

MONUMENT HILLS

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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1. INTRODUCTION

Monument Hills is a planned development located in the northern portion of the City of Las Vegas ("City") encompassing approximately nine-hundred forty (940) gross acres, (herein after referred to as "Monument Hills" or "Site"). The Site is located north of Moccasin Road, adjacent to the Tule Springs Fossil Beds National Monument and Las Vegas Wash. The Las Vegas Paiute Tribal Lands are west of the Site and the Sunstone community is to the south. The Site enjoys views of the nearby Sheep Mountain Range, including Sheep Peak and Gass Peak within the Desert National Wildlife Refuge, the largest wildlife refuge in the continental United States. **Exhibit 1: Regional Vicinity Map** provides a graphical representation of the Site's location.

The Monument Hills Development Standards and Design Guidelines ("MHSG") establish the regulatory framework and design standards for development within the Monument Hills community. This document is designed to promote a cohesive, vibrant community while maintaining regulatory clarity and encouraging innovative design solutions that reflect the unique character of the Site. Specifically, this document includes:

A. Development Standards ("Standards") which are objective, measurable criteria regulating physical elements such as setbacks, building heights, and lot coverage. These Standards are crafted to support the specific vision and goals for Monument Hills, replacing standard City of Las Vegas Unified Development Code requirements where necessary to achieve the intended design outcomes. **Chapter 3: Monument Hills Development Standards**, and **Appendix A: Application for ARC Submittal** provide the full scope of these Standards and a comprehensive checklist of all mandatory requirements.
B. Design Guidelines ("Guidelines") which are qualitative, intent-driven recommendations that prioritize creativity and innovation while maintaining consistency with the overarching vision for Monument Hills. These guidelines provide flexibility in achieving high-quality design solutions and are reviewed by the Architectural Review Committee (ARC) for adherence to both the Standards and the Guidelines within this document.

The Standards and Guidelines establish a tailored framework to guide development within Monument Hills. This framework ensures the Site reflects its unique natural, cultural, and environmental features while achieving the vision for a vibrant community. It aligns with key planning initiatives, including the City of Las Vegas 2050 Master Plan and the Upper Las Vegas Wash Vision Plan. Additionally, the document provides clear criteria for regulating development, serving as the basis for review and oversight by the City of Las Vegas ("City"), the Master Developer, and the ARC.





1.1 Purpose and Intent

The purpose of the MHSG is to establish clear and enforceable Standards while providing Guidelines that promote innovation and align with the vision for Monument Hills. This framework provides enforceable Standards and flexible Guidelines that foster innovation while addressing the Site's distinct location, proximity to the Tule Springs Fossil Beds National Monument, and adjacency to the Las Vegas Wash.

All proposals for development within Monument Hills will be reviewed by the Master Developer and ARC to ensure compliance with the MHSG prior to submission to the City. The City will verify adherence to the Development Standards, Monument Hills Development Agreement, and all other applicable provisions.

Monument Hills embraces the natural beauty of its surroundings, offering panoramic views of Sheep Peak and Gass Peak. The Design Guidelines aim to facilitate a community that harmonizes with its environment, promoting a high-quality mix of residential, mixed-use, and non-residential development. By emphasizing flexibility and intent over prescriptive measures, the MHSG ensures development aligns with the overall vision while encouraging innovative design solutions.

1.2 Community Vision

Monument Hills is envisioned as a vibrant contemporary community that embraces the vernacular as a lifestyle destination aimed at meeting the needs of current and future residents of the City of Las Vegas. Development within Monument Hills will establish a sense of place and community while reflecting the context of the region. Monument Hills integrates conservation and sustainable building methods that integrates nature into everyday. The Site's proximity to Tule Springs Fossil Beds National Monument and other natural open spaces informs its design, emphasizing connectivity through paths, trails, paseos, and integrated open spaces. These features create a relationship between built and natural environments, integrating nature into daily life and fostering a sense of community.

The Design Guidelines provide a comprehensive overview of the design criteria and development standards required to implement the desired physical form of the community and its key features. The Design Guidelines address architecture, site design, landscaping, lighting, signage, and other components to create a high-quality and cohesive community.

While the Standards and Guidelines establish the quality of architectural and landscape development for the Monument Hills project, they are not intended to prevent alternative designs, new technologies, and/or concepts that are compatible with the overall project theme. This document is intended to promote and direct a high level of design quality to the project site while permitting flexibility for the creative expression and innovative design solutions.



EXHIBIT 1: REGIONAL VICINITY MAP

N

1.3 Administration

1.3.1 Supporting Documents

The MHSG supplement the following documents which must also be consulted during the design and development of individual parcels within Monument Hills:

A. City of Las Vegas Building Codes;
B. City of Las Vegas Unified Development Code ("Unified Development Code" or "UDC"), in effect as of the Monument Hills Development Agreement adoption date;
C. Master Declaration of Covenants, Conditions & Restrictions for Monument Hills (Master CC&R's); and,
D. Approved Monument Hills Development Agreement; and,
E. The Master CC&Rs or any Sub HOA, which governs the Lot or Property in question.
F. In the event of a conflict:
    1. City of Las Vegas Building Codes shall take precedence on matters of health, safety, and structural requirements.
    2. The Monument Hills Development Agreement and MHSG shall govern design and negotiated elements.
    3. If the MHSG does not address a specific Development Standard, the provisions of the the Unified Development Code shall apply.

The Architectural Review Committee (ARC) will conduct an initial review and approval of all submittals to ensure compliance with the MHSG. Submittals may only be submitted to the City for review after receiving ARC approval. The City will then evaluate compliance with the Standards outlined in the Development Agreement, MHSG, and Unified Development Code.

While the Master Developer has discretion in interpreting the design criteria, all interpretations will be reviewed by the City for consistency with the Development Agreement and the MHSG.

1.3.2 Modifications to the Master Development Plan and MHSG

Changes to the approved Monument Hills Master Development Plan and MHSG must follow the process and criteria outlined in the Development Agreement.

1.4 Definitions

All terms used in the MHSG shall first be defined as provided in the Development Agreement. Where the Development Agreement is silent, the definitions within the MHSG shall apply. If both the Development Agreement and the MHSG are silent, the definitions provided in the City of Las Vegas Unified Development Code shall govern.

1. **Alley:** A private or public way which affords only a secondary means of access to abutting property, and which is not intended for general travel or circulation. Alleys are not considered a type of street.
2. **Alternate (non-solar) energy technologies:** Refers to innovative methods and systems used for generating energy that do not rely on solar power. These technologies are those approved for implementation within a residential development and are aimed to promote diverse, sustainable, and efficient energy sources.
3. **Animal Training School:** A facility that specializes in the training of household animals.
4. **Appliance Repair:** a service establishment that repairs and maintains household appliances such as refrigerators, washers, dryers, stoves, and similar equipment. All repair activities are conducted within an enclosed building.
5. **Applicant**: means the party or representative making a formal application to build or improve portions of Monument Hills.
6. **Arboretum or Botanical Garden:** A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants. Permitted accessory uses include gift shops, cafes, snack bars, and parking.
7. **Architectural Review Committee (ARC):** shall mean a committee formed and made up of designated representatives, by the Master Developer, Declarant, or HOA whichever is in affect, to operate and process submittals and reviews to ensure that the same quality level is applied to all landscape, subdivision, and architectural design submittals within Monument Hills.
8. **Artificial Turf:** Artificial turf is a surface of synthetic fibers made to look like natural grass.
9. **Autonomous Transportation Pick-Up/Drop-Off:** Designated areas for the pick-up and drop-off of passengers by autonomous vehicles, including cars, buses, and shuttles that operate without direct human control. This category encompasses specific locations where passengers can safely enter and exit autonomous vehicles.
10. **Balcony**: a projecting non-enclosed position of the house located three (3) feet or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.

11. **Call Center/Data Center:** A facility primarily used for telemarketing, customer service, and electronic data storage and processing. Call centers handle large volumes of telephonic customer interactions, while data centers provide infrastructure to house computer systems and associated components, such as telecommunications and storage systems. These facilities require advanced technological and telecommunications infrastructure to support continuous operations and may also include offices for administrative staff, technical support, and security operations.
    a. Where this use has been identified as a Conditional Use within this document, conditions will be developed in coordination with the Architectural Review Committee (ARC) to ensure the use is contextually appropriate and sensitively integrated with adjacent uses. These conditions are intended to provide regulatory control and shall be mutually agreed upon by the City and the ARC.
12. **Car Charging Stations:** Facilities equipped to charge electric vehicles, consisting of charging equipment and designated parking spaces. These stations may be standalone or incorporated into existing parking areas and can range from basic slow-charging units to rapid-charging stations.
13. **Cart Racing, Indoor:** An enclosed recreational facility in which electrically powered or other low-emission go-karts are operated for entertainment or competitive purposes on a defined indoor track. Such facilities may include accessory uses such as concessions, arcade areas, and party rooms, provided they are internal to the principal use and subordinate in scale. Noise, ventilation, and operational characteristics must comply with all applicable health and safety standards. Outdoor vehicle operation, staging, or queuing is not permitted.
    a. Where this use has been identified as a Conditional Use within this document, conditions will be developed in coordination with the Architectural Review Committee (ARC) to ensure the use is contextually appropriate and sensitively integrated with adjacent uses. These conditions are intended to provide regulatory control and shall be mutually agreed upon by the City and the ARC.
14. **Common Elements (CE)**: means all areas within Monument Hills owned and maintained by the Master Planned Community Homeowner Association or any other community sub-association.
15. **Dog Park:** A designated outdoor public area specifically designed for dogs to exercise, play, and socialize off-leash in a controlled environment under the supervision of their owners. These facilities typically include fencing, waste disposal stations, water fountains, shade structures, and separate sections for different sizes and temperaments of dogs. Dog parks must adhere to local health and safety regulations to ensure a clean and safe environment for both pets and their owners.
16. **Emergency Medical Care Facility:** An establishment equipped to provide immediate medical services for acute illnesses or injuries. It operates outside a hospital setting, offering urgent care without the need for long-term hospitalization.

17. **Farmers Market:** A building, structure, or tract of land with open air stands that is used for the primary purpose of retail sales of fresh fruits, vegetables, flowers, herbs, or plants. This definition may also include the accessory sales of other unprocessed foodstuffs, home processed food products, baked goods, and homemade handicrafts.
18. **Flag:** A piece of material used as a symbol, decoration, or message that is attached on only one (1) of its sides to a building, pole, or other outdoor structure.
19. **Food Truck Court:** A commercial property where multiple mobile food vendors (i.e. food trucks) may operate simultaneously. In addition to providing spaces or stalls for mobile food vendors, food truck courts shall, at a minimum, provide for restroom facilities, drinking fountains, trash and recycling receptacles, shade and seating. Recreational or entertainment activities, such as playground equipment or live music, may be provided on-site. All portions of a food truck court site used for parking (of customer vehicles or food trucks) and/or circulation must be an approved paved surface. Though individual vendors within a food truck court may change cyclically, the food truck court use itself is considered permanent or semi-permanent.
    a. Where this use has been identified as a Conditional Use within this document, conditions will be developed in coordination with the Architectural Review Committee (ARC) to ensure the use is contextually appropriate and sensitively integrated with adjacent uses. These conditions are intended to provide regulatory control and shall be mutually agreed upon by the City and the ARC.
20. **Food Truck; Mobile Food Vendor:** A food truck or Mobile food vendor means any person who owns, controls, manages or leases a mobile food unit or contracts with a person to prepare foods and vend from, drive or operate a mobile food unit.
21. **Ghost Kitchen:** A commercial cooking facility designed for the preparation of restaurant meals exclusively for delivery or takeout. These kitchens do not provide dine-in space and typically operate multiple culinary brands or menus from a single location.
22. **Grand Opening/New Business Sign**: A sign displayed at a new business, store, shopping center, office, or other use, or one that has changed ownership, within the first six (6) months of receiving a valid business license.
23. **Gun Club, Skeet or Target Range, or Archery Club (Indoor):** An indoor facility used for archery or the shooting of firearms, whether for practice or sport.
24. **Health Club:** A facility primarily intended for physical exercise, fitness, and health improvement, including but not limited to indoor gymnasiums, weight training areas, cardio equipment, fitness classes, yoga and dance studios, and related amenities. Health Clubs may include locker rooms, showers, saunas, snack or juice bars, and retail sales of fitness-related goods. Outdoor fitness or recreation areas may be permitted if screened or buffered appropriately and consistent with applicable development standards.

25. **Helipad:** A designated surface area, either at ground level or elevated on a structure, used for the landing and takeoff of helicopters. A helipad may be accessory to a hospital, emergency services facility, or other approved primary use and must meet all applicable FAA, state, and local regulations. Use of the helipad shall not create adverse noise, safety, or operational impacts on surrounding properties and shall be designed to minimize disruption to adjacent uses through appropriate siting, buffering, and operational limits as determined through site plan review.
26. **Internet/ Catalog Sales Office:** A commercial office establishment primarily engaged in the sale of goods or merchandise through internet-based platforms or catalog distribution. This use does not include on-site retail sales to the general public and is limited to administrative operations, order processing, customer service, and product display for business purposes. All storage of merchandise must occur indoors, and there shall be no outdoor display, queuing, or customer pickup areas. Delivery of goods to customers is conducted off-site via shipping services.
27. **Large Lot:** defined as lots larger than six thousand (6,000) square feet.
28. **Living Turf:** living turf is defined as the surface or layer of the Earth with living grass plants, sod or peat.
29. **Maker space (up to 30,000 square feet)*:*** means a facility of no more than 30,000 square feet that provides shared access to tools, equipment, and workspaces for individuals or small businesses engaged in light fabrication, prototyping, or artistic production. Typical activities may include woodworking, metalworking, electronics, 3D printing, textiles, or other creative or small-scale industrial uses. Retail sales and public workshops may be permitted as accessory uses. A maker space may function as incorporated as an accessory component of other primary uses, such as a community recreation center, library, or similar civic or educational facility.
30. **Max Lot Coverage**: The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted.
31. **Patio Cover**: an attached structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.
32. **Research Laboratory:** A facility for conducting medical or scientific research, investigation, testing, or experimentation; however, this does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition includes electronic and telecommunications laboratories, including assembly.
    a. Where this use has been identified as a Conditional Use within this document, conditions will be developed in coordination with the Architectural Review Committee (ARC) to ensure the use is contextually appropriate and sensitively integrated with adjacent uses. These conditions are intended to provide regulatory control and shall be mutually agreed upon by the City and the ARC.

33. **Residential, Active Adult**: A residential neighborhood or community specifically designed and intended for adults, typically age fifty-five (55) and older, that may include age restrictions or age-targeted housing products. Residential, Active Adult communities may encompass a variety of housing types, including single-family detached, single-family attached, and multi-family dwellings, provided they are planned and programmed to support the needs and lifestyle of the intended age group.
34. **Residential, Single-Family for Rent:** A residential development consisting of single-family detached or attached dwelling units that are constructed as a cohesive, planned rental community under unified ownership or management. Units may include private yards and garages but are not located on individually owned lots. This product type is intended to offer the form and appearance of conventional single-family homes while functioning as a professionally managed rental neighborhood.
35. **Site Improvements**: means any physical improvements made to a development area.
36. **Small Lot:** defined as lots smaller than six thousand (6,000) square feet.
37. **Sundeck**: an attached unenclosed portion of the house located three (3) feet or more above the ground. It may or may not have support posts extending to the ground.
38. **Walls**: various wall types are used in the MHSG. The standards for these walls are dictated by use on site and character of product:
    a. Courtyard wall – A wall located in the front yard of homes, framing a courtyard to create an enclosed, private outdoor space.
    b. Front yard wall/fence - A structure designed to delineate or provide security along the front property line of a residential parcel or within the front setback area of a residential parcel. This wall or fence shall complement the architectural character of the development and adhere to visibility and height standards.
    c. Perimeter wall – A wall located along the outer boundary of a subdivision or parcel, constructed in accordance with applicable standards, to delineate its perimeter and serve as a visual and physical barrier. Perimeter walls provide security, screening, and aesthetic cohesion, and are typically visible from adjacent public spaces, roadways, or neighboring properties. These walls may include Primary and Secondary Theme Walls and are designed to separate the subdivision or parcel from rights-of-way, other land uses, or properties. Exceptions to Perimeter Wall requirements include the boundary of the Site along the Tule Springs Fossil Beds National Monument. Refer to **Exhibit 9.1: Walls Master Plan** for more information.
    d. Retaining wall – A wall designed to retain soil at a specified elevation to manage changes in grade between one side of the wall and the other.
    e. Screen wall – An opaque structure designed to screen objects from view, provide privacy, or mitigate visual or noise impacts. Screen walls are commonly used to shield air conditioning units, pool equipment, or waste bins in residential areas or to reduce headlight glare between roadways and parking lots in non-residential parcels.

2. LAND USE AND ZONING

The existing land use of Monument Hills is designated as Traditional Neighborhood Development (TND) in the City of Las Vegas General Plan Map. Refer to **Exhibit 2: Existing and Proposed Land Use Map** and the following section for the proposed land uses.

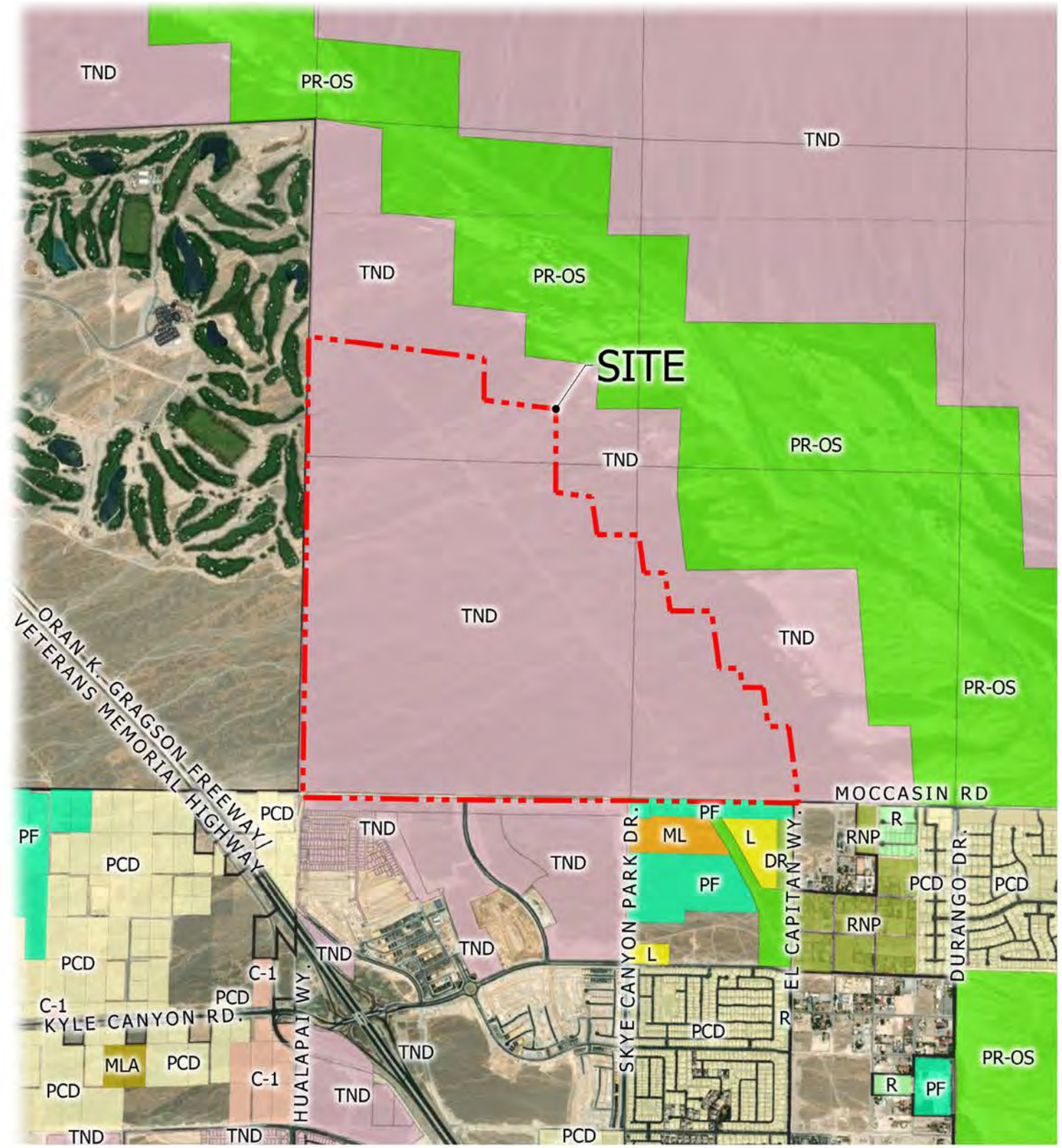
2.1 Monument Hills Land Use Categories

Table 2.1: Monument Hills Land Use and Development Group Categories lists the established land use classifications and their permitted development groups. Refer to **Exhibit 2.3: Monument Hill Master Plan** for more information.

Table 2.1: Monument Hills Land Use and Development Group Categories

Monument Hills Land Use Category		Maximum Permitted Dwelling Unit Allocation*	Monument Hills Development Group Category
L	Residential Low (maximum 15 du/ac; average 5.49 du/ac)	2700 DU	MHR, MHR-1, MHR-CLD
ML	Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)	3600 DU	MHR, MHR-1, MHR-CLD, MHR-CLA, MHR-TH
MLA	Residential Medium Low Attached (maximum 25 du/ac; average 17.99 du/ac)	900 DU	MHR-CLA, MHR-TH, MHR-3
M	Residential Medium (maximum 25.5 du/ac)	600 DU	MHR-3, MHR-4
NMXU	Neighborhood Mixed Use Center (maximum 25 du/ac)	300 DU	MHR-CLD, MHR-1, MHR-CLA, MHR-TH, MHR-3, MHR-4, MH-MU
LI-R	Light Industrial and Research		MH-LI
PF	Public Facility		MH-PF
PR-OS	Park/ Recreation/ Open Space		MH-OS/P

*The Site has a maximum allocation of 6,000 dwelling units.



EXISTING GENERAL LAND USE PLAN

TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

EXHIBIT 2: EXISTING AND PROPOSED LAND USE MAP

N

2.2 Monument Hills Zoning Categories

The current zoning of Monument Hills is Undeveloped and the proposed zoning is Planned Development (PD) as shown on **Exhibit 2.2: Existing and Proposed Zoning Map**.

Development Group categories have been developed for Residential, Mixed-Use, and Non-Residential development, refer to **Table 2.2: Monument Hills Development Group Categories**.

The specific Development Group Category to be applied to a Parcel will be identified at the time of Tentative Map submittal for that Parcel.

Table 2.2: Monument Hills Development Group Categories

Development Group	Development Group Description
MHR	Monument Hills Residential Large Lot
MHR-1	Monument Hills Residential R-1
MHR-CLD	Monument Hills Residential Compact Lot Detached
MHR-CLA	Monument Hills Residential Compact Lot Attached
MHR-TH	Monument Hills Residential Attached
MHR-4	Monument Hills Multi-Family
MH-MU	Monument Hills Mixed-Use
MH-LI	Monument Hills Light Industrial
MH-PF	Monument Hills Public Facilities
MH-OS/P	Monument Hills Open Space and Parks

2.3 Permitted Uses

2.3.1 Residential Permitted Uses

The uses permitted within each Residential Development Group category shall be per **Table 2.3: Monument Hills Permitted Uses**. Active Adult residential uses are permitted within the applicable Residential Development Group categories.

2.3.1.1 Private Community Amenity Areas and Alcohol, On-Premise Full

Alcohol sales for consumption on the premises is permitted within private community amenity areas.

2.3.2 Mixed-Use and Non-Residential Permitted Uses

The uses permitted within each Mixed-Use and Non-Residential Development Group category shall be per **Table 2.3: Monument Hills Permitted Uses**.

2.3.2.1 Wireless Communication Facility, Stealth Design

Cell towers are permitted in the MH-MU, MH-LI, MH-PF, and MH-OS/P Development Groups with no distance separation requirements. Cell towers shall be of stealth design and shall meet the requirements as stated in the Development Agreement for more information.

2.3.2.2 Drive-Throughs

Drive-through speakers shall be designed to minimize potential impacts to adjacent residential uses, including noise, traffic, and lighting. The following guidelines applies to the placement and buffering of drive-through speaker boxes.

A. Where a road occurs between a drive through speaker and a residential property line:
    1. The presence of the road may be factored into the overall separation and mitigation strategy.
    2. Even with roadway separation, projects must demonstrate that the speaker location and design adequately reduce potential impacts.

B. Where no road occurs between the a drive-through speaker and a residential property line:
    1. A minimum separation distance of fifty (50) feet or other buffering and screening techniques must be utilized. These can include:
        a. A building located between the speaker and the residential property,
        b. A screen wall,
        c. Densely planted landscape buffer,
        d. Or other mitigation strategies acceptable to the ARC and the City.

2.3.2.3 Gaming Establishment, Restricted

The permitted use is limited to one (1) location with one (1) to five (5) machines and one (1) location with six (6) to fifteen (15) machines. The location with six (6) to fifteen (15) machines is limited to an establishment that offers a full-service menu. A grocery store anchor tenant that includes gaming machines requires a Special Use Permit.

2.3.3 Restricted Uses

The Master Developer and/or Designated Builder shall satisfy all Code requirements for filing an application for a special use permit.

For requirements for conditional uses, refer to Section 19.12.070 of Unified Development Code. For those uses unique to the MHSG that are conditional, refer to **Section 1.4: Definitions** for the procedure for determining conditional requirements.

Table 2.3: Monument Hills Permitted Uses											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code unless otherwise listed
	MHR	MHR-1	MHR -CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Airport, Heliport Or Landing Field	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Alcohol, Off-Premise Ancillary [2]	S	S	S	S	S	S	S	S	S	S	
Alcohol, Off-Premise Beer/Wine [2]	S	S	S	S	S	S	S	S	S	S	
Alcohol, Off-Premise Full [3]	P	P	P	P	P	P	P	P	NP	NP	
Alcohol, On-Premise Beer/Wine [2]	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Alcohol, On-Premise Full [2]	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Alcohol Production, Craft	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Alternate (non-solar) energy technologies	NP	NP	NP	NP	NP	NP	NP	P	P	P	Utility Installation, Other Than Listed
Animal Hospital, Clinic, Or Shelter (With No Outside Pens)	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Animal Hospital, Clinic, Or Shelter (With Outside Pens)	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Animal Training School	NP	NP	NP	NP	NP	NP	P	P	NP	NP	Animal Hospital, Clinic, Or Shelter (With No Outside Pens)
Appliance Repair	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	General Retail Store, Other Than Listed
Arboretum or Botanical Garden	NP	NP	NP	NP	NP	NP	NP	P	P	P	Community Garden
Assisted Living Apartments	NP	NP	NP	NP	NP	P	P	NP	NP	NP	
Auction House	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Autonomous Transportation Pick-Up/ Drop-Off	P	P	P	P	P	P	P	P	P	P	Not Applicable
Bail Bond Service	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Banquet Facility	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Blood Plasma Donor Center	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Boat & Trailer Dealership (New And Used)	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Building & Landscape Material/ Lumber Yard	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Building Maintenance Service And Sales	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Bus Charter Service & Service Facility	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Business School	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Call Center Or Data Center	NP	NP	NP	NP	NP	NP	C	P	NP	NP	Office, Other than Listed
Car Charging Stations	P	P	P	P	P	P	P	P	P	P	

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR-CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Cart Racing, Indoor	NP	NP	NP	NP	NP	NP	P	P	NP	NP	Commercial Recreation/ Amusement (Indoor)
Catering Service	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Cemetery/Mausoleum	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Church/ House of Worship/ Religious Assembly	S	S	S	S	S	S	P	P	P	NP	
Cleaners, Commercial/Industrial	NP	NP	NP	NP	NP	NP	S	P	NP	NP	
Clinic	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Cold Storage Plant	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
College, University, Or Seminary	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Commercial Recreation/ Amusement (Indoor)	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Commercial Recreation/ Amusement (Outdoor)	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Community Center, Private (Accessory)	C	C	C	A	A	A	A	A	NP	NP	
Community Garden	C	C	C	C	C	C	A	P	P	P	
Community Recreational Facility (Public)	P	P	P	P	P	P	P	P	P	P	
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	NP	NP	NP	
Construction Material Supply Yard	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Contractor's Plant, Shop & Storage Yard	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Convalescent Care Facility/Nursing Home	S	S	S	S	S	S	P	P	NP	NP	
Convent Or Monastery	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Country Club, Private	S	S	S	S	S	S	C	C	NP	NP	
Crematory	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Crop Production	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Custom & Craft Work	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Daily Labor Service	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Delivery And Service Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Dog Parks	P	P	P	P	P	P	P	P	NP	P	Community Recreational Facility (Public)
Drive-Through[5]	NP	NP	NP	NP	NP	NP	P	C	NP		

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR -CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Electric Generating Plant	NP	NP	NP	NP	NP	NP	NP	S	P	NP	
Electric Utility Substation	NP	NP	NP	NP	NP	NP	S	P	P	NP	
Emergency Ambulance Services, Ground	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Emergency Medical Care Facility	NP	NP	NP	NP	NP	NP	P	P	NP	NP	Office, Medical or Dental
Employment Agency	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Facility To Provide Testing, Treatment, Or Counseling For Drug Or Alcohol Abuse	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Farmers Market	P	P	P	P	P	P	P	P	P	P	Based on primary use
Financial Institution, General	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Food Processing	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Food Truck Court	C	C	C	C	C	C	P	P	P	P	Based on primary use
Food Trucks; Mobile Food Vendor	P	P	P	P	P	P	P	P	P	P	Based on primary use
Fraternity, Sorority House or Private Dorm	NP	NP	NP	S	S	NP	S	NP	NP	NP	
Gaming Establishment, Restricted	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	
Garden Supply/Plant Nursery	NP	NP	NP	NP	NP	NP	S	P	NP	NP	
General Personal Service	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
General Retail Store, Other Than Listed	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Ghost Kitchens	NP	NP	NP	NP	NP	NP	P	P	NP	NP	Based on primary use
Government Facility	NP	NP	NP	NP	NP	NP	P	P	P	NP	
Gun Club, Skeet Or Target Range, Or Archery Club (Indoor)	NP	NP	NP	NP	NP	NP	S	P	NP	NP	Commercial Recreation/ Amusement (Indoor)
Health Club	NP	NP	NP	NP	NP	NP	P	P	NP	NP	Commercial Recreation/ Amusement (Indoor)
Helipad	NP	NP	NP	NP	NP	NP	S	S	S	NP	
Home Occupation	P	P	P	P	P	P	P	P	NP	NP	
Horse Corral Or Stable (Commercial)	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Hospice	NP	NP	NP	NP	NP	P	P	P	P	NP	
Hospital	NP	NP	NP	NP	NP	NP	P	P	P	NP	
Hotel, Motel Or Hotel Suites	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Hotel, Residence	NP	NP	NP	NP	NP	NP	S	S	NP	NP	
Individual Care – Family Home	P	P	P	P	P	P	NP	NP	NP	NP	
Individual Care – Group Home	S	S	S	S	S	S	NP	NP	NP	NP	
Individual Care Center	NP	NP	NP	NP	NP	C	C	P	NP	NP	
Internet/Catalogue Sales Office	NP	NP	NP	NP	NP	NP	P	P	NP	NP	

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR -CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Laboratory, Medical Or Dental	NP	NP	NP	NP	NP	NP	A	P	NP	NP	
Laundry, Self-Service	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Library, Art Gallery or Museum	NP	NP	NP	NP	NP	NP	P	P	P	P	
Light Repair, Assembly & Fabrication	NP	NP	NP	NP	NP	NP	C	C	NP	NP	
Liquified Petroleum Gas Installation (Over 288 Gallons)	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Maker Space Up To A Maximum Of 30,000 Square Feet	A	A	A	A	A	A	A	A	A	A	Based on primary use
Manufacturing	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Martial Arts Studio	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Massage, Accessory	NP	NP	NP	NP	NP	NP	A	A	NP	NP	
Massage Establishment	NP	NP	NP	NP	NP	NP	S	C	NP	NP	
Mixed-Use	NP	NP	NP	NP	NP	NP	P	C	NP	NP	
Mortuary Or Funeral Chapel	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Motor Vehicle Dealer Inventory Storage	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Motor Vehicle Parts sales, Installation, and Repair [4]	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Motor Vehicle Rental	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Motor Vehicle Repossession Agency	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Motor Vehicle Sales (New)	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	Motor Vehicle Sales
Motor Vehicle Sales (Used)	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	Motor Vehicle Sales
Motor Vehicle Sales Showroom	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Motor Vehicle Smog Check	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Mounted Antenna over 15 Feet (Ultimate Height)	S	S	S	S	S	S	P	P	P	P	
Nightclub	NP	NP	NP	NP	NP	NP	C	C	NP	NP	
Office, Medical or Dental	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Office, Other than Listed	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Off-Premise Sign (Qualifying as a City Communication Sign)	P	P	P	P	P	P	P	P	P	P	
Open Air Vending/ Transient Sales Lot	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Park or Playground	P	P	P	P	P	P	P	P	P	P	
Parking Facility	NP	NP	NP	NP	NP	NP	P	P	P	NP	
Parking Lot/Sidewalk Sale	NP	NP	NP	NP	NP	NP	T	T	T	NP	

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR -CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Pet Boarding	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Pet Shop	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Post Office, Local Service	NP	NP	NP	NP	NP	NP	P	P	P	NP	
Post Office, Regional	NP	NP	NP	NP	NP	NP	P	P	P	NP	
Private Club, Lodge Or Fraternal Organization	NP	NP	NP	NP	NP	NP	P	C	NP	NP	
Private Street	C	C	C	C	C	C	C	C	C	C	
Radio, TV Or Microwave Communication Tower	NP	NP	NP	NP	S	NP	S	S	S	S	
Recreational Vehicle And Boat Storage	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Rental Store	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Research and Development	NP	NP	NP	NP	NP	NP	C	P	NP	NP	Laboratory, Medical Or Dental
Residential, Accessory Dwelling Unit	S	S	S	NP	NP	NP	NP	NP	NP	NP	
Residential Accessory Structure	C	C	C	C	C	C	C	NP	NP	NP	
Residential, Active Adult	P	P	P	P	P	P	P	NP	NP	NP	
Residential, Duplex	NP	NP	NP	P 1	P 1	NP	P	NP	NP	NP	
Residential, Manufactured Home (Qualifying For Treatment As Residential Single Family Detached Dwelling)	C	C	C	C	C	C	NP	NP	NP	NP	
Residential, Multi-Family	NP	NP	NP	P 1	P 1	P	P	NP	NP	NP	
Residential, Single-Family for Rent	P	P	P 1	P 1	P 1	P	P	NP	NP	NP	
Residential, Single-Family, Attached	P	P	P 1	P 1	P 1	P	P	NP	NP	NP	
Residential, Single-Family, Detached	P	P	P 1	P 1	P 1	P	P	NP	NP	NP	
Residential, Single-Family, Zero Lot Line	NP	NP	NP	P 1	P 1	P	P	NP	NP	NP	
Residential, Townhouse	NP	NP	NP	P 1	P 1	NP	P	NP	NP	NP	
Residential, Two-Family Dwelling	NP	NP	NP	P 1	P 1	NP	P	NP	NP	NP	
Restaurant [2]	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Salvage and Reclamation of Products	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Satellite Dish	C	C	C	C	C	C	C	C	C	C	
School, Primary	S	S	S	S	S	S	S	S	P	S	
School, Secondary	S	S	S	S	S	S	S	S	P	S	

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR-CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Seasonal Outdoor Sales	NP	NP	NP	NP	NP	NP	T	T	T	T	
Secondhand Dealer	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Senior Citizen Apartments	NP	NP	NP	NP	NP	P	P	C	NP	NP	
Single Room Occupancy Residence	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	
Small Wind Energy System	C	C	C	C	C	C	C	C	C	NP	
Social Service Facility	NP	NP	NP	NP	NP	NP	C	C	C	NP	
Solar Panel	C	C	C	C	C	C	C	P	P	C	
Sound Stage	NP	NP	NP	NP	NP	NP	S	S	S	S	
Swap Meet	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Tattoo Parlor/Body Piercing Studio	NP	NP	NP	NP	NP	NP	S	P	NP	NP	
Teen Dance Center	NP	NP	NP	NP	NP	NP	C	P	NP	NP	
Temporary Contractor's Construction Yard	T	T	T	T	T	T	T	T	T	T	
Temporary Outdoor Commercial Event	NP	NP	NP	NP	NP	NP	T	T	T	T	
Temporary Real Estate Sales Office	P	P	P	P	P	P	C	C	NP	NP	
Thrift Shop	NP	NP	NP	NP	NP	NP	C	C	NP	NP	
Trade School	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Trailer/RV Camp Or Park	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Transit Passenger Facility	NP	NP	NP	NP	NP	NP	NP	C	C	C	
Truck Rental	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Trucking Company	NP	NP	NP	NP	NP	NP	NP	S	NP	NP	
Tutoring Center	NP	NP	NP	NP	NP	NP	P	C	NP	NP	
TV Broadcasting & Other Communication Service	NP	NP	NP	NP	NP	NP	S	P	P	NP	
Utility Installation, Other Than Listed	S	S	S	S	S	S	S	P	P	S	
Utility Transmission Lines (Class I)	C	C	C	C	C	C	C	C	C	C	
Utility Transmission Line (Class II)	S	S	S	S	S	S	S	S	S	S	
Valet Parking	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Warehouse/Distribution Center	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Wedding Chapel	NP	NP	NP	NP	NP	NP	P	P	NP	NP	
Welding Repair	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	
Wholesale Showroom Facility	NP	NP	NP	NP	NP	NP	P	P	NP	NP	

Table 2.3: Monument Hills Permitted Uses Continued											
Use	Residential Development						Mixed-Use and Non-Residential Development				Parking Requirements per Section 19.12.070 of Unified Development Code
	MHR	MHR-1	MHR -CLD	MHR-TH	MHR-CLA	MHR-4	MH-MU	MH-LI	MH-PF	MH-OS/P	
Wireless Communication Facility, Non-Stealth Design (Not Qualifying for Conditional Use Approval)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wireless Communication Facility, Non-Stealth Design (Qualifying for Conditional Use Approval)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wireless Communication Facility, Stealth Design	C	C	C	C	C	C	P	P	C	C	

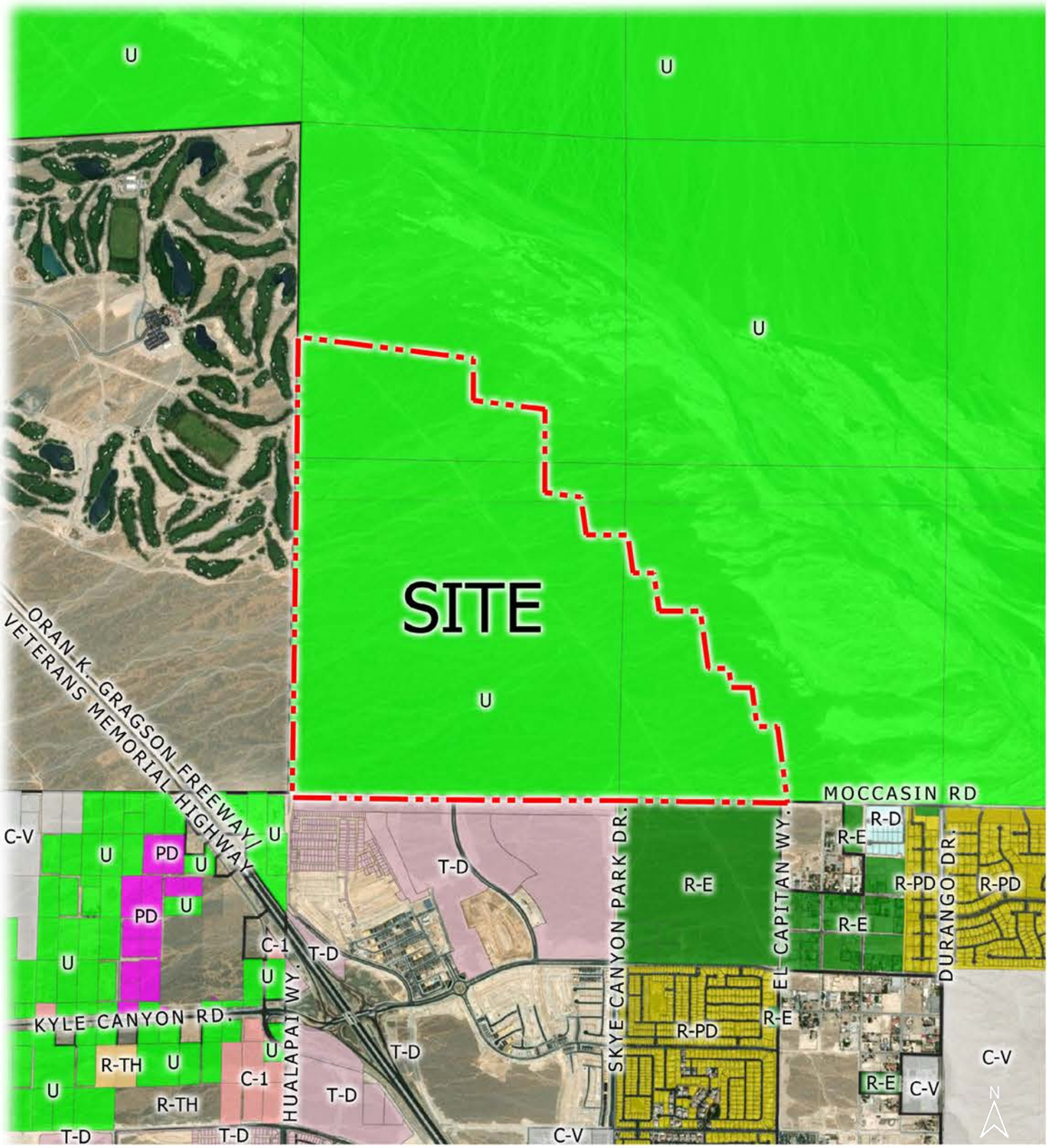
Notes:
NP = Not Permitted, P = Permitted, C= Conditional Use, S= Special Use Permit, T = Temporary Use, A = Accessory Use to a Main Use

Parking requirements to follow Section 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements of Unified Development Code

1. Tandem parking permitted, refer to **Section 4.1.10.3: Tandem Garages and Parking Calculations**.
2. Allowed as an Accessory Use within a Community Center/ Recreation Center.
3. Only permitted within a grocery store having greater than 20,000 square feet of retail floor space.
4. Not permitted adjacent to residential uses.
5. Limited to one location.

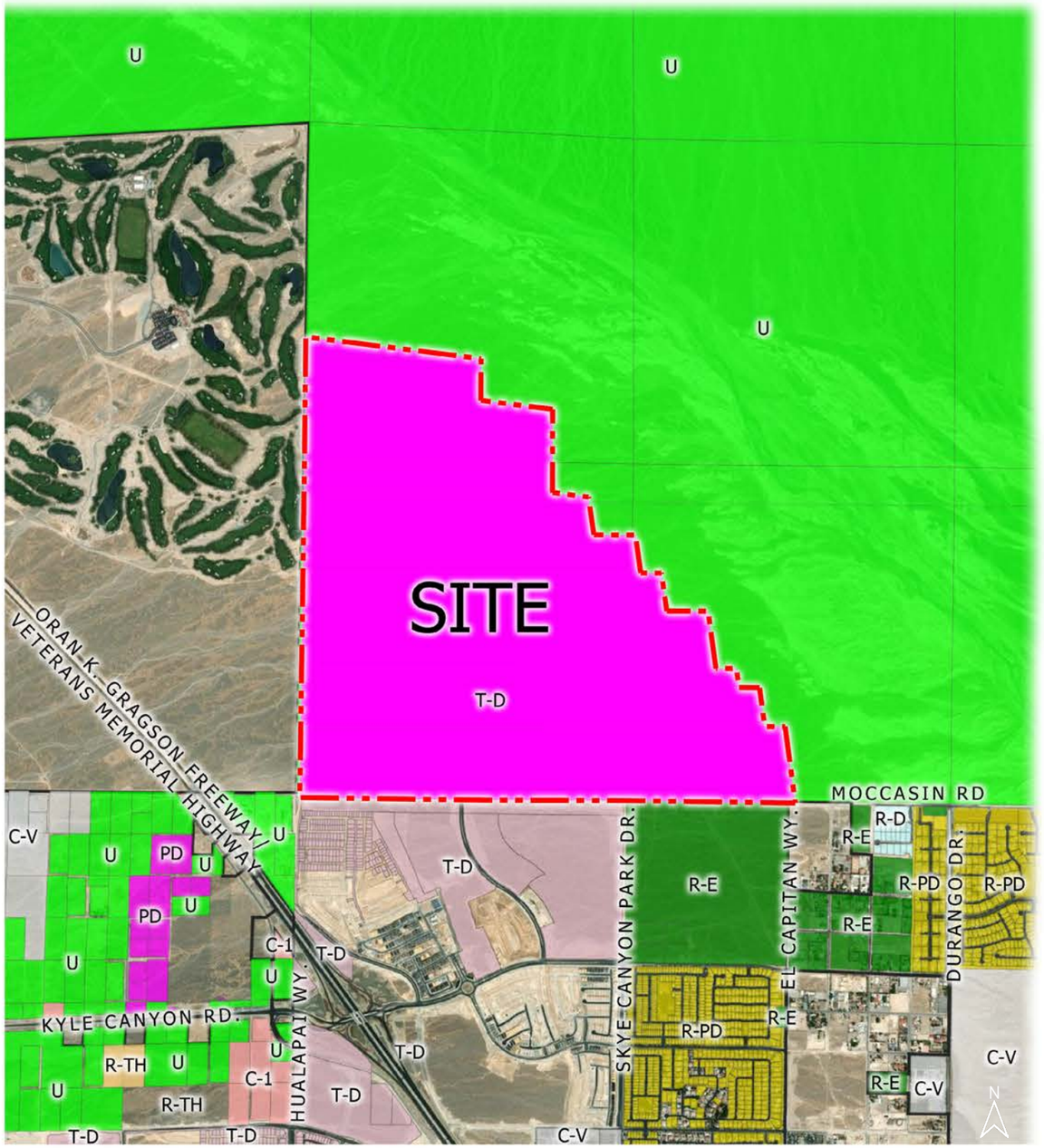
2.3.4 Classification of New and Unlisted Uses

If the Master Developer identifies a use category or type not specifically listed in **Table 2.3: Monument Hills Permitted Uses**, the process for requesting consideration of such a use shall follow the procedures outlined in the Development Agreement between the City of Las Vegas and the Master Developer. This process will establish how compatibility and permissibility are evaluated for new or unlisted uses, in coordination with the City.



EXISTING ZONING

U (GPA DESIGNATION) UNDEVELOPED



PROPOSED ZONING

T-D TRADITIONAL DEVELOPMENT

EXHIBIT 2.2: EXISTING AND PROPOSED ZONING MAP

2.4 Monument Hills Master Plan

The Monument Hills Master Plan, illustrated in **Exhibit 2.4: Monument Hills Master Plan**, provides a comprehensive framework for the Site's development, detailing the proposed roadway network, distribution of residential dwelling units, and allocation of non-residential uses. This plan emphasizes connectivity, thoughtful land use planning, and integration with the surrounding natural environment, embracing the Site's proximity to Tule Springs Fossil Beds National Monument, the Las Vegas Paiute Tribe's historical lands, and other regional assets.

The Master Plan recognizes the deep historical connections to the region and the paleontological and environmental significance of the Tule Springs Fossil Beds National Monument.

The Site will be accessible through key entry points along Moccasin Road and Sheep Mountain Parkway to enhance connectivity and support a cohesive transportation network. The roadway system is designed to align with the Transportation Master Plan, ensuring efficient traffic flow, multi-modal accessibility, and seamless integration with surrounding infrastructure.

Monument Hills is envisioned to accommodate a mix of residential, mixed-use, and non-residential developments, fostering a vibrant and balanced community. With a proposed maximum of 6,000 dwelling units, the Master Plan emphasizes a strong sense of place, optimizing the Site's natural features and fostering connectivity through trails, open spaces, and key view corridors. These elements provide visual and physical links to Tule Springs National Monument and the greater landscape.

The Master Plan incorporates context-sensitive design principles, ensuring that development is thoughtfully integrated with the Site's natural and scenic features. By balancing these principles with strategic land use planning and infrastructure, Monument Hills is positioned to be a high-quality community that respects its regional context while providing needed housing and amenities.

SITE DATA			
GROSS ACREAGE	941.26 AC.		6.63 DU/AC
NET ACREAGE	939.52 AC.		
PARCEL	**ACREAGE**	**TARGETED UNITS**	**TARGETED AVG %**
RESIDENTIAL "MEDIUM"	17.85 AC.	440 D.U.	7.33%
RESIDENTIAL "MEDIUM-LOW ATTACHED"	41.63 AC.	250 D.U.	4.17%
RESIDENTIAL "MEDIUM-LOW"	325.90 AC.	2,900 D.U.	48.33%
RESIDENTIAL "LOW"	354.58 AC.	2,260 D.U.	37.67%
NEIGHBORHOOD MIXED-USE CENTER	30.72 AC.	150 D.U.	2.50%
LIGHT INDUSTRIAL AND RESEARCH	31.09 AC.		
PUBLIC FACILITIES - SCHOOL	14.80 AC.		
PARK/ RECREATION/ OPEN SPACE	87.95 AC.		
TOTAL	**904.52 AC.**	**6,000 D.U.**	

LEGEND

- SITE BOUNDARY
- PARCEL BOUNDARY
- * AIRFORCE HOUSING

3. MONUMENT HILLS DEVELOPMENT STANDARDS

The following Development Standards establish the foundation for regulating development within Monument Hills. These Standards provide measurable and enforceable criteria to achieve the vision set forth for the community. Submittals will be reviewed for compliance with these Standards, as outlined in the MHSG. The ARC may impose additional or more restrictive requirements where appropriate to ensure alignment with the community's vision and quality expectations established by the Master Developer.

For specific details on the Standards and Guidelines that govern various aspects of development, refer to the applicable chapters of this document. Each chapter provides comprehensive direction to support the implementation of the vision and quality framework for Monument Hills. Additionally, **Appendix A: Application for ARC Submittal** includes a checklist of all Standard requirements to guide submissions and facilitate compliance with the Monument Hills Development Agreement.

A. Refer to **Chapter 4: Site Planning Guidelines** for details on site planning.
B. Refer to **Chapter 5: Architectural Design Guidelines** for information on architectural standards.
C. Refer to **Chapter 6: Circulation and Roadway Design Guidelines** for the framework addressing transportation and circulation.
D. Refer to **Chapter 7: Open Space, Parks, and Trails Design Guidelines** for details on open space requirements.
E. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for guidance on landscape design.
F. Refer to **Chapter 9: Walls, Fences, and Gates Design Guidelines** for requirements related to walls, fences, and gates.
G. Refer to **Chapter 10: Parking Design Guidelines** for standards governing parking design.
H. Refer to **Chapter 11: Lighting Design Guidelines** for lighting standards.
I. Refer to **Chapter 12: Signage Design Guidelines** for requirements and guidelines related to signage.
J. Refer to **Chapter 13: Environmental Guidelines** for requirements and guidelines related to alternative stormwater management techniques.
K. While these Development Standards do not include specific graphics for drainage easements, all lots are required to comply with drainage requirements and provide adequate solutions as part of development. Where lot-to-lot drainage is anticipated, solutions such as concrete-lined public drainage easements or other approved methods must be verified through a technical drainage study.

All development must adhere to sight visibility zone requirements to maintain public safety and align with the vision for Monument Hills.

3.1 Residential Development Standards

3.1.1 Single-Family Residential Standards

The single-family residential standards includes standards for detached, attached, wide/ shallow lots, compact lot, front loaded, and alley loaded development.

Refer to **Exhibit 3.1.1A: Development Standards – Single-Family Detached** for all single-family detached development. Refer to **Exhibit 3.1.1B: Development Standards – Single-Family Attached** for all single-family attached development. For single-family attached and townhouse products, alley-loaded configurations are encouraged to promote a more walkable and visually engaging streetscape.

3.1.1.3.1 Monument Hills Market Segments

Considering the diverse market of potential buyers and their homeownership stages, Monument Hills offers a range of products tailored to each stage. This includes options for entry-level homeowners, those looking to move up from their first or second homes, and individuals aspiring to estate level homeownership. This approach enhances the diversity of the products offered and broadens the appeal to a wider range of residents.

The Master Developer categorizes these offerings based on lot square footage, with additional guidelines detailed in **Chapter 5: Architectural Design Guidelines** that specify architectural treatments for each level.

The categories are as follows:

A. Entry Level/ Move-Up = ± 1,000 to 4,000 sq. ft. lots
B. 2nd Move-Up = ± 5,500 sq. ft. lots
C. Estates = ± 6,000 sq. ft. lots

All market segment definitions by parcel may be defined by the Master Developer, not by lot size alone.

Single-Family Detached			
Development Group Category [1]:	MH-CLD	MHR-1	MHR
Minimum Lot Area:	2,000 SF	3,500 SF	6,000 SF
Minimum Lot Width [2]:	30′	40′	60′
Maximum Lot Coverage (Including Detached Structures):	70%	70%	70%
Minimum Lot Depth:	N/A	N/A	100′
Maximum Building Height [3]:	35′ (3-Story Max.)	35′ (3-Story Max.)	35′ (3-Story Max.)
Primary Structure Building Placement			
Ⓐ Front Setbacks [4]:			
Front Load Products:			
To Living (All Stories) Or Porch [5]	10′	14′	14′
Courtyard Walls	5′	5′	5′
Paseo Lot Products:			
To Living (All Stories)	8′	14′	14′
To Second Story Elements Over Garage (Cantilevered)	5′	5′	5′
To Porch, Portico, Courtyard Wall, Or Similar Element	5′	5′	5′
Rear Load Products:			
To Living (All Stories) Or Porch	10′	N/A	
Courtyard Walls	5′		
Ⓑ Garage Setback And Driveway Length [3]:			
Side Entry	N/A	14′	14′
Driveway Length Without Driveway Parking From Property Line	5′ Max	5′ Max	5′ Max
Driveway Length With Driveway Parking From Property Line	20′	20′	20′
Driveway Length Without Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	5′ Max	5′ Max	5′ Max
Driveway Length With Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	20′	20′	20′
Ⓒ Rear Setbacks [3]:			
Front Loaded Products:			
To Single-Story Living	10′	15′	15′
To Second Story Living	10′	20′	20′
To Third Story Elements	10′	20′	20′
To Post Or Edge Of Patio, Sundeck, Or Balcony [6]	10′	15′	15′
To Roof Of Patio, Sundeck, Or Balcony Overhang	8′	13′ [8]	13′ [8]
Paseo Lot Products:			
To Living (All Stories)	10′	14′	14′
Between Buildings Across Paseo	20′	20′	20′
Courtyards	0′	0′	0′
To Post Or Edge Of Patio, Sundeck, Or Balcony	10′	14′	14′
To Roof Overhang Of Patio, Sundeck, Or Balcony	5′	5′	5′
Rear Load Products:			
To Living (All Stories)	8′	N/A	
To Second and Third Story Living	10′		
To Second Story Living Over Garage (Cantilevered)	5′		
To Porch, Portico, Courtyard Wall, Or Similar Element	5′		

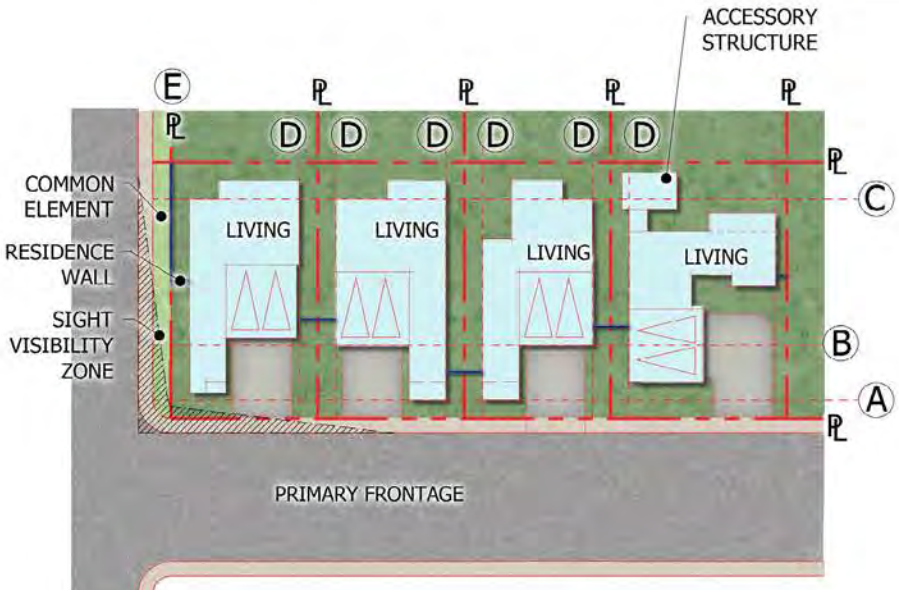
Single-Family Detached Continued			
Ⓓ Interior Side Setbacks:			
To Living	5′	5′	5′
To Post Or Edge Of Patio, Sundeck, Or Balcony	5′	5′	5′
Courtyard Walls	0′	0′	0′
Ⓔ Corner Side Setback:			
To Ground Level Porch	8′	8′	8′
To Living and Second Story	10′	10′	10′
To Third Story Living	15′	15′	15′
To Post Or Edge Of Patio, Sundeck, Or Balcony	8′	8′	8′
To Roof Overhang Of Patio, Sundeck, Or Balcony	6′	6′	6′
To Courtyard Wall	5′	5′	5′
Accessory Structures			
Attached Accessory Structures:	Follow Setbacks for the Primary Structure		
Detached Accessory Structures [7]:			
From Principle Structure	N/A	6′	6′
From Front Lot Line		Follow Setbacks for the Primary Structure	
From Side Lot Line		5′	5′
From Rear Lot Line To Single Story Element		5′	5′
From Corner Side Yard		5′	5′
Maximum Size		Not to exceed 50% of principle structure floor area or 70% total lot coverage	
Maximum Accessory Bldg. Height		14′	14′
Shade Structures:			
Attached Shade Structures	Follow Setbacks for the Primary Structure		
Detached Shade Structure	Not permitted in the front yards.		
	Projections into a setback shall be a minimum distance of 5′ from the property line. Where a setback is less than 5′, the setback shall take precedence.		

Footnotes:

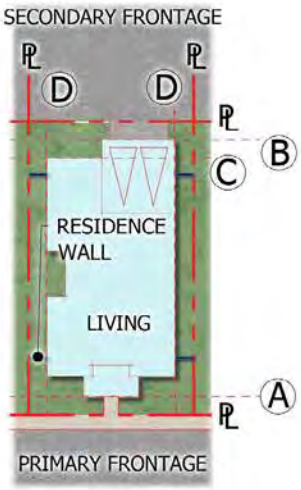
1. Refer to the exhibits with this table for an illustrative diagram.
2. Cul-de-sac or knuckle lots which do not meet minimum width at the street are allowed while maintaining minimum lot sizes, subject to ARC review
3. Front/rear wall planes must be offset, box on box not permitted. Refer to **Section 5.1.2.10: Building Design in Single-Family** for more information.
4. Encroachments no more than 12″ in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10′ front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.
5. May be reduced to 10′ at single-story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval.
6. May be reduced to 10′ at perimeter edge with average 15′ typ.
7. Single-story only including casita and detached side-entry garages.
8. Setback may be reduced to 8′ where a second story element such as a balcony projects over the ground floor 5′ into the setback.

Illustrative Product Diagrams for MH-CLD, MHR-1, and MHR

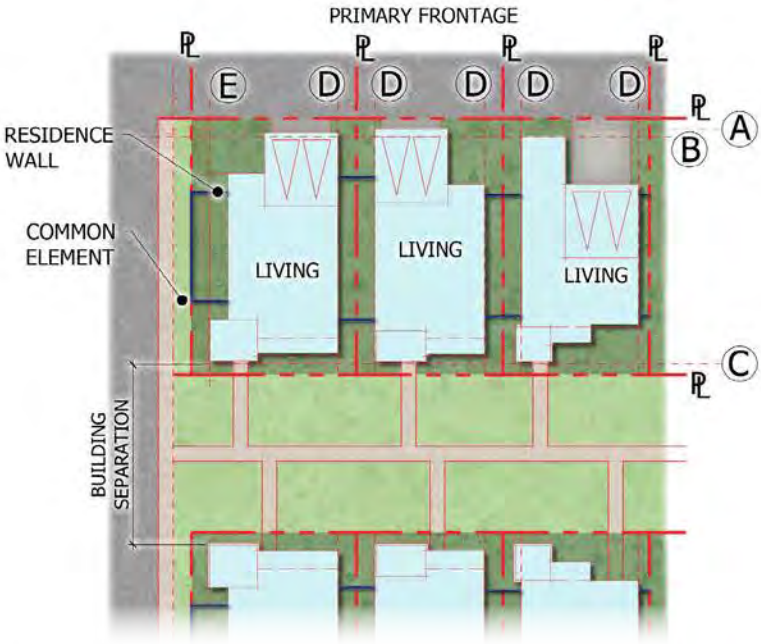
FRONT LOAD

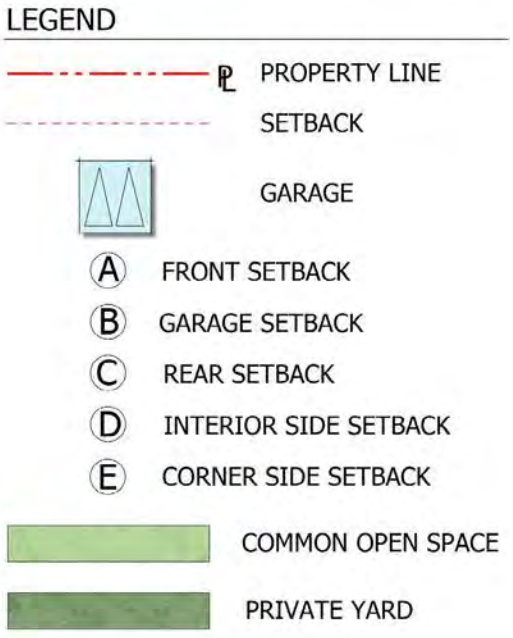


REAR LOAD LOT



PASEO LOT





NOTE: IF DRAINING FROM ONE LOT TO ANOTHER, A DRAINAGE EASEMENT WILL BE REQUIRED TO ACCOMMODATE NECESSARY DRAINAGE FACILITIES.

NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

Open Space Standards for MH-CLD, MHR-1, and MHR	
Required Minimum Common Open Space Per Dwelling Unit	For the first 100 units, 100 square feet of open space per unit is required. For any additional units beyond 100, the requirement is reduced to 50 square feet per unit.
Landscape Standards for MH-CLD, MHR-1, and MHR	
Streetscape Planting Requirements, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas	
A Common Element is required adjacent to the Right-of-Way where no Common Element is located between the Right-of-Way and a wall, or the Common Element shall match the building setback.	5' to a wall or building setback, which ever is less.
Trees	Trees clustered layout on average of one tree per every 30 linear feet with maximum space between clusters to be less than 45'. Alternate drifts of evergreen and deciduous trees in layers.
Shrubs	Five 5 gallon shrubs per tree.
Groundcover	1 gallon minimum size and used as supplemental plants for low flowering accents along intersections and SVZs.
Parking Standards for MH-CLD, MHR-1, and MHR	
Parking Requirements	Parking requirements shall follow the Unified Development Code Section 19.12.060.
Fence And Wall Standards for MH-CLD, MHR-1, and MHR	
Perimeter Walls, refer to Section 9.3.1: Primary Theme Walls and Section 9.3.2: Secondary Theme Walls	
Max Wall Height	8'
Max Pilaster Height	8' - 8"
Max Wall Height With Retaining (not including wall cap)	8' max on the retained side and 10' max on the exposed side, for a total of 18'. See below for terrace requirements.
Contrasting Material	20%
Interior Walls, refer to Section 9.3.3: Interior Walls	
Max Wall Height	14', not to exceed the height of any adjacent Primary Theme Walls or Secondary Theme Walls.
Max Wall Height With Retaining (not including wall cap)	8' max on the retained side and 10' max on the exposed side, for a total of 14' if located on a homeowner side or 12' on the exposed side. See below for terrace requirements.

Retaining Walls, Refer To Section 9.3.4: Retaining Walls:	
Max Wall Height	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. If located in front yards, retaining walls may not exceed 6′ in height on the exposed side and must terminate within 5′ from the back of sidewalk. See below for terrace requirements.
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 10 feet, with a minimum horizontal offset of 4 feet between walls. **Refer to Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections**. Retaining Walls along lot lines may not exceed 6 ft in height within the front yard setback area and must terminate at least 5 ft from the back of sidewalk.
Rockery Walls, Refer To Section 9.3.4.1: Rockery Walls:	
Max Wall Height	15′
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 15 feet, with a minimum horizontal offset of 5 feet between walls. Refer to **Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections**.
Courtyard Walls, Refer To Section 9.3.5: Courtyard Walls:	
Max Wall Height	4′-6″
View Fences, Refer To Section 9.4.1: View Fences:	
Max Wall Height	6′ or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6′
	Screen Wall max - 6′
	Combined retaining and view fence max – 10′ on visible edge and 12′ on homeowner side.
Combination View Fence, Refer To Section 9.4.2: Combination View Fences:	
Max Wall Height	6′-4″
Utility And Mechanical Screening Standards for MH-CLD, MHR-1, and MHR	
Mechanical Equipment Screening, Refer To Section 8.8.3 Streetscape at Utilities and 9.5: Screening and Mechanical Equipment:	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and similar devices are not permitted to be mounted on roofs or property line walls. Every effort should be made to locate equipment and utilities out of public view. Exceptions may apply for installations permitted under FCC regulations.
Mechanical Devices	Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces.
Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.

Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.5.2: Residential Waste Management Screening Requirements:	
Trash Receptacles	Individual rolling trash receptacles are stored out of view of public streets and open spaces on non-collection days.
Streetscape Utility Screening, Refer to Section 8.8.3: Streetscape at Utilities	
Utility Boxes and Above Ground Utility Installations Exceeding 27 Cubic Feet in Size (Not Including Utility Poles) Located Outside the Right-Of-Way of Streets that Border a Residential Subdivision	Landscape must be installed on a minimum of 2 sides and 1 side must be available for access by utility companies
	Landscape must include tall grasses and/or shrubbery which at maturity, will provide adequate screening of the utility structures.
	If the required screening cannot be met due to technical reasons such as required clearance or other restrictions imposed by the utility company, artwork, or decorative wraps may be an acceptable screening method as determined on a case-by-case basis by both ARC and the City.
Signage Standards for MH-CLD, MHR-1, and MHR	
Refer to **Section 12: Signage Design Guidelines**.	

Single-Family Attached		
Development Group Category [1]:	MH-TH	MH-CLA
Minimum Lot Area:	1,280 SF	2,000 SF
Minimum Lot Width:	20′	35′
Maximum Lot Coverage (Including Detached Structures):	95%	70%
Maximum Building Height [2]:	40′ (3-Story Max.)	40′ (3-Story Max.)
Minimum Building Spacing:	10′	10′
Primary Structure Building Placement		
Ⓐ Front Setbacks [3]:		
Front Load Products:		
To Porch, Portico, Courtyard Wall, Or Similar Element	5′ (3′ [6])	5′
To Ground Story Living	8′ (5′ [6])	10′
To Second Story Living Over Garage (Cantilevered)	12′ [4] (5′ [6])	14′
To Third Story Living	20′	25′
Paseo Lot Products:		
To Living (All Stories)	10′	10′
To Second Story Living Over Garage (Cantilevered)	5′ [4]	5′
Rear Load Products:		
To Living (All Stories)	8′ (5′ [6])	10′
Ⓑ Garage Setback And Driveway Length:		
Driveway Length Without Driveway Parking From Property Line	5′ Max	5′ Max
Driveway Length With Driveway Parking From Property Line	N/A	20′
Driveway Length Without Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	5′ Max	5′ Max
Driveway Length With Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	N/A	20′
Ⓒ Rear Setbacks:		
Front Loaded Products:		
To Ground Story Living	10′	10′
To Second Story Living	10′	10′
To Third Story Living	10′	10′
To Post Or Edge Of Patio, Sundeck, Or Balcony	5′ (3′ [6])	5′
To Roof Overhang Of Patio, Sundeck, Or Balcony	3′	3′
Paseo Lot Products:		
To Living (All Stories)	8′	10′
Between Buildings Across Paseo [5]	20′	20′
Courtyards	0′	0′
To Post Or Edge Of Patio, Sundeck, Or Balcony	5′	5′
To Roof Overhang Of Patio, Sundeck, Or Balcony	3′	3′
Rear Load Products [3]:		
To Ground Story Living	5′	10′
To Second and Third Story Living	5′	5′
To Second Story Living Over Garage (Cantilevered)	2′ [4]	5′
Ⓓ Interior Side Setbacks:	0′	0′

Single Family Attached Continued		
(E) Corner Side Setback:		
To Living (All Stories)	10′	10′
To Post Or Edge Of Porch, Patio, Sundeck, Or Balcony	5′	5′
To Roof Overhang Of Patio, Sundeck, Or Balcony	3′	3′
Accessory Structures		
Attached Accessory Structures:	Not Permitted	
Detached Accessory Structures:		
Shade Structures:		
Attached Shade Structures	Follow Setbacks for the Primary Structure	
Detached Shade Structure	Not permitted in front yards.	
	Projections into a setback shall be a minimum distance of 5′ from the property line. Where a setback is less than 5′, the setback shall take precedence.	

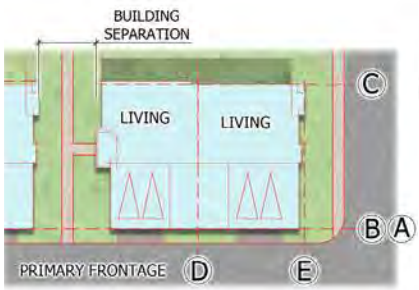
Footnotes:

1. Refer to the Exhibits with this Table for an illustrative diagram.
2. Front/Rear Wall Planes must be offset, box on box not permitted. Refer to **Section 5.1.2.10: Building Design in Single-Family** for more information.
3. Encroachments no more than 12″ in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10′ front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.
4. Exception: a 4′ reduction to the minimum setback may be allowed if a minimum of two 3′ horizontal offsets within a building and 12″ horizontal massing feature are constructed.
5. Upper floors may cantilever up to 3′ into the building separation.
6. Reduced setback may be utilized with ARC approval.

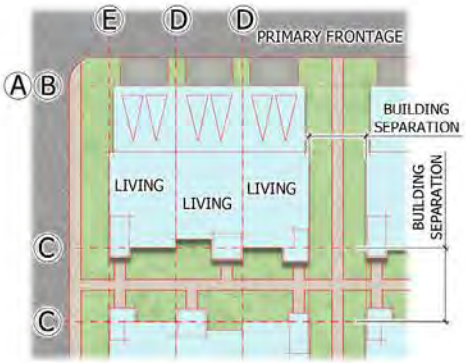
Illustrative Product Diagrams for MH-TH and MH-CLA

MH-TH

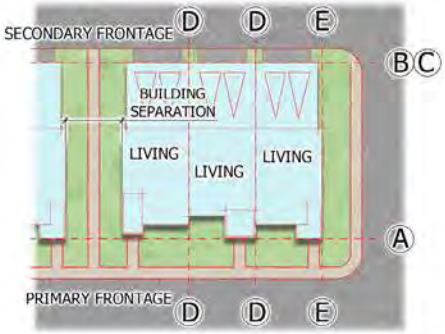
FRONT LOAD



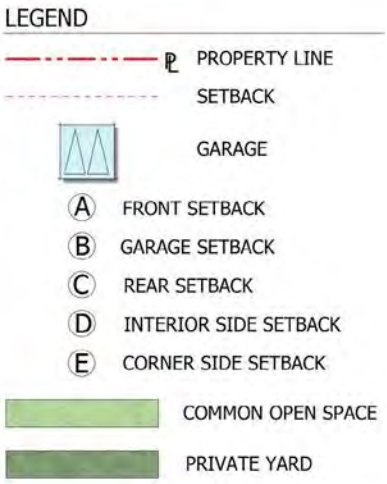
PASEO LOT



REAR LOAD

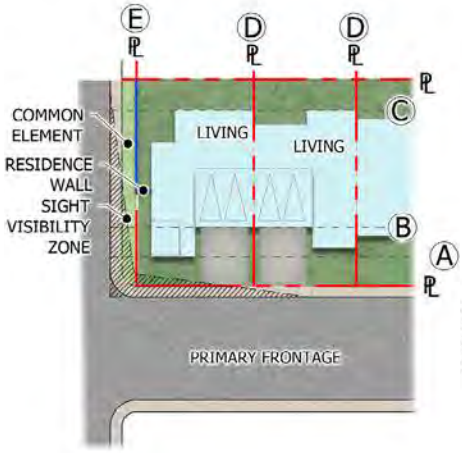


NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

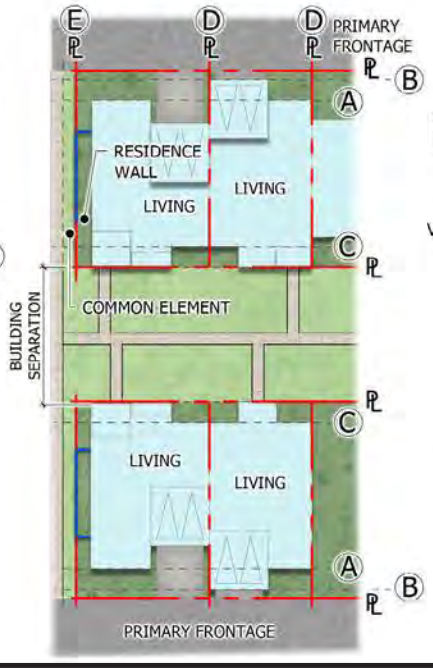


MH-CLA

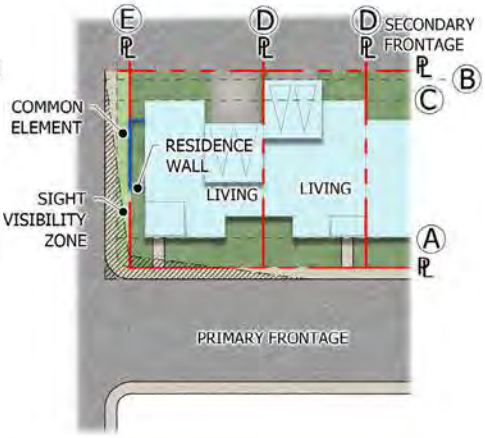
FRONT LOAD



PASEO LOT



REAR LOAD



NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

NOTE: IF DRAINING FROM ONE LOT TO ANOTHER, A DRAINAGE EASEMENT WILL BE REQUIRED TO ACCOMMODATE NECESSARY DRAINAGE FACILITIES.

