



MILLS LANDING

A PLANNED UNIT DEVELOPMENT

PREPARED FOR:
LANDMARK COMMUNITIES
985 DAMONTE RANCH PARKWAY, SUITE 300
RENO, NV 89521

PREPARED BY:



CAPITAL ENGINEERING

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OCTOBER, 2006

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Mills

Landing
Report

MILLS LANDING REPORT

INTRODUCTION

The new Carson City Master Plan approval in early 2006 paved the way for innovative residential and commercial land uses in Carson City, especially within mixed-use land areas. As the land supply in Carson City becomes scarce, it is increasingly important to design new projects in a way that realizes the highest and best land use potential to provide additional housing and services to residents. In addition, with the rising cost of land, it becomes more and more important to offer entry level housing options to residents. Carson City had a good opportunity to provide these options with infill projects by allowing for higher density projects in urban areas, making good use of small land parcels and allowing for lower land development costs. This ultimately translates into lower housing prices, of which options are not readily available in Carson City at this time.

The Mills Landing Planned Unit Development proposes to meet all of the criteria discussed above while providing an innovative land plan which will contribute to the success of the community. The project will make use of smaller infill parcels located along U.S. Highway 50 in Carson City within the mixed-use commercial master-planned area to provide for additional residential and commercial development opportunities. Incorporation into and transition from surrounding existing residential uses should be smooth as those uses are high density and of similar nature to the proposed Mills Landing project. By including a commercial component, Mills Landing will provide for pedestrian connections to future neighborhood retail uses. This is an important element in the future land planning in Carson City. By locating the project near a regional aerial, the project will lend itself to accessibility to future transit options. And finally, by providing open space, parks and pathways, the project will integrate amenities that will encourage a sense of community for residents of the Mills Landing project as well as for the community in general.

The information included in this package has been provided as supporting documentation for the proposed Mills Landing Planned Unit Development. Included are a Tentative Map/PUD Application, a Special Use Permit Application and a Variance Application. This booklet also includes an interim mixed use evaluation, traffic analysis, geotechnical investigation, water, sewer and drainage analyses, conceptual homeowners' association documents, conceptual landscape plans, proposed elevations & floorplans and a market study to support the proposed development.

MARKET RESEARCH AND EVOLVING HOUSING TRENDS

In recent years, the need for market research has become more evident when designing new residential and commercial land development projects. Changing housing trends and limited land supply have forced developers to become more creative with new projects. Market research assists the development process by providing information on upcoming housing trends and desired amenities, demographic shifts and competitive housing prices.

Market research for the Mills Landing project, for example, has demonstrated that a large percentage of the target consumers will be singles, or couples with no children. Market research has demonstrated that these future residents desire minimal individual outdoor spaces and associated maintenance, and would prefer common amenities such as parks, trails and open spaces as an alternative. The demand for quality indoor living space and innovative housing options for these demographic groups, however, is as high as ever. Equally important, market research has shown that proximity to commercial and retail areas is extremely important for the specified demographic groups. Information such as this allows the developer to shape the way that the community lives as well as provide appropriate amenity programs. For example, the park proposed within the project provides turf and picnic areas, but no playground areas, because market research shows that few children will live in the development. In addition, this research played a very important role in the way that the applicant proposes to provide parking for the development. A large number of 1-car garage floorplans have been provided because the market research dictates that many of the residents will be singles with only one car.

An overview of the market research conclusions provided by The Whitney Group in their February 2006 report has been provided below. However, the entire market study has been included in this application package and can be found in a later section of this booklet.

Demographics & Household Incomes:

- 45% Single Professionals (no children or one child)
\$60,000 Household Income
- 30% Couple Professionals (no children)
\$80,000 Household Income
- 15% Young Families (one or two children)
\$75,000 Household Income
- 10% Empty Nesters (no children at home)
\$75,000 Household Income

Recommended Product Line and Prices:

- | | | | |
|------|---------|--------------------|-----------|
| • #1 | 1100 sf | 2 bedroom/2.5 bath | \$225,000 |
| • #2 | 1250 sf | 3 bedroom/2.5 bath | \$234,000 |
| • #3 | 1400 sf | 3 bedroom/2.5 bath | \$243,000 |
| • #4 | 1600 sf | 3 bedroom/2.5 bath | \$255,000 |

PROJECT DESCRIPTION

The Mills Landing Planned Unit Development is located in Carson City on APNs 002-441-21 and 002-441-23 (Map 1), directly across from Mills Park along U.S. Highway 50 and State Street. The project consists of 94 single-family residences and 2.4 acres of commercial land which fronts U.S. Highway 50. The minimum lot size for this project is approximately 1,400 square feet. All of the four proposed floor plans

are two-story and home sizes range from 1,084 sf to 1,678 sf. Current zoning for the subject properties is General Commercial and the master plan designation is Mixed-Use Residential. General commercial zoning may allow residential uses with a special use permit, and Mixed-Use Residential designation allows for densities of 3-36 units/acre.

The proposed 94 residential lots attain a density of approximately 13 units per acre which does not exceed the maximum density permitted. The Multi-Use Residential designation allows 3-36 dwelling units per acre and a range of medium to high-density residential housing types, including small lot single-family residences. The proposed lot sizes and dwelling units will be designed similar to the adjacent, recently completed Millennium project to ensure consistency and compatibility within the neighborhood.

Some of the community attributes for Mills Landing include three charming exterior elevation options for each of the four floor plans, homes with either 1- or 2-car garages, extensive parking areas for guests and residents, homeowners' association maintained front yards, parks and open space throughout the community and pedestrian linkages to surrounding communities and future commercial areas.

