

DESIGN GUIDELINES, DEVELOPMENT STANDARDS AND USES TABLE

EXHIBIT B

These Development Standards/Uses apply to the Property only. Any matter not specifically addressed in these Design Guidelines, Development Standards and Uses shall be governed by the Development Agreement. If that matter is not addressed in the Development Agreement, then Title 19 of the Las Vegas Municipal Code shall apply. Uses are defined in the Code unless otherwise defined herein.

Description	ESTATE LOTS		MULTI FAMILY	
	Development Area 4	Development Area 1	Development Area 2	Development Area 3
	Residence Estate Lots	Multi-Family	Multi-Family	Multi-Family
Building Placement - Primary Structure				
Minimum Lot Size	per R-E zoning	7,000 sf	7,000 sf	7,000 sf
Lot Sizes	No lot will be smaller than the adjacent existing lot(s) located outside the Property	n/a	n/a	n/a
Density (Dwelling Units Per Acre)	n/a	41.2	combined Development Areas 2 and 3 is 37.8	combined Development Areas 2 and 3 is 37.8
	While R-E zoning allows for 2 dwelling units per acre, notwithstanding, Applicants have chosen for conservation purposes not to allow more than 75 Lots.			
Lot Coverage:	See Maximum Building Area below	No limitations or restrictions	No limitations or restrictions	No limitations or restrictions
Maximum Building Area:				
1 acre lot	50%			
3 acre lot	33%			
5 acre lot	25%			
> 5 acre lot	25%			
	Maximum Building Area for lot sizes not listed herein will be correspondingly sized.			
Number of Building Areas:				
< 1 acre	1 (subject to R-E setbacks)			
1 acre to < 4 acre lot	1			
4 acre lot to < 5 acre lot	2			
5 acre lot to 7.5 acre lot	3			
> 7.5 acre lot to < 10 acre lot	4			
10 acre lot and greater	multiple			
Setbacks - Buildable Area(s):	The Buildable Area within a lot will be approved by Master Developer. There are no internal setbacks from a Building Area's perimeters except for lots less than 1 acre which will be subject to R-E zoning setbacks.			
Setbacks (Building Setbacks from Property Line to Structure excluding podium):	for lots less than 1 acre in size			
Minimum Front Yard Setback	50' (public street)/ 30' (private street or access easement)	10'	10'	10'
Minimum Side Yard Setback	10'	5'	5'	5'
Minimum Corner Yard Setback	15'	5'	5'	5'
Minimum Rear Yard Setback	35'	10'	10'	10'

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	Development Area 4	Development Area 1	Development Area 2	Development Area 3
	Residence Estate Lots	Multi-Family	Multi-Family	Multi-Family
Setbacks from Property Line shared with existing development outside the Property:				
Minimum Setback from any property line shared with an existing Single Family (R-PD7 or lesser density) located outside the Property to the Buildable Area	60'	n/a	n/a	n/a
Minimum Setback from any property line shared with an existing residential (greater than R-PD7 density) located outside the Property to the Buildable Area	50'	n/a	n/a	n/a
Minimum Setback from any property line shared with an existing commercial/professional located outside the Property to the Buildable Area	10'	n/a	n/a	n/a
Minimum Setback from any property line shared with an existing Single Family located outside the Property in the No Building Structure Zone	n/a	n/a	n/a	100'
Minimum Setback from any property line shared with an existing Single Family (R-PD7 or lesser density) located outside the Property to the Structure	n/a	60'	60'	60'
Minimum Setback from any property line shared with an existing residential (greater than R-PD7 density) located outside the Property to the Structure	n/a	50'	50'	50'
Minimum Setback from any property line shared with an existing commercial/professional located outside the Property to the Structure	n/a	10'	10'	10'
Minimum Distance between Buildings	n/a	No limitations or restrictions	No limitations or restrictions	No limitations or restrictions
Residential Adjacency Standards	addressed in setbacks	Compliance with Code	Compliance with Code	Compliance with Code
Accessory Structures				
	All accessory Structures (including porte cocheres and garages) can be stand alone or attached, and each accessory Structure may have separate kitchen facilities. Multiple accessory Structures on the same Buildable Area are permitted.			
Separation from Main Building	none required	6'	6'	6'
Minimum Corner Side Yard Setback	n/a	5'	5'	5'
Minimum Rear Yard Setback	n/a	3'	3'	3'
Minimum Side Yard Setback	n/a	3'	3'	3'
Size and Coverage	n/a	No limitations or restrictions	No limitations or restrictions	No limitations or restrictions
Building Height				
Stories/Floors	3 maximum (not including basement)	4 - subject to height restrictions	4 to 6 and 2 towers up to 15 - subject to height restrictions	4 - subject to height restrictions

