

**CARSON CITY AIRPORT
PROPOSED HANGAR DEVELOPMENT
PROJECT**

Sierra Skyway Inc.
Dennis Giangreco
818-620-4768

Lease 219A – Development Plan Carson City Airport

I, Dennis Giangreco, am seeking Airport Authority approval to develop parcel 219A of the Carson City Airport containing 95,774 feet . The development will consist of 3 phases, one year per phase or sooner. I will develop a mix of storage hangars that will suit the needs of the Carson City Airport.

I have designed, developed and built 2 hangar complexes in the Los Angeles area, Whiteman Airport (KWHP) with a total of 36 hangars over 70,000 square feet. My complex houses both commercial helicopter operations and a mix of piston and turbo prop aircraft. I have been overseeing the daily operations and leasing of individual hangars for the past 16 years.

My experience in hangar development will move this project along at a swift pace. I already have agreements with Smico Construction Co. LLC. to oversee the entire project. Rapid Set Building and Schweiss Doors will supply the steel buildings and bi-fold doors for the entire project.

I have been a pilot for the past 23 years with a private, high performance and complex ratings. I am an EAA member at chapter 403 here at the Carson Airport and continue to promote aviation through the Young Eagles Program to introduce kids to aviation.

The lease will be executed in Sierra Skyway Inc., a corporation solely owned by me.

WHITEMAN AIRPORT COMPLEX



PROPOSAL

Hangar Development Proposal

The terms and conditions set forth in this bid invitation/resolution are accepted per the following:

A total of 95,774 feet to be leased of parcel 219A of the Carson City Airport

Phase 1 - 29,925 feet consisting of a total of 7 hangars as follows: four (4) - 43.75' x 45'; two (2) - 60' x 55'; one (1)-55' x 55'

One (1) - 21' x 175' taxi lane connected to the existing Heritage Hangar Complex One (1) - 50' x 175' taxi lane on the opposite side of the hangar building.

Phase 1 bid of \$0.24 per foot paid in advance upon signing of the lease calculated as follows:
 $171 \text{ feet} \times 175 \text{ feet} = 29,925 \text{ feet} \times \$0.24 = \$7,182.00$

Phase 2 and 3 - prorated at \$.10 per foot while phase 1 is being constructed:
 $65,849' \times \$0.10 = \$6,584.90$ to be paid in monthly installments upon signing of the lease.

Phase 2 and 3 - once phase 1 is built and sold (one year maximum) the remaining 65,849 feet at \$0.24 per foot = \$15,803.76 to be paid in advance. The total hangar development will be completed in 3 years or less.

All hangar sizes are estimates and will have to be confirmed with the architect and the Carson City Building Department.

In the unforeseen event of a catastrophic economic down turn in the US economy, and I am unable to sell the phase of construction I am in, I reserve the right to return the undeveloped land back to the Carson Airport. I will resurvey the undeveloped land at my expense.

The metal hangars I propose to build on the 219A development will consist of 4 different sizes and will match the same color scheme as the blue buildings and tan bi-fold doors of the existing Corsair Hangars on the Heritage leasehold. Each aircraft storage hangar will include individual restrooms, gas lines for heating the hangar, whole hangar insulation, full fire sprinkler protection, outside security lighting, and energy efficient lighting inside. My hope is to attract corporate jets and turbo prop aircraft and to have their home base here at the Carson Airport.