For this type of high density development, Carson City Code requires that two parking spaces be provided per residence, as well as .5 guest parking spaces per residence. The applicant had originally planned to provide one parking space inside the garage, and one in the driveway, similar to recently approved projects such as Newport Village. However, due to the total depth of the subject property, providing driveway parking had proven to be a challenge. In meetings with Carson City staff, it was expressed that a minimum driveway length of 15 feet would be problematic for the development because vehicles with a longer wheel-base would overhang into the street. As the streets are proposed to be 22 feet wide, it would have been unacceptable for any type of vehicle overhang. In order to accommodate this concern, the applicant has proposed the following solutions:

- Residences with 2-car garages will accommodate both required parking spaces in the garage only
- Residences with 1-car garages will accommodate one of the required parking spaces in the garage only, the other required parking space will be accommodated with increased spaces in parking areas located throughout the development
- Guest parking spaces will be provided at the code required amount of .5 per residence
- Total garage lengths will be increased to accommodate one full sized vehicle or two full sized vehicles (in 2-car tandem garage configurations)
- Minimum driveway length is requested to be 10 feet to accommodate deeper garages
- Resident parking will be restricted to garages and designated parking areas only. Driveway and on-street parking will be prohibited and enforced by the homeowners' association.
- A total of 101 residential parking spaces have been provided – 47 for guest parking, and 54 for resident parking to accommodate the 54 units with 1-car garages.

The applicant feels that by restricting parking to designated areas and garages, a more pleasing street scene will be achieved. To create additional variety in the street scene, the applicant proposes to differ minimum garage setbacks, where possible, between 10 feet and 12 feet. This will assist in avoiding a long corridor of like housing.

As mentioned in a previous section, because market research supports smaller sized lots, variances to the standard setbacks have been proposed so that residents can take advantage of larger indoor living space, and smaller outdoor living areas requiring maintenance. Proposed setbacks are as follows:

- Front Yard – 10' minimum (building and driveway)
- Side Yard – 5' minimum on one side, 0' minimum on the other
- Street Sideyard – 5' minimum
- Rear Yard – 5' minimum

To address the need some private outdoor living space, areas have been cut out of floor plan space in designated corners, so that patio spaces may be provided beyond the minimum 5' side and rear yard requests.

As discussed with staff in previous meetings, all building requirements will be met with regards to fire protection and access should these reduced setbacks be approved as a part of the project.

With the proposed Mills Landing Planned Unit Development, approximately 2.4 acres of commercial property has been proposed to accommodate the mixed-use nature of the master plan in this area of Carson City. The proposed commercial area is located along U.S. Highway 50 frontage at the southeastern side of the project. While the commercial layout for this parcel is conceptual at this time, the applicant anticipates that uses will primarily be neighborhood retail, and could potentially contain such uses as a coffee shop, local small businesses or offices and possibly one or more small restaurants. A commercial market study is currently being commissioned to provide recommendations to the applicant for the highest and best use of this property.

PROJECT LOCATION

The subject parcels are located within portions of the SE ¼ Section 8, the SW ¼ Section 9 and the NE ¼ Section 17, Township 15N, Range 20E; Mount Diablo Base and Meridian. The physical address is 2108 E William Street (E Highway 50) and State Street (respectively), Carson City, Nevada (MAP 2). MAP 3 is an aerial photograph showing adjacent buildings and the proposed Mills Landing boundaries. Table 1 includes the property owners and land use designations within 300 feet of the proposed Mills Landing development.

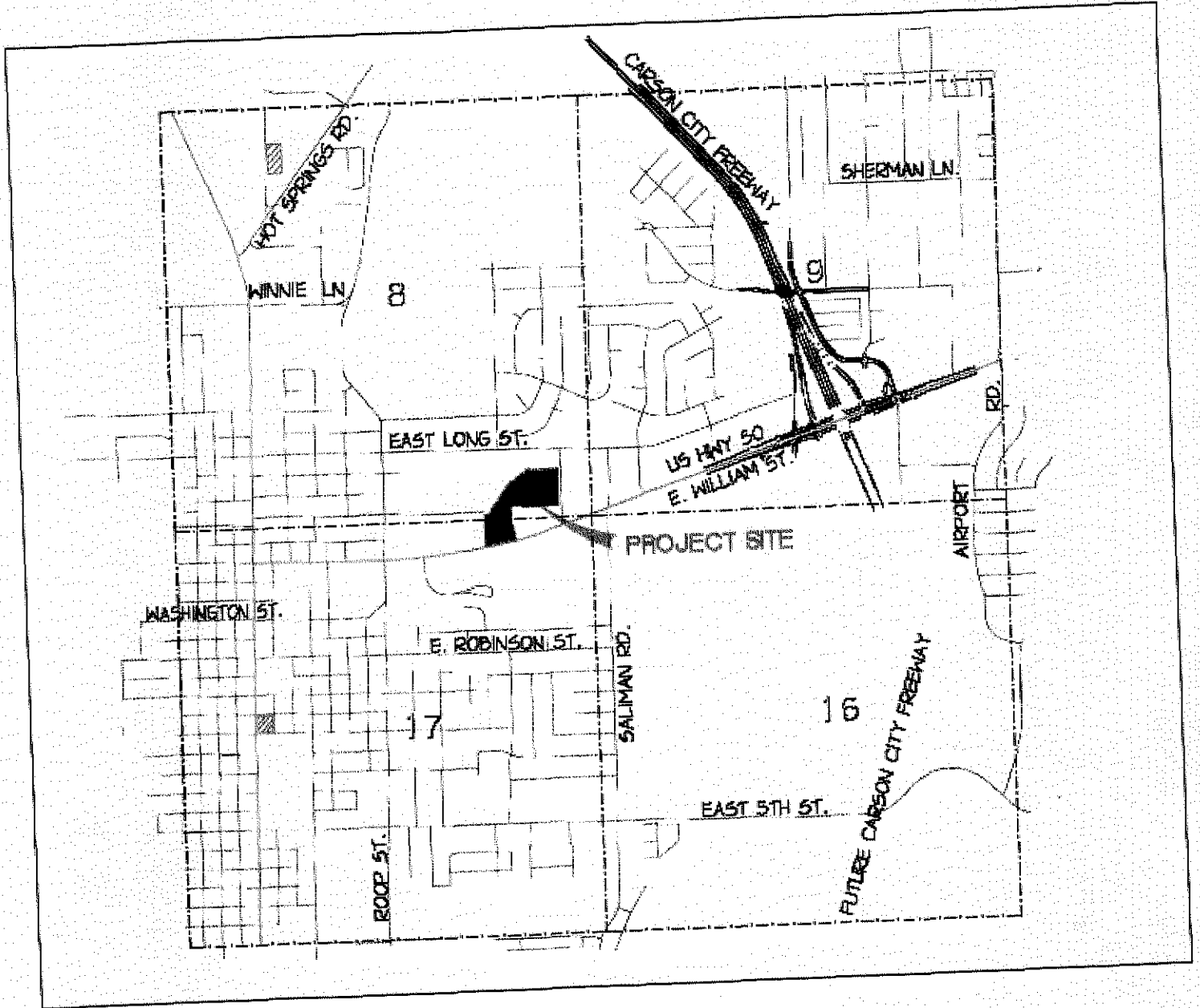
WATER AVAILABILITY

Water service for the proposed Mills Landing development will be provided by Carson City Water and Sewer Utilities. The Department has provided documentation