Open Space Standards for MH-TH and MH-CLA	
Required Minimum Common Open Space Per Dwelling Unit	For the first 100 units, 100 square feet of open space per unit is required. For any additional units beyond 100, the requirement is reduced to 50 square feet per unit.
Required Minimum Private Open Space Per Dwelling Unit	125 SF
Landscape Standards for MH-TH and MH-CLA	
Streetscape Planting Requirements, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas	
A Common Element is required adjacent to the Right-of-Way where no Common Element is located between the Right-of-Way and a wall, or the Common Element shall match the building setback.	5' to a wall or building setback, which ever is less.
Trees	Trees clustered layout on average of one tree per every 30 linear feet with maximum space between clusters to be less than 45'. Alternate drifts of evergreen and deciduous trees in layers.
Shrubs	Five 5 gallon shrubs per tree.
Groundcover	1 gallon minimum size and used as supplemental plants for low flowering accents along intersections and SVZs.
Parking Standards for MH-TH and MH-CLA	
Parking Requirements	Tandem parking permitted for certain uses, refer to Table 2.1.1: Monument Hills Permitted Uses and Section 4.1.10.3: Tandem Garages and Parking Calculations Parking requirements shall follow the Unified Development Code Section 19.12.060.
Fence And Wall Standards for MH-TH and MH-CLA	
Perimeter Walls, refer to Section 9.3.1: Primary Theme Walls and Section 9.3.2: Secondary Theme Walls	
Max Wall Height	8'
Max Pilaster Height	8' - 8"
Max Wall Height With Retaining (not including wall cap)	8' max on the retained side and 10' max on the exposed side, for a total of 18'. See below for terrace requirements.
Contrasting Material	20%
Interior Walls, refer to Section 9.3.3: Interior Walls	
Max Wall Height	14', not to exceed the height of any adjacent Primary Theme Walls or Secondary Theme Walls.
Max Wall Height With Retaining (not including wall cap)	8' max on the retained side and 10' max on the exposed side, for a total of 14' if located on a homeowner side or 12' on the exposed side. See below for terrace requirements.
Retaining Walls, Refer To Section 9.3.4: Retaining Walls:	

Max Wall Height	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. If located in front yards, retaining walls may not exceed 6′ in height on the exposed side and must terminate within 5′ from the back of sidewalk. See below for terrace requirements.
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 10 feet, with a minimum horizontal offset of 4 feet between walls. Refer to Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections. Retaining Walls along lot lines may not exceed 6 ft in height within the front yard setback area and must terminate at least 5 ft from the back of sidewalk.
Rockery Walls, Refer To Section 9.3.4.1: Rockery Walls:	
Max Wall Height	15′
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 15 feet, with a minimum horizontal offset of 5 feet between walls. Refer to Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections.
Courtyard Walls, Refer To Section 9.3.5: Courtyard Walls:	
Max Wall Height	4′-6″
View Fences, Refer To Section 9.4.1: View Fences:	
Max Wall Height	6′ or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6′
	Screen Wall max - 6′
	Combined retaining and view fence max - 10′ on visible edge and 12′ on homeowner side.
Combination View Fence, Refer To Section 9.4.2: Combination View Fences:	
Max Wall Height	6′-4″
Utility And Mechanical Screening Standards for MH-TH and MH-CLA	
Mechanical Equipment Screening, Refer To Section 8.8.3 Streetscape at Utilities and Section 9.5: Screening and Mechanical Equipment:	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and similar devices are not permitted to be mounted on roofs or property line walls. Every effort should be made to locate equipment and utilities out of public view. Exceptions may apply for installations permitted under FCC regulations.
Mechanical Devices	Exhaust fans, vents, conduits, and pipes must be painted to match adjacent roof or wall surfaces. Conduits should be run internally or concealed where feasible. Dormer-style tile roof vents are not permitted.

Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.
Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.5.2: Residential Waste Management Screening Requirements:	
Trash Receptacles	Individual rolling trash receptacles are stored out of view of public streets and open spaces on non-collection days.
Signage Standards for MH-TH and MH-CLA	
Refer to Section 12: Signage Design Guidelines.	

3.1.2 Multi-Family Residential Standards

The multi-family residential standards include standards for vertical multi-family development and horizontal multi-family development. Refer to **Exhibit 3.1.2A: Development Standards – Multi-Family** and **Exhibit 3.1.2B: Multi-Family Residential Character** for more details.

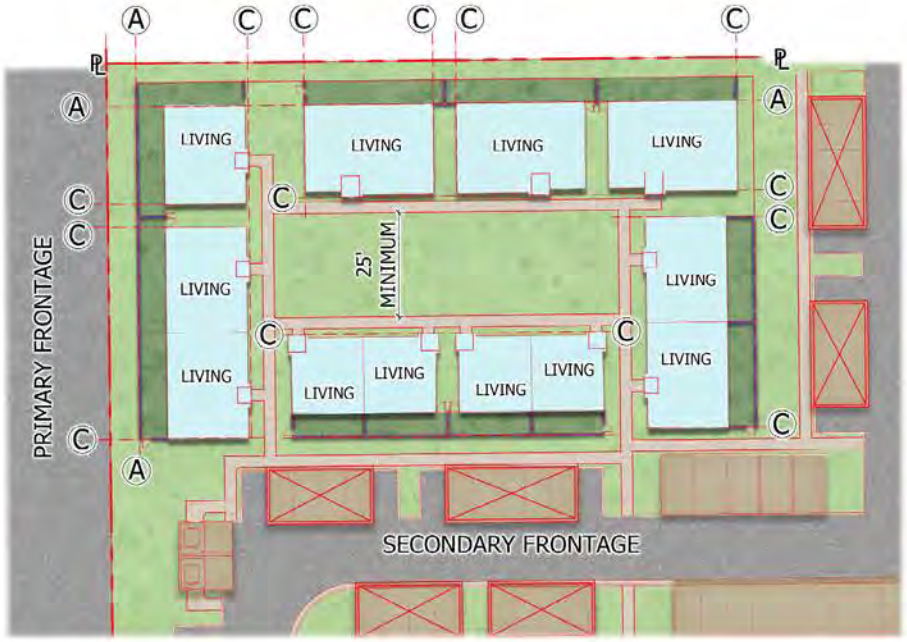
Multi-Family	
Development Group Category [1]:	MHR-4
Minimum Lot Area:	6,500 SF
Maximum Building Height [2]:	55' (5-Story Max.)
Building Placement	
Ⓐ **Perimeter Setbacks:**	15' [5]
Ⓑ **Garage Setbacks And Driveway Length [2]:**	
Driveway Length Without Driveway Parking [3]	5' Max.
Driveway Length With Driveway Parking [3]	20'
Freestanding Garages From Property Boundary (Where Wall Occurs)	10'
Freestanding Garages From Property Boundary (Without Wall)	5'
Ⓒ **Internal Separation [4]:**	
Building to Building Spacing across Paseo	25'
Between End Units Of Building to Building	10' Two-Story or less 15' Three-Story or Greater
Internal Courtyards	3' from sidewalk or 5' from curb where no sidewalk
Covered Patio	7' Two-Story or Less N/A Three-Story or Greater
Balcony	5' Two-Story or Less 3' Three-Story or Greater
Private Rear Yard (Min.)	10' Where present N/A
To Parking or Private Drive	10'
Attached Walls at Perimeter Setback	0'
Sidewalk Separation From Building:	5'

Footnotes

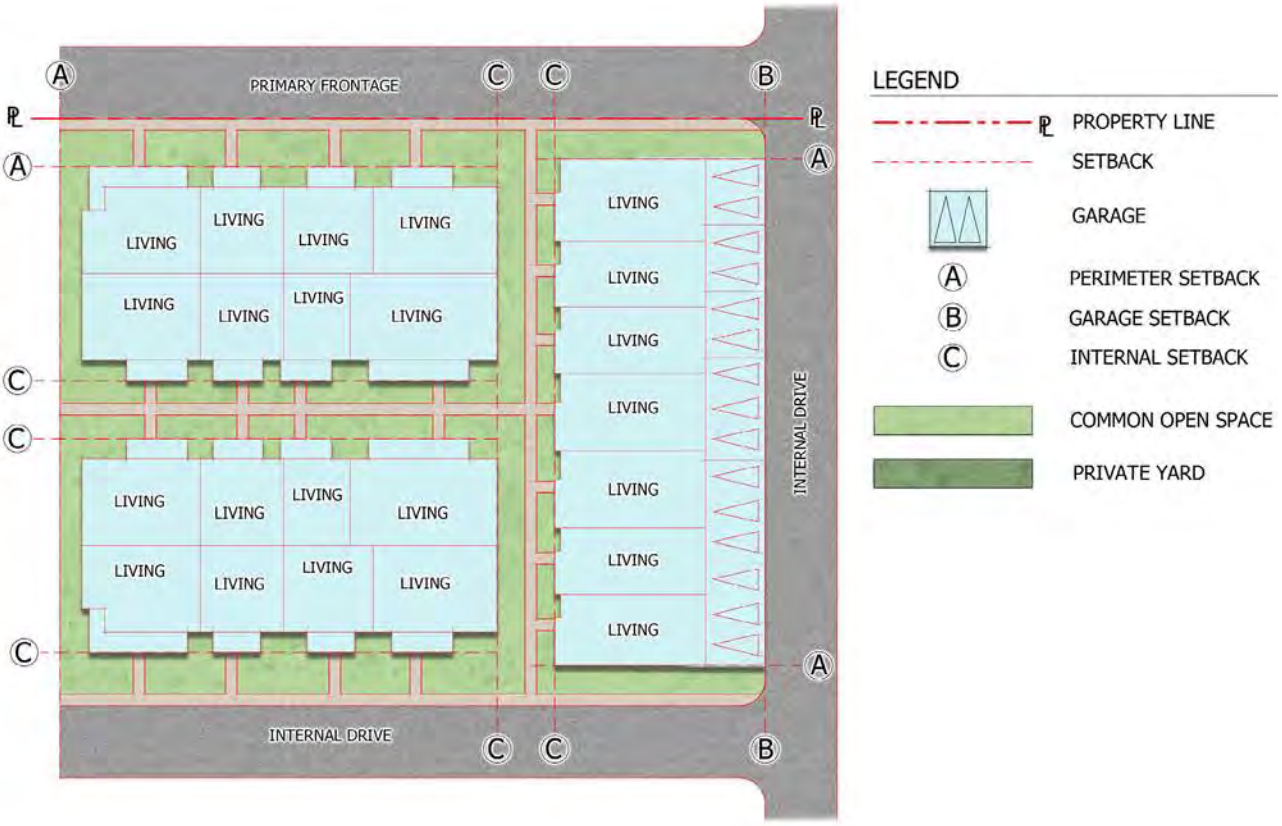
1. Refer to illustrative diagrams for more information.
2. Setbacks are measured from the property line unless otherwise noted.
3. Measured from back of curb.
4. Setback applies to front, rear, and sides.
5. Where walk-out patios or urban street scene is desired, the setback may be reduced to the Property Line with the Common Element landscape in place.

Note: Amenity structures, equipment enclosures or other types of utility facilities, or any other structures planned within a common elements shall follow the setbacks of the most prevalent residential development standard category utilized within a mapped area.

Illustrative Product Diagrams for MHR-4



NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.



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NOTE: IF DRAINING FROM ONE LOT TO ANOTHER, A DRAINAGE EASEMENT WILL BE REQUIRED TO ACCOMMODATE NECESSARY DRAINAGE FACILITIES.

Open Space Standards For MHR-4	
Common Open Space	Minimum dimension of 20′ in any direction to facilitate functional leisure or recreational activities.
Private Open Space	
Ground Floor	Minimum of 60 square feet, no horizontal dimension may be less than 6′
Above Ground Floor	Minimum dimension of 4′ depth x 6′ wide when the depth is measured perpendicular to the building plane.
Landscape Standards For MHR-4	
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas: Refer to	
Trees	1 tree every 30′ on center Minimum 24″ box
Shrubs	4 shrubs per tree Minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Standards For MHR-4	
Parking Requirements	Parking requirements shall follow the Unified Development Code Section 19.12.060.
Fence And Wall Standards For MHR-4	
Perimeter Walls, refer to Section 9.3.1: Primary Theme Walls and Section 9.3.2: Secondary Theme Walls	
Max Wall Height	8′
Max Pilaster Height	8′ - 8″
Max Wall Height With Retaining	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Contrasting Material	20%
Interior Walls, refer to Section 9.3.3: Interior Walls	
Max Wall Height	8′, not to exceed the height of any adjacent Primary Theme Walls or Secondary Theme Walls.
Max Wall Height With Retaining	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Retaining Walls, Refer To Section 9.3.4: Retaining Walls:	
Max Wall Height	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 10 feet, with a minimum horizontal offset of 4 feet between walls. The combined total height of all retaining walls within the terraced area shall not exceed 30 feet. Refer to Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections.
Rockery Walls, Refer To Section 9.3.4.1: Rockery Walls:	
Max Wall Height	15′
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 15 feet, with a minimum horizontal offset of 5 feet between walls. Refer to Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections.

Courtyard Walls, Refer To Section 9.3.5: Courtyard Walls:	
Max Wall Height	4’-6”
View Fences, Refer To Section 9.4.1: View Fences:	
Max Wall Height	6’ or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6’
	Screen Wall max - 6’
	Combined retaining and view fence max - 10’ on exposed and 12’ on retaining side.
Combination View Fence, Refer To Section 9.4.2: Combination View Fences:	
Max Wall Height	6’-4”
Utility And Mechanical Screening Standards For MHR-4	
Mechanical Equipment Screening, Refer To Section 8.8.3 Streetscape at Utilities and Section 9.5: Screening and Mechanical Equipment:	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof or property line wall.
Mechanical Devices	Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces.
Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.
Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing.
	Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.5.2: Residential Waste Management Screening Requirements:	
Trash Enclosures	Masonry wall to screen, minimum 6’ in height, roofed structure, opaque metal gates
Signage Standards For MHR-4	
Refer to Section 12: Signage Design Guidelines.	



















3.2 Mixed-Use and Non-Residential Development Standards

Monument Hills permits a variety of development types. Refer to **Exhibit 3.2A: Development Standards – Mixed-Use and Non-Residential** and **Exhibit 3.2B: Mixed-Use and Non-Residential Character** for more details.

Mixed-Use And Non-Residential		
Development Group Category:	MH-MU	MH-LI
Maximum Building Height:	45′ (3-Story Max.)	45′ (3-Story Max.)
Building Placement		
Ⓐ Front Setbacks:		
From Street	10′	20′
Ⓑ Rear Setbacks:		
From Street	20′	20′
From Property Line	20′	20′
Ⓒ Minimum Building Spacing:		
Up To 2 Stories	10′	20′
3 And Above	20′	20′
Ⓓ Side Setbacks:		
From Street	10′	20′
From Property Line	10′	20′

Note: Total building height excludes parapets, antenna, or other mechanical screening or architectural embellishment above living space up to 10′ in height.

Open Space Standards For MH-MU And MH-LI	
Developments Over 5 Acres	Minimum of 50 square feet of plaza space per acre
Landscape Standards For MH-MU And MH-LI	
Landscape Buffer Where Perimeter is Not Adjacent to a Street or Roadway with a Common Element	8′
For additional Landscape Buffer Requirements, refer to Section 8.7: Non-Residential and Mixed-Use Landscape Requirements	
Trees	One (1) 24″ box tree every 25 linear feet, minimum 24″ box
Shrubs	Four (4) 5 gallon shrubs per tree, minimum 5 gallon
Groundcover	Minimum 50% coverage within one year installation
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas: Refer to	
Trees	One (1) 24″ box tree every 30′ on center, minimum 24″ box
Shrubs	Four (4) 5 gallon shrubs per tree, minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Areas, Refer to Section 19.08.110(C)(12) Of Unified Development Code and Section 8.8.2: Landscape Within Parking Areas/ Lots	
Parking Standards For MH-MU And MH-LI	
Parking Requirements	Parking requirements shall follow the Unified Development Code Section 19.12.060.
Fence And Wall Standards For MH-MU And MH-LI	
Perimeter Walls, refer to Section 9.3.1: Primary Theme Walls and Section 9.3.2: Secondary Theme Walls	
Max Wall Height	8′
Max Pilaster Height	8′ - 8″

EXHIBIT 3.2A: DEVELOPMENT STANDARDS - MIXED-USE AND NON-RESIDENTIAL

Max Wall Height With Retaining	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Contrasting Material	20%
Interior Walls, refer to Section 9.3.3: Interior Walls	
Max Wall Height	14′, not to exceed the height of any adjacent Primary Theme Walls or Secondary Theme Walls.
Max Wall Height With Retaining	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Retaining Walls, Refer To Section 9.3.4: Retaining Walls:	
Max Wall Height	8′ max on the retained side and 10′ max on the exposed side, for a total of 18′. See below for terrace requirements.
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 10 feet, with a minimum horizontal offset of 4 feet between walls. Refer to **Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections**.
Rockery Walls, Refer To Section 9.3.4.1: Rockery Walls:	
Max Wall Height	15′
Additional Terraced Retaining Walls	Within a single terraced area, each subsequent retaining wall may have a maximum height of 15 feet, with a minimum horizontal offset of 5 feet between walls. Refer to **Exhibit 9.3.4A: Terraced Retaining Wall and Rockery Wall Sections**.
Courtyard Walls, Refer To Section 9.3.5: Courtyard Walls:	
Max Wall Height	4′-6″
View Fences, Refer To Section 9.4.1: View Fences:	
Max Wall Height	6′ or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6′
	Screen Wall max - 6′
	Combined retaining and view fence max - 10′ on visible edge and 12′ on homeowner side.
Combination View Fence, Refer To Section 9.4.2: Combination View Fences:	
Max Wall Height	6′-4″
Utility And Mechanical Screening Standards For MH-MU And MH-LI	
Mechanical Equipment Screening, Refer To Section 8.8.3 Streetscape at Utilities and Section 9.5: Screening and Mechanical Equipment:	
Required Screening	Trash collection areas, mechanical equipment, storage tanks, electrical equipment, emergency generators, utility meters, satellite dishes, grouped mailboxes, and commercial projects adjacent to residential properties.
Outdoor Storage	Screened in accordance with Section 19.08.040(E)(4) from Unified Development Code
Parking Screen Walls	Max height 3′-6″
Interior Screen Walls	Max height 8′
Non-Residential And Mixed-Use Waste Management Screening, Refer To Section 9.5.4: Non-Residential Waste Management Screening Requirements:	
Trash Enclosures	Masonry wall to screen, minimum 6′ in height Roofed structure Opaque metal gates
Signage Standards For MH-MU And MH-LI	
Refer to **Section 12: Signage Design Guidelines**.	

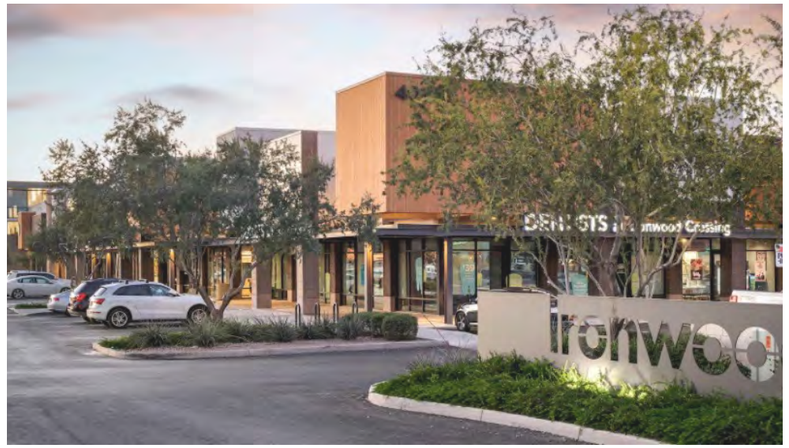


















EXHIBIT 3.2B: MIXED-USE AND NON-RESIDENTIAL CHARACTER

4. SITE PLANNING GUIDELINES

The site design for Monument Hills is guided by its unique natural context and the overarching vision for the community. Building scale, block size, roadway width, setbacks, and side yard dimensions are intentionally crafted to reflect the Site's character and enhance connectivity. These guidelines ensure that development within Monument Hills is thoughtfully integrated with the natural and built environment while maintaining consistency with the requirements of this section and the MHSG.

4.1 Residential Planning Guidelines

4.1.1 Parcel Entries

A. The location of entries into each parcel will be identified by the Master Developer at the time of the purchase and sale agreement and in conformance with the approved traffic analysis.

B. It is the responsibility of the Designated Builder to design a subdivision plan that incorporates these points of access.

C. Additional points of access may be permitted, provided they do not disrupt the overall efficiency of the planned roadway network and receive specific approval from the Master Developer and the City of Las Vegas.

D. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel. When parcel entries are located on opposing sides of a street, their placement must be coordinated to prevent left-turn conflicts.

   1. Parcel entries should align with entries on the opposite side of the street (if applicable) and must be offset by a minimum of two hundred twenty (220) feet from any intersection with another street or entry, unless otherwise approved by the City Traffic Engineer.

E. Refer to **Chapter 12: Signage Design Guidelines** for more information on signage requirements.

4.1.2 Neighborhood Street Layout

The design of neighborhood streets should provide the opportunity to create a diverse and interesting street scene. The following guidelines apply:

A. Straight streets are permitted primarily in Entry Level neighborhoods where the street design should encourage connectivity within the development and perimeter areas.

B. Long straight street segments should be avoided over one thousand (1,000) feet.

   1. Roadway segments over one thousand (1,000) feet should incorporate a curve, angled turn, mid-block roundabout, or other site design features to effectively lessen the visual length of an otherwise straight roadway.

C. Move-Up neighborhoods may feature a blend of straight streets and curvilinear.

D. Curvilinear streets are preferred, particularly in larger lot neighborhoods. Curvilinear streets are not restricted in length.

E. Smaller lot neighborhoods may feature a blend of straight streets and curvilinear streets, subject to the above criteria.

F. The layout of neighborhood streets should discourage excessive speed and through traffic, enhancing pedestrian safety.

G. Streets that are generally oriented in an east / west direction are preferred, providing a desirable north/south orientation for residences.

A. For more requirements related to architectural streetscape diversity, see **Section 5.1: Residential Architectural Guidelines**.

4.1.3 Pedestrian Access

A. At least one (1) pedestrian connection shall be installed on each side of the parcel, where the parcel abuts a roadway, or common area unless otherwise approved by both ARC and the City.

   1. Exceptions may only be considered for small parcel sizes, proximity to other pedestrian connections, or if the connection is determined to be unnecessary by both the Director of Community Development and the Department of Public Works.

B. The connection should be installed mid-parcel and be designed to encourage safe pedestrian crossing and dissuade jaywalking. Traffic calming elements may be considered, coordinated with the Master Developer, and must be approved by the City Traffic Engineer.

C. The Designated Builder shall complete the connection between their parcel and any common area pedestrian path or trail.

D. Coordination with ARC and the City Traffic Engineer on the placement of pedestrian connection points is required. Pedestrian studies will be required for all Designated Builder parcel developments to ensure safe and effective connections.

E. For more information on requirements for pedestrian connections, see **Chapter 7: Open Space, Parks, and Trails Design Guidelines**.

4.1.4 Pedestrian Access in Multi-Family Development

In addition to **Section 4.1.3: Pedestrian Access**, multifamily development shall include the following:

A. Safe and convenient pedestrian access points must be provided in multi-family development that connect the interior walkways of the development to adjacent neighborhoods, exterior services (e.g., storage, laundry, trash/ recycling), parks, open space or trail networks, and/ or to the abutting roadway.

B. Shared front entries or stairways are permitted for groupings of two (2) to four (4) dwelling units per floor. Long exterior balconies served by two (2) or fewer stairways to a single, continuous path are prohibited.

4.1.5 Vehicular Access for Multi-Family Development

Vehicular access for multi-family developments must comply with the following standards:

A. A minimum of one (1) secondary point of vehicular ingress/egress into a multi-family development shall be required in accordance with the City of Las Vegas specifications; and

B. Primary access to a multi-family development may be provided via a local roadway, provided this roadway supports safe and efficient movement and aligns with the approved traffic analysis. This roadway must serve exclusively as the entry point for a single-family detached development that does not include homes fronting the local roadway.

    1. Emergency vehicle access may be provided, as appropriate in accordance with the City of Las Vegas specifications.

4.1.6 Locating Common Open Space

A. The required minimum common open space area shall be oriented in such a manner that it is visible from the parcel entry to the extent feasible.

B. Remaining open space, if any, may be provided in the form of small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street.

C. Common open space will be essential in Entry Level neighborhoods with cluster and alley-loaded homes in order to provide adequate open space and recreational areas.

D. For more information on requirements for open space and parks, see **Chapter 7: Open Space, Parks, and Trails Design Guidelines**.

4.1.7 Product Plotting Criteria

Residences should be plotted in a manner that creates a diverse and visually interesting neighborhood streetscape while maintaining architectural cohesion. Product variation should align with **Section 5.1.1: Architectural Variability and Building Design** to ensure distinct differences in massing, façade articulation, and material application across adjacent homes.

4.1.7.1 Plotting

A. Single-family residential plotting

    1. Adjacent residences shall not have the same floor plan and elevation.
    2. Reverse footprints of the same plan are permitted only if they feature a different elevation style and color scheme.
    3. No more than two (2) adjacent lots shall feature the same floor plan with the same elevation style.
    4. Residences shall incorporate varied rooflines to avoid a uniform appearance. Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family Development**.
    5. Three-story residences shall not be plotted adjacent to single-story residences within the same subdivision.

B. Multi-family residential plotting

1. Multi-family developments shall incorporate diverse design elements such as fenestration variation, alternative building orientations, and differing rooflines. Refer to **Section 5.1.3: Multi-Family Residential Architecture**.
2. Where appropriate, consistent architectural themes may be utilized for townhome or multi-family developments to create rhythmic patterns while avoiding excessive repetition.

4.1.7.2 Articulated Building Massing

A. Avoid bulky building forms that dominate the street view. Break down the building mass into smaller elements, where possible, to add visual appeal and enhance the character of the neighborhood street scene.
B. Refer to **Chapter 5: Architectural Design Guidelines** for more information.
C. Lots located at corners that are visible from public roadways and/or open space have additional articulation requirements detailed in **Section 5.1.2.11: Additional Articulation on Corner Lots**.

4.1.8 Perimeter Edges

The development edges of the builder parcels are a key element to the appearance and sustainability of the overall community, as well as its interface with the surrounding desert environment. For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges of development parcels. For more details on architectural requirements for single-family architecture at edge conditions, see **Section 5.1.2.10.1: Architectural Enhancements at Edge Conditions in Single-Family**.

The visible perimeter edges will be identified by the Master Developer, and are generally defined as one (1) or more of the following:

A. Parcel edges that are adjacent to community streets.
B. Parcel edges that are adjacent to Open Space areas and paseos, including easements.
C. Parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc.
D. A tier of lots within a tract that is at least fifteen (15) feet higher than the tier of lots below.

4.1.9 Accessory Structures

A. Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible with the architectural style of the main residence.
B. Accessory structures may be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.
C. Accessory living quarters, including guest suites or casitas, may be either attached or detached from the main residence. When attached, such spaces may include a dedicated private entrance and need not have interior access to the main living area.

D. The inclusion of a separate entry for an attached guest suite does not constitute a second dwelling unit if the configuration remains subordinate to the primary home, contains no more than one kitchen on site, and is otherwise consistent with the intent of a single-family residence.

E. All accessory structures, whether attached or detached, shall comply with the setback requirements of the primary structure unless otherwise specified..

4.1.10 Garage Placement and Configuration in Single-Family Development

The placement and configuration of the garage often drives the look and feel of the neighborhood. When plotting the orientation, number, and location of garages, incorporate the following guidelines:

A. Garage setbacks must comply with the requirements in **Chapter 3: Monument Hills Development Standards**.

B. A maximum of three (3) garage doors may be facing the street on an individual residence.

C. Additional garage spaces beyond the three (3) facing the street are permitted if they incorporate at least one (1) of the following configurations to minimize visual impact:

1. Turn-in configuration;
2. Tandem;
3. Deep-recessed with a long driveway or motor-court; or
4. Other configurations in which the garage door de-emphasized from the front as approved by ARC.

D. Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for the architectural requirements for garages.

E. Refer to **Exhibit 5.1.2.17: Garage Configurations** for an illustration of various garage configurations allowed in Monument Hills.

4.1.10.1 Product Type Requirements for Three Car Garages

A. For Entry Level, Move-Up, and Second Move-Up products, homes with three (3) front-facing garage doors must have a minimum house width of forty-five (45) feet.

B. For Estate products, homes with three (3) front-facing garage doors must have a minimum house width of sixty (60) feet.

4.1.10.2 Design and Offset Requirements for Three Car Garages

A. Front-loaded three (3) car garages must include a minimum two (2) foot offset between the single and double garage elements.

1. This offset can be achieved by staggering the garage doors, garage facades, or a combination of both.
2. Three (3) single-car garage doors on the same façade are not required to be offset.

B. Driveways must include a minimum twenty-four (24) inch planting area setback from any building element, such as a front porch, building wall, or courtyard wall.

4.1.10.3 Tandem Garages and Parking Calculations

Parking spaces within tandem garages may be counted toward the required parking total, even if obstructed by driveway parking.

4.1.11 Maximum Slope of Driveways

A. The maximum slope of residential driveways is twelve (12) percent.

B. Front driveway length to be measured from back of property line or back of curb where sidewalk does not exist.

4.1.12 Locating Parking in Residential Areas

Parking is typically placed on the interior of the housing block, both to screen it from the roadway views and for increased security. For more information on parking requirements, refer to **Chapter 10: Parking Design Guidelines**.

4.2 Non-Residential and Mixed-Use Site Planning Guidelines

A. Non-residential and mixed-use buildings are oriented toward street frontages, particularly near intersections, to create an active and engaging streetscape. Site design should reinforce a pedestrian-friendly environment through the integration of walkways, plazas, and other public spaces that foster comfort and social interaction.

   1. The primary orientation of structures should reinforce pedestrian connectivity and activate the street edge through ground floor entries, storefront transparency, or engaging architectural features.
   2. The design of these buildings should prioritize their intended function and use while integrating parking areas at the rear or sides of the building.
   3. Parking areas must be screened from adjacent public streets through landscape features or other approved screening methods.
   4. Where site access, topography, or other constraints make strict compliance impractical, alternative building orientations and parking configurations may be allowed. Such alternatives require approval by the Master Developer and the City of Las Vegas to ensure alignment with the overall design intent and visual quality.

B. Buildings situated along prominent street frontages must incorporate pedestrian entrances and active storefronts or architectural treatments such as faux storefronts to enhance the streetscape and encourage pedestrian interaction.

C. Pedestrian plazas, gathering spaces, or shaded seating areas are encouraged to be located near building entrances, intersections, or other high-activity zones to enhance user experience and encourage walkability. These spaces should include durable paving, integrated shade elements, landscape planting, and pedestrian-scale furnishings that reinforce the design character of the development. Refer to **Section 7.5: Open Space for Non-Residential Development** and **Exhibit 7.5: Non-Residential Amenity Character**.

D. As the commercial center is planned and constructed, it should do more than accommodate daily needs, it should become a memorable place for fostering connection, supporting local economies, and reflecting the identity of the surrounding community. Although it is unlikely the commercial/ mixed-use parcel will be ready for development until there are sufficient rooftops within the market area, the Master Developer intends to design a parcel that meets the commercial needs of Monument Hills while creating a vibrant, unique space, that fosters connections for its residents. Given the shift over the last several years from typical "brick and mortar" retail establishments to online marketplaces, the demand for retail has shifted. Therefore, a comprehensive analysis must be completed at the time of development to address the design considerations create by the aspirational language below to ensure the type, size, and scale of development best suits the market conditions that exist at that time. These aspirational guidelines outline a hybrid development model that blends walkable, people-first principles with the practical demands of auto access, creating vibrant, inclusive, and enduring community destinations. The goal is to create a commercial center that is more than a shopping area, it's a shared neighborhood living room, a gateway for local entrepreneurship, and a walkable destination where people come to connect, shop, dine, and celebrate community life.

1. Create a unique, mixed-use community hub
    a. Design the commercial center as a distinct neighborhood anchor, not just a collection of stores.
    b. Architecture, signage, art, and landscape elements should reflect the local character and contribute to a strong sense of place.
    c. Include a curated mix of uses that serve diverse community needs.
    d. Encourage activity throughout the day and evening.
    e. Prioritize design that reflects human scale, with building forms and architectural details that create a comfortable and engaging pedestrian experience.
2. Build a people-centered, connected public realm
    a. Streets, plazas, and open spaces must be designed as places for people to gather, socialize, and linger—not just pass through.
    b. Public areas should be shaded, furnished, and designed to support informal gatherings and programmed events.
    c. Connect buildings and spaces with a safe, intuitive pedestrian network that makes walking not only possible but enjoyable.
    d. Emphasize navigation and visual continuity in the streetscape to foster exploration and ease of movement for pedestrians and cyclists.
    e. Prioritize connectivity within the site and to adjacent neighborhoods, schools, parks, and transit stops.
    f. Streets, sidewalks, and plazas should function as lively public spaces, not just transit corridors.
    g. Public areas must be inviting, accessible, and seamlessly connected to one another.

3. Integrate parking thoughtfully to support access without dominating
    a. Design parking as a supporting feature, not the focal point; prioritize rear or side parking and buffer it with landscape and pedestrian routes.
    b. Integrate parking areas in a way that supports walkability rather than dominating it.
    c. Encourage rear or side-lot parking layouts, shared parking strategies, and landscape-buffered lots.
    d. Include safe and clearly marked pedestrian pathways through parking areas to connect people to building entrances.
    e. Promote a "park once" environment: concentrate parking to support multiple destinations within walking distance.
4. Orient and Design Buildings to Engage the Street and the Community
    a. Buildings should front primary streets and internal pedestrian paths, with entrances, windows, and architectural features that activate the public realm.
    b. Avoid blank walls or deep setbacks. Instead, use large storefront windows, canopies, seating, and signage that draws people in.
    c. Secondary entrances facing parking areas may be allowed, but primary entrances should always connect directly to the sidewalk or plaza space.
    d. In more auto-focused areas, allow secondary entrances that face parking lots but ensure the primary façade still engages the public street or internal pedestrian path.
5. Establish a Flexible Framework for Long-Term Community Value
    a. Plan for adaptability—spaces and buildings should be designed to evolve as the community grows and needs change.
    b. Incorporate sustainable materials and green infrastructure and design for long-term maintenance and stewardship.
    c. Allow for seasonal events, markets, and cultural programming that reinforce the commercial center's role as a community destination.

4.2.1 Articulated Building Massing for Non-Residential and Mixed-Use

A. Box-like or monolithic forms must be broken up using variations in massing or articulation of facades.

B. The perceived height and bulk of buildings shall be reduced by dividing building masses into smaller, human-scaled components.

C. Buildings must incorporate jogs, offsets, or other architectural features to break up the visual length of long walls.

D. Rooflines must include variations to reduce the perceived size of commercial buildings and add visual interest.

E. Building faces exceeding twenty (20) feet in height or fifty (50) feet in length must be articulated with changes in wall planes or other architectural techniques that provide shadow and visual interest.

F. Buildings must be compatible with the scale of adjacent land uses, as established at the time of application, and should be designed to provide a sensitive transition to nearby, less intensive areas.

G. Developments located at the edges of zoning districts must mitigate adverse impacts from height, bulk, and scale differences through techniques such as:

   1. Adjustments in siting and design;
   2. Additional building setbacks or stepped-back upper floors; and
   3. Reductions in height, bulk, or scale.

H. For more information on the architectural design of non-residential structures, refer to **Section 5.2: Non-Residential Architectural Guidelines**.

5. ARCHITECTURAL DESIGN GUIDELINES

Architecture plays a pivotal role in shaping the identity of Monument Hills. The architecture establishes both character and tone of this community, and a cohesive sense of place is achieved when the architectural styles across a location exhibit a consistent level of quality and finish. **Chapter 5: Architectural Design Guidelines** serves as an anchor, ensuring that the architectural designs of residential and non-residential development align with **Section 1.2: Community Vision** for Monument Hills. Proposed architecture for Monument Hills is reviewed as part of the ARC review process outlined in **Chapter 14: Design Review**.

The architectural requirements establish the applicable requirements to residential, non-residential, and mixed-use developer to ensure a cohesive, high-quality built environment. These requirements provide guidance on massing, articulation, material transitions, and fenestration while allowing flexibility for different building types. More detailed requirements specific to each development type are provided in the following sections:

A. For single-family residential architectural requirements, refer to **Section 5.1.2: Single-Family Architectural Design Requirements**.
    1. Refer to **Section 5.1.2.30: Mechanical Equipment in Single-Family** for requirements for screening within single-family.

B. For multi-family residential architectural requirements, refer to **Section 5.1.3: Multi-Family Architectural Design Requirements.**
    1. Refer to **Section 5.1.3.13: Mechanical Equipment in Multi-Family** for requirements for screening within multi-family.

C. For non-residential and mixed-use architectural requirements, refer to **Section 5.2: Non-Residential Architectural Guidelines.**
    1. Refer to **Section 9.5: Screening and Mechanical Equipment** for requirements for screening in non-residential and mixed-use areas.

D. Architectural articulation and encroachments
    1. To encourage architectural diversity and enhanced building design, architectural articulation features, including but not limited to balconies, pop-outs, bay windows, overhangs, and similar design elements, may encroach up to three (3) feet into required setbacks unless otherwise stated in the Monument Hills Design Guidelines (MHSG).
    2. Where specific encroachment limitations are defined within the MHSG, those provisions shall take precedence.
    3. For more information on architectural articulation and variability requirements, refer to **Section 5.1.1: Architectural Variability and Building Design**.

5.1 Residential Architectural Guidelines

Architectural design plays a critical role in shaping the identity and character of Monument Hills. A consistent level of quality across residential development ensures a visually cohesive and high-quality community. The following guidelines establish requirements for residential building articulation, materials, fenestration, and other architectural elements to create visually engaging streetscapes while allowing flexibility in unit design.

In recognition of Monument Hills' desert climate, every effort should be made to incorporate thoughtful shading strategies. A combination of shade trees, architectural projections, and other shade solutions are encouraged to enhance pedestrian comfort and mitigate heat along streetscapes and outdoor spaces.

5.1.1 Architectural Variability and Building Design

To create visual interest and avoid repetitive streetscapes, architectural variability is required across residential development. Each neighborhood within Monument Hills must include a diverse range of elevations, materials, and design elements that align with the approved architectural styles.

A. Single-Family Builder Parcels shall incorporate a diverse range of architectural designs to enhance visual interest and community character. To achieve architectural diversity, the following requirements shall apply:
    1. Parcels with up to two hundred (200) units, regardless of single-family product type, shall consist of at least nine (9) distinctly different combinations of plans and elevations.
        a. For example, three (3) plans with three (3) distinct elevations
    2. Parcels with more than two hundred (200) units, regardless of single-family product type, shall consist of at least twelve (12) distinctly different combinations of floor plans and elevations.
        a. For example, four (4) plans with three (3) distinct elevation styles each.
    3. Distinctly different is achieved providing at least one (1) of the following:
        a. A change in architectural style
            i. Single-family attached dwellings designed using the Desert Contemporary architectural style are not recommended to be intermixed with other architectural styles within the same single-family attached development. The Desert Contemporary style's break from historical form offers a wide variety of design possibilities that is most cohesive when located beside other Desert Contemporary designs.
        b. Dwelling units within a parcel comprised of the same architectural style must provide a change in at least three (3) or more of the following to be considered distinctly different:
            i. Massing and roofline variation, refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family.**

(a.) Noticeable variation in roofline, including pitch, ridge height, or orientation.

(b.) Significant massing changes such as offset, insets, variation in front façade proportion.

(c.) Integration of dormers, parapets, or roof plane shifts to add architectural diversity.

ii. Façade modulation and depth, refer to **Section 5.1.2.10: Building Design in Single-Family.**

(a.) Use of varying façade depths through projections and recesses.

(b.) Integration of balconies, covered porches, overhangs, or defined alcoves.

(c.) Variation in porch proportions and entryway articulation to create depth and visual interest.

iii. Material application and color schemes, refer to **Section 5.1.2.21: Materials and Colors in Single-Family.**

(a.) Use of distinct material changes such as brick, stone, stucco, siding, or paneling.

(b.) Application of contrasting or complementary exterior color palettes to reinforce architectural identity.

(c.) Integration of decorative architectural elements such as shutters, trim details, or accent tiles.

iv. Fenestration and openings, refer to **Section 5.1.2.15: Window Openings in Single-Family.**

(a.) Variation in window shape, size, grouping, or placement across elevations.

(b.) Use of enhanced window trims, headers, and architectural pop-outs.

(c.) Incorporation of unique glazing patterns or mullion designs to add distinct character.

v. Garage design and placement, refer **Section 5.1.2.17: Garage Placement and Configuration in Single-Family.**

(a.) Variation in garage placement, door configuration, or orientation.

(b.) Recessed or offset garage arrangements to reduce visual dominance.

(c.) Use of architectural treatments such as trellises, pergolas, or enhanced garage doors.

vi. Ornamental and decorative features, refer to **Section 5.1.2.20: Detail Elements in Single-Family.**

(a.) Use of unique architectural embellishments, such as corbels, brackets, exposed beams, decorative ironwork, or intricate masonry.

vii. Building projections and recesses, refer to **Section 5.1.2.10: Building Design in Single-Family.**

(a.) Integration of bay windows, covered patios, second-floor step-backs, or defined alcoves to create shadowing and dimension. Variation in garage door placement, configuration, or design; use of carriage-style decorative garage doors, or pergolas; recessing garages or incorporating alternative driveway configurations to emphasize architectural variety.

B. Townhomes and condominiums are an exception regarding the number of required elevations and architectural styles;
    1. These higher density product types can benefit from a unified concept exhibiting one (1) architectural motif. In this case, distinctly different is achieved through changes in color, material, and playful use of massing and articulation.

C. Multi-Family parcels with up to one hundred fifty (150) units shall be designed with one (1) architectural style for a cohesive neighborhood thematic design concept.
    1. Buildings shall follow the same architectural theme but utilize different massing. At minimum should include three (3) different building types within the same architectural style.

5.1.2 Single-Family Architectural Design Requirements

Architectural diversity along a streetscape is an essential component to creating an enduring community of quality. An overall unified theme can be maintained while creating an animated and distinctly different streetscape. The Guidelines included here shall apply to all single-family product types, detached and attached.

A. All single-family development shall select from the architectural styles as described in **Section 5.1.2.1: Architectural Styles**.
    1. A proposed Builder Parcel shall choose one (1) or more architectural styles.

B. Adjacency and across-the-street differentiation
    1. Adjacent dwelling units shall utilize a different floor plan and elevation.
    2. Dwelling units that make use of the same floor plan and are sited directly across the street from one another shall incorporate a different elevation style whenever possible and shall use a different exterior color/ material palette and roof color.

5.1.2.1 Architectural Styles

Architectural styles have been included in this document for their compatibility with the Las Vegas climate and timelessness in style and quality of detail but it is not intended to be an exhaustive list. Other architectural styles may be allowed subject to review and approval by ARC.

The following architectural styles are generally described, along with a list of typical design elements that visually define each style. These descriptions are supported by character imagery that help define the intent and application of the design features.

A. Craftsman/ Contemporary Craftsman
B. Contemporary Farmhouse
C. Contemporary Rambler
D. Desert Contemporary
E. Contemporary Italian
F. Mid-Century Modern
G. Prairie/ Contemporary Prairie
H. Spanish/ Contemporary Spanish

5.1.2.2 Craftsman/ Contemporary Craftsman

Originating in California the Craftsman style focused on exterior elements with tasteful and artful attention. The style is heavily influenced by the English Arts and Crafts movement of the late 19th century and was stylized by architects such as Bernard Maybeck in Berkeley and the Greene brothers in Pasadena. The style developed as a contradiction to the Victorian era, emphasizing simple, natural materials, and functionality. The style relies on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves.

Table 5.1.2.2: Craftsman/ Contemporary Craftsman

Style Elements	Architectural Features
Building Form	• Simple rectangular building form one (1) or two (2) stories. • Home design may be symmetrical or asymmetrical. • Wide, open front porches are held up by signature thick tapered columns. • Refer to **Exhibit 5.1.2.2: Architecture Character – Craftsman/ Contemporary Craftsman** for examples.
Roofs	<u>Roof Form</u> • Shallower pitch and exaggerated eves. • Side-to-side gable with cross gables. • Often gable, hip, and shed roof combinations. • Multiple roof planes. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family f**or more information. <u>Roof Material</u> • Flat concrete tile or equal. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Roof pitch ranges from 3:12 to 5:12 typically. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Twelve (12) inch minimum overhang with exposed rafter tails under eaves. • Roof overhangs of twenty-four (24) inches or more supported by exposed structural elements and associated beams and rafter tails.
Walls	• Wall materials may include stucco, horizontal siding (with materials appropriate for an arid climate), or stone. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors. • Siding or similar accents at gable ends are typical.

Table 5.1.2.2: Craftsman/ Contemporary Craftsman Continued	
Style Elements	**Architectural Features**
Windows	• Windows are typically fully trimmed. • Vertically proportioned windows with divided upper window lights. • Window accents commonly include dormers or ganged windows with continuous head or sill trim. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Entries are typically sheltered by a front porch. • Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information. • Doors typically consist of wood materials and use rectangular windows and panels to establish depth. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Solid style garage doors or raised panel doors are often used. • Rectangular windows may be used at the top of the garage door in a linear, horizontal manner. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Columns with brick or stone bases. • Battered columns with tapered posts. • Decorative braces, beam ends, and rafter tails under gables. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example rectilinear or tapered lantern design with metal frames and glass panes. • Bulbs/light sources should not be visible. • Recommended finishes include oil-rubbed bronze, black, or antique brass looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements.













EXHIBIT 5.1.2.2: ARCHITECTURE CHARACTER - CRAFTSMAN/ CONTEMPORARY CRAFTSMAN

5.1.2.3 Contemporary Farmhouse

The Contemporary Farmhouse architectural style blends the comfortable, relaxed farmhouse style with smooth lines, neutral color schemes, and contemporary materials. The upright gable roof is likely one of the most recognizable features of the Contemporary Farmhouse style as the relatively steep roof emphasizes the height of the house.

Table 5.1.2.3: Contemporary Farmhouse	
Style Elements	**Architectural Features**
Building Form	• One (1) or two (2) story massing. • Generous covered front porch. Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information.
Roofs	<u>Roof Form</u> • Street/ side facing gable, shed or gable dormers, gables. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Standing seam metal roof material used as an accent. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • 5:12 or greater roof pitch with the two sides creating a forty-five (45) degree angle. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Generally dependent on the proposed condition. In certain instances, a zero (0) inch overhang may be used often up to a twenty-four (24) inch overhang with larger roof expressions.
Walls	• Lap, board and batten exterior siding, or other desert climate appropriate materials to achieve the same look. • Vertical siding on all sides, horizontal siding as accents to add balance, metal or stone accents. • Stucco may be used but not as a primary material. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors.

Table 5.1.2.3: Contemporary Farmhouse Continued	
Style Elements	**Architectural Features**
Windows	• Single hung windows or similar. • Integrated window overhangs complimentary to the roof design. • Metal awnings with metal brackets. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Front porches are used to create focus on the entry. • Double or wider door with multi-paned glass accents on each door. Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Carriage or barn style garage doors often used. • Glass panel (frosted or opaque) accents in garage door. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Modest ornamentation. • Exposed beams. • Barn style lighting or other farm inspired fixtures. • Designed to allow for indoor/outdoor living. • Open truss at porch entry area. • Monochromatic color palette that relies on variation in material and texture to develop visual interest. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example gooseneck barn style sconces, lighting with curved arms, and dome or bell-shaped shades with minimal ornamentation. • Bulbs/light sources should not be visible. • Recommended finishes include black, white, or dark bronze looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements.











EXHIBIT 5.1.2.3: ARCHITECTURE CHARACTER - CONTEMPORARY FARMHOUSE

5.1.2.4 Contemporary Rambler

Homes designed in the Contemporary Rambler style are known for their long low profile and minimal exterior decorations. This architectural style is a fusion of modernist ideas with the American West period of working ranches resulting in a style that provide smooth indoor-outdoor transitions and a wide façade parallel to the street.

Table 5.1.2.4: Contemporary Rambler	
Style Elements	**Architectural Features**
Building Form	• Wide, low, horizontal building form with single story massing.
Roofs	Roof Form • 4:12 gable roofs may be slightly hipped. • May have extended eves. • Post and beam ceilings. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. Roof Material • Flat concrete tile, metal roof accents, or other equal material. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. Roof Slope • Low pitch but varies based on proposed roof form. • 2:12 minimum pitch at areas that are not the primary roof forms. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. Roof Overhang • Generally dependent on the proposed condition. Overhangs may range from twelve (12) inches to an eighteen (18) inch overhang. • May show exposed roof beams.
Walls	• Stucco, brick or wood composite materials such as board and batten siding or similar. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors.
Windows	• Large windows which allow an abundance of natural light. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.

Table 5.1.2.4: Contemporary Rambler	
Style Elements	**Architectural Features**
Entries and Doors	• Front doors are simple in design and may be metal or wood, painted, and can include unique but subtle accent colors. • Front doors may have windows. • Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Sectional flat or raised panel doors. • Glass panel (frosted or opaque) accents in garage door. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Where porches are utilized, they are often quite extensive. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example horizontal or linear lighting elements with integrated LEDs. • Bulbs/light sources should not be visible. • Recommended finishes include dark bronze, matte black, or brushed steel looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements













EXHIBIT 5.1.2.4: ARCHITECTURE CHARACTER - CONTEMPORARY RAMBLER

5.1.2.5 Desert Contemporary

"Contemporary" design themes, in the general sense, often have a significantly broader palette of forms, shapes, elements, materials, and colors. The Contemporary architectural style may include various interpretations of contemporary design including Desert Contemporary, Western Regional, or any other contemporary style which generally meets the requirements described within this section. Unlike other architectural styles that are based on traditional, historic-based styles that have a long history of forms, shapes, elements, colors, materials, and details that are clearly identifiable, "contemporary" design themes do not follow the same references and design parameters.

Desert Contemporary architectural styles for the Site shall be appropriate to the character of the natural desert environment and to the climatic and environmental considerations of the Mojave Desert. The intent with this style is that the home blends appropriately with the natural desert instead of contrasting against it.

The Western Regional architecture style stems from the rustic territorial ranch compound comingled with the more agrarian country house. Dwellings in this style are distinguished by features such as generous roof overhangs, wide covered porches and large patios, shaded galleries, or large expressions with recessed windows. The roof overhang provides cooling shade in the warmer months and during the winter the lower angle of the sun helps to warm interior spaces. Other traditional characteristics include the incorporation of indigenous building materials. Unique to the western styles, these features build an ideal platform for embracing the outdoors and creating a wonderful environment perfect for entertaining and socializing.

Table 5.1.2.5: Desert Contemporary	
Style Elements	**Architectural Features**
Building Form	• Asymmetrical combination of one (1) and two (2) story building forms. • Low building mass lines with simple wide projecting roofs.
Roofs	<u>Roof Form</u> • Predominantly gable roofs, with the use of shed or hip roofs over porches. • Parapet roofs which accentuate the volume of a building mass. Massing of one plane not to exceed thirty (30) feet. Alternatives may be permitted by ARC. • The overall form may incorporate flat or low-pitch wedge roofs for a more urban look and feel. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Typically includes flat concrete tile, standing seam metal as an accent, or other equal materials. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Roof pitch ranges from 4:12 to 8:12, with occasional lower slopes at shed roofs, generally over terraces. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Zero (0) inches where a parapet is used. • Twelve (12) inches minimum in all other conditions.
Walls	• Stucco used as the primary exterior finish. Stucco expansion joints may be utilized to create relief from larger wall planes or to create visual interest. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors. • Stone or other accent material is used to create emphasis on predominant building features. • Stone or other access material may also be utilized as an exterior wainscot.

Table 5.1.2.5: Desert Contemporary Continued	
Style Elements	**Architectural Features**
Windows	• Square or rectilinear window shapes. • Windows generally present in gable ends. • Window are arranged to be repeated for consistency. • Group windows to create a more urban character. This can be achieved with trim, accent siding, or color blocking. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Rectilinear single or French door shapes. • Entry door recessed or obscured. • Front doors should employ simple designs to accentuate the entries of a building and may be metal or wood, painted or stained, and can include unique but subtle accent colors. • Front doors have windows unless accompanied by a side lite. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Sectional flat or raised panel doors. • Enhanced carriage style doors consistent with the building architecture. • Window lites in garage doors are not required. If provided, window lites shall be square or rectangular in shape. No muntin patterns are allowed on window lites. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• May include metal roof awnings over windows or other metal accents. • Elongated entry or concealed entry. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example clean lines, rectilinear shapes, and subtle detailing. • Recommended finishes include black, gray, or brushed metal looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements.

















EXHIBIT 5.1.2.5: ARCHITECTURE CHARACTER - DESERT CONTEMPORARY

5.1.2.6 Contemporary Italian

The Italian architectural style is similar to the Mediterranean style with low pitched-roofs, wide overhanging eves, decorative stonework, and a symmetrical design. Houses designed in the Italian style drew inspiration from the grand Italian villas and began appearing in the United States around the 1840's. In this style, proportion was the main focus. Facades were typically symmetrical but could be asymmetrical so long as the proportions were harmonious. Straight walls, simple proportions, and a fine sense of balance draws on classical principles. The contemporary interpretation of the style uses cleaner lines and less ornamentation than the traditional Italian style to give a more timeless look.

Table 5.1.2.6: Contemporary Italian

Style Elements	**Architectural Features**
Building Form	• Formal massing of building forms.
Roofs	<u>Roof Form</u> • Primarily hipped roofs. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Clay or concrete barrel shaped or S-tiles. • Flat concrete tile on contemporary interpretations. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Low pitched, 4:12 to 5:12. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Projecting eves with decorative brackets or dentils.
Walls	• Detail elements such as quoins, keystones, shutters, and palladian windows. • Stucco or stone. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors.
Windows	• Vertically proportioned windows, often arched. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.

Table 5.1.2.6: Italian/ Contemporary Italian Continued	
Style Elements	**Architectural Features**
Entries and Doors	• Entries articulated as a focal element through the use of porch, portico, tower element, or other element to accentuate the sense of arrival. • Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Sectional flat or raised panel doors. • Enhanced carriage style doors, with decorative elements consistent with the building architecture. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Use of pre-cast surrounds at feature windows and/or entries. • Enhanced horizontal banding with smooth finish or pre-cast at first or second story plate heights. • Use of quoins at outside corners. • Square columns at front elevations. • Wide overhangs with decorative brackets. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information. <u>Materials and Colors</u> • Tans, beige, and earth tones.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example elegant, narrow profile lantern style sconces. • Bulbs/light sources should not be visible. • Recommended finishes include dark metal or aged brass looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements.













EXHIBIT 5.1.2.6: ARCHITECTURE CHARACTER - ITALIAN/ CONTEMPORARY ITALIAN

5.1.2.7 Mid Century Modern

Mid-Century Modern homes, unlike structures built in the popular preceding styles, exhibit little historic influence and lack visual formality. Geometric forms and asymmetrical compositions showcase the styles modernist approach to everyday architecture. Exteriors often feature monochromatic brickwork, pops of color, and a focus on flat planes, clean lines, and little ornamentation. Homes in this architectural style predominantly feature the presence of angular structures, an emphasis on bringing the outdoors in, and a clean minimalist aesthetic.

Table 5.1.2.7: Mid-Century Modern	
Style Elements	**Architectural Features**
Building Form	• One (1) story or two (2) story massing. • Flat planes, clean lines, and little ornamentation. • May include geometric forms or asymmetrical compositions in the design.
Roofs	<u>Roof Form</u> • Angular, low pitched, gable, and flat roof forms. Can be a combination of pitched and flat roof forms. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Typically includes flat concrete tile or other equal materials. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Varies based on proposed roof form. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Generally dependent on the proposed condition. In certain instances, a zero (0) inch overhang may be used often up to an eighteen (18) inch overhang with larger roof expressions. • May show exposed roof beams.
Walls	• Large, unadorned planes. • Monochromatic brick or stonework. • Lap siding or board and batten. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors.

Table 4.2.2.6: Mid-Century Modern Continued	
Style Elements	**Architectural Features**
Windows	• Use of larger window expressions which allow light from multiple angles. • Geometric or angular windows. • Clerestory windows. • Metal awnings over windows. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Front doors often a vibrant color or have a large window within the door. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Simple and linear forms. The materials may be wood look or metal. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Connection of interior space to exterior space. • Exposed beams from inside of the house continue to exterior. • Large, vaulted porch with porch columns. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example minimalist styles without ornamentation. • Bulbs/light sources should not be visible. • Recommended finishes include dark metal or aged brass looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements













EXHIBIT 5.1.2.7: ARCHITECTURE CHARACTER - MID-CENTURY MODERN

5.1.2.8 Prairie/ Contemporary Prairie

Prairie style homes often employ large square or rectangular building forms which support porch roofs and complimentary hipped roof forms. The Contemporary Prairie character further simplifies the style with refined lines in the building forms which feature asymmetrical building masses with low pitched roofs that utilize materials such as wood elements, smooth stucco bands as accents and other linear building materials.

Table 5.1.2.8: Prairie/ Contemporary Prairie	
Style Elements	**Architectural Features**
Building Form	• One (1) and two (2) story asymmetrical massing with one (1) story projections. • Linear and low horizontal massing.
Roofs	<u>Roof Form</u> • Typically hipped roof with broad eaves. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Flat concrete tile. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Shallow pitch, 3:12 to 5:12 • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family D**for more information. <u>Roof Overhang</u> • Deep overhangs twenty-four (24) inch minimum on primary roof. A minimum of eighteen (18) inches of overhang at all other roofs.
Walls	• Stucco utilized for the primary building structure with horizontal materials such as brick or stone utilized to emphasize building planes in a horizontal form. • Contrasting wall material and trim are common, particularly at the upper story. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors.

Table 5.1.2.8: Prairie/ Contemporary Prairie Continued	
Style Elements	**Architectural Features**
Windows	• Windows assembled into horizontal bands with well-defined vertical detail. • Windows may be compressed above building masses or at the upper story. • Window trims are often a third color, typically darker than the rest of the home. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Entries are often off center or hidden. • Entry doors may be deep set and have decorative surrounds. • Entry doors are often double hinged solid doors or glass with lights on the sides of the doors. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• May be solid, contemporary, or all glass. • Horizontal windows which accentuate the linear form. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Primary areas of elaboration are the entry, cornices, and windows. • Eves and cornices add embellishment and the horizontality of the style. • Connection of interior space to exterior space. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example horizontal or rectilinear lighting elements. • Bulbs/light sources should not be visible. • Recommended finishes include dark metal or aged brass looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements











EXHIBIT 5.1.2.8: ARCHITECTURE CHARACTER - PRAIRIE/ CONTEMPORARY PRAIRIE

5.1.2.9 Spanish/ Contemporary Spanish

The Spanish style evolved as a blend of the Mission Revival style and elements and details from Latin America. Attaining widespread popularity after 1915, this architectural style was ideal for the hot, dry weather of the Southwest where locally available materials in desert areas such as stone, dirt, and clay were utilized. The architecture was often organized around a courtyard to create shade and encourage airflow. Homes designed in the Contemporary Spanish style have integrated more contemporary materials and simple forms with the Spanish style.

Table 5.1.2.9: Spanish/ Contemporary Spanish

Style Elements	**Architectural Features**
Building Form	• Building form is typically rectangular or "L" shaped. • Vertical elements that have a separate roof. • Two (2) story massing with a prominent one (1) story feature.
Roofs	<u>Roof Form</u> • Typically comprised of a main front-to-back gable with front-facing gables. Round or half-round profiles are typical at front-facing gable ends. • Some hip roof areas may be used. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Material</u> • Predominantly concrete barrel or S-tiles. • Flat concrete tile may be used. • Refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family** for more information. <u>Roof Slope</u> • Shallow pitched roofs, 4:12 to 5:12. • Refer to **Section 5.1.2.12: Roof Form and Slope in Single-Family** for more information. <u>Roof Overhang</u> • Generally dependent on the proposed condition. Tightly raked roof will have a zero (0) inch overhang. Other roof expressions may overhang six (6") to twelve (12) inches.
Walls	• Typically stucco with a thick appearance, may be smooth or have a soft trowel pattern. • The application of corbels, trim or other moldings shape appear at roof lines. • All wall materials shall terminate at inside corners. Changes of colors and materials shall not occur at outside corners. This includes, but not limited to, variation of material at windows, doors, and garage doors. • Stone or tile work can be used as an accent.

Table 5.1.2.9: Spanish/ Contemporary Spanish Continued	
Style Elements	**Architectural Features**
Windows	• Windows may be recessed, having projecting head or sill trim, or be flanked by plank-style shutters. • Vertical divided light casement, single-hung, or double-hung windows. • Windows may be various sizes and shapes, though generally rectangular. • Refer to **Section 5.1.2.15: Window Openings in Single-Family** for more information on requirements for windows.
Entries and Doors	• Segmented, rounded corners, and full-arch elements are typical in conjunction with windows, entry, or the porch. • Refer to **Section 5.1.2.22.3: Porches in Single-Family** for more information. • Refer to **Section 5.1.2.16: Building Entries in Single-Family** for more information on requirements for entries and doors.
Garage Doors	• Sectional, flat, or raised panel doors. • Window lites in garage doors are discouraged. • Refer to **Section 5.1.2.17: Garage Placement and Configuration in Single-Family** for more information.
Detail Elements	• Decorative wrought-iron accents, grille work, post or balcony railing may be used. • Refer to **Section 5.1.2.20: Detail Elements in Single-Family** for more information.
Lighting	• A minimum of two (2) coach lighting fixtures are required. • Design should be appropriate for the architectural style, for example curved tops, scrolling detailing, wrought iron. • Bulbs/light sources should not be visible. • Recommended finishes include bronze, copper, or black looks. • Refer to **Chapter 11: Lighting Design Guidelines** for more information on lighting requirements

















EXHIBIT 5.1.2.9: ARCHITECTURE CHARACTER - SPANISH/ CONTEMPORARY SPANISH

5.1.2.10 Building Design in Single-Family

The massing and form of residential buildings are essential in shaping the character of Monument Hills. Well-articulated facades create visual interest along the streetscape, establish a pedestrian-friendly scale, and prevent monotonous repetition of building forms.

A. General articulation requirements

1. Vertical articulation is encouraged but not mandated. Single level homes interspersed with multi-level homes are desired but not mandated so long as the mix of homes along any block is comprised of architectural details that are distinctive and create a streetscape that accentuates variety.
2. All elevations visible from Perimeter Edges must incorporate articulation features to avoid blank walls.
    a. Refer to **Section 4.1.8: Perimeter Edges** for details.
    b. Additional articulation requirements for homes along Perimeter Edges are outlined in **Section 5.1.2.10.1: Architectural Enhancements at Edge Conditions in Single-Family.**
3. Additional articulation requirements for corner lots not along a Perimeter Edge are described in **Section 5.1.2.11: Additional Articulation on Corner Lots**.

B. Front elevation massing

1. All building elevations that face a street, common open space, or a cluster driveway should employ varied articulation of wall surfaces. This articulation shall be done through the use of at least two (2) of the following techniques to be consistent with the proposed architectural style.
    a. A change in texture or materials, provided all exterior wall textures and material are consistent with the overall architectural style of the dwelling. Refer to **Section 5.1.2.21: Materials and Colors in Single-Family** for additional requirements.
    b. The use of offsets or insets, bays, or other similar architectural features to add a variety of depths to the wall planes.
    c. The use of balconies, overhangs, or covered patios.
    d. Variations in roof lines such as a gable or dormer.
    e. A change in the door and/or window placement.
    f. A change in width of the front façade by two (2) feet or more from an adjacent residence through either elevation differences or other architectural features.
    g. Variation in the location and proportion of front porches.
    h. Variation in the location and/or proportion of garages and garage doors or variation in the style of the garage door.
    i. Multiple building planes on a single elevation.
    j. Provide a single-story element of twenty (20) percent on a side elevation of a corner lot.
    k. Variation in proportion of covered entries.
    l. The use of cantilevers as an architectural expression on second story volumes.

m. The use of stucco expansion joint(s).

n. One (1) twelve (12) inch recessed window per elevation either through a flush recess with the wall plane or a pop out consistent with the architectural style.

o. Other techniques that are consistent with the proposed architectural style(s) as determined by ARC.

2. Wall plane variation

a. The minimum offset between wall planes shall be one (1) foot.

b. Entry Level, Move-Up, and 2nd Move-Up homes require a minimum of three (3) distinct wall planes and shall be incorporated on the second and third floors. These wall planes may extend continuously between both floors to enhance articulation.

c. Estate homes require a minimum of four (4) wall planes at the second floor.

3. Side and rear articulation

a. All side and rear elevations shall incorporate at least three (3) of the following techniques below on all floors.

i. A change in color, texture, or material provided all exterior wall textures and materials are consistent with the overall architectural style. Refer to **Section 5.1.2.21: Materials and Colors in Single-Family** for additional requirements.

ii. The use of offsets, pop outs, insets, bays, or other similar architectural features to add a variety of depths to the wall planes.

iii. The use of window trim, refer to **Section 5.1.2.15: Window Openings in Single-Family.**

iv. The use of shutter accents, canopies, or other architectural features in keeping with the architectural style on upper story windows.

v. The use of recessed windows a minimum depth of two (2) inches either through a flush recess with the wall plane or a pop out consistent with the architectural style.

vi. The use of bay windows.

vii. The use of window grids, between the glass, as appropriate to the architectural style with a minimum of two (2) grids per pane in each direction.

viii. The use of one (1) or more columns or similar feature.

ix. The use of stucco expansion joints.

x. The use of a wrapping porch, patio, courtyard, or balcony.

xi. The use of other techniques that are consistent with the architectural style.

xii. Facades sited at ten (10) feet or less from the parallel façade of adjacent houses are exempt from this subsection except for second and third story facades adjacent to single-story facades.

4. Vertical articulation:

a. The use of second story balconies along the front elevation is encouraged to provide visual interest to the street scene, where compatible with the architectural style.

b. A mix of single and multi-level homes within each neighborhood is encouraged to create a varied and visually engaging roofline.

5. Integration with other design elements:
    a. Roofline variation, refer to **Section 5.1.2.12: Roof form and Slope in Single-Family.**
    b. Entry variation, refer to **Section 5.1.2.15: Building Entries in Single-Family.**
    c. Detail elements, refer to **Section 5.1.2.20: Detail Elements in Single-Family.**
    d. Material transitions, refer to **Section 5.1.2.21: Materials and Colors in Single-Family.**

5.1.2.10.1 Architectural Enhancements at Edge Conditions in Single-Family

Perimeter Edges contribute significantly to the overall visual identity of Monument Hills. Homes along these edges are designed to enhance the aesthetic quality of the community through thoughtful articulation, variation, and high-quality materials.

A. General design requirements
    1. Homes along Perimeter Edges incorporate enhanced articulation and architectural details to establish a visually engaging and cohesive community character.
        a. Refer to **Section 4.1.8: Perimeter Edges** for additional guidelines on Perimeter Edge treatments.
    2. A variety of building massing, form, and materials are incorporated to create visual interest and ensure a dynamic streetscape.
B. Variation in roof form
    1. Where similar roof forms are used, no more than two (2) adjacent residences shall have the same roof form, ensuring variation along the streetscape and perimeter edges.
    2. Side-to-side gables are designed with breaks or offsets to contribute to architectural variety.
    3. Ridgelines of adjacent residences are differentiated in orientation where feasible to enhance the character of the community.
C. Massing and articulation requirements
    1. Second floor roof and wall projections are designed with a minimum one (1) foot horizontal and vertical offset, or alternatives through building articulation may be utilized to create equivalent visual interest, subject to ARC approval.
    2. Rear elevations along the Perimeter Edge incorporate multiple wall planes to enhance depth and character, as follows:
        a. Entry Level/ Move-Up (+2,000 – 4,000 square foot lots):
            i. Minimum of three (3) wall planes at the second floor.
        b. Second Move-Up (+5,500 square foot lots):
            i. Minimum of three (3) wall planes at the second floor.
        c. Estates (+6,000 square foot lots):
            i. Minimum of four (4) wall planes at second floor.
D. Architectural enhancements

1. Enhanced windows are integrated into second-floor elevations along Perimeter Edges, contributing to architectural richness and high-quality design.
    a. Refer to **Section 5.1.2.15: Window Openings in Single-Family** for window design guidelines.
2. Single-story elements are incorporated to provide massing variation and contribute to a pedestrian-friendly scale.
3. Additional design features such as patio covers, second-story decks, or balconies create well-articulated elevations with vertical and horizontal plane breaks, subject to ARC approval.
4. Cantilevered projections achieving wall plane offsets are permitted to encroach into setbacks to twenty-four (24) inches.
5. Architectural treatments and detailing along a Perimeter Edge are consistent with the front elevation, ensuring a cohesive design.
6. Homes with rooftop decks along a Perimeter Edge integrate sloped roof to designs to screen at least two-thirds (2/3) of the parapet element's height to maintain a visually appealing roofline.

5.1.2.11 Additional Articulation on Corner Lots

Corner lots are highly visible and serve as key elements in defining the streetscape. Homes on corner lots must incorporate architectural articulation and detailing to enhance their appearance, create visual interest, and contribute to a cohesive, high-quality neighborhood design.

A. General requirements
    1. All corner lots incorporate enhanced architectural articulation to create visual interest and contribute to an engaging streetscape.
    2. Corner lots that are also located along a Perimeter Edge follow the requirements outlined in **Section 5.1.2.10.1: Architectural Enhancements at the Edge Conditions in Single-Family.**
    3. Single-story elements along the exposed side lot line establish a pedestrian friendly scale and enhance architectural interest. Acceptable design solutions include:
        a. Single-story building walls with a maximum plate height of twelve (12) feet, with roofs sloping away from the side lot line.
        b. Single-story building walls with a maximum plate height of twelve (12) feet with second story walls set back at least four (4) feet minimum from the first-floor walls and both roofs sloping away from the side lot line.
        c. Wrap-around porches with a maximum plate height of twelve (12) feet.
        d. Alternative design solutions that add architectural dimension or character to corner lots, subject to ARC approval.

B. Upper-story articulation

   1. A minimum of forty (40) percent of the second- and third-story façade shall extend or recess at least twelve (12) inches. Greater recesses, usable exterior patios, balconies, or other articulated elements are encouraged. Additionally, these elements shall incorporate a roof feature unless an alternative treatment is approved by the ARC.

   2. A minimum of three (3) distinct wall planes shall be incorporated on the second and third floors. These wall planes may extend continuously between both floors to enhance articulation.

C. The plotting of three (3) story plans on corner lots is discouraged.

D. An enhanced window is required on corner side elevations.

E. The portions of such side elevations that are not screened by solid walls should have architectural treatments consistent with the front elevation, including materials, detailing and roof plane breaks.

F. Side yard privacy screen walls are required.

   1. The walls shall be forward of the rear corner of the house by at least one third (1/3) the length of the house.

G. Privacy walls shall be set back five (5) foot minimum from the back of a walk and two (2) foot minimum from drive aisle.

H. Privacy walls shall screen air conditioner condenser units from view from the street.

I. When homes with rooftop decks, if any, are plotted on corner lots, a sloped roof must be used to disguise at least two thirds (2/3) of the height of the parapet element, regardless of architectural style. Rooftop decks shall meet the setbacks of the zoning category under the rear patio cover, sundeck, or balcony.

J. Refer to **Exhibit 5.1.2.11: Corner Lot Articulation** for examples of corner lot articulation.

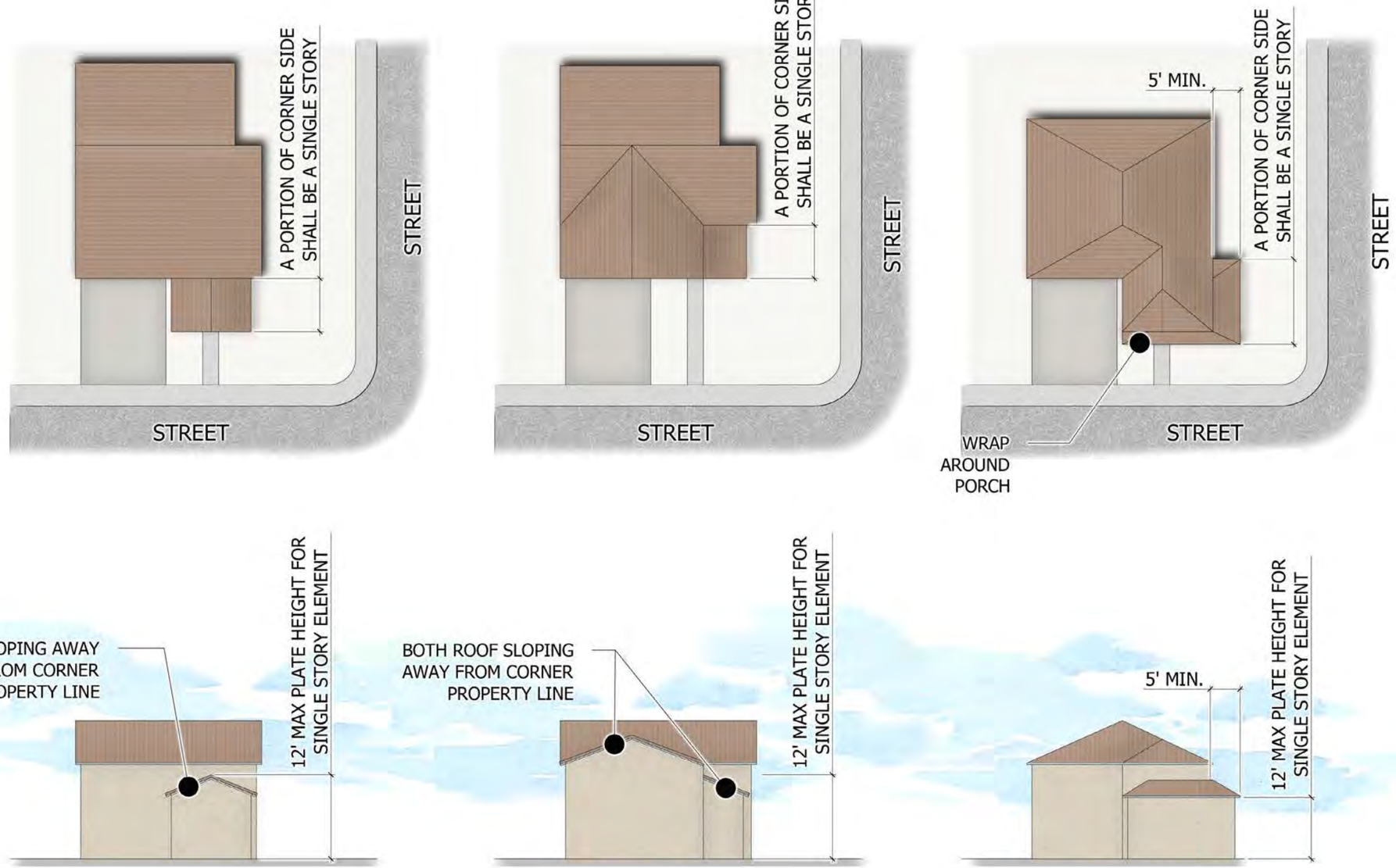


EXHIBIT 5.1.2.11: CORNER LOT ARTICULATION

5.1.2.12 Roof Form and Slope in Single-Family

A. Roof treatments shall be consistent with the architectural style of the dwelling and contribute to a varied and visually engaging streetscape.

B. A variety of roof design, treatments, and ridgeline heights and alignments is required to provide visual interest through roof forms as appropriate to the architectural style. Refer to **Section 5.1.1: Architectural Variability and Building Design** for requirements on distinct differences between adjacent units.

   1. For traditional architectural styles, roofs of adjoining residences shall incorporate variation through ridge heights, roof forms, or direction of gables to create visual interest and prevent uniformity.
   2. For contemporary architectural styles that utilize flat roofs, roofline variation shall be achieved through parapet height shifts, massing variation, and articulated roof planes rather than ridge height changes.
   3. No more than two (2) adjacent residences shall have the same ridge height and roof form.

C. Gable ends, where incorporated, shall feature detail elements compatible with the architectural style, shall vary per elevation, and include least one (1) of the following enhancements:

   1. Decorative brackets or corbels
   2. Stucco or siding texture variation
   3. Exposed beams or rafters
   4. Vents or louvered detailing
   5. Other elements, as approved by ARC.

D. Shed and flat roof forms used in conjunction with a contemporary interpretation of the selected architectural style may have slopes greater than or shallower than that permitted by its corresponding historical architectural interpretation, provided the variation contributes to the overall architectural design intent.

