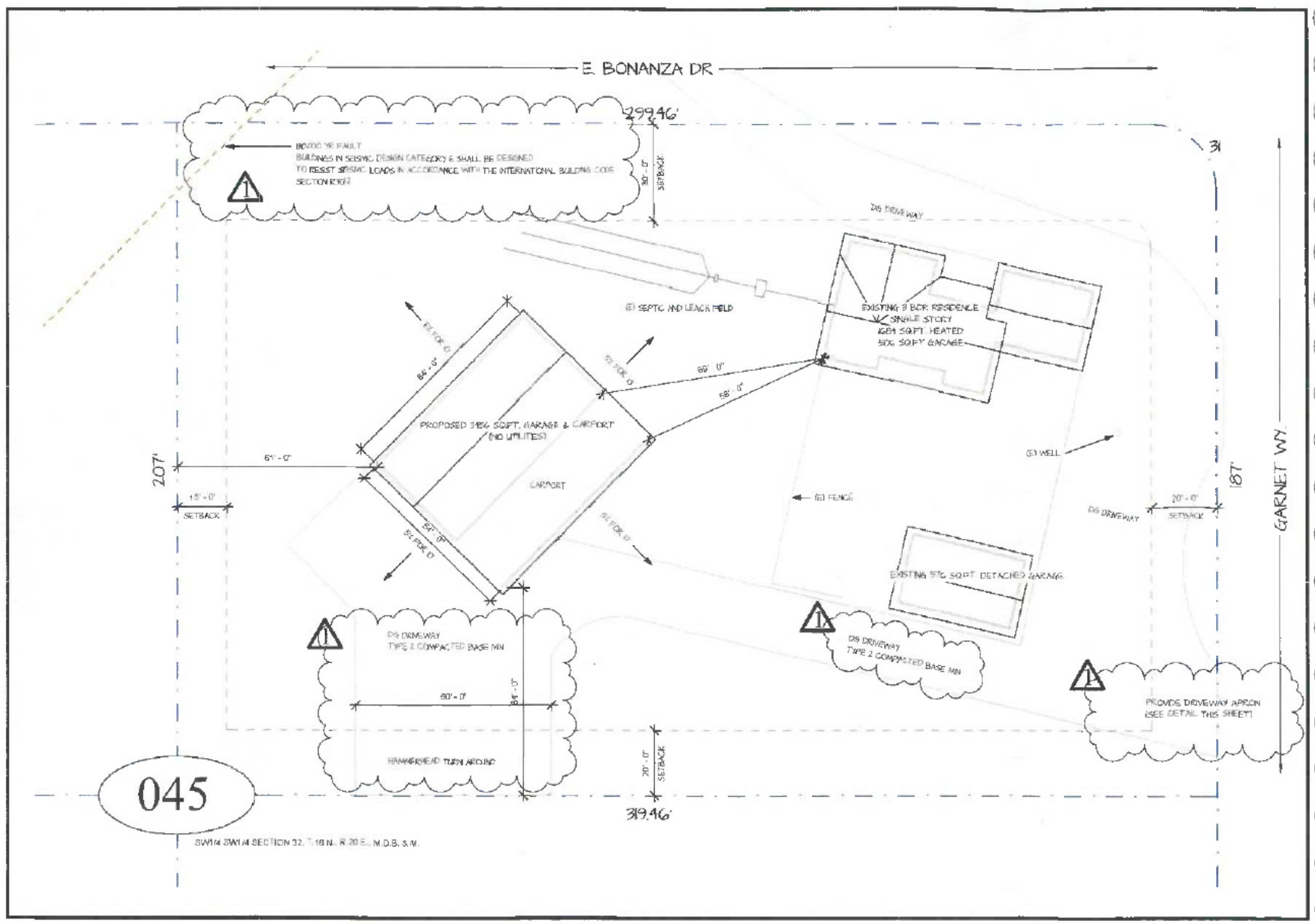
PROJECT

CLEARY BUILDING LLC
P.O. BOX 830220 VERONA WI 53593
PH. 608-845-9700
NV LIC NO. 0092464 B-2

CONTRACTOR

JOB# 26081 DRAWN BY: WS

C1.1



SITE PLAN

SCALE: 1" = 20'-0"

OWNER INFORMATION

NAME:	GLICK, ERIC OWEN
MAILING ADDRESS:	99 E. BONANZA DR. CARSON CITY, NV 89706
STATUS:	CURRENT

OTHER CODES:

2021 NORTHERN NEVADA AMENDMENTS
2023 NEC
2021 IEBC
2021 IFC
2021 IMC
2021 INTERNATIONAL RESIDENTIAL CODE
ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF NEVADA AND CARSON CITY

SITE INFORMATION

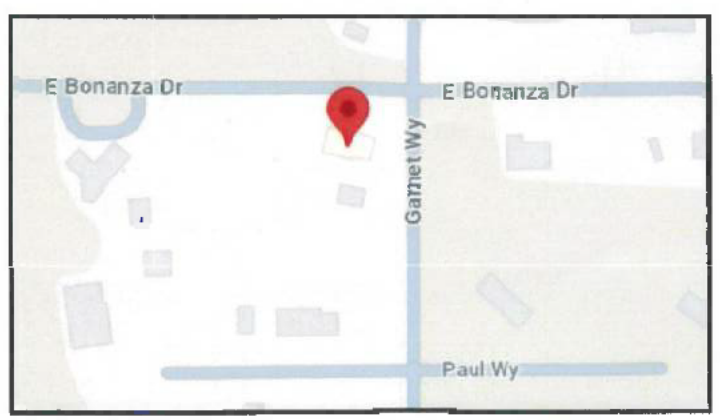
A.P.N: 008-045-02
ACRES: 1.52
ZONING: SFR-1A

SETBACKS:
FRONT: 30'
BACK: 20'
STREET SIDE: 20'
SIDE: 15'

PROPOSED: 3456 SQFT DETACHED GARAGE & CARPORT

WUI HAZARD: MODERATE

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.



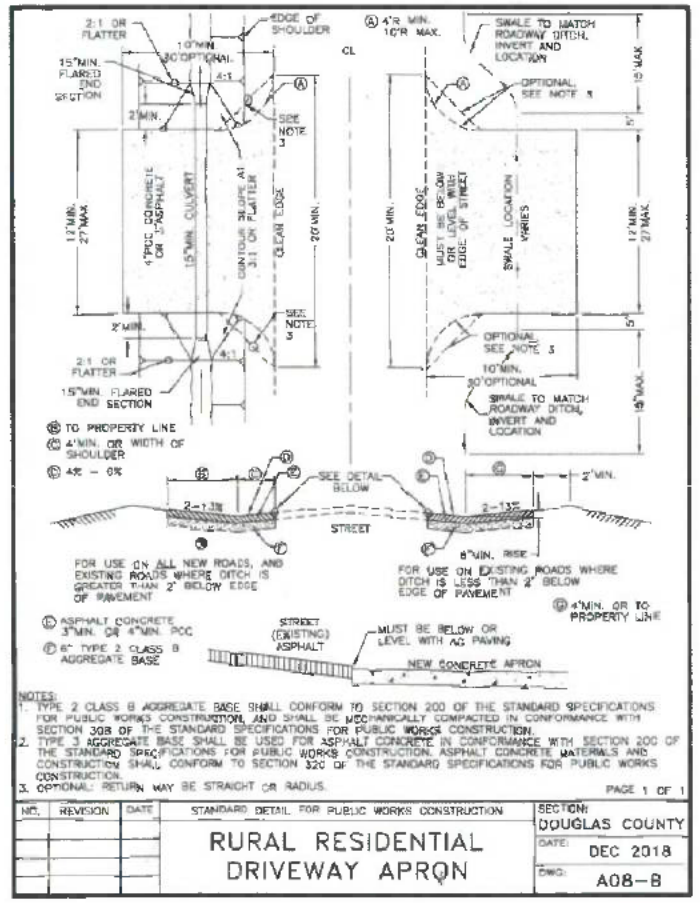
NOTES:

PLEASE MAINTAIN DEFENSIBLE SPACE WITHIN ZONES OF PROPOSED STRUCTURE

ZONE 0 (0-5 FEET)
THE EMBER RESISTANT ZONE REMOVE ALL COMBUSTIBLE MATERIALS DEAD LEAVES, PINE NEEDLES, WOOD PILES, AND FLAMMABLE PLANTS AGAINST STRUCTURES. USE NON-COMBUSTIBLE LANDSCAPING LIKE GRAVEL, PAVERS, OR CONCRETE

ZONE 1 (5-30 FEET)
CLEAN, DEAD VEGETATION, DRY GRASS, AND DEBRIS TRIM TREE BRANCHES THAT HANG WITHIN 10 FEET OF CHIMNEYS OR ROOFS AND KEEP GRASS MOWED SHORT

ZONE 2 (30-100 FEET, OR PROPERTY LINE WE IS NEAREST)
THE REDUCED FUEL ZONE SPACE OUT TREES AND SHRUBS HORIZONTALLY AND VERTICALLY, REMOVE LADDER FUELS (VEGETATION UNDER TREES), AND KEEP ANNUAL GRASSES MOWED TO A MAXIMUM HEIGHT OF 4 INCHES



TERRE CASTLES ENGINEERING, LLC
A Engineering and Planning Company
2327 TROON AV, STE #4002
CARSON CITY, NV 89703
Phone: (775) 315-4758 Fax: (775) 315-4759
email: terrecastlesengineering@gmail.com

GARY E. [illegible]
STATE OF NEVADA
No. 016540
PROFESSIONAL ENGINEER
09/17/2026

ORIGIN DATE 06/14/26

REVISION	DATE
1	09-17-2026

PROJECT

3456 S.F. DETACHED GARAGE
OWNERS ERICK & RHONDA GLICK
99 E. BONANZA DR. CARSON CITY NV 89706
A.P.N. 008-045-02

CONTRACTOR

CLEARY BUILDING LLC
P.O. BOX 930220 VERONA WI 53593
PH. 608-845-9700
NV LIC NO. 0092464 B-2

JOB#: 26091 DRAWN BY: WS

C1.0

THIS DOCUMENT IS INTENDED ONLY FOR USE ON THE PROJECT SPECIFIED IN THE TITLE BLOCK. NO WARRANTIES ARE IMPLIED EXCEPT FOR THIS PROJECT AND SPECIFIC LOCATION AUTHORIZED BY THIS ENGINEER.

GENERAL NOTES AND SPECIFICATIONS

1. The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.

2. This building is designed in accordance with the following codes and specifications:
   2024 International Building Code (IBC)
   2024 Edition Of "National Design Specifications for Wood Construction"

Risk Category:— II
Use Group(s) Classification:— U
Building Use:— Private Garage
Type of Construction:— Type VB
Building Area:— 3456 Sq. Ft.

Building Design Loads:
Snow Design Data:
Ground Snow Load (Pg):— 50 PSF
Snow Exposure Factor (Ce):— 1
Slope Factor (Cs):— 0.94
Thermal Factor (Ct):— 1.2
Snow Load Importance Factor (Is):— 1.0
Flat Roof Snow Load (Pf):— 42 PSF
Sloped Roof Snow Load (Ps):— 39.38 PSF
Unbalanced Snow Loads:— 11.8 PSF Windward
39.4 PSF Leeward
35.16 PSF Leeward surcharge
13.7 Ft. Width of surcharge

Wind Design Data:
Basic Design Wind Speed (V):— 120 MPH
Wind Exposure:— C
Design Internal Pressure Coefficient:— ± 0.18

REVISED SEISMIC DESIGN CATEGORY TO "E" 9/2/26

Earthquake Design Data:
Basic Seismic Force Resisting System:— Building Frame System/Light Frame Walls Sheathed with Wood Structural Panels or Steel Sheets
Design Base Shear:— 8101 LBS
Seismic Response Coefficient (Cs):— 0.282
Analysis Procedure Used:— Equivalent Lateral Force Procedure
Seismic Design Category:— E
Mapped Spectral Response Accelerations (S_s):— 254%g
(S_1):— 83%g
Spectral Response Coefficients (S_{DS}):— 1.693g
(S_{D1}):— 0.83g
Site Class:— D
Seismic Importance Factor (I_E):— 1.0
Response Modification Factor (R):— 6

3. All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot. AWPA U1, UC4B.

4. All nails are to be threaded hardened steel unless otherwise noted.

5. Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).

6. Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4"ø and frozen material.

7. Electrical work, heating, ventilating, air conditioning, plumbing, and site draining is not a part of this drawing and shall be installed as per applicable codes.

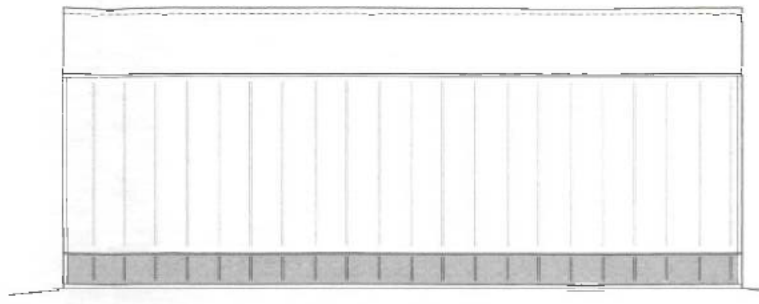
8. This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the IBC building code and Referenced Standard ASAE 486.1, an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

NOTE:
This building, as detailed, must be constructed 5 feet or more from any and all lot lines and 10 feet or more from any other buildings on the same lot. See IBC code and/or the local building official for exceptions.