which indicates adequate water supply and water pressure exist to serve the project domestic and fire flow requirements. Water mains have been analyzed to determine the system capability to provide adequate flows. Water facilities will connect to proposed water main located within the Mills Landing development then to the main located in State Street, immediately east of the project site.

Analysis and calculations are included in this application package for staff review and approval. Adequate system pressures and storage capacity will be provided to ensure compliance with the Nevada Department of Human Resources, Health Division, the Nevada Administrative Code, the Uniform Fire Code and Carson City Utilities requirements.

MAP 1
MILLS LANDING
SITE MAP



MAP 3
AERIAL PHOTO
MILLS LANDING PROPOSED BOUNDARIES



ADJACENT PROPERTY OWNERSHIP AND LANDUSE

Table 1. Property owners within 300 feet of the proposed Mills Landing Development.

Owner	Owner Address	Site Address if Different from Owner Address	Assessors Parcel Number	Land Use
The Seasons Partnership C/O Fred Corworth, CEO	4110 Eaton Ave. Caldwell, Idaho 83605	1101 Beverly Drive Carson City, NV 89701	002-121-15	320
The Seasons Partnership C/O Fred Corworth, CEO	4110 Eaton Ave. Caldwell, Idaho 83605	1130 E Long Street Carson City, NV 89701	002-121-18	140
Alfred & Gabriel Escalante	1020 Corbett Street Carson City, NV 89701		002-122-17	410
Alfred & Gabriel Escalante	1020 Corbett Street Carson City, NV 89701	1040 Corbett Street Carson City, NV 89701	002-122-22	400
Alfred & Gabriel Escalante	1020 Corbett Street Carson City, NV 89701		002-122-21	400
Alfred & Gabriel Escalante	1020 Corbett Street Carson City, NV 89701		002-122-20	400
G. Thomas & Cynthia Christian	1030 Corbett Street Carson City, NV 89706		002-122-19	500
Juan G. & Rosa E. Contreras	1301 E Long Street Carson City, NV 89701		002-196-27	210
Debra S. Samson	1171 E Long Street Carson City, NV 89706		002-197-01	210
Lopez Family Trust	1181 E Long Street Carson City, NV 89706	1807 E Long Street Carson City, NV 89706	002-197-02	210
Erica Crannell	1191 E Long Street Carson City, NV 89706		002-197-03	210
Arman & Rosura R. Gozales	2101 E Long Street Carson City, NV 89706		002-197-04	210
Gene M. & Carmecita O. Raub	2105 E Long Street Carson City, NV 89706		002-197-05	210
Paul & Juanita E. Dobbins Family Trust	1951 1 st Street Carson City, NV 89706	1520 Molly Drive Carson City, NV 89706	002-197-06	210
Gwendolyn J. Apodaca Living Trust	1633 Molly Drive Carson City, NV 89706		002-208-09	210
Harold E. & Andrea Weigland	1629 Molly Drive Carson City, NV 89706		002-208-10	210
William & Dorothy Dolan	1621 Molly Drive Carson City, NV 89706		002-208-12	210
John & Barbara Macsween	1414 E Long Street Carson City, NV 89706	P.O. Box 661 Zephyr Cove, NV 89446	002-208-19	130
Gladys Peterson Trust	4783 Highway 50 Carson City, NV 89706	Highway 50 East	002-441-09	140
Gladys Peterson Trust	4783 Highway 50 Carson City, NV 89706	1250 East Long Street Carson City, NV 89706	002-441-10	400

Gladys Peterson Trust	4783 Highway 50 Carson City, NV 89706	1300 East Long Street Carson City, NV 89706	002-441-11	400
Gladys Peterson Trust	4783 Highway 50 Carson City, NV 89706	Highway 50 East	002-441-12	140
T.W. Gizara & Laura Niemark	P.O. Box 6084 Stateline, NV 89449-6084	1313 East Long Street Carson City, NV 89706	002-441-17	300
Paul M. Chalekia	3685 Ormsby Lane Carson City, NV 89704-9134	1333 East Long Street Carson City, NV 89706	002-441-18	300
James A & Sarah W. Hall	1345 Molly Drive Carson City, NV 89706		002-441-25	200
Carolina Zeledon	1353 Molly Drive Carson City, NV 89706		002-441-26	200
James M. & Rodriguez Meyers	1361 Molly Drive Carson City, NV 89706		002-441-27	200
Christina C. Adams	1367 Molly Drive Carson City, NV 89706		002-441-28	200
Laura L. Adair	1373 Molly Drive Carson City, NV 89706		002-441-29	200
Sara A. Martel	1466 Millennium Terrace Carson City, NV 89706		002-441-30	200
Connie M. Wiseman	1458 Millennium Terrace Carson City, NV 89706		002-441-31	200
William F. Bryant	1450 Millennium Terrace Carson City, NV 89706		002-441-32	200
Landmark Homes	985 Damonte Ranch Parkway, Suite 300 Reno, NV 89521	1466 Millennium Terrace Carson City, NV 89706	002-441-33	240
Jennifer M. Deynzer	1389 Molly Drive Carson City, NV 89706		002-441-34	200
Josefa Daisy Guillen	3225 24 th Street San Francisco, CA 94110-3942	1395 Molly Drive Carson City, NV 89706	002-441-35	200
Belarmino Arroyo-Lopez	1437 Molly Drive Carson City, NV 89706		002-441-36	200
Debra Young	1445 Molly Drive Carson City, NV 89706		002-441-37	200
Venessa Perez	611 Elaine Street Carson City, NV 89701	1453 Molly Drive Carson City, NV 89706	002-441-38	200
Robert M. Collins Jr.	1461 Molly Drive Carson City, NV 89706		002-441-39	200
Luis & Teresa Chavez	1306 Drake Way Carson City, NV 89701	1469 Molly Drive Carson City, NV 89706	002-441-40	200
Verna M. Lewis	1477 Molly Drive Carson City, NV 89706		002-441-41	200
Walter & Maria Montanari	1485 Molly Drive Carson City, NV 89706		002-441-42	200
Mills Park Center, C/O Allen & Diane Schnaser	901 Spencer Street Carson City, NV 89701	State Street	002-442-03	140