E. Repetitious roof massing framed side-to-side on rear elevations are not permitted along perimeter edges of residential neighborhoods.

   1. No more than two (2) adjacent residences may have the same roof massing forms facing the visible perimeter edges of the parcel.
   2. Uninterrupted side-to-side gable roofs are not permitted on Perimeter Edges.

F. Overhangs, where included, shall be identified on elevations of each architectural style and shall be no less than twelve (12) inches unless architecturally integrated as a parapet. In contemporary styles, alternative shading techniques, such as recessed window placement or extended parapets may be considered, subject to ARC approval.

G. Roof slopes shall be consistent with the architectural style of the residence. Flat roof styles must incorporate parapet height variations, roof plane articulation, or decorative banding to enhance articulation.

   1. Minimum height for parapets is eighteen (18) inches unless otherwise approved by ARC.

H. Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

I. Gambrel and Mansard roof forms are prohibited.

5.1.2.13 Roof Materials and Colors in Single-Family

Roof materials and colors play a significant role in defining the architectural character of a home and ensuring a cohesive neighborhood aesthetic. A variety of materials are encouraged to enhance architectural diversity, but all materials shall be consistent with the selected architectural style.

A. General requirements
    1. Roof materials and finishes shall be durable, minimize glare, and align with the architectural character of the residence.
    2. All materials shall be of high quality and appropriately detailed to complement the selected architectural style.
    3. Fascia materials may include stucco, wood, stone, or tile. If wood is used, it shall be stained or painted.

B. Permitted Materials:
    1. Clay or concrete barrel shaped or S-tiles.
    2. Standing seam metal roofing as an accent material (subject to design review and approval) subject to Architectural Style.
    3. Photo-Voltaic roof tiles, see: **Section 5.1.2.30: Mechanical Equipment in Single-Family** .
    4. Flat concrete tiles.
    5. Architectural composite shingles, subject to ARC approval
    6. Rolled roof material permitted only on flat roof area, subject to ARC approval.

C. Prohibited Materials:
    1. Corrugated metal finishes.
    2. Wood and wood shake.
    3. Fiberglass shingles.
    4. Simulated tile including fiberglass or metal imitations.
    5. Dormer style tile roof vents.
    6. Bright or highly reflective finishes unless part of an approved solar application.

5.1.2.14 Rooftop Decks in Single-Family

Rooftop decks shall be designed as an integrated component of the dwelling, ensuring consistency with the architectural style and minimizing visual impacts on surrounding properties.

A. General requirements
    1. All components of the rooftop deck, including parapet walls, rails, stair enclosures, trellises, or overhead elements, shall complement the architectural style of the residence.
    2. Rooftop decks shall not exceed the maximum height of the Development Group Category of the builder parcel. Refer to **Chapter 3: Monument Hills Development Standards**.
    3. Stair enclosures providing rooftop access shall be designed as an integral part of the building's composition and shall not appear as an afterthought or appendage.
B. Parapet walls and railings
    1. Parapets may be either solid walls that match the architectural style of the residence or compatible open rail designs but in any case must screen any object mounted on the roof.
C. Rooftop decks enclosed by solid parapet walls must use internal drains for drainage. Scuppers are not permitted.
D. Exposed parapet walls on front elevations are permitted.
E. A sloped roof to disguise at least two thirds (2/3) of the height of the parapet element is required if parapet is used.
F. Rooftop decks shall meet the setbacks of the principal structure.
G. Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style.
    1. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least two thirds (2/3) of the height of the parapet element.
H. Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.

5.1.2.15 Window and Door Openings in Single-Family

The design, placement, and detailing of window and door openings shall be consistent with the architectural style, contributing to a cohesive and visually appealing streetscape.

A. General requirements
    1. Windows that do not feature applied trim shall be recessed a minimum of twelve (12) inches from the wall plane.
    2. Windows, including mullion and muntin patterns, shall be compatible with the architectural style of the residence.
    3. At least one (1) enhanced window is required on front elevations. Enhanced windows shall include at least one (1) of the following:
        a. A prominent window offset a minimum of twelve (12) inches from the surrounding wall plane.

b. A bay window with a minimum twenty-four (24) inch projection and detailing appropriate to the architectural style.

c. A minimum twelve (12) inch deep pot-shelf with corresponding roof element and corbels.

d. An overhead trellis element projecting a minimum of twelve (12) inches and extending over the entire width of the window.

e. Decorative iron window grille projecting forward of the wall plane a minimum of twelve (12) inches (non-egress windows only).

f. Other window techniques consistent with the architectural style, subject to ARC approval.

4. The entire door shall have pop-out trim and vary per elevation style.

B. Window and trim surrounds

1. All windows on all elevations shall incorporate features consistent with the architectural style(s) including:

a. Pop-out trim surrounding the entire window, varying per elevation style.

b. Header or sill trim, designed to vary per elevations style and requiring a minimum of two (2) inch depth with a two (2) inch offset between trim elements.

c. Stucco finished trim elements, shall have:

i. Entry Level/ Move-Up Product shall have lace or smoother finish.

ii. Second Move-Up and Estate Product shall have sand or smooth finish.

d. Square corners for all stucco trim elements.

e. Corner-Aid, or similar as preferred construction technique over bull-nosed edges.

f. Stone, brick, ceramic tiles or pre-cast surrounds are encouraged and may be used to enhance window detailing.

C. Additional window enhancement

1. Shutter accents, canopies, or other architectural features shall be consistent with the architectural style of the residence.

2. Awnings, where used, shall be appropriate to the architectural style.

3. Recessed windows with a minimum depth of two (2) inches are required either as a flush recess with the wall plane or a pop-out consistent with the architectural style.

4. Scored stucco features adjacent to windows to create interest.

5. Other window detailing techniques consistent with the architectural style may be utilized, subject to ARC approval.

D. Material and finish requirements

1. Aluminum or vinyl extruded fame windows shall be appropriately colored to match or complement the house or trim.

2. Mill finish windows are not permitted.

3. Glazing may be either clear or tinted. Reflective mirrored glass is not permitted.

5.1.2.16 Building Entries In Single-Family

A. The entry to a residential dwelling shall be articulated as a focal point of the building's front elevation. The use of features consistent with the architectural style such as roof elements, columns, towers, turrets, porches, recesses, projections, and other architectural features can draw focus to the entry.

B. Residences with front doors that are not visible from the street should feature a courtyard, trellis, portal element, or similar architectural feature as compatible with the architectural style to provide a sense of arrival to the dwelling.

C. Front doors should be styled to be consistent with the architectural style of the residence and vary between elevations.

5.1.2.16.1 Entry Porticoes in Single-Family

Entry porticoes and porch openings, when used and consistent with the architectural style, shall be a primary focal point.

5.1.2.16.2 Columns and Archways in Single-Family

If utilized, columns and archways shall be appropriate to the architectural style of the residence and shall be scaled appropriately to provide a sense of strength and support.

5.1.2.16.3 Turrets in Single-Family

A. Turrets may be round, square, or octagonal in shape and shall feature a separate roof element than that of the main building.

B. Turrets must project forward of their adjacent wall planes a distance that is equal to or greater than fifty (50) percent of the diameter or width of the turret.

C. When abutting a single-story element, turrets shall extend higher than the cornice line of the element.

   1. The maximum differential between the cornice line of the single-story element and that of the turret shall be six (6) feet.

D. When abutting a two-story element, the turret's cornice may be one-and-a-half (1 ½) stories greater and must break the adjacent roofline to ensure that the roof form of the turret is clearly discernible from that of the main building.

5.1.2.17 Garage Placement and Configuration in Single-Family

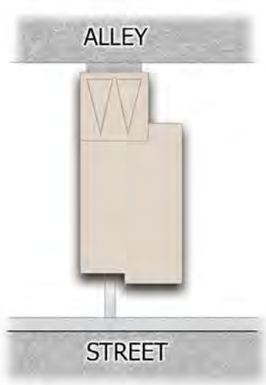
The placement and configuration of garages has a large impact on the look and feel of a neighborhood. Care and consideration shall be used to reduce the emphasis of the garage doors on the street scene.

In addition to conventional front entry garages, various alternative configurations for use in Monument Hills. Refer to **Exhibit 5.1.2.17: Garage Configurations** for suggested options, including:

A. Garage configurations
    1. Rear entry garage;
    2. Side load garage;
    3. Pushed-back garage;
    4. Split garage;
    5. Tandem garage;
    6. Off-set garage; and
    7. Side-entry garage on corner lots



FRONT-ENTRY GARAGE



REAR-ENTRY GARAGE



TURN-IN GARAGE



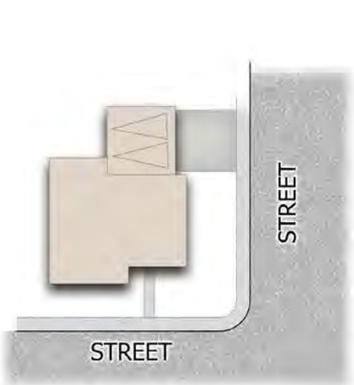
PUSHED-BACK GARAGE



SPLIT GARAGE



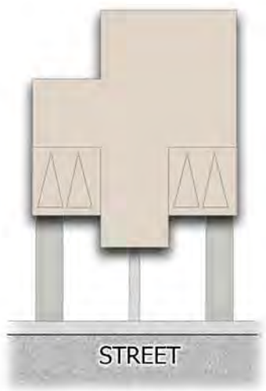
OFF-SET GARAGE



SIDE ENTRY GARAGE ON CORNER LOTS



DOUBLE TURN-IN GARAGE



SPLIT DOUBLE GARAGE



4-CAR TANDEM GARAGE



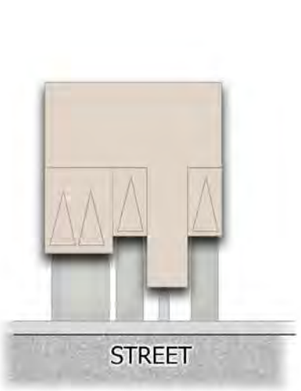
SPLIT FRONT/SIDE ENTRY GARAGE



SPLIT FRONT / TURN-IN GARAGE



OFFSET DOUBLE GARAGE



SPLIT 3-CAR/ 1-CAR GARAGE

EXHIBIT 5.1.2.17: GARAGE CONFIGURATIONS

5.1.2.17.1 De-Emphasizing Garage Doors in Single-Family

When conventional front entry garages are used, special thought should be given to using techniques to minimize the visual impact of garages on the streetscape. Refer to **Exhibit 5.1.2.17.1: Techniques to Minimize Visual Impact of Garages** for imagery of the following suggested architectural approaches:

A. Bringing architectural elements forward of the garage plane
    1. Architectural elements that a situated forward of the plane of the garage provide visual interest to the street scene.
    2. Examples of such elements include porches, portal elements, and courtyard walls.

B. Articulation above the garage
    1. Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade.
    2. Second floor elements that project forward of the garage plane are particularly effective as they cast a strong shadow across the garage door, minimizing its appearance on the street scene.
    3. Examples of such elements include enhanced windows with thickened walls, sundecks, and miradors (roofed outdoor rooms located on the second floor).

C. Articulation in front of the garage
    1. The use of articulation elements such as a free-standing arbor directly in front of the garage door, or an attached trellis element over the entire width of the garage door provide visual interest to the street scene while de-emphasizing the appearance of the garage door.

D. Locating living spaces forward of the garage plane
    1. Where product width allows, "architecture forward" lets the active living spaces of the house be the predominate feature of the front elevation, with the garage setback further from the street.

E. Deep recessed garages
    1. Deep garage door recesses (greater than the minimum twelve [12] inches) into surrounding wall planes result in strong shadows being cast across the garage doors, deemphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to ground plane. If a dwelling unit contains more than one garage door, offset one of the garage doors a minimum of two (2) feet from the other garage door plane.

F. Extending roof elements
    1. The use of extended roof elements provides the opportunity to emphasize the architectural design of the home while minimizing the appearance of the garage on the street scene. For example, when a porch is provided on the front elevation, extending the single-story roof line across the entire driveway width in front of the garage creates a deep shadow on the garage door, effectively allowing the garage door to "disappear" into the shadow. Similarly, a vehicular porte-cochere element provides additional shade to the front of the house and the garage is generally behind the front facade of the home.






Architectural Elements Forward of Garage Plane






Articulation Above Garage






Articulation in Front of Garage






Living Spaces Forward of Garage






Deep Garage Door Recessed from Adjacent Wall Plane






Extended Roof Elements

5.1.2.17.2 Garage Doors in Single-Family Architecture

Garage doors shall be designed to compliment the architectural style of the residence and reduce the visual prominence of garages along the streetscape.

A. General requirements
    1. The face of garage doors shall be recessed a minimum of twelve (12) inches from the adjacent wall surface.
    2. Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style.
    3. Garage doors shall incorporate design features such as decorative relief cuts, panels, or other treatments as described in **Section 5.1.2.17.1: De-Emphasizing Garage Doors in Single-Family** .

B. Front-facing and side-entry garage requirements
    1. Front-facing windows on side-entry garages shall include window coverings, translucent glass, or other design elements that screen views from the street while maintaining architectural consistency.
    2. Garage doors shall match or complement the style and color of the main structure.

C. Additional considerations
    1. Refer to **Section 5.1.2.17: Garage Placement and Configuration** for garage siting requirements and additional design considerations.

5.1.2.18 Maximum Width of Driveways

A. Front entry driveways shall not exceed the width of the garage door by more than one (1) foot on each side, including center columns, if any.

B. Any driveway that exceeds twenty (20) feet in width along the street must have additional enhancements.
    1. Enhancement options include exposed aggregate, contrasting textures, paving bands, or other similar treatments to break up expansive areas.

C. The maximum width of a driveway at the street for a turn-in garage shall not exceed sixteen (16) feet.

D. On turn-in garages, the distance from the face of the garage door to the side yard lot line have the following minimum dimensions:
    1. Six thousand (6,000) and under square feet lots: twenty-six (26) feet (twenty-four (24) feet pavement + two [2] feet landscape area)
    2. Six thousand one (6,001) and over square feet lots: twenty-eight (28) feet (twenty-four [24] foot pavement + four (4) foot landscape area)

5.1.2.19 Driveway Materials

Driveway materials shall enhance the architectural character of the residence and contribute to a visually cohesive streetscape. All driveway materials shall be constructed using high-quality, durable materials that align with the architectural style and approved by the ARC.

A. Permitted driveway materials
    1. Concrete unit pavers in a variety of shapes, colors, and finishes.
    2. Brick pavers designed for vehicular use.
    3. Natural stone pavers or cut stone applications.
B. Prohibited driveway materials
    1. Standard gray or color concrete.
    2. Asphalt or any loose gravel materials.
    3. Painted or unfinished concrete surfaces.
    4. Any material deemed inconsistent with the architectural style by the ARC.

5.1.2.20 Detail Elements in Single-Family

A. Detail elements provide visual interest and may be used as appropriate for the architectural style such as:
    1. exposed rafter ends or cross beams,
    2. decorative grille work,
    3. decorative stucco,
    4. clay pipe vents,
    5. shutters,
    6. decorative ceramic tile, and/ or
    7. other techniques that are consistent with the proposed architectural style(s).
B. Shutters, when used, shall match the size and shape of the window opening and shall be consistent with the architectural style of the residence.
C. For detail requirements along visible perimeter edges, refer to **Section 5.1.2.10.1: Architectural Enhancements at Edge Conditions in Single-Family** for more information.

5.1.2.21 Materials and Colors in Single-Family

Each individual architectural style to be used within a subdivision shall have a minimum of three (3) material/ color palettes.

A. General requirements
    1. Buildings shall utilize colors and materials that are appropriate for the architectural style.
    2. All building, trim, and accent colors are subject to approval by ARC.
    3. Each architectural style shall incorporate at least three (3) material/ color palettes.
    4. All changes in material, color, or architectural treatments, including wainscoting or pop-outs, must occur at a plane break. Transitions shall not occur on a flat wall surface.
    5. Material and color transitions shall occur at natural termination points to ensure a cohesive design. Acceptable termination points include, but are not limited to:
        a. Inside corners.
        b. A column or similar architectural feature.
        c. A window edge, frame, or trim that occur at a plane shift.
        d. A decorative wall or fence at least four (4) feet high.
        e. A rear yard wall.
    6. Material changes shall not occur at external corners or within a flat wall plane unless specifically designed as an architectural feature and approved by the ARC.
    7. Surface treatments and materials shall be designed to appear as an integral part of the design and not appear as merely surface applications.
        a. Heavier-appearing materials, such as stone or masonry, shall be used as base elements and shall not be placed above lighter-appearing materials.
        b. Materials shall fully wrap columns, porches, or balconies to maintain architectural consistency.

B. Garage material transitions
    1. Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation to ensure a seamless transition.

C. Where stucco surfaces are used, the finishes shall be compatible with the architectural style and the following shall apply:
    1. Entry Level/ Move-Up Product
        a. Primary Wall Surfaces – light lace or smoother
        b. Trim, stucco eaves, banding, etc. – dashed or sand finish
    2. 2nd Move-Up/ Estate Product
        a. Primary Wall Surfaces – stucco with a dash or sand finish
        b. Trim, stucco eaves, banding, etc. – sand or smooth finish

D. For additional requirements related to materials and colors in single-family, refer to the following:

1. For roof materials and colors, refer to **Section 5.1.2.13: Roof Materials and Colors in Single-Family.**
2. For garage doors, refer to **Section 5.1.2.17.2: Garage Doors in Single-Family Architecture**.
3. For driveways, refer to **Section 5.1.2.19: Driveway Materials**.

5.1.2.21.1 Number of Color Schemes for Single-Family

Each single-family product line shall have at least three (3) color schemes per elevation style. Color schemes shall vary between various housing products and models.

5.1.2.21.2 Building Colors for Single-Family

A. Unless otherwise noted in the architectural style, each color scheme for building elevations shall consist of at least four (4) different colors and be clearly identified in elevations:
    1. Primary Base Color
        a. Stucco, masonry, or siding on primary wall surfaces.
    2. Secondary Base Color and Fascia
        a. Stucco, masonry, or siding on primary wall surfaces and fascia.
    3. Trim Color
        a. Window and door trim.
    4. Accent Color
        a. Entry doors, shutters and iron.
B. Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture and logical color termination points are identified early on.
C. Color changes should occur at inside corners only.
D. Generally, the color of garage doors should not unduly contrast with the primary base color of the house or building.
E. Any field color used at the base of the building shall continue down to the finish grade.
F. Likewise, where masonry is used at the base of the building, the visible wall surface below the level of the weep screed, shall be painted a color that closely matches the masonry color directly above.

5.1.2.21.3 Roof Colors for Single-Family

A. Blended roof colors are encouraged.
B. Single-family neighborhoods shall have at least two (2) individual roof colors.

5.1.2.21.4 Color Plotting Criteria for Single-Family

The two (2) houses on either side of a specific lot and the three (3) lots across from it must use different color schemes.

5.1.2.21.5 Prohibited Materials in Single-Family

A. Standard gray cinder block walls;

B. Any wall constructed without a finished cap, except for Builder Walls located between homes; see **Chapter 9: Walls, Fences, and Gates Design Guidelines** for wall requirements;

C. Plastic/vinyl fencing; and,

D. Clear sky lights.

5.1.2.22 Outdoor Living Spaces in Single-Family

Outdoor living spaces are required throughout all the single-family residential in Monument Hills. See **Section 5.1.2.23: Outdoor Living Space Requirements for Single-Family**.

In response to the region's desert climate, outdoor living spaces are encouraged to include shade elements that improve thermal comfort and extend seasonal usability. A variety of approaches—such as covered structures, overhead trellises, integrated rooflines, and the strategic placement of trees—are encouraged to create comfortable, shaded environments. While flexibility is provided in how shade is achieved, its inclusion supports a more climate-responsive design framework.

Outdoor living spaces include any of the following:

A. Courtyards,

B. Loggias,

C. Porches,

D. Miradors.

5.1.2.22.1 Courtyards in Single-Family

Courtyards are ground-level outdoor spaces that are partially or fully enclosed by building walls or courtyard walls and are integrated into the floor plan. Courtyards shall have a minimum dimension of eight (8) feet of depth from the primary structure to the courtyard wall to ensure functional use. Courtyards are encouraged to incorporate shade elements—such as trellises, pergolas, or adjacent trees—to promote comfort and extend seasonal use.

A. Courtyard walls and design features

1. Courtyard walls, where provided, may be embellished with decorative block, stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.

2. Courtyard walls shall extend to the ground, with drainage accommodated through small openings at the base. Sheet flow drainage along the base is not permitted.

B. Courtyard gates

1. Courtyard gates shall complement the architectural style of the residence and shall vary between elevations to create visual interest.

5.1.2.22.2 Loggias in Single-Family

Loggias are covered outdoor spaces, generally defined by colonnades or similar elements, with one or more access points into the residence. Loggias may occur on the first or second floor (eight [8] foot minimum depth). As fully covered spaces, loggias contribute to a comfortable outdoor environment and are especially well-suited for shading in the desert climate.

5.1.2.22.3 Porches in Single-Family

Porches are covered outdoor spaces at the front of the residence with one or more access points into the residence. Porches offer both architectural interest and functional shade, supporting a climate-responsive and pedestrian-friendly streetscape.

A. At least one (1) elevation per product shall feature an at-grade front porch that contains a minimum of forty (40) square feet.
B. Porches with the front door as the sole access to the residence do not qualify as outdoor living spaces (five [5] foot minimum).
C. Porch design must be integrated and appropriate to the architectural style of the residence.
D. Porches are to have a minimum depth of seven (7) feet or other functional configuration as determined by the ARC.
E. Porches are encouraged to have railings, and must be fully covered in one of the following ways:
    1. Roof element and tile matching the residence;
    2. Trellis structure constructed of steel; and,
    3. Second floor balcony or overhang.
F. Second story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

5.1.2.22.4 Miradors in Single-Family

Miradors are second-story roofed outdoor spaces integral to the floor plan. These spaces provide elevated views and shaded outdoor living areas that support year-round usability and comfort in the desert climate of Las Vegas.

A. A roof element must cover one hundred (100) percent of the mirador floor area.
B. The roof element shall consist of forms and materials that match the residence, or a trellis featuring heavy wooden or steel members.
C. Optional covered balconies do not qualify as miradors.

5.1.2.23 Outdoor Living Space Requirements for Single-Family

Outdoor living spaces are required throughout all residential neighborhoods within Monument Hills.

A. Each neighborhood should feature one (1) or more outdoor living space types. These may occur on individual residences or may be distributed among the different plans offered in a neighborhood.

   1. Outdoor living spaces must be designed as an interactive component of the floor plan, not merely leftover space enclosed by a low wall. They may be located in a variety of locations, such as along front, side, and rear elevations or interior of the dwelling, as well as on the first or second story.

B. The minimum requirements for outdoor living spaces are shown in **Table 5.1.2.23A: Requirements for Outdoor Living Spaces**.

Table 5.1.2.23A: Requirements for Outdoor Living Spaces per Builder Parcel

Lot Types	Number of Outdoor Living Space Types Required	Percentage of the Total Number of Elevations that Include Outdoor Living Spaces
Entry Level/ Move-Up (+2,000 – 4,000 sq. ft. lots)	1	30%
Second Move-Up (+5,500 sq. ft. lots)	2	50%
Estate (+6,000 sq. ft. lots)	2	75%

C. Outdoor Living Space may be counted toward the Open Space requirement described in **Section 7.3: Open Space for Single-Family Developments**.

D. Minimum dimensions of outdoor living spaces are shown in **Table 5.1.2.23B: Minimum Dimensions of Outdoor Living Spaces**.

Table 5.1.2.23B: Minimum Dimensions of Outdoor Living Spaces per Builder Parcel

Type of Outdoor Living Space	Minimum Dimension Required
Courtyards	10′
Loggias	8′
Porches	8′*
Miradors	8′

* May be reduced to six (6) feet if the front porch is not proposed as required outdoor living space.

5.1.2.24 Patio Covers in Single-Family

Patio covers contribute to comfortable outdoor use by providing shade and reducing solar exposure on adjacent indoor spaces.

A. Patio Covers, when used, shall be consistent with the architectural style of the residence and treated in one of the following ways:

   1. Sloping roof element with roof tile matching the residence (minimum 3:12 pitch);

2. A flat-roof structure concealed by a parapet wall; or
3. Trellis element constructed of steel or Alumawood (or similar) subject to criteria below; or,
4. Other techniques that are consistent with the proposed architectural style(s).
5. Solid flat-roof patio covers, including those made of Alumawood or similar materials, must be designed to direct positive drainage away from the primary structure. Drainage features should be integrated and consistent with the architectural character of the residence.

B. Columns shall be proportionate to the element being supported with a minimum dimension of twelve (12) inches for trellis supports and sixteen (16) inches of stucco wrapped supports for roof or sundeck supports.

5.1.2.25 Trellis and Arbors in Single-Family

Trellises and arbors, when used, should be constructed of steel or similar material. Trellises and arbors, if proposed, should be compatible with the architectural style and are subject to ARC approval. When thoughtfully integrated, trellises and arbors offer passive shading that enhances comfort and usability of outdoor spaces throughout the year in the Las Vegas climate.

Steel and Alumawood (or similar) trellises, if used, are allowed on rear patio covers only and are subject to the following criteria:

A. Posts shall convey a sense of strength proportional to the structure being supported.
   1. Minimum dimension six (6) inches by eight (8) inches;
B. Rafter tails shall be appropriate based on the architectural style, to be reviewed and approved by ARC;
C. Beams and rafters shall have scalloped, corbel, or mitered ends;
D. Lattice top shall have at a minimum, beveled ends;
E. Beams shall extend a minimum of twenty-four (24) inches from post;
F. Rafter shall extend a minimum of eighteen (18) inches from beam;
G. Lattice shall extend a minimum of twelve (12) inches from rafter;
H. Horizontal members shall be flat (or minimum slope for drainage per manufacturer);
I. Steeper pitches as part of an enhanced design are;
J. Solid Alumawood (or similar) patio covers are permitted;
K. Adjustable Alumawood (or similar) covers are allowed; however, adjustable louvers must be concealed by a fascia element at least two (2) inches taller than the louver in its vertical position; and,
L. Color shall match or complement the building color.

5.1.2.26 Balconies and Sundecks in Single-Family

Balconies and sundecks serve as both functional and aesthetic outdoor features and are encouraged to provide shaded space and access to natural ventilation in Monument Hills' warm desert environment.

A. Balconies and sundecks, when provided, should have a minimum fifty (50) percent solid rail measured either horizontally or vertically.
    1. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of sixteen (16) inches square (or L-shape).
B. Decorative balconies and sundecks that are less than six (6) feet in depth may have an open rail provided the design is consistent with the architectural style of the residence.
C. Scuppers or internal drains are required on all solid rail balconies and sundecks.
    1. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor.
D. Sundeck support columns shall be a minimum sixteen (16) inches square and be proportional to the size of the sundeck.

5.1.2.27 Awnings/Canopies in Single-Family

Awnings and canopies support shade and energy efficiency while enhancing architectural character—an important strategy for responding to the local desert climate.

A. Awnings and canopies, when used, must be designed as an integral part of the architecture and colored to match or complement the wall surface to which they are attached.
B. Acceptable awnings or canopies include:
    1. Bermuda shutters;
    2. Roof tile on wood, stucco, or decorative iron supports; and,
    3. Metal panels, if appropriate to the architectural style.

5.1.2.28 Access Ramps in Single-Family

Provisions should be made to allow for future addition of an accessible ramp from the sidewalk to a front porch, whenever possible.

5.1.2.29 Accessory Structures in Single-Family

Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible with the architectural style, materials, and color as the main residence. Such structures must be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.

5.1.2.30 Mechanical Equipment in Single-Family

A. All mechanical equipment should be located in areas that have minimal public exposure and are screened from view.

B. Exposed piping and conduits are not permitted on building facades that are in public view unless they are located at interior corners of buildings.

   1. Exposed piping out of the public view shall be sleeved and painted to match the building.

C. Air conditioning compressors are not permitted within setback areas along public streets and should be located behind residential walls.

   1. Air conditioning compressors on rear-loaded or attached residential units may be placed behind courtyard walls that are a minimum of three (3) feet in height to screen.

D. Solar panels, if offered by the developer, are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable.

   1. Frames must be colored to complement the roof.
   2. Support solar equipment shall be enclosed and screened from view.

E. Photo-Voltaic roof tiles shall conform to the following criteria:

   1. All conduit line sets shall be integrated into the design of the home.
   2. Any exposed conduit shall be painted to match the adjacent wall surface.

F. Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted on rooftop decks.

5.1.2.31 Mail Kiosks in Single-Family

The specifications for the mailbox kiosk are based on the approved landscape construction documents and shall be installed per manufacturers specifications.

5.1.3 Multi-Family Residential Architecture

5.1.3.1 Building Massing and Form in Multi-Family

The building massing and form are the most dominant features when viewing a residential development from the roadways. Variety ensures that multi-family buildings do not create a monotonous repetition of planes.

A. The scale of multi-family buildings shall vary through building massing and forms on a single structure.

B. Buildings shall incorporate significant offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.

C. Multi-family buildings should be oriented towards the street front or corner to enhance connectivity and streetscape presence. Alternative orientations may be approved by ARC and the City in cases where site constraints, such as access limitations, topography, or proximity to other pedestrian connections, provide a more practical solution.

D. Multi-family buildings shall incorporate height reducing elements such as:
    1. Stepping down of three (3) story buildings to two (2) story at prominent corners;
    2. Large open balconies at building corners to provide negative space;
    3. Shed roof forms; and,
    4. Material changes.

E. All elevations of a multi-family building shall be treated as a "front" elevation and shall include, Architectural detailing shall be consistent across all facades.
    1. Where windows are vertically aligned, they shall receive consistent treatments across the entire same vertical plane.
    2. Enhanced windows shall incorporate at least one (1) of the following:
        a. A prominent window offset, minimum of twelve (12) inches from the surrounding wall plane. Windows not recessed shall be entirely surrounded by trim.
        b. A minimum twelve (12) inch deep pot-shelf with a corresponding roof element and corbels.
        c. An overhead trellis element projecting a minimum of twelve (12) inches and extending over the entire width of the window.
    3. All remaining windows shall incorporate architectural design elements consistent with the building's architectural style, subject to ARC approval;
        a. Trim surrounds, headers, or sills;
        b. Recessed or covered entry doors;
        c. Window groupings;
        d. Sufficient articulation of building walls to provide interest; and
        e. Other architectural features and details consistent with the architectural style.

5.1.3.2 Building Materials and Colors in Multi-Family

A. Buildings shall utilize colors and materials that are appropriate for the architectural style.

B. All surface treatments or materials shall be designed to appear as an integral part of the design and not appear as merely surface applications.
    1. All materials shall wrap columns, porches, or balconies in their entirety.

C. Utilize materials in an appropriate manner of style.
    1. Use heavier materials as bases. Traditionally heavy-appearing materials such as stone or masonry should not "float" above lighter appearing materials.

D. Material changes shall occur at inside corners with three (3) feet minimum returns or to a building plane shift, roofline, or other building feature.

E. Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.

F. Building, trim and accent colors must be approved by the ARC.

G. Multi-Family neighborhoods shall have at least two (2) individual roof colors.

H. Where stucco surfaces are used and as is compatible with the architectural style, the following shall apply:

   1. Primary wall surfaces – light lace or smoother

   2. Trim, stucco eaves, banding, etc – light lace or smoother

5.1.3.3 Exterior Stairs in Multi-Family

A. Exterior stairs must be designed as an integral part of the architecture.

B. Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.

C. Stair guardrail design must be consistent with the architecture of the building.

5.1.3.4 Roof Form and Slope in Multi-Family

A. Roof treatments and roof slopes shall be consistent with the architectural style of the building.

B. Variety of roof design, treatments, ridge heights, and direction of gables are required in order to avoid monotonous roof lines.

   1. Minimum height for parapets is eighteen (18) inches unless otherwise approved by ARC.

   2. Parapet walls fronting a public street shall include a three-dimensional cornice treatment of a belt course with a minimum width of six (6) inches to provide visual relief or other proposed architectural feature consistent within the proposed architectural character.

C. Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

D. Gambrel, Dutch and Mansard roof forms are prohibited.

5.1.3.5 Roof Materials in Multi-Family

A. A variety of roof materials is encouraged to avoid a monotonous roof-scape appearance.

B. Roof materials shall be compatible with the architectural style of the building.

C. Roof materials shall have a matte finish to minimize glare, except where solar is proposed and solar applications are subject to review and approval by the Arc, see **Section 5.1.3.13.2: Solar Panels in Multi-Family**.

D. Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the ARC.

E. Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.

F. Skylights are permitted but shall be designed as an integral part of the roof.

   1. Clear or white "bubble" skylights are not permitted.

   2. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.

5.1.3.5.1 Permitted Roof Materials in Multi-Family:

A. Clay or Concrete Barrel or S-shaped Tiles, Flat tiles;
B. Standing Seam Metal Roofing as an accent element; and,
C. Photo-Voltaic roof tiles, subject to the criteria in **Section 5.1.3.13: Mechanical Equipment in Multi-Family .**
D. Rolled roof material is permitted only on flat roof areas, subject to ARC approval.

5.1.3.5.2 Prohibited Roof Materials in Multi-Family :

A. Fiberglass Shingles;
B. Simulated Tile including fiberglass or metal; and
C. Dormer style tile roof vents.

5.1.3.6 Rooftop Decks in Multi-Family

A. All components of the rooftop deck shall be designed consistent with the architectural style of the building.
B. Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the pod.
C. Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
D. Parapets may be solid wall to match the architecture of the building or open rail in a design that is compatible with the architecture of the building.
E. Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
F. Rooftop decks shall meet the setbacks of the principal structure.

5.1.3.7 Building Walls in Multi-Family

A. Any building façade over two hundred (200) feet wide shall be designed to reflect as a series of buildings no wider than thirty (30) feet each.
B. Include wall planes that are offset from the main building façade to provide additional articulation to the building mass.
C. Buildings that exceed three (3) stories shall have a distinct base and cap.

5.1.3.8 Windows Openings and Doors in Multi-Family

At least one (1) enhanced window is required on all elevations as consistent with the architectural style.

A. Enhanced windows are defined as one (1) of the following:
    1. A prominent window offset a minimum of twelve (12) inches from the surrounding wall plane;
    2. A bay window with a minimum twenty-four (24) inches projection and detailing appropriate to the architectural style of the building;

3. A minimum twelve (12) inches deep pot-shelf with roof element and corbels;
4. An overhead trellis element projecting a minimum of twelve (12) inches and extending over the entire width of the window.
    a. Trellis must be constructed of steel be consistent with the architectural style;
5. Decorative iron window grille projecting forward of the wall plane a minimum of twelve (12) inches (non-egress windows only);
6. Windows must be grouped or located near strong architectural elements and shall be proportional to the building massing of the structure; and,
7. The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
8. Other window techniques may be utilized that are consistent with the proposed architectural style and approved by the ARC.

B. All windows *and doors* on all elevations shall be designed with features consistent with the architectural style(s) such as:
    1. Pop-out trim surrounding the entire windows and doors;
    2. Header or sill trim;
        a. Trim style and design shall vary per elevation style.
        b. Trim surrounds shall be a minimum of two (2) inches deep with two (2) inches offsets between trim elements.
        c. Stucco finished trim elements, when used, shall be have a light lace or smoother finish
        d. Stucco trim elements shall have square corners.
        e. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges.
        f. Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
    3. Shutter accents, canopies, or other architectural feature compatible with the architectural style of the residence;
    4. Awnings appropriate to the architectural style;
    5. Recessed windows a minimum depth of two (2) inches either through a flush recess with the wall plane or a pop-out consistent with the proposed architectural style;
    6. Scored stucco features adjacent to windows to create interest; or
    7. Other techniques that are consistent with the proposed architectural style(s) and approved by the ARC.
C. Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors. Mill finish windows are not permitted.
D. Glazing may be either clear or tinted. Reflective glass is not permitted.
E. The shape and size of shutters, when used, shall be proportionate to the window opening.

5.1.3.9 Front Entry Doors in Multi-Family

A. Front entry doors and entryways shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.

B. The style of entry doors shall be consistent with the architectural style of the building and shall vary from elevation to elevation.

5.1.3.10 Courtyards in Multi-Family

In the desert climate, courtyards are encouraged not only for their aesthetic and social value, but also as shaded outdoor spaces that offer relief from sun exposure and enhance resident comfort.

A. Courtyards are encouraged on multi-family buildings and, when used, shall appear as an extension of the architecture of the main building.

B. Courtyard walls shall be finished to match the building and may be embellished with accents appropriate to the architectural style of the building such as;

   1. Stone;
   2. ceramic tiles;
   3. steps;
   4. recesses;
   5. cut-outs;
   6. wrought iron; or
   7. other accents appropriate to the architectural style.

C. The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation.

   1. Wood gates are prohibited.

D. Courtyard walls must extend to the ground with drainage provided through small openings at the base of the wall. Sheet flow through a continuous opening along the base of the wall is not permitted.

5.1.3.11 Balconies in Multi-Family

In the desert climate, balconies enhance livability by offering shaded outdoor space, encouraging cross ventilation, and providing visual variety on the building façade.

A. Balconies, when provided, shall be designed to be in scale and proportion with the architecture of the adjoining building.

B. Covered or trellised balconies are preferred.

   1. Trellis must be constructed of steel be consistent with the architectural style.

C. Balconies and sundecks shall have a minimum fifty (50) percent solid rail measured either horizontally or vertically.

1. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of sixteen (16) inches square (or L-shape).
2. Decorative balconies and sundecks that are less than six (6) feet in depth may have an open rail as long as the design is consistent with the architectural style of the residence.

D. Internal drains are required on all solid rail balconies and sundecks, subject to ARC approval.
   1. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor.
   2. Sundeck support columns shall be a minimum sixteen (16) inches square and be proportional to the size of the sun deck.

E. Balconies are considered part of the building envelope and shall conform to the setback criteria.

5.1.3.12 Awnings in Multi-Family

In the desert climate, awnings serve as effective passive shading strategies that improve comfort, reduce solar heat gain, and contribute to architectural articulation.

A. Awnings, when provided, must be designed as an integral part of the architecture.
B. Unacceptable awning treatments include metal louvers (except for Bermuda style shutters), untreated fabric, and project names, texts, or logos.

5.1.3.13 Mechanical Equipment in Multi-Family

A. No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof.
B. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment.
C. Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted on roof decks.
D. 'B' type vents for gas appliances, water heaters, and heating units shall be painted to match the roof color. Such elements shall be located to minimize visual impact to building elevations.
E. Ground mounted air conditioning units must be screened by walls at least six (6) inches higher than the unit(s) and located away from pedestrian paths and project amenities.
F. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

5.1.3.13.1 Meters in Multi-Family

A. Natural gas meters shall be grouped and screened behind walls or landscaping. Designated Builders shall contact Southwest Gas for minimum clearances.
B. Electrical meters shall be ganged and located behind doors or similarly screened. Designated Builders shall contact NV Energy for minimum clearances.
C. Screen walls and electrical enclosures shall be designed integral to the project's architecture.

5.1.3.13.2 Solar Panels in Multi-Family

A. Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable.
    1. Frames must be colored to complement the roof.
    2. Mill finish aluminum frames are prohibited.
    3. Support solar equipment shall be enclosed and screened from view.
    4. Solar panels are permitted on flat roofs provided they are positioned to be screened from view. This can be achieved through the use of setbacks or the incorporation of architectural features designed for screening purposes that complement the architectural style of the building.

B. Photo-Voltaic roof tiles shall conform to the following criteria:
    1. The shape and profile of the photo voltaic tile shall match the shape and profile of the main roof tile of the dwelling;
    2. The color of the photo-voltaic roof tiles shall not unduly contrast with the primary roof tiles;
    3. The appearance of the Photo-Voltaic roof tiles shall blend seamlessly with the primary roof material; and,
    4. All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

C. Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.

5.1.3.13.3 Satellite Dishes in Multi-Family

A. Antenna and satellite dishes shall not be installed on property line walls.

B. Any cables or conduit shall be integrated into walls or painted to match the adjacent wall color.

5.1.3.13.4 Gutters and Downspouts in Multi-Family

Exposed gutters and downspouts, when used, shall be colored to either match or complement the surface to which they are attached.

5.1.3.14 Clubhouse and Recreation Buildings in Multi-Family

Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

5.1.3.15 Storage Buildings in Multi-Family

Storage buildings must have the same level of architectural detailing as the residential buildings within the project.

5.1.3.16 Detached Garages in Multi-Family

A. Detached garages, when provided, must use a similar roof treatment and building material as the residential buildings they serve.
B. Six (6) car detached garage structures are preferred as a maximum. Detached garage structures with more than six (6) parking spaces shall have a minimum two (2) foot garage door offset within the length of the structure.

5.1.3.17 Carports in Multi-Family

Carports are not permitted in Monument Hills.

5.1.3.18 Covered Parking in Multi-Family

Covered parking consists of a portion of a parking area in which a shade structure or more has been installed to provide shade for parked vehicles.

All shade structures shall be architecturally compatible with the principal structure and utilize similar colors, materials, and style.

5.1.3.19 Trash Enclosures in Multi-Family

Refer to **Section 9.5.2 Residential Waste Management Screening Requirements** for information on the standards for multi-family trash enclosures, including requirements for full enclosure with a masonry wall, roofed structures, opaque metal gates, and materials that complement the development's architecture, as well as placement criteria to minimize visual and operational impacts.

5.1.3.20 Exterior Mail Kiosks in Multi-Family

The specifications for the mailbox kiosk are based on the approved landscape construction documents and shall be installed per manufacturers specifications.

5.2 Non-Residential Architectural Guidelines

Non-residential uses must be compatible with these guidelines. Non-residential uses are subject to ARC review and approval and must be compatible with these guidelines. Refer also to **Section 4.2: Non-Residential and Mixed-Use Site Planning Guidelines**.

5.2.1 Exterior Materials and Finishes in Non-Residential Architecture

A. Concrete, clay tile, or architectural metal roofing shall be used on all sloped roofs.
B. Standing seam metal may be used as an accent for roof elements, such as porches, awnings, or decorative features, subject to ARC approval.
    1. Standard three-tab asphalt shingles, fiberglass shingles, and wood shingles and shakes are prohibited.
C. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors.
    1. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable.
D. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents.
    1. Reflective glass at the pedestrian level is prohibited.
    2. Glass on the second floor and above shall not be greater than twenty-two (22) percent reflectivity so as not to reflect light and solar heat on other buildings, streets and sidewalks.

5.2.2 Colors in Non-Residential Architecture

The colors and materials chosen for buildings in non-residential areas are a crucial aspect of maintaining aesthetic harmony. Chosen colors and materials must not only align with the specific architectural style of the building but also resonate with the overall character of Monument Hills. All proposed colors and materials are subject to approval by ARC, ensuring a cohesive and visually appealing environment throughout the community.

6. CIRCULATION AND ROADWAY DESIGN GUIDELINES

Circulation in Monument Hills serves as a vital element, not only facilitating movement for bicycles, cars, and pedestrians but also contributing significantly to the neighborhood's distinctive identity. Each component within the circulation system places priority on bicycles and pedestrians, balancing their needs with vehicular functionality. The integration of infrastructure and utilities should align with urban design goals, ensuring a harmonious presence within the public realm without compromising pedestrian friendliness.

The following Standards outline essential facilities throughout Monument Hills:

A. Vehicular Routes: Provide access routes to each land use and parcel.
B. Universal Design: Establish a circulation system that accommodates all ability levels comfortably and safely.
C. Visual Cues: Clearly communicate the function of circulation facilities through appearance, design, and nonverbal signals, especially at transitions to shared or pedestrian priority spaces.
D. Multi-functionality: Design circulation facilities to fulfill various roles, including connectivity, recreation, passive use, informal gathering, and stormwater management.
E. Pedestrian Safety Measures: Integrate safety measures, such as changes in paving, strategic road narrowing, and pedestrian tables, with minimal impact on emergency and transit vehicle use.
F. Sidewalk Width: Provide wider sidewalks and pedestrian facilities, particularly near retail, restaurants, and gathering spaces.
    1. Detailed requirements for paths and trails along the Tule Springs Fossil Beds National Monument Edge are outlined in **Section 7.8: Pedestrian Circulation and Trails**.
G. Connections to Surrounding Circulation Facilities and Properties: Establish motorized and non-motorized connections (pedestrian, bicycle, and transit) to adjacent streets and properties, creating a functional circulation system that seamlessly connects to existing or future facilities.

6.1 Circulation Master Plan

A significant portion of the public space within Monument Hills is situated along its streets. The street network assumes a pivotal role in ensuring an active, safe, and aesthetically pleasing experience for pedestrians, vehicles, and cyclists as they navigate through the community. Access to Monument Hills will be from Sheep Mountain Parkway, Skye Village Road, and Moccasin Road. Monument Hills has one (1) primary access point from Skye Village Road and Sheep Mountain Parkway with three (3) minor access points from Moccasin Road. Refer to **Exhibit 6.1A: Circulation Master Plan** for the conceptual alignment of the arterial and collector streets.

When configuring the frontage characteristics for each street, the primary objectives shall encompass visibility and pedestrian access. Many streets will feature homes facing them, serving as “eyes on the street” to promote a sense of security.

A. The roadway network should be developed according to the hierarchy, layout, and cross-sections described in **Table 6.1: Street Standards.**

    1. Refer to **Exhibit 6.1B: Street Sections** for illustrated sections of each of the roadway types.

B. Streets shall be landscaped according to the requirements in **Chapter 8: Landscape Architectural Design Guidelines**.

C. The configuration of on-site connections should facilitate multiple routes to any destination while reducing the travel length and keeping the number of vehicle lanes required for signalized intersections to a minimum.

D. The circulation system should ensure spaces are safe, comfortable, and accessible to all demographics and ability levels.

E. The appearance, design, and non-verbal cues of the circulation network should be clear to users.

    1. The design should indicate clearly to drivers when they are entering areas shared with pedestrians or pedestrian prioritized zones. Examples of techniques include;

        a. Using different material type, color, and/or texture at pedestrian crossing;

        b. Narrowing travel lanes to encourage slower driving speeds

        c. Vertical or horizontal treatments

        d. Enhanced material details at key pedestrian intersections



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 6.1A: CIRCULATION MASTER PLAN

Table 6.1: Street Standards

Name		Lanes	Parking	Bike Lane	Median	Common Element (Minimum Width)	Sidewalk
A1	77′ Arterial with Rail Corridor *	Four travel lanes/ Two travel lanes in each direction, one 11′ and the other 10′-6″	N/A	5′ Bike Lane With 3′ Buffer	14′, Raised	24′-6″/ 24′-6″	8′ Meandering Detached, 12′ Detached
A2	77′ Arterial *	Four travel lanes/ Two travel lanes in each direction, one 11′ and the other 10′-6″	NA	5′ Bike Lane With 3′ Buffer	14′, Raised	24′-6″/ 24′-6″	8′ Meandering Detached (Both sides)
B	69′ Collector	Four travel lanes/ one 10′-6″ and one 10′ travel lanes in each direction	N/A	5′ Bike Lane	14′, Raised	23′/ 17′	8′ detached/ 5′ Detached
C	60′ Collector **	Two travel lanes/ One 12′ travel lane in each direction	N/A	5′ Bike Lane	N/A	40′ Native Ground Plane	8′ Meandering Detached
D	50′ Minor Collector **	Two travel lanes/ One 11′ travel lane in each direction	Both Sides	5′ Bike Lane	N/A	20′ min. to Wall or 20′ min. to Front of Home (Both Sides)	5′ Detached (Both Sides)
E	49′ Residential Street (Private)	Two travel lanes/ One 14′ travel lane in each direction	Both Sides	N/A	N/A	N/A	5′ Detached (Both Sides)
F	48′ Minor Collector	Two travel lanes/ One 11′ travel lane in each direction	N/A	5′ Bike Lane	Center Turn Lane	19′ min. to Wall or 19′ min. to Front of Home (Both Sides)	5′ Detached (One Side)
G1	47′ Minor Collector *	Two travel lanes/ One 11′ travel lane in each direction	N/A	5′ Bike Lane	Center Turn Lane	17′/ 15′	5′ Detached (Both sides)
G2	47′ Minor Collector *	Two travel lanes/ One 11′ travel lane in each direction	N/A	5′ Bike Lane	Center Turn Lane	17′/ 16′	5′ Detached (Both sides)
H	47′ Minor Collector *	Two travel lanes/ One 11′ travel lane in each direction	N/A	5′ Bike Lane	Center Turn Lane	17′/ 29′ at Railroad Trail	5′ Detached/ 8′ Detached
I	46′ Private Street	Two travel lanes/ One 15′-6″ travel lane in each direction	Both Sides	N/A	N/A	N/A	5′ Attached (Both Sides)
J	41′ Private Street	Two travel lanes/ One 15′-6″ travel lane in each direction	Both Sides	N/A	N/A	N/A	5′ Attached (One Side)
K	40′ Private Street	Two travel lanes/ One 15′ travel lane in each direction	Both Sides	N/A	N/A	N/A	5′ Attached (One Side)
L	38′ Private Street	Two travel lanes/ One 12′ travel lane in each direction	N/A	N/A	N/A	N/A	5′ Attached (One Side)
M	37′ Private Street	Two travel lanes/ One 11′ travel lane in each direction	N/A	N/A	N/A	N/A	5′ Attached (Both Sides)
N	36′ Private Street	Two travel lanes/ One 13′ travel lane in each direction	N/A	N/A	N/A	N/A	5′ Attached (One Side)
O	35′ Private Street (Single-Loaded)	Two travel lanes/ One 11′ travel lane in each direction	N/A	N/A	N/A	Varies on not loaded side	5′ Detached (One Side)
P	32′ Private Street	Two travel lanes/ One 11′ travel lane in each direction	N/A	N/A	N/A	N/A	5′ Attached (One Side)
Q	32′ Access Road	Two travel lanes/ One 16′ lane in each direction	N/A	N/A	N/A	N/A	N/A
R	30′ Private Alley	Two travel lanes/ One 12′-6″ travel lane in each direction	N/A	N/A	N/A	N/A	N/A
S	30′ Private Alley	Two travel lanes/ One 13′ travel lane and one 12′-6″ travel lane	N/A	N/A	N/A	N/A	N/A
T	30′ Private Alley	Two travel lanes/ One 11′ travel lane in each direction	N/A	N/A	3′ Valley Gutter	N/A	N/A
U	30′ Private Alley	Two travel lanes/ One 11′-6″ travel lane in each direction	N/A	N/A	3′ Valley Gutter	N/A	N/A
V	24′ Shared Private Drive	Two travel lanes / One 12 travel lane and one 10′ travel lane	N/A	N/A	N/A	N/A	N/A
W	20′ Private Alley	Two travel lanes / One 7′-6″ travel lane and one 9′-6″ travel lane	N/A	N/A	N/A	N/A	N/A
X	Gated Entry	Two travel lanes/ One 24′ lane in each direction	N/A	N/A	9′ min, Raised	N/A	5′ Detached (Both Sides)
Y	Cul-de-sac	Geometry and pavement to be designed per the City of Las Vegas Public Works Standards	Optional Parking in Island, Up to 3 spaces	N/A	Optional Raised Island		5′ Attached

Notes:

All street sections will fall under final discretion by City of Las Vegas Traffic Engineer

Street is defined as a general term referring to any roadway, street, drive, or alley and may be further defined as public or private.

Private Street is defined as any roadway owned by a specific private entity or designated for the exclusive use of certain property owners. It is maintained by these property owners or on their behalf, and is specifically intended for their access rather than for use by the general public.

Alley is defined as a public or private way which affords only a secondary means of access to abutting property, and is not intended for general travel or circulation.

All private or public streets must be minimum of 40 ft BOC to BOC to meet the utility separation requirement. anything less than 40 ft BOC to BOC must be approved by Public Works.

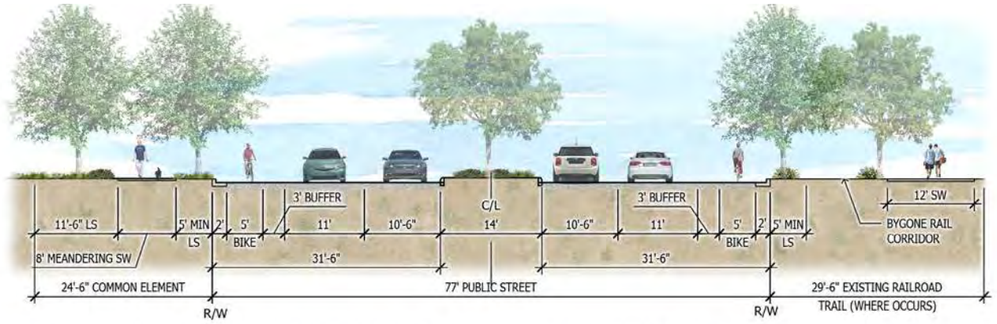
Refer to **Exhibit 6.1B: Street Sections** for more information.

For planting requirements, refer to **Section 8.8: Streetscapes and Vehicular Areas**.

Landscape areas may accommodate both above - and below - ground utilities where necessary.

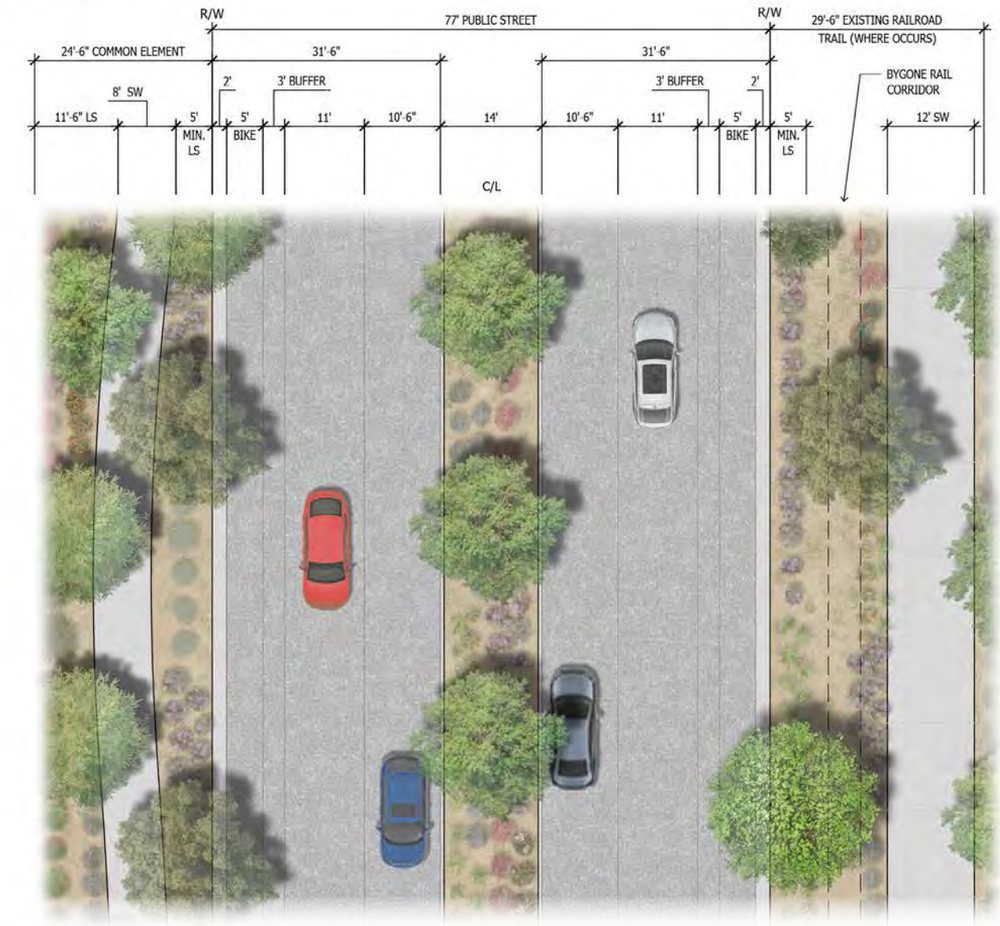
* Multiple street sections with the same right-of-way dimensions are included to reflect differences in adjacent conditions such as sidewalks and common elements.

** Final street section to be determined based on the approved traffic study.



A1 77' ARTERIAL WITH RAIL CORRIDOR, RAISED MEDIAN, 4-LANES AND 24'-6"/24'-6" COMMON ELEMENTS (LOOKING NORTH)

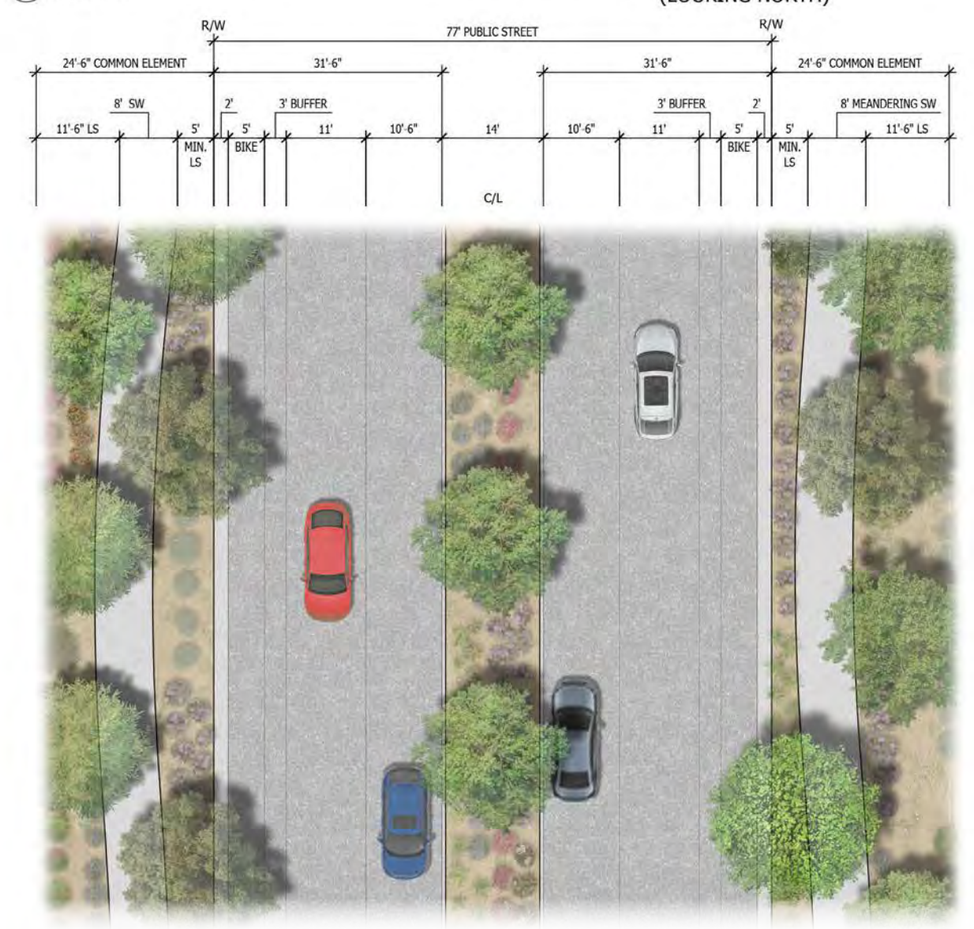
SCALE: 1"=10'-0"





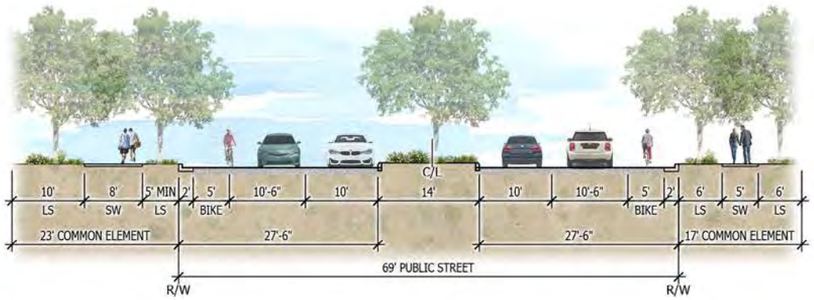
A2 77' ARTERIAL WITH RAISED MEDIAN, 4-LANES AND 24'-6"/24'-6" COMMON ELEMENTS (LOOKING NORTH)

SCALE: 1"=10'-0"



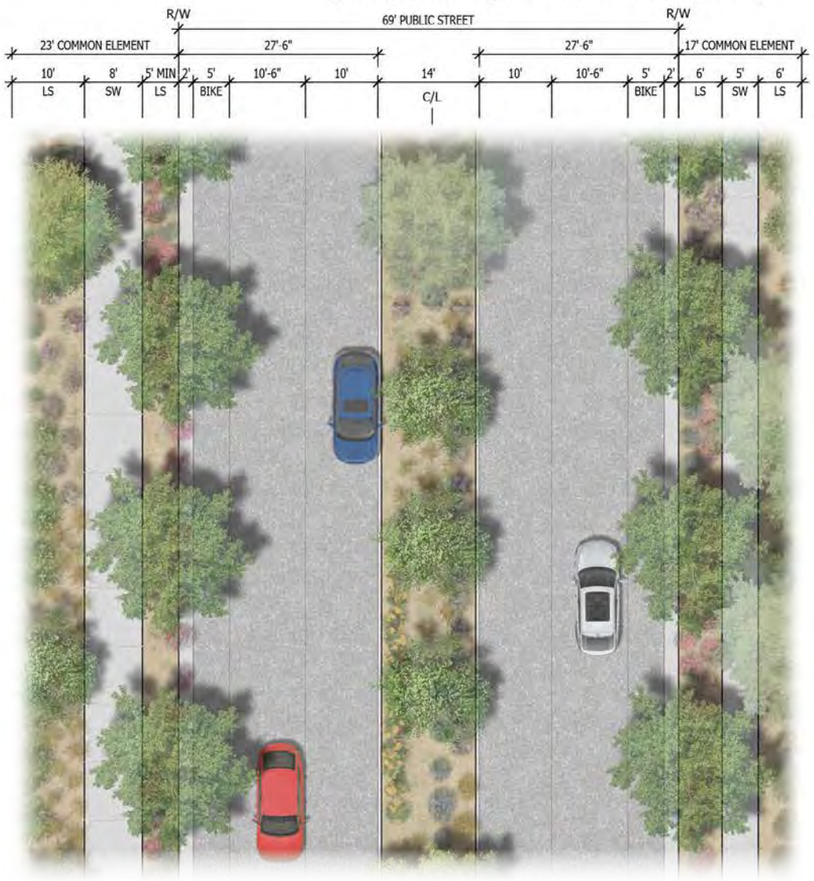
Notes:

1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.

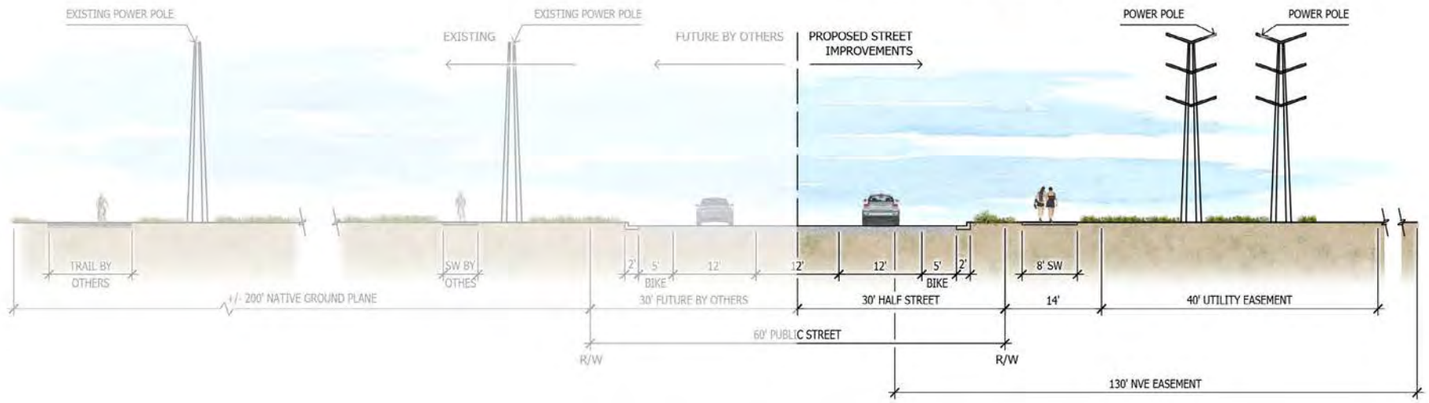


B 69' COLLECTOR WITH RAISED MEDIAN, 4-LANES AND 23'/17' COMMON ELEMENTS (LOOKING NORTH, NORTHWEST & NORTHEAST)

SCALE: 1"=10'-0"

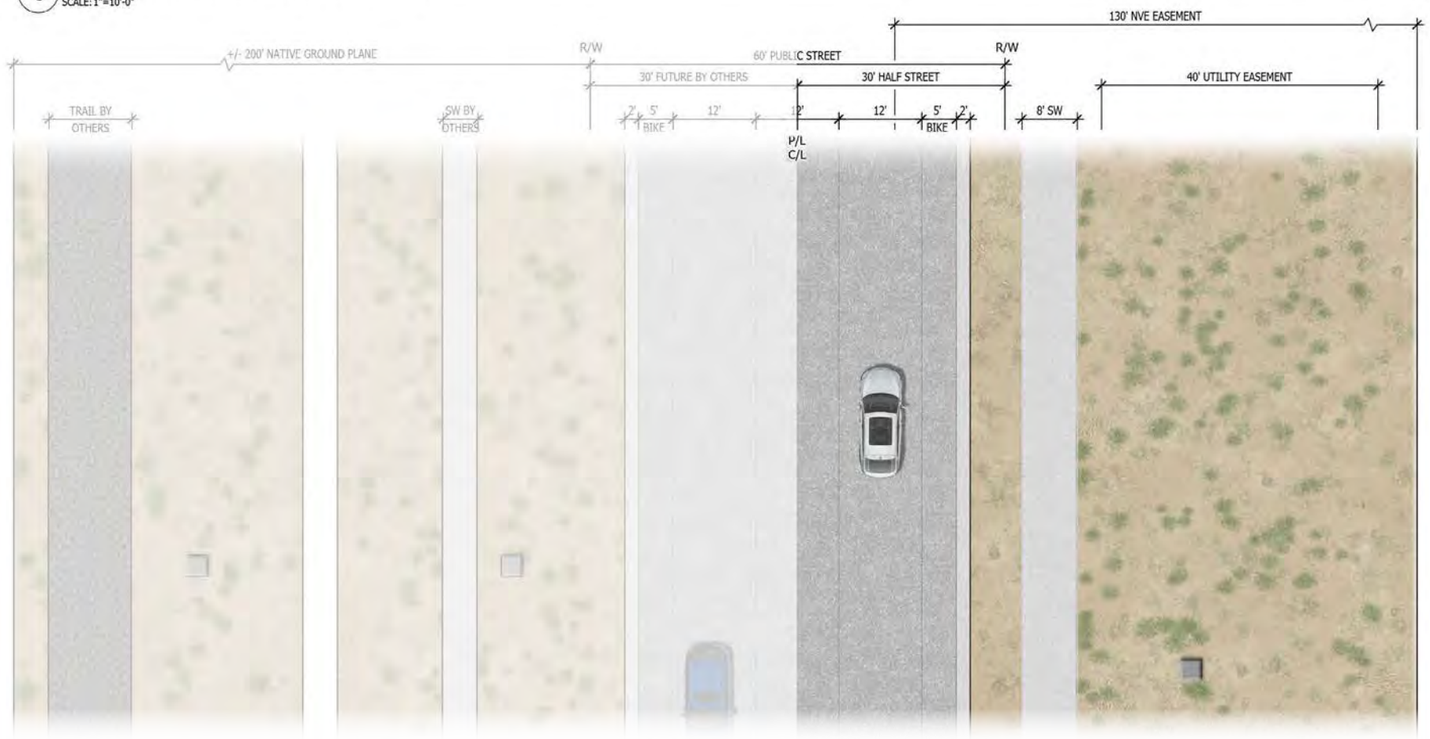


NOTE: PLANTING WITHIN UTILITY EASEMENTS SHALL CONSIST OF NATIVE REVEGETATION. ADDITIONAL LANDSCAPE MAY BE PROVIDED WHERE EXPRESSLY PERMITTED BY THE RESPECTIVE UTILITY COMPANY.



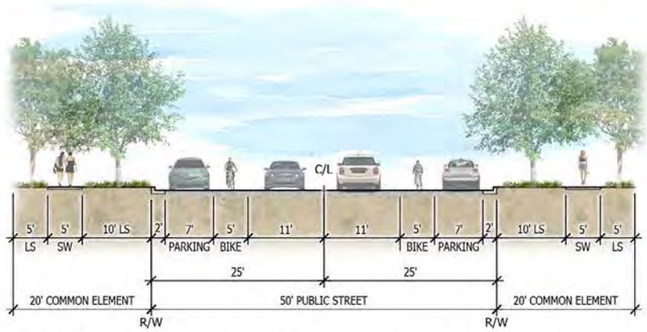
C 60' COLLECTOR, 4-LANES (LOOKING WEST)

SCALE: 1"=10'-0"



Notes:

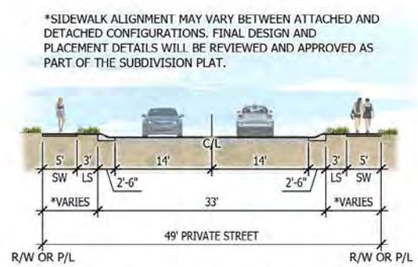
1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.



D 50' MINOR COLLECTOR, 2-LANES, 20' COMMON ELEMENTS, ON-STREET-PARKING (LOOKING NORTH)

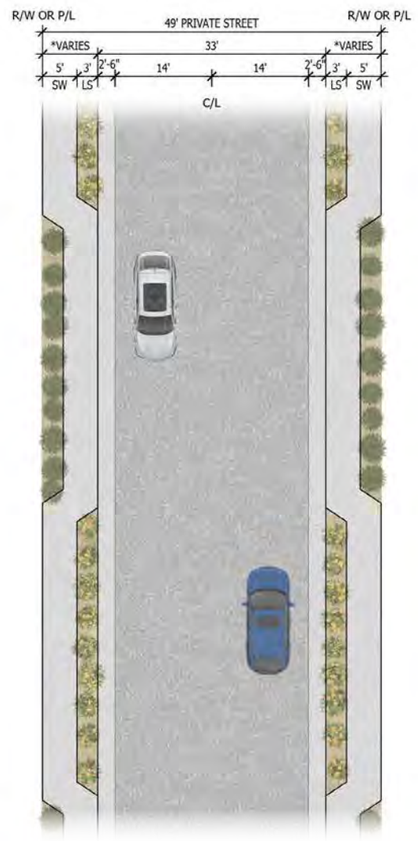
SCALE: 1"=10'-0"

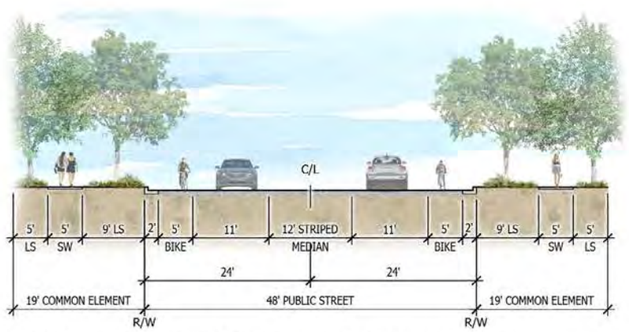




E 49' RESIDENTIAL STREET (PRIVATE)

SCALE: 1"=10'-0"





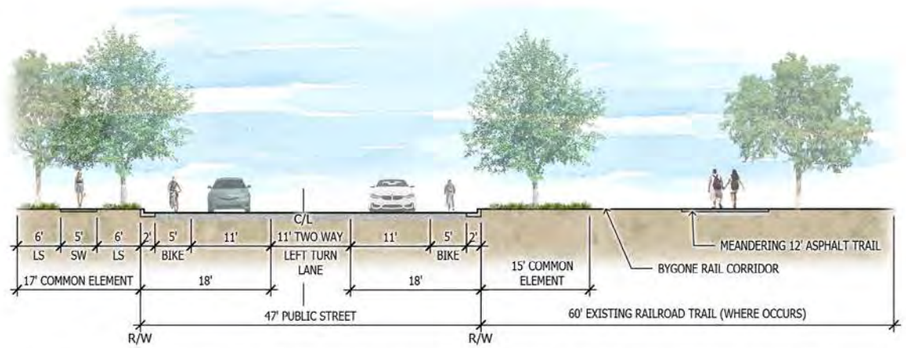
F 48' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES, 19' COMMON ELEMENTS (LOOKING NORTH)

SCALE: 1"=10'-0"

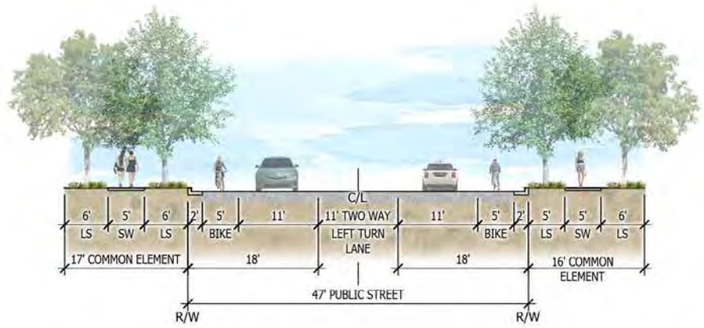


Notes:

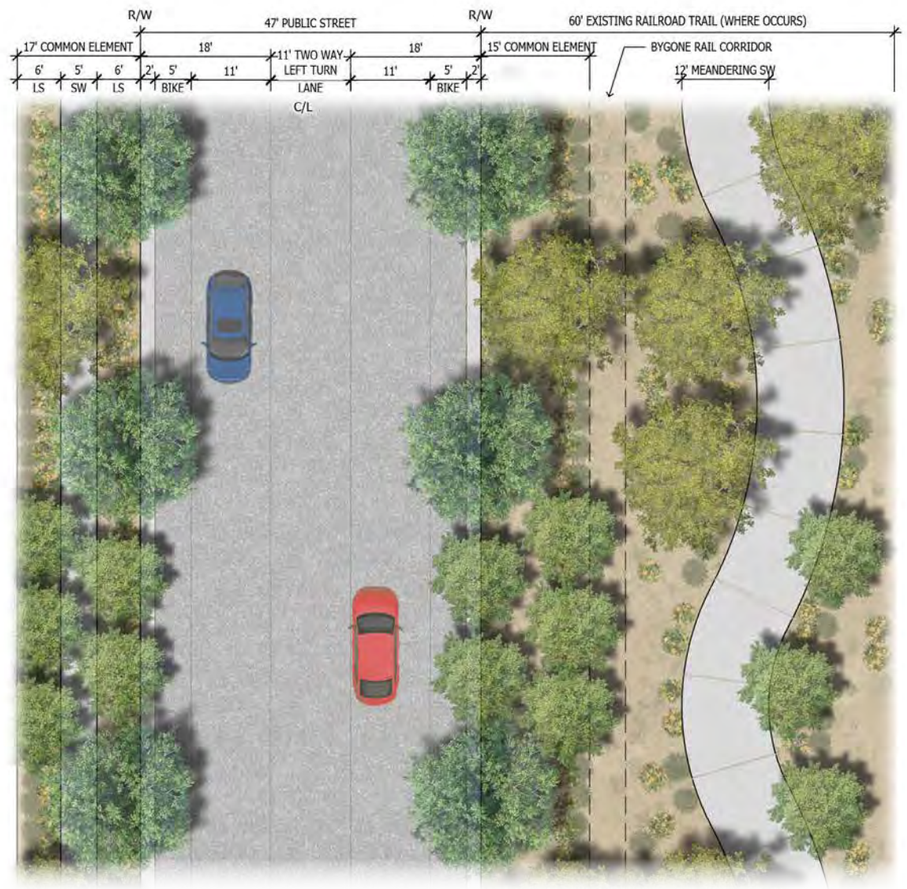
1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.