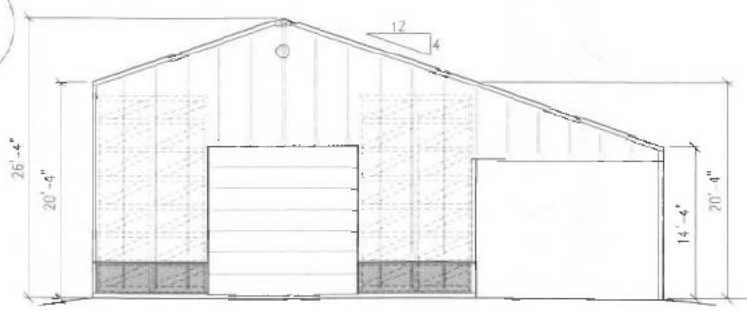
NOTE:
This document, as presented and sealed, is not intended to be, nor should it be construed as such, a complete building design. It is intended to represent just the building itself. It should also be noted that the designer is unaware of any subsoil investigation reports. Footings have been sized on assumed values as per note 8.0 under General Specifications and Notes. The designer excludes determination that the assumed soil conditions are present at the site. If a concrete floor will be installed, the design of the concrete floor is not part of these plans, nor is it intended to be. If shown, the concrete floor is only depicted to show its location with respect to related components of the building. The client or general contractor is encouraged to contract with other professional engineers or architects for the design of the concrete floor and its subgrade.

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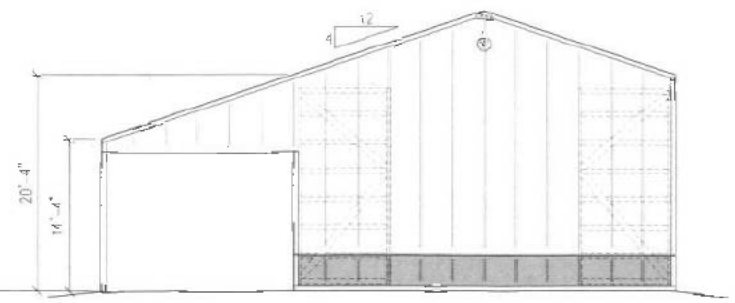
110. ELEVATIONS
120. FLOOR PLAN
125. ROOF FRAMING PLAN
130. TYPICAL SECTION - A
131. TYPICAL SECTION - B
140. SHEAR TRUSS BRACING DETAILS - A
141. SHEAR TRUSS BRACING DETAILS - B
150. HEADER DETAILS
160. DIAPHRAGM ACTION and MISC. DETAILS
170. TRUSS DIAGRAMS
171. TRUSS DIAGRAMS



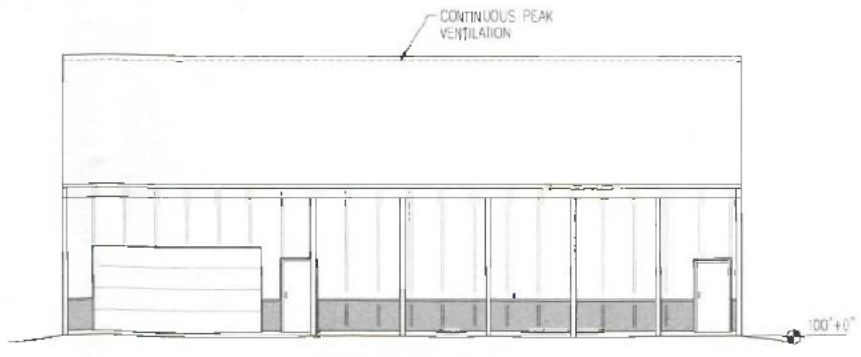
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

CLEARY BUILDING CORP.
100 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1	06/29/2026	MRC
2	9/17/26	KML
3		
4		

PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: ELEVATIONS

PROJECT NUMBER: 2026101242

SHEET NUMBER: 110

WHEN PRINTED ON 24"x36" PAPER SCALE IS 1/8"=1'-0"



Karl Lemmenes

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Date Printed: 9/17/2026 12:37 PM
Printed By: Karl H. Lemmenes

COLUMNS	COLUMN SIZE	HOLE DEPTH	HOLE DIAMETER	FOOTING SIZE	NUMBER OF COLUMNS REQUIRED
(A) CORNER	3-PLY 2x6x18'-0"	3'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	1
(B) CORNER	4-PLY 2x8x26'-0"	5'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	2
(C) CORNER	4-PLY 2x8x25'-0"	5'-7"	20"ø	10"x20"ø CONCRETE (SEE NOTE/DETAIL)	1
(D) HEADER POST	3-PLY 2x8x13'-0"	---	---	HEADER POST B.E.=7' 4 3/4"	1
(E) HEADER POST	3-PLY 2x8x11'-1"	---	---	HEADER POST B.E.=9' 3 1/4"	2
(F) SIDEWALL	3-PLY 2x6x18'-0"	4'-5"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	4
(G) DOOR	4-PLY 2x8x26'-0"	5'-10"	24"ø	AGCO FP-24 FOOTING PAD (SEE NOTE/DETAIL)	2
(H) SIDEWALL	4-PLY 2x8x26'-0"	5'-10"	24"ø	AGCO FP-24 FOOTING PAD (SEE NOTE/DETAIL)	4
(I) DOOR	4-PLY 2x8x26'-0"	6'-2"	30"ø	AGCO FP-24 FOOTING PAD WITH SACKCRETE (SEE NOTE/DETAIL)	1
(J) SIDEWALL	4-PLY 2x8x26'-0"	6'-6"	20"ø	10"x20"ø CONCRETE (SEE NOTE/DETAIL)	7
(K) VERT. BRACE	2-PLY 2x8x11'-10"	---	---	VERTICAL BRACE B.E.=14' 5 1/2"	1
(L) ENDWALL	3-PLY 2x8x27'-10"	5'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	4
(M) ENDWALL	3-PLY 2x8x29'-7"	5'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	2
(N) ENDWALL	3-PLY 2x8x32'-0"	5'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	1
(O) VERT. BRACE	3-PLY 2x6x4'-4"	---	---	VERTICAL BRACE B.E.=13' 0 1/2"	2
(P) CORNER	4-PLY 2x6x26'-0"	6'-5"	18"ø	9"x18"ø CONCRETE (SEE NOTE/DETAIL)	2
(Q) SIDEWALL	5-PLY 2x8x18'-0"	3'-10"	18"ø	4"x14"ø PRECAST CONCRETE FOOTING	1

BUILDING ACCESSORY SCHEDULE

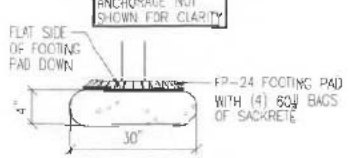
	ITEM	SIZE	B.E./T.E.	QTY	ROUGH OPENING & ACCESSORY FEATURES
1	SOLID WALK DOOR	3'-0"x6'-8"	B.E.=100' 4"	2	R.O. 3' 4 3/8"x6' 9 3/4", STANDARD, BRILLIANT, KNOB/KNOB LOCKSET, KEY/LATCH O.B., KEYED ALIKE
2	OVERHEAD DOOR	16'-0"x8'-0"	B.E.=100' 4"	1	I.D. =15' 11 1/2", HIGH LIFT, DOOR BY CLEARY SUB
3	OVERHEAD DOOR	14'-0"x14'-0"	B.E.=100' 4"	1	I.D. =13' 11 1/2", HIGH LIFT, DOOR BY CLEARY SUB

NOTES:
1. FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES PRIOR TO INSTALLING FRAME-OUTS.
2. ENDWALL COLUMNS ARE 3-PLY TO THE BUILDING EAVE HEIGHT AND 1-PLY FROM THERE TO THE ROOF PLANE.
3. END WALL 1 ON BUILDING 1 (SOUTH) – INSTALL STANDARD 15° SHAMROCK
4. END WALL 2 ON BUILDING 1 (NORTH) – INSTALL STANDARD 15° SHAMROCK
5. 2x4 CORNER BLOCKING TO BE INSTALLED AT ALL CORNERS AND OVERHEAD DOORS

NOTE:
87 TOTAL BAGS OF SACKCRETE REQUIRED FOR FOOTINGS AND COLUMN ANCHORAGE.

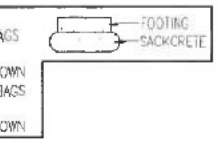
NOTE:
THE FOOTING PAD IS THE AGCO MOLDED COMPOSITE CIRCULAR FOOTING PAD (SEE ESR-2147).

NOTE:
ANCHORAGE NOT SHOWN FOR CLARITY.



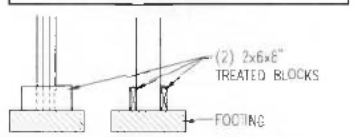
FOOTING PAD DETAIL

NOTE:
6"x18"ø CONCRETE = (2) 60# BAGS OF SACKCRETE PLACED UNDER 4'x14"ø PRECAST FOOTING AS SHOWN
10"x20"ø CONCRETE = (3) 60# BAGS OF SACKCRETE PLACED UNDER 4'x14"ø PRECAST FOOTING AS SHOWN



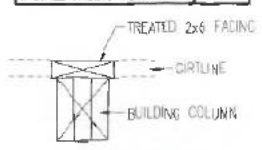
⬠ = ANCHOR COLUMNS WITH (6) 60# BAGS OF SACKCRETE AND (1) #4x12" REBAR FOR UPLIFT
△ = ANCHOR COLUMNS WITH (4) 60# BAGS OF SACKCRETE AND (1) #4x12" REBAR FOR UPLIFT
◇ = ANCHOR COLUMNS WITH (3) 60# BAGS OF SACKCRETE AND (1) #4x12" REBAR FOR UPLIFT
NOTE: COLUMN SETS ON TOP OF FOOTING – CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS.

⬡ = ANCHOR COLUMNS WITH (2) 2x6x8" TREATED BLOCKS ATTACHED TO COLUMN WITH (3) 20d NAILS PER EACH BLOCK FOR UPLIFT
NOTE: COLUMN SETS ON TOP OF FOOTING – CHECK COLUMN CHART FOR EXACT FOOTING SIZE REQUIREMENTS.

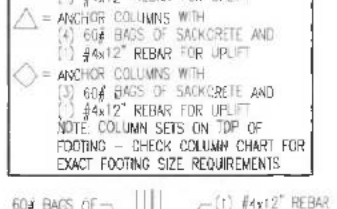


COLUMN ANCHOR DETAIL

NOTE:
FACE ALL OPEN BAY COLUMNS WITH 2x6 TREATED LUMBER ATTACHED TO COLUMN WITH (1) 20d NAIL AT 12" O.C. (STAGGERED).
(IF EAVE HEIGHT IS 14' OR TALLER, INSTALL FACING TO FOOTING)

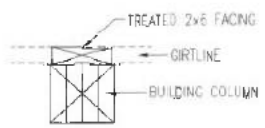


FACING DETAIL



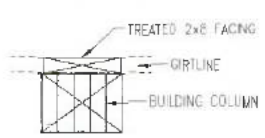
COLUMN ANCHOR DETAIL

NOTE:
FACE ALL OPEN BAY COLUMNS WITH 2x6 TREATED LUMBER ATTACHED TO COLUMN WITH (1) 20d NAIL AT 12" O.C. (STAGGERED).
(IF EAVE HEIGHT IS 14' OR TALLER, INSTALL FACING TO FOOTING)



