

you tube

" ERIK  
VODAFONE WHISTLE-  
BLOWER - CORONAVIRUS  
IS NOTHING BUT A COVER  
UP FROM THE EFFECTS  
OF 5G ROLLOUT "  
BitChute  
33 min.

Please watch soon  
as possible!

Book:  
"Invisible Rainbow"  
by: Firstenberg

Electro Magnetic Fields

Item 10

# 1460 INDUSTRIAL WAY FIRE-DAMAGED RE-BUILD

BY

THREE CASTLES ENGINEERING

**OWNER: MEIRING INVESTMENTS, LLC**  
**TENANT: JOE BENIGNO'S TREE SERVICE**

**BEFORE THE FIRE**



**AFTER THE FIRE**



# TOWN OF GARDNERVILLE'S PLAN FOR PROSPERITY

- UPDATED 2006 PLAN FOR PROSPERITY IN DECEMBER 2019
- DISCUSSES EXISTING ARCHITECTURAL DESIGN STANDARDS
- DISCUSSES ARCHITECTURAL DESIGN STANDARDS FOR NEW CONSTRUCTION AND RENOVATIONS
- DEFINES RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CORRIDORS AND ARCHITECTURAL DESIGN STANDARDS
- SIMILAR TO THE TOWN OF MINDEN, FOLLOWS THE “BLUEPRINT” OF THE PLAN FOR PROSPERITY FOR DOUGLAS COUNTY