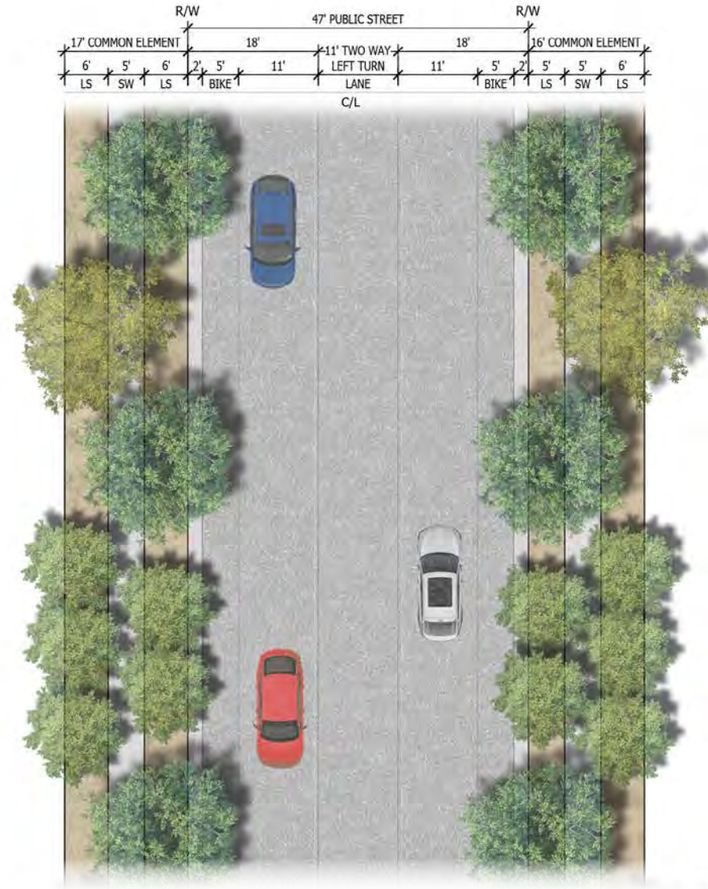


G1 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/15' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"

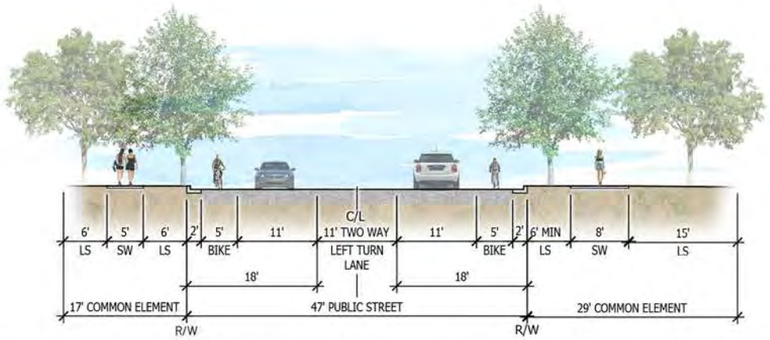


G2 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/16' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"

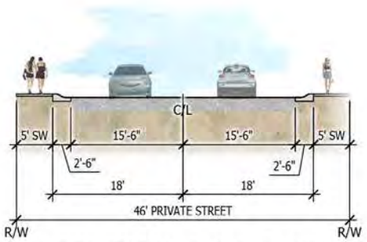




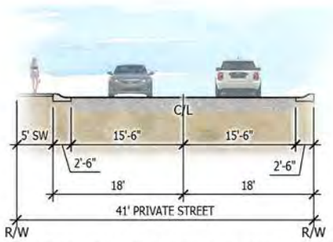
Notes:
1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.



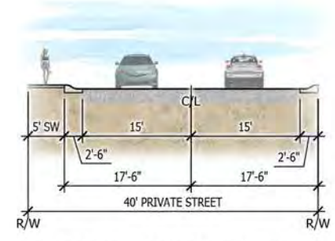
H 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/30' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"



I 46' PRIVATE STREET - PARKING BOTH SIDES
SCALE: 1"=10'-0"



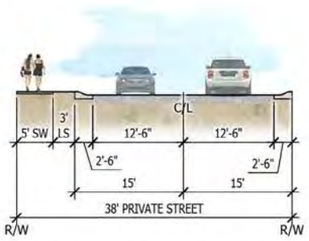
J 41' PRIVATE STREET - PARKING BOTH SIDES
SCALE: 1"=10'-0"



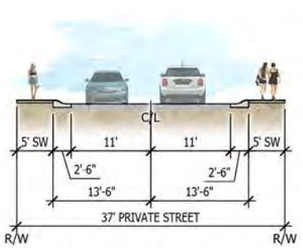
K 40' PRIVATE STREET - PARKING BOTH SIDES
SCALE: 1"=10'-0"



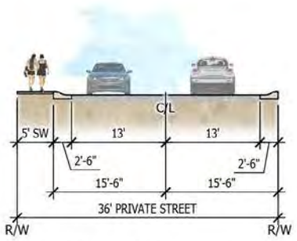
Notes:
1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.



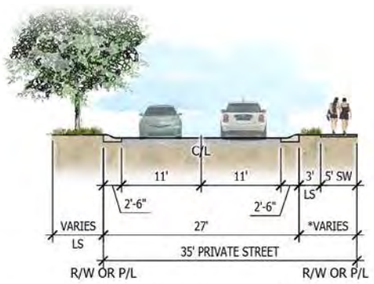
L 38' PRIVATE STREET - NARROWED PARKING BOTH SIDES
SCALE: 1"=10'-0"



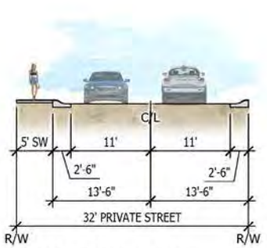
M 37' PRIVATE STREET NO PARKING
SCALE: 1"=10'-0"



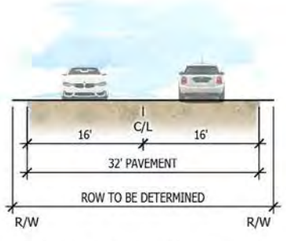
N 36' PRIVATE STREET PARKING ONE SIDE
SCALE: 1"=10'-0"



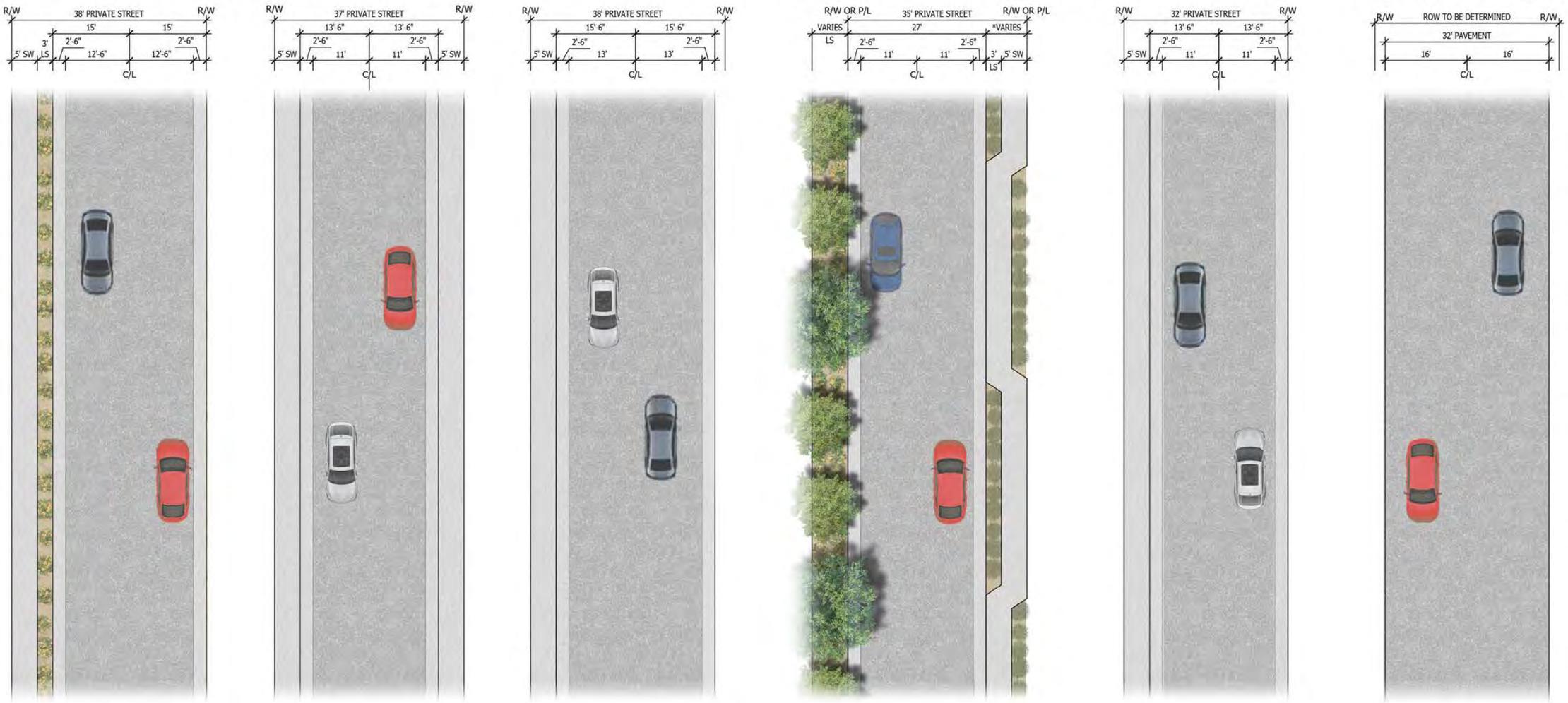
O 35' PRIVATE STREET (SINGLE-LOADED) NO PARKING
SCALE: 1"=10'-0"



P 32' PRIVATE STREET NO PARKING
SCALE: 1"=10'-0"

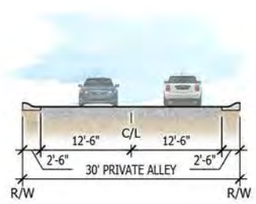


Q ACCESS ROAD, 2-LANES (LOOKING EAST) NO PARKING
SCALE: 1"=10'-0"

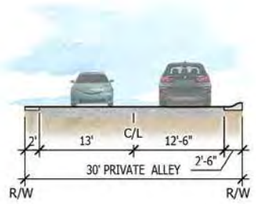


Notes:
1. Landscape areas may accommodate both above- and below-ground utilities where necessary.
2. Sidewalk may meander; detached when possible.

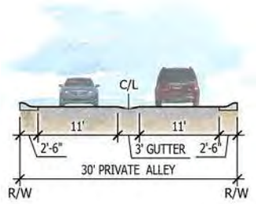
*SIDEWALK ALIGNMENT MAY VARY BETWEEN ATTACHED AND DETACHED CONFIGURATIONS. FINAL DESIGN AND PLACEMENT DETAILS WILL BE REVIEWED AND APPROVED AS PART OF THE SUBDIVISION PLAT.



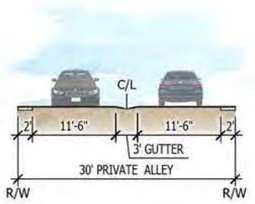
R 30' PRIVATE ALLEY
SCALE: 1"=10'-0" NO PARKING



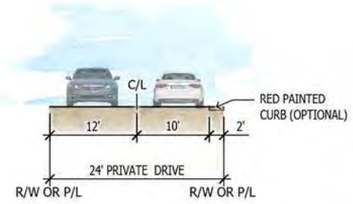
S 30' PRIVATE ALLEY
SCALE: 1"=10'-0" NO PARKING



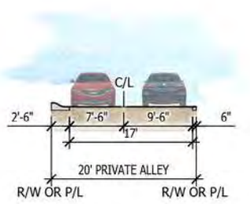
T 30' PRIVATE ALLEY WITH CENTRAL GUTTER
SCALE: 1"=10'-0" NO PARKING



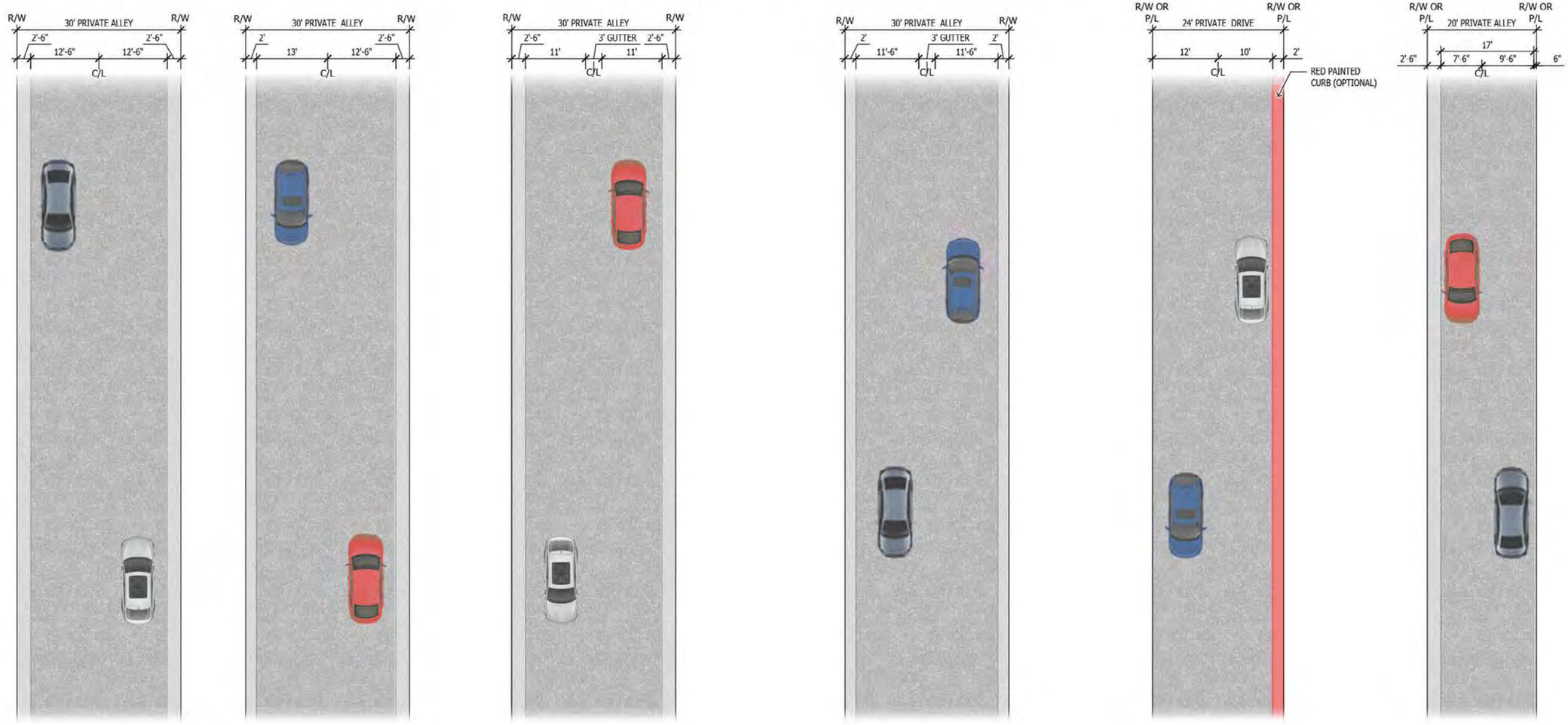
U 30' PRIVATE ALLEY WITH CENTRAL GUTTER
SCALE: 1"=10'-0" NO PARKING

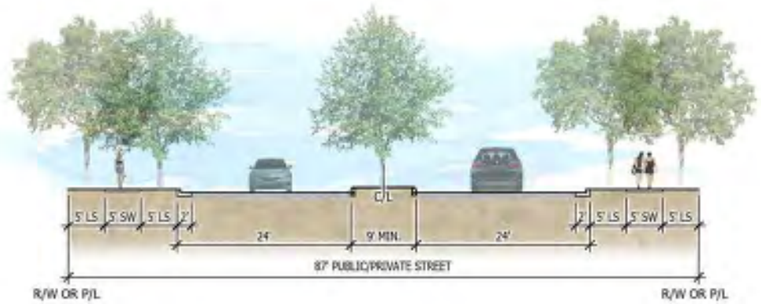


V 24' SHARED PRIVATE DRIVE
SCALE: 1"=10'-0" NO PARKING



W 20' PRIVATE ALLEY
SCALE: 1"=10'-0" NO PARKING

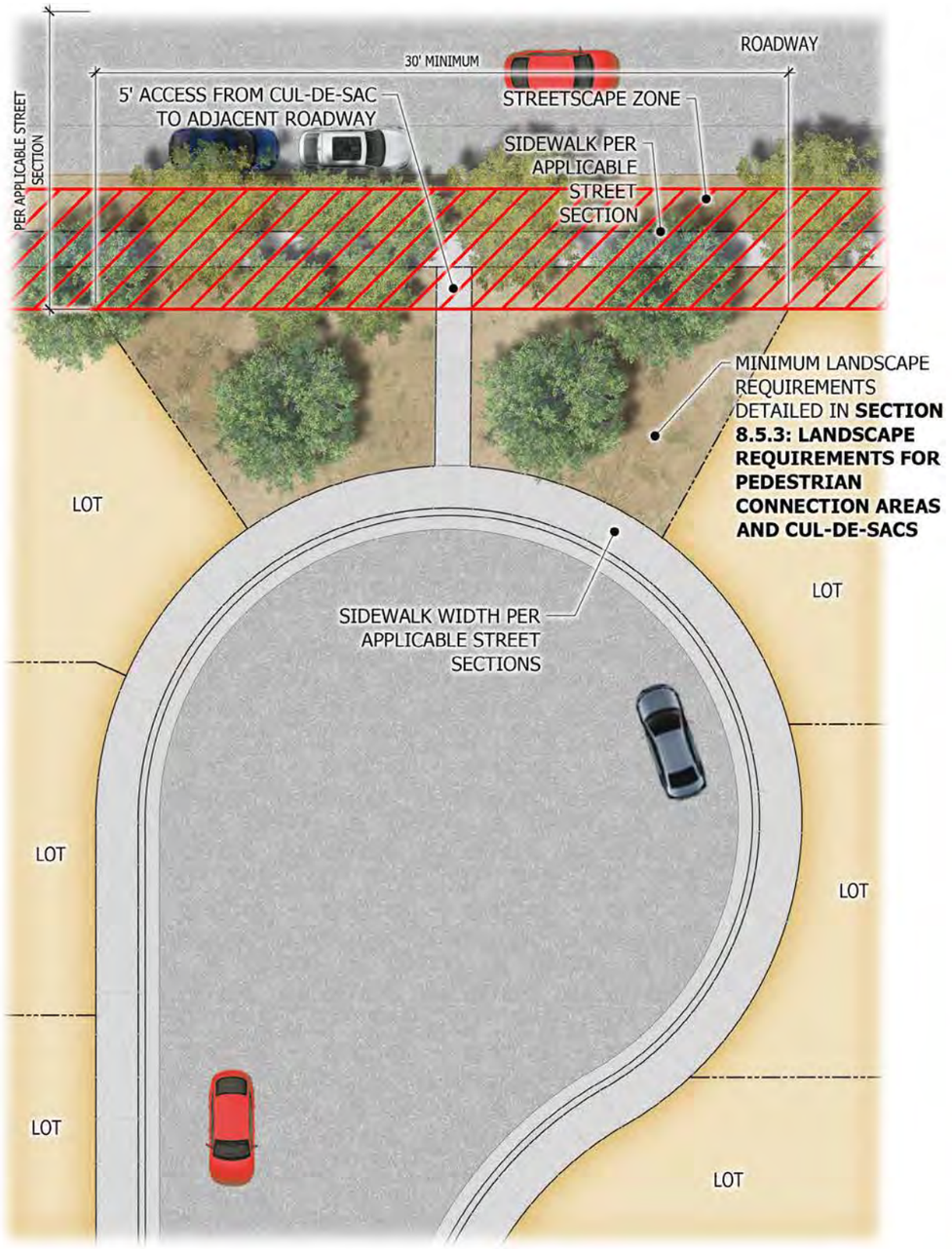




X GATED ENTRY
SCALE: 1"=10'-0"

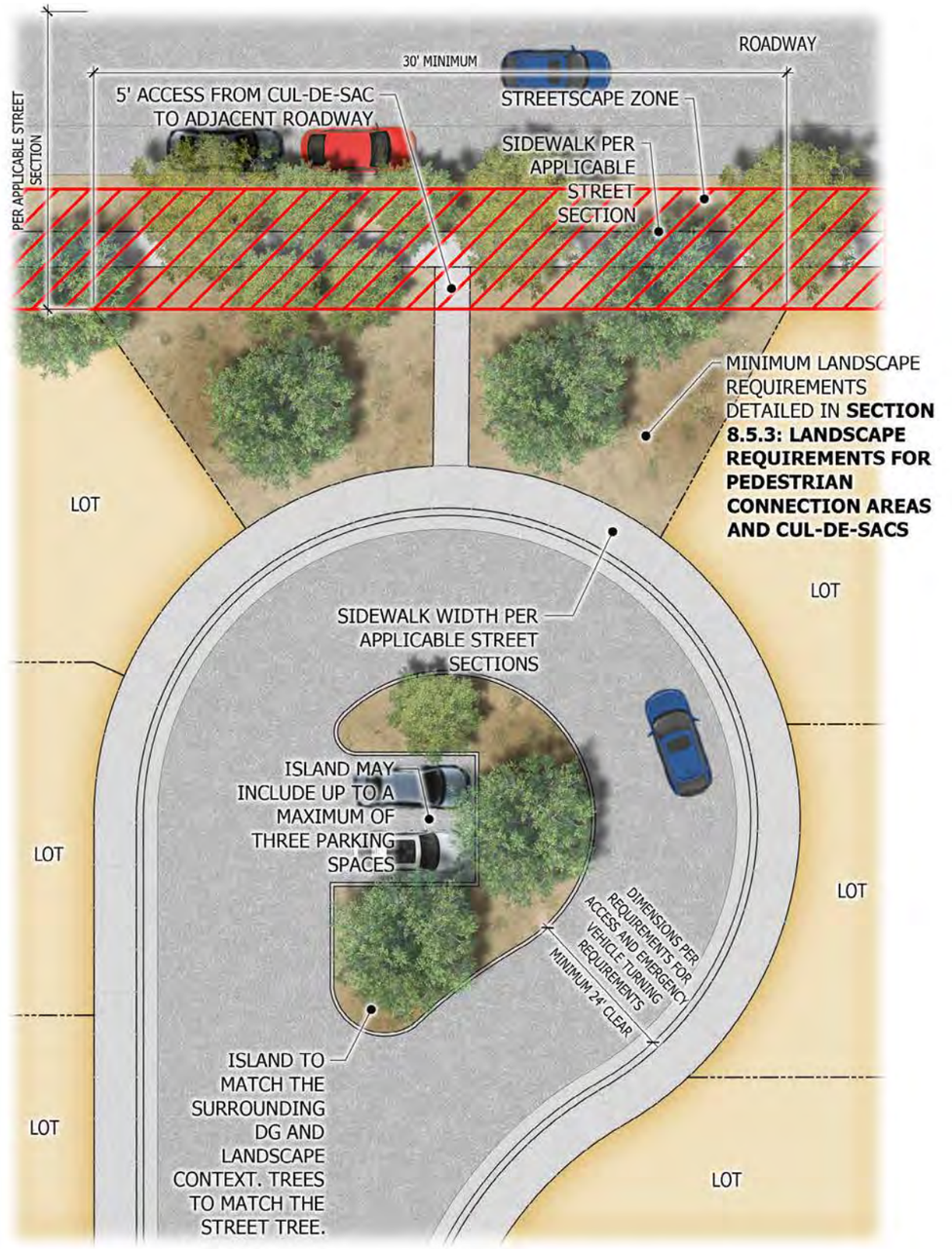


EXHIBIT 6.1C: GATED ENTRY



PEDESTRIAN CONNECTION AT CUL-DE-SAC
SCALE: 1"=10'-0"

STREETSCAPE ZONE - PLANTING PER APPLICABLE STREETSCAPE



PEDESTRIAN CONNECTION AT CUL-DE-SAC WITH ISLAND PARKING
SCALE: 1"=10'-0"

STREETSCAPE ZONE - PLANTING PER APPLICABLE STREETSCAPE

EXHIBIT 6.1D: CUL-DE-SACS

6.1.1 Arterial

Arterial boulevards are the principle transportation corridors within the community, providing connections between the different land uses. Arterial boulevards define the edges of specific, prominent land uses and provide opportunities for several types of travel - vehicular, public transit, cyclist, bicyclist, equestrian, and pedestrian. Refer to **Exhibit 6.1A: Circulation Master Plan, Table 6.1: Street Standards** and **Exhibit 6.1B: Street Sections** for more information.

6.1.2 Collector Streets – Major and Minor

To cultivate a pedestrian friendly environment, collector streets will serve as the prominent roadways linking several individual residential neighborhoods, recreational amenities, and the Monument Hills Trails network. Refer to **Table 6.1: Street Standards** and **Exhibit 6.1B: Street Sections** for more information.

6.1.3 Residential Streets

Residential streets, private or public, are designed to be more intimate in scale and create a distinctive sense of neighborhood identity. Refer to **Table 6.1: Street Standards** and **Exhibit 6.1B: Street Sections** for more information.

6.1.4 Intersections

Accentuation at intersections afford the opportunity to create a sense of arrival and provide key wayfinding elements. This may include;

A. Enhanced planting
    1. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for more information on plant material and requirements for landscape in Monument Hills.
B. Signage and entry monumentation
    1. Refer to **Chapter 12: Signage Design Guidelines** for standards on signage within Monument Hills.
C. Meaningful and accentuated nodes, parks, and/or open space. Refer to **Section 6.1.8: Pedestrian Realm** for more information.

6.1.5 Gates and Restriction to Access to Roadways, Driveways, or Alleys

These standards apply to all residential development but do not include gated private driveways on individual detached houses.

A. Public roadways may not be gated.
B. Gates that restrict roadways, driveway, alley, or pedestrian access must be approved by ARC
C. Refer to **Chapter 9: Walls, Fences, and Gates Design Guidelines** for more information on the design requirements for gates.
D. Refer to **Exhibit 6.1C: Gated Entry** and **Exhibit 9.4.6: Vehicular Gate** for requirements for gated parcel entries.

6.1.6 Cul-de-sacs

A. Internal sidewalks at open cul-de-sac conditions shall connect to the community trail and path network. Refer to **Exhibit 6.1D: Cul-de-sacs**.

B. A cul-de-sac may be developed with or without a center island.

   1. Cul-de-sac islands must include landscape. Refer to **Section 8.5.3: Landscape Requirements for Pedestrian Connection Areas and Cul-De-Sacs** for the planting requirements.

      a. May include up to three (3) parking spaces. Refer to **Exhibit 6.1D: Cul-de-sacs**.

6.1.7 Enhanced Vehicular Paving

Where included, enhanced paving in roadways shall consist of decorative concrete, pavers, or other decorative paving materials in patterns and colors that complement the community theme. These materials, when used at crosswalks, intersections, and focal point spaces, provide acoustical, tactile, and visual cues that contribute to traffic flow awareness and speed calming.

6.1.8 Pedestrian Realm

The design of the pedestrian realm in Monument Hills plays a critical role in promoting walkability, comfort, and connectivity throughout the community. In the desert climate, providing shade and relief from heat is essential for encouraging year-round pedestrian use.

A. Sidewalks shall be developed as described in **Table 6.1: Street Standards** and as shown on **Exhibit 6.1B: Street Sections.** These requirements include the width and location of sidewalks. For information on the requirements for trails and pedestrian pathways, refer to **Section 7.8: Pedestrian Circulation and Trails Master Plan**.

B. Traffic calming, pedestrian-oriented components may include, but are not limited to, design elements such;

   1. Extended and/or enhanced planting areas;
   2. Enhanced paving in traffic lanes at crosswalks;
   3. Appropriate placement of aesthetically pleasing street furniture.

C. Pedestrian paving shall consist of decorative ground texture that provides for a safe and pleasurable walking experience.

   1. Material shall be interlocking pavers, decomposed granite, and/ or flagstone.

D. Sidewalks shall promote a pedestrian friendly atmosphere and be punctuated along the way with the appropriate amenities and / or site furniture while maintaining Public Right-of-Way Accessibility Guidelines (PROWAG); including, but not limited to:

   1. Benches;
   2. Directional Signage;
   3. Public Art;

4. Trash Receptacles;
5. Identification Markers;
6. Transit Shelters;
7. Information Kiosks;
8. Tree Grates
9. Lighting; and
10. Bike Racks.
11. For information on requirements for pedestrian-scale lighting along streetscapes, refer to **Chapter 11: Lighting Design Guidelines**.

6.1.9 Opposing Driveway Alignments

The layout of opposing driveways shall be coordinated to either line up directly or be sufficiently separated to avoid creating left-turn conflicts.

6.1.10 Vehicular Access in Multi-Family Developments

Multi-family developments are to be served by arterial, collector, and in certain instances a shared local roadway connection and shall comply with the following standards.

A. A minimum of one (1) secondary point of vehicular ingress/ egress into a multi-family development shall be required in accordance with City of Las Vegas specifications; and
B. Where a local roadway serves solely as the access point to a single-family detached development (where no homes load onto the local roadway), primary access may be provided to the multi-family development.
C. Additionally, emergency vehicle access may be provided, as appropriate in accordance with the City of Las Vegas specifications.

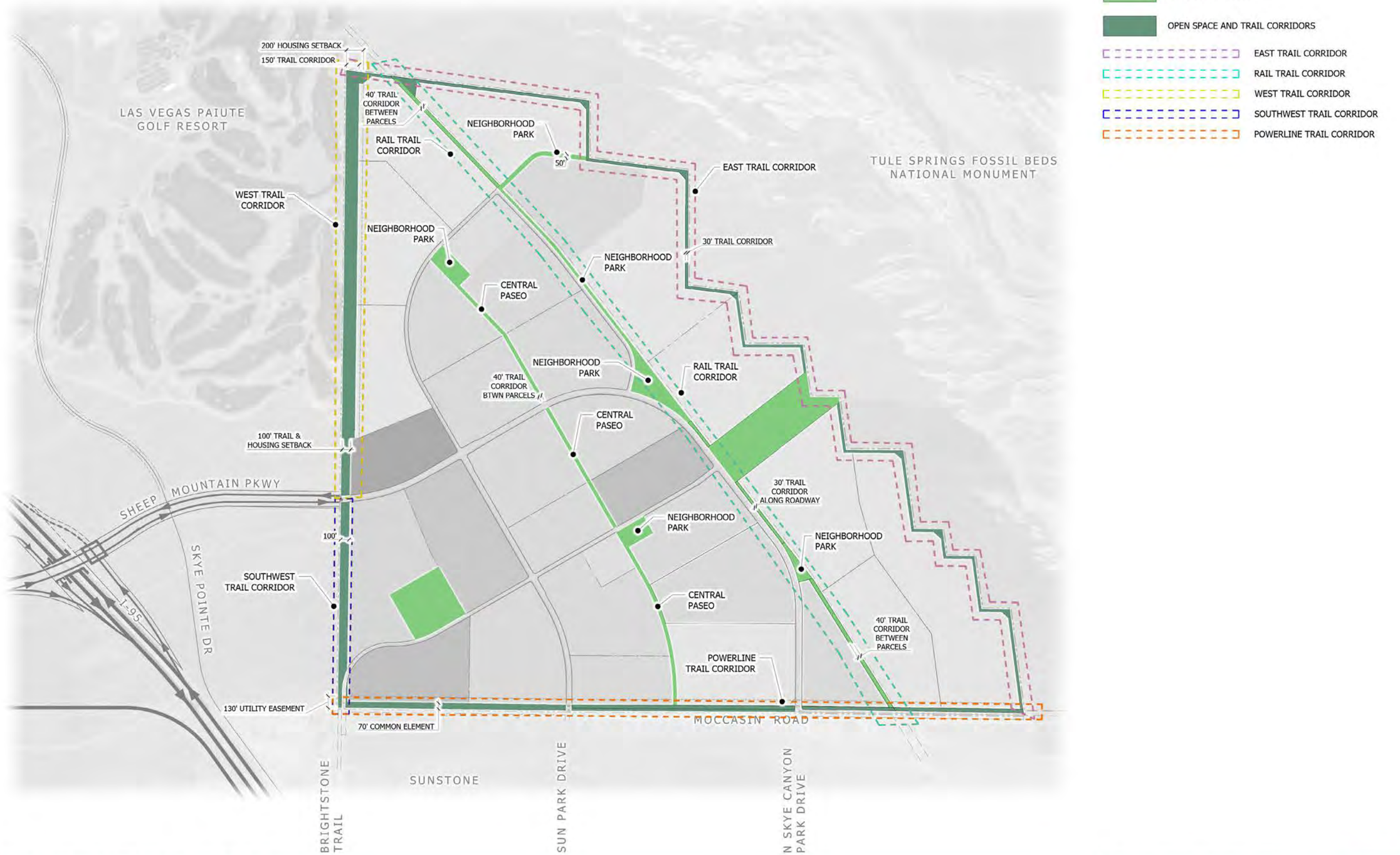
7. OPEN SPACE, PARKS, AND TRAILS DESIGN GUIDELINES

Monument Hills delivers a comprehensive blend of both active and passive recreation opportunities. Monument Hills aims to elevate outdoor spaces to truly public places by creating comfort and amenities available to everyone. Public open space can accommodate and encourage the interaction of the wide social, cultural, ethnic, economic and age diversity. At each scale, from the largest pocket park to the smallest courtyard, and along all public streetscapes and trails, the design of these spaces should always seek to allow residents and visitors to interact in comfort and safety.

In the desert climate of Las Vegas, providing shade contributes to a more comfortable and usable environment for pedestrians and open space users. Shade may be achieved through a combination of elements such as trees, structures, or integrated design features that support year-round enjoyment of parks, trails, and community spaces.

7.1 Open Space and Parks Master Plan

Monument Hills establishes a structured hierarchy of parks, trails, and open spaces to offer a wide variety of outdoor exploration and recreational opportunities for residents. The Open Space and Parks Framework Plan delineates the allocation of open space for trail corridors, the Central Paseo, and conceptual park locations. Refer to **Exhibit 7.1: Open Space and Parks Master Plan**. In the desert climate of Monument Hills, open spaces are most effective when designed to enhance user comfort. Shade can be provided through a variety of methods, including trees, structures, and topography, to promote comfortable and active use throughout the year.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 7.1: OPEN SPACE AND PARKS MASTER PLAN

7.2 Open Space and Parks Guidelines

The Open Space and Parks Framework Plan provides an overview of the open space to be provided within Monument Hills. As development of parcels moves forward, the specific size, locations, and amenities of parks will be provided in more detail.

7.2.1 Trail Corridors

Exhibit 7.1: Open Space and Parks Master Plan illustrates the conceptual locations of trail corridors such as:

A. East Trail Corridor which follows where Monument Hills borders the Tule Springs Fossil Beds National Monument.
B. Rail Trail Corridor which follows the path cut by a bygone railway line.
C. West Trail Corridor which borders the Las Vegas Paiute Golf Resort down to Sheep Mountain Parkway.
D. Southwest Trail Corridor which follows the western border of Monument Hills south of Sheep Mountain Parkway.
E. Powerline Trail Corridor which follows the southern border of Monument Hills along Moccasin Drive.

For more information on Trail Corridors, including the dimensions of corridor widths, refer to **Section 7.8: Pedestrian Circulation and Trails Master Plan** and **Exhibit 7.8B: Trail Sections**. Trail Node locations are graphically shown on **Exhibit 7.8A: Trails Master Plan** and more details can be found in **Section 7.8.2: Trail Nodes**.

7.3 Open Space for Single-Family Developments

A. In single-family developments, common open spaces should serve as shared amenities accessible to all residents.
B. **Table 7.3: Open Space Requirements for Single-Family Development Per Builder Parcel** detail the required amount of open space required per single-family dwelling unit.

Table 7.3: Common Open Space Requirements for Single-Family Development Per Builder Parcel

Type of Single-Family Development	Square Footage Required	Per Dwelling Units
Single-Family Detached	100 SF per the first 100 units, plus 50 SF for each additional unit beyond	1 unit
Single-Family Attached		

C. The square footage of required common open space for single-family development is to be combined towards an eight thousand (8,000) square foot minimum common open space element.
    1. The remaining cumulative balance of required common open space may be distributed throughout the project as the Designated Builder desires so long as each common open space element meets a minimum dimension of twenty (20) feet.

7.3.1 Common Open Space Element Requirements for Single-Family Development

The following requirements are for the combined common open space element required for all Single-Family developments:

A. The required minimum common open space area shall be located near the Parcel entry as a feature to enhance the sense of arrival and be oriented in such a manner that it is visible from the Parcel entry to the extent feasible.

B. The minimum dimension of any area of the Common Open Space Element area shall be no smaller than twenty (20) feet.

C. Where a Common Open Space Element area includes turf, it must comply with the requirements of Section 14.11 Drought Plan of Municipal Code.

D. A minimum useable area of one thousand five hundred (1,500) square feet. Useable area for a Common Open Space Element is defined as portions of a park designated and designed for active and passive recreational use by the community.

1. This includes areas that provide recreational, social, and leisure opportunity for the community such as;
    a. Playgrounds and play structures;
    b. Sports fields or sports courts;
    c. Picnic areas equipped with tables and seating;
    d. Walking, jogging, and/or cycling paths;
    e. Dedicated space for public gatherings, performances, or art installations;
    f. Functional Turf/ open play turf areas following the requirements in Section 14.11 Drought Plan of Municipal Code.
        i. Functional Turf is defined as an area of turf that is:
        ii. Contiguous;
        iii. No less than thirty (30) feet in any dimension;
        iv. An area of one thousand five hundred (1,500) feet in area or greater;
        v. Installed on a slope of less than twenty-five (25) percent;
        vi. Shall be located at least ten (10) feet away from the back of curb of a public or private street.
    g. Refer to **Section 7.7: Park Amenities** and **Table 7.7: Park Amenities** for more information on amenities.
2. This does not include areas for recreational infrastructure like maintenance yards, service roads, parking lots, and other non-recreational infrastructure.

7.3.2 Private Open Space for Single-Family Attached Developments

A. Single-family attached units are required to have a minimum of one hundred twenty-five (125) square feet of private open space per Builder Parcel.

B. The minimum dimension for private open space is eight (8) feet.

C. Seventy-five (75) percent of the private open space is to be open to the sky and may be located on the front, side, or rear of the unit.

D. For perimeter or corner lots, private open space shall be located adjacent to the exposed property line to provide articulation to the building mass on these visible edges.

    1. Privacy wall or fence ay enclose private open space in these cases.

E. Outdoor living space requirements defined in **Section 5.1.2.22: Outdoor Living Spaces in Single-Family** may be counted toward the private open space requirement for single-family attached units.

7.4 Open Space for Multi-Family Developments

A. In multi-family developments, common open spaces should serve as shared amenities accessible to all residents.

B. For multi-family housing one hundred (100) square feet of common open space is required per unit for the first one hundred (100) units. Each additional multi-family unit beyond one hundred (100) units requires fifty (50) square feet of common open space.

C. The square footage of required common open space for multi-family development is to be combined towards an exterior eight thousand (8,000) square foot minimum common open space element for the multi-family development.

    1. The remaining cumulative balance of required common open space may be distributed throughout the project as the Designated Builder desires so long as each common open space element meets a minimum dimension of twenty (20) feet.

7.4.1 Common Outdoor Open Space - Courtyards, Plazas, and Green Spaces

Common outdoor open spaces encompass a variety of areas accessible to all residents. Examples include landscape courtyards, shared decks, gardens with pathways, play areas, pools, etc. To ensure these spaces meet the necessary standards, the following requirements are set:

A. Required setback areas are only included in the open space calculation if they form part of an area that fulfills the other criteria for common open space.

B. Each open space must have the minimum dimension of fifteen (15) feet in any direction to facilitate functional leisure or recreational activities.

    1. Exceptions to this rule may be considered by ARC based on unique site conditions such as topography or irregular lot shapes.

C. Features such as paths, walkable areas, landscaping, seating, lighting, play structures, sports courts, and other pedestrian amenities must be incorporated into open spaces. These additions should enhance functionality and enjoyment for a diverse range of users, with consideration given to noise from activities like basketball, tennis, and handball.

D. Common spaces need to be distinct and separated from ground level windows, streets, service areas, and parking lots. This separation can be achieved through landscaping, low-level decorative fencing (excluding chain link), or other approved methods that improve safety and privacy for both the common open space and adjacent dwelling units.
E. Solar orientation is a key consideration in the planning of these spaces, with a preference for south, east, or west-facing orientations to maximize solar benefits.
F. Accessibility from the dwelling units is paramount, and the space should ideally be centrally located to encourage activity and interaction among local residents. The orientation of the space should foster engagement and use by the community.
G. Designing these areas to provide shade in key gathering and seating areas helps improve year-round comfort. Trees, built structures, and material choices that reduce heat buildup are encouraged as part of a comprehensive outdoor environment.

7.4.2 Rooftop Decks and Terraces

Rooftop decks and terraces, where included, should meet the following requirements:

A. Space must provide amenities such as, but not limited to, seating areas, barbecues, fireplaces, recreational spaces, landscaping, etc;
B. Space must feature surfacing which enables residents to use the open space; and,
C. Space must incorporate features that provide for the safety of residents, such as appropriate lighting levels.
D. Where feasible, shade elements such as pergolas, canopies, or integrated structures may be incorporated to provide relief from heat and improve the functionality of rooftop amenities in the desert climate

7.4.3 Private Open Space for Multi-Family Developments

The following criteria should be considered when designing private multi-family open spaces within Monument Hills:

Each dwelling unit must provide at least one (1) of the following area of private open space;

A. Private open space located on the ground level such as yards, decks, patios, covered porches, and courtyards.
    1. These shall be a minimum of sixty (60) square feet and no horizontal dimension may be less than six (6) feet.
B. Private open space located above the ground level such as balconies and rooftop decks.
    1. Minimum dimensions of four (4) feet deep by six (6) feet wide when the depth is measured perpendicular to the building plane.

7.5 Open Space for Non-Residential Development

Key requirements for outdoor pedestrian open spaces and plazas have been established. These guidelines aim to enhance the overall aesthetic and usability of these areas:

A. Outdoor pedestrian spaces and plazas must provide shade, rest areas, and relief from traffic and noise, facilitating activities such as vending and dining. In the desert climate, incorporating shade through trees, overhead structures, or architectural features contributes to a more comfortable and usable environment throughout the year.

B. The size of pedestrian open spaces and plazas should be proportional to the development's scale, as detailed in the site plan. These areas must be distributed throughout the development and be ADA compliant.

    1. Developments over five (5) acres are required to provide a minimum of fifty (50) square feet of plaza space for each one (1) acre.

C. Pedestrian spaces should be integral to the commercial development's design, situated in high-traffic areas, and remain open during standard business hours.

D. The minimum size for any individual pedestrian open space is two hundred fifty (250) square feet.

E. Site amenities such as benches, pergolas, landscaped arbors, and artwork should be incorporated into each space's design.

F. For character imagery examples, refer to **Exhibit 7.5: Non-Residential Amenity Character**.



















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EXHIBIT 7.5: NON-RESIDENTIAL AMENITY CHARACTER

N

7.6 Parks

Parks serve as focal points, fostering connections with nature and the community. A carefully organized hierarchy of parks and open space ensures diverse recreational opportunities. Neighborhood Parks will provide amenities and playfields, catering to the broader neighborhood while Pocket Parks are designed to meet the needs of surrounding residents on a local scale. **Exhibit 7.1: Open Space and Parks Master Plan** outlines anticipated park locations, excluding Pocket Parks due to their close association with parcel developments. Each parcel will be required to include a Pocket Park, see **Section 7.6.3: Pocket Parks** for more information.

As development of parcels moves forward, the specific size, locations, and amenities of parks will be provided in more detail. Considering factors like location and scale, the design and programming of parks shall be thoughtfully tailored to their specific context and proximity to other parks. For multi-family areas, park requirements are fulfilled through common open space within the corresponding parcel. Final specifications for parks, including park location, size, type, and quantity, are decided at the time of the tentative plat. Landscape areas within parks shall follow the guidelines in **Chapter 8: Landscape Architectural Design Guidelines**. For additional requirements, refer to the Monument Hills Parks Agreement.

7.6.1 Conformance with City of Las Vegas Park General Requirements

The City of Las Vegas 2050 Master Plan set a target goal of seven (7) acres of park space per one thousand (1,000) residents to be located within a quarter (1/4) mile walking distance. Monument Hills is in conformance with this goal by integrating a hierarchy of parks that include a community park, several neighborhood parks, and the requirement of a pocket park in each parcel. The diverse array of parks, combined with the network of trails, pathways, and open spaces provide a variety of recreational opportunities within and adjacent to Monument Hills for residents within walkable access.

7.6.2 General Park Standards

The following guidelines outline the general standards for park development. These standards are designed to ensure a consistent level of quality and functionality across all parks, enhancing the recreational experience while maintaining aesthetic and structural integrity. Each park, irrespective of size or type, is expected to adhere to these foundational principles to foster a cohesive and inviting outdoor environment.

In the desert climate of Monument Hills, shade is an important element for enhancing user comfort and promoting year-round usability. A variety of strategies—such as shade trees, overhead structures, and building orientation—may be incorporated into park design to provide protection from sun exposure in gathering, play, and rest areas.

A. Fencing around tot lot/ play areas is prohibited.

B. A minimum of seventy (70) percent of the required open space of a park must have a slope of five (5) percent or less.

    1. Slopes of 4:1 and 3:1 are allowed within parks.

C. Landscape planting within parks shall follow the requirements of **Chapter 8: Landscape Architectural Design Guidelines**.

D. Turf is permitted as part of open play/ active recreation per the requirements of **Section 7.6.2: General Park Standards** and **Section 8.5.4.5: Turf**. These areas must follow the requirements in Section 14.11 Drought Plan of Municipal Code.

7.6.3 Pocket Parks

Pocket Parks are the smallest parks within the Monument Hills park hierarchy. Pocket Parks are compact spaces that serve a local neighborhood.

A. Pocket Parks include amenities that are compatible with the character and needs of the adjacent residential areas they serve.

B. A minimum dimension of fifty (50) feet in any direction.

    1. Exceptions to this rule may be considered by the ARC based on unique site conditions such as topography or irregular lot shapes.

C. Pocket Parks shall have a minimum of two (2) connection points into the community.

D. A Pocket Park must include at least four (4) amenities from **Table 7.7: Park Amenities**.

E. Each parcel is required to include at least one Pocket Park.

    1. Pocket Parks shall be located at one (1) of three location options within a parcel;

        a. Entry Focal Point - Located at the entrance or terminus of the main access road to the parcel. Refer to **Figure 7.5.3A: Pocket Park – Entry Focal Point**.

        b. Where Pocket Parks are located at the terminus of an entry road, a minimum twenty-five (25) foot buffer is required for safety and to mitigate headlight glare. Play structures and amenities may not be located within this buffer. Refer to **Figure 7.6.3A: Pocket Park – Entry Focal Point**.

Figure 7.6.3A: Pocket Park – Entry Focal Point



c. Boundary Connector – situated along the parcel border, these pocket parks act as connective spaces promoting interaction and unity between different neighborhoods. Refer to **Figure 7.6.3B: Pocket Park – Boundary Connector**.

Figure 7.6.3B: Pocket Park – Boundary Connector



d. Central Parcel Amenity – placed centrally within a parcel, a Pocket Park becomes a communal gathering point and walkable amenity. Refer to **Figure 7.6.3C: Pocket Park – Central Parcel Amenity**.

Figure 7.6.3C: Pocket Park – Central Parcel Amenity



F. Refer to **Exhibit 7.6.3: Conceptual Pocket Park** for an example of a Pocket Park design.







PARCEL 2.04



LEGEND

1. LANDSCAPE AREA
2. CONCRETE SIDEWALK
3. TURF AREA (30' MIN EACH DIRECTION)
4. RAISED PLANTER WITH SPECIMEN TREE
5. SEATING NODE
6. BYGONE RAIL CORRIDOR

TREE LEGEND



Olea europaea 'Wilsonii'
Wilsonii Olive

Parkinsonia hybrid 'Desert Museum'
Desert Museum Palo Verde

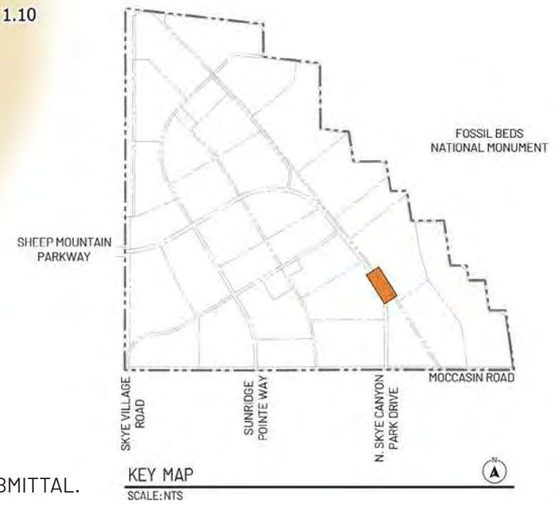
Pistacia chinensis
Chinese Pistache

Pistacia lentiscus
Mastic Tree

Pinus eldarica
Mondell Pine

Prosopis glandulosa
Thornless Honey Mesquite

Quercus virginiana 'Cathedral'
Cathedral Live Oak



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EXHIBIT 7.6.3: CONCEPTUAL POCKET PARK

7.6.4 Neighborhood Parks

Neighborhood Parks offer more expansive program areas than Pocket Parks. Neighborhood Parks are positioned to serve as the second level of recreation space. These parks serve as focal points, gathering points, and points of pride within the community. The form may be more formal typical parks or may be more natural.

A. Neighborhood Parks include amenities that are compatible with the character and needs of the neighborhood residential areas they serve.
B. Neighborhood Parks must include at least six (6) amenities from **Table 7.7: Park Amenities**.
C. The conceptual locations of Neighborhood Parks have been identified on **Exhibit 7.1: Open Space and Parks Master Plan** on Parcel 1.06, Parcel 3.04, and Parcel 4.04.
D. Neighborhood parks are a minimum of half (1/2) acre in size.
E. Refer to **Exhibit 7.6.4A: Conceptual Neighborhood Park A**, **Exhibit 7.6.4B: Conceptual Neighborhood Park B, Exhibit 7.6.4C: Conceptual Neighborhood Park C** for an example of a Neighborhood Park design.

















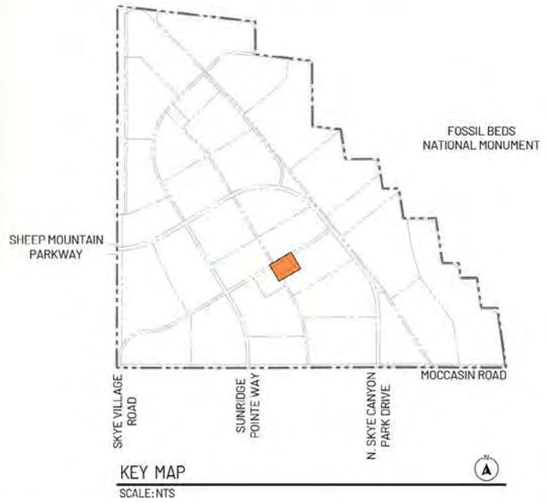
LEGEND

1. LANDSCAPE AREA
2. CONCRETE SIDEWALK
3. TURF AREA (30' MIN EACH DIRECTION)
4. PLAZA
5. RAMADA
6. TOT LOT
7. ADULT GAMES
8. PARKING LOT
9. PICNIC AREA

TREE LEGEND



- Chilopsis linearis — Desert Willow
- Laurus nobilis — Bay Laurel
- Olea europaea 'Wilsonii' — Wilsonii Olive
- Pinus eldarica — Mondell Pine
- Pistacia chinensis — Chinese Pistache
- Prosopis glandulosa — Thornless Honey Mesquite
- Quercus buckleyi — Texas Red Oak
- Sophora secundiflora — Texas Mountain Laurel



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EXHIBIT 7.6.4A: CONCEPTUAL NEIGHBORHOOD PARK A











LEGEND

1. LANDSCAPE AREA
2. CONCRETE SIDEWALK
3. TURF AREA (30' MIN EACH DIRECTION)
4. PLAZA
5. RAMADA
6. EXERCISE EQUIPMENT
7. ADVENTURE TRAIL
8. BYGONE RAIL CORRIDOR
9. RETAINING WALL

TREE LEGEND



Olea europaea 'Wilsonii'
Wilsonii Olive

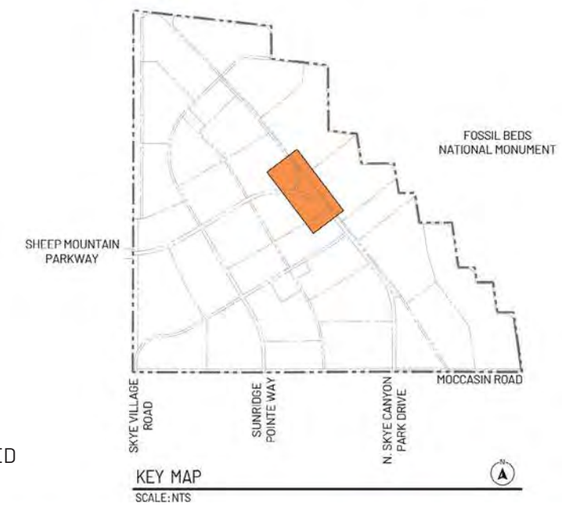
Parkinsonia hybrid 'Desert Museum'
Desert Museum Palo Verde

Pistacia chinensis
Chinese Pistache

Pistacia lentiscus
Mastic Tree

Pinus eldarica
Mondell Pine

Prosopis glandulosa
Thornless Honey Mesquite



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EXHIBIT 7.6.4B: CONCEPTUAL NEIGHBORHOOD PARK B









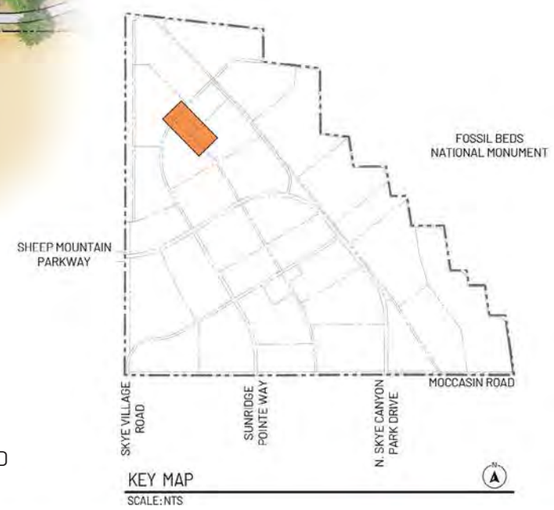
LEGEND

1. LANDSCAPE AREA
2. CONCRETE SIDEWALK
3. TURF AREA (30' MIN EACH DIRECTION)
4. TOT LOT
5. RAMADA
6. HALF BASKETBALL COURT
7. PARKING LOT

TREE LEGEND

- Olea europaea 'Wilsonii' — Wilsonii Olive
- Parkinsonia hybrid 'Desert Museum' — Desert Museum Palo Verde
- Pistacia chinensis — Chinese Pistache
- Pistacia lentiscus — Mastic Tree
- Pinus eldarica — Mondell Pine
- Prosopis glandulosa — Thornless Honey Mesquite
- Quercus buckleyi — Texas Red Oak





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7.6.5 Community Park

Community Parks are the largest park within the Monument Hills hierarchy and serve the broader community.

A. The location of the Community Park has been identified on **Exhibit 7.1: Open Space and Parks Master Plan** on Parcel 2.06.
B. Community Parks include amenities that are compatible with the character and needs of the community that they serve.
C. Community Parks must include at least eight (8) amenities from **Table 7.7: Park Amenities**.
D. Refer to **Exhibit 7.6.5: Conceptual Community Park** for an example of a Community Park design.











EXHIBIT 7.6.5: CONCEPTUAL COMMUNITY PARK

7.7 Park Amenities

Table 7.7: Park Amenities presents a baseline selection of amenities for each amenity type. Amenities marked with the required symbol in the table must be provided as part of the minimum number of required amenities. Alternative amenities may be utilized with the approval of the ARC and the City, provided they meet the established standards for quality, intensity, and programming. The table is not exhaustive and allows for the incorporation of additional program elements, subject to ARC approval, that align with these standards.

7.7.1 General Standards for Park Amenities

A. Play structures for age ranges of two (2) to five (5) years old and five (5) to twelve (12) years old shall be required to meet the following minimum specifications required by the Master Developer.

   1. Vendors approved for play structures include Kompan, Landscape Structures, and Playworld Systems. Additional vendors that meet the minimum established standards of quality and intensity may be used, subject to ARC approval.

   2. Each structure to have play stations and useable area as specified on **Table 7.7: Park Amenities**.

B. Shade covering for play structures shall be triangle or square canvas shading that covers a minimum of fifty (50) percent of the required amenity.

C. Turf/lawn areas shall meet the requirements in **Section 7.6.2: General Park Standards** and **Section 8.5.4.5: Turf**.

D. In the desert climate, shade is an essential component of park design to improve comfort, safety, and usability. Where possible, shaded areas should be incorporated into and around park amenities—including play structures, seating, and gathering spaces—through a combination of trees, built shade structures, or other passive design strategies.











Table 7.7: Park Amenities			
Description	**Pocket Park**	**Neighborhood Park**	**Community Park**
Number of Additional Park Amenities Required From Any of The Below List[1]	**4**	**6**	**8**
Amphitheater			X
Bag Toss Courts	X	X	X
Barbeque Grill	X	X	X
Baseball/Softball Fields			X
Basketball Court		X	X
Benches	X	X	X
Bicycle Parking			X
Bocce Ball Courts		X	X
Community Garden		X	X
Community Pools			X
Covered Large Play Structure (Ages 5-12)			X
Covered Small Play Structure (Ages 5-12)	X	X	X
Covered Tot Lot (Ages 2-5)	X	X	X
Dog Park			X
Drinking Fountain			X
Fire Pit	X	X	X
Football Field			X
Great Lawn			X
Internal Trails and Paths	X	X	X
Little League Fields			X
Multi-Use Sports Field			X
Nature Trail System/ Decomposed Granite			X
Open Space	X	X	X
Outdoor Fitness/Stretch Equipment		X	X
Park Internal Interpretive Level Signage			X
Parking Facilities			X

Table 7.7: Park Amenities Continued			
Description	**Pocket Park**	**Neighborhood Park**	**Community Park**
Number of Additional Park Amenities Required From Any of The Below List[1]	**4**	**6**	**8**
Parking Facilities With Trailer Parking & Equestrian Staging Area			X
Passive Turf Areas			X
Pet Waste Station	X	X	X
Pickleball Court		X	X
Picnic Table		X	X
Plaza			X
Pond			X
Restroom Facilities			X
Sculpture/Art			X
Seating Nodes			X
Shade Structure		X	X
Shade Trees	X	X	X
Skate Parks			X
Small Turf Area	X	X	X
Soccer Field			X
Splash Pad			X
Tennis Court		X	X
Trash Receptacle	X	X	X
Volleyball Court		X	X
Yoga Lawn			X

1. Additional amenities not listed may be substituted

2. X = Suggested amenity compatible by park type. Allowed amenities are not limited to only those which are marked.

3. Covered small play structures require a minimum of 600 SF of area.

4. Covered tot lots require a minimum of 400 SF of area.







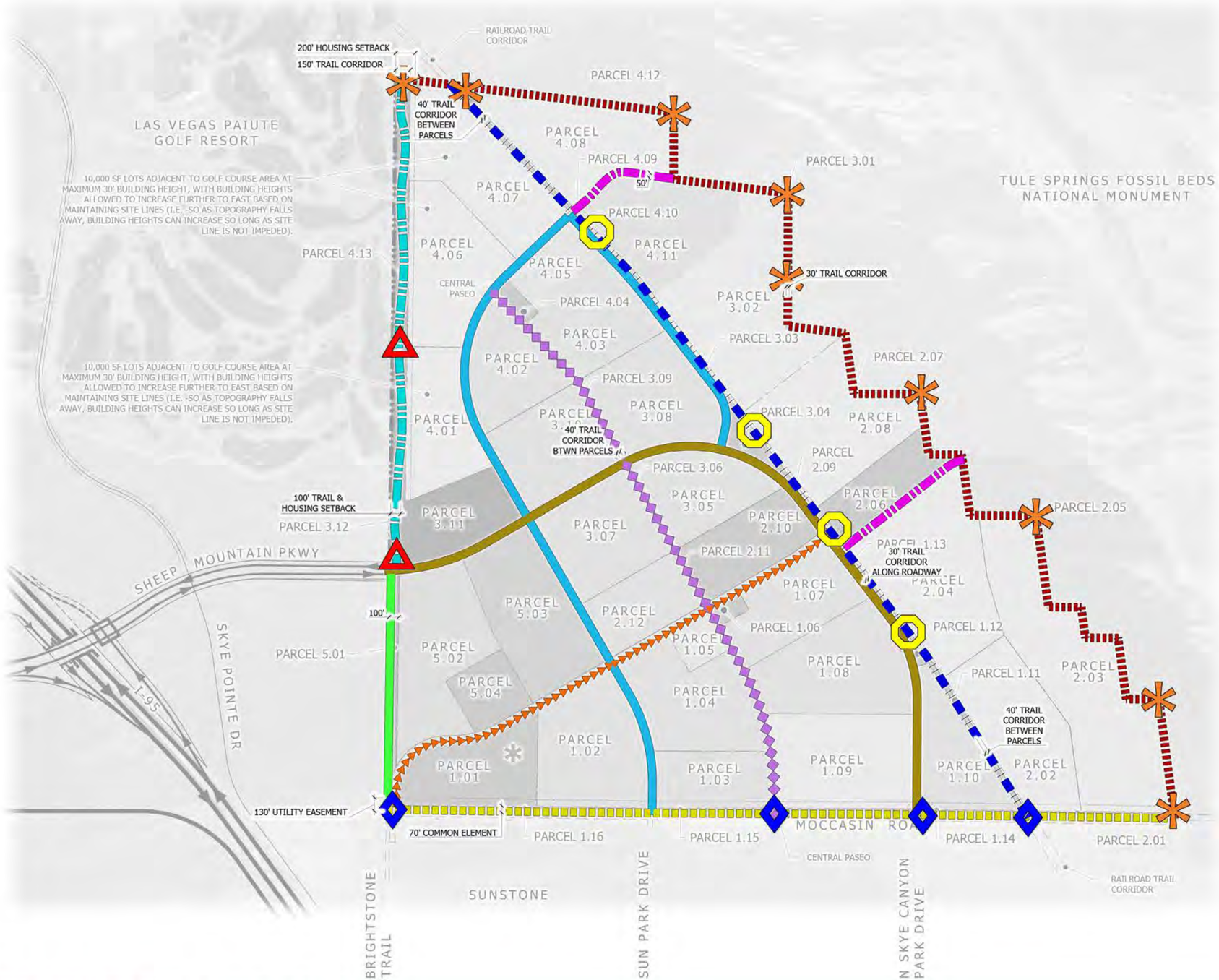




7.8 Pedestrian Circulation and Trails Master Plan

Monument Hills creates a varied pedestrian experience by incorporating diverse roadway types and integrated landscapes. A hierarchy of trails and paths connects roadways, neighborhoods, open space, and parks. This provides residents with a diverse array of active and passive recreational opportunities. Refer to **Exhibit 7.8A: Trails Master Plan** for information and conceptual locations of trails.

The design intent is to seamlessly interconnect the community and facilitate recreation and access for pedestrians, joggers, hikers, and cyclists. Cross sections of the different trail types have been included in **Exhibit 7.8B: Trail Sections**. For information on planting requirements see **Chapter 8: Landscape Architectural Design Guidelines**. For those areas that are along natural or sensitive areas including washes or leading into washes, refer to **Section 8.4: Planting Zones** for more information. Trail Node locations are graphically shown on **Exhibit 7.8A: Trails Master Plan** and more details can be found in **Section 7.8.2: Trail Nodes**. Thoughtful integration of shade along trails and pedestrian corridors is encouraged to enhance user comfort and usability. Shade may be achieved through the placement of trees, overhead structures, or other architectural and landscape features that support safe and comfortable pedestrian movement throughout the year.



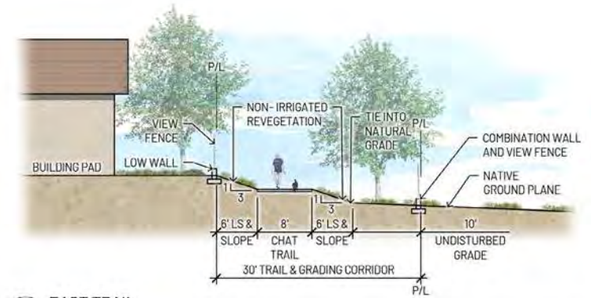
LEGEND

- EAST TRAIL
- CONNECTOR TRAIL
- RAIL TRAIL
- WEST TRAIL
- SOUTHWEST TRAIL
- ARTERIAL PATH
- MINOR COLLECTOR PATH A
- MINOR COLLECTOR PATH B
- POWERLINE TRAIL
- CENTRAL PASEO TRAIL
- EAST TRAIL NODES
  SEE EXHIBIT 7.8.3: EAST TRAIL NODES
- WEST TRAIL NODES
  SEE EXHIBIT 7.8.4: WEST TRAIL NODES
- POWERLINE TRAIL NODES
  SEE EXHIBIT 7.8.6: POWERLINE TRAIL NODES
- RAIL TRAIL NODES
  SEE EXHIBIT 7.8.7: RAIL TRAIL NODES

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 7.8A: TRAILS MASTER PLAN

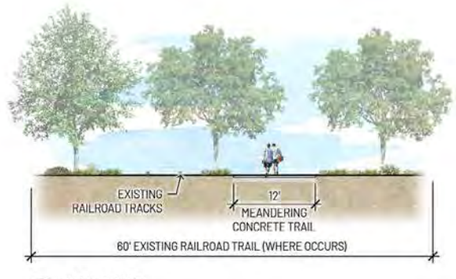
N



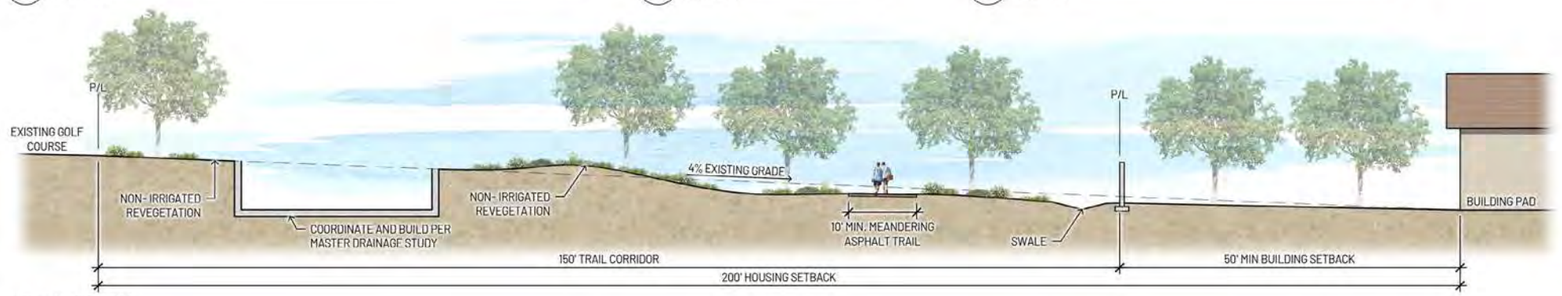
A EAST TRAIL
SCALE: 1"=10'-0"



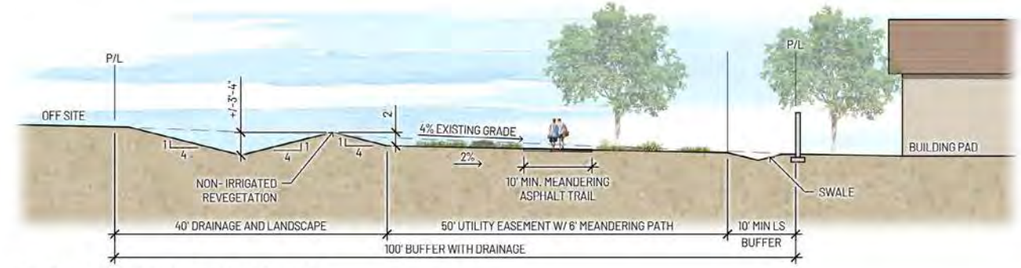
B CONNECTOR TRAIL
SCALE: 1"=10'-0"



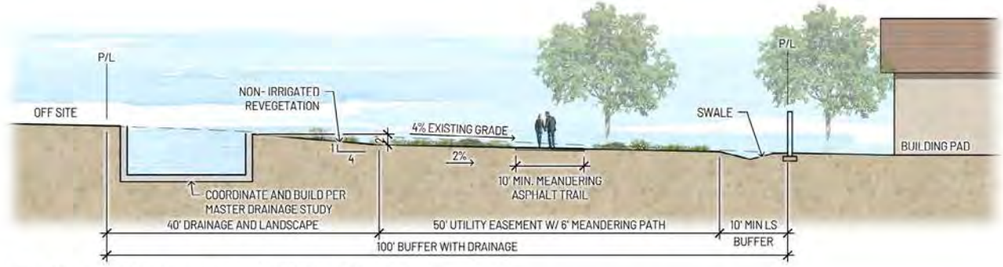
C RAIL TRAIL
SCALE: 1"=10'-0"



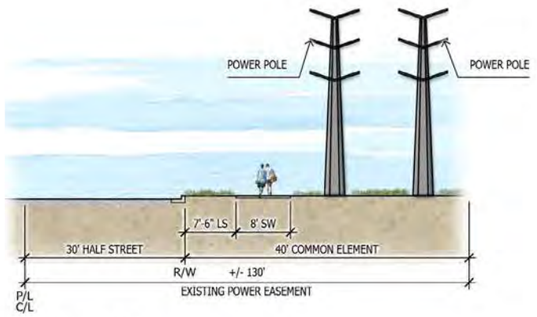
D WEST TRAIL
SCALE: 1"-10'-0"



E-1 SOUTHWEST TRAIL - WITH DRAINAGE
SCALE: 1"=10'-0"



E-2 SOUTHWEST TRAIL - WITH CONCRETE DRAINAGE
SCALE: 1"=10'-0"



F POWERLINE TRAIL - (LOOKING WEST)
SCALE: 1"-10'-0"



G CENTRAL PASEO
SCALE: 1"-10'-0"

EXHIBIT 7.8B: TRAIL SECTIONS

7.8.1 Pedestrian Connections

A. Parcels that are adjacent to a roadway, common area, park, or trail must provide pedestrian access along each parcel edge having such frontage. Designated Builders shall complete the connection utilizing paving materials to match.

B. Pedestrian connections should be considered near the middle of the parcel where feasible, especially on longer frontages, to enhance connectivity and reduce walking distances. Final placement should be evaluated for safety, site design compatibility, and coordination with adjacent uses and roadway conditions.

C. Street crossings associated with pedestrian connections shall be designed and located to discourage jaywalking and promote pedestrian safety, considering visibility, traffic calming features, and appropriate crossing treatments and should be coordinated with the City.

D. Refer to **Exhibit 6.1D: Cul-de-sacs** for an example of a pedestrian connection.

7.8.1.1 Paseos

Paseos are landscaped pedestrian pathways that connect sidewalks, trails, neighboring parcels, and parks. Paseos provide an alternative to paths along roadways for pedestrian access and connect neighborhoods to one another. Refer to the following requirements when designing paseos:

A. Paseos may occur within a Parcel, in between Parcels, or in any other areas where pedestrian connection is needed.

B. The minimum width of a paseo is twenty-five (25) feet.

   1. When between lots, a paseo is measured from the structure/ wall to structure/wall which exceeds thirty (30) inches in height.

C. The Central Paseo moves through the central parcels of Monument Hills creating a continuous connection between the three (3) conceptual parks. Refer to **Exhibit 7.8A: Trails Master Plan** and **Exhibit 7.8B: Trail Sections**.

7.8.2 Trail Nodes

Trail nodes are strategically positioned at approximate locations graphically shown on **Exhibit 7.8A: Trails Master Plan** along the East Trail, West Trail, Southwest Trail, and the Powerline Easement Trail. Nodes are designed to include, at minimum, two (2) amenities from the list of trail node amenity options from **Table 7.8.2: Trail Node Amenities** but this is not an exhaustive list. Additional amenity selections may be presented to ARC for review and approval.

Given the region's warm desert environment, trail nodes benefit from the thoughtful integration of shaded features. Whether through natural canopy, overhead structures, or integrated design elements, providing relief from sun exposure supports comfort and encourages longer use of trail areas.

Table 7.8.2: Trail Amenities		
Amenity	**Trail Type**	
	East Trail Nodes	**All Other Trail Nodes**
Bench	X	X
Trash Receptacle	X	X
Pet Refuse Bag Disposal	X	X
Bike Repair	X	X
Tree Shaded Seating	X	X
Ramada		X
Interpretive Signage	X	X
Fitness Elements	X	X













7.8.3 East Trail

The East Trail follows the northeastern edge of Monument Hills where it borders the Tule Springs Fossil Beds National Monument. Here the chat trail winds along the inside of the border between Monument Hills and the Tule Springs Fossil Beds National Monument.

A. Design of the trail and nodes along the East Trail take into consideration the proximity and potential impacts to the natural Mojave Desert within the Tule Springs Fossil Beds National Monument and the Las Vegas Wash.
    1. Plant material restrictions for this area, including limitations on invasive species, are outlined in **Section 8.4: Planting Zones**. For a detailed list, refer to **Table 8.4.1: Prohibited Plants – Invasive**.
    2. Plant material along the East Trail are non-irrigated revegetation.
B. Include trail nodes approximately location graphically shown on **Exhibit 7.8A: Trails Master Plan** and refer to **Section 7.8.2: Trail Nodes** and **Exhibit 7.8.3: East Trail Nodes** for more information.
C. Refer to **Exhibit 7.8B: Trail Sections** for all dimensions.
    1. The East Trail is comprised of a thirty (30) foot trail and grading corridor.
    2. Includes an eight (8) foot wide chat trail.
    3. A combination view fence shall separate the trail corridor from the Tule Springs Fossil Beds National Monument, refer to **Exhibit 7.8B: Trail Sections.**
    4. Where a rockery wall or series of rockery walls are utilized, the ground plane must be covered with decomposed granite matching the surrounding area. Native soil on the retaining side of rockery walls is not permitted.
D. On the side towards the Tule Springs Fossil Beds National Monument, grading to tie back into the natural grade of the native ground plane.
E. Development on the uphill side of the East Trail require a view fence. Refer to **Section 9: Walls, Fences, and Gates Design Guidelines** for more information on view fence requirements.

7.8.4 West Trail

The West Trail follows the western edge of Monument Hills north of Sheep Mountain Parkway. The West Trail is located within an area that buffers the edge of Monument Hills and the nearby Las Vegas Paiute Golf Resort.

A. Design of the trail and nodes along the West Trail take into consideration the proximity and potential impacts to the Las Vegas Paiute Golf Resort.
    1. Restrictions on plant material in this area can be found in **Section 8.4: Planting Zones**.
    2. Plant material along the West Trail are non-irrigated revegetation.
B. Include trail nodes approximately location graphically shown on **Exhibit 7.8A: Trails Master Plan** and refer to **Section 7.8.2: Trail Nodes** and **Exhibit 7.8.4: West Trail Nodes** for more information.