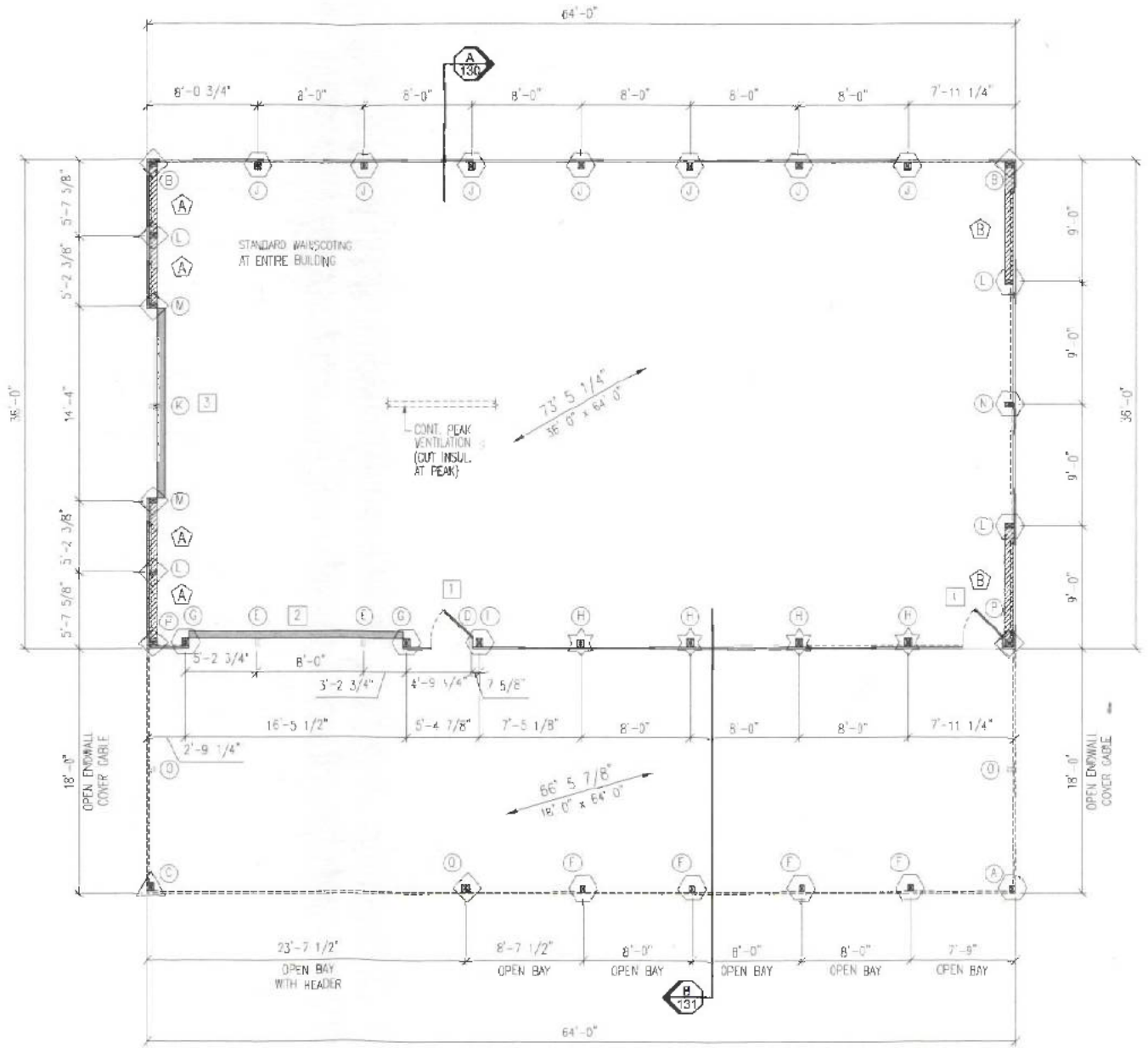
FACING DETAIL

NOTE:
FACE ALL OPEN BAY COLUMNS WITH 2x8 TREATED LUMBER ATTACHED TO COLUMN WITH (1) 20d NAIL AT 12" O.C. (STAGGERED).
(IF EAVE HEIGHT IS 14' OR TALLER, INSTALL FACING TO FOOTING)



FACING DETAIL

NORTH



CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1	06/29/2026	HRC
2		
3		
4		

PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: FLOOR PLAN

PROJECT NUMBER: 2026101242

SHEET NUMBER: 120

WHEN PRINTED ON 24"x36" PAPER SCALE IS 3/16"=1'-0"

HOWARD LEMMENES, No. 15708, STATE OF NEVADA, PROFESSIONAL ENGINEER, Exp 12/31/27, CIVIL

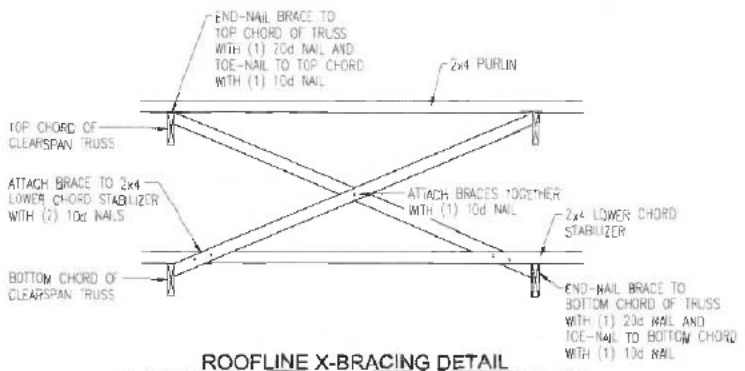
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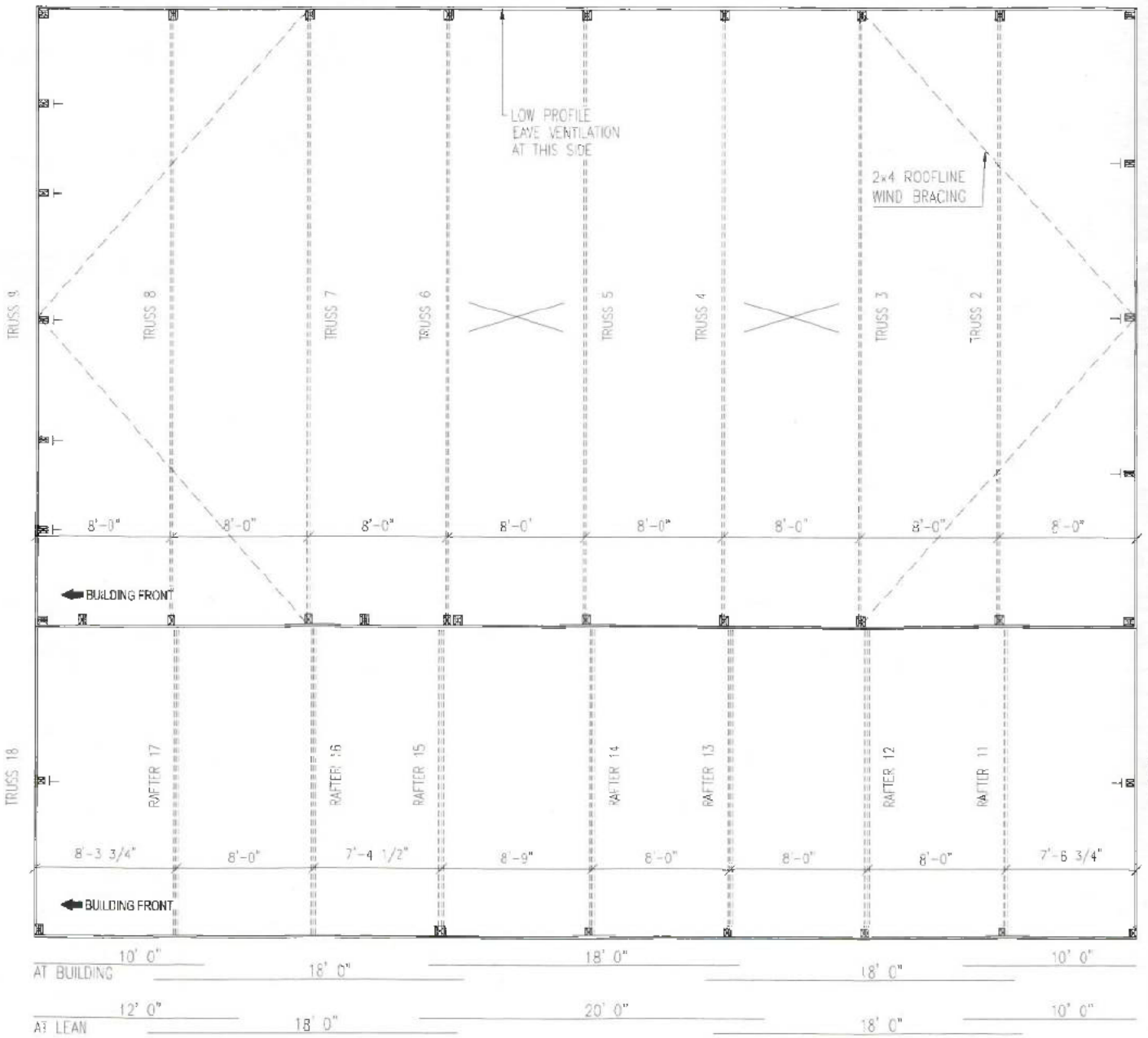
TRUSS INFORMATION

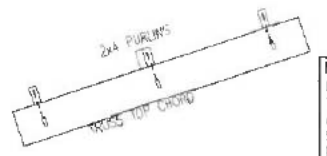
#	DESCRIPTION	SCREW PLACEMENT	HOLE
1	TB35-9SEW4WO-H12HEEL12OW	SCREWS TO THE BACK	HIGH
2	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE FRONT	HIGH
3	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE BACK	LOW
4	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE FRONT	HIGH
5	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE BACK	HIGH
6	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE FRONT	HIGH
7	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE BACK	LOW
8	TA35-9PLSC30STNOBOC4TRUSS12OW	SCREWS TO THE FRONT	HIGH
9	TB35-9SEW4WO-H12HEEL12OW	SCREWS TO THE FRONT	HIGH
10	TC18-4-8MONOPLSC30STNO4OC4TRUSS11SW	SCREWS TO THE BACK	HIGH
11	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE FRONT	HIGH
12	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE BACK	LOW
13	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE FRONT	HIGH
14	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE BACK	HIGH
15	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE FRONT	HIGH
16	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE BACK	LOW
17	DOUBLE RAFTER 2X12 SP 2400F-2.0E	SCREWS TO THE FRONT	HIGH
18	TC18-4-8MONOPLSC30STNO4OC4TRUSS115A	SCREWS TO THE FRONT	HIGH

NOTES:
1. 2x6 JACKBRACING AT ENDWALL COLUMNS (NOT NEEDED AT FULL LENGTH COLUMNS)
   ⊢ = LOCATION ON ROOF PLAN FOR JACKBRACING
2. 2x4 PURLIN BLOCKING AT ENDWALL TRUSSES
3. (><) = BAYS WITH 2x4 ROOFLINE X-BRACING

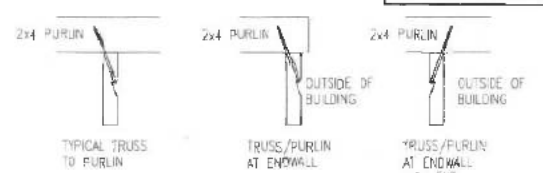


ROOFLINE X-BRACING DETAIL
X-BRACING IS ATTACHED TO LOWER CHORD STABILIZER

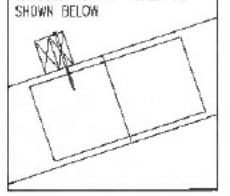




NOTE:
USE 6" HEX HEAD, 1/4"ø SCREW TO CONNECT PURLIN TO TRUSS. ALL PURLIN LAP NAILING TO REMAIN THE SAME PER STANDARD OR CONTINUOUS PURLIN DESIGN (NO 40d/50d NAIL OR TOE NAIL NEEDED FOR PURLIN TO TRUSS CONNECTION)



NOTE TO CREW:
IF A PURLIN LANDS ON A TRUSS PLATE, USE 1/4"ø x6" HEX HEAD SCREW AND INSTALL SCREW THROUGH TOP OF PURLIN AS SHOWN BELOW



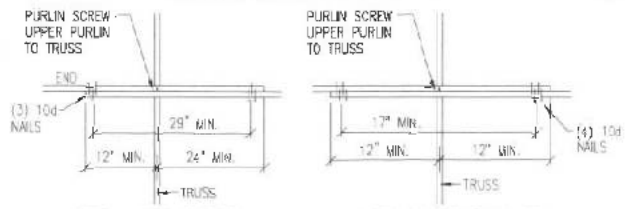
NOTE TO CREW:
WHEN SETTING TRUSSES START AT ENDWALL TRUSS NUMBER 1 AND MOVE TO TRUSS 2, THEN TRUSS 3, ECT.

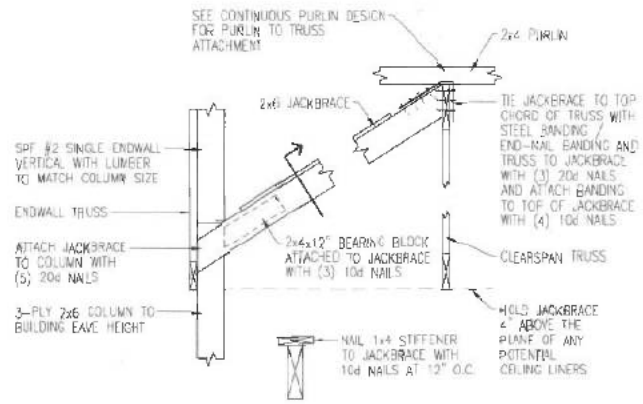
PURLIN ATTACHMENT DETAIL

—NORTH→

CONT. PURLIN DESIGN

CONSTRUCTION FOREMAN NOTE:
BE SURE TO MAINTAIN THE OVERALL LAP DISTANCE AND THE SPACING FROM PURLIN END TO CENTER OF TRUSS AS SHOWN

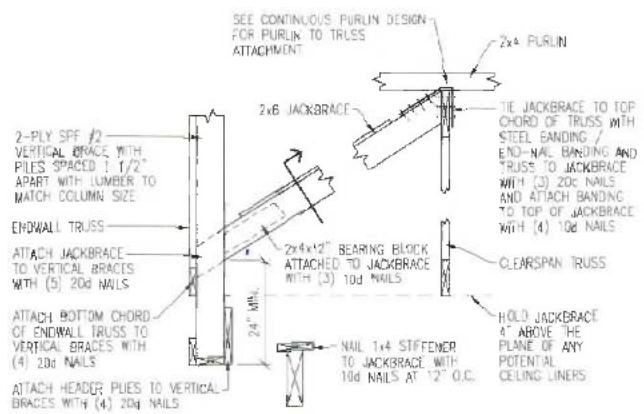




JACKBRACE DETAIL
AT ENDWALL COLUMNS

NOTE:
WHEN INSTALLING JACKBRACE UNITS OVER AN OVERHEAD DOOR FRAME-OUT, HOLD JACKBRACE UNIT UP 24" ABOVE DOOR WHALER

NOTE:
CENTER ONE JACKBRACE UNIT FOR OVERHEAD DOORS WIDER THAN 12' UP TO AND INCLUDING 20' WIDE. EVENLY SPACE TWO JACKBRACE UNITS FOR OVERHEAD DOORS MORE THAN 24' WIDE.