# 1460 INDUSTRIAL WAY

ORIGINAL BUILDING

MASONRY / BRICK FAÇADE & TI-11 SIDING



PROPOSED BUILDING – OWNER'S 1<sup>ST</sup> CHOICE

METAL SIDING WITH QUARRIED STONE VENEER



OWNER'S 2<sup>ND</sup> CHOICE  
HYBRID-METAL SIDING AT SHOP & HORIZONTAL LAP  
WOOD SIDING WITH STONE VENEER WRAP



# OTHER BUILDINGS WITH METAL SIDING ALONG THE 395 CORRIDOR



GENOA STORAGE – AIRPORT RD, MINDEN



BENTLY HERITAGE, MINDEN



BENTLY HERITAGE, HWY 395, MINDEN



PR SUPPLY, HWY 395, GARDNERVILLE





GREATER NEVADA CREDIT UNION, MINDEN



MEEKS LUMBER, INDUSTRIAL WAY  
HWY 395 VIEW, GARDNERVILLE

AHERN RENTALS

HWY 395 VIEW, GARDNERVILLE



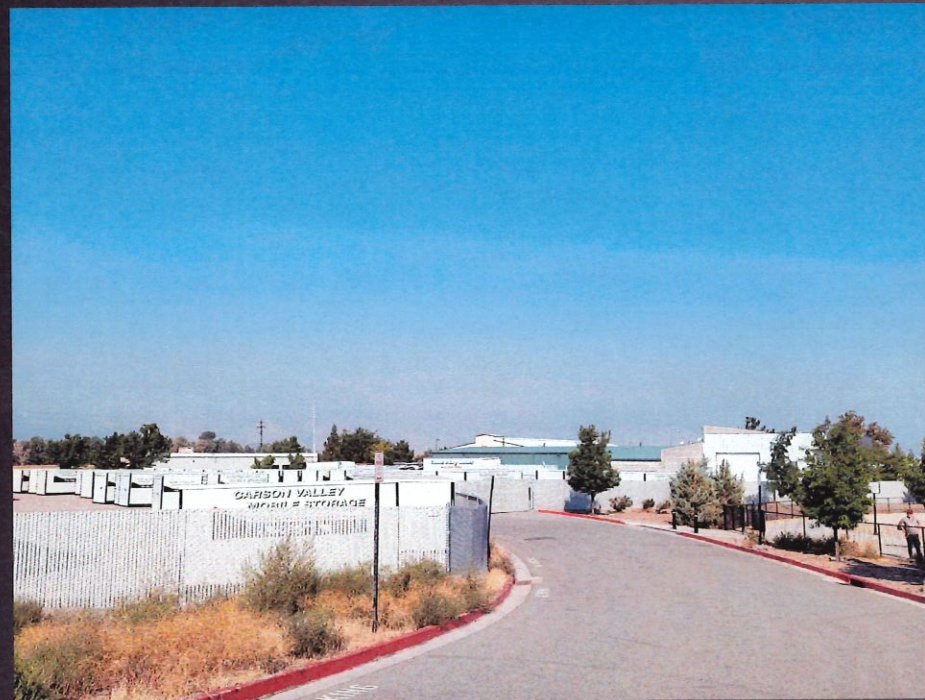
CENTRAL SYSTEMS ELECTRIC

SOUTHGATE DRIVE VIEW, GARDNERVILLE



# CARSON VALLEY MOVERS

VIEW FROM GRANT AVENUE GARDNERVILLE



VIEW LOOKING WEST  
OF LANDSCAPING & FENCE



# 1<sup>ST</sup> CHOICE – RENDERINGS WITH COLOR AND MATERIALS PROPOSED – ALL METAL WITH STONE VENEER



NORTH ELEVATION - METAL SIDING



WEST ELEVATION - METAL SIDING

# TOWN OF GARDNERVILLE'S PLAN FOR PROSPERITY – SITE LOCATION



# MATERIALS THAT ARE NOT ALLOWED IN NEW CONSTRUCTION

FROM P.17

WALLS: VINYL, METAL, PLYWOOD, T-111 SIDING, MASONITE OR OTHER SHEET MATERIALS

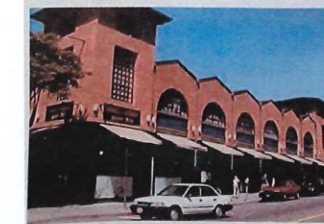
1. THE FRONT WEST & NORTH FACES OF THE FIRE DAMAGED BUILDING WERE T-111 AS SHOWN EARLIER. THIS IS WHAT THE INSURANCE COMPANY IS PAYING FOR ALONG WITH THE BRICK VENEER.
2. THE METAL SIDING WILL LAST LONGER THAN ANY OTHER MATERIAL EXCEPT STONE.
3. THE METAL SIDING OPTION DOES PROVIDE QUARRIED STONE VENEER
4. MANY OF THE SURROUNDING BUILDINGS HAVE METAL SIDING. CURRENTLY METAL BUILDING CONSTRUCTION COST LESS THAN WOOD FRAME WITH WOOD SIDING. RESTRICTING AND REQUIRING CERTAIN MATERIALS COULD CAUSE AN UNDUE HARDSHIP.



ABOVE: Designing for walking -- parking lot edge with storefronts and sidewalks



ABOVE: Pedestrian-scaled shopping -- center with pedestrian-scaled lighting and landscaping



ABOVE: New buildings designed to fit in -- two-story retail-office building along street edge

- Each residential block face should have at least three plan and architectural variations.
- Residential and commercial buildings should express their function and purpose. Commercial storefront buildings should be designed to create a successful shopping experience. Transparent storefronts, bay spacing and details should reflect the pedestrian scale and pace of storefront retailing.
- Storefront edges should be transparent with a maximum 18" kickplate, minimum 7' high storefront, and minimum 12' high transom window.
- Residential design features should enhance the expression of individual units and houses. This includes balconies, bay window elements, roof design, entries and porches, and window patterns.

#### Materials and Colors

Selection of materials and finishes should support architectural and massing concepts for projects.

- Commercial frontage portions of projects should utilize materials and colors that support retailing and image objectives for shopping environments.
- Portions of mixed-use projects with residential frontage should use colors and materials that enhance the project's architectural concepts and are compatible with adjacent residential streets.
- Architecture within each project should use a palette of materials that convey an image of quality and durability. Certain materials have an inherently inexpensive or insubstantial quality. These materials should not be used in new construction or renovation.