Mills Park Center, C/O Allen & Diane Schnaser	901 Spencer Street Carson City, NV 89701	1410 E William Street Carson City, NV 89701	002-442-04	400
Mills Park Center, C/O Allen & Diane Schnaser	901 Spencer Street Carson City, NV 89701	1442 E William Street Carson City, NV 89701	002-442-05	400
Kevin J & Jill N. Schwartz	1496 Molly Drive Carson City, NV 89706		002-443-002	210
Lara M. Wall	1488 Molly Drive Carson City, NV 89706		002-443-03	210
Robert L. & Sharon K. Love	1480 Molly Drive Carson City, NV 89706		002-443-04	210
Brandy L. Dunivan	1472 Molly Drive Carson City, NV 89706		002-443-05	210
Francis Edward Lovering	P.O. Box 2254 Carson City, NV 89706	1464 Molly Drive Carson City, NV 89706	002-443-06	210
Gloria D. Rodriguez	1456 Molly Drive Carson City, NV 897002		002-443-07	210
William Curtis Rosenthal	1448 Molly Drive Carson City, NV 89706		002-443-08	210
Paula A. Douglas	1440 Molly Drive Carson City, NV 89706		002-443-09	210
Julie K. McCrane	1432 Molly Drive Carson City, NV 89706		002-443-10	210
William B. Hotchkiss	1424 Molly Drive Carson City, NV 89706		002-443-11	210
Ampai Lookrug	1416 Molly Drive Carson City, NV 89706		002-443-12	210
Maria M. Rojas	1408 Molly Drive Carson City, NV 89706		002-443-13	210
Elmer L. Davis	1400 Molly Drive Carson City, NV 89706		002-443-14	210
June A. Walker	1392 Molly Drive Carson City, NV 89706		002-443-15	210
Juan Jose Zamarippa	1384 Molly Drive Carson City, NV 89706		002-443-16	210
Hali Joyce Ann Winston	1376 Molly Drive Carson City, NV 89706		002-443-17	210
Gerardo C. Guillen	1364 Molly Drive Carson City, NV 89706		002-443-18	210
Gene Charlotte Geise	1358 Molly Drive Carson City, NV 89706		002-443-19	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	14002 E Long Street Carson City, NV 89706	002-451-01	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1403 E Long Street Carson City, NV 89706	002-451-02	210
Timothy T. Murray	1405 E Long Street Carson City, NV 89706		002-451-03	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1407 E Long Street Carson City, NV 89706	002-451-04	210

Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1409 E Long Street Carson City, NV 89706	002-451-05	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1411 E Long Street Carson City, NV 89706	002-451-06	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1413 E Long Street Carson City, NV 89706	002-451-07	210
Reginald Lang III	1415 E Long Street Carson City, NV 89706	4052 Knobloc Road Carson City, NV 89706	002-451-08	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1417 E Long Street Carson City, NV 89706	002-451-09	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1419 E Long Street Carson City, NV 89706	002-451-10	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1445 E Long Street Carson City, NV 89706	002-451-11	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1443 E Long Street Carson City, NV 89706	002-451-12	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1441 E Long Street Carson City, NV 89706	002-451-13	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1439 E Long Street Carson City, NV 89706	002-451-14	210
Mark E. & Shahaida Smith	1437 E Long Street Carson City, NV 89706		002-451-15	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1435 E Long Street Carson City, NV 89706	002-451-16	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1433 E Long Street Carson City, NV 89706	002-451-17	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1431 E Long Street Carson City, NV 89706	002-451-18	210
Long Street Townhouses Home Owners Assoc.	6620 Lincoln Ave. Carmichael, CA 95608	1429 E Long Street Carson City, NV 89706	002-451-19	240
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1427 E Long Street Carson City, NV 89706	002-451-20	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1425 E Long Street Carson City, NV 89706	002-451-21	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1423 E Long Street Carson City, NV 89706	002-451-22	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1421 E Long Street Carson City, NV 89706	002-451-23	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1501 E Long Street Carson City, NV 89706	002-452-01	210
Martha E. Smith	3843 San Felipe Drive Newbury Park, CA 91320	1503 E Long Street Carson City, NV 89706	002-452-02	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1505 E Long Street Carson City, NV 89706	002-452-03	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1507 E Long Street Carson City, NV 89706	002-452-04	210
Mark Gastmeyer	3843 San Felipe Drive Newbury Park, CA 91320	1509 E Long Street Carson City, NV 89706	002-452-05	210
Moriah Properties	6620 Lincoln Ave.	1511 E Long Street	002-452-06	210

	Carmichael, CA 95608	Carson City, NV 89706		
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1513 E Long Street Carson City, NV 89706	002-452-07	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1515 E Long Street Carson City, NV 89706	002-452-08	210
Burns Family Trust C/O John C. & Gay E. Burns	5179 Silver Sage Drive Carson City, NV 89701	1517 E Long Street Carson City, NV 89706	002-452-09	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1535 E Long Street Carson City, NV 89706	002-452-10	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1533 E Long Street Carson City, NV 89706	002-452-11	210
Frank & Irene Smith	P.O. Box 9055 Incline Village, NV 89452	1531 E Long Street Carson City, NV 89706	002-452-12	210
Michelle L. Seibert	1529 E Long Street Carson City, NV 89706		002-452-13	210
William L. Baker	1527 E Long Street Carson City, NV 89706		002-452-14	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1525 E Long Street Carson City, NV 89706	002-452-15	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1523 E Long Street Carson City, NV 89706	002-452-16	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1521 E Long Street Carson City, NV 89706	002-452-17	210
Moriah Properties	6620 Lincoln Ave. Carmichael, CA 95608	1519 E Long Street Carson City, NV 89706	002-452-18	210