JACKBRACE DETAIL
AT OVERHEAD DOOR

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 573-6650

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: ROOF FRAMING PLAN

PROJECT NUMBER: 2026101242

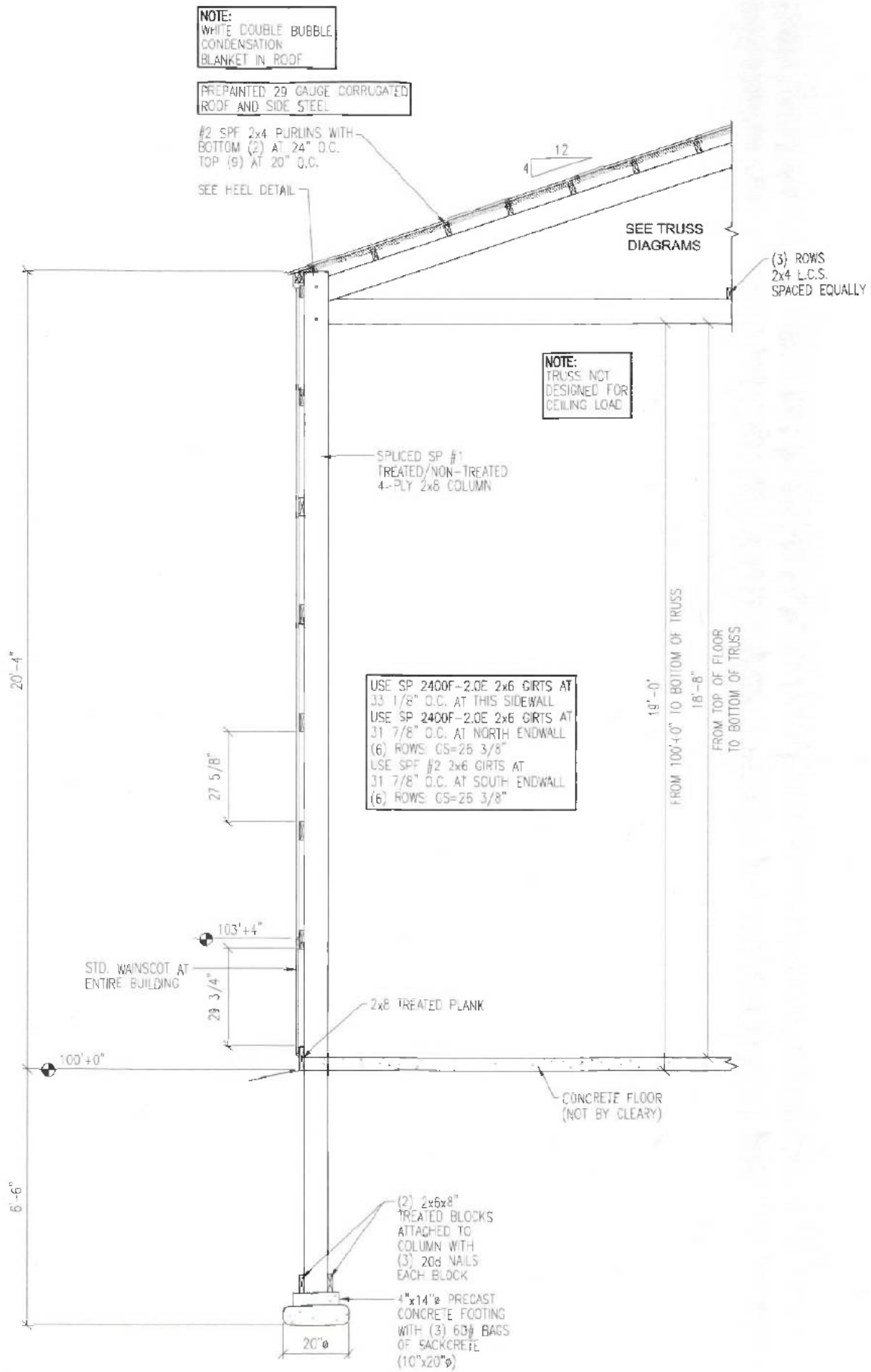
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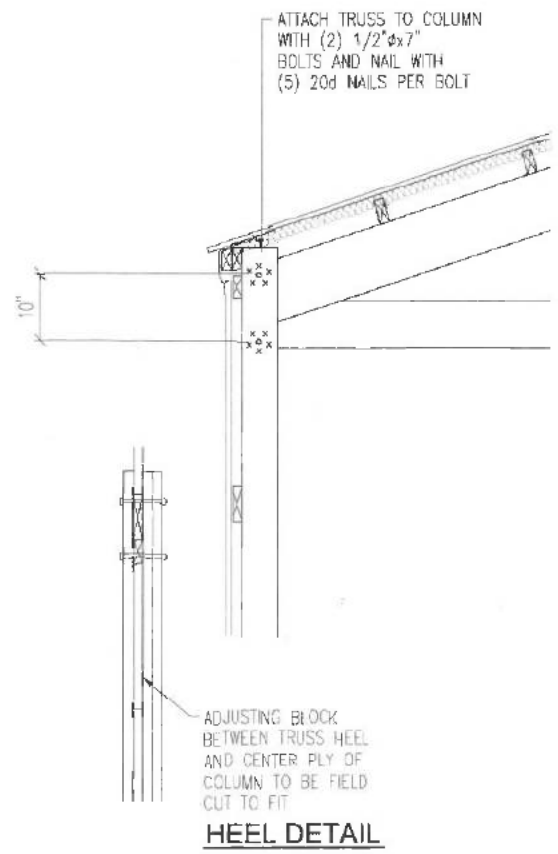
WHEN PRINTED ON 24"x36" PAPER SCALE IS 1/4"=1'-0"



9/17/2026

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HEEL DETAIL

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: TYPICAL SECTION - A

PROJECT NUMBER: 2026101242

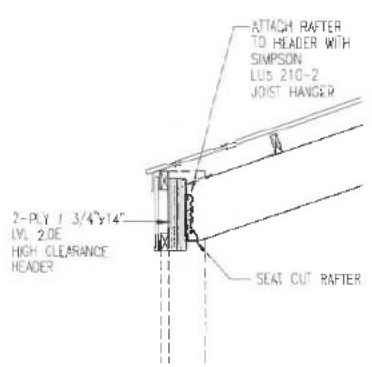
SHEET NUMBER: 130

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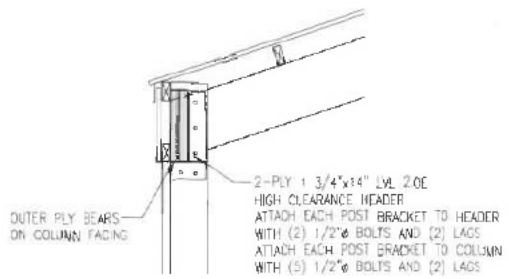
KARL HOWARD LEMMENES Exp 12/31/27 STATE OF NEVADA No. 25703

9/17/2026

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Printed By: Karl H. Lemmenes Date Printed: 9/17/2026 12:37 PM



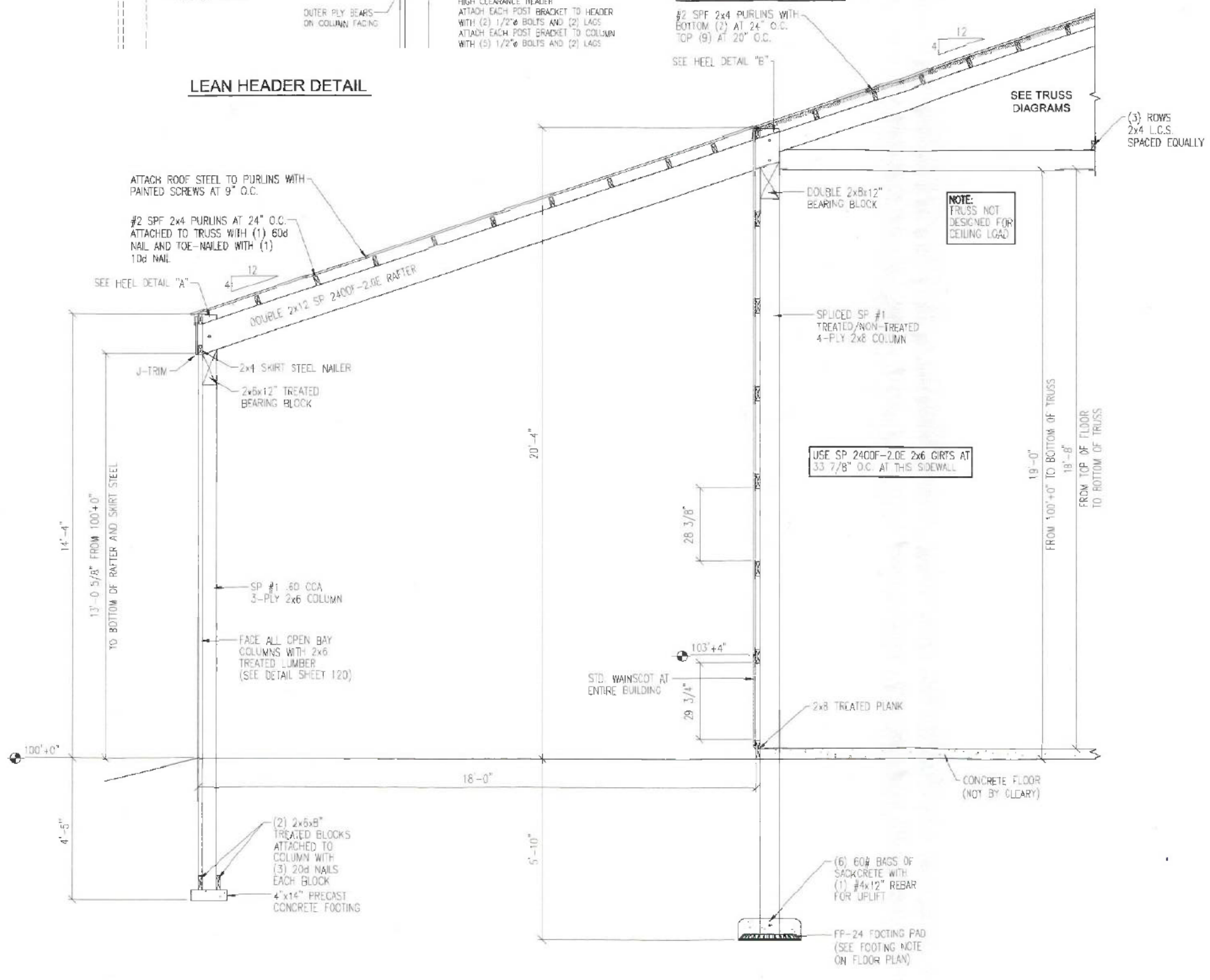
HANGER INSTALLATION NOTE:
ATTACH FACE MOUNT HANGER TO HEADER WITH (8) 10d NAILS AND TO RAFTERS WITH (6) 10d NAILS

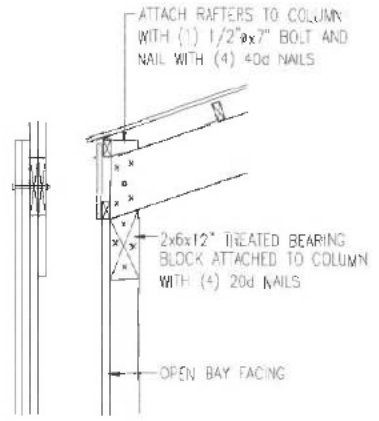


LEAN HEADER DETAIL

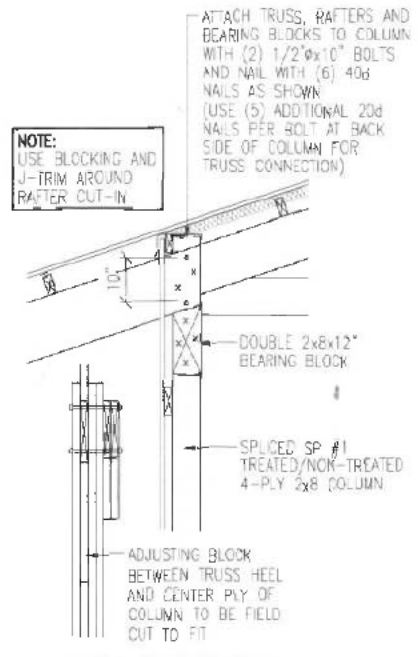
NOTE:
WHITE DOUBLE BUBBLE CONDENSATION BLANKET IN ROOF

PREPAINTED 29 GAUGE CORRUGATED ROOF AND SIDE STEEL





HEEL DETAIL "A"