SITE PLAN



SITE PLAN

SCALE - 1" = 50'



Prep	Dennis Giangreco
Date	10-3-2017
Rev	1
Doc	SITE PLAN

Site Plan

Scale 1" = 50'

Rev	1	Date	10-3-2017
Drawn	Dennis Giangreco	Checked	Dennis Giangreco
Revised	None	Scale	1" = 50'

Proposed Air Craft Hangars

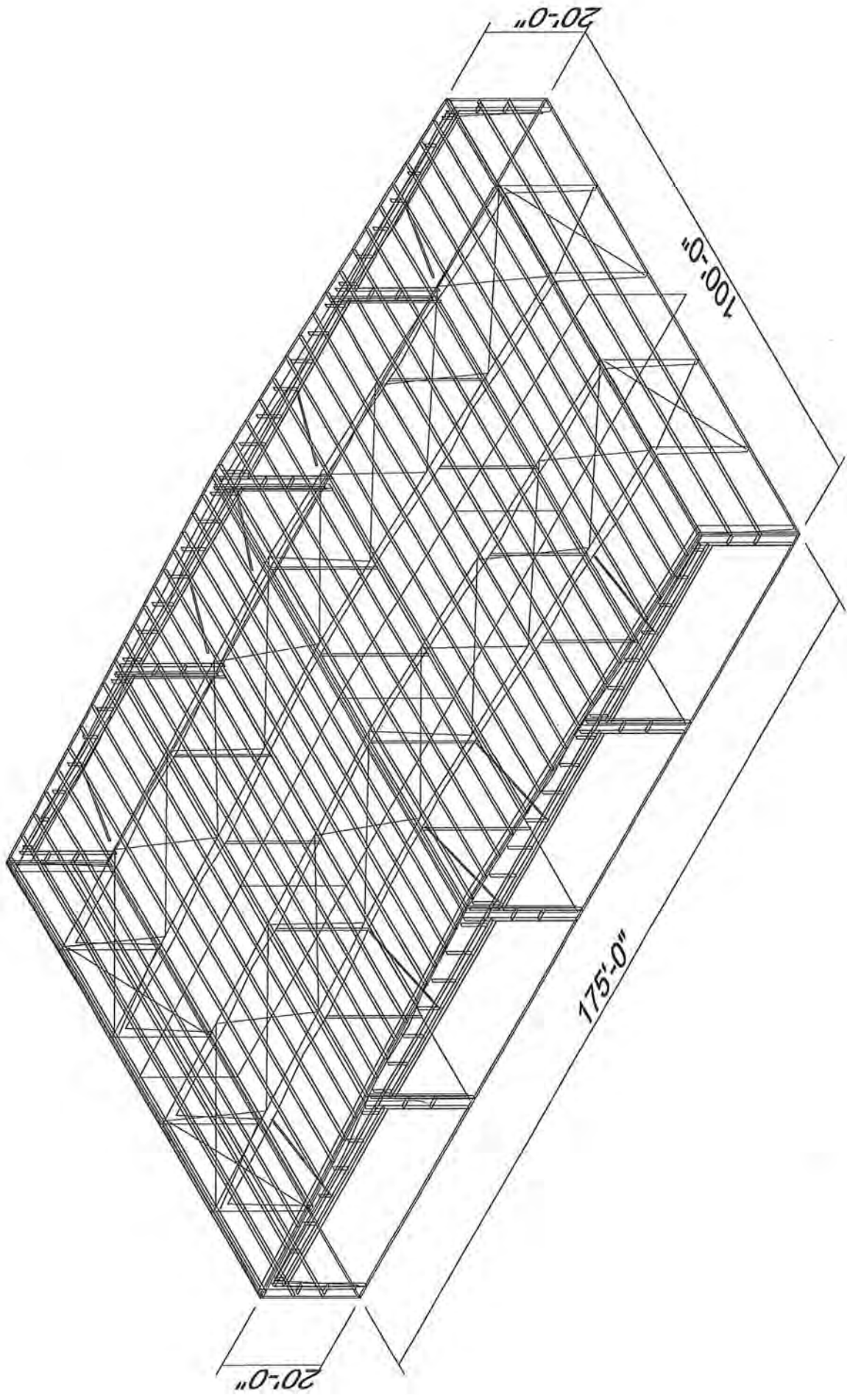
S & B Aviation LLC
 (Dennis Giangreco)
 Carson City, Nevada 8970