C. Refer to **Exhibit 7.8B: Trail Sections** for all dimensions.
    1. The West Trail is comprised of a one hundred fifty (150) foot corridor with a portion towards Sheep Mountain Parkway narrowing to a one hundred (100) foot corridor.
    2. Includes a six (6) foot wide meandering chat trail.

7.8.5 Southwest Trail

The Southwest Trail follows the western edge of Monument Hills south of Sheep Mountain Parkway.

A. The Southwest Trail sections includes two options for development depending on the drainage needs as determined by the Drainage Master Plan. One shows the trail corridor with a concrete channel and the other an earthen channel. Refer to **Exhibit 7.8B: Trail Sections** for more information.
    1. The Southwest Trail is comprised of a one hundred (100) foot buffer corridor with drainage on the western side.
    2. Includes a meandering six (6) foot path.
B. Include trail nodes approximately location graphically shown on **Exhibit 7.8A: Trails Master Plan** and refer to **Section 7.8.2: Trail Nodes** for more information.

7.8.6 Powerline Trail

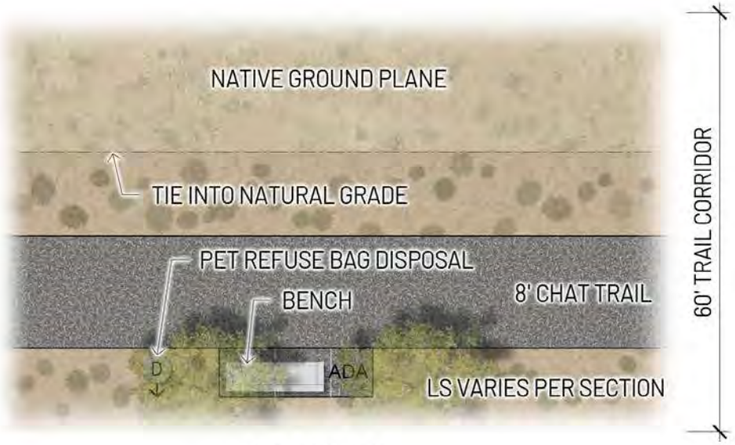
The Powerline Trail follows the southern edge of Monument Hills where a wide powerline corridor follows alongside Moccasin Road. Refer to **Exhibit 7.8B: Trail Sections** and **Exhibit 7.8.6: Powerline Trail Nodes** for more information.

7.8.7 Rail Trail

The Rail Trail follows a bygone railroad path that bisects Monument Hills from the southern border along Moccasin Road up to the northern border. This corridor is an opportunity to incorporate this connecting path to link open space, parks, and trails together. Refer to **Exhibit 7.8B: Trail Sections** and **Exhibit 7.8.7: Rail Trail Nodes** for more information.

7.8.8 Connector Trail

Connector Trails are trails that provide connections between larger trails. Approximate locations have been graphically shown on **Exhibit 7.8A: Trails Master Plan** where they run through proposed parks and connect the East Trail to the Rail Trail. Refer to **Exhibit 7.8B: Trail Sections** for more information.



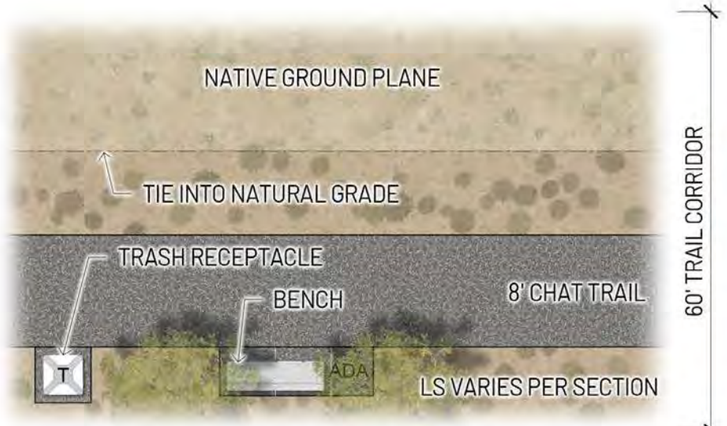
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4

EAST TRAIL NODES

TRAIL NODES TO OCCUR WHERE APPROXIMATE LOCATION IS GRAPHICALLY SHOWN ON **EXHIBIT 7.8A: TRAILS MASTER PLAN**.

LIST OF POTENTIAL TRAIL PROGRAMMING
SELECT AT LEAST TWO (2) AMENITIES TO INCLUDE:

- BENCH
- TRASH RECEPTACLE
- PET REFUSE BAG DISPOSAL
- TREE SHADED SEATING
- BIKE REPAIR
- INTERPRETIVE SIGNAGE
- FITNESS ELEMENTS

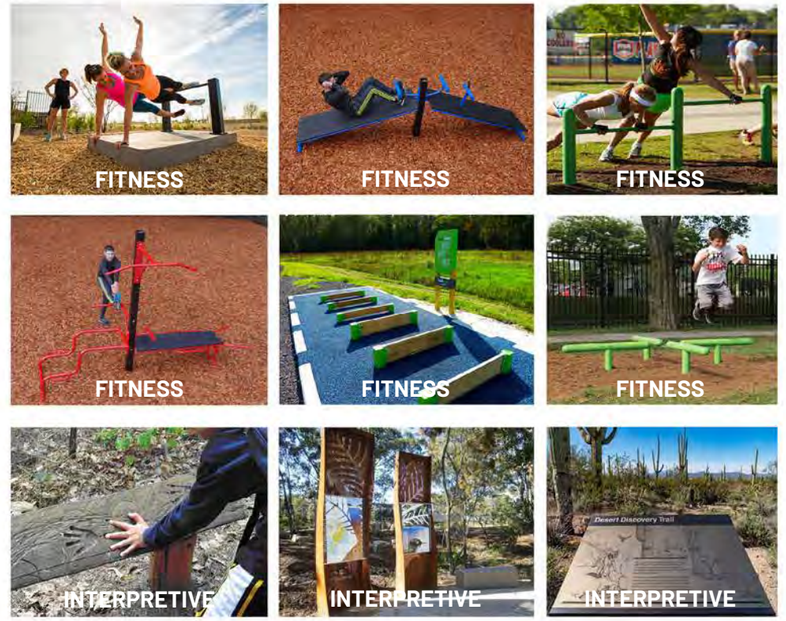
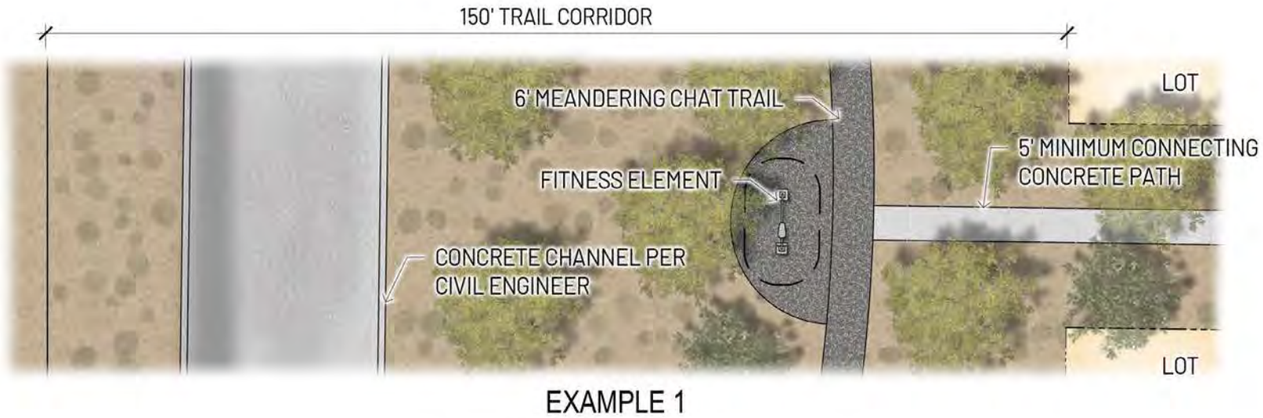
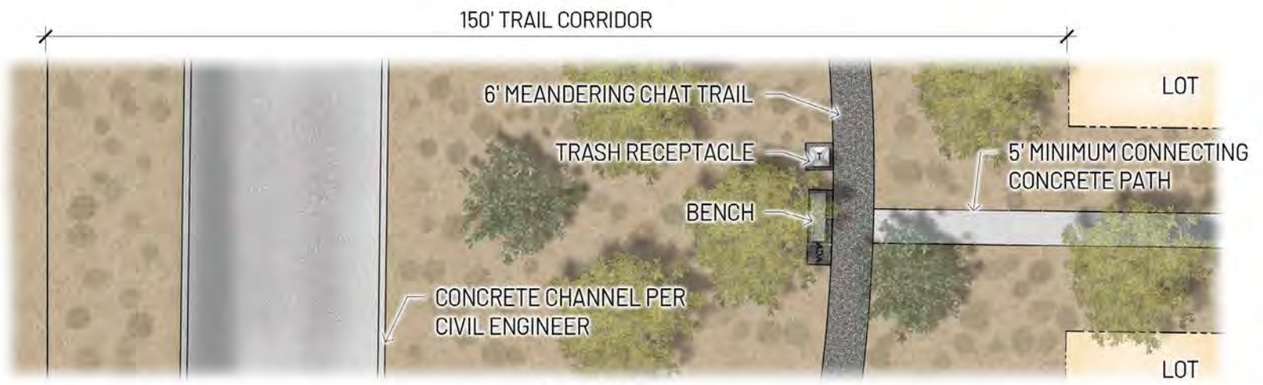


EXHIBIT 7.8.3: EAST TRAIL NODES



EXAMPLE 1



EXAMPLE 2



EXAMPLE 3

WEST TRAIL NODES

TRAIL NODES TO OCCUR WHERE APPROXIMATE LOCATION IS GRAPHICALLY SHOWN ON **EXHIBIT 7.8A: TRAILS MASTER PLAN**.

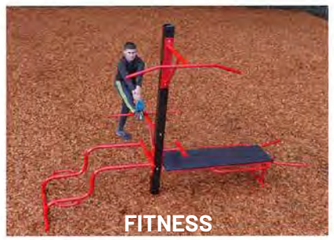
LIST OF POTENTIAL TRAIL PROGRAMMING
SELECT AT LEAST TWO (2) AMENITIES TO INCLUDE:

- BENCH
- TRASH RECEPTACLE
- PET REFUSE BAG DISPOSAL
- TREE SHADED SEATING
- BIKE REPAIR
- INTERPRETIVE SIGNAGE
- FITNESS ELEMENTS


FITNESS


FITNESS


FITNESS


FITNESS


FITNESS

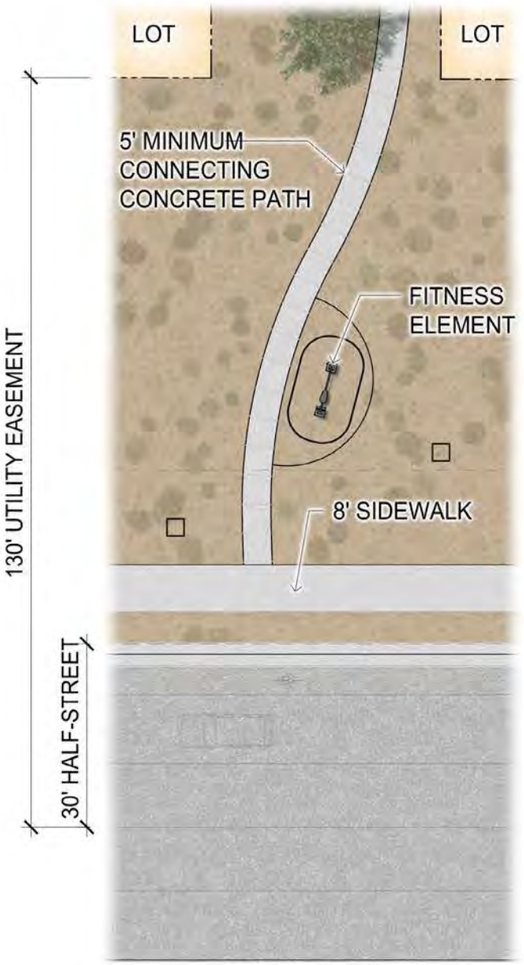

FITNESS


INTERPRETIVE

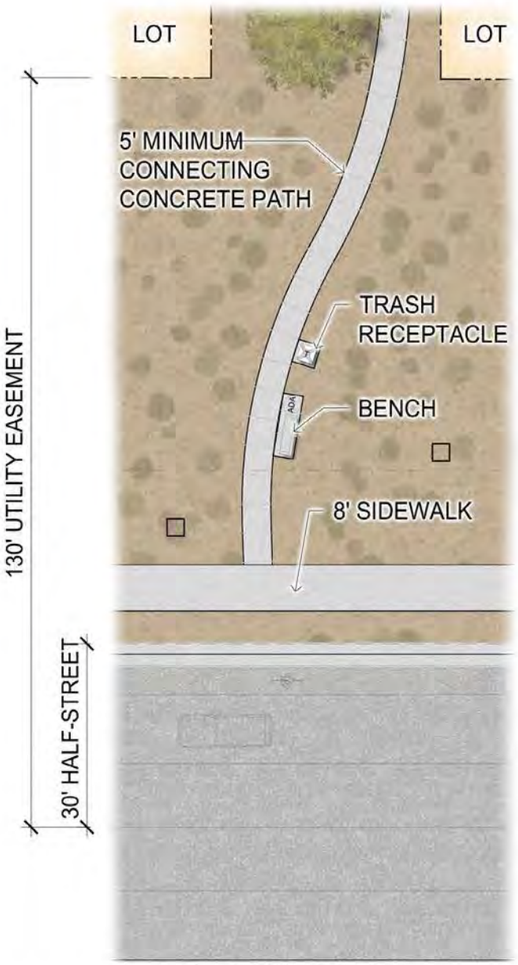

INTERPRETIVE



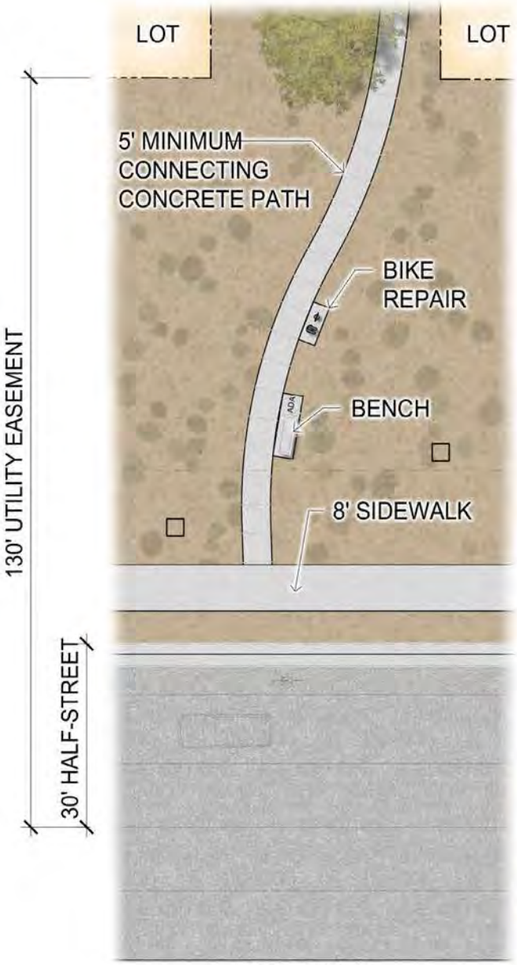
INTERPRETIVE



EXAMPLE 1



EXAMPLE 2



EXAMPLE 3

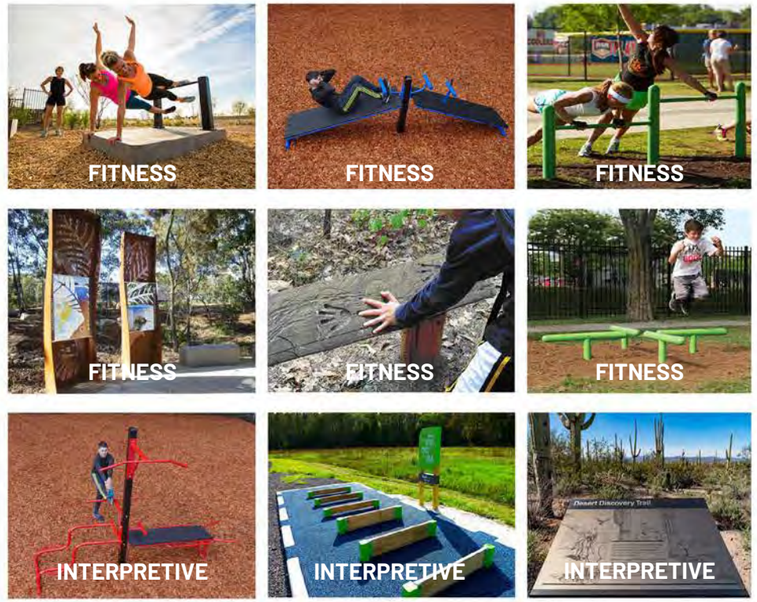
POWERLINE TRAIL NODES

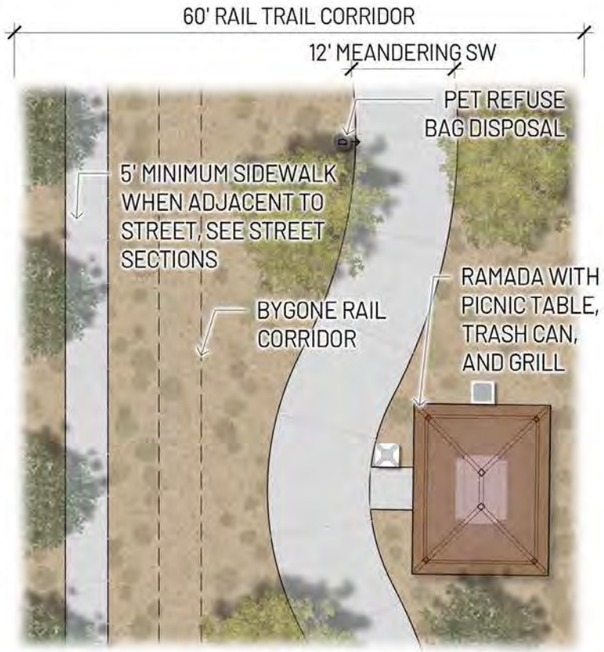
TRAIL NODES TO OCCUR WHERE APPROXIMATE LOCATION IS GRAPHICALLY SHOWN ON **EXHIBIT 7.8A: TRAILS MASTER PLAN**.

LIST OF POTENTIAL TRAIL PROGRAMMING

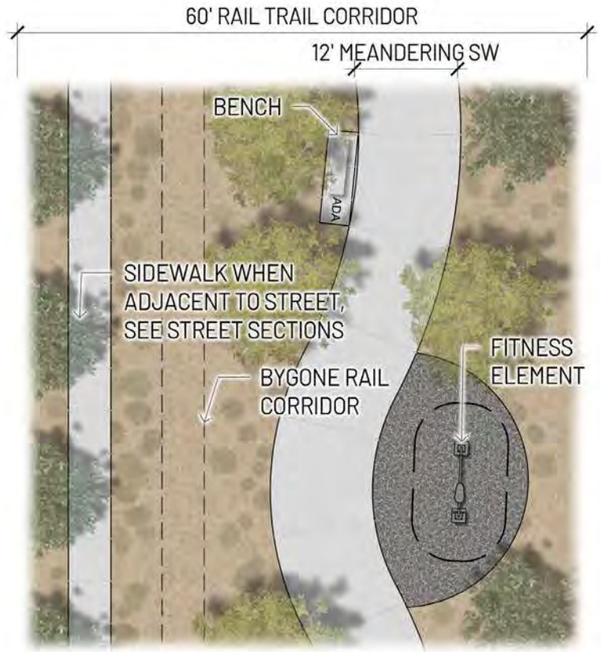
SELECT AT LEAST TWO (2) AMENITIES TO INCLUDE:

- BENCH
- TRASH RECEPTACLE
- PET REFUSE BAG DISPOSAL
- TREE SHADED SEATING
- BIKE REPAIR
- INTERPRETIVE SIGNAGE
- FITNESS ELEMENTS
- RAMADA

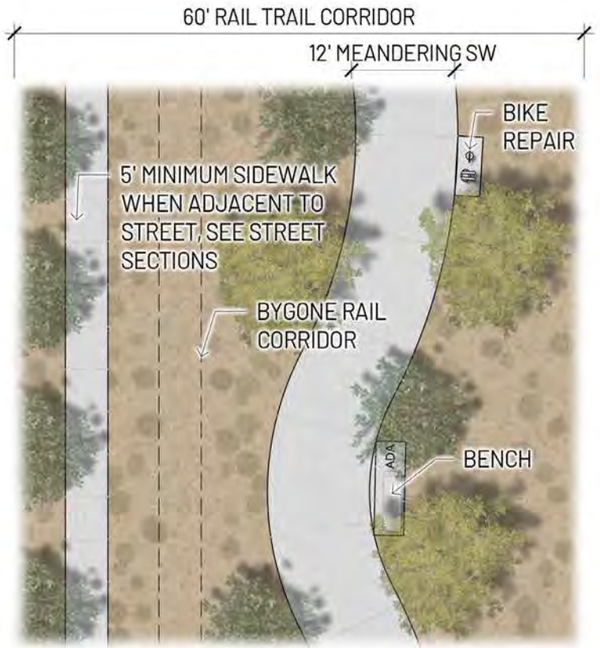




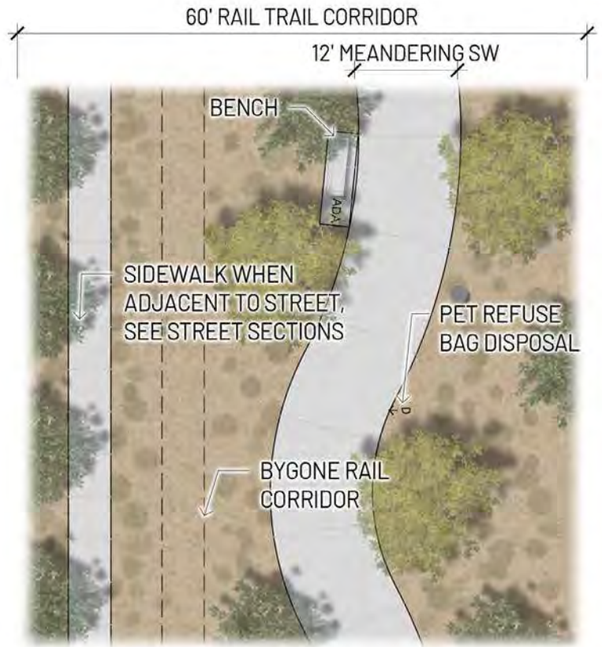
EXAMPLE 1



EXAMPLE 2



EXAMPLE 3



EXAMPLE 4

RAIL TRAIL NODES

TRAIL NODES TO OCCUR WHERE APPROXIMATE LOCATION IS GRAPHICALLY SHOWN ON **EXHIBIT 7.8A: TRAILS MASTER PLAN**.

LIST OF POTENTIAL TRAIL PROGRAMMING

SELECT AT LEAST TWO (2) AMENITIES TO INCLUDE:

- BENCH
- TRASH RECEPTACLE
- PET REFUSE BAG DISPOSAL
- TREE SHADED SEATING
- BIKE REPAIR
- INTERPRETIVE SIGNAGE
- FITNESS ELEMENTS
- RAMADA

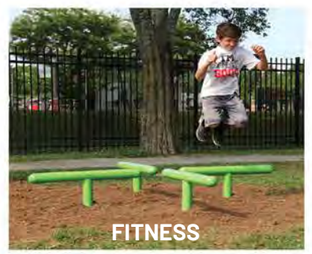


















8. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

The guidelines for landscape architecture in Monument Hills provide a framework for how the landscape will look, feel, and function. The vision of Monument Hills is to utilize the landscape to create a unique character, logical spaces, and emphasize residential and recreational areas. When designing the landscape, consider factors such as color, variety, patterning, long-term maintenance, and proximity to the natural edge of the Tule Springs National Monument.

8.1 Public Realm Grading and Drainage

A. Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape. Additionally, the slope between the back of curb and the back of sidewalk shall not exceed a 12:1 maximum slope to address landscape area drainage and safety concerns.

B. Hardscape areas shall be graded at a minimum of one (1) percent to facilitate drainage away from buildings, but in accordance with ADA guidelines for access/egress and path-of-travel.

C. Subsurface drains shall be provided where minimum grades, as described herein, cannot be accommodated or where required by field conditions to prevent ponding or over saturation of surface or subsurface soils.

8.2 Public Realm Irrigation Standards

A. A permanent underground, automatic irrigation system shall be installed in all landscape areas throughout the public realm areas. Design shall incorporate water saving techniques and equipment and shall meet the requirements of SNWA.

B. Irrigation design should maximize water efficiency by incorporating hydro-zoning techniques and the use of Remote Irrigation Control Systems (RICS) principles.

C. Irrigation systems shall be valved separately depending on plant ecosystems and their orientation and exposure to sun, shade, and wind. Systems shall be sensitive to the water requirements of the plant material selected and similar water using plants grouped together.

D. Systems should be efficiently designed to reduce overspray onto hardscape areas.

E. Water efficient irrigation systems include pressure-controlled, matched precipitation rate nozzles, separation of irrigation zones by plant water requirements, and use of the newest technology to control the systems. Other considerations include the use of drip emitters, low volume bubblers, pop-up spiders, stream bubblers, and subsurface drip/agricultural micro-irrigation solutions.

F. In some areas, erosion control measures may need to be implemented to reduce the loss of soil due to the action of water and / or wind in addition to prevent water pollution. Water shall be delivered in sufficient quantities and application/precipitation rates adjusted to compensate for seasonal conditions and plant growth requirements.

G. Irrigation equipment shall be located and installed to minimize visual impact, but easily reachable by maintenance personnel.

8.3 Public Realm Maintenance Strategy

Maintenance is the care and nurturing of the landscape composition over time. It is regular and continual attention to the aesthetic and tasteful appearance of the prescribed character.

Maintenance involves developing and implementing programs and practices that become the foundation for sustaining the status quo over time. Standards for horticultural practices provide the framework for building a quality, timeless landscape expected at Monument Hills.

Adopting control programs which allow for a "least-toxic" treatment plan will minimize negative impacts to not only the environment but residents and guests. Maintenance operations should include but not be limited to providing labor, materials, equipment, and incidentals, for litter removal, drain cleaning, adequate seasonally altered watering schedules, fertilizing, pruning, replacing dead or dying plant material, weed abatement, integrated pest management, and mulching for water conservation.

8.4 Planting Zones

Influenced by the nearby natural features of the Las Vegas Wash and Tule Springs National Monument, the design utilizes a carefully selected plant palette to create transition between the built and natural environment. **Exhibit 8.4A: Planting Zones** illustrates the breakdown of Monument Hills into overall planting zones that influence how to apply the Plant Palette. Plant choices prioritize sustainability, low-water use, shade, and proximity to natural areas.

These categories include:

A. Native ground
    1. Native Ground refers to undisturbed or unimpacted areas located outside of the property line or project boundary. These areas are intended to remain in their natural, undeveloped condition.
    2. Where development occurs adjacent to Native Ground, Natural Edge and Transitional Planting Zones are used within the Site boundary to create a visual and ecological transition from development to desert.

B. Natural Edge Planting Zone
    1. Natural Edge Planting occurs within the project boundary, but immediately adjacent to areas of Native Ground. Plant material is this zone reinforce the visual and are the first stage of transition from natural to developed.
    2. In select sensitive locations—such as the natural edge, areas adjacent to the wash, and trail connections that lead into or border the wash—non-irrigated revegetation may be used. This approach supports ecological integrity, reduces water demand, and reinforces the relationship between the community and its natural surroundings.

C. Transitional Planting Zone

1. The Transitional Planting zone serves as the next stage of transition. This zone is typically a minimum of a hundred fifty (150) feet wide but it may be modified depending on the grading, adjacent land features, and lot layouts.

A. Streetscape Planting Zone

1. The Streetscape Planting Zone includes the landscape areas located along the roadways as shown in **Exhibit 8.4A: Planting Zones**. The plant material in these areas are intended to provide shade, visual identity and character, and pedestrian comfort.

B. Park Planting Zone

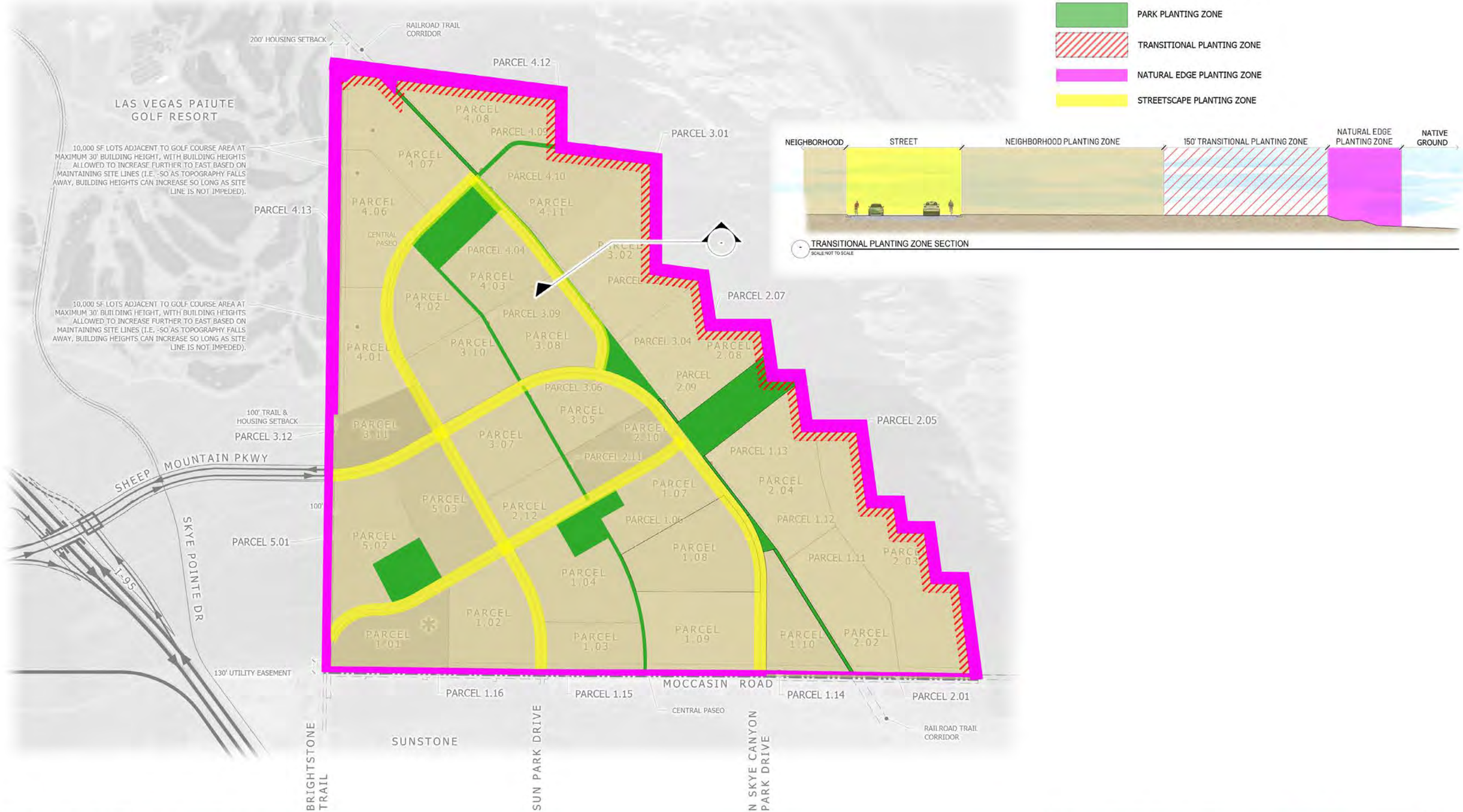
1. The Park Planting Zone are those park and paseo landscape areas as shown in **Exhibit 8.4A: Planting Zones**. Design priorities in these areas include landscape for active and passive recreation and shade.

C. Neighborhood Planting Zone

1. The Neighborhood Planting Zone consists of the rest of the planting areas within the Site.

Approved plant material can be found in **Exhibit 8.4B: Plant Palette** which has been developed based on the Regional Plant List created by the Southern Nevada Water Authority (SNWA) and the Southern Nevada Regional Planning Coalition to utilize plant material that is proven to be low-water use and drought tolerant. **Table 8.4: Plant Palette Zones** breaks down the permitted plant material by Planting Zone and includes information on blooming seasons and color.

Monument Hills is uniquely located in the north west portion of the Las Vegas Valley at approximately 2875' to 3,000' in elevation, and adjacent to the Upper Las Vegas Valley Wash (ULVVW). As a result of the elevation and proximity to the ULVVW (lack of urban development, therefore, reduced urban heat island) there exists a distinct microclimate that is cooler than most areas of the LV Valley (base elevation approximately 2,050'). With the exception of the proposed 10 acre soccer field park, the remaining parks and common elements will be owned and maintained by the Home Owners Association(s). Therefore, given these unique and distinct conditions, Developer will be permitted to plant Mondell Pine (Pinus Eldarica), not to exceed 1/3 of species planted. To ensure tree counts meet the requirements of the DS/DG, the Developer/Master HOA acknowledge that if any of these species fail within the common element lots, they will be replaced.



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 8.4A: PLANTING ZONES

PLANT LIST - TREES

TREE TYPE LEGEND

D = DECIDUOUS
E = EVERGREEN
S = SEMI-EVERGREEN
3 = 3 STARS
4 = 4 STARS
5 = 5 STARS



ACACIA ANEURA **E5**
MULGA ACACIA



ACACIA JENNERAE **E4**
COONAVITRA WATTLE



ACACIA PENDULA **E5**
WEEPING ACACIA



ACACIA SALICINA **E4**
WILLOW ACACIA



ACACIA STENOPHYLLA **E3**
SHOESTRING ACACIA



ARBUTUS UNEDO **E3**
STRAWBERRY TREE



BAUHINIA LUNARIOIDES **D5**
ORCHID TREE



CERATONIA SILIQUA **E4**
CAROB



BAUHINIA MACRANTHERA **D4**
CHIHUAHUAN ORCHID TREE



CELTIS OCCIDENTALIS **D4**
COMMON HACKBERRY



CERCIS CANADENSIS VAR. MEXICANA **D4**
MEXICAN REDBUD



CHILOPSIS LINEARIS **D4**
DESERT WILLOW



CORDIA BOISSIERI **S5**
TEXAS OLIVE



EBENOPSIS EBANO (=PITHECELLOBIUM) **S4**
TEXAS EBONY



HAVARDIA MEXICANA **D5**
MEXICAN EBONY



KOELREUTERIA PANICULATA **D3**
GOLDENRAIN TREE



LAURUS NOBILIS **E4**
BAY LAUREL



LEUCAENA RETUSA **E5**
GOLDEN LEADBALL TREE



LYSILOMA WATSONII **E5**
FERN OF THE DESERT



OLEA EUROPAEA **E5**
SWAN HILL, WILSONII



PARKINSONIA X ' DESERT MUSEUM' **S3**
DESERT MUSEUM PALO VERDE



PARKINSONIA MICROPHYLLA **D5**
FOOTHILL PALO VERDE



PARKINSONIA PRAECOX **D5**
PALO BREA



PINUS ELDARICA **E2**
MONDELL PINE



PINUS PINEA **E3**
STONE PINE



PISTACIA CHINENSIS **D4**
RED PUSH PISTACHE



PISTACIA LENTISCUS **E4**
MASTIC TREE



PLATANUS MEXICANA **D3**
MEXICAN SYCAMORE



PROSOPIS X ALBA **S4**
THORNLESS HYBRID MESQUITE



PROSOPIS GLANDULOSA **D4**
TEXAS HONEY MESQUITE



PROSOPIS HYBRID SPECIES **D4**
MESQUITE SPECIES



PROSOPIS VELUTINA **S5**
VELVET MESQUITE



PUNICA GRANATUM **D3**
POMEGRANATE



QUERCUS BUCKLEYI 'RED ROCK' **D3**
BUCKLEY/TEXAS RED OAK



QUERCUS FUSIFORMIS **E4**
ESCARPMENT OAK

PLANT LIST - TREES CONTINUED

TREE TYPE LEGEND

D = DECIDUOUS
E = EVERGREEN
S = SEMI-EVERGREEN
3 = 3 STARS
4 = 4 STARS
5 = 5 STARS



QUERCUS LOBATA **D3**
VALLEY OAK



QUERCUS VIRGINIANA **S4**
SOUTHERN LIVE OAK



QUERCUS VIRGINIANA 'CATHEDRAL **S4**
CATHEDRAL LIVE OAK



QUERCUS MUEHLENBERGII **D4**
CHINQUAPIN/CHINKAPIN OAK



QUERCUS VIRGINIANA 'EMPIRE' **S4**
EMPIRE OAK



SALIX GOODDINGII **D3**
GOODDING WILLOW



SAMBUCUS MEXICANA **S5**
MEXICAN ELDERBERRY



SEARSIA LANCEA (=RHUS) **E3**
AFRICAN SUMAC



SOPHORA SECUNDIFLORA **E5**
TEXAS MOUNTAIN LAUREL



UNGNADIA SPECIOSA **D4**
MEXICAN BUCKEYE

PLANT LIST -SHRUBS



ABELIA X GRANDIFLORA
GLOSSY ABELIA



ALYOGYNE HUEGELII
BLUE HIBISCUS



AMBROSIA DELTOIDEA
TRIANGLE LEAF BURSAGE



AMBROSIA DUMOSA
WHITE BURSAGE, BURROBUSH



ANISACANTHUS QUADRIFIDUS-WRIGHTII
MEXICAN FLAME



ANISACANTHUS THURBERI
DESERT HONEYSUCKLE



ARTEMISIA LUDOVICIANA
PRAIRIE SAGE



ASCLEPIAS SUBULATA
DESERT MILKWEED



ATRIPLEX CANESCENS
FOUR-WING SALT BUSH



ATRIPLEX CONFERTIFOLIA
SHADSCALE



ATRIPLEX LENTIFORMIS
QUAILBUSH, BIG SALTBUSH



BACCHARIS SAROTHROIDES
DESERT BROOM, COYOTE BUSH



BUDDLEJA MARRUBIFOLIA
WOOLY BUTTERFLY BUSH



BUXUS MICROPHYLLA 'JAPONICA'
JAPANESE BOXWOOD

PLANT LIST - SHRUBS CONTINUED



CAESALPINIA GILLIESII
YELLOW BIRD OF PARADISE



CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE



CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE



CALLIANDRA CALIFORNICA
BAJA RED FAIRY DUSTER



CALLIANDRA ERIOPHYLLA
PINK FAIRY DUSTER



CALLIANDRA X SIERRA STARR'
MOUNTAIN MARIGOLD



CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN DWARF BOTTLE BUSH



CHRYSACTINIA MEXICANA
DAMIANITA



CORDIA BOISSIERI
TEXAS OLIVE



CORDIA PARVIFOLIA
LITTLE LEAF CORDIA



COTONEASTER LACTEUS
RED CLUSTERBERRY



DALEA BICOLOR 'ARGYRAEA'
SILVER DALEA



DALEA FRUTESCENS
BLACK DALEA



DALEA FRUTESCENS 'SIERRA NEGRA'
SIERRA NEGRA DALEA



DALEA PULCHRA
PINK INDIGO BUSH



DODONAEA VISCOSA
PURPLE HOPSEED BUSH



DODONAEA VISCOSA 'GREEN'
GREEN HOPSEED BUSH



ELAEAGNUS X EBBINGEI
EBBING'S SILVERBERRY



EPHEDRA VIRIDIS
MORMON TEA



EPILOBIUM CANUM
HUMMINGBIRD FLOWER



EREMOPHILA GLABRA SSP. CARNOSA
WINTER BLAZE



EREMOPHILA HYGROPHANA
BLUE BELLS



EREMOPHILA MACULATA 'VALENTINE'
VALENTINE EMU BUSH



EREMOPHILA RACEMOSA
EASTER EGG BUSH



EREMOPHILA SPECIES
EREMOPHILA



ERICAMERIA LARICIFOLIA
TURPENTINE BUSH



ERICAMERIA NAUSEOSUS
GOLDEN RABBIT BUSH



EUONYMUS JAPONICA
EVERGREEN EUONYMUS



GAURA LINDHEIMERI
WHITE GAURA



GRAYIA SPINOSA
HOPSAGE



JUNIPERUS CHINENSIS PROCUMBENS
JAPANESE GARDEN JUNIPER



JUNIPERUS CHINENSIS SPP.
JUNIPER



JUNIPERUS SABINA ' BUFFALO'
BUFFALO JUNIPER



JUSTICIA CALIFORNICA
CALIFORNIA JUSTICIA, CHUPAROSA



JUSTICIA CANDICANS
RED JUSTICIA

PLANT LIST - SHRUBS CONTINUED

SHRUB TYPE LEGEND

XL = EXTRA LARGE
L = LARGE
M = MEDIUM
S = SMALL

D = DECIDUOUS
E = EVERGREEN
S = SEMI-EVERGREEN



JUSTICIA SPICIGERA
MEXICAN HONEYSUCKLE



LANTANA CAMARA
BUSH LANTANA



LARREA TRIDENTATA
CREOSOTE BUSH



LAVANDULA SP.
LAVENDER



LAVANDULA STOECHAS
GOODWIN CREEK LAVENDER



LEUCOPHYLLUM CANDIDUM
THUNDER CLOUD TEXAS RANGER



LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'
SILVER CLOUD TEXAS RANGER



LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
COMPACT TEXAS RANGER



LEUCOPHYLLUM FRUTESCENS GREEN CLOUD
GREEN CLOUD TEXAS RANGER



LEUCOPHYLLUM LAEVIGATUM
CHIHUAHUAN SAGE



LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
LYNN'S LEGACY SAGE



LEUCOPHYLLUM LANGMANIAE RIO BRAVO
RIO BRAVO TEXAS RANGER



LEUCOPHYLLUM X HEAVENLY CLOUD
BLUE TEXAS RANGER, CIMARRON



LEUCOPHYLLUM PRUINSUM 'SIERRA BOUQUET'
SIERRA BOUQUET TEXAS RANGER



LEUCOPHYLLUM SPP.
SAGE (SMALL)



LEUCOPHYLLUM X HEAVENLY CLOUD
BLUE TEXAS RANGER, CIMARRON



LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'
BLUE TEXAS RANGER, CIMARRON RANGER



LIGUSTRUM JAPONICUM
JAPANESE PRIVET



LYCIUM ANDERSONII
WOLF BERRY



MELAMPODIUM LEUCANTHUM
BLACKFOOT DAISY



MYRTUS COMMUNIS ' COMPACTA'
COMPACT MYRTLE



NANDINA DOMESTICA
HEAVENLY BAMBOO



NERIUM OLEANDER SPP.
OLEANDER



PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE



PUNICA GRANATUM ' NANA'
DWARF POMEGRANATE



PURSHIA STANSBURIANA (=COWANIA)
CLIFF ROSE



PYRACANTHA SANTA CRUZ
HYBRID PYRACANTHA

PYRACANTHA SPP.
PYRACANTHA



RHAPHIOLEPIS INDICA 'PINK LADY'
INDIAN HAWTHORN



RHUS OVATA
SUGAR BUSH



RHUS VIRENS
EVERGREEN SUMAC



ROSMARINUS OFFICINALIS
TUSCAN BLUE ROSEMARY



RUSSELIA EQUISETIFORMIS
CORAL FOUNTAIN



SALVIA CLEVELANDII
CHAPARRAL SAGE



SALVIA GREGGII
RED SALVIA

PLANT LIST - SHRUBS CONTINUED

SHRUB TYPE LEGEND

XL = EXTRA LARGE
L = LARGE
M = MEDIUM
S = SMALL
D = DECIDUOUS
E = EVERGREEN
S = SEMI-EVERGREEN



SALVIA LEUCANTHA
MEXICAN BUSH SAGE



SANTOLINA CHAMAECYPARISSUS
LAVENDER COTTON, GRAY SANTOLINA



SANTOLINA ROSMARINIFOLIA (=S. VIRENS)
GREEN SANTOLINA



SENNA ARTEMISIOIDES (=CASSIA)
FEATHERY SENNA, FEATHERY CASSIA



SENNA COVESII
DESERT SENNA



SENNA NEMOPHILA (=CASSIA)
DESERT SENNA, DESERT CASSIA



SENNA PHYLLODINEA (=CASSIA)
SILVERY SENNA, SILVER LEAF CASSIA



SENNA WISLIZENII (=CASSIA)
SHRUBBY SENNA, SHRUBBY CASSIA



SIMMONDSIA CHINENSIS
JOJOBA



SPHAERALCEA AMBIGUA
GLOBE MALLOW



SPHAERALCEA AMBIGUA 'LOUIS HAMILTON'
LOUIS HAMILTON GLOBE MALLOW



TAGETES LEMMONII
MOUNTAIN MARIGOLD



TAGETES LUCIDA
MEXICAN TARRAGON, MEXICAN MARIGOLD



TECOMA X 'BELLS OF FIRE'
BELLS OF FIRE



TECOMA STANS - VARIETY
YELLOW TRUMPET FLOWER, YELLOW BELLS



TECOMA X 'ORANGE JUBILEE'
'ORANGE JUBILEE' TECOMA, ORANGE BELLS



TEUCRIUM CHAMAEDRYS 'PROSTRATUM'
PROSTRATE GERMANDER



TEUCRIUM FRUTICANS
BUSH GERMANDER



VAUQUELINIA CALIFORNICA
ARIZONA ROSEWOOD



VIBURNUM SP. TINUS
VIBURNU, SPRING BOUQUET



VIGUIERA PARISHII (=DELTOIDEA)
GOLDENEYE



XYLOSMA CONGESTA 'COMPACTA'
DWARF SHINY XYLOSMA



XYLOSMA CONGESTA
SHINY XYLOSMA

PLANT LIST - ACCENTS



ACHNATHERUM HYMENOIDES (=ORYZOPSIS)
INDIAN RICEGRASS



AGAVE AMERICANA 'MARGINATA'
VARIEGATED CENTURY PLANT



AGAVE AMERICANA
CENTURY PLANT



AGAVE ANGUSTIFOLIA
CARIBBEAN AGAVE



AGAVE BOVICORNUTA
COW'S HORN AGAVE



AGAVE COLORATA
MESCAL CENIZA



AGAVE GEMINIFLORA
TWIN-FLOWERED AGAVE



AGAVE HAVARDIANA
HAVARD AGAVE



AGAVE MURPHEYI
MURPHEY'S AGAVE



AGAVE PARRYI - HUACHUCENSIS
PARRY'S AGAVE



AGAVE SALMIANA SSP. FEROX
FEROX AGAVE



AGAVE SCHIDIGERA 'DURANGO DELIGHT'
DURANGO DELIGHT AGAVE



AGAVE SISALANA
SISAL AGAVE

AGAVE SPP.
AGAVE SPECIES



AGAVE VICTORIAE-REGINAE
QUEEN VICTORIA AGAVE



ALOE BARBADENSIS
ALOE VERA



ALOE NOBILIUS
GOLD TOOTH ALOE



ALOE SAPONARIA
AFRICAN ALOE



ALOE X 'BLUE ELF'
BLUE ELF ALOE



ARISTIDA PURPUREA
PURPLE THREE AWN



ASCLEPIAS SUBULATA
DESERT MILKWEED



BOUTELOUA CURTIPENDULA
SIDE OATS GRAMMA



BOUTELOUA GRACILIS
BLUE GRAMA GRASS, BLOND AMBITION



CEREUS HILDMANNIANUS (= PERUVIANUS)
PERUVIAN APPLE



CHRYSACTINIA MEXICANA
DAMIANITA



DASYLIRION ACROTRICHE
GREEN DESERT SPOON



DASYLIRION LONGISSIMUM
STICK PALM, MEXICAN GRASS TREE



DASYLIRION QUADRANGULATUM
TOOTHLESS DESERT SPOON



DASYLIRION WHEELERI
DESERT SPOON



DROSANTHEMUM HISPIDUM
ICE PLANT



ECHINOCACTUS GRUSONII
GOLDEN BARREL



ECHINOCEREUS ENGELMANNII
STRAWBERRY HEDGEHOG



FEROCACTUS ACANTHODES
COMPASS BARREL CACTUS



FEROCACTUS CYLINDRACEUS
CALIFORNIA BARREL CACTUS



FEROCACTUS WISLIZENII
FISHHOOK BARREL CACTUS

PLANT LIST - ACCENTS CONTINUED



FOUQUIERIA SPLENDENS
OCOTILLO



HESPERALOE FUNIFERA
GIANT SWORD FLOWER



HESPERALOE NOCHTURNA
NIGHT BLOOMING YUCCA



HESPERALOE PARVIFOLIA
RED/YELLOW YUCCA



HESPERALOE PARVIFOLIA 'BRAKELIGHTS'
BREAKLIGHTS HESPERALOE



HESPERALOE SP. 'PINK PARADE'
PINK PARADE *HESPERALOE*



MUHLENBERGIA CAPILLARIS ' REGAL MIST'
REGAL MIST, MUHLY GRASS



MUHLENBERGIA DUMOSA
BAMBOO MUHLY, FAIRY BAMBOO



MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW'
AUTUMN GLOW



MUHLENBERGIA LINDHEIMERI
LINDHEIMER'S MUHLY



MUHLENBERGIA RIGENS
DEER GRASS



NOLINA MICROCARPA
BEAR GRASS



OPUNTIA BASILARIS
BEAVERTAIL CACTUS



OPUNTIA SANTA RITA 'TUBAC'
PURPLE PRICKLY PEAR, PURPLE PANCAKE



OPUNTIA SP 'KELLY'S CHOICE'
KELLY'S CHOICE PRICKLY PEAR



OPUNTIA SP.
PRICKLY PEAR



PENNISETUM X ADVENA 'RUBRUM' 'CUPREUM'
PURPLE FOUNTAIN GRASS



PENSTEMON BACCHARIFOLIS 'DEL RIO'
DEL RIO PENSTEMON



PENSTEMON EATONII
FIRECRACKER PENSTEMON



PENSTEMON PALMERI
SCENTED PENSTEMON



PENSTEMON PARRYI
PARRY'S PENSTEMON



PENSTEMON PSEUDOSPECTABILIS
CANYON PENSTEMON



PENSTEMON STRICTUS
ROCKY MOUNTAIN PENSTEMON



PENSTEMON SUPERBUS
SUPERB PENSTEMON, CORAL BEAR TONGUE



SPOROBOLUS AIROIDES
ALKALI SACATON GRASS



YUCCA ALOIFOLIA
SPANISH BAYONET



YUCCA BACCATA
BANANA YUCCA



YUCCA BREVIFOLIA
JOSHUA TREE



YUCCA ELATA
SOAPTREE YUCCA



YUCCA FAXONIANA
PALM YUCCA



YUCCA GLORIOSA VAR. TRISTIS
WEEPING YUCCA, PENDULOUS YUCCA



YUCCA GLORIOSA
SPANISH DAGGER



YUCCA PALLIDA
PALE LEAF YUCCA



YUCCA ROSTRATA
BEAKED YUCCA



YUCCA RUPICOLA
TWISTED LEAF YUCCA

PLANT LIST - GROUNDCOVER



ACACIA REDOLENS 'DESERT CARPET'
DESERT CARPET CREEPING ACACIA



BAILEYA MULTIRADIATA
DESERT MARIGOLD



CALYLOPHUS HARTWEGII
SIERRA SUNDROP



CHRYSACTINIA MEXICANA
DAMIANITA



CONVOLVULUS CNEORUM
SILVERBUSH



DALEA CAPITATA 'SIERRA GOLD'
SIERRA GOLD DALEA



DALEA GREGGII
PROSTRATE INDIGO BUSH



DROSANTHEMUM COOPERI
PURPLE ICEPLANT



EREMOPHILA GLABRA 'OUTBACK SUNRISE'
OUTBACK SUNRISE EREMOPHILA



EUPHORBIA RIGIDA
SPURGE, GOPHER PLANT



GAURA LINDHEIMERI
GAURA



GAZANIA RIGIDA
GAZANIA



GAZANIA RIGENS 'SUN GOLD'
TRAILING YELLOW GAZANIA



GLANDULARIA GOODDINGGII (=VERBENA)
GOODDING VERBENA



GLANDULARIA PERUVIANA (=VERBENA)
PERUVIAN VERBENA



GLANDULARIA PULCHELLA (= VERBENA)
MOSS VERBENA



LANTANA MONTEVIDENSIS
TRAILING LANTANA



LANTANA SP.
'NEW RED' LANTANA



LIPPIA NODIFLORA STERILE CULTIVARS
KURAPIA



LONICERA JAPONICA 'HALLIANA'
HALL'S JAPANESE HONEYSUCKLE



MELAMPODIUM LEUCANTHUM
BLACKFOOT DAISY



MYOPORUM PARVIFOLIUM
PROSTRATE MYOPORUM



OENOTHERA BERLANDIERI
MEXICAN EVENING PRIMROSE



PSILOSTROPHE COOPERI
PAPER FLOWER



PYRACANTHA FORTUNEANA 'SANTA CRUZ'
FIRETHORN



ROSA BANKSIAE
LADY BANK'S ROSE



ROSMARINUS OFFICINALIS 'PROSTRATUS'
PROSTRATE ROSEMARY



TETRANEURIS ACAULIS (=HYMENOXYS)
ANGELITA DAISY



TEUCRIUM CHAMAEDRYS
GERMANDER



THYMOPHYLLA PENTACHAETA (=DYSSODIA)
GOLDEN DOGBANE, GOLDEN DYSSODIA



VERBENA RIGIDA
SANDPAPER VERBENA, COARSE VERBENA



VERBENA TEMARI
PURLE VERBENA



ZINNIA GRANDIFLORA
PRAIRIE ZINNIA

PLANT LIST - VINES



CAMPSIS SP. RADICANS
TRUMPET CREEPER



CISSUS TRIFOLIATA VAR. INCISA
GRAPE IVY, ARIZONA GRAPE IVY



JASMINUM POLYANTHUM
PINK JASMINE



LONICERA JAPONICA
HALL'S JAPANESE HONEYSUCKLE



PYRACANTHA SP.
PYRACANTHA, FIRETHORNV



ROSA BANKSIAE
LADY BANK'S ROSE



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

Table 8.4: Plant Material by Zones

Trees

E = Evergreen, S = Semi-Evergreen, D = Deciduous *SNWA Star Rating: 1-5*		**Landscape Character** P = Permitted NP = Not Permitted					**Blooming Season** *G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink*											
PLANT IMAGE	**BOTANICAL NAME/ COMMON NAME**	**Neighborhood**	**Park**	**Transitional**	**Natural Edge**	**Streetscape**	**Jan.**	**Feb.**	**Mar.**	**Apr.**	**May**	**Jun.**	**Jul.**	**Aug.**	**Sept.**	**Oct.**	**Nov.**	**Dec.**
	**Acacia aneura (E5)/** **Mulga Acacia**	P	P	P	P	P	Y	Y	Y	Y	Y							Y
	**Acacia jennerae (E4)/** **Coonavittra Wattle**	P	P	NP	NP	P	Y	Y	Y									
	**Acacia pendula (E5)/** **Weeping Acacia**	P	P	NP	NP	P	Y	Y	Y	Y	Y							Y
	**Acacia salicina (E4)/** **Willow Acacia**	P	P	NP	NP	P	Y, W	Y, W				Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W
	**Acacia stenophylla (E3)/** **Shoestring Acacia**	P	P	NP	NP	P	Y, W	Y, W	Y, W	Y, W	Y, W							Y, W

Table8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous *SNWA Star Rating: 1-5*		**Landscape Character** P = Permitted NP = Not Permitted					**Blooming Season** *G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink*											
PLANT IMAGE	**BOTANICAL NAME/ COMMON NAME**	**Neighborhood**	**Park**	**Transitional**	**Natural Edge**	**Streetscape**	**Jan.**	**Feb.**	**Mar.**	**Apr.**	**May**	**Jun.**	**Jul.**	**Aug.**	**Sept.**	**Oct.**	**Nov.**	**Dec.**
	**Arbutus unedo (E3)/** **Strawberry Tree**	P	P	NP	NP	NP	G, W, P								G, W, P	G, W, P	G, W, P	G, W, P
	**Bauhinia lunaroides (D5)/** **Orchid Tree**	P	P	NP	NP	P			W, P	W, P	W, P	W, P	W, P	W, P				
	**Bauhinia macranthera (D4)/** **Chuahuan Orchid Tree**	P	P	NP	NP	NP					P, W	P, W	P, W	P, W	P, W	P, W	P, W	
	**Celtis occidentalis (D4)/** **Common Hackberry**	P	NP	NP	NP	NP				G	G							
	**Ceratonia siliqua (E4)/** **Carob**	P	P			P									R	R	R	

Table 8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous
SNWA Star Rating: 1-5

Landscape Character
P = Permitted
NP = Not Permitted

Blooming Season
G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink

PLANT IMAGE	BOTANICAL NAME/ COMMON NAME	Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Cercis canadensis v. 'mexicana' (D4)/** **Mexican Redbud**	P	P	NP	NP	P			Pu, P	Pu, P	Pu, P							
	**Chilopsis linearis species (D4)/** **Desert Willow, 'Bubba', 'Lucretia Hamilton'**	P	P	P	P	P			P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R		
	**Cordia boisserii (S5)/** **Texas Olive**	P	P	P	NP	P			O, Y, W	O, Y, W	O, Y, W	O, Y, W	O, Y, W	O, Y, W	O, Y, W	O, Y, W		
	**Ebenopsis ebano (= Pithecellobium) (S4)/** **Texas Ebony**	P	P	P	P	P					Y	Y	Y	Y	Y	Y		
	**Fraxinus greggii (E)/** **Little Leaf Ash**	P	P			P			G	G	G							

Table 8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous
SNWA Star Rating: 1-5

Landscape Character
P = Permitted
NP = Not Permitted

Blooming Season
G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink

PLANT IMAGE	BOTANICAL NAME/ COMMON NAME	Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Havardia mexicana (D5)/** **Mexican Ebony**	P	P	P	P	P			Y, W	Y, W								
	**Koelreureria paniculata (D3)/** **Goldenrain Tree**	P	P	P	NP	P						Y	Y	Y				
	**Laurus nobilis (E4)/** **Bay Laurel**	P	P	P	NP	P			Y	Y	Y	Y	Y	Y				
	**Leucaena retusa (E5)/** **Golden Leadball Tree**	P	NP	P	P	P			Y	Y	Y	Y	Y	Y				
	**Lysiloma watsonii (E5)/** **Fern of the Desert**	P	P	P	P	P						W	W	W				

Table 8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous
SNWA Star Rating: 1-5

Landscape Character
P = Permitted
NP = Not Permitted

Blooming Season
G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink

PLANT IMAGE	BOTANICAL NAME/ COMMON NAME	Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Olea europea 'wilsonii'(E5)/ Swan Hill Olive, Wilsonii Olive (non-fruiting)**	P	P	P	NP	P			W	W	W							
	**Parkinsonia x 'Desert Museum' (S3)/ Desert Museum Palo Verde**	P	P	P	P	P			Y	Y	Y	Y	Y	Y				
	**Parkinsonia microphylla (D5)/ Foothills Palo Verde**	P	P	P	P	P			Y	Y	Y	Y	Y	Y				
	**Parkinsonia praecox (D5)/ Palo Brea**	P	P	P	P	P			Y	Y								
	**Pinus eldarica (E2)/ Mondell Pine**	P	P	NP	NP	P			B	B	B							

Table 8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous
SNWA Star Rating: 1-5

Landscape Character
P = Permitted
NP = Not Permitted

Blooming Season
G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink

PLANT IMAGE	BOTANICAL NAME/ COMMON NAME	Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Pistacia chinensis (D4)/ Red Pistache**	P	P	P	NP	P			R, G	R, G	R, G							
	**Pistacia lentiscus (E4)/ Mastic Tree**	P	P	P	P	P				G	G							
	**Platanus mexicana (D3)/ Mexican Sycamore**	P	P	NP	NP	NP			Y, G	Y, G	Y, G							
	**Prosopis x alba (S4)/ Thornless Hybrid Mesquite**	P	P	P	P	P			Y	Y	Y	Y	Y	Y				
	**Prosopis glandulosa species (D4)/ Texas Honey Mesquite 'Thornless'**	P	P	P	P	P						Y	Y	Y	Y	Y	Y	

Table 8.4: Plant Material by Zones Continued

Trees Continued

E = Evergreen, S = Semi-Evergreen, D = Deciduous
SNWA Star Rating: 1-5

PLANT IMAGE	BOTANICAL NAME/ COMMON NAME	Landscape Character P = Permitted NP = Not Permitted					Blooming Season *G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink*											
		Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Searsia lancea (=Rhus) (E3)/ African Sumac**	P	P	NP	P	P	Y, G	Y, G	Y, G	Y, G	Y, G							Y, G
	**Sophora secundiflora (E5)/ Texas Mountain Laurel**	P	P	P	P	P			Pu, B	Pu, B	Pu, B							
	**Ungnadia speciosa (D4)/ Mexican Buckeye**	P	P	NP	NP	P			Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P				

Shrubs

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	*E = Evergreen, S = Semi-Evergreen, D = Deciduous*	Plant Size Category **based on averaged size* *XL = Extra Large L = Large M = Medium S = Small*	Landscape Character P = Permitted NP = Not Permitted					Blooming Season *G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink*											
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Abelia x grandiflora/ Glossy Abelia**	E	L	P	P	NP	NP	P			W, P	W, P	W, P	W, P	W, P	W, P				
	**Alyogyne huegelii/ Blue Hibiscus**	E	L	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B		
	**Ambrosia deltoidea/ Triangle Leaf Bursage**	D	M	P	P	P	P	NP					Y	Y	Y					
	**Ambrosia dumosa/ White Bursage, Burrobush**	E	M	P	P	P	P	NP			Y	Y	Y	Y	Y	Y				
	**Anisacanthus quadrifidus-wrightii / Mexican Flame**	D	M	P	NP	P	P	P						R, O	R, O	R, O	R, O	R, O	R, O	

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Anisacanthus thurberi/** **Desert Honeysuckle**	D	M	P	P	NP	P	P						O	O	O				
	**Artemisia ludoviciana/** **Prairie Sage**	D	S	P	P	P	NP	P						Y, Gr	Y, Gr	Y, Gr				
	**Asclepias subulata/** **Desert Milkweed**	E	M	P	P	P	P	P	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W
	**Atriplex canescens/** **Four-wing salt bush**	S	XL	P	NP	P	P	NP			Y, G	Y, G	Y, G	Y, G	Y, G	Y, G	Y, G	Y, G	Y, G	Y, G	
	**Atriplex confertifolia/** **Shadscale**	D	S	P	NP	P	P	NP			Y, G	Y, G	Y, G	Y, G	Y, G	Y, G					

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Atriplex lentiformis/** **Quailbush, Big Saltbush**	D	XL	P	NP	P	P	NP	Y, G	Y, G	Y, G	Y, G	Y, G							Y, G
	**Baccharis sarothroides/** **Desert Broom, Coyote Bush**	E	L	P	NP	P	P	NP	W, Y	W, Y						W, Y	W, Y	W, Y	W, Y	W, Y
	**Buddleia marrubifolia/** **Woolly Butterfly Bush**	E	L	P	NP	P	P	NP			O	O	O	O	O	O				
	**Buxus microphylla 'Japonica'/** **Japanese Boxwood**	E	M	P	P	NP	NP	P			Y, G	Y, G	Y, G							
	**Caesalpinia gilliesii/** **Yellow Bird of Paradise**	D,E	L	P	P	P	P	P			Y, R	Y, R	Y, R	Y, R	Y, R	Y, R	Y, R	Y, R	Y, R	Y, R

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Caesalpinia mexicana/** **Mexican Bird of Paradise**	D,E	L	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	**Caesalpinia pulcherrima/** **Red Bird of Paradise**	D,E	L	P	P	P	NP	P			O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	
	**Calliandra californica/** **Red Fairy Duster**	E	L	P	P	P	P	P		R	R	R	R	R	R	R	R	R		
	**Calliandra eriophylla/** **Pink Fairy Duster**	E	S	P	P	P	P	P		W, P	W, P	W, P	W, P	W, P	W, P					
	**Calliandra X 'Sierra Starr'/** **Sierra Starr Fairy Duster**	E	M	P	P	P	P	P	R	R	R	R	R	R	R	R	R	R	R	R

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Callistemon 'Little John'/** **Little John Dwarf Bottle Bush**	E	S	P	P	P	P	P					R	R	R					
	**Chrysactinia mexicana/** **Damianita**	E	S	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y		
	**Convolvulus cneorum/** **Bush Morning Glory**	E	S	P	P	NP	NP	P		P, Y, W	P, Y, W	P, Y, W	P, Y, W	P, Y, W	P, Y, W					
	**Cordia parvifolia/** **Little leaf cordia**	E	XL	P	P	P	NP	P		W	W	W				W	W	W		
	**Cotoneaster lacteus/** **Red Clusterberry**	E	L	P	P	NP	NP	P		W	W	W								

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Dalea bicolor v. argyraea/** **Silver Dalea**		L	P	P	P	P	P									P	P	P	
	**Dalea frutescens ‘Sierra Negra” TM/** **Sierra Negra Dalea**	S	L	P	P	P	P	P						Pu	Pu	Pu	Pu	Pu	Pu	
	**Dalea frutescens/** **Black Dalea**	S	L	P	P	P	P	P						Pu	Pu	Pu	Pu	Pu	Pu	
	**Dalea pulchra/** **Pink Indigo Bush**	E	L	P	P	P	P	P	P, W, Pu	P, W, Pu	P, W, Pu	P, W, Pu	P, W, Pu							P, W, Pu
	**Dodonaea viscosa ‘Green’/** **Green Hopseed Bush**	E	L	P	P	NP	NP	P						Pu	Pu	Pu				

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Dodonaea viscosa/** **Purple Hopseed Bush**	E	L	P	P	NP	NP	P			G, Y, W	G, Y, W	G, Y, W							
	**Elaeagnus x ebbingei/** **Ebbing’s Silverberry**	E	XL	P	P	NP	NP	P									Y, W	Y, W	Y, W	
	**Ephedra viridis/** **Mormon Tea**	E	S	P	P	P	NP	P	Y, G	Y, G	Y, G	Y, G	Y, G							Y, G
	**Epilobium canum/** **Hummingbird Flower**	D	M	P	P	P	P	P						R, O	R, O	R, O	R, O	R, O	R, O	
	**Eremophila glabra spp./** **Winter Blaze, Outback Sunrise Emu**	E	M	P	P	P	NP	P	Y, O	Y, O	Y, O	Y, O	Y, O							

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Eremophila hygrophana/** **Blue Bells**	E	M	P	P	P	P	P	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu
	**Eremophila maculata 'valentine'/** **Valentine Emu Bush**	E	M	P	P	P	P	P	R	R	R	R								
	**Eremophila racemosa/** **Easter Egg Bush**	E	M	P	P	P	NP	P	Y, O, Pu, P	Y, O, Pu, P	Y, O, Pu, P	Y, O, Pu, P								
	**Eremophila sp./** **Eremophila**	E	M	P	P	P	NP	P	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu
	**Ericameria laricifolia/** **Turpentine Bush**	D	S	P	P	P	P	P	Y	Y						Y	Y	Y	Y	

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Ericameria nauseosa/** **Golden Rabbit Bush**	D	S	P	P	P	P	P								Y	Y	Y		
	**Euonymus japonica/** **Evergreen Euonymus**	E	L	P	P	NP	NP	P			W, G	W, G	W, G	W, G	W, G	W, G				
	**Gaura lindheimeri/** **White Gaura**	D	M	P	P	P	P	P						W, P	W, P	W, P	W, P	W, P	W, P	
	**Grayia spinosa /** **Hopsage**	E,D	S	P	P	NP	P	P			W, G	W, G	W, G	W, G	W, G	W, G				
	**Juniperus chinensis procumbens/** **Japanese Garden Juniper**	E	M	P	P	NP	NP	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

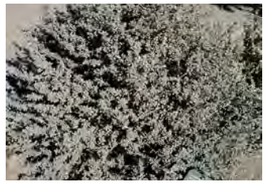
Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Juniperus chinensis spp./ Juniper**	E	M	P	P	NP	NP	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Juniperus sabina 'Buffalo'/ Buffalo Juniper**	E	XL	P	P	NP	NP	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	**Justicia californica/ Chuparosa**	D	M	P	P	P	P	P			R	R	R	R	R	R	R	R	R	
	**Justicia candicans/ Red Justicia**	D	S	P	P	P	P	P									R	R	R	
	**Justicia spicigera/ Mexican Honeysuckle**	E	M	P	P	NP	NP	P			O	O	O	O	O	O	O	O	O	

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Lantana camara/ Bush Lantana**	E	S	P	P	NP	NP	P					Y	Y	Y					
	Lantana spp./ Lantana	E	S	P	P	NP	NP	P			P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R	P, PU, Y, W, R
	**Larrea tridentata/ Creosote Bush**	E	L	P	P	P	P	P				Y	Y	Y							
	**Lavandula sp./ Lavender**	E	S	P	P	NP	NP	NP					Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu
	**Lavandula stoechas/ Goodwin Creek Lavender**	E	S	P	P	NP	NP	NP					Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu

Shrubs Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size XL = Extra Large L = Large M = Medium S = Small	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink												
				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Leucophyllum candidum 'Silver Cloud'/** **Silver Cloud Texas Ranger**	E	M	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B				
	**Leucophyllum candidum/** **Thunder Cloud Texas Ranger**	E	M	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B				
	**Leucophyllum frutescens 'Compacta'/** **Compact Texas Ranger**	E	L	P	P	NP	NP	P			P	P	P	P	P	P	P	P	P	
	**Leucophyllum frutescens green cloud/** **Green Cloud Texas Ranger**	E	L	P	P	NP	NP	P			R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu
	**Leucophyllum laevigatum/** **Chihuahuan Sage**	E	L	P	P	NP	NP	P					Pu	Pu	Pu	Pu	Pu	Pu		

Shrubs Continued

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				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Leucophyllum langmaniae 'Lynn's Legacy'/** **Lynn's Legacy Sage**	E	L	P	P	NP	NP	P						Pu	Pu	Pu				
	**Leucophyllum langmaniae rio bravo /** **Rio Bravo Texas Ranger**	E	L	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	**Leucophyllum pruinsum 'Sierra Bouquet'/** **Sierra Bouquet Texas Ranger**	E	L	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	**Leucophyllum sp./** **Sage (large)**	E	L	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	**Leucophyllum sp./** **Sage (small)**	E	L	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	

Shrubs Continued

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				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Leucophyllum X Heavenly Cloud/** **Blue Texas Ranger, Cimarron**	E	L	P	P	NP	NP	P						Pu	Pu	Pu	Pu	Pu		
	**Leucophyllum zygophyllum 'Cimarron'/** **Blue Texas Ranger, Cimarron Ranger**	E	M	P	P	NP	NP	P						Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	**Ligustrum japonicum/** **Japanese Privet**	E	L	P	P	NP	NP	P	W	W	W	W	W	W						W
	**Lycium andersonii/** **Wolfberry**	D	M	P	P	P	P	P	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu							W, Pu
	**Melampodium leucanthum/** **Blackfoot Daisy**	S	S	P	P	NP	NP	P			W	W	W	W	W	W	W	W	W	W	

Shrubs Continued

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				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Myrtus communis v. 'Compacta'/** **Compact Myrtle**	E	L	P	P	NP	NP	P			W	W	W	W	W	W				
	**Nandina domestica/ Heavenly bamboo**	E, S	M	P	P	NP	NP	P			W	W	W	W	W	W				
	**Oleander spp./ Oleander**	E	L	P	P			P			P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R		
	**Perovskia atriplicifolia/ Russian sage**	D	M	P	P	NP	NP	P						Pu, B	Pu, B	Pu, B	Pu, B	Pu, B		
	**Punica granatum 'Nana'/** **Dwarf Pomegranate**	D	S	P	P	NP	NP	P			R, O	R, O	R, O	R, O	R, O	R, O				

Shrubs Continued

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				Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Purshia stansburiana (=Cowania)/** **Cliff Rose**	E	L	P	P	NP	NP	P			W	W	W	W	W	W				
	**Pyracantha santa cruz/** **Hybrid Pyracantha**	E	XL	P	P	NP	NP	P			W	W	W							
	Pyracantha varieties/ **Pyracantha**	E	XL	P	P	NP	NP	P				W	W	W						
	**Rhaphiolepis indica 'Pink Lady'/ Indian Hawthorn**	E	M	P	P	NP	NP	P		P, W, R	P, W, R	P, W, R					P, W, R	P, W, R	P, W, R	
	**Rhus ovata/** **Sugarbush**	E	XL	P	P	NP	NP	P			W, P	W, P	W, P							

Shrubs Continued

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	**Rhus virens/** **Evergreen Sumac**	E	XL	P	P	P	P	P						W	W	W	W	W	W	
	**Rosmarinus officinalis/** **Tuscan Blue Rosemary**	E	S	P	P	P	P	P			Pu, B	Pu, B	Pu, B				Pu, B	Pu, B	Pu, B	
	**Russelia equisetaformis/** **Coral Fountain**	E,S	M	P	P	NP	NP	P						R	R	R				
	**Salvia clevelandii/** **Chaparral Sage**	E	L	P	P	P	P	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	**Salvia greggii/** **Autumn Sage, Red Salvia**	S	S	P	P	P	P	P			P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	P, W, R	

Shrubs Continued

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	**Salvia leucantha/** **Mexican Bush Sage**	S	M	P	P	NP	NP	P	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu	W, Pu
	**Santolina chamaecyparissus/** **Lavender Cotton, Gray Santolina**	E	S	P	P	NP	NP	P			Y	Y	Y	Y	Y	Y				
	**Santolina rosmarinifolia (=S. virens)/** **Green Santolina**	E	S	P	P	P	P	P			Y	Y	Y	Y	Y	Y				
	**Senna Artemisioides (=Cassia)/** **Feathery Senna, Feathery Cassia**	E	M	P	P	P	NP	P	Y	Y	Y	Y	Y				Y	Y	Y	Y
	**Senna covesii/** **Desert Senna**	S	S	P	P	P	NP	P	Y	Y				Y	Y	Y	Y	Y	Y	Y

Shrubs Continued

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	**Senna nemophila (=Cassia)/** **Desert Senna, Desert Cassia**	E	L	P	P	P	NP	P	Y	Y	Y	Y	Y							Y
	**Senna phyllodinea (=Cassia)/** **Silvery Senna, Silver Leaf Cassia**	E	L	P	P	P	NP	P	Y	Y	Y	Y	Y							Y
	**Senna wislizenii (=Cassia)/** **Shrubby Senna, Shrubby Cassia**	D	L	P	P	P	NP	P						Y	Y	Y	Y	Y	Y	
	**Simmondsia chinensis/** **Jojoba**	E	L	P	P	P	P	P			Y, G	Y, G	Y, G							
	**Sphaeralcea ambigua 'Louis Hamilton'/** **Louis Hamilton Globe Mallow**	E, S	S	P	P	P	P	P			O	O	O							

Shrubs Continued

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	**Sphaeralcea ambigua/** **Globe Mallow**	E, S	S	P	P	P	P	P			O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	O, P, W, R, Pu	
	**Tagetes lemmonii/** **Mountain Marigold**	S	M	P	P	P	P	P									Y, O	Y, O	Y, O	
	**Tagetes lucida/** **Mexican Tarragon, Mexican Marigold**	S	S	P	P	NP	NP	P									Y	Y	Y	
	**Tecoma stans 'Orange Jubilee'/** **Orange Tecoma Stans**	D, S	XL	P	P	NP	NP	P						O	O	O	O	O	O	
	**Tecoma stans spp./** **Tecoma Stans**	S	XL	P	P	NP	NP	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	