Land Use Designation

1. 130 - Vacant Multiresidential
2. 140 - Vacant Commercial
3. 200 - Single Family Residential
4. 210 - Condominium or Townhouse
5. 240 - Common Area
6. 300 - Duplex
7. 320 - Three to four unit mixed residences or manufactured homes
8. 400 - General Commercial
9. 500 - Light Industrial

SEWAGE DISPOSAL

Sanitary sewer disposal for the proposed Mills Landing Development will be provided by Carson City Water and Sewer Utilities. Sanitary sewer for the project will connect to the existing sanitary sewer main located within State Street, immediately east of this project, and be ultimately conveyed to the wastewater treatment facility, located in southeast Carson City.

Adequate line capacities for the proposed development will be provided to meet the requirements of Carson City Utilities, Nevada Department of Human Resources, Health Division, and the Nevada Department of Environmental Protection. Please refer to the preliminary sanitary sewer analysis included in this application package.

ELECTRICITY AVAILABILITY

Electric service will be provided to the project area by Sierra Pacific Power Company (SPPCo). There is existing electric service along State Street and Long Street. SPPCo has confirmed that the proposed development is located within their service area and committed to provide services to the development. Design of services has not been determined. The high voltage transmission line that currently traverses the site on the south end will remain in place.

TELEPHONE AVAILABILITY

Telephone service for the proposed Mills Landing development will be provided by AT&T. AT&T has confirmed that the proposed development is located within their service area and has committed to provide services.

CABLE AVAILABILITY

Cable services for the proposed Mills Landing development will be provided by Charter Communications. Discussions with Charter Communications indicate that they can serve the proposed subdivision upon extension of the existing transmission lines. Charter Communications has committed to provide services to the site.

NATURAL GAS

Natural gas service will be provided by Southwest Gas Corporation. Discussions with Southwest Gas representatives have indicated that lines located adjacent to the proposed project can be extended into the proposed Mills Landing Development project.

SOLID WASTE DISPOSAL

Solid waste disposal to the area is provided by Waste Management Services. The existing Waste Management transfer station is located at the Carson City land fill located on Flint Road in eastern Carson City.

LEGAL ACCESS

Primary access to the proposed Mills Landing development will be provided from State Street. In conjunction with the development of the Mills Landing development, surface street improvements will be constructed and will include a 28 foot right-of-way with paving, curbs, gutters and sidewalk on one side.

SCHOOLS

The Carson City School District has indicated the schools serving the area include Mark Twain Elementary, Carson Middle School and Carson High School. Transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations. Transportation will be provided Carson Middle School and bus stops are located along Long Street at Rand Avenue and Long Street and Humboldt Street. Carson High School and Mark Twain Elementary are within the walk-in zone area.

The Mills Landing development will be accessed at State Street between Long Street and Highway 50. As the project develops, roads will be improved to provide adequate circulation through the development. The traffic study has been prepared based on Carson City master plan land uses and densities. The study analyzes the impacts and proposes mitigations to potential impacts on the existing transportation system. The transportation system is composed primarily of paved streets and concrete sidewalks along one side of each roadway, but also includes pedestrian pathways which connect park and open space amenities throughout the development and to the surrounding community.

Mitigation of potential traffic impacts will include signing, striping and traffic control improvements which will comply with Carson City and Nevada Department of Transportation requirements. Specific analyses (e.g. trip generation, traffic volumes, etc.) are described in detail in the State Street (Mills Landing) Traffic Analysis authored by Paul Solaegui, P.E. of Solaegui Engineers, Ltd.

DRAINAGE

Drainage will be conveyed through storm drain piping and surface improvements to onsite detention basins. The detention basins have been sized to accommodate runoff from the 94 residential units and the commercial area along U.S. Highway 50. Pre-development runoff flow levels will be maintained from the site to adjacent public right-of-ways.

Best Management Practices will be used during construction of improvements associated with this project to mitigate any stormwater impacts. A stormwater discharge permit will be obtained from Nevada Department of Environmental Protection prior to the commencement of construction any construction activities.

LANDSCAPING

The landscape plan has been designed to improve the aesthetic appearance of the community. It is intended to enhance the visual appearance of streets, complement the visual effect of buildings, aid in the enhancement of property values and provide buffers between various land uses. The plan also includes provisions for the preservation of existing mature cottonwoods trees in park and open space areas wherever possible. Native vegetation will be preserved to the extent feasible in open space areas.

COMPLIANCE WITH NRS 278.349 (3)

1. Environmental Health laws and regulations are being addressed.
 - a. Environmental health laws and regulations are being addressed through the extension of water and sewer facilities to the Carson City utilities system (see water & sewer systems sections).
2. The proposed development will be connected to the Carson City water system, the water provided will meet applicable health standards and it has been determined that sufficient quantity is available to accommodate the needs of the development (see section on water system).

3. The applicant has met with all applicable utility companies which would service the proposed development, and have been assured that services are available. Utility companies contacted included Sierra Pacific Power, Southwest Gas, AT&T and Charter Communications.
4. Through meetings and discussions with staff, it has been indicated that Carson City will work to provide adequate public services (schools, police, etc.) to the proposed development.
5. The applicant has complied with the parks and recreation facilities requirements by providing a neighborhood park within the development.
6. The proposed tentative map complies with the zoning and master plan which allows for 3-36 dwelling units per acre/high density residential.
7. The proposed tentative map conforms with the intent of Carson City's master plan for streets and highways by providing a connection to State Street to the east of the project site (see traffic study section).
8. Physical characteristic such as soil and slope have been taken into consideration with the design of the proposed tentative map (see the geotechnical report and drainage analysis).
9. The recommendations and comments made by Carson City staff have been, and will continue to be, taken into consideration and addressed through the approval process of the tentative map.
10. The applicant will continue to work with city staff to ensure that fire protection will be available to serve the proposed development.