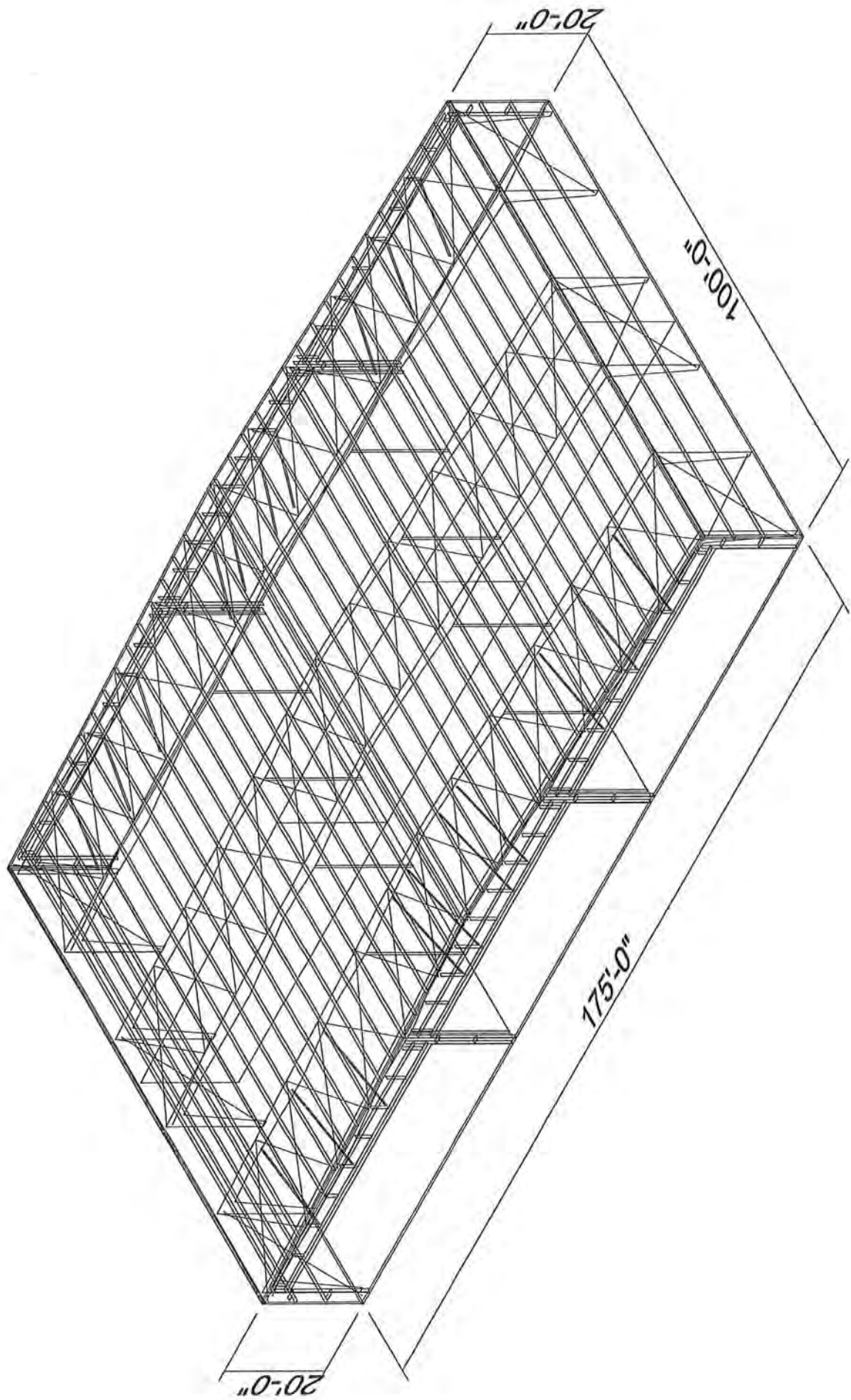
SMICO
Smico Construction Co. LLC
 Scott Smith & Jerry Smith
 775-431-8377 775-431-8228