HEEL DETAIL "B"

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

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DATE DRAWN: 04/02/26

PLAN REVISIONS:

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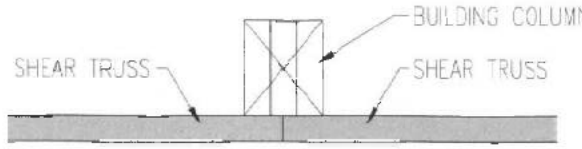
PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: TYPICAL SECTION - B

PROJECT NUMBER: 2026101242
SHEET NUMBER: 131

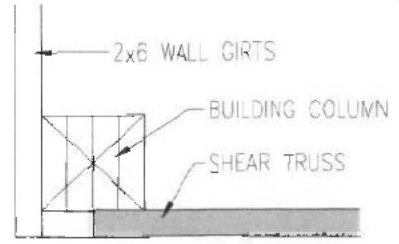
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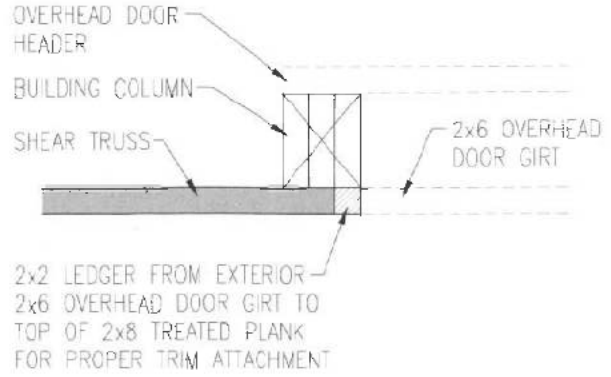
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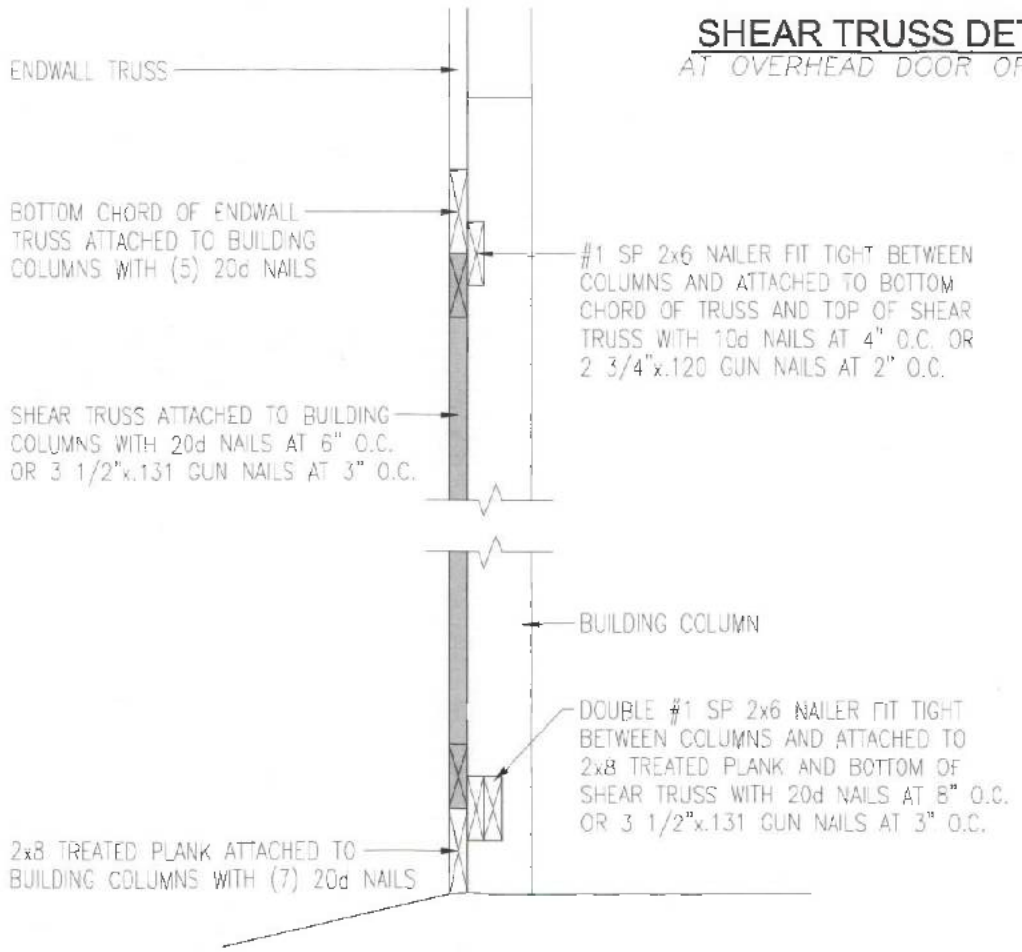
SHEAR TRUSS DETAIL
AT SHARED BUILDING COLUMN



SHEAR TRUSS DETAIL
AT CORNER COLUMN

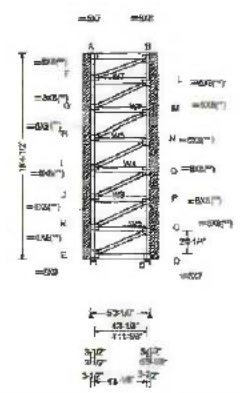


SHEAR TRUSS DETAIL
AT OVERHEAD DOOR OPENING



ENDWALL SHEAR TRUSS SECTION

SEQN: 902305 FLAT | Ply: 1 | Job Number: 2026101242 | Cust R:7954 JRef:DY3708540026 T2905
FROM: AJY | Truss Label: SA5-3-2x18-4-6SHEAR1030 | Dwg No: 099.25.1201.50B60 | DEH / FK 04/09/2026



TOP

BOTTOM

Loading Criteria (psf)
TCLL: 1.00
TCDL: 1.00
BCLL: 0.00
BCDL: 1.00
Des Ld: 3.00
RCBCLL: 0.00
Soffit: 2.00
Load Duration: 1.60
Spacing: 12.0 "

Snow Criteria (Pg,Pf in PSF)
Pg: NA Ct: NA CAT: NA
Pf(ASD): NA
Ce: NA Lu: NA W2: NA
Cs: NA Snow Duration: NA

Building Code:
mIC 2024
Load Std: ASCE 7-22
TPI Std: 2022
Rep Fac: Varies by Ld Case
FT/RT/PT:20(20)/10(10)/4(0)
Plate Type(s):
WAVE

Defl/CSI Criteria

PP Deflection in	loc	L/defl	L/#
VERT(LL):	0.000 B	999	240
VERT(CL):	0.011 A	999	180
HORZ(LL):	0.000 A	-	-
HORZ(TL):	0.085 A	-	-

Creep Factor: 2.0
Max TC CSI: 0.091
Max BC CSI: 0.063
Max Web CSI: 1.000

VIEW Ver: 25.02.00C.0120.10

▲ Maximum Reactions (lbs)

	Gravity			Non-Gravity		
Loc	R+	R-	Rh	Rw	U	RL
E	7	-/-	/0	/408	/396	/514
Q	7	-/-	/0	/357	/348	/513

Wind reactions based on MWFRS
E Brg Wid = 5.5 Min Req = 1.5 (Support)
Q Brg Wid = 5.5 Min Req = 1.5 (Support)
Bearings E & Q are a rigid surface.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	1022	-1023

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
E - D	515	-515

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - F	396	-401	H - N	1034	-1034
E - K	848	-848	I - J	714	-718
E - C	1115	-1115	I - N	1120	-1120
F - G	562	-557	I - D	1035	-1035
F - B	1071	-1071	J - K	772	-776
F - L	1031	-1030	J - D	1120	-1120
G - H	603	-607	J - P	1036	-1036
G - L	1124	-1124	K - C	1031	-1031
G - M	1035	-1035	K - P	1120	-1120
H - I	657	-662	L - M	420	-425
H - M	1120	-1120	P - C	368	-392

Lumber
Top chord: 2x6 SP #1;
Bot chord: 2x6 SP #1;
Webs: 2x4 SP #2; W4,W3,W4,W5,W6,W7 2x6 SP #1;

Loading
Truss transfers a maximum horizontal load of 1030 # (220.22 plf) along top chord, from either direction, to supports where indicated. Diaphragm and connections are to be designed by Engineer of Record.

Drag Loads: Forces(#), (PLF)	Min	Start	End
Case: 1 1030 220.22	TC	0.29	4.97
1030 220.22	BC	0.29	4.97

Wind
Wind loads based on MWFRS with additional C&C member design.
End verticals not exposed to wind pressure.
See Cleary Building Corp. drawing for bearing attachment and bottom chord bearing details.
This designs applies to both open wall and enclosed wall buildings.
In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.



NV COA #5593
Expires 6/30/27
04/09/2026

"WARNING" - READ AND FOLLOW ALL NOTES ON THIS DRAWING!
"IMPORTANT" - FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS.
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached roof ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed per the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to Jobs General Notes page for additional information.
Alpine, a division of ITW Building Components Group Inc, shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec. 2.
For more information see these web sites: Alpine, alpineitw.com; TPI, tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

ALPINE
An ITW Company
165 Hadem Ave
North Building, 4th Floor
Glenview, IL 60025

FOREMAN NOTE:
TO ENSURE PROPER INSTALLATION OF SHEAR TRUSS, PLEASE NOTE TOP AND BOTTOM NOTED ON DIAGRAM AND VERIFY ENDWALL GIRT SPACING PRIOR TO INSTALLATION

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

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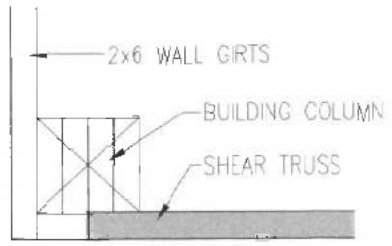
PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: SHEAR TRUSS BRACING DETAILS - A

PROJECT NUMBER: 2026101242
SHEET NUMBER: 140

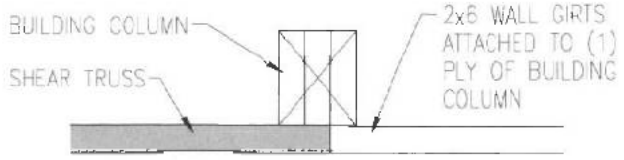
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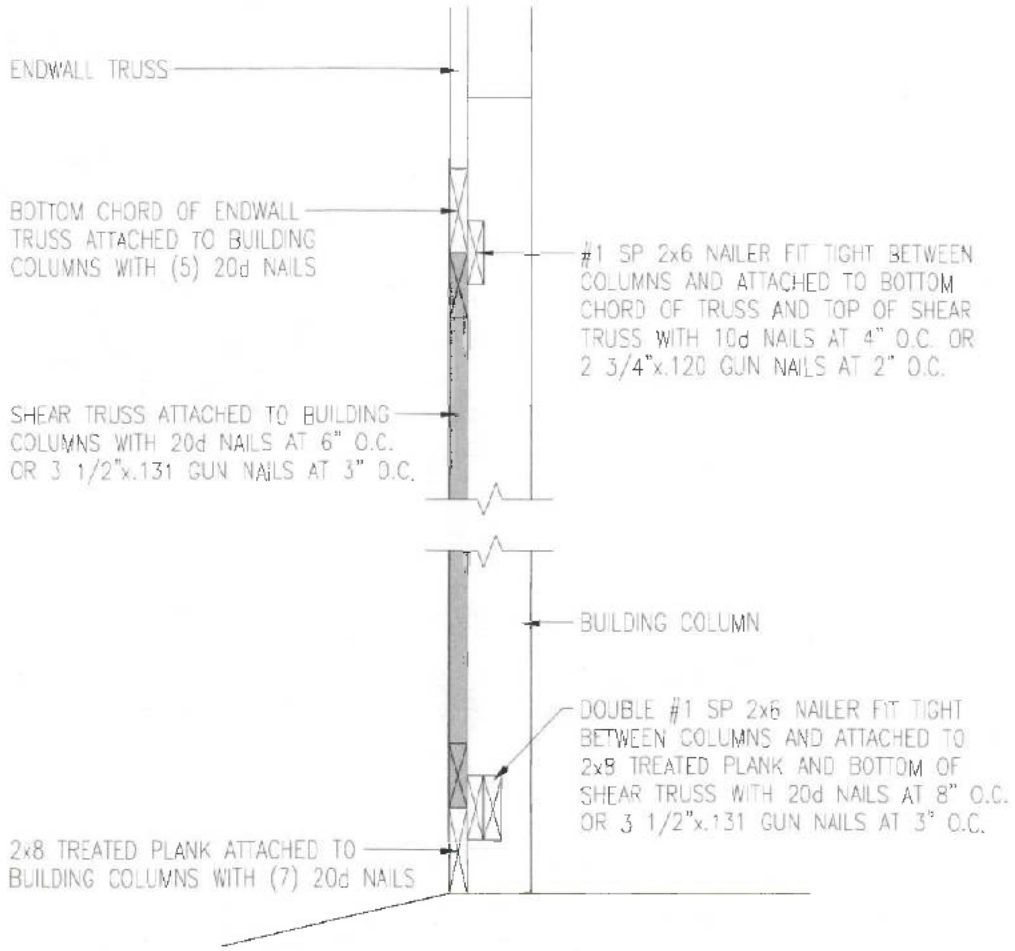
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SHEAR TRUSS DETAIL
AT CORNER COLUMN