CONCLUSION

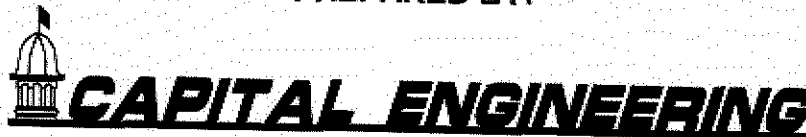
The proposed Mills Landing Planned Unit Development has been designed to reflect Carson City's vision to create a more diverse mix of land uses, and to provide a foundation for more efficient use of the city's limited developable land. Creative land planning has been utilized to establish a mixed-use development which will provide innovative housing options with entry level prices to the community. A commercial element has been included and is anticipated to supply additional neighborhood commercial and retail uses to the area, which will be accessible by pedestrians from the Mills Landing project and neighboring development. This development will be a beneficial addition to the surrounding community and will ensure consistency and compatibility with adjacent land uses while enhancing the quality of life for the residents of Carson City.

Tentative Map

TENTATIVE MAP APPLICATION
FOR
APN'S 002-441-21 AND 002-441-23
MILLS LANDING
A PLANNED UNIT DEVELOPMENT

PREPARED FOR:
LANDMARK COMMUNITIES
985 DAMONTE RANCH PARKWAY, SUITE 300
RENO, NV 89521

PREPARED BY:

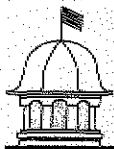


P.O. BOX 3750
CARSON CITY, NV 89702
(775) 882-5630

OCTOBER 2006

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INTRODUCTORY LETTER
APPLICATION
TENTATIVE MAPS



CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

October 18, 2006

Mr. Walt Sullivan
Director Carson City Community Development
2621 Northgate Lane, #62
Carson City, NV 89706

RE: Tentative Map Application for Assessors Parcel Numbers (APN) 002-441-21 and 002-441-23, Mills Landing - A Planned Unit Development

Walt,

Please find information regarding the Tentative Map for the proposed Mills Landing Planned Unit Development. Information submitted in association with the Tentative Map is pursuant to CCMC 18.04.135 and the Nevada Revised Statutes Section 278.349 (C) and the Nevada Administrative Code (NRS) Section 445A. Carson City's Interim Mixed Use Evaluation Criteria has been addressed and included.

This information is also provided to assist staff in evaluating the proposed Mills Landing Planned Unit Development. The report incorporates recommendations and comments made by Carson City staff and provides information regarding infrastructure, traffic and circulation and services. Mills Landing provides the opportunity for expansion of the trail network, community parks and transportation improvements.

This document provides information to address the proposed Mills Landing project to assist in the project review Tentative Map application. Included are a special use permit application, variance application and easement abandonment application. This booklet also includes an interim mixed use evaluation, traffic analysis, geotechnical investigation, drainage analysis, water and sewer system calculations, conceptual home owner association documents and conceptual landscape plans.

The proposed Mills Landing Planned Unit Development will result in densities which are consistent with the land use designation and surrounding development pattern. Mills Landing has been designed to incorporate neighborhoods and provide efficient connections between uses and to accommodate safe vehicular, bicycle, and pedestrian friendly circulation. The project has been organized around a system of parks, open space, and pathways that provides linkages to the surrounding community.

The proposed project site is located on the north side of U.S. Highway 50, across Mills Park, and is bordered by State Street to the east, on APN's 002-441-21 and 002-441-23. The combined parcels are approximately 10.14 acres and have a current zoning designation of General Commercial (GC) and Mixed Use Residential (MUR). Mills Landing is proposed as a Planned Unit Development consisting of single-family residential lots residential lots (7.7 acres) and commercial, retail facilities (2.4 acres).

If you have any questions regarding this application, please do not hesitate to contact me at 882-5630.

Thank you

Mark Rotter
Capital Engineering

Carson City Planning and Community Development
 2621 Northgate Lane, Suite 62 • Carson City NV 89706
 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

APPLICANT	PHONE #
DGD Development	(775) 882-7754
MAILING ADDRESS, CITY, STATE, ZIP P.O. Box 1724 Carson City, NV 89702	
ENGINEER	PHONE #
Capital Engineering	(775) 887-5630
MAILING ADDRESS, CITY, STATE, ZIP Executive Pointe Way, Suite 12 Carson City, NV 89521	
E-MAIL ADDRESS mrotter@capital-engineering.net	
PROPERTY ADDRESS, CITY, STATE, ZIP 1208 William Street and State Street, Carson City, NV 89702	
PRESENT ZONING	APN(S)
General Commercial (GC)	02-441-21 & 02-441-23

TENTATIVE MAP FOR A PUD

FEES: \$2,200 (plus \$1/lot over 25 lots)

SUBMITTAL PACKET

See checklist.

Application Reviewed and Received By: _____

PC Date: _____

BOS Date: _____

REQUEST: In accordance with the provisions of Title 18 of the Carson City Municipal Code, application is hereby made for a Planned Unit Development on property situated at: 1208 William Street and State Street Carson City, Nevada. APN's 02-441-21 & 02-441-23

- Variances are requested 18.04.190 Residential Districts Intensity and Dimensional Standards for the following:
 - 5 foot minimum building setback from adjacent residential zoning districts.
 - Side yard setbacks of 0 feet and 5 feet, making the total distance between buildings 5 feet.
 - Front yard minimum setback of 10 feet to the garage and/or building.
 - Rear yard minimum setback of 5 feet.
 - 5 foot minimum building setback from adjacent residential zoning districts where 30 feet is required
- A waiver to the minimum lot size of 6,000 SF to a minimum of 1,495 SF is requested 18.04.195 Non-Residential Districts Intensity And Dimensional Standard
- A Variance is requested for 1.12.081 Street improvements, curbs, gutters and sidewalks to allow sidewalks on one side of the street
- Variances are requested to placement of water mains 9 feet from street centerlines within the project (Detail C-5.0).

ACKNOWLEDGMENT OF APPLICANT: (a) I certify that the foregoing statement are true and correct to the best of my knowledge and belief. (b) I agree to fulfill all conditions established by the Board of Supervisors.