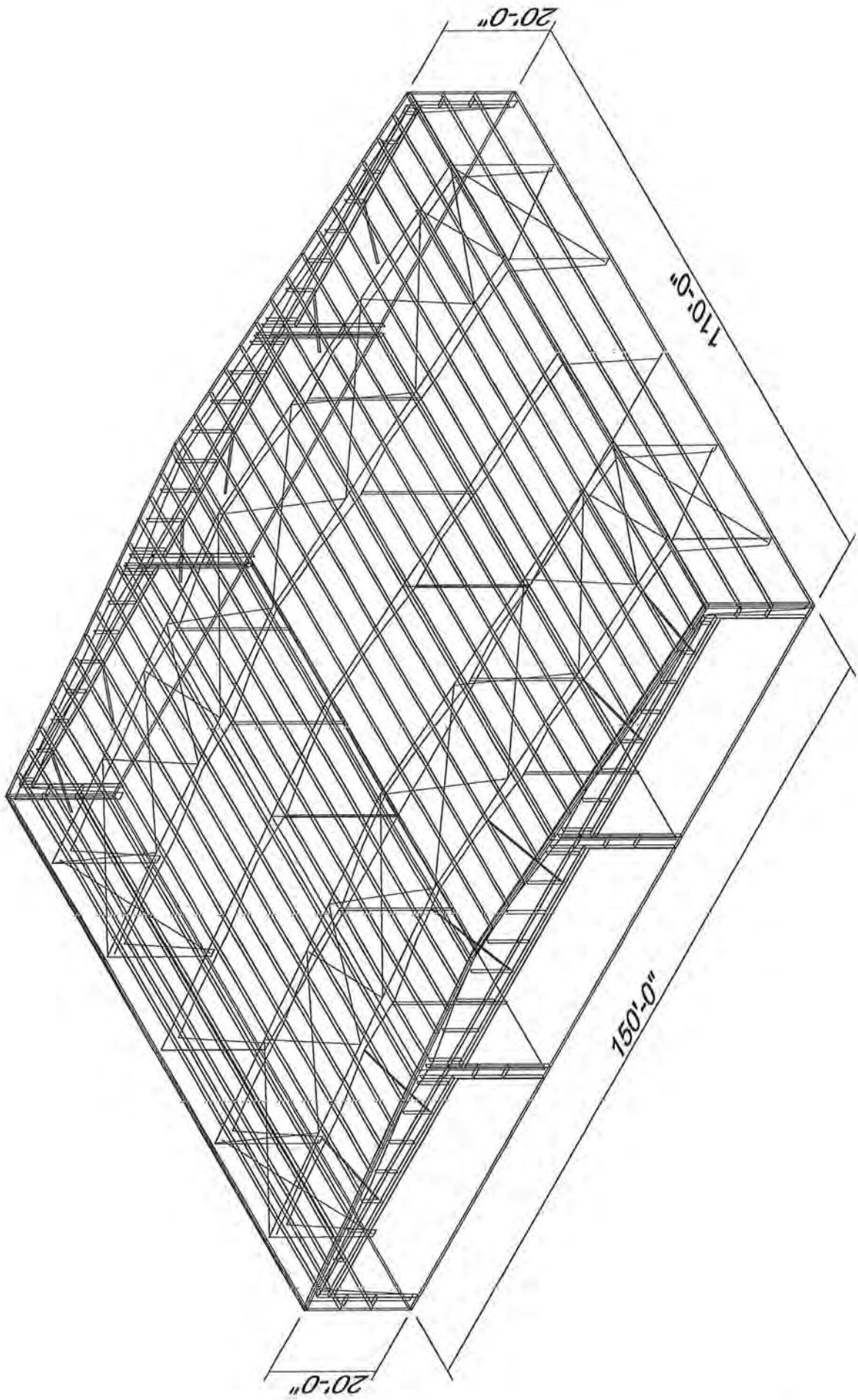


EXISTING CORSAIR HANGARS









FINANCIALS