Shrubs Continued

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	**Tecoma x 'Bells of Fire'/** **Bells of Fire**	D, S	XL	P	P	NP	NP	P						R, O	R, O	R, O	R, O	R, O	R, O	
	**Teucrium chamaedrys 'prostratum'/** **Prostrate Germander**	E	S	P	P	NP	NP	P			Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P				
	**Teucrium fruticans/** **Bush Germander**	E	S	P	P	NP	NP	P			R, O	R, O	R, O	R, O	R, O	R, O	R, O				
	**Vauquelinia californica/** **Arizona Rosewood**	E	XL	P	P	NP	NP	P			W	W	W	W	W	W					
	**Viburnum sp. Tinus/** **Viburnu, Spring Bouquet**	E	XL	P	P	NP	NP	P			W, P	W, P	W, P								

Shrubs Continued

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	**Viguiera parishii (=deltoidea)/** **Goldeneye**	S	S	NP	NP	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	**Xylosma congesta 'Compacta'/** **Dwarf shiny Xylosma**	E	L	P	P	NP	NP	P									W, G	W, G	W, G	
	**Xylosma congesta/** **Xylosma**	E	L	P	P	NP	NP	P									W, G	W, G	W, G	

Accents

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	**Achnatherum hymenoides (=Oryzopsis)/** **Indian Ricegrass**	D	NP	NP	NP	P	P						Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	

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	**Agave americana 'Marginata'/** **Variegated Century Plant**	E	P	P	NP	NP	P				Y	Y	Y							
	**Agave americana/** **Century Plant**	E	P	P	NP	NP	P							Y	Y					
	**Agave angustifolia/** **Caribbean Agave**	E	P	P	NP	NP	P	Y	Y	Y	Y	Y	Y	Y	Y					
	**Agave bovicornuta/** **Cow's Horn Agave**	E	P	P	NP	NP	NP			Y	Y	Y								
	**Agave colorata/** **Mescal Ceniza**	E	P	P	P	P	P			Y, O	Y, O	Y, O								

Accents Continued

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	**Agave geminiflora/ Twin Flowered Agave**	E	P	P	NP	NP	P									Pu	Pu	Pu	
	**Agave havardiana/ Havard Agave**	E	P	P	P	P	P						Y, G	Y, G	Y, G	Y, G			
	**Agave murpheyi/ Murphey's Agave**	E	P	P	NP	NP	P		W, Y, Pu, B	W, Y, Pu, B	W, Y, Pu, B	W, Y, Pu, B							
	**Agave parryi - huachucensis/ Parry's Agave**	E	P	P	NP	NP	P				Y, G	Y, G	Y, G	Y, G	Y, G				
	**Agave salmiana ssp. Ferox/ Ferox Agave**	E	P	P	NP	NP	P						Y	Y	Y				

Accents Continued

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	**Agave schidigera 'Durango Delight'/ Durango Delight Agave**	E	P	P	NP	NP	P			R, Pu	R, Pu	R, Pu							
	**Agave sisalana/ Sisal Agave**	E	P	P	NP	NP	P			Y, G	Y, G	Y, G	Y, G	Y, G	Y, G				
	Agave sp./ Agave	E	P	P	P	P	P			Y, G	Y, G	Y, G	Y, G	Y, G	Y, G				
	**Agave victoriae-reginae/ Queen Victoria Agave**	E	P	P	NP	NP	P						R	R	R				
	**Aloe barbadensis/ Yellow Aloe**	E	P	P	NP	NP	P			Y	Y	Y	Y	Y	Y				

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	**Aloe nobilius/** **Gold Tooth Aloe**	E	P	P	NP	NP	P	R, O	R, O	R, O	R, O	R, O							R, O
	**Aloe saponaria/** **African Aloe**	E	P	P	NP	NP	P	R, P	R, P	R, P	R, P	R, P	R, P	R, P	R, P				R, P
	**Aloe x 'Blue Elf'/** **Blue Elf Aloe**	Y	P	P	P	P	P	R, O	R, O	R, O	R, O	R, O							R, O
	**Aristida purpurea/** **Purple Three Awn**	E	NP	NP	P	P	NP			Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	
	**Asclepias subulata/** **Desert Milkweed**	E	P	P	P	P	P	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W	Y, W

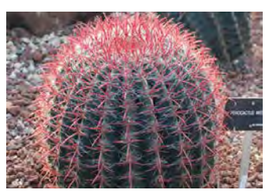
Accents Continued

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	**Bouteloua curtipendula/** **Side Oats Gramma**	D	P	P	P	P	P						R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	
	**Bouteloua gracilis/** **Blue Grama Grass, Blond Ambition**	E,S	P	P	P	P	P						R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	R, Pu	
	**Cereus hildmannianus (= peruvianus)/** **Peruvian Apple**	E	P	P	NP	NP	P			W	W	W	W	W	W				
	Cereus spp./ **Cereus Varieties**	E	P	P	NP	NP	P			W	W	W	W	W	W				
	**Chrysactinia mexicana/** **Damianita**	E	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	

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	**Dasylirion acrotriche/ Green Desert Spoon**	E	P	P	P	P	P						G, Y, W	G, Y, W	G, Y, W				
	**Dasylirion longissimum/ Mexican Tree Grass**	E	P	P	P	P	P						B, Y, W, G	B, Y, W, G	B, Y, W, G				
	**Dasylirion quadrangulatum/ Toothless Desert Spoon**	E	P	P	P	P	P			G	G	G							
	**Dasylirion wheelerii/ Desert Spoon**	E	P	P	P	P	P						G, Y, W	G, Y, W	G, Y, W				
	**Drosanthemum hispidum/ Ice Plant**	E	P	P	P	P	P			P	P	P	P	P	P				

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	**Echinocactus grusonii/ Golden Barrel Cactus**	E	P	P	P	P	P						Y	Y	Y				
	**Echinocereus engelmanii/ Strawberry Hedgehog**	E	P	P	P	P	P						R, O	R, O	R, O				
	**Ferocactus acanthodes/ Fire Barrel**	E	P	P	P	P	P						Y, R	Y, R					
	**Ferocactus cylindraceus/ California Barrel Cactus**	E	P	P	P	P	P						Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O
	**Ferocactus wislizenii/ Native Barrel Cactus**	E	P	P	P	P	P						Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O

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	**Fouquieria splendens/** **Ocotillo**	E	NP	NP	P	P	NP			R, O	R, O	R, O	R, O	R, O	R, O				
	**Hesperaloe funifera/** **Giant Hesperaloe**	E	P	P	P	P	P						W	W	W				
	**Hesperaloe nocturna/** **Night Blooming Hesperaloe**	E	P	P	NP	NP	P						G	G	G				
	**Hesperaloe parviflora/** **Yellow/Red Hesperaloe**	E	P	P	NP	NP	P						R	R	R				
	**Hesperaloe parvifolia 'brakelights'/** **Stoplights Hesperaloe**	E	P	P	NP	NP	P						R	R	R				

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	**Hesperaloe sp. 'pink parade'/** **Pink Parade Hesperaloe**	E	P	P	NP	NP	P						P	P	P				
	**Muhlenbergia capillaris ' Regal Mist'/** **Regal Mist, Muhly Grass**	D	P	P	NP	NP	P									P	P	P	
	**Muhlenbergia dumosa/** **Bamboo Muhly, Fairy Bamboo**	E,S	P	P	NP	NP	P			B, Pu, P	B, Pu, P	B, Pu, P				B, Pu, P	B, Pu, P	B, Pu, P	
	**Muhlenbergia lindheimeri 'Autumn Glow'/** **Autumn Glow**	D	P	P	NP	NP	P									Y	Y	Y	
	**Muhlenbergia lindheimeri/** **Lindheimer's Muhly**	D	P	P	NP	NP	P						W	W	W	W	W	W	W

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	**Muhlenbergia rigens/** **Deegrass**	D	P	P	P	P	P									Y, B	Y, B	Y, B	
	**Nolina microcarpa/** **Beargrass**	E	P	P	P	P	P			W	W	W							
	**Opuntia basilaris/** **Beavertail Prickly Pear**	E	P	P	P	P	P			Pu, P	Pu, P	Pu, P							
	**Opuntia santa rita 'Tubac' /** **Purple Prickly Pear, Purple Pancake**	E	P	P	P	P	P			Y	Y	Y							
	**Opuntia sp 'kelly's choice'/** **Kelly's Choice Prickly Pear**	E	P	P	P	P	P			Y	Y	Y							

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	**Opuntia sp./** **Prickly Pear**	E	P	P	P	P	P			Y, P, Pu	Y, P, Pu	Y, P, Pu							
	**Pennisetum x advena 'Rubrum' 'Cupreum'/** **Purple Fountain Grass**	S	P	P	NP	NP	P						P, R, Pu	P, R, Pu	P, R, Pu	P, R, Pu	P, R, Pu	P, R, Pu	P, R, Pu
	**Penstemon baccharifolis 'Del Rio'/** **Del Rio Penstemon**	S	P	P	P	P	P						R	R	R	R	R	R	
	**Penstemon eatonii/** **Firecracker Penstemon**	E	P	P	P	P	P				R	R	R	R	R	R	R	R	
	**Penstemon palmeri/** **Scented Penstemon**	E	P	P	P	P	P			W, P	W, P	W, P							

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PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Penstemon parryi/ Parry's Penstemon**	E	P	P	P	P	P			P	P	P							
	**Penstemon pseudospectabilis/ Canyon Penstemon**	E	P	P	P	P	P			Pu, P	Pu, P	Pu, P							
	**Penstemon strictus/ Rocky Mountain Penstemon**	E	P	P	P	P	P						Pu, B	Pu, B	Pu, B				
	**Penstemon superbus/ Superb Penstemon, Coral Bear Tongue**	E	P	P	P	P	P			R, P	R, P	R, P	R, P	R, P	R, P				
	**Sporobolus airoides/ Alkali Sacaton**	D	P	P	P	P	P						Y	Y	Y	Y	Y	Y	

Accents Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Yucca aloifolia/ Spanish Bayonet**	E	P	P	P	P	P						W	W	W				
	**Yucca baccata/ Banana Yucca**	E	P	P	P	P	P			W, R	W, R	W, R	W, R	W, R	W, R				
	**Yucca brevifolia/ Joshua Tree**	E	P	P	P	P	P	W, G	W, G	W, G	W, G	W, G							W, G
	**Yucca elata/ Soaptree Yucca**	E	P	P	P	P	P			W	W	W	W	W	W				
	**Yucca faxoniana/ Palm Yucca**	E	P	P	P	P	P			W	W	W							

Accents Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	**Yucca gloriosa var. tristis/ Weeping Yucca, Pendulous Yucca**	E	P	P	P	P	P				W	W	W						
	**Yucca gloriosa/ Spanish Dagger**	E	P	P	P	P	P						W	W	W				
	**Yucca pallida/ Pale Leaf Yucca**	E	P	P	P	P	P			W	W	W	W	W	W				
	**Yucca rostrata/ Beaked Yucca**	E	P	P	P	P	P						W	W	W				
	**Yucca rupicola/ Twisted Leaf Yucca**	E	P	P	P	P	P						W	W	W				

Groundcovers

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Acacia redolens 'Desert Carpet'/ Desert Carpet Creeping Acacia	E	P	P	NP	NP	P	Y	Y	Y	Y	Y	Y	Y	Y				Y
	Baileya multiradiata/ Desert Marigold	D	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Calylophus hartwegii/ Sierra Sundrop	D	P	P	P	P	P			Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	
	Chrysactinia mexicana/ Damianita	E	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Convolvulus cneorum/ Bush Morning Glory	E	P	P	NP	NP	P			P, Y, W	P, Y, W	P, Y, W	P, Y, W	P, Y, W	P, Y, W				

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Dalea captata 'Sierra Gold'/ Dalea	D, S	P	P	P	P	P			Y	Y	Y				Y	Y	Y	
	Dalea greggii/ Prostrate Indigo Bush	E	P	P	NP	NP	P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P				Pu, P
	Drosanthemum cooperi/ Purple Iceplant	E, S	P	P	NP	NP	P			Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	
	Eremophila glabra 'Outback Sunrise'/ Outback Sunrise	E	P	P	NP	NP	P												
	Euphorbia rigida/ Spurge, Gopher Plant	E	P	P	NP	NP	P	Y	Y	Y	Y	Y							Y

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Gaura lindeimeri/ Gaura	D,S	P	P	P	P	P						W, P	W, P	W, P	W, P	W, P	W, P	
	Gazania rigens 'Sun Gold'/ Ganzia sp.	E	P	P	P	P	P			Y	Y	Y	Y	Y	Y				
	Gazania rigida/ Gazania	D	P	P	NP	NP	P			0	0	0							
	Glandularia gooddinggii (=Verbena)/ Goodding Verbena	D	P	P	P	P	P			P	P	P	P	P	P	P	P	P	
	Glandularia peruviana (=Verbena)/ Peruvian Verbena	D	P	P	P	P	P			P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	P, W, R, Pu	

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Glandularia pulchella (= Verbena)/ Moss Verbena	E	P	P	P	P	P			B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	B, Pu, P	
	Lantana montevidensis/ Trailing Lantana	E	P	P	NP	NP	P			P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	
	Lantana spp./ Lantana	E	P	P	NP	NP	P			P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	P, Pu, Y, W, R	
	Lippia nodiflora sterlie cultivars	S	P	P	P	P	P				W, P	W, P	W, P	W, P	W, P	W, P			
	Lonicera japonica 'Halliana'/ Hall's Japanese Honeysuckle	E	P	P	NP	NP	NP			Y, W	Y, W	Y, W	Y, W	Y, W	Y, W				

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character P = Permitted NP = Not Permitted					Blooming Season G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Melampodium leucanthum/ Blackfoot Daisy	S	P	P	NP	NP	P			W	W	W	W	W	W	W	W	W	
	Myoporum parvifolium/ Prostrate Myoporum	D	P	P	NP	NP	P			W	W	W	W	W	W				
	Oenothera berlandieri/ Mexican Evening Primrose	E	P	P	NP	NP	P					W, P	W, P	W, P					
	Psilostrophe cooperi/ Paper Flower	D	P	P	P	P	P				Y	Y	Y	Y	Y	Y	Y	Y	
	Pyracantha fortuneana 'Santa Cruz'/ Firethorn	E	P	P	NP	NP	P						W	W	W				

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Rosmarinus officinalis Prostrata/ Prostrate Rosemary	E	P	P	NP	NP	P			Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	Pu, B	
	Tetraneuris acaulis (=Hymenoxys)/ Angelita Daisy	E	P	P	P	P	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Teucrium chamaedrys/ Germander	E	P	P	NP	NP	P			Pu, P	Pu, P	Pu, P	Pu, P	Pu, P	Pu, P				
	Thymophylla pentachaeta (=Dyssodia)Golden Dogbane, Golden Dyssodia	E	P	P	NP	NP	P			Y	Y	Y	Y	Y	Y	Y	Y	Y	
	Verbena rigida/ Sandpaper Verbena, Coarse Verbena	E	P	P	NP	NP	P			Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	Pu	

Groundcovers Continued

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Verbena temari/ Purle Verbena	S	P	P	NP	P	P			B	B	B	B	B	B	B	B	B	
	Zinnia grandilfora/ Little Golden Zinnia	D	P	P	NP	NP	P			Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	Y, O	

Vines

PLANT IMAGE	BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Landscape Character (P = Permitted, NP = Not Permitted)					Blooming Season (G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink)											
			Neighborhood	Park	Transitional	Natural Edge	Streetscape	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
	Campsis sp. Radicans/ Trumpet Creeper	D	P	P	NP	NP	P						O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	O, Y, R	
	Cissus trifoliata var. incisa/ Grape Ivy, Arizona Grape Ivy	S	P	P	NP	NP	NP					W, Y, G, Pu	W, Y, G, Pu	W, Y, G, Pu					

Vines Continued																							
PLANT IMAGE	**BOTANICAL NAME /COMMON NAME**	*E = Evergreen, S = Semi-Evergreen, D = Deciduous*	**Landscape Character** *P = Permitted NP = Not Permitted*					**Blooming Season** *G=Green, Gr=Gray, Y=Yellow, R=Red, B=Blue, W=White, O=Orange, B=Brown, Pu=Purple, P=Pink*															
			Neighborhood	**Park**	**Transitional**	**Natural Edge**	**Streetscape**	**Jan.**	**Feb.**	**Mar.**	**Apr.**	**May**	**Jun.**	**Jul.**	**Aug.**	**Sept.**	**Oct.**	**Nov.**	**Dec.**
	Jasminum polyanthum/ Pink Jasmine, Climbing Jasmine	S	P	P	NP	NP	P		P, W	P, W	P, W	P, W							
	Lonicera japonica 'halliana'/ Hall's Japanese Honeysuckle	E	P	P	NP	NP	P			Y, W	Y, W	Y, W	Y, W	Y, W	Y, W				
	Pyracantha sp./ Pyracantha, Firethornv	E	P	P	NP	NP	P			W, R	W, R	W, R							
	Rosa banksiae/ Landy Banks Rose	E	P	P	NP	NP	P			Y, W	Y, W	Y, W							
	Trachelospermum jasminoides/ Star Jasmine	E	P	P	NP	NP	P			W	W	W							

8.4.1 Prohibited Plant Lists

The following plants are **prohibited** within the Monument Hills Community

A. Baccharis sarothroides – Desert Broom
B. Cortaderia selloana – Pampas Grass
C. Cynodon dactylon – Common Bermuda Grass
D. Olea europa – Olive (fruit producing)
E. Pennisetum sataceum – Fountain Grass (green variety)
F. Populus species – Cottonwood
G. Populus nigra 'Italica' – Lombardy Poplar
H. Morus alba – Mulberry Species
I. Salix species – Weeping Willow
J. Tamrix spp. – Tamarisk
K. All species of Palm Trees.

In addition to this list, **Table 8.4.1: Prohibited Plants – Invasive** includes a list of plant species that have been deemed invasive and may not be used within the Natural Edge and Transitional Planting zones.

Table 8.4.1: Prohibited Plants - Invasive	
Botanical Name	**Common Name**
Achnatherum capense	Cape ricegrass
Acroptilon repens	Russian knapweed
Ailanthus altissima	Tree-of-heaven
Arundo donax	Giant Reed
Alhagi pseudalhagi	Camelthorn
Avena fatua	Wild oat
Bassia hyssopifolia	Fivehook bassia
Bassia scoparia	Burningbush
Brassica tournefortii	Sahara mustard
Bromus diandrus	Ripgut brome
Bromus rubens	Red brome
Bromus tectorum	Cheat grass
Cardaria draba	Hoary cress/Whitetop
Carduus nutans	Musk thistle/ Nodding thistle
Centaurea calcitrapa	Purple starthistle
Centaurea diffusa	Diffuse knapweed
Centaurea iberica	Iberian starthistle
Centaurea maculosa	Spotted knapweed
Centaurea melitensis	Malta starthistle/ Tocalote
Centaurea solstitialis	Yellow starthistle
Centaurea stoebe ssp. Micranthos	Spotted knapweed
Centaurea virgata spp. Squarrosa	Squarrose knapweed
Chondrilla juncea	Rush skeletonweed
Cirsium arvense	Canada thistle
Cirsium vulgare	Bull thistle
Convolvulus arvensis	Field bindweed
Cortaderia selloana	Pampas grass
Crupina vulgaris	Common crupina
Cynodon dactylon	Bermudagrass
Cynoglossum officinale	Houndstongue
Elaeagnus angustifolia	Russian olive
Erodium cicutarium	Redstem filaree
Eruca vesicaria ssp. Sativa	Arugula
Euphorbia esula	Leafy spurge
Halogeton glomeratus	Saltlover
Hordeum spp.	Barley
Hydrilla verticillata	Hydrilla

Table 8.4.1: Prohibited Plants - Invasive Continued	
Botanical Name	**Common Name**
Hypericum perforatum	St. Johnswort/ Klamath weed
Isatis tinctoria	Dyer's woad
Lactuca serriola	Prickly lettuce
Lantana camara	Common lantana
Lepidium latifolium	Perennial pepperweed/ Tall whitetop
Linaria dalmatica	Dalmatian toadflax
Linaria vulgaris	Yellow toadflax
Lythrum salicaria	Purple loosestrife
Malcolmia africana	African mustard
Myriophyllum spicatum	Eurasian watermilfoil
Nicotiana glauca	Tree tobacco
Onopordum acanthium	Scotch thistle
Peganum harmala	African Rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Green fountain grass/ Fountain grass
Phoenix dactylifera	Date palm
Polypogon monspeliensis	Rabbitsfoot grass
Potentilla recta	Sulfur cinquefoil
Rorippa austriaca	Austrian fieldcress
Saccharum ravennae	Ravenna grass
Salsola tragus	Russian thistle
Salvia aethiopis	Mediterranean sage
Salvinia molesta	Giant salvinia
Schismus spp.	Mediterranean grass
Sisymbrium altissimum	Tall tumblemustard
Sisymbrium irio	London rocket
Sisymbrium orientale	Indian hedgemustard
Sonchus oleraceus	Common sowthistle
Sorghum halepense	Johnson grass
Spartium junceum	Spanish Broom
Taeniatherum caput-medusae	Medusahead
Tamarix aphylla	Athel
Tamarix ramosissima	Saltcedar/Tamarisk
Tribulus terrestris	Punctureveine
Vitex agnus-castus	Lilac chastetree
Washingtonia filifera	California fan palm
Zygophyllum fabago	Syrian beancaper

8.5 General Landscape Standards

8.5.1 Landscape Requirements for Parcel and Gated Entries

Enhanced hardscape and landscape at the entry locations helps to establish the feel and character of the streetscape. These landscape entries include increased tree size and landscape character. An entry is defined as an area within fifty feet (50) on either side of the access drive and a minimum of one (1) lot depth. See **Chapter 12: Signage Design Guidelines** for more requirements for entry monumentation.

Required Parcel Entry landscape improvements for primary parcel entries:

A. All planting design will maintain appropriate sight visibility requirements per AASHTO guidelines.
B. Enhanced landscape including trees and shrubs to be installed based on approved landscape plans;
C. Minimum of six (6) thirty-six (36) inch box or larger trees for the total landscape area (as defined above), arranged on both sides and median;
D. Seventy-five (75) percent live coverage measured at one year's growth.
    1. A minimum of fifty (50) percent of the required material are at least five-gallon, and all of the remaining material are at least one gallon;
E. Automatic irrigation System, meter, power source and/or irrigation controller (hidden from primary view);
F. Low Voltage Lighting, a minimum of two (2) trees per side with one (1) light per tree with additional lighting to highlight the entry and exit gates and columns;
G. Decorative pavers at the entry to the parcel;
H. Parcel entries will be installed by the Designated Builder based on the approved landscape construction documents.
I. The maintenance and irrigation will be the responsibility of the Homeowners association.

8.5.2 Landscape Requirements for Paseos

A. Paseos shall be planted with a minimum of one (1) shrub per one hundred (100) square feet and one (1) twenty-four (24) inch box tree provided per thirty (30) linear feet or per the mature tree canopy size so that the edges of the mature tree canopies do not overlap.
    1. Planting is subject to restrictions by utility easements.
B. Refer to **Exhibit 8.5.2: Paseos** for more information. Decomposed granite shall match the surrounding context.



PEDESTRIAN CONNECTION AT PASEO

SCALE: 1"=10'-0"

STREETSCAPE ZONE - PLANTING PER APPLICABLE STREETSCAPE

EXHIBIT 8.5.2: PASEOS

8.5.3 Landscape Requirements for Pedestrian Connection Areas and Cul-de-sacs

A. Unless otherwise state, a minimum of one (1) tree per forty (40) square feet of landscape area is to be planted in pedestrian connection areas and areas of cul-de-sacs that are not a part of a streetscape or lot.

B. Four (4) shrubs shall be planted per tree.

C. Refer to **Exhibit 6.1D: Cul-de-sacs** for more information.

D. Decomposed granite shall match the surrounding context.

8.5.4 General Landscape Materials

8.5.4.1 Decomposed Granite

A. All shrub and ground cover areas shall be covered with a minimum of two (2) inches deep top dressing of gravel, stone, or decomposed granite mulch.

   1. This requirement does not apply to areas designated as Natural Edge or Transitional Planting Zones. Refer to **Section 8.4: Planting Zones** and **Exhibit 8.4A: Planting Zones** for more information.

B. The Master Developer is to establish the allowable granite colors. All entries need to match the common area granite. Internal granite may have additional options.

C. River Rock beds are discouraged; use of alternates such as granite cobble is encouraged. The cobble should match with the rock mulch or granite selection for the Development.

D. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.

E. The use of landscape fabric under the granite and river rock is not allowed within the front yards.

F. Only one color of decomposed granite is permitted to be installed on a lot. A community is limited to no more than three (3) colors of decomposed granite.

   1. Colors may include Apache Gold, Jericho Brown, Vista Gold, or other color approved by the ARC.

G. Ground cover, inert material and other landscaping, softscape, or hardscape shall not be used to spell out or form words, images or symbols of any kind.

8.5.4.2 Boulders

Use of boulders to create a natural setting is permitted subject to the following criteria:

A. Boulders must be buried with one-third (1/3) of the boulder being underground.

B. Boulders shall be installed in a naturalistic manner (groupings) and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.

C. Boulders are to match or contrast the selected decomposed granite within the location.

D. Use of manufactured or faux boulders shall not be permitted.

8.5.4.3 Mounding

A. Mounding and other proposed grade changes should appear natural.
B. Mounds should be a maximum of twenty-four (24) inches in height and have natural looking shapes.
C. Berms must not impede drainage in any way.
D. Maintain a minimum of twenty-four (24) inches from property lines and structures for all mounding.
E. Maximum allowable slope on mounding to be 3:1.

8.5.4.4 Pots and Planting Containers

A. Pots and planting containers are encouraged to provide additional color, accents and additional structure in the landscape.
B. All pots and plant containers shall be selected in colors and materials that complement the architecture and hardscape forms.
C. Irrigation must be provided to pot locations with the use of drip irrigation.
D. Pots and planters must always have live foliage at all times.
E. Potted planting shall be used as accent only, not as the primary method of adding landscape.

8.5.4.5 Turf

The use of turf is permitted only in active recreation areas. All turf must conform to the Section 14.11 Drought Plan of Municipal Code.

Turf included in areas such as parks for sports or open play, must meet the following Functional Turf requirements:

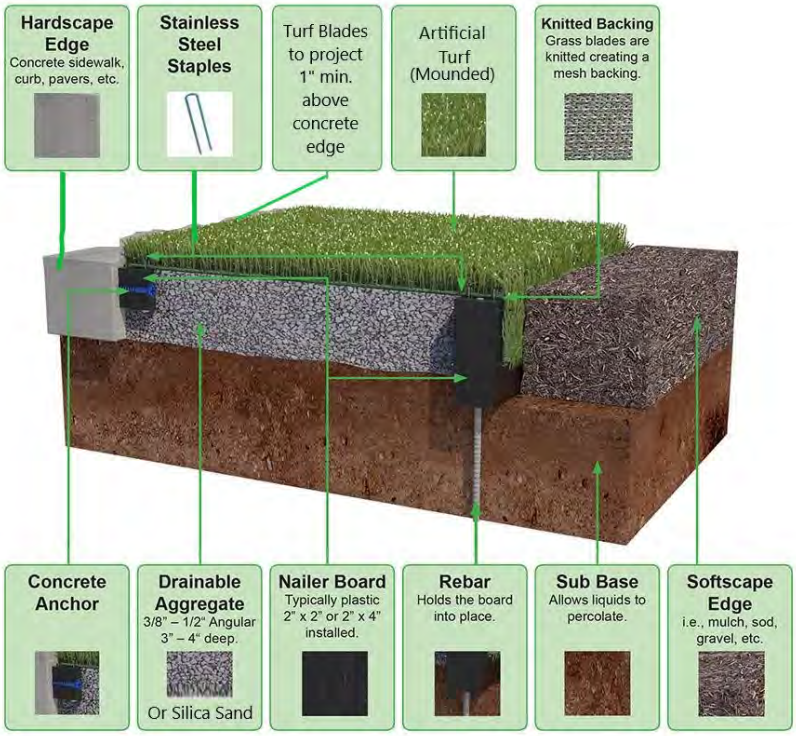
A. Turf shall be counted as one (1) contiguous area. Areas with interruptions or breaks shall be counted as separate turf areas.
B. A minimum dimension of thirty (30) feet in any direction.
C. A minimum turf area of one thousand five hundred (1,500) square feet.
D. Turf is installed on a slope that is less than twenty-five (25) percent to ensure proper water retention and prevent runoff. Refer to **Section 7.6.2: General Park Standards** for slope requirements in park areas.
E. Turf must be located a minimum of ten (10) feet away from the back of the curb of any public or private street.

8.5.4.6 Artificial Turf

Artificial turf must meet or exceed the specifications included in **Table 8.5.4.6: Artificial Turf Specification** and **Figure 8.5.4.6: Artificial Turf** as approved by ARC:

Table 8.5.4.6: Artificial Turf Specification	
Type	MG-4000
Primary Fiber	Polyethylene
Fiber Design	HE Diamond Monofilament
Color	Olive Green
UV Stabilized	Yes/ Max
Construction	Tufted
Secondary Fiber (thatch)	Polypropylene
Color	Tan/brown
Primary Backing	2 Woven Black Primaries
Secondary Coating	Polyurethane
Fiber Construction Count	6/12
Finished fiber height	50 mm
Fiber Face Weight	85 oz/ sq yd
Total Turf Weight	110 oz/ sq yd
Total D-Tex	16400
Stitch Rate	4.2 inches
Stitch Gauge	3/8th inch
Fiber thickness	3.7 mil
Water Permeable	Yes

FIGURE 8.5.4.6: ARTIFICIAL TURF



8.5.4.7 Tree Box Size Standards

To ensure consistent quality and viability of plant material, all trees specified by box size shall meet the size and caliper standards as defined by the Arizona Nursery Association (ANA) – Recommended Tree Specifications. The midpoint of the stated caliper range shall be the minimum size allowable for the corresponding tree container size.

8.6 Residential Landscape Standards

8.6.1 Single-Family Residential Landscape

This section outlines the Single-Family Residential Landscape Standards applicable to various forms of single-family residential developments including traditional detached homes, townhomes, duplexes, and other single-family residential types. These standards are designed to enhance both the aesthetic and ecological attributes of each property, ensuring harmonious integration within the broader community. The guidelines aim to foster neighborhoods that are visually appealing, functional, and welcoming.

8.6.1.1 Residential Turf

Per SNWA, turf is not permitted in residential yards.

8.6.1.2 Border Material

Monument Hills encourages the sharing of common granite colors between neighbors and therefore, the use of border material along property lines is prohibited.

A. Brick, concrete, and flagstone borders are approved border materials for containing sod and granite areas.
B. Bender Board or plastic edging is prohibited.
C. The use of plant material to make a solid hedge along an adjacent property line is also prohibited.
D. The selected plant material should blend and compliment with the adjacent lot if it is installed.

8.6.1.3 Irrigation

A. All landscape irrigation must be underground, automatic, and low-water use drip systems, except for turf or flowerbed areas, which may use spray systems.
B. Overspray onto sidewalks, walls and streets is strictly prohibited.
C. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty.
D. Maintain a minimum of twenty-four (24) inches from the edge of the house and walls with all plant material and irrigation lines.

8.6.1.4 Landscape at Residential Entries

A. Shrub species and planting density to match common areas.
B. Decomposed granite at residential entries must tie into adjacent areas and match in color to common areas.

8.6.1.5 Landscape at Crash Gates

If a crash gate is located where the adjacent decomposed granite is a different color and/or size, a concrete header is required.

8.6.1.6 Front Yard Residential Landscape

A. The Designated Builder is responsible for installing the initial front yard landscaping per the approved guidelines.
B. All subsequent and future installation will be the responsibility of the Homeowner and adhere to the approved guidelines.
C. Installation of all landscaping improvements, together with any underground drip irrigation systems to be sufficient to adequately water the landscaping Improvements in the front yard of their Lot.

D. Two (2) inches deep decomposed granite to all landscape areas.

E. All plants and irrigation must be setback a minimum of two (2) feet from all house foundations, concrete slabs including driveway, sidewalks and walls.

F. No plant material greater than twenty-four (24) inches in height to be planted within sight visibility zones.

G. Artificial Turf (not to exceed thirty-three [33] percent of the front yard) and must be attached to sidewalk or drive and must maintain a minimum of thirty-six (36) inches from side property line.

H. Plants must be selected from the approved plant list, refer to **Exhibit 8.4B: Plant Palette**, **Exhibit 8.4A: Planting Zones**, and **Table 8.4: Plant Palette Zones**.

1. For examples of planting the minimum requirements for front yards, refer to the following exhibits;
    a. **Exhibit 8.6.1.6A: Typical Front Yard – Up to 50' Wide Detached**;
    b. **Exhibit 8.6.1.6B: Typical Front Yard – Up to 50' Wide Detached Alley Load**;
    c. **Exhibit 8.6.1.6C: Typical Front Yard – 51-75' Detached**;
    d. **Exhibit 8.6.1.6D: Typical Front Yard – 76' and Larger Detached**;
    e. **Exhibit 8.6.1.6E: Typical Front Yard – Up to 50' Wide Attached**;
    f. **Exhibit 8.6.1.6F: Typical Front Yard – Up to 50' Wide Attached Alley Load**;
    g. **Exhibit 8.6.1.6G: Typical Front Yard – Corner Lot**
    h. Trees, shrubs or annuals selected from approved plant list should complement the architecture elevation and enhance the aesthetic appeal of walls, planters, walks, etc. The landscape design should be designed to "flow" from one yard to the next allowing an open feel along the street frontage;
2. Front yard planting standards shall be applicable to oversized, corner, and cul-de-sac lot conditions.
3. The standard lot plant quantities shall increase at the oversized, corner, and cul-de-sac lot conditions to ensure that planting requirements are met, refer to the typical front yard exhibits.
4. For cul-de-sac and oversized lots refer to **Section 8.5.3: Landscape Requirements for Pedestrian Connection Areas and Cul-de-sacs**.

I. Total front yard landscape area is determined by measuring the area of the front yard and then excluding any walks, driveways, paved courtyards, and patios.

J. Designated Builders shall utilize **Table 8.6.1.6: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for each product type to demonstrate conformance to the MHSG.

1. Designated Builders must include **Table 8.6.1.6: Front Yard Planting Coverage Calculations** as part of submittal to ARC.

Table 8.6.1.6: Front Yard Planting Coverage Calculations							
Plant Type	**Radius (ft)**	**Coverage Per Plant (SF)***	**Size**	**Plant Quantities**	**Evergreen Plant Quantities**	**Evergreen Coverage (SF)**	**Total Coverage (SF)**
Ex. Large Shrub	3.5	38.47	15 gal.				
L. Shrub	2.5	19.63	5 gal.				
Med. Shrub	1.75	9.62	5 gal.				
Small Shrub	1.25	4.91	5 gal.				
Ground Covers	1.75	9.62	5 gal.				
Accent	1.25	4.91	5 gal.				
					Total Front Yard Coverage Provided	SF	SF
Total Front Yard Landscape Area							SF
Total Evergreen Coverage Required						50%	SF
Percentage of Coverage as Evergreen							%
Total of the Front Yard Coverage Required						60%	SF
						Total Percentage of Front Yard Coverage	

*Plant coverage calculated as an average mature size
** Accents may count up to a maximum of 10% of total required coverage.

8.6.1.6.1 Single-Family Lot Tree Requirements

Trees planted in the front yards of homes in enhancing a neighborhood's character and appeal.

A. Trees should be placed no closer than fifteen (15) feet apart unless they are of the same species.
B. Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines.
    1. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier.
    2. Root barrier to be a minimum of three (3) times the width of the root ball or box size and must be centered on the tree.
C. **Table 8.6.1.6.1: Single-Family Lot Tree Requirements** list the minimum tree requirements base on single-family product lot width.

Table 8.6.1.6.1: Single-Family Lot Tree Requirements		
Lot Width	**Shade Tree**	**Evergreen Tree**
Up to 50'	1-24" Box	1-24" Box
51'-75'	1-24" Box	1-24" Box
75' and larger	1-24" Box	1-24" Box

8.6.1.6.2 Single-Family Lot Shrub Requirement

A. Front yards shall be planted to maintain fifty (50) percent shrub coverage.
    1. Required plant material are at least five (5) gallon;
    2. Sixty (60) percent of shrubs shall be evergreens.
B. Each front yard is to contain a maximum of four (4) different species as selected from the approved plant list. Plant massing shall be used in groupings of similar species to provide overall mass and structure to the yard.
C. Foundation planting shall be used to screen visible portions of the house base, including backflow preventers at one (1) year's growth.

8.6.1.7 Cul-de-sac and Oversized Lot Front Yard Landscape Requirements

Cul-de-sac and oversized lot front yard landscape requirements include:

A. Parcel Developers shall utilize **Table 8.6.1.6.1: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for a typical cul-de-sac lot and/or oversized lot, where applicable, to demonstrate conformance to the Design Guidelines.
    1. Designated Builders must include **Table 8.6.1.6.1: Front Yard Planting Coverage Calculations** as part of submittal to ARC.
B. If the cul-de-sac connects to a common area on a roadway with a different color and/or size decomposed granite, a concrete header is required.

8.6.1.8 Corner Lot Front Yard Landscape Requirements

Corner lot front yard landscape requirements include:

A. Parcel Developers shall utilize **Table 8.6.1.6.1: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for a typical corner lot to demonstrate conformance to the MHSG.
    1. Designated Builders must include **Table 8.6.1.6.1: Front Yard Planting Coverage Calculations** as part of submittal to ARC.
B. Design of planting material in corner lots will observe all requirements and planting restrictions for sight visibility zones.
    1. Plant material within the sight visibility zone not to exceed twenty-four (24) inches.

8.6.1.9 Paseo Lot, Rear Loaded, and Cluster Lot - Yard Landscape

A. All areas outside of private alley right-of-way and between a product or retaining wall shall be planted using a palette consistent with the parcel theme.
B. Screen planting shall be used whenever possible to hide expanses of walls with hedging and espaliers.
C. Consideration should be taken in landscape designs to accommodate emergency vehicle maneuvering in the roadways.

D. The lot owner must maintain landscape areas between walls and edge of pavement.
E. This planting area must be irrigated by the individual lot irrigation system.
F. All landscape in the Private Alley Zone must be installed on each lot prior to close of escrow.
G. Minimum requirements for the Private Alley Zone are:
    1. One (1) twenty-four (24) inch box tree or five (5) gallon large shrub per lot on one side of the alley only or staggered one side to the other;
        a. The following large shrubs must be five (5) gallon or larger and of the following approved shrub species: Tecoma, Arizona Rosewood, or Yellow Bird of Paradise. These shrubs must also be maintained as a tree.
    2. Shrub density shall be one (1) plant per twenty-five (25) square feet;
    3. Shrub materials sizes: required plant material are at least five (5) gallon
    4. Living lawn or artificial turf is prohibited;
    5. Eighteen (18) inch maximum height for groundcovers within the first three (3) feet of landscape area adjacent to pavement; and
    6. Full coverage of gravel mulch.

8.6.1.10 Flower and Vegetable Gardens

A. Flower or planting beds requiring overhead spray irrigation shall be limited to rear yards only or in pots with irrigation systems.
B. Annual flower gardens not exceeding thirty (30) square feet in size are allowed in front yards.
C. Vegetable gardens are not allowed in the front yards.

8.6.1.11 Model Complexes

Landscape for model homes for both single-family private alley products and multi-family developments shall be consistent with these Standards.

A. Enhanced landscape plantings must be installed.
B. Larger sized (e.g.; box, caliper, gallon size) plant materials are required, with the model home landscape resembling the homeowner landscape package at maturity.

8.6.1.11.1 Model complex landscape requirements:

A. Minimum of two (2) twenty-four (24) inch box tree for every seven hundred (700) square feet of landscape area;
B. Seventy-five (75) percent live coverage measured at one year's growth. Seventy-five (75) percent of the required material are at least five (5) gallon and all of the remaining material are at least one (1) gallon;
C. Designated Builders shall utilize **Table 8.6.1.6: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for model homes, where applicable, to demonstrate conformance to the Design Guidelines.

D. Automatic underground irrigation system with backflow prevention device;
E. Natural appearing grading;
F. Boulders and inert groundcover under all planting;
G. Must comply with minimum landscape requirements for front yard landscape;
H. All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the **Exhibit 8.4B: Plant Palette** are required to meet the Arizona Nurserymen's Association requirements for minimum plant size; and
I. Landscape lighting for safety.

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	516 SF.
TOTAL PLANTS PROVIDED (50% COVERAGE)	21 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	APACHE GOLD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	330 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	13 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	JERICHO BROWN

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	738 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	25 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	VISTA GOLD



PLANT LEGEND

SYMBOL DESCRIPTION

TREES

ONE 24" BOX PRIMARY TREE
REFER TO STREET TREE PLAN PER ZONE

ONE 24" BOX EVERGREEN

SHRUBS

EX. LARGE SHRUBS	15 gal.
LARGE SHRUBS	5 gal.
MEDIUM SHRUBS	5 gal.
SMALL SHRUBS	5 gal.
ACCENT SHRUB-1	5 gal.
GROUND COVERS	5 gal.

Inerts

2" DECOMPOSED GRANITE
1/2" SCREEENED OR PER GUIDELINES

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

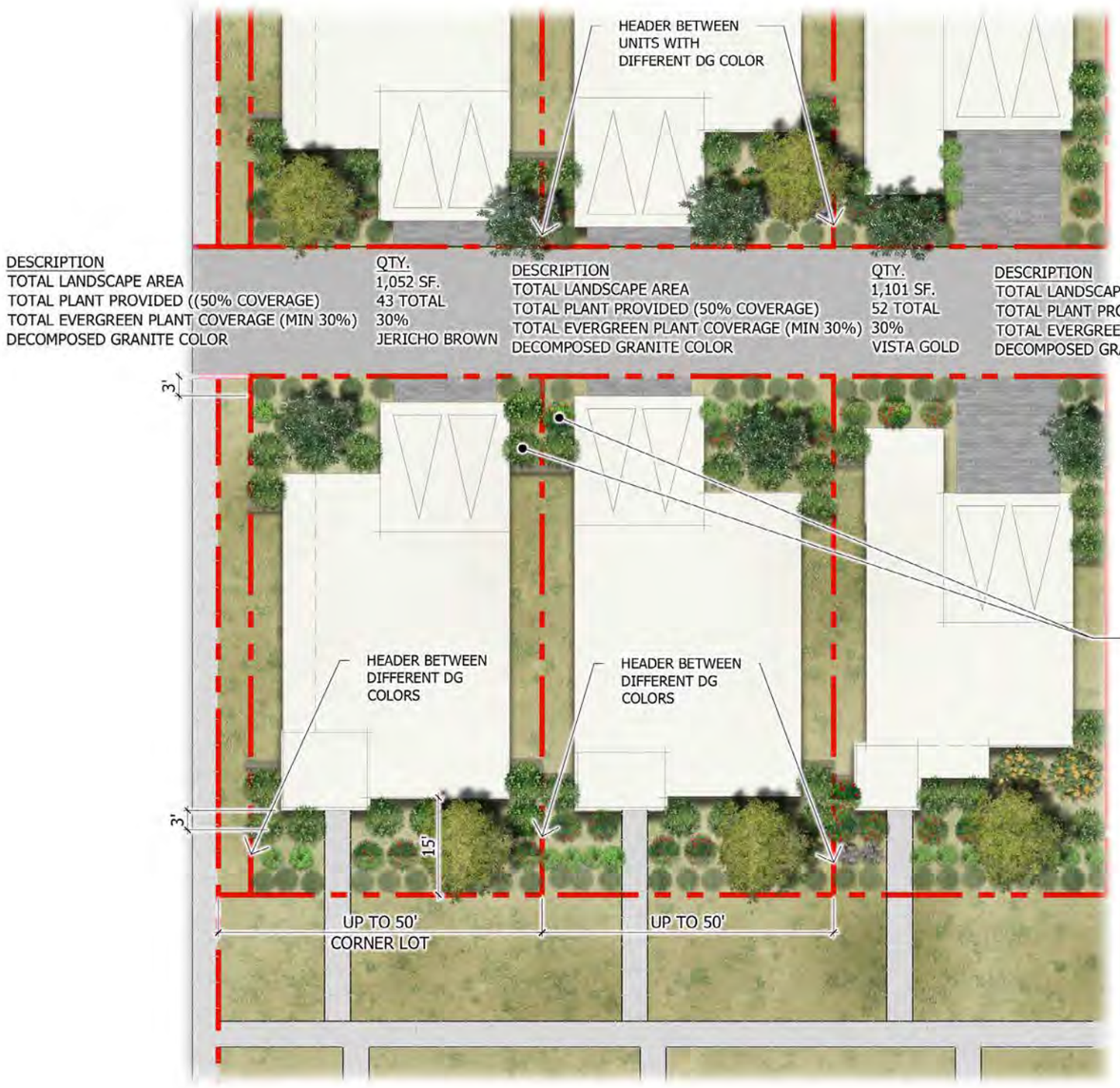
2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6A: TYPICAL FRONT YARD – UP TO 50' WIDE DETACHED



PLANT LEGEND

SYMBOL	DESCRIPTION	
	TREES	
	ONE 24" BOX SHADE TREE REFER TO STREET TREE PLAN PER ZONE	
	ONE 24" BOX EVERGREEN	
	SHRUBS	
	EX. LARGE SHRUBS	15 gal.
	LARGE SHRUBS	5 gal.
	MEDIUM SHRUBS	5 gal.
	SMALL SHRUBS	5 gal.
	ACCENT SHRUB-1	5 gal.
	GROUND COVERS	5 gal.
	Inerts	
	2" DECOMPOSED GRANITE 1/2" SCREEENED OR PER GUIDELINES	

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

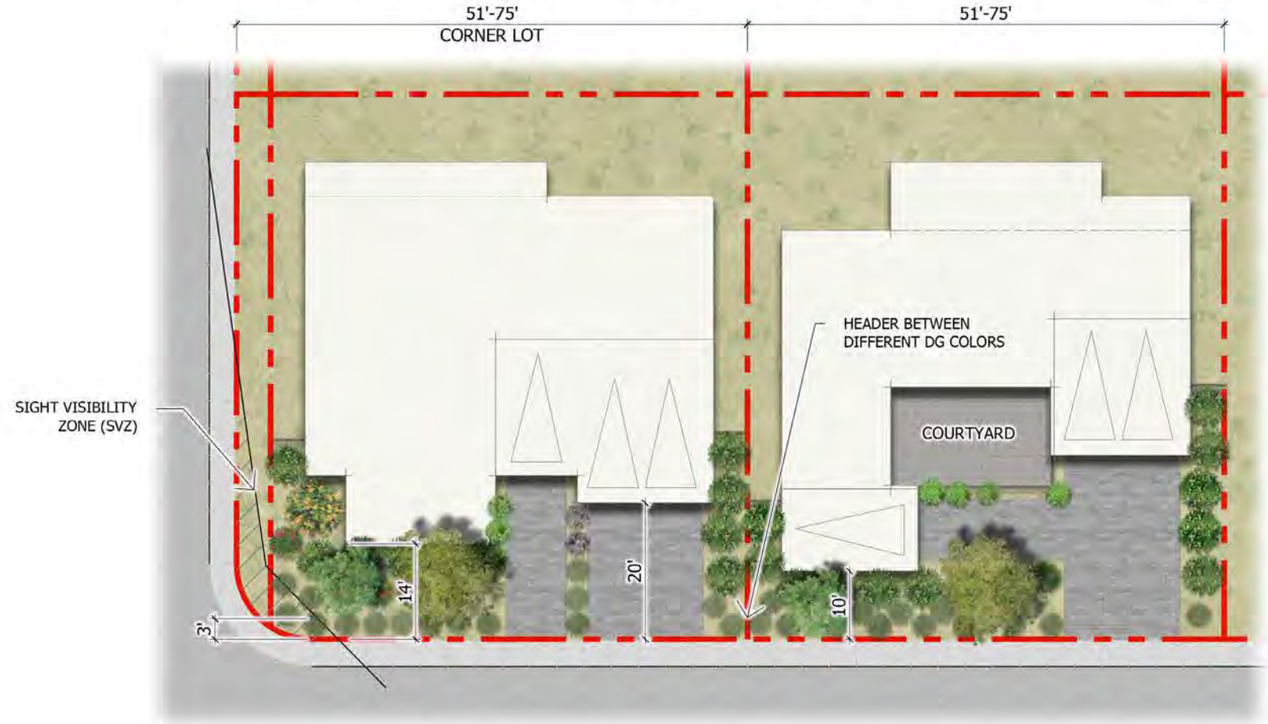
TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6B: TYPICAL FRONT YARD - UP TO 50' WIDE DETACHED ALLEY LOAD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	876 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	35 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	APACHE GOLD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	812 SF.
TOTAL PLANTS PROVIDED	32 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	VISTA GOLD



PLANT LEGEND

SYMBOL	DESCRIPTION	
	TREES	
	ONE 24" BOX SHADE TREE REFER TO STREET TREE PLAN PER ZONE	
	ONE 24" BOX EVERGREEN	
	SHRUBS	
	EX. LARGE SHRUBS	15 gal.
	LARGE SHRUBS	5 gal.
	MEDIUM SHRUBS	5 gal.
	SMALL SHRUBS	5 gal.
	ACCENT SHRUB-1	5 gal.
	GROUND COVERS	5 gal.
	Inerts	
	2" DECOMPOSED GRANITE 1/2" SCREEENED OR PER GUIDELINES	

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6C: TYPICAL FRONT YARD - 51-75' DETACHED

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	1015 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	41 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	APACHE GOLD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	1192 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	44 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	VISTA GOLD



PLANT LEGEND

SYMBOL	DESCRIPTION	
	TREES	
	ONE 24" BOX SHADE TREE REFER TO STREET TREE PLAN PER ZONE	
	ONE 24" BOX EVERGREEN	
	SHRUBS	
	EX. LARGE SHRUBS	15 gal.
	LARGE SHRUBS	5 gal.
	MEDIUM SHRUBS	5 gal.
	SMALL SHRUBS	5 gal.
	ACCENT SHRUB-1	5 gal.
	GROUND COVERS	5 gal.
	Inerts	
	2" DECOMPOSED GRANITE 1/2" SCREEENED OR PER GUIDELINES	

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

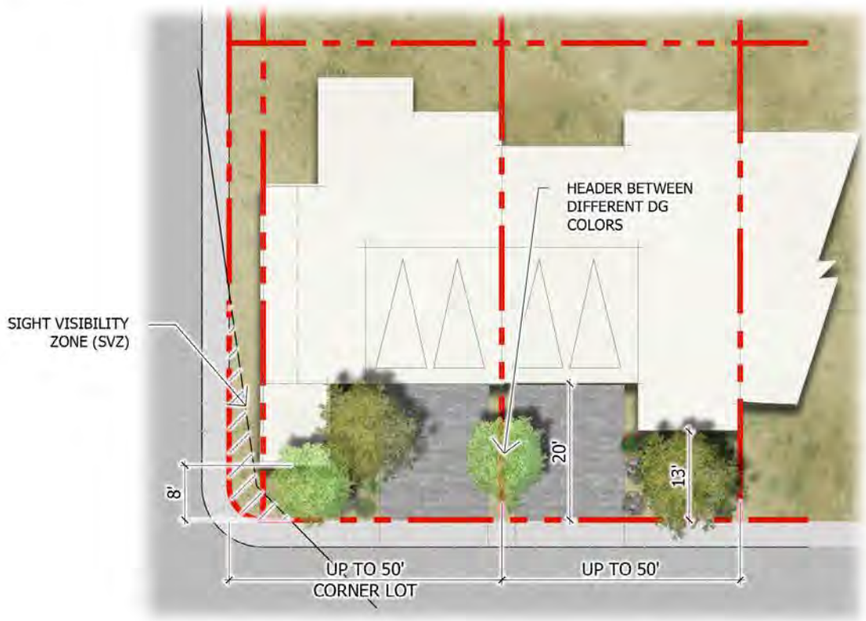
TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6D: TYPICAL FRONT YARD - 76’ AND LARGER DETACHED

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	210 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	11 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	VISTA GOLD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	275 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	14 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	JERICHO BROWN



PLANT LEGEND

SYMBOL	DESCRIPTION	
	TREES	
	ONE 24" BOX PRIMARY TREE REFER TO STREET TREE PLAN PER ZONE	
	ONE 24" BOX EVERGREEN	
	SHRUBS	
	EX. LARGE SHRUBS	15 gal.
	LARGE SHRUBS	5 gal.
	MEDIUM SHRUBS	5 gal.
	SMALL SHRUBS	5 gal.
	ACCENT SHRUB-1	5 gal.
	GROUND COVERS	5 gal.
	Inerts	
	2" DECOMPOSED GRANITE 1/2" SCREEENED OR PER GUIDELINES	

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

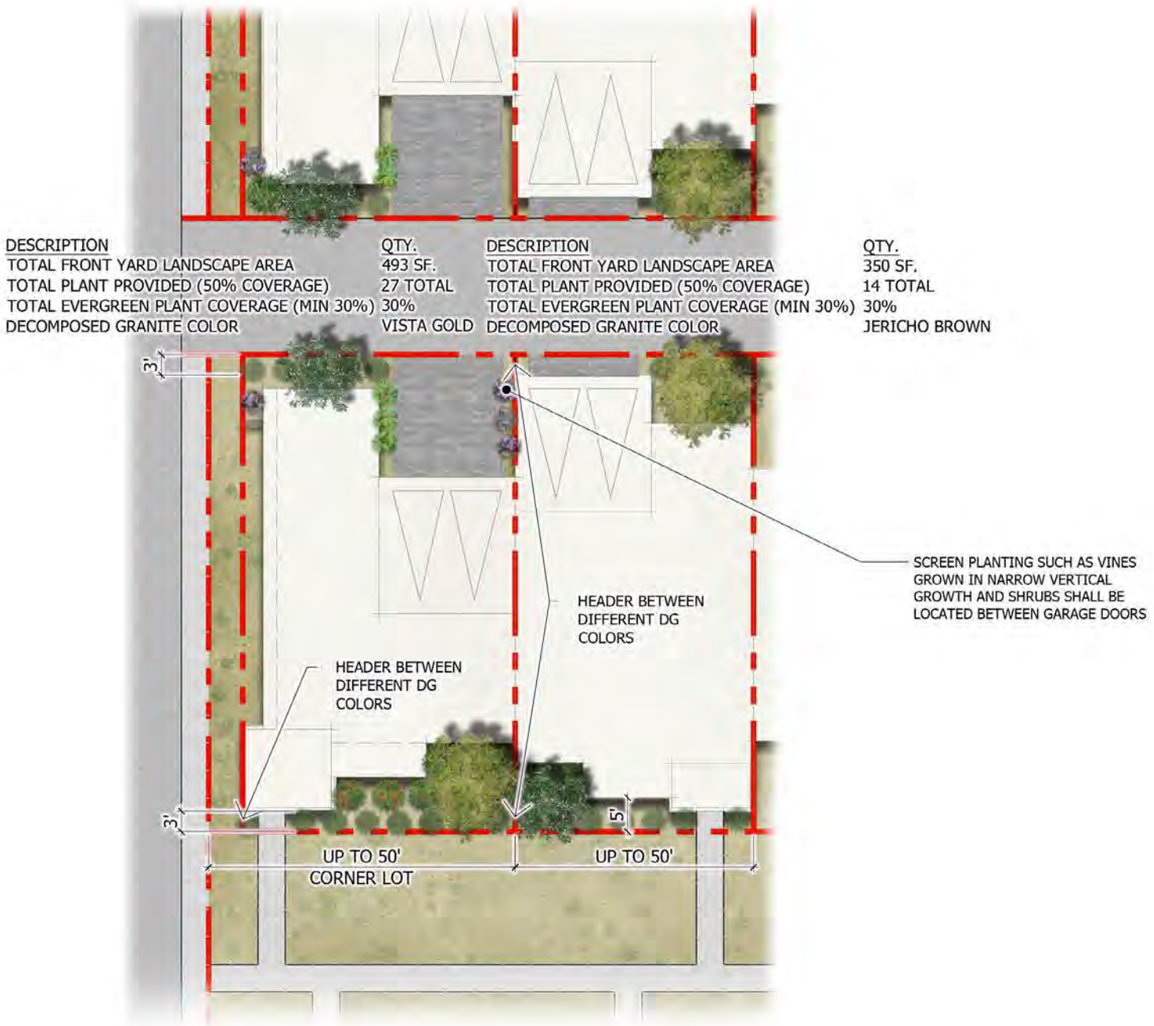
2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6E: TYPICAL FRONT YARD - UP TO 50' WIDE ATTACHED



PLANT LEGEND

SYMBOL	DESCRIPTION	
	TREES	
	ONE 24" BOX SHADE TREE REFER TO STREET TREE PLAN PER ZONE	
	ONE 24" BOX EVERGREEN	
	SHRUBS	
	EX. LARGE SHRUBS	15 gal.
	LARGE SHRUBS	5 gal.
	MEDIUM SHRUBS	5 gal.
	SMALL SHRUBS	5 gal.
	ACCENT SHRUB-1	5 gal.
	GROUND COVERS	5 gal.
	Inerts	
	2" DECOMPOSED GRANITE 1/2" SCREEENED OR PER GUIDELINES	

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

EXHIBIT 8.6.1.6F: TYPICAL FRONT YARD - UP TO 50' WIDE ATTACHED ALLEY LOAD

DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	928 SF.
TOTAL PLANT PROVIDED (50% COVERAGE)	34 TOTAL
TOTAL EVERGREEN PLANT COVERAGE (MIN 30%)	30%
DECOMPOSED GRANITE COLOR	APACHE GOLD



PLANT LEGEND

SYMBOL DESCRIPTION

TREES

ONE 24" BOX SHADE TREE
REFER TO STREET TREE PLAN PER ZONE

ONE 24" BOX EVERGREEN

SHRUBS

EX. LARGE SHRUBS	15 gal.
LARGE SHRUBS	5 gal.
MEDIUM SHRUBS	5 gal.
SMALL SHRUBS	5 gal.
ACCENT SHRUB-1	5 gal.
GROUND COVERS	5 gal.

Inerts

2" DECOMPOSED GRANITE
1/2" SCREEENED OR PER GUIDELINES

FRONTYARD LANDSCAPE
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A ROOT BARRIER. ROOT BARRIER TO BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

8.6.2 Cluster, Paseo Lot, Rear Loaded, and Multi-Family Residential Landscape Standards

The intent of these multi-family residential streetscape and landscape guidelines is to encourage and aid in the thoughtful planning of outdoor spaces. Well-designed open spaces weave sites together, enhance pedestrian activity, and extend usable space to the outdoors. Site designs should pay careful attention to pedestrian circulation and strive to create convenient and hospitable connections to adjacent sites, indoor uses, and outdoor gathering spaces.

The landscape design for cluster, paseo lot, rear-loaded, and multi-family neighborhoods should prioritize paseos, common open spaces, and pedestrian pathways, reflecting the limited private usable open space typically available within multi-family developments. In these settings, landscape architecture must clearly distinguish between primary spaces, such as communal gathering areas, circulation paths, and secondary spaces, including the areas between garages or driveways. This structured approach ensures functional and aesthetic coherence across the development.

A. To ensure continuity and a smooth transition between streetscapes and residential landscape, the design palette shall require at minimum five (5) plant species from the recommended planting list from **Exhibit 8.4B: Plant Palette** and follow the Plant Zone requirements of **Exhibit 8.4A: Planting Zones** and **Table 8.4: Plant Palette Zones**.
B. Common open space shall create a balance between hardscape and softscape by achieving thirty (30) percent plant coverage at the time of install with at least fifty (50) percent of plant coverage at full maturity.
C. Accent trees should highlight entry areas and be augmented through a variety of planting techniques with the goal of providing privacy and variation in texture and color.
D. Screen planting such as smaller trees and shrubs shall be located between garage doors and alley loaded neighborhoods where space allows.
    1. On-grade parking areas shall be adequately screened from open space areas to minimize the visibility of parked cars and headlights.

8.7 Non-Residential and Mixed-Use Landscape Requirements

The incorporation of plant material in non-residential and mixed-use developments serve to soften the built environment through organic forms, providing contrast to the rigidity of structures. Plants offer shade, seasonal color, and human scale relatability which serve to enhance pedestrian experiences. Plant material in non-residential and mixed-use developments act as screening and visual breaks that enhance the sensory appeal of more dense spaces.

A. Trees shall be spaced in accordance with **Table 8.7: Non-Residential and Mixed-Use Tree Requirements**.

Table 8.7: Non-Residential and Mixed-Use Tree Requirements

Use	Standard
Commercial	One 24" box tree per 25 linear feet Four 5-gallon shrubs required for every tree
Industrial	One 24" box tree per 25 linear feet Four 5-gallon shrubs required for every tree

Note: Where adjacent to any other commercial or industrial lot or right-of-way classified as a freeway, the spacing maybe increased to one 24" box tree per 30 linear feet.

B. Groundcovers are required in all landscape areas. A minimum of fifty (50) percent coverage within one (1) year of installation with sixty (60) percent of the planting as evergreen.

1. Minimum two (2) inch depth of decomposed granite.

8.8 Streetscapes and Vehicular Areas

As described in **Chapter 6: Circulation and Roadway Design Guidelines**, the circulation system in Monument Hills is defined by a well-structures hierarchy of roadways and streetscapes. Arterial boulevards form the core network, linking a variety of frontage avenues and collector roads. This network is characterized by a design approach that uses walls, fencing, site furniture, and plant materials to create a cohesive community character.

The streetscape design includes:

A. A balanced visual composition across primary, secondary, and tertiary circulation routes.
B. A pattern of street trees that guides circulation, enhances vistas, and screens less appealing areas.
C. Traffic calming measures such as expanded planting areas and enhanced paving at crosswalks shall be complimented by the inclusion of street furniture.
D. All planting and landscape material within the streetscapes shall follow safety standards and plant height restrictions in sight visibility zones according to the City of Las Vegas standards.
E. Streetscapes include sidewalks, multi-use trails, paths, buffers, bicycle lanes, and equestrian paths.
F. Refer to the following exhibits for examples of streetscape planting within Monument Hills; **Exhibit 8.8.1.1: Streetscape – Arterial**, **Exhibit 8.8.1.2A: Streetscape – Collector A**, **Exhibit 8.8.1.2B: Collector B**, **Exhibit 8.8.1.2C: Minor Collector**.

8.8.1 Street Trees

Street trees play a defining role in shaping the character of Monument Hills. Landscape material selected along local streets shall not obstruct pedestrian movement along paths and trails, nor shall they obstruct the sight lines of vehicles.

8.8.1.1 Arterial Streetscapes

Along arterial roadways, the selection and placement of plant material play a vital role in establishing the character and identity of major thoroughfares. The species choice, scale, and density are strategically used to reflect the hierarchical significance of arterial roadways. Refer to **Exhibit 8.8.1.1: Streetscape - Arterial** for more information.

8.8.1.2 Collector Streetscapes

The landscape strategy, particularly the use of trees, is key in defining the intermediate roles of collector roadways within Monument Hills. The species selection and arrangement of plant material along collector roadways not only enhances the beauty of the roadways, but also indicates the transition between the local road and arterial roads. Refer to **Exhibit 8.8.1.2A: Streetscape – Collector A**, **Exhibit 8.8.1.2B: Collector B**, and **Exhibit 8.8.1.2C: Minor Collector** for more information.

8.8.2 Landscape within Parking Areas / Lots

A. Trees within parking areas shall be a minimum of twenty-four (24) inch box and planted in accordance with Unified Development Code.

B. Tree wells and / or strips shall be protected by curbs with a net inside curb face-to-curb face planting dimension of five (5) feet measured from curb face to curb face.

C. Longer planting strips/ islands shall have periodic openings in the curb for the planting area to function as a bio-swale.

D. Any tree within five (5) feet of any wall, structure, hardscape or synthetic turf shall be installed with a root barrier. Linear root barriers shall be installed continuously along the edge of a wall, structure, or hardscape -extending a minimum of five (5) feet past the gallon/ box edge.

E. Where vehicular parking is headed into planted areas, parking space shall be so designed with an addition twenty-four (24) inches clearance from curb to plant, wheelstops are acceptable, in such a manner that no vehicle will overhang the curb and/ or be in a position to damage the planting area.

F. Surface parking areas shall be provided with predominately large deciduous and evergreen canopy trees to reduce heat-island effect, glare, preserve site lines, and maintain cooler temperatures of the pavement during summer.

G. Tree planting shall be coordinated with site lighting so minimum illumination levels are not compromised as trees mature.

H. Plant material shall be selected for its seasonal color (flowers and / or leaves), sculptural forms, elegance, texture, and playfulness.

I. The edge / peripheral treatment of parking lots shall be low profile hedge-like material that will visually screen the cars and especially the headlights at night.

J. Accent trees in focal/ entry areas shall be of a flowering variety.

8.8.3 Streetscape at Utilities

A. Along streets that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven (27) cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscaping on two (2) sides, with one (1) side being available for access by utility companies.

B. The landscape must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.

1. If the required screening cannot be met due to technical reasons such as required clearance or other restrictions imposed by the utility company, artwork, or decorative wraps may be an acceptable screening method as determined on a case-by-case basis by both ARC and the City.



A1 77' ARTERIAL WITH RAIL CORRIDOR, RAISED MEDIAN, 4-LANES AND 24'-6"/24'-6" COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.1A: STREETSCAPE - ARTERIAL



A2 77' ARTERIAL WITH RAISED MEDIAN, 4-LANES AND 24'-6"/24'-6" COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-
Large Shrubs	**Size**	**Qty**
Ligustrum japonicum Japanese Privet	5 gal.	-
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.1B: STREETSCAPE - ARTERIAL



B 69' COLLECTOR WITH RAISED MEDIAN, 4-LANES AND 23'/17' COMMON ELEMENTS
SCALE: 1"=10'-0" (LOOKING NORTH, NORTHWEST & NORTHEAST)



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-
Large Shrubs	**Size**	**Qty**
Ligustrum japonicum Japanese Privet	5 gal.	-
Medium Shrubs	**Size**	**Qty**
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-
Cacti/ Accents	**Size**	**Qty**
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.2A: STREETSCAPE - COLLECTOR A



NOTE: PLANTING WITHIN UTILITY EASEMENTS SHALL CONSIST OF NATIVE REVEGETATION. ADDITIONAL LANDSCAPE MAY BE PROVIDED WHERE EXPRESSLY PERMITTED BY THE RESPECTIVE UTILITY COMPANY.

C 60' COLLECTOR, 4-LANES (LOOKING WEST)
SCALE: 1"=10'-0"

Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.



D 50' MINOR COLLECTOR, 2-LANES, 20' COMMON ELEMENTS, ON-STREET-PARKING (LOOKING NORTH)
SCALE: 1"=10'-0"


ACACIA ANEURA


PARKINSONIA MICROPHYLLA


QUERCUS VIRGINIANA 'CATHEDRAL'


EREMOPHILA MACULATA 'VALENTINE'


ALOE X 'BLUE ELF'


ACACIA STENOPHYLLA


PARKINSONIA PRAECOX


QUERCUS VIRGINIANA 'EMPIRE'


LEUCOPHYLLUM CANDIDUM


BOUTELOUA GRACILIS


BAUHINIA LUNARIOIDES


PISTACIA CHINENSIS


SEARSIA LANCEA (=RHUS)


LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'


CHRYSACTINIA MEXICANA


CELTIS OCCIDENTALIS


PISTACIA LENTISCUS


SOPHORA SECUNDIFLORA


NANDINA DOMESTICA


EUPHORBIA RIGIDA


CHILOPSIS LINEARIS


PINUS ELDARICA


TECOMA STANS


PEROVSKIA 'ATRIPLICIFOLIA'


HESPERALOE PARVIFOLIA 'BRAKELIGHTS'


EBENOPSIS EBANO


PROSOPIS X HYBRID


TECOMA X 'BELLS OF FIRE'


RHAPHIOLEPIS INDICA 'PINK LADY'


MUHLENBERGIA CAPILLARIS 'REGAL MIST'


HAVARDIA MEXICANA


PROSOPIS VELUTINA


VAUQUELINIA CALIFORNICA


CALLISTEMON 'LITTLE JOHN'


YUCCA PALLIDA


LAURUS NOBILIS


PROSOPIS GLANDULOSA


LIGUSTRUM JAPONICUM


CONVOLVULUS CNEORUM


LYSILOMA WATSONII


QUERCUS BUCKLEYI 'RED ROCK'


EREMOPHILA GLABRA SSP. CARNOSA


LANTANA SP.


PARKINSONIA X 'DESERT MUSEUM'


QUERCUS FUSIFORMIS


EREMOPHILA HYGROPHANA


ROSMARINUS OFFICINALIS 'PROSTRATUS'

Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-



Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.2C: STREETSCAPE - MINOR COLLECTOR



*SIDEWALK ALIGNMENT MAY VARY BETWEEN ATTACHED AND DETACHED CONFIGURATIONS. FINAL DESIGN AND PLACEMENT DETAILS WILL BE REVIEWED AND APPROVED AS PART OF THE SUBDIVISION PLAT.

E 49' RESIDENTIAL STREET (PUBLIC/PRIVATE)
SCALE: 1"=10'-0"


TECOMA STANS


PEROVSKIA ATRIPLICIFOLIA


HESPERALOE PARVIFOLIA 'BRAKELIGHTS'


TECOMA X 'BELLS OF FIRE'


RHAPHIOLEPIS INDICA 'PINK LADY'


MUHLENBERGIA CAPILLARIS 'REGAL MIST'


VAUQUELINIA CALIFORNICA


CALLISTEMON 'LITTLE JOHN'


YUCCA PALLIDA


LIGUSTRUM JAPONICUM


CONVOLVULUS CNEORUM


EREMOPHILA GLABRA SSP. CARNOSA


LANTANA SP.


EREMOPHILA HYGROPHANA


ROSMARINUSOFFICINALIS 'PROSTRATUS'


EREMOPHILA MACULATA 'VALENTINE'


ALOE X 'BLUE ELF'


LEUCOPHYLLUM CANDIDUM


BOUTELOUA GRACILIS


LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'


CHRYSACTINIA MEXICANA


NANDINA DOMESTICA


EUPHORBIA RIGIDA

Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.



F 48' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES, 19' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"



Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.2C: STREETSCAPE - MINOR COLLECTOR



G 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/15' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"































































































Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.2C: STREETSCAPE - MINOR COLLECTOR



G2 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/17' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"

































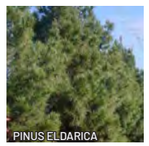






























































Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
Bauhinia lunarioides Anacacho Orchid Tree	x"	Ft.	Ft.	x"	-
Celtis occidentalis Common Hackberry	x"	Ft.	Ft.	x"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas Ebony	x"	Ft.	Ft.	x"	-
Havardia mexicana Mexican Ebony	x"	Ft.	Ft.	x"	-
Laurus nobilis Bay Laurel	x"	Ft.	Ft.	x"	-
Lysiloma watsonii Desert Fern	x"	Ft.	Ft.	x"	-
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia microphylla Foothills Palo Verde	x"	Ft.	Ft.	x"	-
Parkinsonia praecox Palo Brea	x"	Ft.	Ft.	x"	-
Pistacia chinensis Chinese Pistache	x"	Ft.	Ft.	x"	-
Pistacia lentiscus Mastic Tree	x"	Ft.	Ft.	x"	-
Pinus eldarica Mondell Pine	x"	Ft.	Ft.	x"	-
Prosopis hybrid Thornless Mesquite	x"	Ft.	Ft.	x"	-
Prosopis velutina Velvet Mesquite	x"	Ft.	Ft.	x"	-
Prosopis glandulosa Thornless Honey Mesquite	x"	Ft.	Ft.	x"	-
Quercus buckleyi Texas Red Oak	x"	Ft.	Ft.	x"	-
Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana 'Cathedral' Cathedral Live Oak	x"	Ft.	Ft.	x"	-
Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-



Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

Large Shrubs	Size	Qty
Ligustrum japonicum Japanese Privet	5 gal.	-

Medium Shrubs	Size	Qty
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	-
Eremophila maculata 'Valentine' Valentine Bush	5 gal.	-
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-
Nandina domestica Heavenly Bamboo	15 gal.	-
Perovskia atriplicifolia Russian Sage	5 gal.	-
Rhaphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	-

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-
Convolvulus cneorum Bush Morning Glory	1 gal.	-
Lantana sp. 'New Gold' Lantana	1 gal.	-
Lantana sp. 'New Red' Lantana	1 gal.	-
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-

Cacti/ Accents	Size	Qty
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	-
Bouteloua gracilis Blonde Ambition	1 gal.	-
Chrysactinia mexicana Damianita	1 gal.	-
Euphorbia rigida Gopher Plant	5 gal.	-
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL DISTRIBUTED LANSCAPE AREAS TO RECEIVE A MINIMUM OF TWO (2) INCHES DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THEN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS)

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED SUNSTONE PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANING COALITION REGIONAL PLANT LIST.

EXHIBIT 8.8.1.2C: STREETSCAPE - MINOR COLLECTOR



H 47' MINOR COLLECTOR WITH STRIPED MEDIAN, 2-LANES AND 17'/30' COMMON ELEMENTS (LOOKING NORTH)
SCALE: 1"=10'-0"


ACACIA ANEURA


PARKINSONIA MICROPHYLLA


QUERCUS VIRGINIANA 'CATHEDRAL'


EREMOPHILA MACULATA 'VALENTINE'


ALOE X 'BLUE ELF'


ACACIA STENOPHYLLA


PARKINSONIA PRAECOX


QUERCUS VIRGINIANA 'EMPIRE'


LEUCOPHYLLUM CANDIDUM


BOUTELOUA GRACILIS


BAUHINIA LUNARIOIDES


PISTACIA CHINENSIS


SEARSIA LANCEA (= RHUS)


LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'


CHRYSACTINIA MEXICANA


CELTIS OCCIDENTALIS

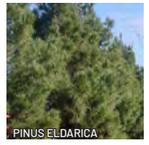

PISTACIA LENTISCUS


SOPHORA SECUNDIFLORA


NANDINA DOMESTICA


EUPHORBIA RIGIDA

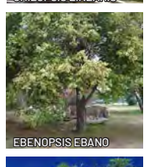

CHILOPSIS LINEARIS


PINUS ELDARICA


TECOMA STANS

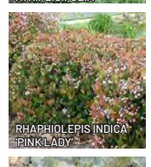

PEROVSKIA 'ATRIPLICIFOLIA'


HESPERALOE PARVIFOLIA 'BRAKELIGHTS'

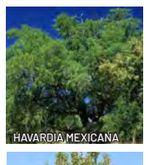

EBENOPSIS EBANO


PROSOPIS X HYBRID


TECOMA X 'BELLS OF FIRE'


RHAPHIOLEPIS INDICA 'PINK LADY'


MUHLENBERGIA CAPILLARIS 'REGAL MIST'

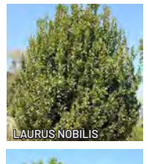

HAVARDIA MEXICANA


PROSOPIS VELUTINA


VAUQUELINIA CALIFORNICA

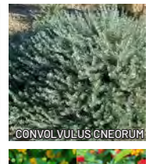

CALLISTEMON 'LITTLE JOHN'


YUCCA PALLIDA

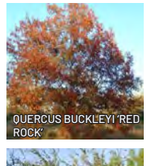

LAURUS NOBILIS

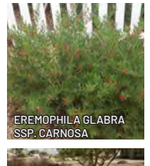

PROSOPIS GLANDULOSA


LIGUSTRUM JAPONICUM


CONVOLVULUS CNEORUM


LYSILOMA WATSONII


QUERCUS BUCKLEYI 'RED ROCK'


EREMOPHILA GLABRA SSP. CARNOSA


LANTANA SP.