Applicant's Signature _____

Date 10/17/06

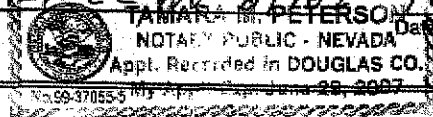
PROPERTY OWNER'S AFFIDAVIT

I, John Serpa, 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 _____

Address P.O. Box 1724 Carson City NV 89702

Use additional page(s) if necessary for other names.



STATE OF NEVADA)
 COUNTY DOUGLAS)

On Oct 17, 2006, personally appeared before me, a notary public, John Serpa, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public _____

NOTE: In order to avoid unnecessary time delays in processing your develop project, it is important that it be as complete as possible when submitted. A checklist is available to assist you and your engineer. If you have further questions regarding your application, please call Planning and Community Development at (775) 887-2180.

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by MSB Properties for a Planned Unit Development on Assessor's Parcel Number 002-441-23. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

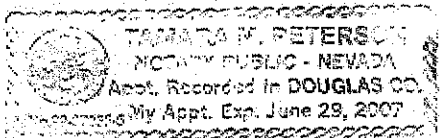
STATE OF NEVADA)
DOUGLAS SS
CARSON CITY)

I, John Serpa, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature *[Handwritten Signature]*

Date 10/17/06

Mailing Address: P.O. Box 1724
Carson City, NV 89702



Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF Oct, 2006

Tamara M. Peterson
Notary Public

Special Use Permit

SPECIAL USE PERMIT APPLICATION

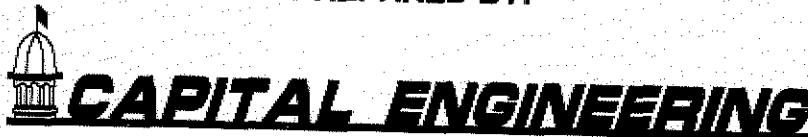
FOR

APN'S 002-441-21 AND 002-441-23

**MILLS LANDING
A PLANNED UNIT DEVELOPMENT**

**PREPARED FOR:
LANDMARK COMMUNITIES
985 DAMONTE RANCH PARKWAY, SUITE 300
RENO, NV 89521**

PREPARED BY:

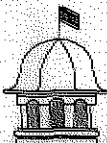


**P.O. BOX 3750
CARSON CITY, NV 89702
(775) 882-5630**

OCTOBER, 2006

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SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE
MODEL HOME LOCATION MAP
TAX DOCUMENTS



CAPITAL ENGINEERING

P.O. Box 3750

(775)882-5630 Fax(775)885-7282

Carson City, NV 89702

October 16, 2006

Mr. Walt Sullivan, Director
Carson City Community Development
2621 Northgate Lane, #62
Carson City, NV 89706

RE: Special Use Permit requests for APNs 002-441-21 and 002-441-23, Mills Landing -
A Planned Unit Development

Dear Walt:

Mills Landing is a proposed Planned Unit Development located in Carson City on the north side of Hwy 50, directly across from Mills Park and adjacent to State Street. The project consists of 94 single-family residential lots and 2.4 acres of neighborhood commercial facilities on a total of 10.14 acres. The residential acreage is approximately 7.7 acres and the commercial acreage is approximately 2.4 acres. The existing zoning for the proposed project is Commercial, and the existing master plan designation is Mixed-Use Residential.

Surrounding properties to the east and west have a master plan designation of Mixed-Use Residential, while properties to the north and south have master plan designations of High Density Residential and Parks & Recreation. In addition, the areas to the north are zoned Multi-Family Apartment. These uses are compatible with the residential component at Mills Landing, which also proposes zoning consistent with that of the Multi-Family Apartment land use.

Primary permitted uses in a General Commercial zoning district are retail, wholesale and other uses of a similar nature. Residential uses including single-family and multi-family residences are permitted within the General Commercial zoning district with the approval of a special use permit. The Conceptual Review meeting held with Carson City staff on May 9, 2006 further confirmed the need for a special use permit in conjunction with the approval of this development.

The proposed Mills Landing Planned Unit Development has been designed to be comparable and compatible with surrounding land uses, specifically the Millennium development to the northwest. Millennium has proven to be a well-developed community that continues to be a successful entry-level housing community several years after build-out.

A Special Use Permit is also required for the proposed model homes, temporary sales office and associated flags/flagpoles pursuant to the Carson City Municipal Code Section 18.04.070.3 (Conditional Uses).

The Special Use Permit requests contained herein do not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located.