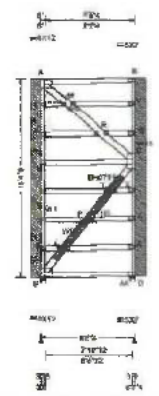


SHEAR TRUSS DETAIL
AT BUILDING COLUMN



ENDWALL SHEAR TRUSS SECTION

SEQN: 906607 FLAT | Ply: 1 | Job Number: 2026101242 | Cust: R7654 JRef:1193705400001 T3253
FROM: AH | Truss Label: SB8-11-4x18-4-8SHEAR940 | DrwNo: 193.26.1236.41860 / FK 04/13/2026



TOP

BOTTOM

Loading Criteria (psf)
TCLL: 1.60
TCDL: 1.00
BCLL: 0.00
BCDL: 1.00
Des Ld: 3.60
NCBCLL: 0.00
Soffit: 2.00
Load Duration: 1.60
Spacing: 12.0 "

Snow Criteria (Pg,Pf in PSF)
Pg: NA Ct: NA CAT: NA
PRASD): NA
Ce: NA Lu: NA W2: NA
Cs: NA Snow Duration: NA

Building Code:
IBC 2024
Load Std: ASCE 7-22
TPI Std: 2014
Rep Fac: Varies by Ld Case
FT/RT/PT:20(20)/10(10)/(0)
Plate Type(s):
WAVE, HS

Defl/GSI Criteria

	PP Deflection in	loc	L/defl	L/d
VERT(LL):	0.000	B	999	240
VERT(CL):	0.007	A	999	180
HORZ(LL):	0.000	A	-	-
HORZ(TL):	0.041	B	-	-

Creep Factor: 2.0
Max TC CSI: 0.014
Max BC CSI: 0.123
Max Web CSI: 1.000

VIEW Ver: 25.02.00.0120.10

▲ Maximum Reactions (lbs)

		Gravity			Non-Gravity		
Loc	R+	/ R-	/ Rh	/ Rw	/ U	/ RL
E	12	/-	/1	/133	/117	/465
AA	12	/-	/1	/159	/143	/465

Wind reactions based on MWFRS
E Brg Wid = 5.5 Min Req = 1.5 (Support)
AA Brg Wid = 5.5 Min Req = 1.5 (Support)
Bearings E & AA are a rigid surface.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
A - B	930	-932

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.
E - D	470	-478

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - F	791	-799	P - T	1467	-1467
A - M	1213	-1213	R - C	1223	-1223
E - K	1253	-1261	T - C	1477	-1477
E - L	1482	-1482	C - X	1054	-1062
F - G	567	-575	V - W	540	-548
I - J	857	-865	W - C	848	-856
J - K	965	-973	X - Y	746	-754
L - P	1469	-1469	Y - Z	438	-446
M - R	1221	-1221			

Lumber
Top chord: 2x6 SP 2400f-2.0E;
Bot chord: 2x6 SP 2400f-2.0E;
Webs: 2x6 SP 2400f-2.0E, W1,W15 2x4 SP #2; W6, W9 2x6 SP 2400f-2.0E;

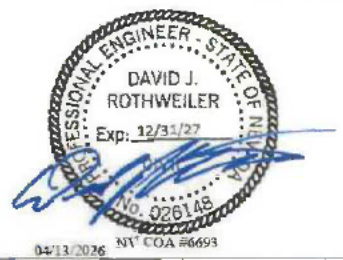
Reinforcement
(b) 3/4 or better scab reinforcement. Same size & 80% length of web member. Attach with 10d Box or Gun (0.128"x3" min.) nails @ 6" o.c.

Loading
Truss transfers a maximum horizontal load of 940 # (115.00 plf) along top chord, from either direction, to supports where indicated. Diaphragm and connections are to be designed by Engineer of Record

Drag Loads:	Force(#)	(PLF)	Mbr	Start	End
Case 1:	940	115.99	TC	0.29	8.40
	940	115.99	BC	0.29	8.40

See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details.
This designs applies to both open wall and enclosed wall buildings.

Plates 4X5 Unless Noted



04/13/2026 NT COA #6693

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For more information see these web sites: Alpine: alpinebw.com; TPI: tpinst.org, SBCA: sbcacomponents.com, ICC: iccsafe.org, AWC: awc.org

ALPINE
155 Harlem Ave.
North Building, 4th Floor
Glenview, IL 60025

FOREMAN NOTE:
TO ENSURE PROPER INSTALLATION OF SHEAR TRUSS, PLEASE NOTE TOP AND BOTTOM NOTED ON DIAGRAM AND VERIFY ENDWALL GIRT SPACING PRIOR TO INSTALLATION

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
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PROJECT NAME: GLICK, RHONDA OR ERIC
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BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: SHEAR TRUSS BRACING DETAILS - B

PROJECT NUMBER: 2026101242
SHEET NUMBER: 141

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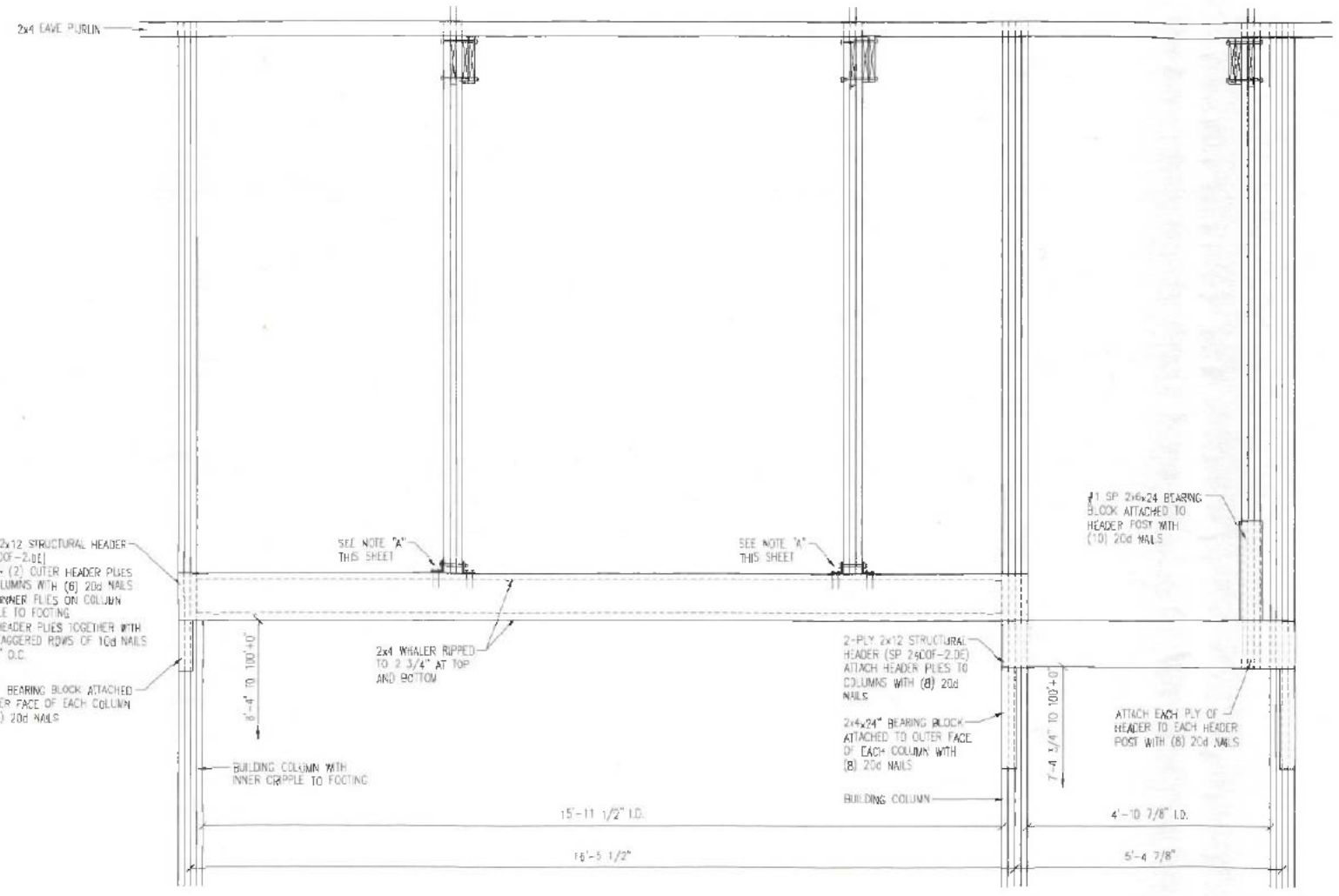


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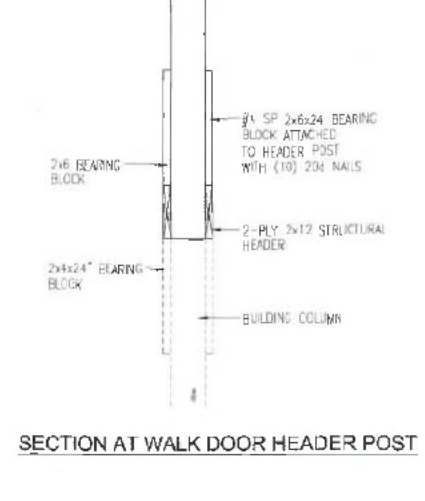
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NOTE–NAILING ALTERNATIVE:
INSTALL (2) 3 1/2" x .131RS GUN NAILS FOR EACH 20d NAIL SPECIFIED (USE 20d NAILS IF NUMBER OF GUN NAILS REQUIRED REDUCES THE SPACING IN A VERTICAL OR HORIZONTAL ROW TO LESS THAN 1 1/2" AT A HEADER POST OR COLUMN AS SHOWN)

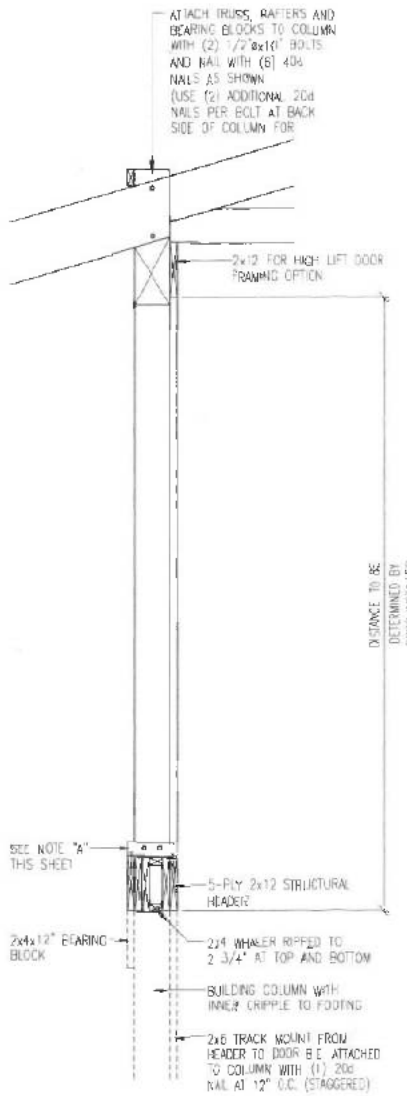




16'x8' OVERHEAD DOOR HEADER DETAIL
VIEW FROM OUTSIDE OF BUILDING



3'x6' 8" WALK DOOR HEADER DETAIL
VIEW FROM OUTSIDE OF BUILDING



SECTION AT OHD HEADER POST

SECTION AT WALK DOOR HEADER POST

NOTE "A":
ATTACH HEADER POST TO HEADER WITH (2) 2 1/2"x3"x10 1/4"x1/4" STEEL BRACKETS
-ATTACH BRACKETS TO HEADER POST WITH (2) 1/2"Øx6" BOLTS AND (4) 20d NAILS
-ATTACH BRACKETS TO HEADER WITH (4) 20d NAILS

CLEARY BUILDING CORP.
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BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: HEADER DETAILS

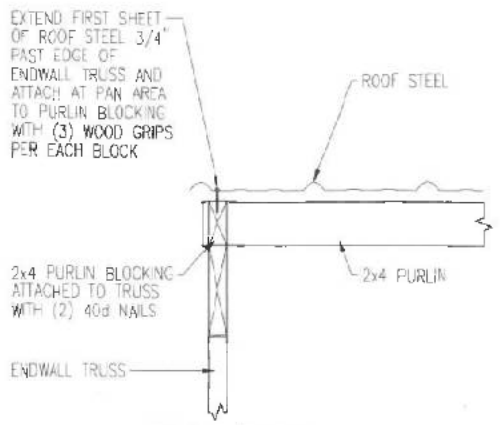
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SHEET NUMBER: 150