#### Examples include:

- Roofs: glazed or painted tiles, highly reflective metal or sheet materials, fake shingles made from metal or plastic materials
- Walls: vinyl, metal, plywood, T-111 siding, masonite or other sheet materials

- Wood or hardboard siding, if used, should be shiplap or board-and-batten.
- Shiplap should be installed so there are no visible joints. Board-and-batten should be installed so there are no visible joints in the underlying "board" material.
- Painted surfaces should use colors that reinforce architectural concepts and are compatible with natural materials, such as brick or stone.

#### Lighting

Lighting concepts should be an integral part of the overall design concepts anticipating the needs of pedestrian and automobile circulation, open spaces, storefront shopping, and residents.

- Lighting on commercial elevations of projects should support overall objectives for the street and storefront design.

# MATERIALS & COLORS IN NEW BUSINESS AREAS

P.74

\*"MATERIAL SELECTION FOR INDUSTRIAL AND OFFICE BUILDINGS SHOULD BE APPROPRIATE FOR BUILDING TYPE, LOCATION & CONTEXT."

\*"DISCOURAGED WALL MATERIALS: FAUX STONE, PLYWOOD, HARDBOARD OR VINYL MATERIALS." (THIS SECTION WAS ADDED IN THE DEC 2019 UPDATE TO THE TOWN'S PLAN FOR PROSPERITY)

IN THE BOTH THE 2018 PLAN (P.17) AND 2006 PLAN, THE SAME WORDING TO INCLUDE METAL WHERE "CERTAIN MATERIALS HAVE INHERENTLY INEXPENSIVE OR INSUBSTANTIAL IN QUALITY."

**Industrial and Office Architecture Principles and Guidelines**  
New office and industrial buildings should reflect both their tenants' business needs and contribution to the design objectives for the district. The architectural design for industrial and office projects should strive for design excellence. Building design should be unique to the project. "Stock plan" buildings and generic designs are discouraged.

**Building Form and Massing in New Business Areas**  
The massing of industrial and office buildings should express a combination of the internal function and external urban design objectives for the new employment area.

- The shape and orientation of industrial and office buildings should support overall district or area design concepts. This includes framing of gateways, views, edges and focal points.
- New office and industrial buildings should respond to their architectural context by transitioning in scale by stepping the massing.
- Buildings massing and siting should demonstrate a response to how they are viewed. This includes orientation and posture towards streets.
- The massing and shape of buildings should result in a coherent and pleasing composition of roof, wall, building base and site landscape elements.
- Roofs should be designed as integral elements of the building architecture. Flat roofs with a continuous parapet around the entire building are preferable to mansards or other superficial roof forms.
- Industrial buildings should be designed and shaped to reflect how they function as well as meeting district and site design objectives.
- Buildings should be sited and oriented to create and activate public spaces. Building massing should provide an appropriately scaled edge for pedestrians.

**Architectural Features in New Business Areas**  
Architectural features and themes should provide a pleasing composition of elements and support massing concepts.

- The architectural context of new office and industrial buildings should be considered. This includes the choice of materials, architectural design features, proportions and other desirable attributes in the district.
- The vertical and horizontal bay spacing should have a pleasing rhythm and composition in building elevations. Articulation of structural elements is desirable. Design features, such as canopies, trellis, and grillwork should be designed as part of the building's composition of design elements. Poorly proportioned "lacked-on" elements that do not fit the building's character are discouraged.

- Lobbies and entries should be featured in the design of building elevations. In office and industrial buildings, the scale and pedestrian use of entries provide a connection to the rest of the district.
- Walking edges of buildings should provide visual and tactile interest. Long stretches of blank walls are discouraged.
- Vertical elements in office buildings, such as elevators, stairways, and multi-story interior spaces should be expressed as design opportunities. For industrial buildings, louvers, vents, mechanical equipment, loading bays, roof venting, skylights and other functional elements should not be treated as an afterthought. They should be hidden or deliberately treated as an architectural feature.
- Window patterns for office and industrial buildings should result in pleasing and sophisticated elevations. Banding a building in ribbon windows or using a monotonous "egg crate" grid is discouraged.