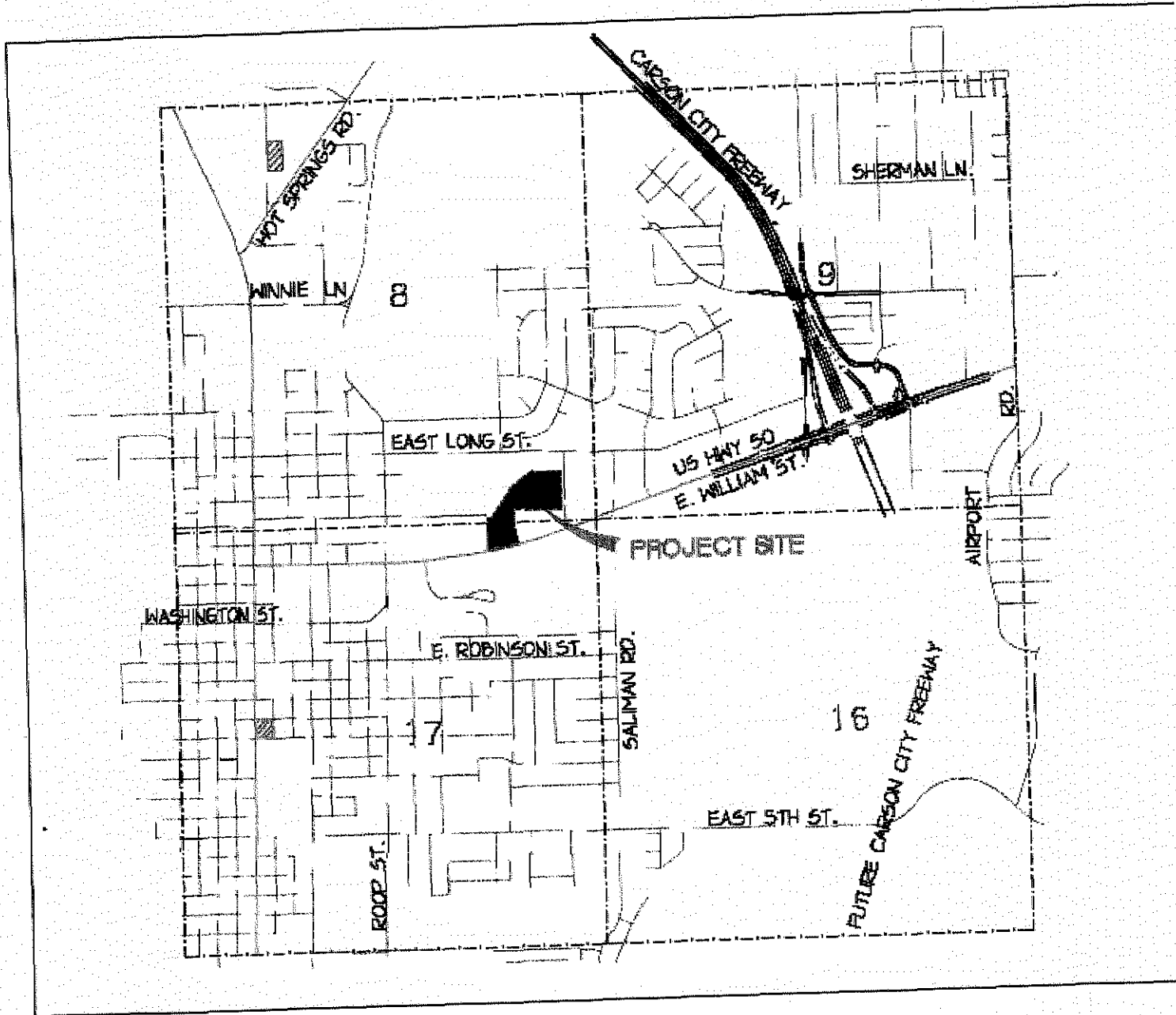
The location and surroundings represent special circumstances applicable to the subject property. The establishment, maintenance, and operation of the proposed development will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of Carson City.

If you have any questions regarding this application, please do not hesitate to contact me at 882-5630 ext. 212.

Sincerely,

Mark Rotter, PE
Capital Engineering

MILLS LANDING SITE MAP



Carson City Planning and Community Development
 2621 Northgate Lane, Suite 62 • Carson City NV 89706
 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEES: \$1,200.00 MAJOR
 \$500.00 MINOR (Residential)
 + noticing fee

SUBMITTAL PACKET

- Application Form
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 26 Completed Application Packets (1 Original + 25 Copies)
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

Application Reviewed and Received By:

Submittal Deadline: See attached 2006 PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

FILE # SUP-06 -

PROPERTY OWNER
 DGD Development

MAILING ADDRESS, CITY, STATE, ZIP
 P.O. Box 1724

Carson City, NV 89702

PHONE #

(775) 882-7754

FAX #

(775) 885-5720

Name of Person to Whom All Correspondence Should Be Sent
 APPLICANT/AGENT

Capital Engineering

MAILING ADDRESS, CITY, STATE ZIP
 Executive Pointe Way, Suite 12

Carson City, NV 89521

PHONE #

(775) 882-5630

FAX #

(775) 885-7282

E-MAIL ADDRESS

mrotter@capital-engineering.net

Project's Assessor Parcel Number(s):

APN's 02-441-21 & 002-441-23

Street Address

1208 William Street and State Street
 Carson City, Nevada

ZIP Code

89706

Project's Master Plan Designation

Mixed Use Commercial

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Highway 50, State Street and Long Street

Briefly describe your proposed project: (Use additional sheets or attachments if necessary) _____ or Development Standards, Division _____
 In accordance with Carson City Municipal Code (CCMC) Section: _____
 Section _____ a request to allow as a conditional use is as follows:

A Special Use Permit is required, pursuant to CCMC 18.04.135, Single Family, Two Family and Multi-Family uses are conditional uses within the General Commercial zoning district. The accessory permitted uses in the GC district include single-family two-family and multifamily dwellings.

A Special Use Permit is also required for proposed model homes and flags/flagpoles pursuant to the Carson City Municipal Code Section 18.04.070.3 (Conditional Uses).
PROPERTY OWNER'S AFFIDAVIT

I, John Serpa, 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.

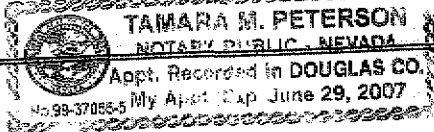
Signature

Address

P.O. Box 1724 CC, NV 89702 10/17/06

Date

Use additional page(s) if necessary for other names.



STATE OF NEVADA
 COUNTY DOUGLAS

On Oct. 17, 2006, JOHN SERPA

personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Tamara M. Peterson

Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, Downtown Design Review, and/or the Redevelopment Authority Citizens Committee. Prior to being scheduled for review by the Planning Commission, Planning and Community Development Department personnel can help you make the above determination.

ADDENDUM I

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by MSB Properties for a Planned Unit Development on Assessor's Parcel Number 002-441-23. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT (To be executed by the legal property owner(s) in addition to those legal owners on the subject application).

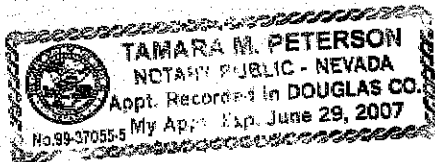
STATE OF NEVADA)
DOUGLAS)
CARSON CITY) ^{SS}

I, John Serpa, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature *[Handwritten Signature]*

Date 10/17/06

Mailing Address: P.O. Box 1724
Carson City, NV 89702



Telephone: (775) 882-7754

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF Oct, 2006

Tamara M. Peterson
Notary Public