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	Residence Estate Lots	Multi-Family	Multi-Family	Multi-Family
Building Height	50' (measured from the average finished grade along the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridgeline of a gable or hip roof).	55' Max. for 4 story structures; (measured from the average finished grade along the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridgeline of a gable or hip roof).	55' Max. for 4 story structures; 75' Max. for 6 story structures and 150' Max. for tower structures. Building Heights shall be measured from the average finished grade along the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridgeline of a gable or hip roof.	55' Max. for 4 story structures; (measured from the average finished grade along the front of the building to the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridgeline of a gable or hip roof).
Accessory Structures	Lesser of 3 stories or 50'	No higher than height of the principal dwelling unit	No higher than height of the principal dwelling unit	No higher than height of the principal dwelling unit
<u>Landscape Buffers & Turf Limitations (except no limitations for artificial turf)</u>				
Landscape Buffer - Minimum Zone Depths	6' (combined) of landscaping within and/or adjacent to public ROW 0' for Interior Lot Lines	10' (combined) of landscaping within and/or adjacent to public ROW	10' (combined) of landscaping within and/or adjacent to public ROW	10' (combined) of landscaping within and/or adjacent to public ROW
Front Yard Area-turf coverage	No limitation	No limitation	No limitation	No limitation
<u>Front Yard Wall/Fence</u>	No limitations or restrictions apply to Front Yard Wall/Fence, except the maximum height of primary wall is 12 feet, with a maximum solid wall base height of 8 feet.	No limitations or restrictions shall apply to Fences and Walls except for twelve (12) foot limitation on hard mapped property lines.	No limitations or restrictions shall apply to Fences and Walls except for twelve (12) foot limitation on hard mapped property lines.	No limitations or restrictions shall apply to Fences and Walls except for twelve (12) foot limitation on property lines.
<u>Perimeter and Retaining Walls</u>	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.	No limitations or restrictions shall apply to Perimeter and Retaining Walls, except the maximum Perimeter Wall height is 12 feet and the maximum retaining wall height is 8 feet.
<u>Perimeter and Retaining Walls - Standard Step Back</u>	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.	No limitations or restrictions shall apply to Perimeter and Retaining Walls Standard Step back.
<u>Parking</u>	Minimum On-site Parking Requirement - Single Family Residential: 2 spaces per dwelling unit	Minimum On-Site Parking Requirement—Multifamily Residential: 1.25 spaces per studio or one bedroom unit; 1.75 spaces per two bedroom unit; 2.0 spaces per three or more bedroom unit, plus one guest parking space per six units. No other limitations or restrictions apply.	Minimum On-Site Parking Requirement—Multifamily Residential: 1.25 spaces per studio or one bedroom unit; 1.75 spaces per two bedroom unit; 2.0 spaces per three or more bedroom unit, plus one guest parking space per six units. No other limitations or restrictions apply.	Minimum On-Site Parking Requirement—Multifamily Residential: 1.25 spaces per studio or one bedroom unit; 1.75 spaces per two bedroom unit; 2.0 spaces per three or more bedroom unit, plus one guest parking space per six units. No other limitations or restrictions apply.
<u>Signage</u>	Per Las Vegas Zoning Code 19.14.050 - Development Entry Statement Signs and 19.14.060 (A) - Permitted Signs in the R-E Zoning District.	Per Las Vegas Zoning Code 19.14.050 - Development Entry Statement Signs and 19.14.060 (B) - Permitted Signs in the R-4 Zoning District.	Per Las Vegas Zoning Code 19.14.050 - Development Entry Statement Signs and 19.14.060 (B) - Permitted Signs in the R-4 Zoning District.	Per Las Vegas Zoning Code 19.14.050 - Development Entry Statement Signs and 19.14.060 (B) - Permitted Signs in the R-4 Zoning District.