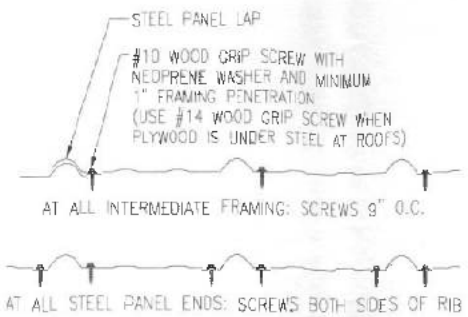
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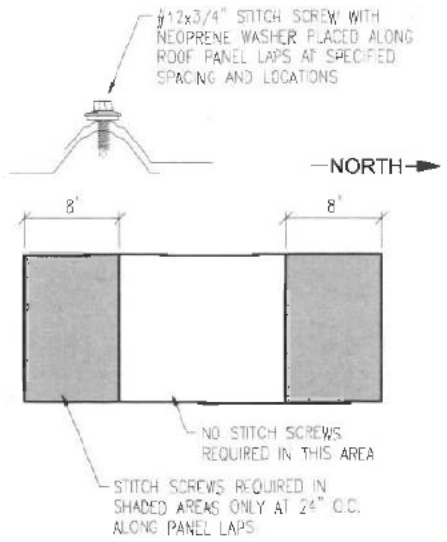


GABLE DETAIL
WITHOUT PURLIN EXTENSION



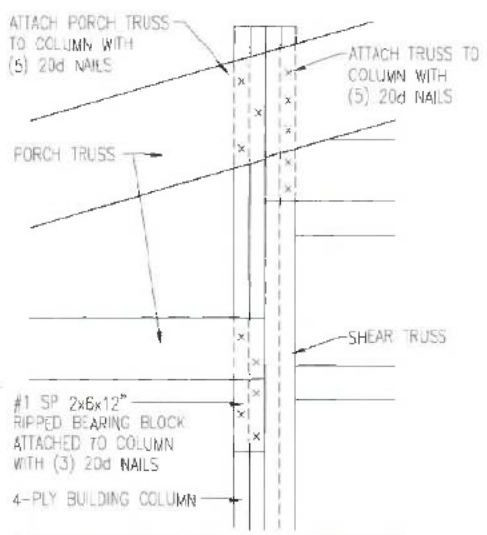
NOTE: PAN NAILS MAY BE SUBSTITUTED FOR PANEL END FASTENERS WHEN CONCEALED BY FLASHING

ROOF AND SIDE STEEL ATTACHMENT DETAIL

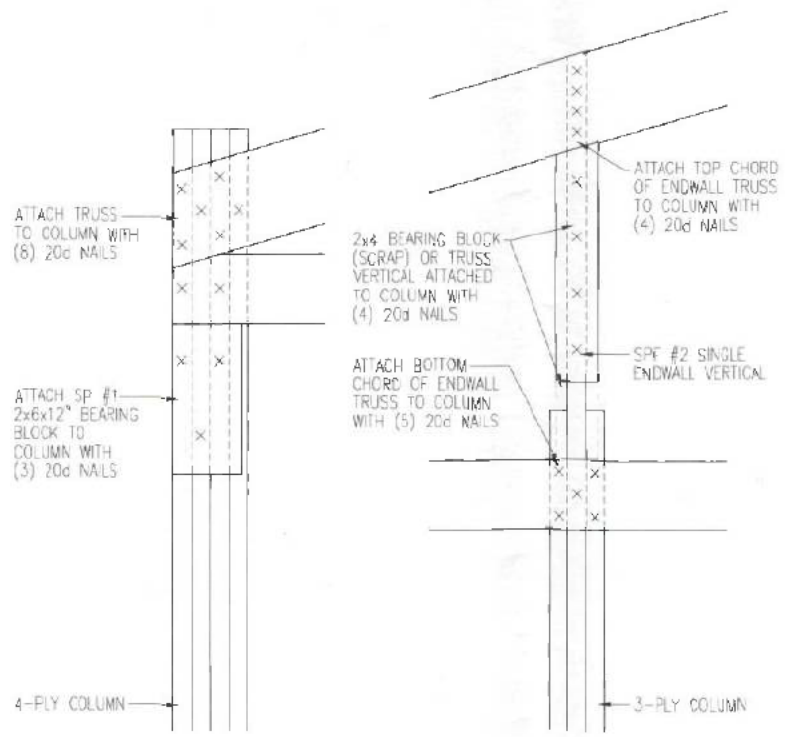


CONSTRUCTION FORMAN NOTE:
STITCH SCREW TO NEXT STEEL LAP BEYOND REQUIRED DISTANCE FROM ENDWALL OF BUILDING

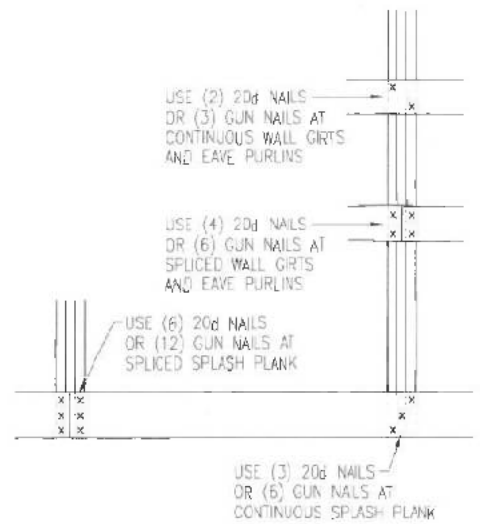
STITCH SCREW DETAIL
AT ROOF STEEL



CLEARSPAN ENDWALL TRUSS
TO COLUMN CONNECTION DETAIL
AT CORNERS WITH PORCH



STRUCTURAL ENDWALL TRUSS CONNECTION DETAILS
ENDWALL



NOTE: 20d NAILS TO BE RING SHANK HOT DIPPED GALVANIZED GUN NAIL ALTERNATE = 0.131x3 1/2 RS-RN

NOTE: SPLASH PLANK AT BRACING LOCATIONS REQUIRE ADDITIONAL FASTENERS (SEE BRACING DETAIL SHEET)

STANDARD WALL FRAMING NAILING

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME: GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS: 99 EAST BONANZA DR CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE: 36' 0" x 64' 0" x 20' 4"
SHEET NAME: DIAPHRAGM ACTION AND MISC. DETAILS

PROJECT NUMBER: 2026101242

SHEET NUMBER: 160

PAPER SCALE IS N.T.S.

STATE OF NEVADA — HOWARD LAMMENS — Exp. 12/31/27 — CIVIL — 15708 — PROFESSIONAL ENGINEER
9/17/2026

File Name and Path: W:\CLEARYSHARES\Eng\Commercial\10AD FILES\2026\2026101242-160-DIA.dwg
Printed By: Karl H. Lammenes
Date Printed: 9/17/2026 12:37 PM

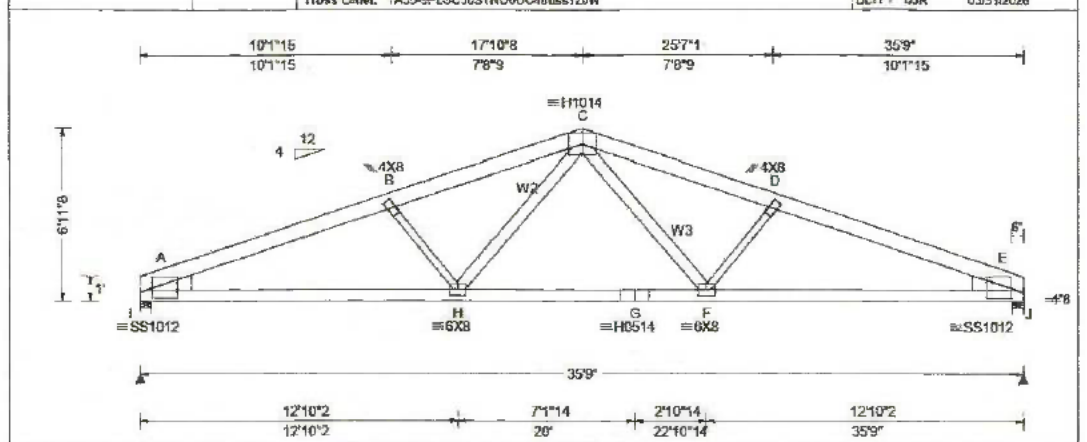
TRUSS CHECK
(CHECK BOX AND INITIAL)

- [X] TRUSS SIZE TJW
- [X] ROOF PITCH TJW
- [X] BAY SPACING TJW
- [X] SLC / RLC TJW
- [X] DESIGN LOADS TJW
- [X] OVERHANGS TJW

SEQN: 900783 CONN Ply: 1
FROM: AJY

Job Number: 2026101242
Truss Label: TA35-9PLSC30STNO60Otruss120W

Cust: R7054 JRef:1YIV7054001S T2900
DrwNo: 090.26.2206.17607
DEH / DJR 03/31/2026



Loading Criteria (psf)
TCLL: 30.00
TCDL: 4.00
BCLL: 0.00
BCDL: 1.00
Des Ld: 35.00
NCBCLL: 0.00
Soffit: 2.00
Load Duration: 1.15
Spacing: 96.0 "

Wind Criteria
Speed: 120 mph
Risk Category: II
Enclosure: Enclosed
EXP: C Kzt: NA
TCDL: 2.4 psf
BCDL: 0.6 psf
Mean Height: 23.30 ft
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.58 ft
Loc. from endwall: Any
GCpi: 0.18
Wind Duration: 1.60

Snow Criteria (Pg,Pf in PSF)
Pg: 50.0 Ct: 1.20 CAT: II
Pf(ASD): 29.4
Ce: 1.0 Lu: 36.0 W2: 0.25
Cs: 1.00 Snow Duration: 1.15

Building Code:
IBC 2024
Load Std: ASCE 7-22
TPI Std: 2022
Rep Fac: No
FT/RT/PT:20(20)/10(10)/4(0)
Plate Type(s):
18SS, WAVE, HS

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.525 C 810 240
VERT(CL): 0.813 C 698 180
HORZ(LL): 0.185 E - -
HORZ(TL): 0.216 E - -
Creep Factor: 2.0
Max TC CSI: 0.762
Max BC CSI: 0.945
Max Web CSI: 0.827

VIEW Ver: 25.02.00C.0120.10

▲ Maximum Reactions (lbs)

	Gravity			Non-Gravity		
Loc	R+	/R-	/Rh	/Rw	/U	/RL
I	5036	/-	/-	/813	/2070	/342
J	5036	/-	/-	/813	/2070	/-

Wind reactions based on MWFRS
I Brg Wid = 5.5 Min Req = 4.8 (Support)
J Brg Wid = 5.5 Min Req = 4.8 (Support)
Bearings I & J Fcperp = 585psi.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	7263	-10468	C - D	6793	-9164
B - C	6793	-9163	D - E	7263	-10468

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - H	9589	-6417	G - F	7103	-4371
H - G	7103	-4371	F - E	9580	-6418

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
B - H	1713	-2259	C - F	2408	-1681
H - C	2408	-1690	F - D	1713	-2258

Lumber
Top chord: 2x8 SP 2400f-2.0E;
Bot chord: 2x8 SP 2400f-2.0E;
Webs: 2x4 SP #2; W2,W3 2x6 SP 2400f-2.0E;
Lt Wedge: 2x8 SP #1;Rt Wedge: 2x8 SP #1;

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types
See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details.
This designs applies to both open wall and enclosed wall buildings.
In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.

DAVID J. ROTHWEILER
Exp: 12/31/27
No. 026148
NV COA #6693

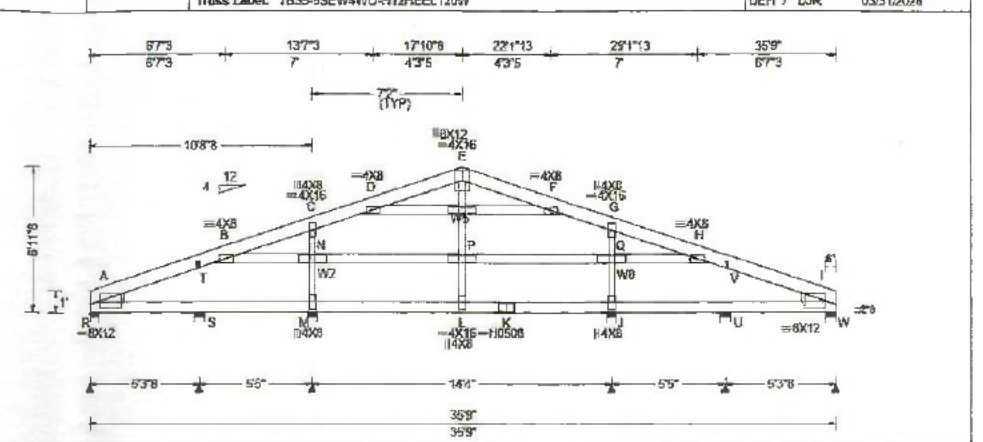
"WARNING" READ AND FOLLOW ALL NOTES ON THIS DRAWING
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Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have continuous lateral restraint (CLR), installed with diagonal bracing installed on the CLR per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to Job's General Notes page for additional information.
Alpine, a division of ITW Building Components Group Inc., shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec 2.
For more information see these web sites: Alpine: alpinebw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

ALPINE
155 Harlem Ave
North Building, 4th Floor
Glenview, IL 60025

SEQN: 900809 CONN Ply: 1
FROM: AJY

Job Number: 2026101242
Truss Label: TB35-9SEW4WO-H12HEEL120W

Cust: R7054 JRef:1YIV7054001S T2901
DrwNo: 090.26.2206.07063
DEH / DJR 03/31/2026