**Materials and Colors in New Business Areas**

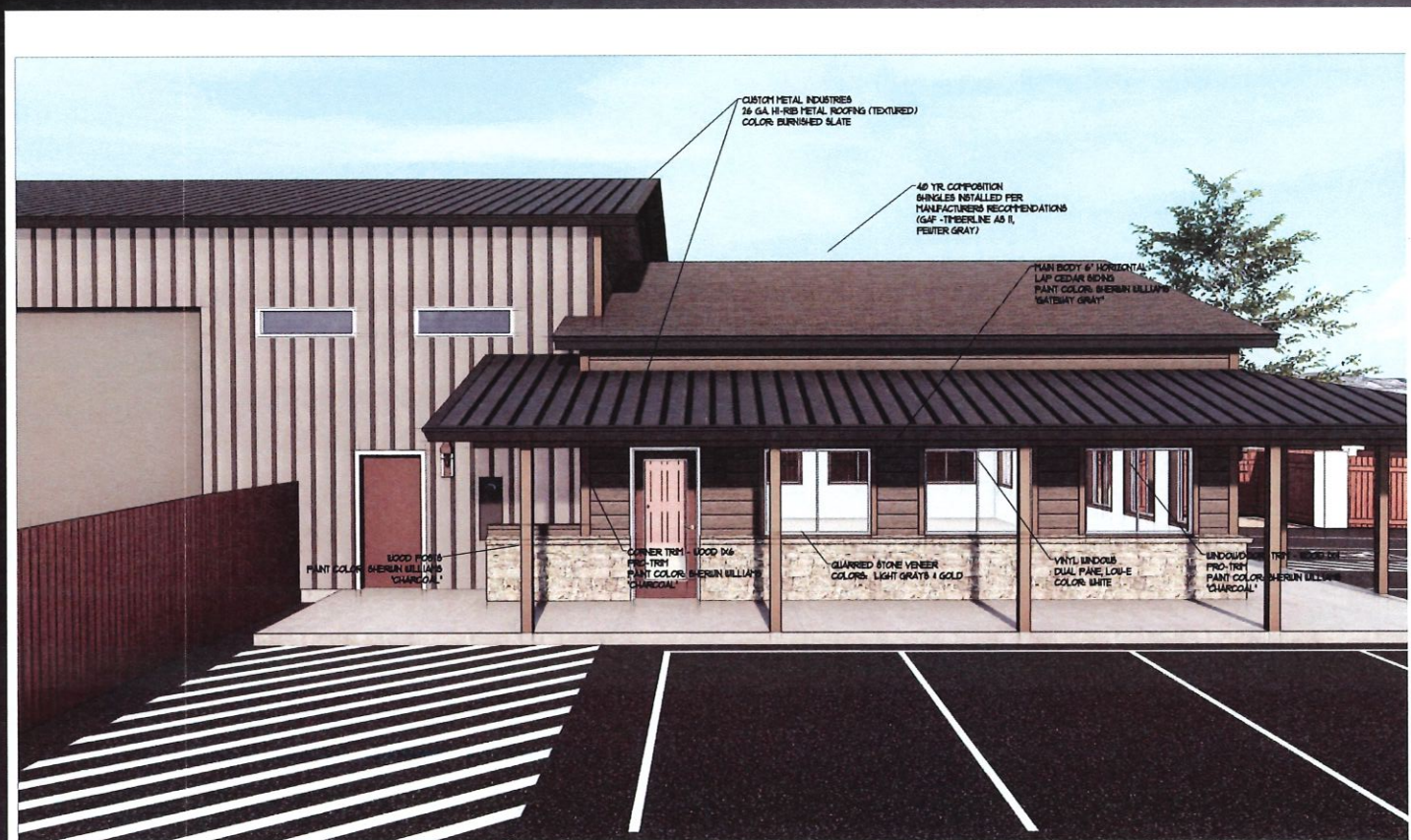
Material and color selection for industrial and office buildings should reinforce overall massing and architectural concepts while portraying a sense of quality and permanence.