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	Residence Estate Lots	Multi-Family	Multi-Family	Multi-Family
PERMITTED USE TABLE				
Accessory Structure (Class I)	P			
Accessory Structure (Class II)	P		P	P
Ancillary Commercial Uses - up to 7,500sf			P	P
Alcohol Related Uses (within Ancillary Commercial Uses)			S	S
Assisted Living Apartments			P	P
Community Center (private)	C	A	A	A
Convalescent Care Facility/Nursing Home			P	P
Guard Gate Entry Structure	P	P	P	P
Landscape Maintenance Facility	P	P	P	P
Mixed Use		P	P	P
Mounted Antenna	S	S	S	S
Multi Family Residential		P	P	P
Private Street	C	C	C	C
Satellite Dish	C	C	C	C
Single Family, Detached	P	P	P	P
Solar Panel	C	C	C	C
Temporary Contractor's Construction Yard	T	T	T	T
Temporary Rock Crushing Operation - As approved by DAQM	T	T	T	T
Temporary Stockpiling Operation	T	T	T	T
Temporary Outdoor Commercial Event	T			
Temporary Real Estate Sale Office	C	C	C	C
Two-Family Dwelling	P			
Water Feature	P	P	P	P
Wireless Communication Facility (Non-Stealth Design)	S (doesn't qualify for C)			
Wireless Communication Facility (Non-Stealth Design)	C	C	C	C
Wireless Communication Facility (Stealth Design)	C	C	C	C
Any Other Permitted Uses (not listed herein) as per Title 19	as allowed per R-E zoning	as allowed per R-4 zoning	as allowed per R-4 zoning	as allowed per R-4 zoning
Land Use Table:				
S - Special Use Permit; C - Conditional; P - Permitted				
A - Accessory; T - Temporary Commercial Permit				
Ancillary Commercial Uses (not to exceed 5,000sf in total) - Shall be similar to, but not limited to, general retail uses and restaurant uses (café, sandwich shops, etc.). The number and size of ancillary commercial uses shall be evaluated at the time of submittal for a Site Development Review.				
Alcohol Related Uses - Beer/wine/cooler on sale use or restaurant with service bar use as defined by the UDC.				
Guard Gate Entry Structure – A structure located over or near ways of ingress and egress designed to identify an entrance or exit point for pedestrian and vehicular access. Includes, but is not limited to, guard houses, guard posts, columns, pilasters or other elements, whether free standing or part of a wall or fence and associated gate.				
Landscape Maintenance Facility – A facility used to store and maintain supplies and equipment to support the maintenance of landscaped areas in keeping them in a healthy, clean, safe and attractive condition. Includes equipment maintenance, repair, storage and refueling through storage tanks.				
Rock Crushing – Crushing of construction rock, caliche and soil with use of powered crushers after obtaining the appropriate Operating Permit from Clark County Department of Air Quality and complying with permit conditions.				
Temporary Stockpiling - The placement of fill material with the intent to remove, transport or place (by any manner or mechanism) at a later time in the process of grading (excavating, filling, clearing or re-contouring of the ground surface).				
Water Feature - One or more items from a range of fountains, ponds (including irrigation ponds), cascades, waterfalls, and streams used for aesthetic value, wildlife and irrigation purposes from ground water or effluent.				

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