Loading Criteria (psf)
TCLL: 30.00
TCDL: 4.00
BCLL: 0.00
BCDL: 1.00
Des Ld: 35.00
NCBCLL: 0.00
Soffit: 2.00
Load Duration: 1.15
Spacing: 48.0 "

Wind Criteria
Speed: 120 mph
Risk Category: II
Enclosure: Enclosed
EXP: C Kzt: NA
TCDL: 2.4 psf
BCDL: 0.6 psf
Mean Height: 23.30 ft
MWFRS Parallel Dist: h to 2h
C&C Dist a: 3.58 ft
Loc. from endwall: not in 9.00 ft
GCpi: 0.18
Wind Duration: 1.60

Snow Criteria (Pg,Pf in PSF)
Pg: 50.0 Ct: 1.20 CAT: II
Pf(ASD): 29.4
Ce: 1.0 Lu: 36.0 W2: 0.25
Cs: 1.00 Snow Duration: 1.15

Building Code:
IBC 2024
Load Std: ASCE 7-22
TPI Std: 2022
Rep Fac: No
FT/RT/PT:20(20)/10(10)/4(0)
Plate Type(s):
WAVE, HS

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.080 F 999 240
VERT(CL): 0.050 F 999 180
HORZ(LL): 0.023 G - -
HORZ(TL): 0.027 G - -
Creep Factor: 2.0
Max TC CSI: 0.485
Max BC CSI: 0.176
Max Web CSI: 0.130

VIEW Ver: 25.02.00C.0120.10

▲ Maximum Reactions (lbs)

	Gravity			Non-Gravity		
Loc	R+	/R-	/Rh	/Rw	/U	/RL
R	607	/-	/-	/95	/137	/171
S	16	/-18	/-	/25	/-	/-
T	895	/-	/-	/162	/244	/-
M	1115	/-	/-	/220	/261	/-
J	1115	/-	/-	/208	/248	/-
U	16	/-18	/-	/25	/-	/-
V	895	/-	/-	/142	/244	/-
W	607	/-	/-	/95	/137	/-

Wind reactions based on MWFRS
R Brg Wid = 5.5 Min Req = 1.5 (Truss)
S Brg Wid = 5.5 Min Req = 1.5 (Truss)
T Brg Wid = 1.5 Min Req = -
M Brg Wid = 5.5 Min Req = 1.5 (Truss)
J Brg Wid = 5.5 Min Req = 1.5 (Truss)
U Brg Wid = 5.5 Min Req = 1.5 (Truss)
V Brg Wid = 1.5 Min Req = -
W Brg Wid = 5.5 Min Req = 1.5 (Truss)
Bearings S, M, J, & U are a rigid surface.
Bearings R & W Fcperp = 586psi.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	888	-1681	E - F	678	-1361
B - C	748	-1544	F - G	861	-1669
C - D	860	-1658	G - H	750	-1544
D - E	678	-1301	H - I	888	-1681

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - M	1383	-517	K - J	661	-244
M - L	661	-246	J - I	1383	-515
L - K	661	-244			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
B - M	755	-737	P - Q	772	-247
M - C	480	-1098	Q - J	445	-1052
C - L	444	-1052	Q - G	461	-1098
L - P	772	-243	Q - H	755	-249

Lumber
Top chord: 2x8 SP #1;
Bot chord: 2x6 SP #1;
Webs: 2x4 SP #3; W2,W5,W8 2x4 SP #2;
Lt Wedge: 2x6 SPF #1/#2;Rt Wedge: 2x6 SPF #1/#2;

Handling stresses not considered for plates. Handling of this truss requires special care by truss manufacturer and installation contractor to prevent plate damage.

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types
See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details.
This designs applies to both open wall and enclosed wall buildings.
In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.

DAVID J. ROTHWEILER
Exp: 12/31/27
No. 026148
NV COA #6693

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For more information see these web sites: Alpine: alpinebw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

ALPINE
155 Harlem Ave
North Building, 4th Floor
Glenview, IL 60025

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26

PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
GLICK, RHONDA OR ERIC

PROJECT SITE ADDRESS:
99 EAST BONANZA DR
CARSON CITY, NV 89706 (CARSON CITY)

BUILDING SIZE:
36' 0" x 64' 0" x 20' 4"

SHEET NAME:
TRUSS DIAGRAMS

PROJECT NUMBER:
2026101242

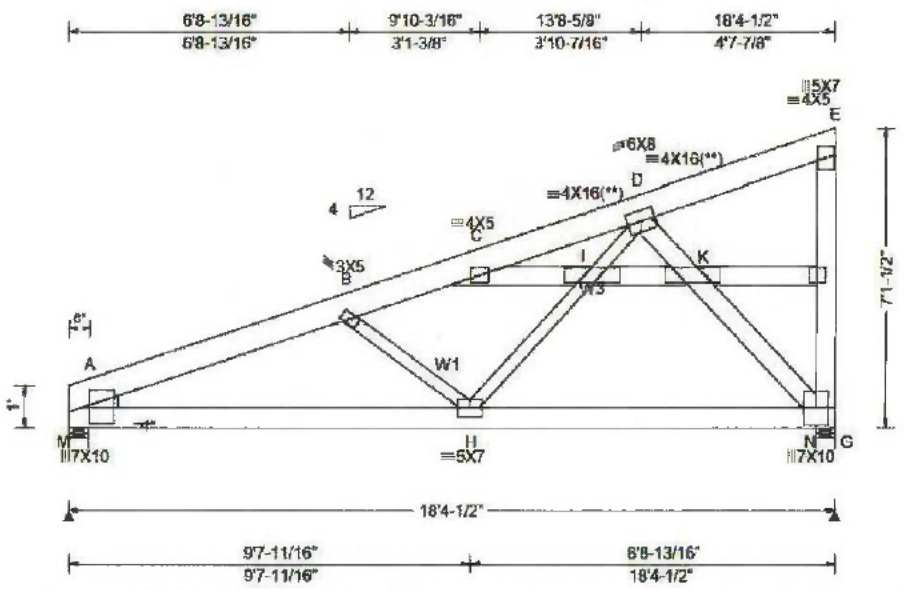
SHEET NUMBER:
170

PAPER SCALE IS N.T.S.

HOWARD LEMMENES
Lic. 13317
CIVIL
9/17/2026

File Name and Path: \\CLEARYSHARES\Eng\Commercial\1CAD FILES\2026\2026101242\2026101242-171-TRUSS.dwg
Printed By: Karl H. Lemmenes Date Printed: 9/17/2026 12:37 PM

SEQN: 902348 MONO FROM: AJY	Ply: 1	Job Number: 2026101242 Truss Label: TC18-4-8MONOPLSC30STNO4OC4truss115W	Cust: R7054 JRef:1YJ370540026 T3252 DrwNo: 099.26.1154.02437 DEH / FK 04/09/2026



Loading Criteria (psf)
TCLL: 30.00
TCDL: 4.00
BCLL: 0.00
BCDL: 1.00
Des Ld: 35.00
NCBCLL: 0.00
Soffit: 2.00
Load Duration: 1.15
Spacing: 48.0 "

Wind Criteria
Speed: 120 mph
Risk Category: II
Enclosure: Enclosed
EXP: C Kzt: NA
TCDL: 2.4 psf
BCDL: 0.6 psf
Mean Height: 15.00 ft
MWFRS Parallel Dist: 0 to h/2
C&C Dist a: 3.00 ft
Loc. from endwall: not in 4.50 ft
GCpi: 0.18
Wind Duration: 1.60

Snow Criteria (Pg,Pf in PSF)
Pg: 50.0 Ct: 1.20 CAT: II
Pf(ASD): 29.4
Ce: 1.0 Lu: - W2: 0.25
Cs: 0.94 Snow Duration: 1.15

Building Code:
IBC 2024
Load Std: ASCE 7-22
TPI Std: 2022
Rep Fac: No
FT/RT/PT:20(20)/10(10)/4(0)
Plate Type(s):
WAVE

Defl/CSI Criteria

PP Deflection in	loc	L/defl	L/#
VERT(LL): 0.093	C	999	240
VERT(CL): 0.107	C	999	180
HORZ(LL): 0.023	G	-	-
HORZ(TL): 0.026	G	-	-

Creep Factor: 2.0
Max TC CSI: 0.303
Max BC CSI: 0.980
Max Web CSI: 0.478

VIEW Ver: 25.02.00G.0120.10

▲ Maximum Reactions (lbs)

	Gravity			Non-Gravity		
Loc	R+	/ R-	/ Rh	/ Rw	/ U	/ RL
M	1304	/-	/-	/261	/371	/369
N	1284	/-	/-	/277	/505	/-

Wind reactions based on MWFRS
M Brg Wid = 5.5 Min Req = 1.5 (Truss)
N Brg Wid = 5.5 Min Req = 1.5 (Truss)
Bearings M & N are a rigid surface.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	846	-2333	C - D	532	-1382
B - C	608	-1693			

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - H	2083	-1164	H - G	1050	-568

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
B - H	495	-793	D - K	747	-1351
H - I	694	-387	K - G	787	-1437
I - D	701	-390			

Lumber
Top chord: 2x8 SP #1;
Bot chord: 2x6 SP #1;
Webs: 2x6 SP #1; W1,W3 2x4 SP #2;
Lt Wedge: 2x4 SP #2;

Wind
Wind loads based on MWFRS with additional C&C member design.
Right end vertical not exposed to wind pressure.
Wind loading based on both gable and hip roof types.

See Cleary Building Corp. drawing for bearing attachment and bottom chord bracing details. This designs applies to both open wall and enclosed wall buildings.

In lieu of structural panels or rigid ceiling use purlins to brace TC @ 24" OC.

PROFESSIONAL ENGINEER - STATE OF NEVADA
FRED KAMPMANN
CIVIL
No. 18080

NV COA #6693
Expires 6/30/27

04/09/2026

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ALPINE
A nVent COMPANY
155 Harlem Ave
North Building, 4th Floor
Glenview, IL 60025

TRUSS CHECK
(CHECK BOX AND INITIAL)

☒	TRUSS SIZE	TJW	
☒	ROOF PITCH	TJW	
☒	BAY SPACING	TJW	
☒	SLC / RLC	TJW	
☒	DESIGN LOADS	TJW	
☒	OVERHANGS	TJW	

CLEARY BUILDING CORP.
190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5582
DRAWN BY: TYLER WHITE
DATE DRAWN: 04/02/26
PLAN REVISIONS:

NUMBER	DATE	BY
1		
2		
3		
4		

PROJECT NAME:
GLICK, RHONDA OR ERIC
PROJECT SITE ADDRESS:
99 EAST BONANZA DR
CARSON CITY, NV 89706 (CARSON CITY)
BUILDING SIZE:
36' 0" x 64' 0" x 20' 4"
SHEET NAME:
TRUSS DIAGRAMS

PROJECT NUMBER: 2026101242
SHEET NUMBER: 171

PAPER SCALE IS N.T.S.

9/17/2026

Outlook

[EXTERNAL] File No: Special Use Permit LU-2026-0156 Cleary Building Corp (Public Comment)

From Mark Costa [redacted]
Date Tue 10/27/2026 2:28 PM
To Planning Department <planning@carsoncity.gov>
Cc Heather Manzo <HManzo@carsoncity.gov>; Heather Ferris <HFerris@carsoncity.gov>

We respectfully feel that the referenced special use permit being considered at the October 28th Planning Commission meeting should be disapproved.

The actual notices were received Wed, Thurs of last week , not giving sufficient time to review impact thoroughly

The proposed structure does not comply with CCMC 18.02.0452(b) that it is compatible with and preserves the character and integrity of adjacent properties and neighborhoods. The large size of the proposed structure (3,456 square feet) with the 26.33-foot height is not visually or structurally compatible with the density in the current characteristics of the neighborhood. See Property parcel MAP views, use of space on 1+ acreages. *Staff 5d comment

It should also be noted that the land and proposed structure is actually on the lower end of the mountain slope sitting above Manzanita Terrace and Powerline Road . See Topographic Map, We have photos /video of runoff that flooded Bonanza in recent years. Ck Public works to confirm runoff damage on Garnet above Bonanza and below. *Staff 5E &5F comment. "site slope is level?" Check elevation planned, may make roof height even higher from ground, dwarfing other buildings in the neighborhood.

Detached accessory structures may raise the size of allocation to 4,032 square feet, not clear how calculated.

This proposed structure coupled with the existing house and garage on the property is not compatible with the "Low Density Residential" Master Plan Designation. On the contrary, this construction, with the existing nearby homes and other structures, possibly makes the neighborhood borderline "High Density." The staff findings declare the subject property is in the "Medium Density Residential" master plan designation, and this declaration conflicts with page 2 of the staff report. This discrepancy should be explained and resolved.

Please disapprove of this special use permit application as submitted,

Thank you,

Mark and Terri Costa

STAFF REPORT

Report To: Planning Commission **Meeting Date:** October 28, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: Staff Reports (non-action items)

- Director's report to the Commission. (Hope Sullivan)
- Future agenda items.
- Commissioner reports/comments.

Agenda Action: Other / Presentation **Time Requested:** N/A

Proposed Motion
N/A

Board's Strategic Goal
Efficient Government

Previous Action

Background/Issues & Analysis

Applicable Statute, Code, Policy, Rule or Regulation
N/A

Financial Information
Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)