- Architectural materials should convey an image of quality and durability. Preferable façade materials include plaster, articulated pre-cast concrete panels, and masonry. Curtain wall systems with large continuous surfaces are discouraged. Concrete block, if used, should be split faced. Precision blocks should be used sparingly only as color or texture accents. Combining materials should support the overall architectural concept.
- **Material selection for industrial and office buildings should be appropriate for building type, location and context.** Materials that have an inherently residential or garish quality are discouraged.
- Discouraged roofing materials: composite shingles, painted or glazed tiles
- **Discouraged wall materials: faux stone, plywood, hardboard or vinyl materials**
- Similar quality materials and quality should be used on all sides of office buildings.
- Window glass should be lightly tinted or clear. Reflective and very deeply tinted glass is discouraged.
- Reflective materials, such as mirrored glass and unpainted steel siding or roofs, are discouraged.
- The color and textures of materials should enhance the expression of architectural features. The pattern of wall materials should acknowledge the scale and proportions of building elevations.

**Lighting in New Business Areas**

Every industrial and commercial office project should have an overall lighting plan for pedestrian pathways, architectural lighting, lobbies and entryways, parking

# 2<sup>ND</sup> CHOICE – HYBRID – METAL & WOOD



NORTH ELEVATION - WOOD & METAL SIDING (HYBRID OPTION)



WEST ELEVATION - WOOD & METAL SIDING (HYBRID OPTION)





# VIDEO ANIMATION USING THE HYBRID MODEL

Town of Gardnerville  
1407 Hwy 395 N  
Gardnerville, NV 89410

Attn: All Board members

RE: Meeting 9/7/21, Admin. agenda item #12 Signage for K-9 Korral

We own Carson Valley Movers located at 1191 Service Drive which is adjacent to the Retention pond which you have declared a dog park. When the Walmart was approved we were assured this would always be a retention pond and nothing else. There was a nice cement pathway that is a quarter mile long and built for a walking path for people and to eventually connect to the trails around town.

That being said, it is in an area adjacent to 3 trucking companies (Nicholson, Ahern and Carson Valley Movers) and with the limited parking, this can be challenging for all parties for tractor trailers moving in and out when cars are parked on both sides of Carrick and Service Drive. Adding additional signage (at an exorbitant price) will only make it busier and more difficult to park. The businesses in the Southgate area have constant parking issues, due to the lack thereof, with Douglas County and consequently some employees from Southgate have to park on Jewel commercial park/ Service Drive.

We also have people who are visiting the dog park using our parking when the office is closed, and sometimes we have trucks coming in from trips at odd hours.

---

# CARSON VALLEY MOVERS

We do not believe this is a necessary expenditure and would be much better to spend the money where it would be more of a benefit than a hinderance to the businesses in the area. You are not proposing any more parking to allow for an increase in people which I can only think you are expecting to generate from the signs.

Sincerely,

*Barry and Karla Jones*

1191 SERVICE DRIVE  
GARDNERVILLE, NV  
89410

PHONE 775-782-7070  
FAX 775-783-6577  
EMAIL CVMOVERS@YAHOO.COM  
WEB SITE carsonvalleymovers.com

---

**Louthan, Carol <CLouthan@douglasnv.us>**

---

**From:** Nilssen, Erik <ehnilssen@douglasnv.us>  
**Sent:** Tuesday, September 7, 2021 3:26 PM  
**To:** Louthan, Carol <CLouthan@douglasnv.us>  
**Subject:** FW: Dog Park

Additional public comment

**From:** <[REDACTED]>  
**Sent:** Tuesday, September 7, 2021 3:24 PM  
**To:** Nilssen, Erik <ehnilssen@douglasnv.us> <EHNilssen@douglasnv.us>  
**Subject:** Dog Park

I am unable to attend tonight's Board meeting. I wanted to comment on item 12. The signage issue should be deferred until the maintenance of the sprinkler system is resolved. One of your staff previously informed me that the reason the grass is flooded is the mower is set too low & chops off the sprinkler heads. I would rather see the money spent on fixing the flooding problem than signage. I know of several instances of people leaving the park because of the conditions: they did not want a muddy, wet dog in their vehicle.

Thanks for all your efforts on maintaining our Town. If there is anything I can do to help, let me know.

*Beth Hojnacke*