PARKINSONIA X 'DESERT MUSEUM'


QUERCUS FUSIFORMIS


EREMOPHILA HYGROPHANA


ROSMARINUS OFFICINALIS 'PROSTRATUS'

Plant Materials Legend



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	x"	Ft.	Ft.	x"	-
Acacia stenophylla Shoestring Acacia	x"	Ft.	Ft.	x"	-
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Quercus fusiformis Escarpment Oak	x"	Ft.	Ft.	x"	-
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Quercus virginiana Southern Live Oak	x"	Ft.	Ft.	x"	-
Rhus lancea African Sumac	x"	Ft.	Ft.	x"	-
Sophora secundiflora Texas Mountain Laurel	x"	Ft.	Ft.	x"	-

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Lantana sp. 'New Gold' Lantana	1 gal.	-
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Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	-
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Yucca pallida Pale Leaf Yucca	5 gal.	-

LANDSCAPE
STREET FRONTAGE
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THEN 45'. ALTERNATE DRIFTS OF EVERGREEN AND DECIDIOUS TREES IN LAYERS TREE SIZES TO BE A MINIMUM OF THE FOLLOWING:

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER TREE. GROUND COVERS TO BE 1 GALLON MINIMUM AND USED AS SUPPLEMENTAL PLANTS FOR LOW FLOWERING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

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EXHIBIT 8.8.1.2C: STREETSCAPE - MINOR COLLECTOR

9. WALLS, FENCES, AND GATES DESIGN GUIDELINES

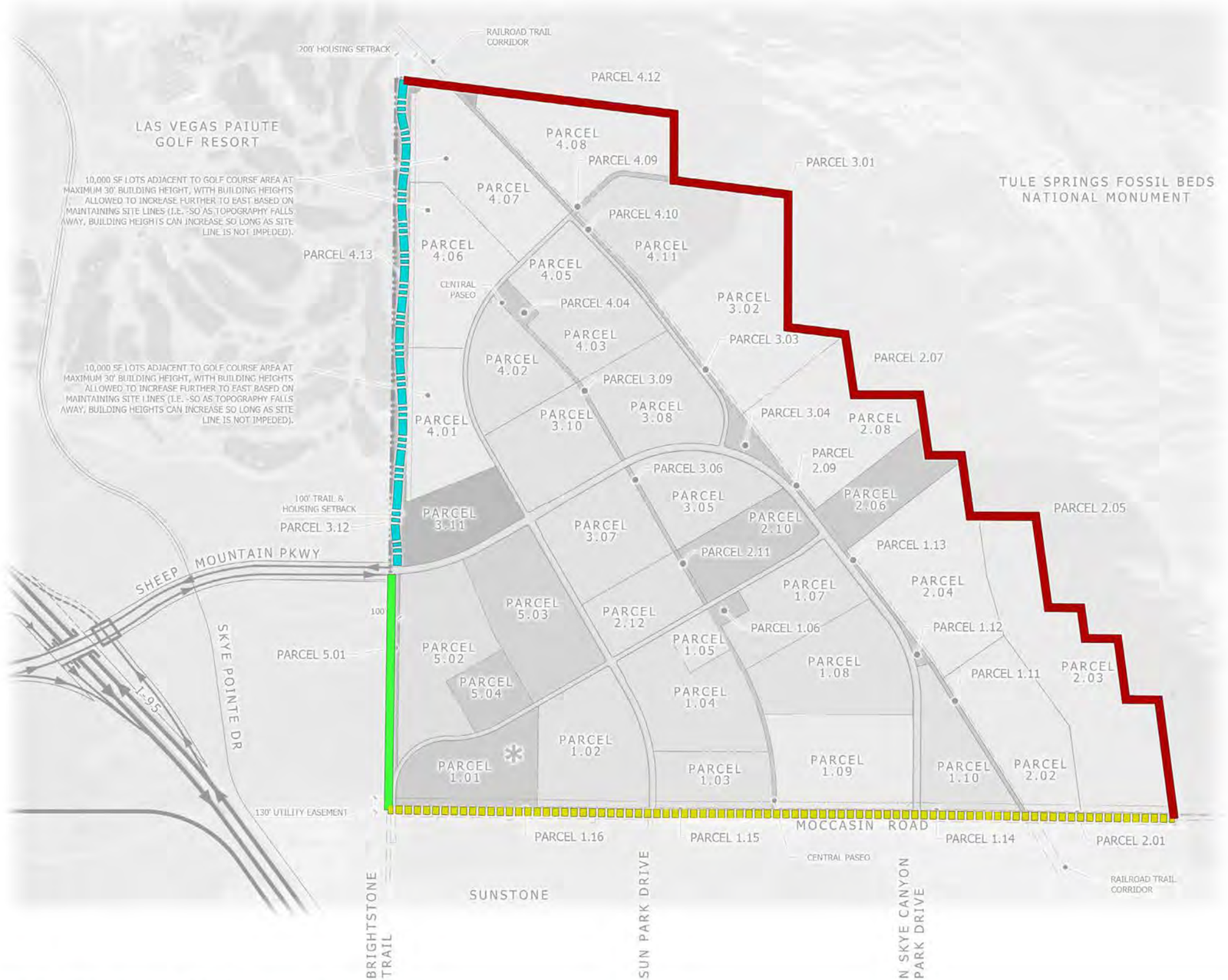
The Walls, Fences, and Gates Design Guidelines establish the framework for defining boundaries, creating visual continuity, and enhancing the aesthetic and functional identity of Monument Hills. These elements are critical in achieving a cohesive community design that balances privacy, security, and connectivity.

This chapter outlines the various wall types, including Primary Theme Walls, Secondary Theme Walls, and retaining walls, as well as guidelines for fences, gates, and screening. It addresses specific requirements for different contexts, such as perimeter walls visible from public spaces, interior lot walls, and walls in exception areas. The chapter also provides design standards for non-residential properties, pedestrian walkways, and areas requiring specialized treatments, like military housing or retaining structures. Where landscape planting is mentioned, refer to **Chapter 8: Landscape Architectural Design Guidelines** for additional requirements and details.

By adhering to these guidelines, developers and property owners contribute to the unified vision of Monument Hills, ensuring that walls, fences, and gates are not only functional but also visually harmonious with the overall community design.

9.1 Walls Master Plan

The Walls Master Plan identifies key wall locations, design intent, and areas where exceptions to standard wall requirements may apply. These exceptions are based on unique site conditions and adjacent land uses. Refer to **Exhibit 9.1: Walls Master Plan** for graphical representations.



LEGEND

- EAST TRAIL PERIMETER WALL - EXCEPTION AREA
- WEST TRAIL PERIMETER WALL - EXCEPTION AREA
- SOUTHWEST TRAIL PERIMETER WALL - EXCEPTION AREA
- POWERLINE TRAIL PEIMETER WALL - EXCEPTION AREA

NOTE: REFER TO SECTION 9.1.1: WALL EXCEPTION AREA FOR MORE INFORMATION ON EXCEPTION AREAS TO THE PERIMETER WALL REQUIREMENTS.

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 9.1: WALLS MASTER PLAN

N

9.1.1 Wall Exception Areas

Certain areas within Monument Hills are designated as exception areas due to their unique physical or visual characteristics. These areas naturally meet the goals of separation, buffering, and visual quality without adhering to standard Perimeter Wall requirements. Exceptions are supported by the existing context of the Site, and all designs must align with the intent of the Walls Master Plan. Additional context for these areas can be found in **Exhibit 7.8A: Pedestrian Circulation and Trails Master Plan**, **Exhibit 7.8B: Trail Sections**, and **Exhibit 9.1: Walls Master Plan**.

Standard wall plane articulation requirements are not necessary in these areas due to natural or built features that provide sufficient separation and visual interest. Exception areas include:

A. East Trail
    1. Adjacent to Tule Springs Fossil Beds National Monument, this area uses the natural buffer provided by the Monument to achieve the desired separation and aesthetic.
B. West Trail
    1. A wide trail corridor adjacent to the Las Vegas Paiute Golf Resort ensures significant physical and visual separation.
C. Southwest Trail
    1. Walls are set back significantly from public viewsheds, naturally achieving the intended separation and buffering.
D. Powerline Trail
    1. Property line walls are located more than three hundred (300) feet from the right-of-way, creating a sufficient buffer that removes the need for additional wall design features.

9.2 General Requirements for Walls

The following guidelines apply to all walls, fences, and gates within Monument Hills to ensure consistency, quality, and alignment with the community's vision:

A. All walls, including retaining walls, shall be located outside of any sight visibility zones.
B. ARC Approval
    1. All wall conditions and locations must receive approval by ARC to ensure alignment with the community's design vision.
C. Materials and character
    1. Materials chosen for walls and fences must align with the character and architecture of Monument Hills.
D. Walkways and pass-through areas
    1. Minimize continuous wall lengths in walkways between residential lots by incorporating low walls or rail fences to create openness.
    2. Paseos should use partially transparent walls to balance privacy with visibility for adjacent residences.

E. Setbacks

1. Walls, including retaining walls, must maintain a minimum five (5) foot setback from sidewalks unless otherwise approved by ARC.

F. Enclosed non-residential sites with Perimeter Walls must include:

1. Incorporate a minimum of three (3) materials into the wall design to ensure visual interest such as decorative masonry block, a smooth-finished cap, and an accent column of a different material would be considered three.

   a. All wall designs and materials are subject to review and approval by ARC. Refer to **Exhibit 9.3.1: Primary Theme Wall Sections** and **Exhibit 9.3.2: Secondary Them Wall Sections** for more information.

2. An increase in plant and tree density, refer to **Chapter 8: Landscape Architectural Design Guidelines**;

3. Walls may be a maximum of ten (10) feet without a vertical wall step, refer to **Exhibit 9.3.1: Primary Theme Wall Sections** and **Exhibit 9.3.2: Secondary Theme Wall Sections** for more information.

4. Prohibition of barbed wire but defensive spikes up to three (3) inches are permitted, as approved by ARC.

G. Planting areas

1. All walls requiring adjacent landscape planting must comply with the standards outlined in **Chapter 8: Landscape Architectural Design Guidelines** to ensure proper integration and consistency with the community's overall vision.

2. Designated Builders shall provide a minimum five (5) foot wide planting strip between sidewalk or common element and the wall, unless otherwise indicated in **Chapter 3: Monument Hills Development Standards**. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for planting requirements.

H. Pilaster heights

1. Pilaster heights must be designed proportionally to the adjacent wall, ensuring a visually cohesive appearance. Specific dimensions may vary to accommodate the design intent and material aesthetics and are subject to ARC approval.

I. Walls located on slopes

1. Sloping walls must be limited to three (3) steps for every thirty (30) feet of linear wall unless approved by ARC . Refer to **Exhibit 9.3.1: Primary Theme Wall Sections** and **Exhibit 9.3.2: Secondary Theme Wall Sections** for more information.

J. Front screen walls

1. Front screen walls must adhere to the same setback requirements as the main building.

K. Walls must include waterproof materials where applicable, particularly in areas exposed to irrigation or weather.

9.3 Wall Types

The variety of wall types within Monument Hills contributes to the overall identity, functionality, and visual quality of the community. Each wall type, from Primary Theme Walls to interior and retaining walls, is carefully designed to serve specific purposes, such as providing privacy, defining spaces, or enhancing streetscapes. Wall height maximums are outlined in **Chapter 3: Monument Hills Development Standards** and should be referenced alongside these guidelines to ensure compliance. These guidelines ensure that all wall types align with the community's architectural vision while maintaining durability and aesthetic appeal.

9.3.1 Primary Theme Walls

Primary Theme Walls are prominent design features visible from public spaces and roadways. These walls enhance the community's identity and are frequently used as Perimeter Walls or in key locations, such as subdivision entrances and bordering parks or open spaces. Refer to **Exhibit 9.3.1: Primary Theme Wall Sections** for graphical representations. .

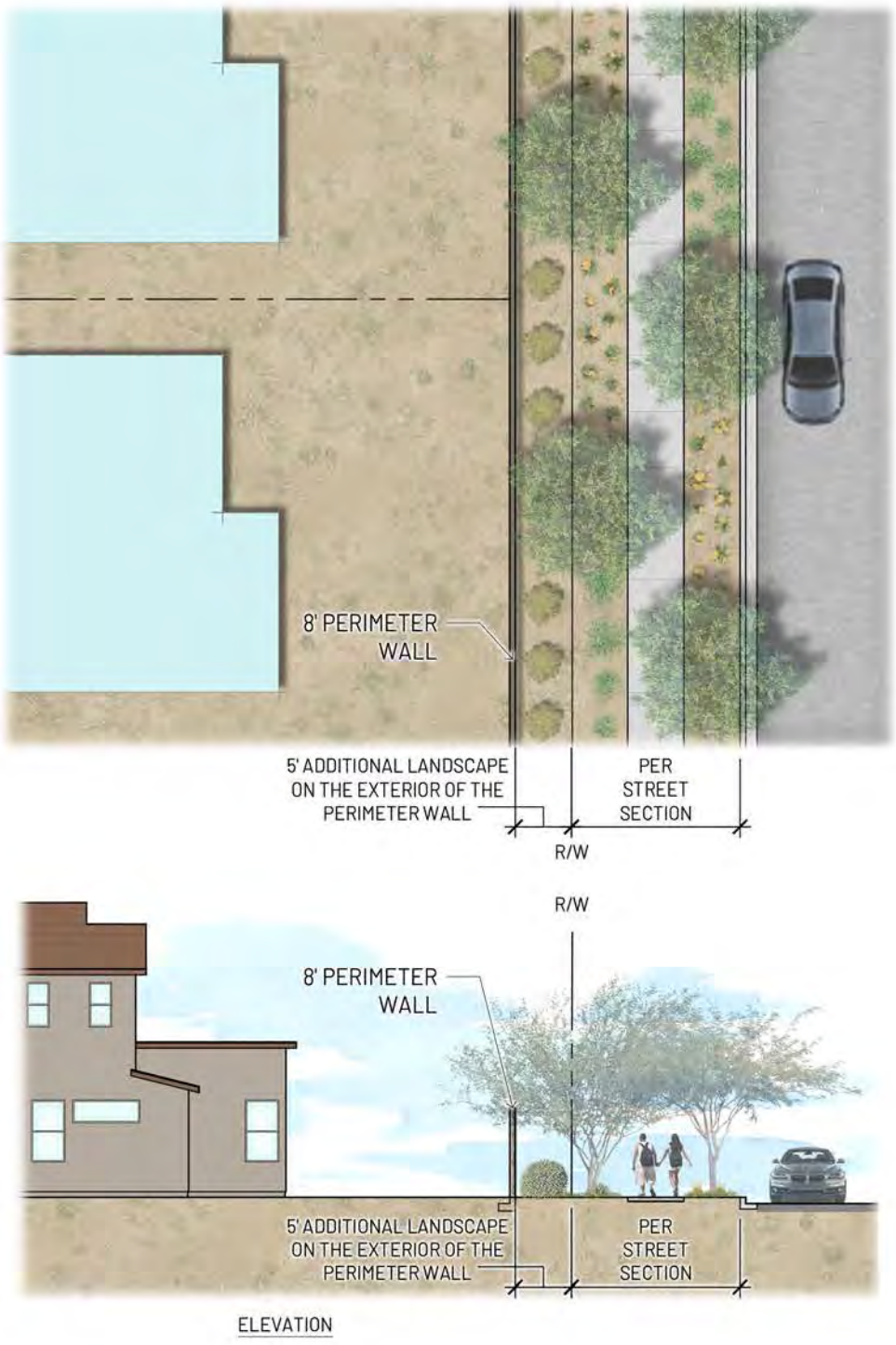
A. Height and materials
    1. Primary Theme Walls shall be constructed of split face CMU and may not exceed eight (8) feet in height, exclusive of a two (2) inch solid cap..
B. If there is a change in the design of the wall, a transition to the new design must be incorporated into the design of the proposed wall.
    1. All proposed materials and colors are subject to the approval of ARC.

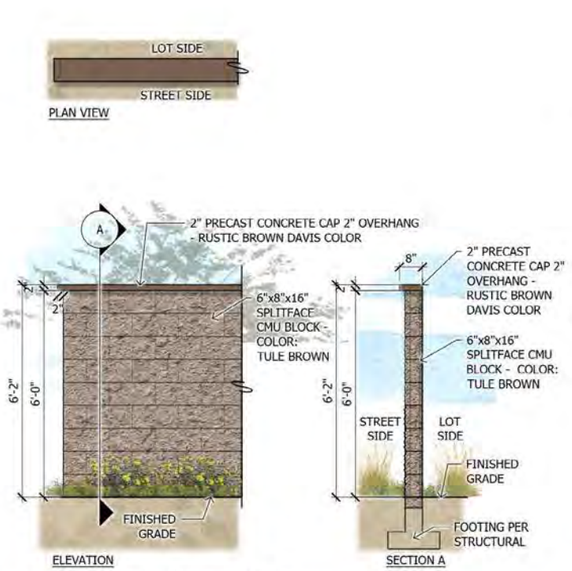
9.3.1.1 Primary Theme Walls around Military Housing

Primary Theme Walls surrounding military housing must meet specific design and height requirements to align with military standards and maintain visual quality. These walls must be a minimum of eight (8) feet in height and comply with the following guidelines:

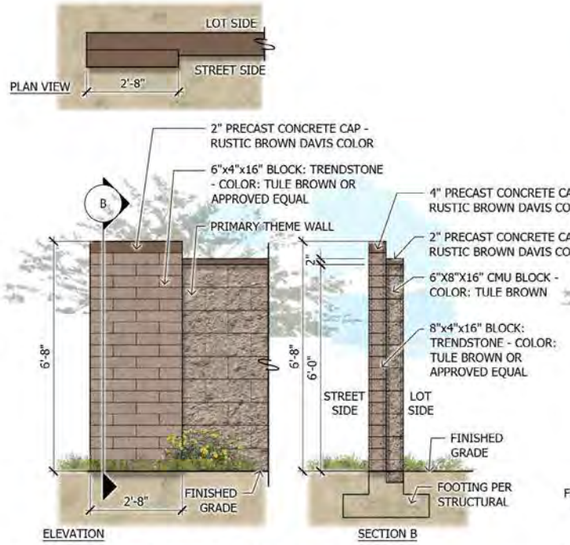
A. An additional five (5) feet of landscape area must be provided on the exterior side of the wall, facing outward from the military housing parcel.
    1. Landscape planting must be installed at intervals of twenty (20) feet on center or in equivalent groupings, subject to ARC approval. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for more detail on planting requirements.
B. Walls must incorporate articulation to enhance visual interest and reduce the appearance of a monolithic structure.
C. Refer to **Figure 9.3.1.1: Primary Theme Walls Around Military Housing** for a graphic representation.

Figure 9.3.1.1: Primary Theme Walls Around Military Housing





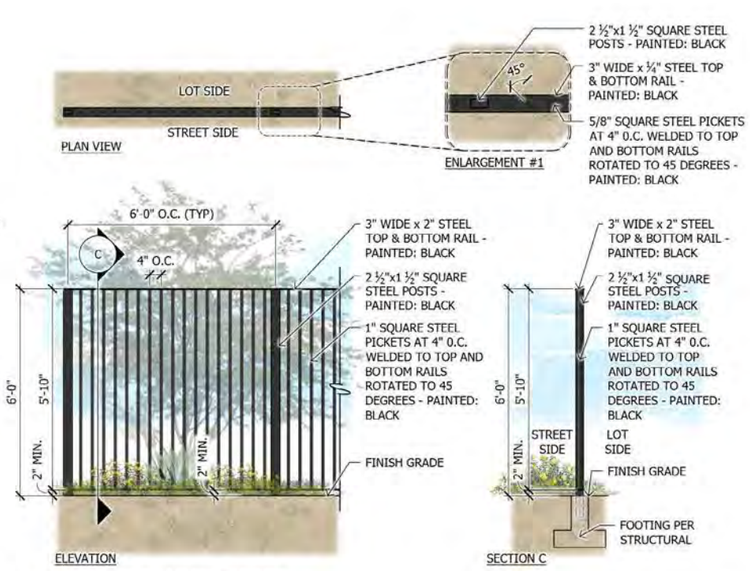
1 Primary Theme Wall
SCALE: 1/2"=1'-0"



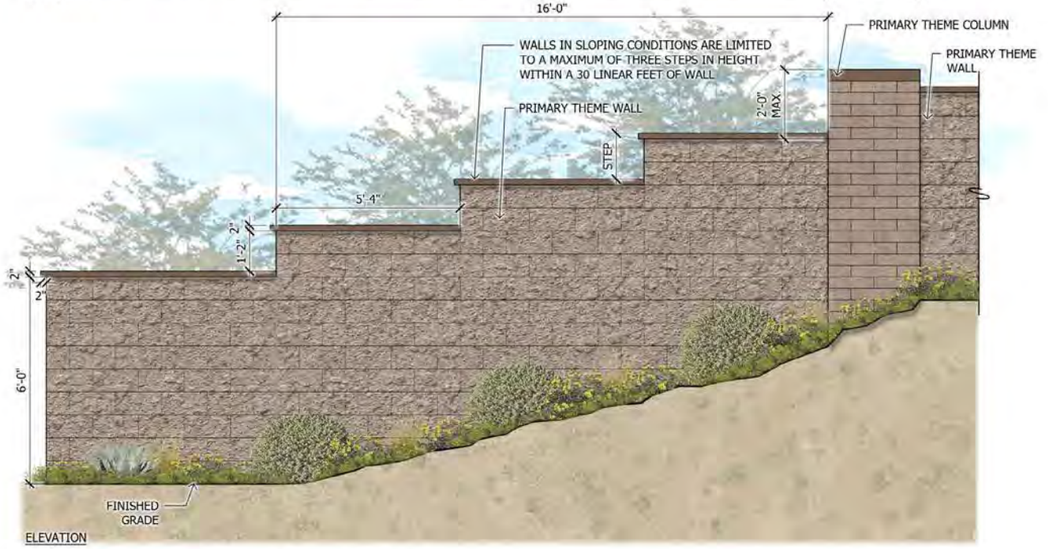
2 Primary Theme Column
SCALE: 1/2"=1'-0"



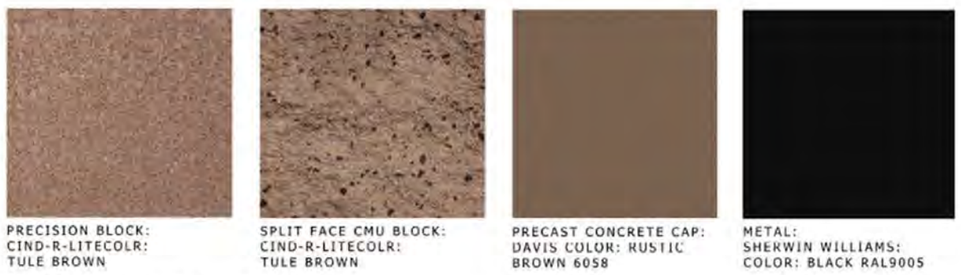
3 Primary Theme Column Return
SCALE: 1/2"=1'-0"



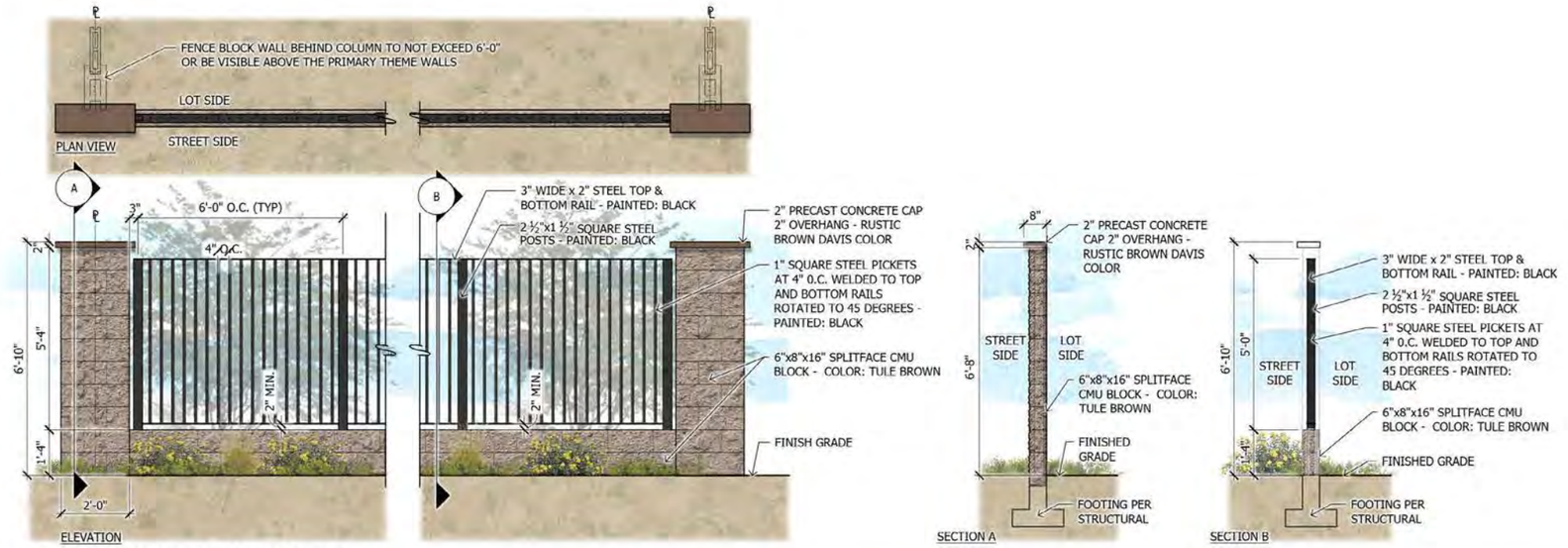
4 Primary View Fence
SCALE: 1/2"=1'-0"



5 Primary Theme Wall Stepped Condition
SCALE: 1/2"=1'-0"

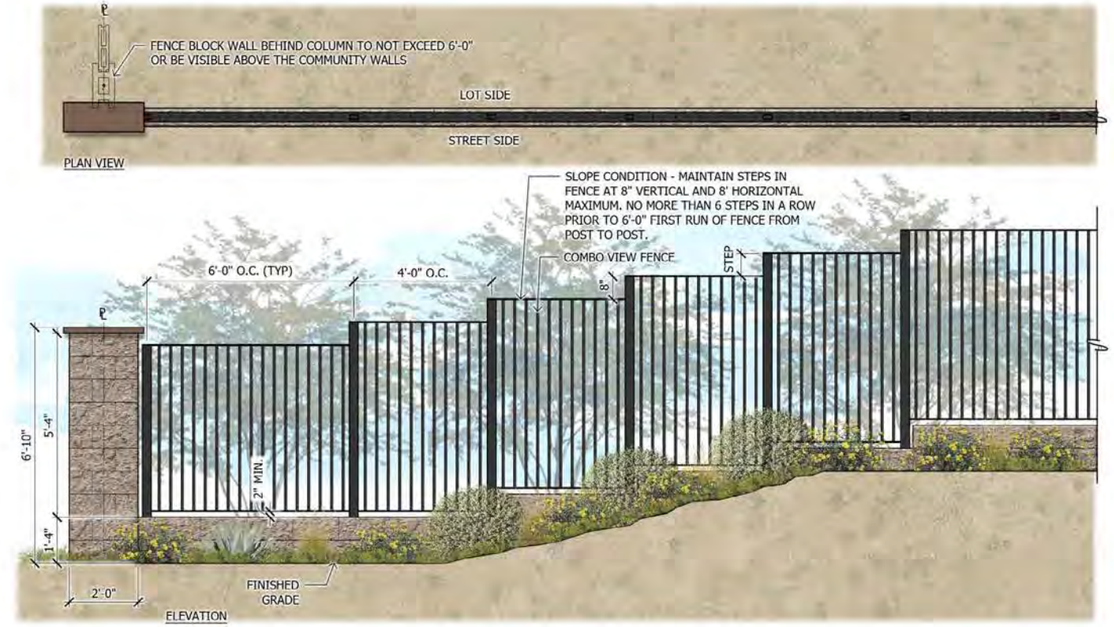


6 Colors and Materials
SCALE: 1/2"=1'-0"



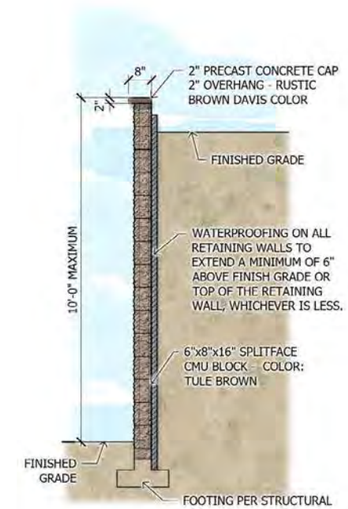
7 Primary Combo View Fence

SCALE: 1/2"=1'-0"



8 Primary Combo View Fence Stepped Condition

SCALE: 1/2"=1'-0"



9 Retaining Walls

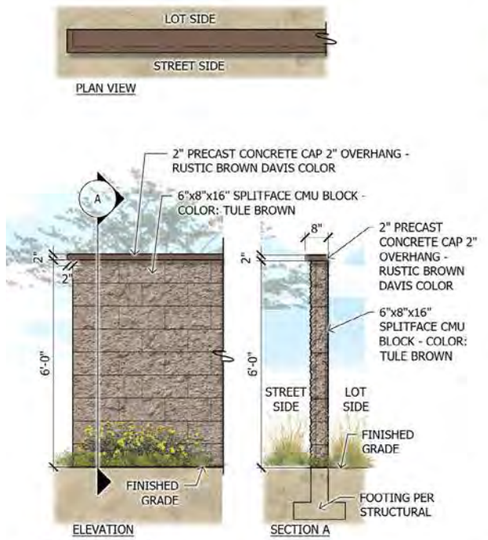
SCALE: 1/2"=1'-0"

9.3.2 Secondary Theme Walls

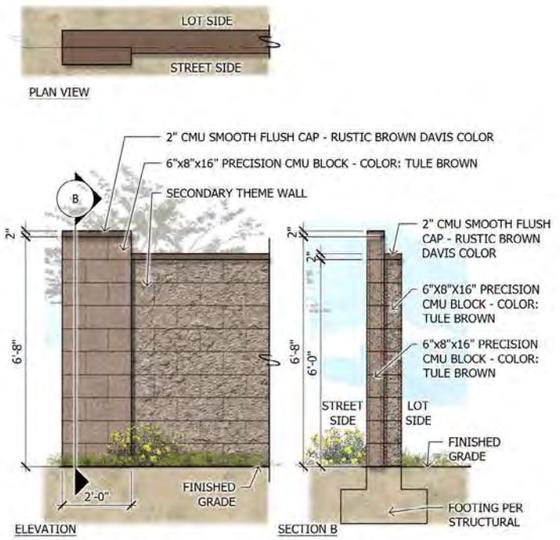
Secondary Theme Walls are versatile wall types within Monument Hills, designed to maintain visual and functional continuity while providing flexibility for specific site conditions. These walls may be used internally within the community or, in some cases, as Perimeter Walls in designated Wall Exception Areas, as outlined in **Section 9.1: Walls Master Plan**.

Secondary Theme Walls offer a complementary alternative to Primary Theme Walls, ensuring that all wall designs align with the community's overall vision and architectural guidelines. Refer to **Exhibit 9.3.2: Secondary Theme Wall Sections** for graphical representations of these wall types.

A. Height and materials
    1. Secondary Theme Walls shall be constructed of split face CMU and may not exceed eight (8) feet in height, exclusive of a two (2) inch solid cap..
    2. Changes in wall design must include thoughtful transitions to maintain visual continuity.
    3. All materials and colors are subject to ARC approval to ensure consistency with surrounding walls and the broader design guidelines.
B. Landscape integration
    1. Where Secondary Theme Walls are used as Perimeter Walls, adjacent landscape planting must comply with the standards in **Chapter 8: Landscape Design Guidelines**.



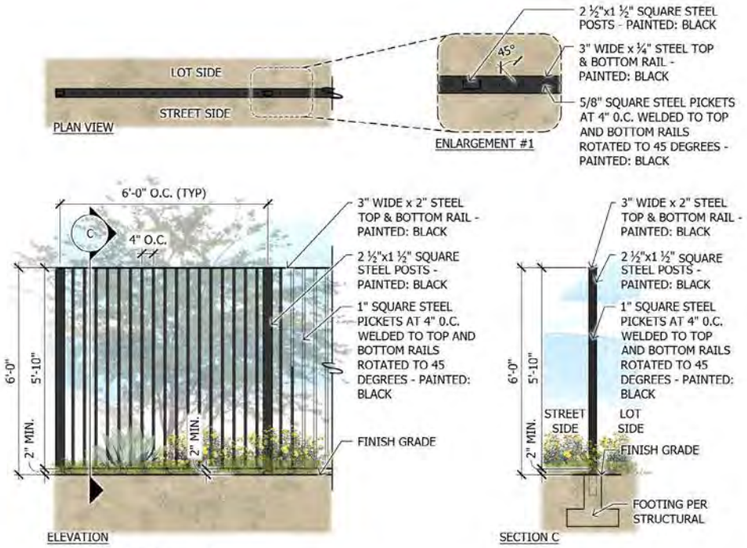
1 Secondary Theme Wall
SCALE: 1/2"=1'-0"



2 Secondary Theme Wall Column
SCALE: 1/2"=1'-0"



3 Secondary Theme Column Return
SCALE: 1/2"=1'-0"



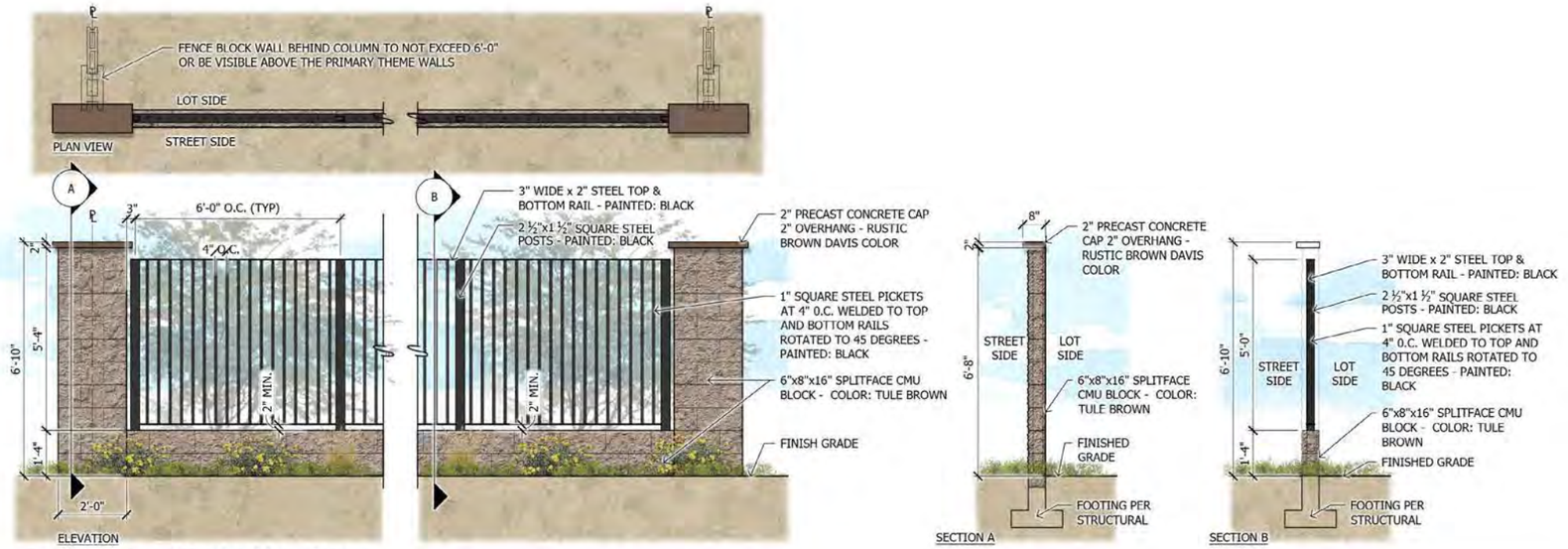
4 Full View Fence
SCALE: 1/2"=1'-0"



5 Secondary Theme Wall Stepped Condition
SCALE: 1/2"=1'-0"

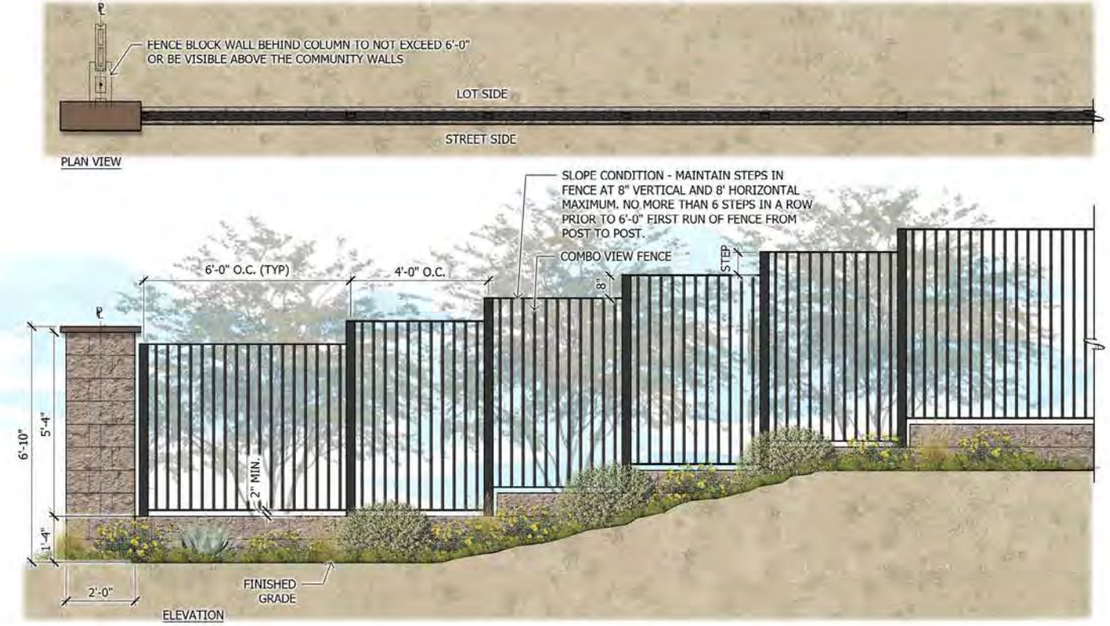


6 Full View Fence Stepped Condition
SCALE: 1/2"=1'-0"



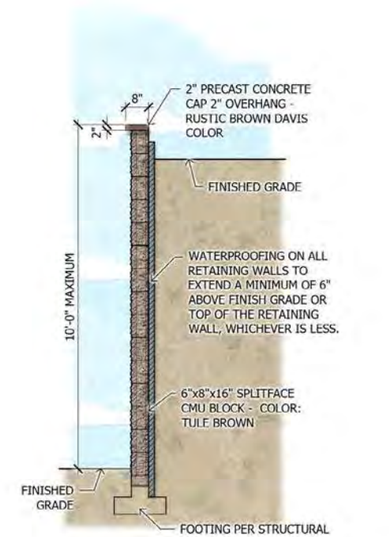
7 Secondary Combo View Fence

SCALE: 1/2"=1'-0"



8 Secondary Combo View Fence Stepped Condition

SCALE: 1/2"=1'-0"



9 Retaining Walls

SCALE: 1/2"=1'-0"

9.3.3 Interior Walls

Interior Walls are the lowest tier in the hierarchy of walls within Monument Hills. These walls primarily serve functional purposes, such as defining lot boundaries and providing privacy between adjacent properties, while ensuring compatibility with the broader community design. Interior Walls are not usually visible from public spaces or key community areas and must align with the aesthetic and material standards established in the community's design guidelines.

A. Height and materials
    1. Interior Walls must be a minimum of six (6) feet in height and constructed of precision block.
    2. Wall color and materials must match or complement the adjacent Primary or Secondary Theme Walls to maintain visual consistency.
    3. Interior Walls may not exceed the height of any adjacent Primary or Secondary Theme Walls or View Fences.
B. Walls adjacent to common elements or open spaces must be located entirely within the lot boundary of the respective residence. Maintenance of these walls are the responsibility of the property owner.

9.3.4 Retaining Walls

Retaining Walls are critical structural elements within Monument Hills, designed to stabilize the Site's topography while ensuring safety and visual integration with the community's design standards. These walls provide functional support for grade changes and must visually complement adjacent walls and landscape elements. Where needed, Primary Theme Walls, Secondary Theme Walls, or Interior Walls may be combined with Retaining Walls to address site-specific conditions. Refer to **Section 9.3.1: Primary Theme Walls**, **Section 9.3.2: Secondary Theme Walls**, and **Section 9.3.3: Interior Walls** for additional design considerations when combining these wall types with Retaining Walls.

A. Retaining Wall Heights
    1. Wall heights must conform to the standards detailed in **Chapter 3: Monument Hills Development Standards**, unless otherwise modified in this Section.
    2. Retaining walls include two distinct sides, as shown in **Exhibit 9.3.4: Retaining Walls**:
        a. The retained side, which is in contact with the retained soil; and
        b. The exposed side, which is the visible face not holding soil.
    3. Retaining Walls must not exceed ten (10) feet in height on the exposed side before requiring a step-back.
        a. Additional height must be achieved through terracing, with a minimum four (4) foot wide landscape area between the base of the lower wall and the face of the upper wall.
    4. Retaining Walls must not exceed eight (8) feet in height on the retained side, not including the wall cap.

5. Retaining Walls along lot lines may not exceed six (6) feet in height within the front yard setback area and must terminate at least five (5) feet from the back of the sidewalk.
6. For internal walls located atop Retaining Walls, the combined maximum height must not exceed:
    a. Fourteen (14) feet if the exposed side faces the interior of a lot.
    b. Twelve (12) feet on the exposed side.

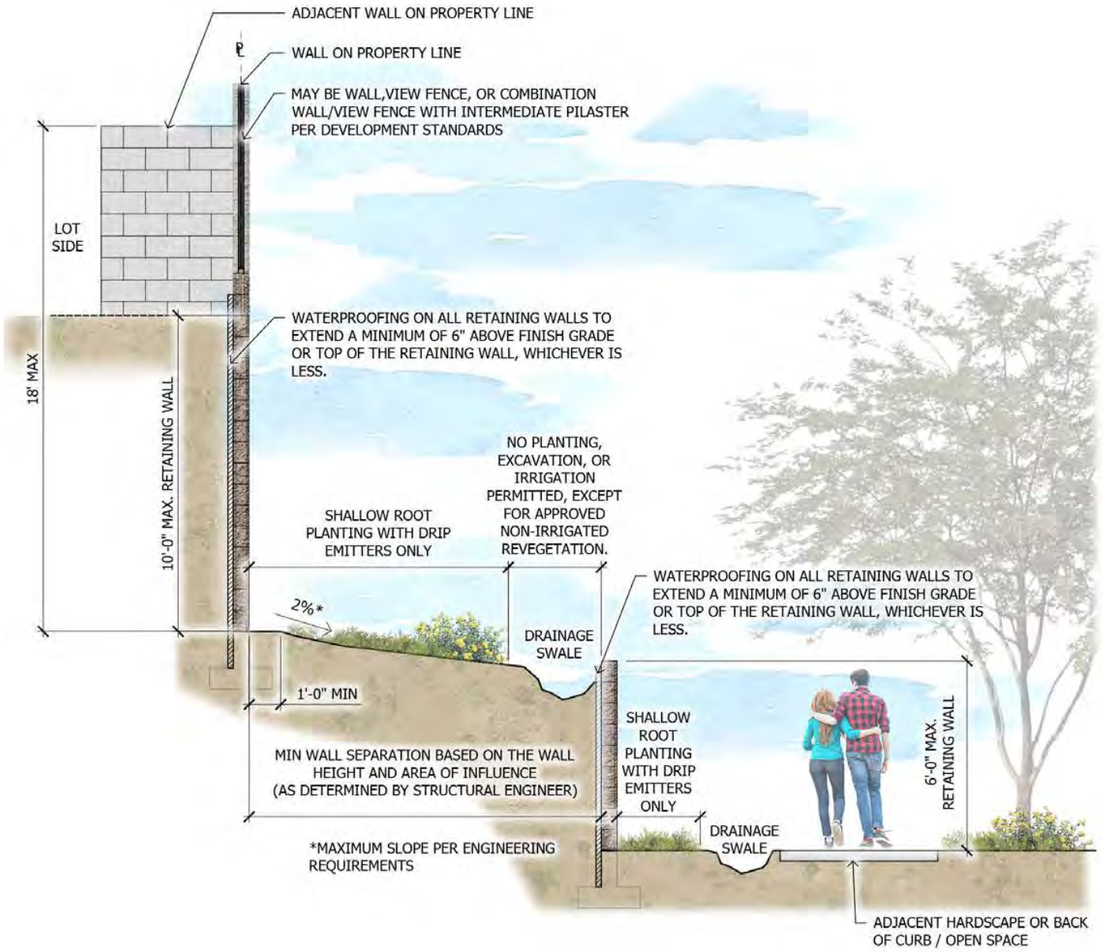
B. Terracing retaining walls
    1. Terraced walls must include a minimum four (4) foot wide landscape area between the base of the lower Retaining Wall and the face of the upper wall, fence, or Retaining Wall.
    2. Where terraced walls are used in combination with non-retaining walls, the combined maximum height must adhere to the standards outlined in item A. in **Section 9.3.4: Retaining Walls**.

C. Materials and finish
    1. Retaining Walls must match the materials and color of adjacent walls where they occur to maintain visual consistency.
    2. All Retaining Walls must be waterproofed and adequately drained, particularly on the surcharge side, to ensure long-term durability and prevent structural damage.

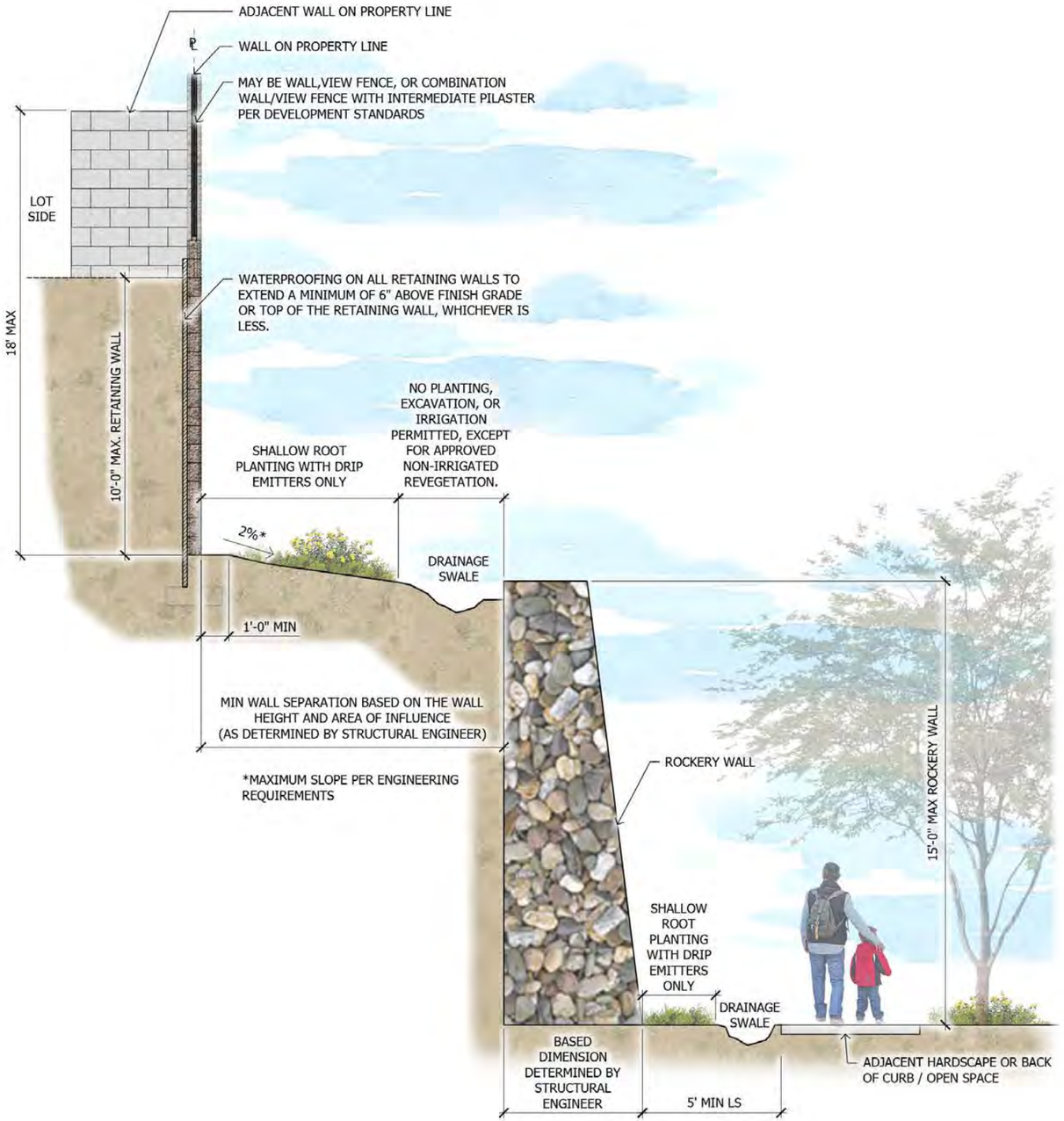
9.3.4.1 Rockery Walls

Rockery Walls are an alternative Retaining Wall type that provides stability while blending with the surrounding context. These walls must adhere to the following standards:

A. Rockery wall material and color to compliment the color and style of the surrounding walls. These walls shall be treated with Permeon or other approved equal.
B. Maximum height for rockery walls shall not exceed fifteen (15) feet.
    1. If additional height is required, Rockery Walls must be terraced to meet the necessary retaining needs.
    2. Terraced Rockery Walls must include a minimum five (5) foot wide separation between the base of the lower wall and the face of the upper wall, fence, or Retaining Wall.



1 Stepped Retaining Walls
SCALE: 3/8"=1'-0"



2 Stepped and Rockery Walls
SCALE: 3/8"=1'-0"

EXHIBIT 9.3.4A: TERRACED RETAINING WALL AND ROCKERY WALL SECTIONS



1 Stepped Retaining Wall - Theme Wall Condition

SCALE: 3/8"=1'-0"



2 Stepped Retaining Wall - Combo View Fence Condition

SCALE: 3/8"=1'-0"

EXHIBIT 9.3.4B: STEPPED RETAINING WALL ELEVATION

9.3.5 Courtyard Walls

Courtyard Walls define entry areas and private outdoor spaces while enhancing the architectural character of the home. These walls must be thoughtfully designed to complement the residence and contribute to the overall aesthetic of Monument Hills.

A. Height limitations
    1. Courtyard Walls must not exceed a maximum height of four (4) feet six (6) inches.
    2. Combination Courtyard Walls may consist of a three (3) foot masonry wall topped with an eighteen (18) inch view fence.
B. Pilasters
    1. Pilasters to be one (1) course above the adjacent wall.
C. Materials and finish
    1. Finished materials to match the architectural style of the home.
    2. The top blocks of all interior walls shall be finished with caps

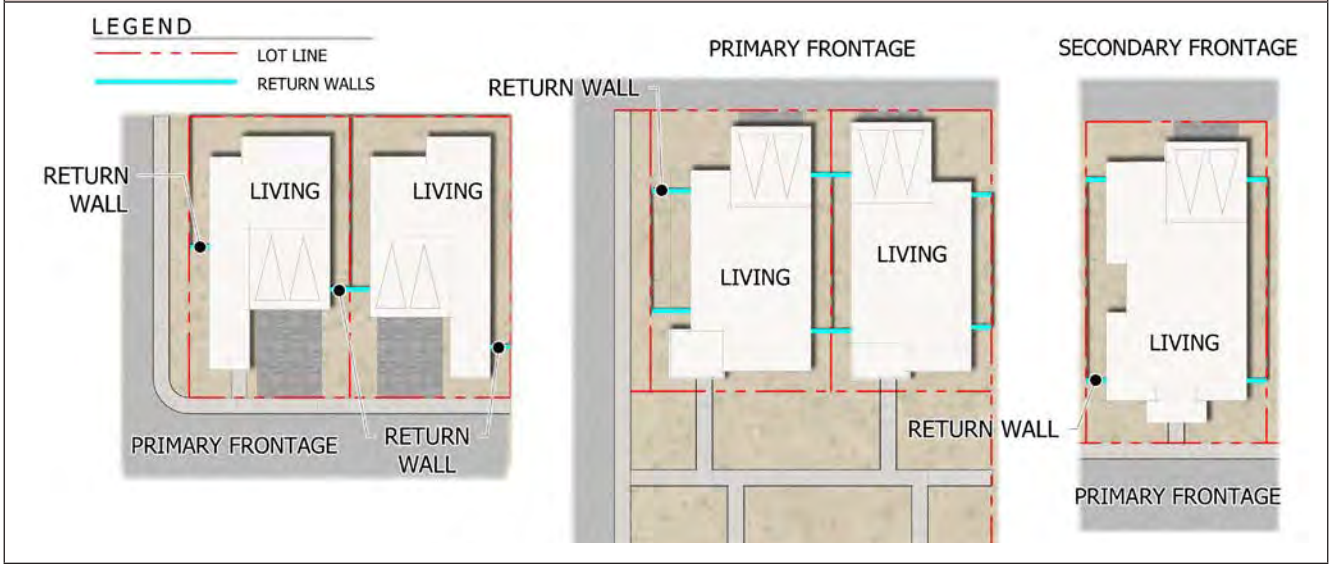
9.3.6 Return Walls

Return Walls are short wall segments that extend generally perpendicular from a Primary, Secondary, or Builder Wall and typically terminate where the wall meets a home, fence, or yard access gate. Refer to **Figure 9.3.6: Return Walls** for more information.

Requirements for Return Walls include:

A. Constructed of split face CMU with a solid cap.
B. Return Walls shall align in height and finish with the wall they connect to unless otherwise approved by ARC.

FIGURE 9.3.6: RETURN WALLS



9.4 Fence and Gate Types

The fences in Monument Hills establish clear boundaries, enhance community safety by allowing for "eyes on the street", and maintaining views out towards open spaces and amenities.

9.4.1 View Fences

View fencing shall be utilized along Paseos, Trails, and Parks. Refer to **Exhibit 9.3.2: Secondary Theme Wall Sections** for design.

A. Where fence is located along any street edge, paseos, and enhanced and amenitized common areas, efforts should be made to add visual interest to long runs of uninterrupted fence, such as adding columns, pilasters, fin walls, or horizontal articulation.
B. Lots with view fencing must submit plans for location and screening to ARC for approval.
C. Color shall be black.
D. Maximum height shall be six (6) feet or meet jurisdictional pool fencing codes when applicable.
E. It is the responsibility of the homebuilder/owner to make sure that any wall or fence meets the jurisdictional requirements for a swimming pool safety barrier.
F. View fences adjacent to streets are permitted to have retaining wall heights up to six (6) feet and screen walls up to six (6) feet, the height of both walls may not exceed ten (10) feet to the visible edge and twelve (12) feet to the homeowner side.

9.4.2 Combination View Fences

Combination view fences blend solid and transparent sections to allow for both privacy and unobstructed views of the surrounding area. Combination view fences are to be used in areas that look out to open spaces, parks, paseos, and views to the natural landscape surrounding Monument Hills. Integrating these dual features enhances the sense of openness and connectivity while maintaining distinct boundaries.

A. Combination view fence and walls shall have a maximum height of six (6) feet four (4) inches.
B. Refer to **Exhibit 9.3.1: Primary Theme Wall Sections** and **Exhibit 9.3.2: Secondary Theme Wall Sections** for more information.

9.4.3 Pool Fencing

All pool fencing to meet all Local Municipality, County, State and Federal requirements.

9.4.4 Model Home Fencing

A. All fencing within the model complex shall be compatible with the community wall and fence and design.
B. Chain link, wood, plastic or vinyl fences are prohibited.
C. Model home fencing is subject to the approval of the ARC.

9.4.5 Temporary Fencing on Vacant or Undeveloped Property

Vacant or undeveloped property may be fenced for an indefinite period of time until such time as development occurs and a Certificate of Occupancy is obtained. Temporary fencing may be chain-link, not to exceed eight (8) feet in height. Such fencing shall be considered temporary for purposes of securing materials or limiting access to a construction site or vacant undeveloped property. No permit shall be required for fencing of vacant or undeveloped property.

9.4.6 Vehicular Gates

Individual parcels in the development may feature gated entrances. The term “gates” within this Section encompass the physical barrier over the street with the associated pilasters and walls. Refer to **Exhibit 6.1C: Gated Entry** and **Exhibit 9.4.6: Vehicular Gate** for more information.



- VEHICULAR ENTRY GATE
SCALE: 3/8"=1'-0"

9.5 Screening and Mechanical Equipment

Thoughtful integration of screening necessary, but visually intrusive, components such as mechanical equipment, parking lots, and other elements helps to preserve the visual harmony of Monument Hills. The following section includes the requirements for maintaining a design that is functional and pleasing to the eye. Refer to **Section 8.8.3: Streetscape at Utilities** for information on planting requirements for screening utilities along streetscapes.

9.5.1 Mechanical Equipment

Mechanical and utility equipment must be thoughtfully integrated into the design of both residential and non-residential development to minimize visual impact and support a cohesive streetscape and architectural character. Every effort must be made to locate mechanical systems and utility infrastructure out of public view.

A. Mechanical equipment, including but not limited to air conditioners, heaters, evaporative coolers, satellite dishes, antennas, and similar devices, must not be mounted on rooftops or property line walls where visible from public streets, adjacent properties, or open space areas, unless otherwise permitted by federal law, including applicable provisions of the Federal Communications Commission (FCC).

B. Mechanical devices such as exhaust fans, vents, conduit, and pipes must be routed internally wherever feasible. When external placement is required, all components must be painted to match the adjacent building surface or architectural element to minimize visibility.

    1. Dormer style tile roof vents are not allowed.

C. Ground-mounted mechanical equipment, including air conditioning units and utility infrastructure, must be screened from view of streets, open spaces, and adjacent properties through the use of building massing, privacy return walls, or screening walls. Screening elements must be compatible with the primary structure in material, color, and finish.

D. Pool and spa equipment located on lots with view fencing must be fully screened from adjacent lots and public view.

    1. Screening walls for pool equipment may not exceed five (5) feet in height and must match the base color of the home or building.

E. Conduit and piping should be installed within walls or other concealed architectural elements whenever possible. When exposed, conduit must be painted to match the surrounding material or surface.

9.5.2 Residential Waste Management Screening Requirements

A. Single-Family Residential Lots

    1. Single-family residential lots do not require a formal trash enclosure but must ensure that individual rolling trash receptacles are stored out of view from public streets and open spaces on non-collection days. Receptacles may be stored in garages or behind property walls or fences, ensuring they are screened from public view as required by the Unified Development Code.

B. Multi-Family Residential Lots

1. Multi-family developments are required to provide communal trash enclosures designed to house larger waste containers, such as dumpsters, serving multiple units. These enclosures must:

   a. Be fully enclosed on all sides with a masonry wall at least six (6) feet in height to screen dumpsters or trash bins from public view.

   b. Include a roofed structure to provide additional screening and protection from weather, ensuring compliance with City requirements.

   c. All trash enclosures shall have opaque metal gates that are designed consistent with the development.

   d. Utilize materials and design elements that complement the architecture of the development, incorporating decorative features such as stucco, stone veneer, or painted surfaces to blend with the surrounding environment.

   e. Be positioned in locations that are accessible for residents and collection vehicles while minimizing impact on nearby units and common areas. Trash enclosures shall not be located within required front yard setbacks or in prominent areas that place them at the front and center of the project. A minimum setback of five (5) feet from property lines is required to ensure adequate separation and screening.

9.5.3 Screening in Non-Residential Development

A. General Screening Requirements:

1. All trash collection areas, outdoor storage, mechanical equipment, storage tanks, electrical equipment, emergency generators, utility meters, satellite dishes, grouped mailboxes, and commercial projects adjacent to residential properties must be screened from public view.

   a. This includes screening from rights-of-way, pedestrian areas, and parking lots using solid walls or dense landscaping.

   b. Any outdoor storage will need to be screened in accordance with Section 19.08 of the Unified Development Code.

B. Screen Walls

1. Used between streets and parking lots to minimize headlight glare.

2. Maximum height of three (3) feet six (6) inches.

C. Interior Screen Walls:

1. Service and loading areas require screening with walls or dense landscaping as a visual and noise barrier.

   a. The minimum height for such screening is eight (8) feet, with potential adjustments based on specific use.

2. Walls should be architecturally integrated with the development.

9.5.4 Non-Residential Waste Management Screening Requirements

A. General Requirements

1. Non-residential developments must provide communal trash enclosures. These enclosures are designed to house large waste containers used by multiple occupants or businesses.
2. Trash enclosures shall be fully screened to minimize visibility from public streets, adjacent properties, and pedestrian areas.

B. Enclosure Standards

1. Construct enclosures with a masonry wall fully enclosing all sides, with a minimum height of six (6) feet.
2. Equip enclosures with opaque, durable gates that remain closed when not in use.
3. Include a roofed structure or trellis to provide additional screening and weather protection.

C. Design and Integration

1. Ensure materials and finishes for trash enclosures complement the architectural style of the primary building(s) on the site.
2. Incorporate decorative elements to blend with the surrounding development.

D. Location and Accessibility

1. Trash enclosures must be positioned to allow easy access for collection vehicles while minimizing impact on adjacent properties, pedestrian pathways, and public spaces.
2. Enclosures shall not be located within required front yard setbacks or obstruct vehicular or pedestrian circulation.
3. Sites must comply with all access and clearance requirements specified by waste management services to ensure safe and efficient operations.

E. Maintenance and Odor Control

1. Trash enclosures must be regularly maintained to prevent litter, graffiti, and deterioration.
2. Odor control measures shall be implemented as necessary, including the use of sealed containers and scheduled pickups to avoid overflow.

10. PARKING DESIGN GUIDELINES

The following section aims to ensure that parking areas not only serve their practical purpose but also contribute positively to the visual and environmental quality of Monument Hills.

10.1 General Parking Requirements

10.1.1 Dimensional Standards for Parking Spaces

All standard and compact parking spaces shall adhere to the dimensional requirements specified in Section 19.08.110 of the Unified Development Code.

10.1.2 Accessible Parking Standards

The following standards detail the Federal Accessible Design standards for accessible parking spaces.

A. The number of required accessible parking spaces shall comply with the requirements set forth in Section 19.18.030 of the Unified Development Code.

B. Access aisles

1. Accessible parking spaces must have access aisles and must be marked, the same length as the parking space, and level with the parking space.
2. Access aisle can share access between two (2) parking spaces except in angled parking conditions.
3. An access aisle can be placed on the side of the parking space except in the case of angled parking, where access aisles must be located on the passenger side of the parking space.

C. Accessible parking spaces

1. Car accessible spaces must:
   a. Be at least ninety-six (96) inches wide;
   b. Have an access aisle at least sixty (60) inches wide;
   c. Have no more than a 1:48 (2.08%) slope in all directions;
   d. Have a surface that is firm, stable, and slip-resistant;
   e. Have a sign with the international symbol of accessibility on it, mounted at least sixty (60) inches above the ground when measured to the bottom of the sign.
2. Van accessible spaces must be provided at a rate of one (1) van accessible space per six (6) accessible spaces
   a. Design Option 1
      i. Be at least one hundred thirty-two (132) inches wide;
      ii. Have an access aisle at least sixty (60) inches wide;

b. Design Option 2

i. Be at least ninety-six (96) inches wide;

ii. Have an access aisle at least ninety-six (96) inches wide;

iii. Have no more than a 1:48 (2.08%) slope in all directions;

iv. Provide at least ninety-eight (98) inches of vertical clearance (van height) for the parking space, access aisles, and vehicular route;

v. Have a surface that is firm, stable, and slip-resistant;

vi. Have two (2) signs, mounted at least sixty (60) inches above the ground when measured to the bottom of the sign.

vii. The first sign shall have the international symbol of accessibility.

viii. The second sign shall state that the space is van accessible.

3. On-Street public parking shall be required to meet PROWAG requirements in both number of stalls and stall dimensions.

D. Curb ramps

1. If a curb separates the parking area from the accessible route, a curb ramp with a maximum slope of 1:12 is required.

10.2 Residential Parking

10.2.1 Model Home Parking

A. Model Home parking lots shall be paved or unpaved (unpaved areas must be two (2) inches deep decomposed granite or chat for dust control).

B. A minimum of four (4) paved spaces shall be provided with handicapped spaces in accordance with City of Las Vegas requirements.

10.2.2 Multi-Family Parking

A. In multi-family development, parking shall conform to City of Las Vegas standards as defined per Permissible Use Section 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements of Unified Development Code.

B. Parking requirements for a use not specifically listed shall be determined by the Planning Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

C. ADA accessible parking for multi-family residential units shall be provided at the rate of one (1) space for each dwelling units designed for ADA accessible occupancy or as otherwise required by the Building Code.

D. Guest parking, where required, shall be evenly spread throughout the multi-family development and the design of spaces, number of spaces, and ADA accessible spaces are subject to the requirements of Section 19.08.110 and Section 19.18.030 of Unified Development Code.

10.3 Non-Residential Parking

A. The minimum number of on-site parking spaces shall conform to the parking requirements defined per Permissible Use in Section 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements of Unified Development Code.

B. Parking requirements for a use not specifically listed shall be determined by the Planning Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

11. LIGHTING DESIGN GUIDELINES

The outdoor lighting standards in Monument Hills are designed to balance safety and aesthetics while minimizing impacts on surrounding neighborhoods and the night sky. These standards encourage responsible illumination practices that reduce energy consumption, limit light pollution, and prevent excessive glare.

A. The following five principles guide responsible outdoor lighting:
    1. Useful – Light should only be used where and when it is necessary.
    2. Targeted – Direct illumination to prevent unnecessary spillover and limit light trespass.
    3. Low-Level – Utilize the minimum brightness required for safety and functionality.
    4. Controlled – Implement timers, motion sensors, and dimmers to ensure light is only active when needed.
    5. Color – Use warm-colored lighting to reduce glare and maintain visual comfort.

B. Additional Lighting Considerations
    1. Lighting should be strategically placed to illuminate high-traffic areas, roadways, and public spaces while meeting safety standards.
    2. Lighting fixtures should reinforce the overall character and identity of Monument Hills through consistent design and placement.
    3. Night sky preservation is a priority; fixtures should be shielded to prevent excessive upward light spill.

C. Lighting Design Integration
    1. Fixtures should be designed to complement the surrounding architectural and landscape character, blending seamlessly into the environment by day and providing effective illumination at night.
    2. Streetscape and parking lot lighting should enhance the overall quality and visual appeal of the community while maintaining uniformity in color and style.

D. Landscape lighting should be positioned to minimize light spill into adjacent residential properties and private outdoor spaces.

11.1 Exterior Lighting

Exterior lighting is required to enhance public safety while minimizing visual impact and light pollution. Refer to **Exhibit 11.1: Lighting Character**. All exterior lighting within Monument Hills shall adhere to the following design standards:

A. General Standards
    1. Light sources shall be concealed or shielded using full cut-off luminaires to minimize glare and prevent unnecessary light diffusion onto adjacent properties.
    2. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while ensuring safe circulation and the protection of people and property.
    3. Foreground spaces, such as building entrances and outdoor seating areas, shall utilize localized lighting to define the space while preventing glare.

B. Operational Standards
    1. All outdoor lighting not necessary for security and safety purposes shall be reduced, activated by motion sensors, or turned off outside of business operating hours.

2. Lighting fixtures used to illuminate flags, statues, or other objects mounted on poles, pedestals, or platforms shall utilize a narrow cone beam that does not extend beyond the illuminated object.
3. The design of light standards and fixtures shall be consistent with the architectural character of the Site and its surroundings.

C. Single-Family Lighting
1. To limit light pollution and protect surrounding natural areas, including Tule Springs Fossil Beds National Monument, the following standards apply:
a. No streetlights shall be installed on private streets within single-family neighborhoods. Refer to **Section 11.3: Street Lighting** for more information.

D. Coach lighting is required at each residence, with a minimum of two (2) fixtures per home.
a. Coach lights shall not exceed 2,700 Kelvin to maintain warm, ambient lighting.
b. Motion sensor-controlled fixtures are exempt from curfew requirements.

11.2 Park and Trail Lighting

A. Park lighting
1. Park amenities, including but not limited to basketball courts, playgrounds, splash pads, paths, and trails, may be illuminated at the discretion of the Master Developer.
2. Security lighting shall be provided throughout parks, with particular focus on areas adjacent to buildings to enhance safety.
3. Lighting, especially for sports fields, shall be directed away from adjacent neighborhoods and shielded to minimize light spill and preserve the night sky.
4. Bollard lighting shall be downward-directed to prevent light from spilling onto adjacent properties. Refer to **Exhibit 11.2: Bollard Lighting**.

B. Lighting along trails
1. Lighting for trails along the perimeter of the Site shall be minimal to preserve the natural character of adjacent open spaces and utility corridors. Trail lighting shall be incorporated only where necessary for safety, particularly at access points, crossings, and trail nodes.
2. Lighting for trails such as Connector Trails or paseos is not required but may be considered at key intersections or within parks where these trails provide critical pedestrian connections or as otherwise deemed appropriate for safety.
3. Low-level fixtures, such as bollard lights or pedestrian-scale lighting, shall be used to maintain visibility while minimizing light pollution.
4. Illumination calculations shall be submitted for review when lighting is proposed along trails and paths to ensure adequate visibility while preventing excessive light spill onto adjacent areas.
5. Any park or trail lighting that will be maintained by the City of Las Vegas must receive approval from TEFO prior to installation.

11.3 Street Lighting

A. Private Streets:
    1. Street lighting is not required on private streets within Monument Hills.
    2. If installed, streetlights must conform to the approved lighting standard for the community.
    3. Any deviation from the selected streetlight standard requires a Minor Modification per the Development Agreement.

B. Public Streets:
    1. All public streets shall adhere to the City of Las Vegas Public Street Light Standards.
    2. Refer to **Exhibit 11.3: Street Lighting** for designated lighting specifications.

11.4 Monument Lighting

Lighting for monument signs and entry features shall be designed to enhance visibility while minimizing glare and light spill.

A. Lighting techniques may include a combination of down-lighting, on-structure lighting, and/or ground-level up-lighting, depending on the height and design of the monument feature.
B. All monument lighting must be shielded and directed to prevent glare onto adjacent streets or properties.



EXHIBIT 11.1: LIGHTING CHARACTER

AMERON
INTERNATIONAL

Centrecon Series
Round Louvered Bollard

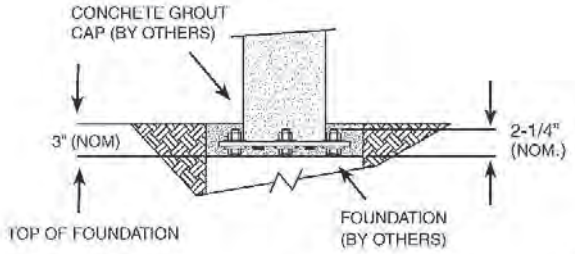
BASE PLATE STYLE - INFORMATION

CATALOG NUMBER	HEIGHT (Above Grade)*	BASE O.D.	TOP CAP O.D.	ANCHOR BOLT	BOLT CIRCLE DIA.	BASE PLATE	ULTIMATE GL MOMENT (FT. LBS.)	WEIGHT (LBS.)
BBR1442LC14	42"	14"	14"	(4) 1/2" x 12"	16"	14" SQ	8,000	330
BBR1442LC12	42"	14"	12"	(4) 1/2" x 12"	16"	14" SQ	8,000	310
BBR1242LC12	42"	12"	12"	(4) 1/2" x 12"	14"	12" SQ	7,000	240
BBR1042LC10	42"	10"	10"	(4) 1/2" x 12"	12"	10" SQ	6,000	200
BBR1042LC8	42"	10"	8"	(4) 1/2" x 12"	12"	10" SQ	6,000	190
BBR0842LC8	42"	8"	8"	(3) 1/2" x 12"	10"	11-1/2" DIA.	5,000	140
BBR0836LC8	36"	8"	8"	(3) 1/2" x 12"	10"	11-1/2" DIA.	5,000	120

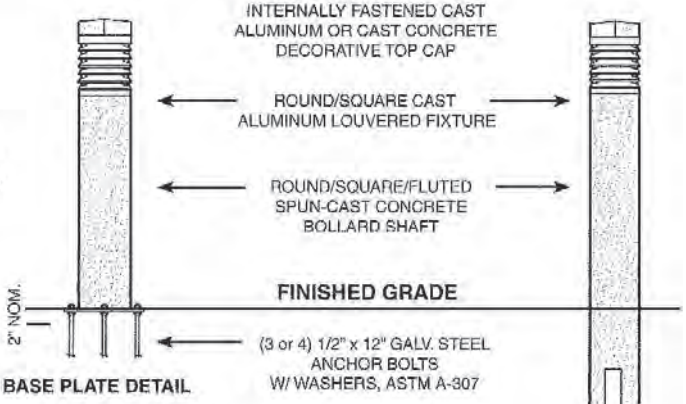
EMBEDDED STYLE - INFORMATION

CATALOG NUMBER	HEIGHT (Above Grade)*	BASE O.D.	TOP CAP O.D.	EMBEDDED DEPTH	OVERALL LENGTH	ULTIMATE GL MOMENT(FT. LBS.)	WEIGHT (LBS.)
BER1442LC14	42"	14"	14"	30"	6' - 0"	8,000	520
BER1442LC12	42"	14"	12"	30"	6' - 0"	8,000	500
BER1242LC12	42"	12"	12"	30"	6' - 0"	7,000	400
BER1042LC10	42"	10"	10"	30"	6' - 0"	6,000	350
BER1042LC8	42"	10"	8"	30"	6' - 0"	6,000	340
BER0842LC8	42"	8"	8"	30"	6' - 0"	5,000	220
BER0836LC8	36"	8"	8"	30"	5' - 6"	5,000	200

* Special heights and non-louvered bollards are available. Please contact our Customer Service Department regarding your requirements.



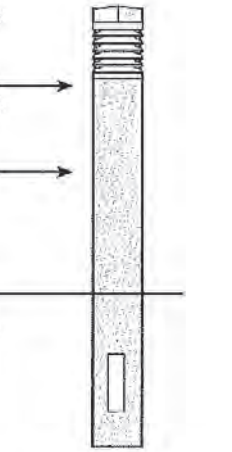
RECOMMENDED FIELD SETUP



BASE PLATE DETAIL

LUMINAIRE NUMBERING: IE-L20RAA10MHPA

FIXTURE STYLE	SHAPE	CAP STYLE	INPUT VOLTAGE	LAMP WATTAGE	LAMP TYPE	COLOR
L20 = 8" DIAMETER HORIZONTAL LOUVERS	R = ROUND	A = ALUM	A = 120 V	05 = 50 W	MH = MH	PA = SEMI-GLOSS BLACK
		C = CONCRETE	B = 208 V	10 = 100 W	HP = HPS	PC = STATUARY BRONZE
			C = 240 V	15 = 150 W	IN = INCAND	PH = VERDI GREEN
			D = 277 V	17 = 175 W	CF = CFL*	



EMBEDDED DETAIL

BOLLARD NUMBERING: IE-BBR-0842LA (113A)

BOLLARD	ANCHORAGE	SHAPE	DIAMETER DIMENSIONS (CM)	HEIGHT ABOVE GRADE (IN)*	FIXTURE STYLE	EVERETT/ANNISTON STANDARD CONCRETE COLOR MIX
B	B = BASEPLATE	R = ROUND	08 = 8"	42 = 42"	LC = LOUVER/CONCRETE CAP	ie: 113
	E = EMBEDDED			36 = 36"	LA = LOUVER/ALUMINUM CAP	

Notes

SPECIFICATIONS
Use Centrecon Specifications.

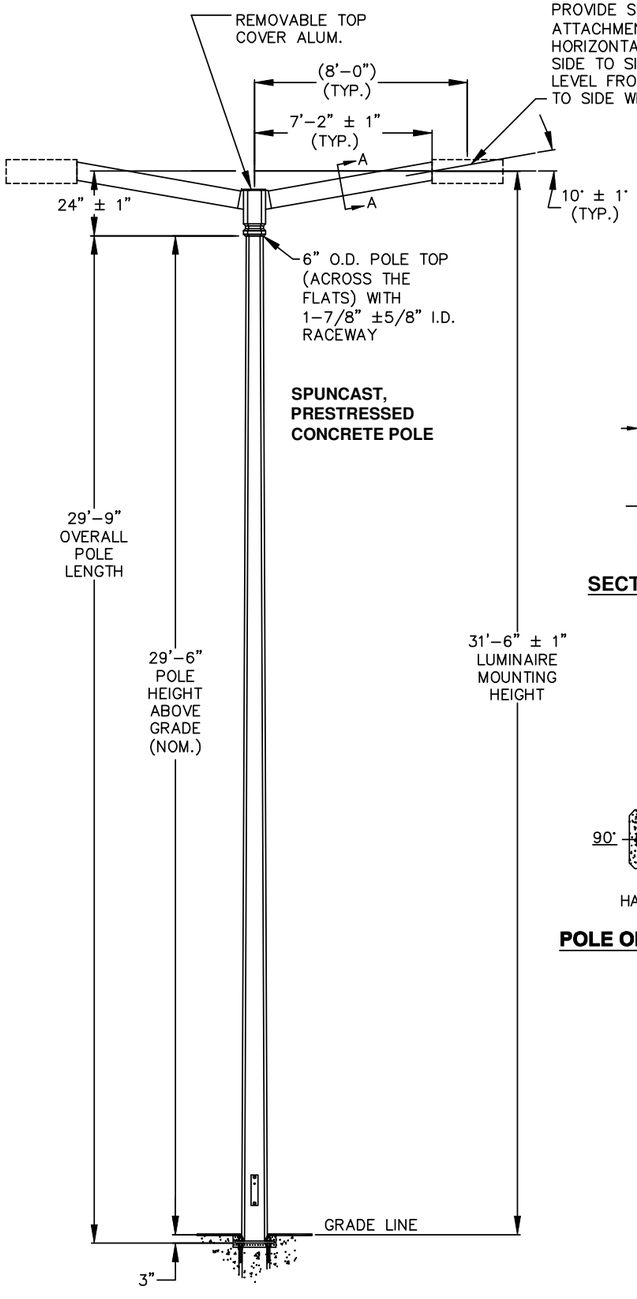
COLORS & FINISHES
See Color Selection Guide.

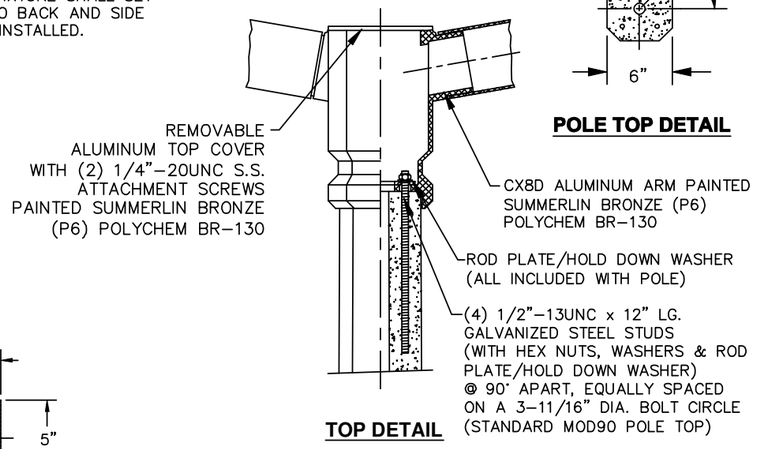
ANTI-GRAFFITI & SEALER
Optional Coatings available for added protection.

OPTION
House Side Sheild

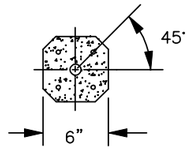
Manufacturer reserves the right to alter the product design without prior notice. Consult Ameron or authorized representative for additional information.

12/08

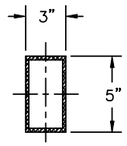




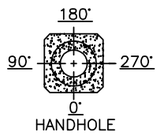
TOP DETAIL



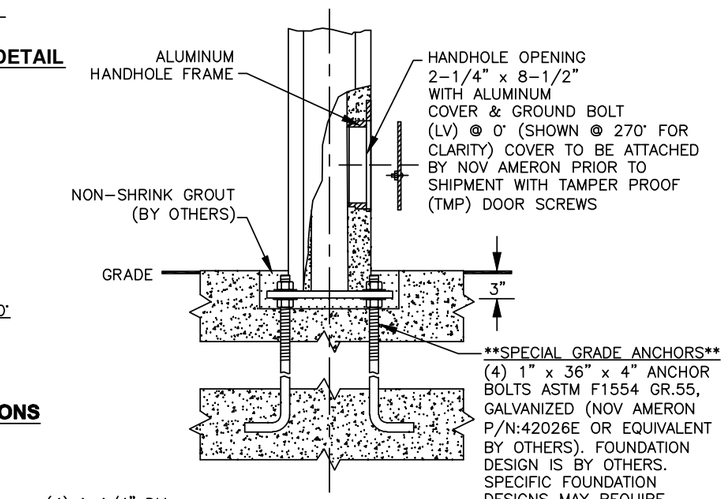
POLE TOP DETAIL



SECTION A-A DETAIL



POLE ORIENTATIONS



BASE DETAIL

RADIAL BASEPLATE DETAIL

REV.	DATE	DESCRIPTION	DRN.	APPR.
A	03/07	1C529 POLE WAS 1C530 UPDATED FOR ORACLE	A.C.	
B	01/08	CHANGED BP 45145 TO 45250 PER MFG	A.C.	
C	03/08	ADDED CLARK COUNTY TYPE-2A-D TO TITLE BLOCK	L.P.	
D	08/08	ADDED TAMPER PROOF SCREWS & WRENCH	L.P.	
E	07/13	ADDED LOADING & UPDTD DETAILS ON B.P.	J.C.	

"F" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO
COATING	I	
HH COVER	41335	"LV"
DOOR SCR	TMP	

"P" LEVEL CONFIG CODES		
OPTION CLASS	ENTRY	INFO
MIX	30	
FINISH	3	
BASE PLATE	45250	RADIAL
POLE TOP CON.	MOD90	

CONTEMPORARY BASE PLATE SQUARE POLE

POLE DESIG-NATION	POLE HEIGHT A.G.	OVERALL POLE LENGTH	BOLT CIRCLE	BASE O.D.	ULTIMATE G.L. MOMENT (ft-lbs.)	POLE WEIGHT (lbs.)
1C529	29'-6"	29'-9"	14"	9-5/32"	30,000	1,660

( ) POLES REQUIRED WITH CX-8D' ALUMINUM ARM ASY. (P/N: 45174P6) & TAMPER PROOF WRENCH (P/N: 45126E)

NOTES:

1. MIX (303I): D, NATURAL, EXPOSED AGGREGATE FINISH WITH AMERSHIELD ANTI-GRAFFITI COATING.
2. ASTM C-150 TYPE III GRAY CEMENT.
3. f'c @ 28 DAYS=6,000 PSI, USING SPUN CYLINDER TEST.
4. f'c @ 28 DAYS=5,000 PSI, USING ASTM C-31 CYLINDER TEST.
5. POLES MANUFACTURED TO ASTM C-1089-13 SPECIFICATIONS.
6. PROTECTIVE COAT EXPOSED P.C. WIRES AT POLE ENDS.
7. TOP MOUNT LMA ASSEMBLY IS DESIGNED TO ORIENT TO ANY OF THE SQUARE FLATS PER CUSTOMER REQUIREMENTS.
8. POLE SHOWN IS SUITABLE FOR CAPPED BASE PLATE (ENCASED IN CONCRETE), OTHERWISE, OTHER NON-CAPPED INSTALLATION REQUIRES A GALVANIZED BASE PLATE.
9. THE DOUBLE TOP MOUNT ALUMINUM LMA ASSEMBLY [NOT TO EXCEED 8' LENGTH, 11.01 SQ. FT. EPA, 73 LBS TOTAL (PIPE ARMS & CAN COMBINED)] DEPICTED ON THIS DRAWING IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY A SINGLE LUMINAIRE (NOT TO EXCEED 2.5 SQ. FT. EPA, 50 LBS. MAX); THE POLE DEPICTED IS DESIGNED TO WITHSTAND THE LOADS IMPARTED BY THE TOP MOUNT LMA & THE LUMINAIRE AS DESIGNED PER THE 2009 AASHTO LTS-5 IN A 90 MPH WIND ZONE (3-SECOND GUSTS). PLEASE ADVISE IF THE INTENDED LOADING EXCEEDS THESE VALUES.

COMPLIANCE TO ANY CODE NOT EXPLICITLY LISTED ON THIS DRAWING IS NOT GUARANTEED. PLEASE CONTACT NOV AMERON IF YOU HAVE SPECIFIC CODE REQUIREMENTS.

Ameron Pole Products

SUMMERLIN / CLARK COUNTY TYPE-2A-D
LAS VEGAS, NV
1C529 POLE WITH 8' LMA

THIS DOCUMENT CONTAINS INFORMATION WHICH IS PROPRIETARY TO NOV AMERON. IT SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANYONE WITHOUT THE PRIOR WRITTEN PERMISSION OF NOV AMERON.

DRAWN: G.C.	6/03	SCALE	DWG. NO.	REV
CHK'D:		N.T.S.	SK065003	E

Note: Where applicable, a lighting study may be required at the time of Construction Plan approval to demonstrate appropriate integration with site design and compliance with lighting standards.

Note: Where applicable, mounting and attachment methods for flag banner arms on street light poles shall be reviewed at the time of Construction Plan approval.

12. SIGNAGE DESIGN GUIDELINES

Signage plays a pivotal role in guiding both pedestrians and vehicles within a community. The Signage Design Guidelines are established to ensure that signage is both aesthetically pleasing and effective. These guidelines outline the standards for creating high-quality signage throughout the site, emphasizing clarity, visual appeal, and consistency in design to enhance wayfinding.

12.1 Signage Master Plan

The Signage Master Plan establishes the conceptual locations and hierarchy of signage throughout Monument Hills, providing a cohesive framework to guide wayfinding and community branding. **Exhibit 12.1: Signage Master Plan** illustrates the proposed placement of various signage types, including entry monuments, directional signs, and neighborhood identification signage.

The Signage Master Plan ensures that all signage aligns with the overarching design principles of Monument Hills, enhancing both functionality and aesthetic appeal. The plan balances clarity for residents and visitors while maintaining consistency with the community's architectural and landscape design.

LEGEND

- COMMUNITY MONUMENT SIGN - PRIMARY
- COMMUNITY MONUMENT SIGN - SECONDARY



NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 12.1: SIGNAGE MASTER PLAN

N

12.2 Entry Monuments

Entry monuments in Monument Hills are crucial for establishing a clear sense of arrival and aiding in wayfinding. These features, strategically placed at neighborhood entrances, echo the overarching theme of the community. They function as distinct markers, seamlessly guiding both residents and visitors from the broader community spaces to individual neighborhoods. Designated Builders are encouraged to enhance these entry points beyond the basic requirements, using enhanced landscape planting, lighting, and materials that complement the architectural style of the area.

Any proposed monumentation signage shall be identified in all submittals to ARC.

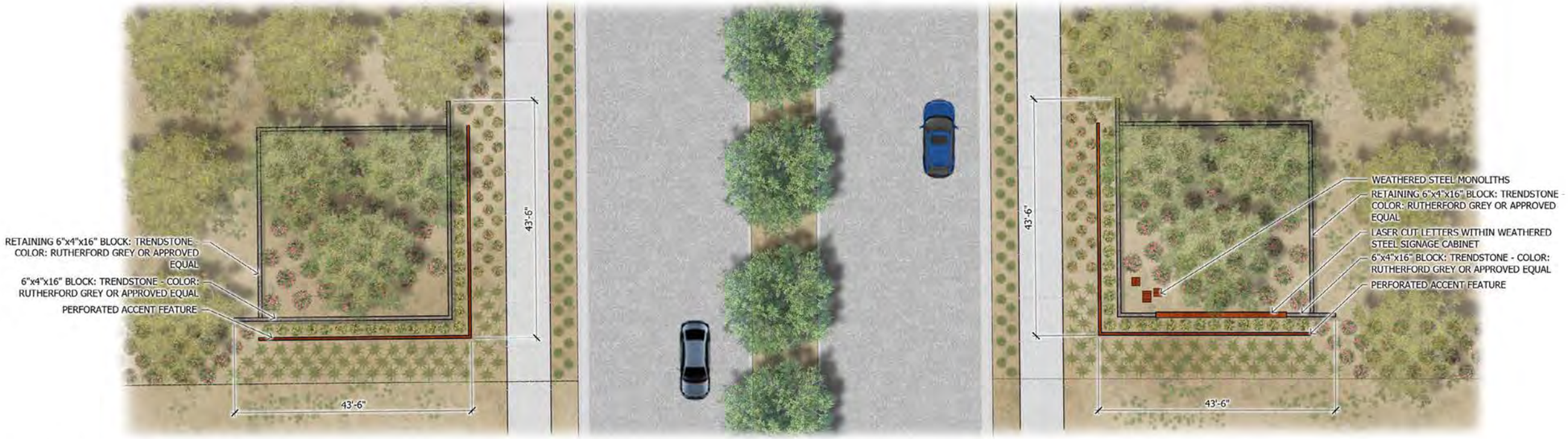
12.2.1 Community Monument Signs

Community Monument Signs are an essential component of the overall signage and identity program for Monument Hills. These signs are done by the Master Developer to enhance community branding, establish a sense of arrival, and support wayfinding at key residential entries. Two types of Community Monument Signs—Primary and Secondary—are included in this program. Conceptual locations for both types are shown on **Exhibit 12.1: Signage Master Plan**.

A. Primary / community entries create a clear sense of arrival.
B. Plant materials shall be consistent with the Monument Hills Recommended Plant List in **Exhibit 8.4B: Plant Palette**.
C. Refer to **Exhibit 12.2.1A: Conceptual Primary Entry Monument – Option 1** and **Exhibit 12.2.1B: Conceptual Primary Entry Monument – Option 2** for conceptual primary entry monument designs.
D. Refer to **Section 12.8: Permitted Signs and Sign Regulations** for the requirements for designing monument signs.

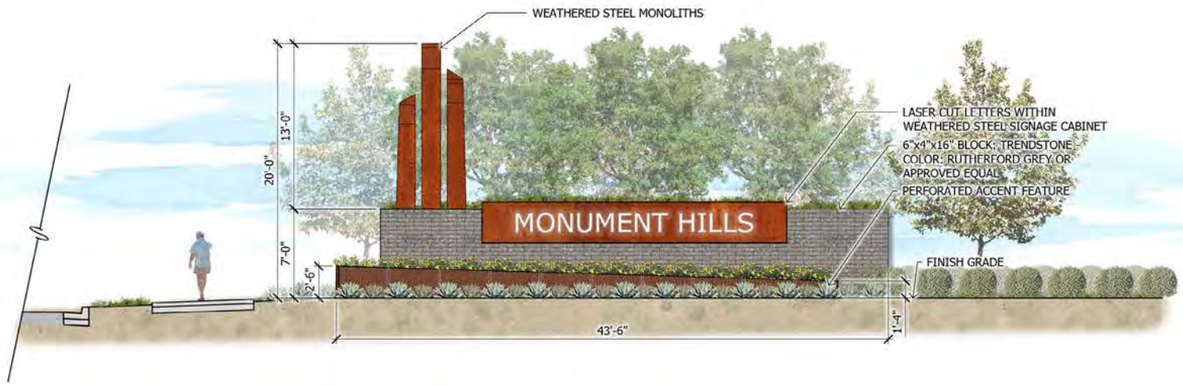
12.2.2 Parcel Entries

A. Parcel entries are more internal within Monument Hills and may be more pedestrian oriented.
B. Plant materials shall be consistent with the Monument Hills Recommended Plant List in **Exhibit 8.4B: Plant Palette**.
C. Refer to **Exhibit 12.2.2: Conceptual Parcel Entry Monument** for a conceptual parcel entry monument design.
D. Refer to **Section 12.8: Permitted Signs and Sign Regulations** for the requirements for designing monument signs.



SITE PLAN SCALE 1:10

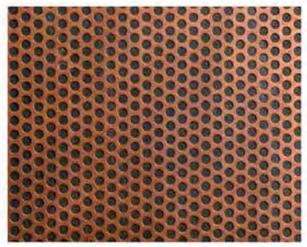




1 Primary Entry Monument - Option 1
SCALE: 3/16"=1'-0"



BLOCK: TRENDSTONE
COLOR: RUTHERFORD GREY OR APPROVED EQUAL

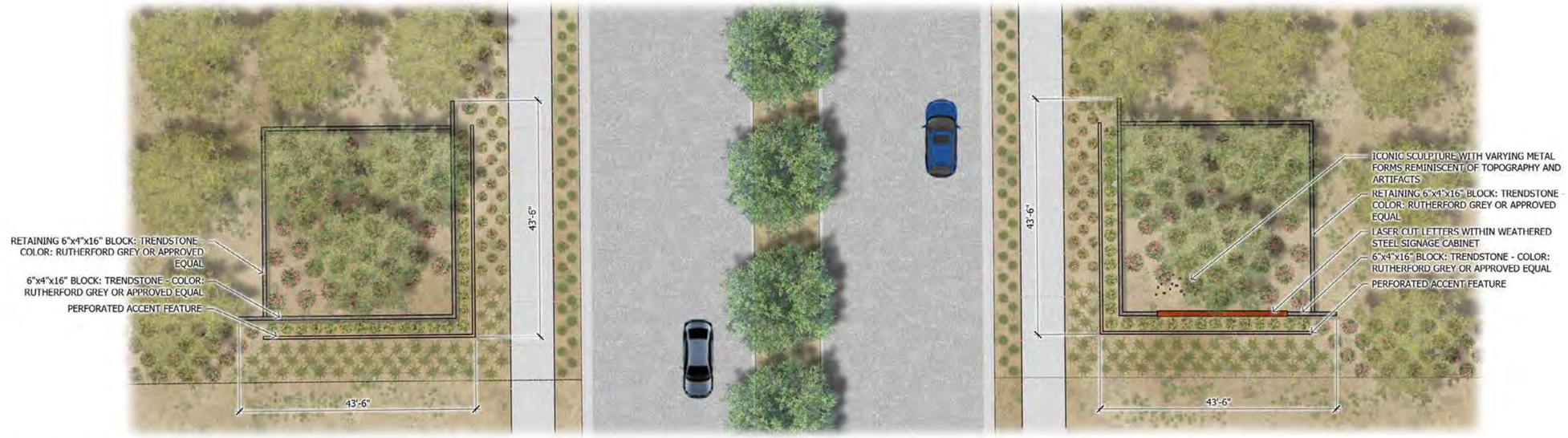


WEATHERED PERFORATED METAL - HOT ROLLED



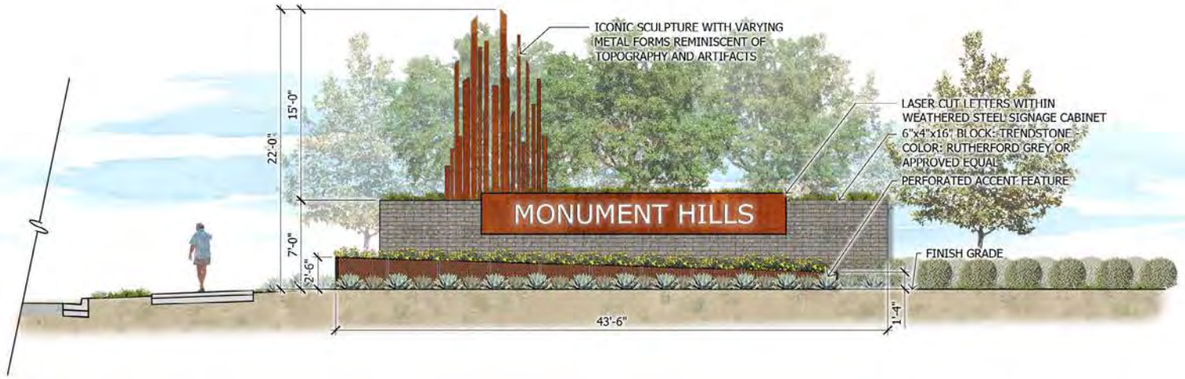
WEATHERED STEEL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



SITE PLAN SCALE 1:10

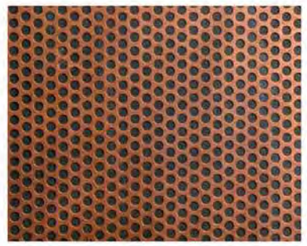




1 Primary Entry Monument - Option 2
SCALE: 3/16"=1'-0"



BLOCK: TRENDSTONE
COLOR: RUTHERFORD GREY OR APPROVED EQUAL

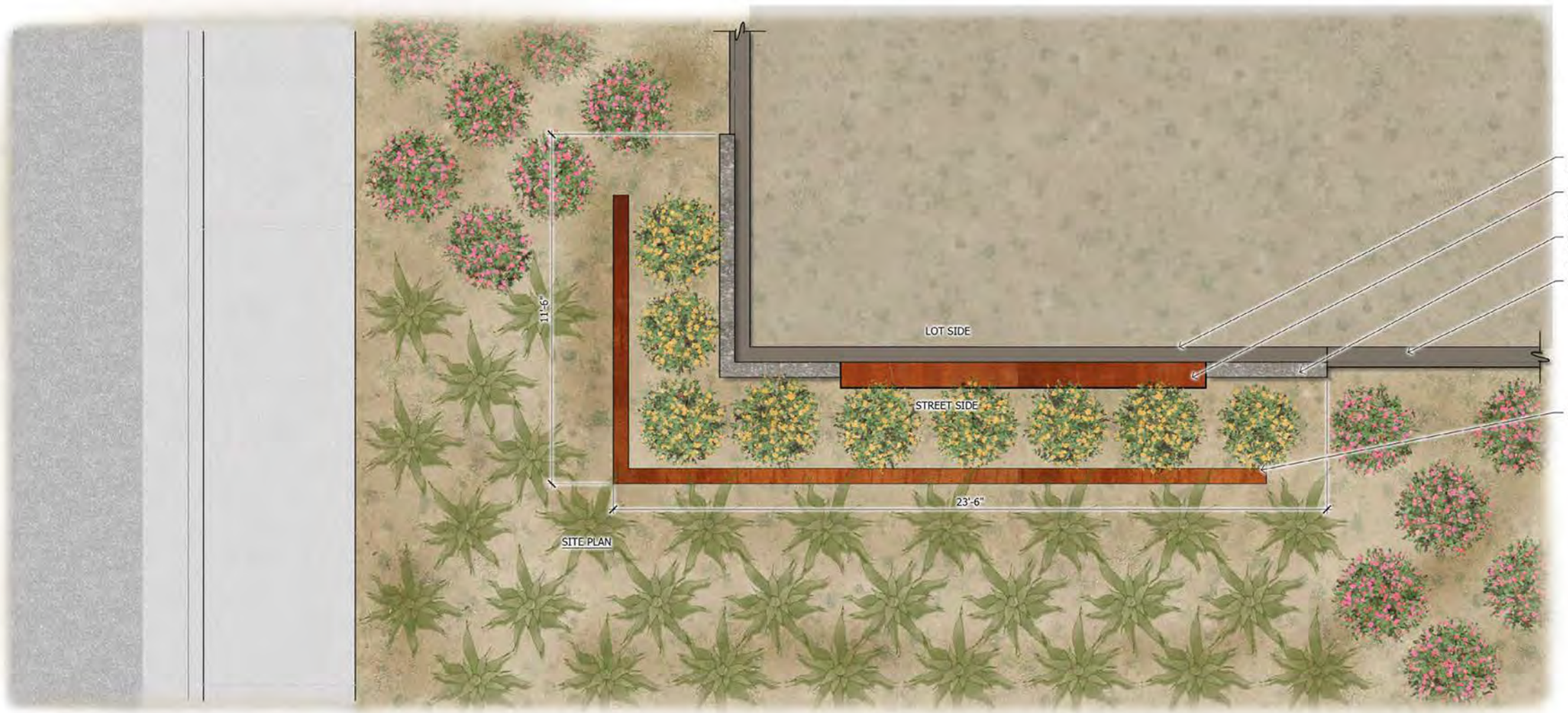


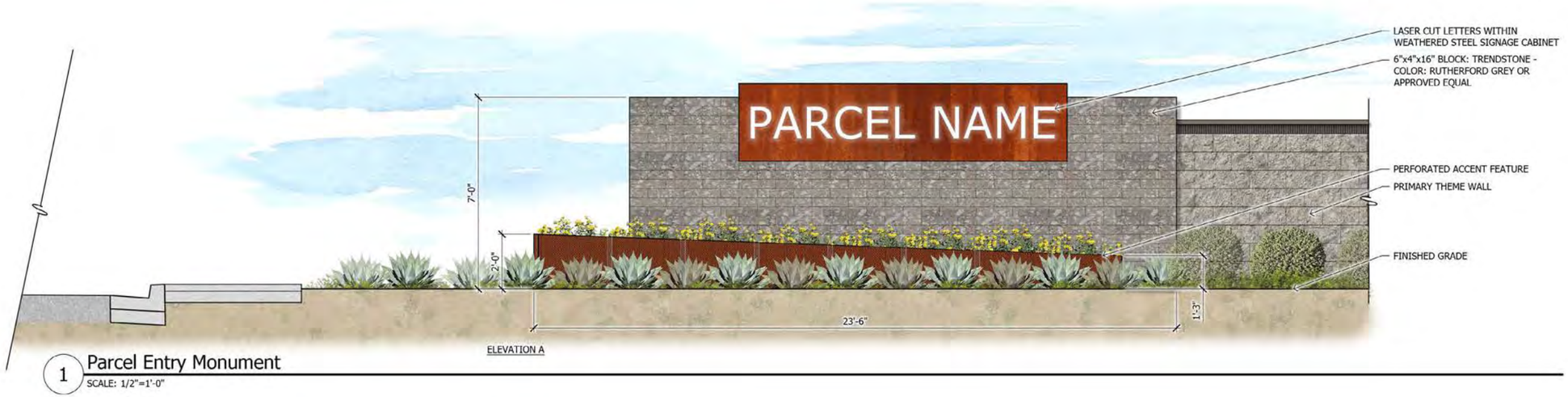
WEATHERED PERFORATED METAL - HOT ROLLED



WEATHERED STEEL

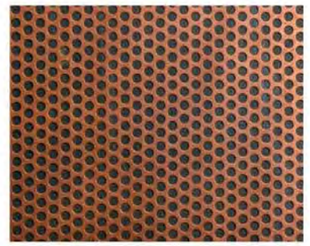
NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.







BLOCK: TRENDSTONE
COLOR: RUTHERFORD GREY OR APPROVED EQUAL



WEATHERED PERFORATED METAL - HOT ROLLED



WEATHERED STEEL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. FINAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

EXHIBIT 12.2.2: CONCEPTUAL PARCEL ENTRY MONUMENT

12.3 Calculating Sign Area

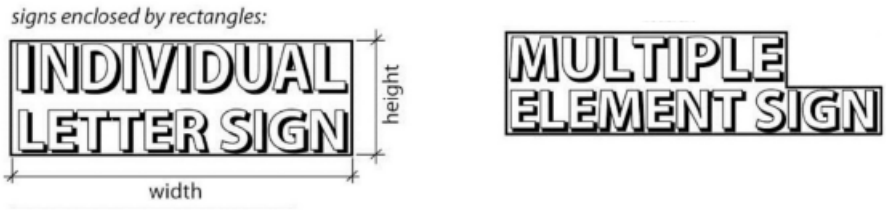
The area of a sign shall be measured as the sum of the smallest rectangle that encompasses the multiple components being the type face, logo, and associated artwork.

A. For signs having more than one component (e.g., a service station identification/ price sign combination on a monument base, mounted on the same surface), the sign area shall be measured as the sum of the smallest rectangles that encompass the several components being the type face, logo, and associated artwork.

B. A sign mounted or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign, shall be measured as the area contained within the outside dimensions of the background panel or surface.

C. A sign mounted as individual letters and/or graphics against a wall or fascia of a building, wall fence or other structure that has not been painted, textured or otherwise altered to provide a distinctive background for the sign shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork. See **Figure 12.3A: Measuring Sign Area and Lettering**.

Figure 12.3A: Measuring Sign Area and Lettering



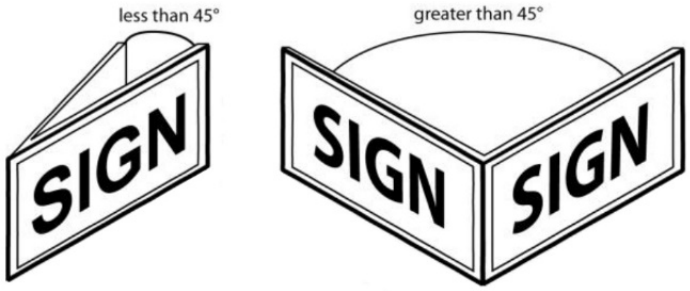
D. A sign mounted or painted on an illuminated surface, illuminated architectural element of a building, or if the sign is the actual illuminated surface itself, shall be measured as the entire surface or illuminated architectural element which contains the type face, logo, and associated artwork.

E. A sign integrated into, built, made or part of the actual structure of a wall, building fascia, wall, fence or any other type of structure, regardless of whether the sign is of the same color, texture or material than the entire structure, shall be measured as the sum of the smallest rectangles that will enclose the type face, logo, and associated artwork.

F. Where there are one (1) or more sign faces, the area shall be defined as follows unless otherwise specified for specific signs:

1. One (1) face: Area of the single face only;
2. Two (2) faces - If the interior angle between the two faces is forty-five (45) degrees or less, the area will be the area of one face only; if the interior angle between the two sign faces is greater than forty-five (45) degrees, the sign area will be the sum of the areas of the two faces, refer to **Figure 12.3B: Measuring Signs with Two Faces**.

Figure 12.3B: Measuring Signs with Two Faces



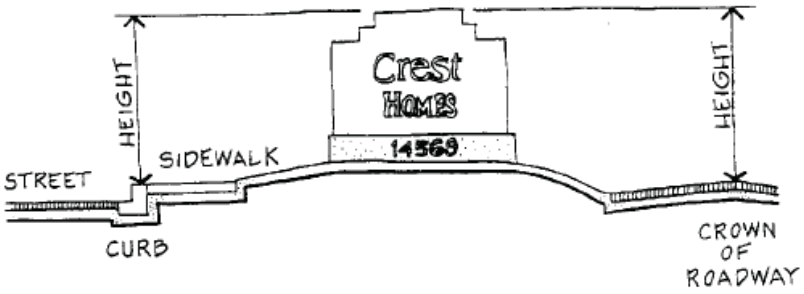
3. Three (3) or more faces, the sign area will be the sum of the areas of each of the faces.

G. Architectural embellishments shall not be considered as sign area.

12.4 Calculating Sign Height

Sign height shall be measured from the distance from the top of the sign structure to the top of the closest adjacent curb or crown of roadway where no curb exists, or the surrounding ground plane, whichever is greater. For signs mounted on buildings the height shall be the distance from the top of the sign, the type face, logo, and associated artwork, to the top of the closest adjacent curb or crown of road where no curb exists, refer to **Figure 12.4: Measuring Sign Height**.

Figure 12.4: Measuring Sign Height



12.5 Exempt Signs

Signs that are exempt from these regulations are as follows. Where applicable, temporary signage listed in this section may still require a Temporary Sign Permit (TSP) in accordance with Section 19.16.170 of the Unified Development Code. Prior to submittal for a TSP, temporary signage must be reviewed and approved by the Architectural Review Committee (ARC). As part of this review, the ARC will determine any applicable limitations, including duration, placement, and size.

A. One (1) nameplate sign or cornerstone up to four (4) square feet in size for residences and businesses.

B. Tablets, grave markers, headstones, statuary or remembrances of persons or events

noncommercial in nature.

C. Temporary maintenance signs.

D. Signs not visible beyond the boundaries of the property or from any public right-of-way.

E. Works of fine art, sculpture, or depictions of persons, places or events noncommercial in nature and not used for purposes of commercial identification.

F. Incidental signs, such as logos, hours of business, open and closed signs, under three (3) square feet in area.

G. Public facility signage or markings, including erection, construction and maintenance of official traffic, emergency response signs, signals, and devices that are local, state, or federally authorized or required by law.

H. Portable electric signs used for special events, provided that such signs shall be restricted to the City's traffic control notifications and will be permitted as such.

I. Signs within a stadium, open-air theater, or arena which are designed to primarily be viewed by patrons within such stadium, open-air theater, or arena.

J. Temporary Signs for Exterior Sales where the property is one (1) acre or greater in size.

   1. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area.
      a. For this allowance, temporary signs may include banners, balloons (under twenty-four (24) inches in diameter), flags, streamers, or pennants.
      b. These signs shall be limited in duration from Friday through Sunday, and on recognized holidays.
      c. Such signs shall meet all other requirements as described in **Section 12.8: Permitted Signs and Sign Regulations**.

K. Holiday and Seasonal Decorations.

   1. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season.
   2. Such decorations shall be displayed for a maximum of sixty (60) days total during the relevant season, and must be maintained in good condition (e.g., not torn, soiled, or faded).
   3. Such decorations are not restricted as to type, number, area, height, location, illumination, or animation.
   4. Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
   5. For more information on street light banners, refer to the Development Agreement.

12.6 Model Home Signage

Model home signage shall be subject to ARC approval. Refer to **Section 12.9: Additional Requirements for Builder Marketing Signage** for more information.

12.7 Prohibited Signs

Prohibited signs include:

A. Signs in violation of the Monument Hills Design Guidelines.
B. Signs not included as permitted signs in **Section 12.8: Permitted Signs and Sign Regulations**.
C. Off-site signs except those permitted in **Section 12.8: Permitted Signs and Sign Regulations**.
D. Off premise signage is not permitted.
E. Obscene signs.
F. Signs located in the public-right-of-way or public easement except for the following permitted signage that meet all traffic safety requirements and as permitted by the Planning Director and any applicable requirements in the CC&Rs;
    1. Emergency signs;
    2. Regulatory signs;
    3. Sign walkers;
    4. Political signs;
    5. Garage sale signs;
    6. Temporary real estate directional signs; and
    7. Signs that extend between a right-of-way on either side of a roadway.
G. Signs attached to any public or private utility pole, structure, streetlight, tree fence, fire hydrant, fire escape, building access ladder, bridge, curb, sidewalk, park bench, or other location on public property.
    1. The exception to this are government signs and signs for City sponsored events or as agreed to by the Planning Director.
H. Unsafe signs as determined by the City Engineer, Building Official, or Chief of Police.
I. Roof signs.
J. Audible signs.
K. Signs that produce odors.
L. Digital projection signs.
M. Vehicle Signs.
    1. May be exempt if the vehicle is consistently used in the normal daily conduct of business (e.g., delivery service, service vehicle).
        a. The vehicle shall be operable, properly licensed, and parked in a lawful manner.

2. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the community and promote the effectiveness of permitted signs as provided for in this Section.
3. All vehicle signage is also subject to any applicable requirements outlined in the CC&Rs.

12.8 Permitted Signs and Sign Regulations

This Section details the permitted sign types and specific regulations for signage for Monument Hills. For freestanding signs such as entry monuments, refer to **Table 12A: Freestanding Sign Types**. For building signage, refer to **Table 12B: Building Sign Types**. For temporary signage, refer to **Table 12C: Marketing and Temporary Sign Types**. For all other signage, refer to **Table 12D: Other Sign Types**.

12.9 Additional Requirements for Builder Marketing Signage

Builder marketing signage are subject to the following additional requirements:

A. General standards
   1. All builder marketing signage must comply with **Chapter 12: Signage Design Guidelines** and be reviewed and approved by both the ARC and the City prior to installation.
      a. Any special signage requests that do not conform to these guidelines must receive prior approval from both the ARC and the City before installation. Any exceptions to these requirements must be reviewed and approved by both the ARC and the City prior to fabrication or installation.
   2. Any signage found to be noncompliant shall be removed by the Designated Builder or their sign contractor at the Designated Builder's expense, upon request by the ARC or its appointed representative.
      a. The ARC and the City retain the right to remove any unauthorized signage at the Builder's expense after seven (7) days' written notice.
   3. The Designated Builder shall be fully responsible for the installation, maintenance, and removal of all builder marketing signage within the community.
   4. Designated Builders may be included on signage

A. Submittal and approval requirements
   1. Each Designated Builder is responsible for submitting PDF files of detailed signage drawings to ARC for review and approval prior to fabrication and City submittal.
   2. Upon receiving ARC approval, the Designated Builder shall submit the signage package to the City for permitting. Submittal to the City must include the ARC approval letter. A checklist is not required.
   3. The Designated Builder shall notify the ARC of the City's permitting decision and shall be responsible for remedying any comments or revisions required by the City, in coordination

with the ARC.

4. The Designated Builder shall obtain all necessary permits before proceeding with installation.

B. Installation and maintenance

1. Designated Builder marketing signage shall be installed only within the limits of the Builder Parcel, inside the Perimeter Walls of each neighborhood.
2. Installation of builder marketing signage in Common Areas or outside Perimeter Walls is not permitted.
3. Designated Builders are responsible for ensuring that all signage is maintained in a first-class condition throughout the duration of its display.
4. The Designated Builder shall be responsible for all damage caused by the installation, maintenance, or removal of signage. Any damage to landscape or common areas must be repaired by the Designated Builder at their own expense within ten (10) business days of sign removal.
5. Upon the discontinuation or sell-out of a product, the Designated Builder shall immediately remove all associated signage.

Table 12A: Freestanding Sign Types		
Community Monument Sign - Primary and Secondary (Residential)		
Description	A freestanding monument sign adjacent to a residential development	
Non-Residential Uses	Permitted Sign Area	one hundred fifty (150) square feet
	Max Height with ARC Approval	Requests for sign height beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Permitted Height	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	Internal , external, or backlit
Residential Uses	Max Sign Area with ARC Approval [1]	Up to six hundred (600) square feet
	Permitted Sign Area[1]	one hundred fifty (150) square feet
	Max Height with ARC Approval[1]	Requests for sign height beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Permitted Height[1]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal , external, or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG. Refer to **Exhibit 12.1: Signage Master Plan** for conceptual locations of Community Monument Signs.	
Example		









Table 12A: Freestanding Sign Types Continued		
Primary Monument Sign (Non-Residential Uses)		
Description	A freestanding monument sign adjacent to a non-residential development	
Non-Residential Uses	Max Sign Area	one hundred forty eight (148) square feet
	Permitted Height[1]	fourteen (14) feet
	Max Height with ARC Approval[1]	Requests for sign height beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	calculated based on street frontage[2] 0'-450' feet = one(1) sign; 451' - 900' feet = two (2) signs; 901' feet or greater = three (3) signs
	Illumination	Internal , external or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Primary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs. 1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG. 2. Signs should be located along the qualifying street frontage. Lineal footage is calculated separately for each street frontage where the property has frontage	
Example		







Table 12A: Freestanding Sign Types Continued		
Secondary Monument Sign (Non-Residential Uses)		
Description	A freestanding monument sign adjacent to a non-residential development	
Non-Residential Uses	Max Sign Area	ninety six (96) square feet
	Permitted Height[1]	eight (8) feet
	Max Height with ARC Approval1	Requests for sign height beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	calculated based on street frontage[3] 0'-450' feet = one(1) sign; 901' feet or greater = one (1) for every three hundred (300) lineal feet or one may be located per driveway entrance.
	Illumination	Internal , external or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Secondary Monument Signs shall be located a minimum of thirty-five (35) feet from all other Primary and Secondary Monument Signs located in the same center or parcel. 1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG. 3. Lineal footage is calculated separately for each street frontage where the property has frontage	
Example		







Table 12A: Freestanding Sign Types Continued		
Internal Sign (Non-Residential)		
Description	An internal freestanding sign within a non-residential development	
Non-Residential Uses	Max Sign Area	sixteen (16) square feet
	Min Height	N/A
	Max Height	eight (8) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign per parcel or one (1) sign per acre, whichever is greater. Individual parcel pads within a development are eligible for integral signs
	Illumination	Internal , external or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Non-residential standards are based on the entire center or campus where applicable. All Internal Signs must be located internal to a site, outside of all street frontage landscape areas.	
Example		





Table 12A: Freestanding Sign Types Continued		
Perimeter Wall Sign		
Description	A sign consisting of a sign mounted on a perimeter wall	
Non-Residential Uses	Max Sign Area	ninety six (96) square feet or less than fifty percent (50%) of wall area, whichever is less
	Min Height	N/A
	Max Height	eight (8) feet or wall height, whichever is less
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal, external or backlit
Residential Uses	Max Sign Area	one hundred forty four (144) square feet
	Min Height	N/A
	Max Height	twelve (12) feet or wall height, whichever is less
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) sign on each side of entry way
	Illumination	Internal, external or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Materials must be a non-reflective surface.	
Example		





Table 12A: Freestanding Sign Types Continued		
Wayfinding Signage (Residential)		
Description	A sign which provides information regarding location of community features, places, destinations or other community features which require signage	
Residential Uses	Max Sign Area	ninety six (96) square feet
	Permitted Height[1]	twelve (12) feet
	Max Height with ARC Approval [1]	Requests for sign height beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	See notes
	Illumination	Internal, external or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Quantity to be determined based on the application request. 1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG.	
Example		









Table 12B: Building Sign Types	
Address Sign	
Description	Numbers which identify the street address of a property
Permit Required	None
Notes	Permitted in compliance with all building and fire code requirements within all Non-Residential Uses and all Residential Uses.
Example	









Table 12B: Building Sign Types Continued		
Awning and Attached Canopy Sign (Non-Residential)		
Description	A sign that is affixed, painted or printed to an awning or canopy which is attached to a building.	
Non-Residential Uses	Permitted Sign Area[1]	two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet
	Max Sign Area with ARC Approval [1]	Requests for sign area beyond the permitted maximum require a deviation through the City of Las Vegas. All such requests must first be approved by ARC, with an ARC approval letter included in the City submittal.
	Min Height	N/A
	Max Height	First floor awnings only
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	Internal , external, or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	Awning and Attached Canopy Signs may be mounted on or extend above the attached canopy so long as they do not extend above the roof line of the building. 1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG. Additional requirements and maintenance may be required within the CC&Rs.	
Example		







Table 12B: Building Sign Types Continued		
Building Wall Sign (Non-Residential)		
Description	A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia.	
Non-Residential Uses	Permitted Sign Area[1]	two (2) square feet per one (1) lineal foot of business frontage, not to exceed a total of 150 square feet
	Max Sign Area with ARC Approval[1]	Up to four (4) square feet per one (1) lineal foot of business frontage
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	fourteen (14) inches
	Max Quantity	N/A
	Illumination	Internal , external, or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG. Additional requirements and maintenance may be required within the CC&Rs.	
Example		





Table 12B: Building Sign Types Continued		
Entry Sign		
Description	A sign located adjacent to an entry door.	
Non-Residential Uses	Max Sign Area	four (4) square feet per sign
	Min Height	N/A
	Max Height	eighteen (18) feet from the door threshold (placement relative to door)
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) per business
	Illumination	External or backlit
Residential Uses	Max Sign Area	four (4) square feet per sign
	Min Height	N/A
	Max Height	eighteen (18) feet from the door threshold (placement relative to door)
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	one (1) per dwelling unit
	Illumination	External or backlit
Permit Required	None	
Notes	N/A	
Example		



Table 12B: Building Sign Types Continued		
Free Standing Canopy Sign (Non-Residential)		
Description	A sign on a freestanding canopy, such as a fuel canopy or other shade structure	
Non-Residential Uses	Max Sign Area	sixteen (16) square feet per side
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	Internal , external, or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	N/A	
Example		





Table 12B: Building Sign Types Continued		
Projecting Sign (Non-Residential)		
Description	A sign that is attached to and supported by a building or other structure	
Non-Residential Uses	Max Sign Area	forty-eight (48) square feet
	Min Height	location to be eight (8) foot above adjacent sidewalk or ground plane
	Max Height	N/A
	Min Projection	fourteen (14) inches from building
	Max Projection	thirty-six (36) inches from wall or less than awning or canopy depth
	Max Quantity	One (1) projecting sign is permitted per business entrance for each tenant. One (1) additional projecting sign may be permitted per building frontage for overall building identification or marketing purposes.
	Illumination	Internal , external, or backlit
Permit Required	Per Unified Development Code and Building and Safety Department Sign Certificate Requirements	
Notes	The maximum projection is based on the type of attachment	
Example		







Table 12C: Marketing and Temporary Sign Types[1]					
Residential Uses					
Sign Type	**Quantity**	**Max Sign Area**	**Max Height**	**Duration**	**Permit**
Neighborhood Sign 	One (1) sign per neighborhood entrance	six (6) square feet	five (5) feet	24 hours prior to the event and removed after the event has completed.	None
	Limitations	located within neighborhood common area			
Post and Panel Subdivision Sign  	two(2) per street frontage	one hundred sixty (160) square feet	ten (10) feet	Builder marketing signage shall be removed within thirty (30) days of the final home sale within the respective Builder Parcel.	None
	Limitations	Sign shall incorporate the Monument Hills logo. Posts shall be painted to match the main color of the sign. Sign shall be removed once all lots in the subdivision area are sold. May only be located on parcels owned by the Parcel Builder.			
Mini Post and Panel Subdivision Sign 	One (1) sign located at the model home complex	twenty-four (24) square feet	six (6) feet	Model home signage shall be removed within thirty (30) days of the closure of the sales office within the respective Builder Parcel.	None
	Limitations	Signs shall be located at the model complex. May only be located on parcels owned by the Parcel Builder.			
Multi-directional Model Home Post and Panel Sign 	One (1) sign located at the model home complex	nine (9) square feet	three (3) feet	Model home signage shall be removed within thirty (30) days of the closure of the sales office within the respective Builder Parcel.	None
	Limitations	Signs shall be located at the model complex.			
Subdivision Flags 	six (6) flags*	sixteen (16) square feet per flag	twenty (20) feet	Up to three (3) years	None
	Limitations	For new subdivisions per model complex. Spacing between flags shall be twenty (20) feet. Flags shall be located five (5) feet behind property line. *Includes Banners, Balloons, Flags, Fin Flags, Pennants and Streamers.			

Table 12C: Marketing and Temporary Sign Types[1]					
Non-Residential Uses					
Sign Type	**Quantity**	**Max Sign Area**	**Max Height**	**Duration**	**Permit**
Entry A-Frame 	Not Permitted				
Grand Opening / New Business 	Includes Banners only	sixty four (64) square feet max.		Up to sixty (60) days	None
	Limitations	See Definition for Grand Opening/New Business. Must be obtained within six (6) months of receiving a valid business license. Not permitted for Home Occupations.			
Special Promotion 	one (1) wall mounted banner	sixty four (64) square feet total	N/A	Maximum of thirty (30) days per installation. Maximum four (4) times per year	None
	Limitations	N/A			
Right of Way Signage					
Sign Type	**Quantity**	**Max Sign Area**	**Max Height**	**Duration**	**Permit**
Residential Signs 	Not Permitted				
Boxed Directional Signs 	One (1) sign at the center median entry to a Parcel.	ninety six (96) square feet	eight (8) feet	Signage shall be removed within thirty (30) days of the closure of the sales office within the respective Builder Parcel.	Per the ARC approval and City requirements.
	Limitations	N/A			
Sign Walker 	N/A	twelve (12) square feet one (1) walker per intersection	six (6) feet	Daylight hours only	None
	Limitations	Shall be at least thirty (30) feet away from any street intersection or driveway entrance. Shall not be located within a median or on a street. Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.			

Table 12C: Temporary Sign Types Continued[1]					
Wayfinding Sign					
Sign Type	**Quantity**	**Max Sign Area**	**Max Height**	**Duration**	**Permit**
On-site or Off-site Wayfinding Sign 	See note[6]	ninety six (96) square feet	permitted height of twelve (12) feet. Up to a maximum of eighteen (18) feet10	For the duration of active home sales within the Property	Per the ARC approval and City requirements.
	Limitations	[6]Signs may be located up to a one-mile radius from the Property. Quantity to be determined based on the application request.			

Notes:

1. Temporary Signs shall not be illuminated

Table 12D: Other Sign Types		
Flags		
Description	See definition	
Non-Residential Uses	Max Sign Area[1]	thirty six (36) square feet per flag
	Permitted Sign Area[1]	twenty four (24) square feet per flag
	Max Height[1]	fifty (50) feet
	Permitted Height[1]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity[1]	one (1) flag per twenty five (25) lineal feet of street frontage, with a maximum of six (6) flags per premises. Two (2) flags per pole
	Permitted Quantity[1]	two (2) poles per property, two (2) flags per pole
	Illumination	N/A
Residential Uses	Max Sign Area[1]	N/A
	Permitted Sign Area[1]	twenty four (24) square feet per flag
	Max Height[1]	thirty (30) feet
	Permitted Height[1]	twenty five (25) feet
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity[1]	three (3) flags for every one (1) pole
	Permitted Quantity[1]	two (2) poles per property, two (2) flags per pole
	Illumination	N/A
Permit Required	None	
Notes	All flag placement, including setbacks and mounting on streetlight poles within the City right-of-way, shall be subject to the requirements established in the Development Agreement.	
Example	 	

Table 12D: Other Sign Types Continued		
Window Sign		
Description	A sign placed on or within three (3) feet of windows which attracts the attention of persons outside of the building where the sign is placed	
Non-Residential Uses	Max Sign Area	twenty five percent (25%) of the total window area on any one side of a building
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	N/A
	Illumination	a maximum of two (2) signs may be internally illuminated
Residential Uses	Max Sign Area	no limit, non-commercial messages
	Min Height	N/A
	Max Height	N/A
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	no limit, non-commercial messages
	Illumination	LED lighting and illuminated window surrounds are not permitted.
Permit Required	None	
Notes	Within Non-Residential Uses, window signage is prohibited above the ground floor of a building. When window signage is displayed on two (2) or more sides of a building, each side shall comply with the maximum sign area within Non-Residential Uses.	

Example







Table 12D: Other Sign Types Continued		
Electronic Changeable Message Sign		
Description	A permanent sign that utilizes digital or electronic technology to display messages, graphics, or images that may be changed remotely or automatically. The display may include text or simple graphics and may change at intervals, but shall not include full-motion video or flashing effects unless otherwise permitted by applicable City code. This type of signage are typically freestanding or monument signs and are not considered window signs.	
Schools, Community and Recreation Centers	Max Sign Area	Fifty percent (50%) of the maximum size allowed for the Freestanding Sign.
	Min Height	N/A
	Max Height	In accordance with allowed Freestanding Sign.
	Min Projection	N/A
	Max Projection	N/A
	Max Quantity	One changeable electronic message sign per property to be incorporated into the permitted Freestanding Sign.
	Illumination	
Permit Required	None	
Notes	The digital sign shall be incorporated into a decorative monument base. Static images shall last for at least five (5) seconds before transitioning to another static message.	
Example		





Notes:

1. Proposed signage meeting the allowed values shall be permitted and a submittal made to ARC for review and approval. Where an increase is desired over the allowed value, the proposed signage shall be submitted to ARC for consideration for a deviation from the MHSG.

13. ENVIRONMENTAL GUIDELINES

The Design Guidelines prioritize sustainable and aesthetic practices for development and encourages Designated Builders to review and incorporate strategies outlined in this Section as well as other sustainable and resilient practices that enhance the community's aesthetic and functionality. The aim is to create visually appealing and environmentally responsible development that aligns with the environmental resiliency goals of the City of Las Vegas and the region.

13.1 Green Practices

A. The Master Developer to create a plan for educating residents about solid waste disposal and recycling systems.

B. Front yards shall be landscaped with trees, shrubs and ground cover.

   1. No living lawns are permitted.
   2. Artificial turf is allowed.
   3. Non-turf areas will include a minimum two (2) inch layer of approved groundcover or decomposed granular mulch, weed barrier fabric is discouraged.

C. If rear yard landscape is provided by the Designated Builder, if an artificial turf area is included, it shall be less than fifty (50) percent of total landscape-able area of backyard, but not to exceed one thousand (1,000) square feet.

D. No Designated Builder installed ornamental water features at homes or in common areas are permitted, except within model complexes and must meet City of Las Vegas requirements.

E. All irrigation systems, if properly operated and maintained, can sustain the landscape without creating flow or spray that leaves the property.

F. No Designated Builder installed irrigation systems shall have separate control zones (valves) for different plant and irrigation types.

G. Designated Builder installed sprinkler heads in turf areas must extend four (4) inches or higher. Only turf areas may use spray irrigation. Drip irrigation is required for planter beds.

H. Designated Builder installed drip irrigation systems shall be equipped with pressure regulator, filter and flush end assembly.

13.2 Solid Waste Disposal

The Master Developer will meet with Republic Services or the City's contractor for solid waste removal at that time and arrange a program for all of Monument Hills to have trash removal on a once-a-week basis and recycling pick up on a once-a-week basis.

13.3 Required Homebuyers Options

The Developer shall require, and the residential Designated Builders shall provide all homebuyers the option of purchasing any or all of the following on all single family detached homes and where possible on attached residential product:

A. Energy Star Certified Homes or similarly approved equal (HERS);
B. Solar water heaters or tankless water heater(s);
C. Compact fluorescent lighting or LED lighting; and,
D. Energy Star appliances.
E. Homes developed with options for electric vehicle wiring readiness, allowing homeowners to install charging equipment more easily and efficiently.

14. DESIGN REVIEW

14.1 Introduction

The MHSG serve as an embodiment of the Master Developer's vision for Monument Hills, offering Designated Builders comprehensive guidance during the design process. While the MHSG outline criteria and illustrate methods for realizing the Community Vision, the Master Developer encourages creativity, innovation, and diversity within Monument Hills. Designated Builders may present alternative design solutions, provided they align with the overarching goals of the Community Vision and MHSG.

The Master Developer is responsible for evaluating development applications and granting approvals for all development activities in Monument Hills, ensuring alignment with the MHSG. The Design Review process is outlined in this section. Applications for proposed development must be reviewed and approved, or approved with conditions, prior to submittal to the City of Las Vegas.

14.2 Improvements Requiring Review

A. All parcel improvements by Designated Builders or "Applicant" will require review and approval by the Master Developer.

B. Improvements requiring review include, but are not limited to;

   1. Residential development such as new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures,

C. Non-residential development such as office, industrial, commercial, or any other proposed development not considered residential development.

14.3 Architectural Review Committee (ARC)

The Master Developer shall establish an Architectural Review Committee ("ARC") to review each application. The ARC shall consist of representatives from the Master Developer. ARC may consult with other professional advisors as deemed appropriate. Applications for design review shall be submitted to the ARC at the address listed below. Complete submissions are required in order for the ARC to make an expeditious review.

Monument Hills Architectural Review Committee
11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

Fee Entity: Ninety-Five Management, LLC.

14.4 Application Procedure

The following sections outline the submittal requirements and review process for all development applications within the Site. ARC, under the direction of the Master Developer, is responsible for reviewing and approving all submittals before they are submitted to the City of Peoria or any applicable public agency.

The application process is structured into distinct phases to provide a clear pathway for design review, revisions, and final approval.

A. Designated Builders are encouraged to meet with the Master Developer prior to making an application submittal for development to discuss the development concept, the review and approval process, and the submittal requirements.
B. The Master Developer shall maintain a copy of the most current adopted version of the MHSG and it shall be the responsibility of the Designated Builder to obtain a copy of this version to guide development of the application materials.
C. An application form has been included as **Appendix A: Application for ARC Submittal** and is to be filled out and submitted along with the appropriate materials for each step of the design review process.
D. Submission format
    1. All submittal documents shall be submitted to the ARC in a pdf electronic file format.
    2. CAD drawings are required with submittals to ARC in formats compatible with AutoCAD.
E. ARC review and approval
    1. ARC will review submittals at each phase and provide written feedback within the designated timeline.
    2. ARC's approval is required prior to submission to the City of Peoria or any applicable public agency.
    3. Subsequent submittals beyond the first review require a resubmittal fee, as outlined in **Section 14.5 Plan Fees**.

14.4.1 Conceptual Site Plan Submittals

The Conceptual Site Plan Submittal ensures alignment with the MHSG and master planning objectives before proceeding to full plan development. The following materials are required:

A. Conceptual Site Plan for residential development will include:
    1. Conceptual lot layout and roadway network.
    2. Proposed pedestrian circulation and connectivity to open space, parks, and trails.
    3. Conceptual landscape elements, including common areas, and parks.
    4. Conceptual signage including entry features.

5. Existing adjacent roadways, open space, and park facilities.
6. Multi-family residential development additional requirements:
    a. Proposed parking layout and parking ratio.
    b. Walls, screening, and buffering elements.

B. Conceptual Site Plan for non-residential development will include:
    1. Layout of roadways and/or private drives.
    2. Building locations and access points to interior spaces.
    3. Proposed parking and parking ratio.
    4. Walls and screening.

The ARC will review the application and Conceptual Site Plan materials within ten (10) business days of receipt of a complete submittal. The ARC shall respond in writing to the Designated Builder with any comments and/or questions and inform the Designated Builder if they may proceed to First Submittal.

14.4.2 First Submittal (Per Phase As Applicable)

The First Submittal will address all comments received from ARC on the Conceptual Site Plan submittal and include the following materials that provide a more refined level of detail depending on development type:

A. Residential Development Plans will include:
    1. Site Plan
        a. Proposed roadway layout, lot lines, and dimensions.
        b. Lot diagrams per product type.
        c. Driveway and alley locations.
        d. Wall and Fence Plan, including locations, heights, and screening (for multi-family developments, if applicable).
        e. Connections to adjacent roadways, open space, parks, and trails.
        f. Parking layout and ratios (for multi-family development).ratios (for multi-family development)
    2. Architectural Plans
        a. Building footprints (model type and elevation labeled).
        b. Floor plans with dimensions.
        c. Elevations for all four (4) sides, including material call-outs, articulation, and pop-out depths.
        d. Floor area calculations including 1st floor living area, 2nd floor living area, garage, and outdoor living space square footage.
        e. Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, driveway slope, and sidewalk locations.

3. Landscape Plan
    a. Model complex and common open space landscape.
    b. Street and parking lot tree species, sizes, and locations.
    c. Planting specifications.
4. Signage and Monumentation
    a. Neighborhood entries and monumentation.
    b. Proposed marketing and/or other community signage.
5. Walls and Screening
    a. Fencing details for all proposed wall types.
6. Material and Color Package
    a. Fully noted or color-coded elevations, with material legend.
    b. All colors require an actual paint chip sample to be submitted.
    c. Primary stucco color(s), including manufacturer and finish type.
    d. Secondary stucco color(s) for accent walls or detailing.
    e. Accent and trim colors, including applied areas (e.g., window trim, fascia, doors).
    f. All accent materials shall include the manufacturer's printed image.
    g. Accent materials, including:
    h. Stone, brick, metal paneling, or other decorative cladding.
    i. Specifications for any non-stucco wall materials.
    j. Roof materials, including:
    k. Roof tile, metal roofing, or other materials. Include actual material of roof tile and color sample.
    l. Parapet coping or cornice details (if applicable).

B. Non-Residential Development Plans will include:
1. Site Plan
    a. Roadway and/or private drive locations with dimensions.
    b. Proposed parking layout and parking ratios.
    c. Pedestrian connections and accessibility pathways.
    d. Wall and Fence Plan, including locations, heights, and screening.
    e. Connections to adjacent roadways and open space.
2. Architectural Plans
    a. Building footprints (model type and elevation labeled).
    b. Floor plans with dimensions.
    c. Elevations for all four (4) sides, including material call-outs, articulation, and pop-out depths.
    d. Floor area calculations.

3. Signage and Monumentation
    a. Entry monumentation, building signage and any freestanding signage.
    b. Signage height and placement.
4. Walls and Screening
    a. Fencing details for all proposed wall types.
5. Landscape Plan
    a. Street and parking lot tree species, sizes, and locations.
    b. Common open space landscape.
6. Material and Color Package
    a. Fully noted or color-coded elevations, with material legend.
    b. All colors require an actual paint chip sample to be submitted.
    c. Primary stucco color(s), including manufacturer and finish type.
    d. Secondary stucco color(s) for accent walls or detailing.
    e. Accent and trim colors, including applied areas (e.g., window trim, fascia, doors).
    f. All accent materials shall include the manufacturer's printed image.
    g. Accent materials, including:
    h. Stone, brick, metal paneling, or other decorative cladding.
    i. Specifications for any non-stucco wall materials.
    j. Roof materials, including:
    k. Roof tile, metal roofing, or other materials. Include actual material of roof tile and color sample.
    l. Parapet coping or cornice details (if applicable).

ARC shall review each submission for the design's commitment to the vision of Monument Hills and its adherence to the MHSG. ARC will review the application and First Submittal materials within thirty (30) business days of receipt of a complete submittal. ARC will respond in writing to the Designated Builder with comments or approval. ARC shall recommend "approved", "approved with conditions", or "denied". Submittals that are "approved with conditions" or "denied" shall be revised and necessary. Changes and modifications that result from this review or other review shall be resubmitted until an approval is provided by the ARC. A failure to approve is a denial. Additional reviews beyond the First Submittal require a subsequent submittal fee, see **Section 14.5: Plan Fees** for more details. The ARC shall summarize its findings in a written response letter to the Master Developer. The Master Developer shall make the final decision regarding approval of the submittal. Final Plans are considered those plans that have been deemed "approved" or "approved with conditions" by ARC.

Submittals that are "approved" by the ARC must include an approval letter from the ARC and may then be submitted to the City of Las Vegas, if required. It is the responsibility of the applicant to include this approval documentation with any City submittal. The ARC's review is limited to ensuring conformance with the Monument Hills Design Guidelines and does not include verification of compliance with applicable public agency codes, standards, or regulations..

ARC retains final authority to approve, approve with conditions, or deny any submittal. In the event that a submittal is approved, but upon field inspection is determined to not align with the design character or community standards established in these MHSG, ARC may require modifications or corrective action to ensure conformance. This includes, but is not limited to, paint colors, materials, or treatments that differ in appearance from the approved submittal when applied in the field. All approved materials remain subject to field verification by ARC.

14.4.3 Other Materials Requiring ARC Approval

All submittal materials shall be reviewed and approved by ARC prior to submission to the City. The following materials require ARC approval, including but not limited to:

A. Tentative Maps
B. Final Maps
C. Common Element Landscape Construction Documents
D. Architectural Construction Documents
E. Exterior Colors and Materials
F. Wall Plans
G. Wall and Gate Designs
H. Plot Plans for each lot prior to permitting
I. Typical Lot Landscape Construction Documents.

14.5 Plan Fees

The following plan check fees shall apply to the ARC review process:

A. Conceptual Site Plan: No fees for the first two (2) reviews;
B. First Submittal including: No fee for the first two (2) reviews;
    1. Detailed Development Plan;
    2. Architectural Plans;
    3. Landscape Plans;
    4. Material and Color Sample Board;
C. Subsequent Submittals (if necessary): $1,000 per submittal.

Upon review of the submittal, additional fees may be required to cover expenses incurred by the ARC. Miscellaneous

All items submitted during the review process shall become the property of the Master Developer. Changes to the approved plans shall be re-submitted to the ARC for approval and shall clearly identify the revision(s).

14.5.1 Verification of Compliance

After approval of the final plans by the Master Developer, the construction, alteration or other work described therein shall be commenced and completed in accordance with the rules set forth in these MHSG and the Declarations. The Master Developer or its representative has the right to enter the lot or premises and to inspect the project for compliance with the MHSG or Declarations at any time, without advance notice to the lot owner nor fear of trespass and liability.

14.5.2 Violations

Construction deemed by the Master Developer to be in violation of approved drawings, the MHSG, or the Master CC&Rs shall be corrected as described in the Declarations.

14.5.3 Recordation of Notice

Upon approval of the Final Plans, the Master Developer shall, upon written request from the applicant, provide a statement of approval.

14.5.4 Rule Making Authority

The Master Developer adopts these MHSG for the purpose of interpreting, applying, supplementing, and implementing the provisions of the Master CC&Rs pertaining to the design of site improvements.

14.5.5 Monument Hills Community Association Design Review

Any subsequent additions or remodels to any home by a private homeowner shall be subject to design review and approval as administered through the Monument Hills Community Association. Refer to supplemental Homeowner Design Manual.

14.5.6 Liability of Committee

Provided that the Master Developer acts in good faith, neither the Master Developer nor any representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet The City of Las Vegas Building Codes.

14.5.7 Professional Advice

The Master Developer may employ the services of an architect, attorney, land planner, landscape architect or engineer to render professional advice and may charge the cost for services of such a professional to the Applicant, but only after the Applicant has been informed in advance such compensation shall be so charged.

14.6 Deviations and Variances to the MHSG

Any modifications, adjustments, or exceptions to the requirements within the MHSG shall be reviewed and approved in accordance with the provisions set forth in the Development Agreement.

Appendix A

Application for ARC Submittal

Application for ARC Submittal

Project Information

Project Name: _____

Submittal Date: _____

Parcel Number(s): _____

Project Acreage (to the nearest one tenth of an acre): _____

Applicant Information

Applicant Name: _____

Address: _____

Telephone Number: _____

Email: _____

Circle which submittal this is:

Conceptual Site Plan **First Submittal** **Re-Submittal** (Will include fees)

The following checklist has been developed to assist with ensuring that applications adhere to the submittal requirements.

Conceptual Site Plan Submittal (Per Production Neighborhood/ Production Phase)

Residential Development

A Conceptual Site Plan for residential development will include:

A. Conceptual lot layout and roadway network. Minimum scale 1"=50'
B. Proposed pedestrian circulation and connectivity to open space, parks, and trails.
C. Conceptual landscape elements, including common areas, and parks.
D. Conceptual signage including entry features.
E. Existing adjacent roadways, open space, and park facilities.
F. Multi-family residential development additional requirements:
G. Proposed parking layout and parking ratio.
H. Walls, screening, and buffering elements.

Non-Residential

A Conceptual Site Plan for non-residential development will include:

A. Layout of roadways and/or private drives.
B. Building locations and access points to interior spaces
C. Proposed parking and parking ratio
D. Walls and screening

First Submittal

Residential Development

A First Submittal for residential development will include:

A. Site Plan
    1. Proposed roadway layout, lot lines, and dimensions.
    2. Lot diagrams per product type. Show locations of enhanced elevations.
    3. Driveway and alley locations.
        a. Wall and Fence Plan, including locations, heights, and screening (for multi-family developments, if applicable).
    4. Connections to adjacent roadways, open space, parks, and trails.
        a. Parking layout and ratios (for multi-family development).ratios (for multi-family development)

B. Architectural Plans (Minimum scale 1/8"=1')
    1. Building footprints (model type and elevation labeled).
    2. Floor plans with dimensions.
    3. Elevations for all four (4) sides, including material call-outs, articulation, and pop-out depths.
    4. Floor area calculations including 1st floor living area, 2nd floor living area, garage, and outdoor living space square footage.
    5. Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, driveway slope, and sidewalk locations.

C. Landscape Plan
    1. Model complex and common open space landscape.
    2. Street and parking lot tree species, sizes, and locations.
    3. Planting specifications.

D. Signage and Monumentation
    1. Neighborhood entries and monumentation.
    2. Proposed marketing and/or other community signage.

E. Walls and Screening
    1. Fencing details for all proposed wall types.

F. Material and Color Package (Maximum size of boards 11"x17")
    1. Fully noted or color-coded elevations, with material legend.
    2. All colors require an actual paint chip sample to be submitted.
        a. Primary stucco color(s), including manufacturer and finish type.
        b. Secondary stucco color(s) for accent walls or detailing.

c. Accent and trim colors, including applied areas (e.g., window trim, fascia, doors).

3. All accent materials shall include the manufacturer's printed image.
    a. Accent materials, including:
    b. Stone, brick, metal paneling, or other decorative cladding.
4. Specifications for any non-stucco wall materials.
5. Roof materials, including:
    a. Roof tile, metal roofing, or other materials. Include actual material of roof tile and color sample.
6. Parapet coping or cornice details (if applicable).

G. Plan Fees (if applicable), refer to **Section 14.5: Plan Fees**.

Non-Residential

A First Submittal for non-residential development will include:

A. Site Plan
    1. Roadway and/or private drive locations with dimensions.
    2. Proposed parking layout and parking ratios.
    3. Pedestrian connections and accessibility pathways.
    4. Wall and Fence Plan, including locations, heights, and screening.
    5. Connections to adjacent roadways and open space.
B. Architectural Plans (Minimum scale 1/8"=1')
    1. Building footprints (model type and elevation labeled).
    2. Floor plans with dimensions.
    3. Elevations for all four (4) sides, including material call-outs, articulation, and pop-out depths.
        a. Floor area calculations.
    4. Signage and Monumentation
        a. Entry monumentation, building signage and any freestanding signage.
        b. Signage height and placement.
    5. Walls and Screening
    6. Fencing details for all proposed wall types.
C. Landscape Plan
    1. Street and parking lot tree species, sizes, and locations.
    2. Common open space landscape.
D. Material and Color Package (Maximum size of boards 11"x17")
    1. Fully noted or color-coded elevations, with material legend.
    2. All colors require an actual paint chip sample to be submitted.
    3. Primary stucco color(s), including manufacturer and finish type.

4. Secondary stucco color(s) for accent walls or detailing.
5. Accent and trim colors, including applied areas (e.g., window trim, fascia, doors).
    a. All accent materials shall include the manufacturer's printed image.
6. Accent materials, including:
7. Stone, brick, metal paneling, or other decorative cladding.
8. Specifications for any non-stucco wall materials.
9. Roof materials, including:
10. Roof tile, metal roofing, or other materials. Include actual material of roof tile and color sample.
11. Parapet coping or cornice details (if applicable).

Appendix B

Design Guideline Checklist

Monument Hills Design Guidelines Requirements Checklist

Project Name: _____

Date: _____

Parcel Number(s): _____

Project Acreage (to the nearest one tenth of an acre [1/10]): _____

Applicant Name: _____

Address: _____

Telephone Number: _____

Email: _____

For ARC Use Only

Approved	Approved with Conditions	Denied
☐	☐	☐

The following checklist has been developed to assist with ensuring that applications adhere to the Design Guidelines. Refer to the referenced section for full details of requirements.

CHAPTER 4: SITE PLANNING GUIDELINES

Applicant	ARC	
Yes No	Yes No	Does the proposed include residential? If no, the rest of this section pertaining to residential may be left blank.

RESIDENTIAL PLANNING GUIDELINES (SECTION 4.1)

Parcel Entries (see Section 4.1.1)

Applicant	ARC	
Yes No	Yes No	Do(es) the location of the entry/entries to each Parcel conform with the location identified by the Master Developer at the time of the purchase and sale agreement?
Yes No	Yes No	Is/are the entry locations in conformance with the approved traffic analysis?
Yes No	Yes No	Is this proposal requesting any additional points of access? If yes, are these points of access clearly identified for approval by the Master Developer and the City?

Neighborhood Roadway Layout (see Section 4.1.2)

Applicant	ARC	
Yes No	Yes No	Does the proposed include any roadway frontage within the residential development that exceeds one thousand (1,000) feet in length?
Yes No	Yes No	If yes, do they incorporate a curve, angled turn, mid-block roundabout, or other site design features to effectively lessen the visual length of an otherwise straight roadway.

Applicant	ARC	*Pedestrian Access (see Section 4.1.3)*
Yes No	Yes No	Does the proposed include at least one (1) pedestrian connection on each side of the parcel where the parcel abuts a roadway or common area?
Yes No	Yes No	Do any of the pedestrian connections proposed include traffic calming elements to be coordinated with the Master Developer?
Yes No	Yes No	Does the proposed design include connection points between the Parcel(s) and any abutting common area pedestrian path or trail?

Applicant	ARC	*Pedestrian Access in Multi-Family Development (see Section 4.1.4)*
Yes No	Yes No	Does the proposed include multi-family?
Yes No	Yes No	If no, the rest of this section pertaining to multi-family may be left blank.
Yes No	Yes No	Does the design provide safe and convenient pedestrian access points that connect the interior walkways of the proposed development to adjacent neighborhoods, any provided exterior services (such as laundry, storage, trash/recycling), Recreation Areas, open space, path and trail network, and/or any abutting roadways?

Applicant	ARC	*Vehicular Access for Multi-Family Development (see Section 4.1.5)*
Yes No	Yes No	Does the proposed multi-family include at least one (1) secondary point of vehicular ingress/egress?

Applicant	ARC	*Locating Common Open Space (see Section 4.1.6)*
Yes No	Yes No	Is the required minimum common open space area oriented in such a manner that it is visible from the parcel entry to the extent feasible?

Applicant	ARC	*Plotting (see Section 4.1.7.1)*
Yes No	Yes No	In any proposed single-family residential, are units plotted so that adjacent residences do not have the same plan, elevation, color scheme, or roof line?
Yes No	Yes No	Where reverse footprints of the same plan are utilized adjacent to one another, are they limited to no more than two (2) and do the reversed floor plans have a different elevation style and color scheme?
Yes No	Yes No	Has the site layout been designed to ensure that no three-story plan is placed adjacent to a single-story plan?
Yes No	Yes No	In any proposed multi-family residential, are buildings designed and located to create a varied streetscape, provide views into or out of the development, and avoid monotonous appearance created by uniform rows of buildings?

Applicant	ARC	*Articulated Building Massing (see Section 4.1.7.2)*
Yes No	Yes No	Has the building massing been broken into smaller elements where possible, to add visual appeal and enhance the character of the roadway neighborhood scene?

Applicant	ARC	*Perimeter Edges (see Section 4.1.8)*
Yes No	Yes No	Does the proposed include any areas identified as perimeter edges by the Master Developer?

Applicant	ARC	**Accessory Structures (see Section 4.1.9)**
Yes No	Yes No	Are all proposed accessory structures compatible with the architectural style of the main structure?

Applicant	ARC	
		Garage Placement and Configuration in Single-Faily Development (see Section 4.1.10)
Yes No	Yes No	Does the design of any individual residence include three (3) or more garage spaces?
Yes No	Yes No	If yes, does the layout of the garages comply with the requirements of Section 4.1.10.1 and Section 4.1.10.2? If no, this question may be left blank.

Applicant	ARC	
		Maximum Slope of Driveways (see Section 4.1.11)
Yes No	Yes No	Area all driveways designed to not exceed twelve (12) percent slope?

Applicant	ARC	
		Non-Residential and Mixed-Use Planning Guidelines (Section 4.2)
Yes No	Yes No	Do the proposed non-residential and/or mixed-use buildings reinforce a pedestrian-friendly environment per the guidelines in Section 4.2?

Applicant	ARC	
		Articulated Building Massing (see Section 4.2.1)
Yes No	Yes No	Does the building articulation follow the requirements of Section 4.2.1?

CHAPTER 5: ARCHITECTURAL DESIGN GUIDELINES

Residential Architectural Guidelines (Section 5.1)

Applicant	ARC	
		Architectural Variability (see Section 5.1.1)
Yes No	Yes No	For parcels developed as single-family with up to two hundred (200) units, regardless of product type, are there at least nine (9) distinctly different combinations of floorplans and elevations?
Yes No	Yes No	For parcels developed as single-family with more than two hundred (200) units, regardless of product type, are there at least twelve (12) distinctly different combinations of floor plans and elevations?
Yes No	Yes No	For parcels developed as multi-family with up to one hundred fifty (150) units, that utilize the same architectural theme include at least three (3) different building types?

Applicant	ARC	
		Single-Family Architecture (see Section 5.1.2)
		To meet the distinctly different requirements for floorplans and elevations select which options are being utilized: Change in architectural style (select all styles included)
☐	☐	Craftsman/ Contemporary Craftsman
☐	☐	Contemporary Farmhouse
☐	☐	Contemporary Rambler
☐	☐	Desert Contemporary
☐	☐	Italian/ Contemporary Italian
☐	☐	Mid-Century Modern
☐	☐	Prairie/ Contemporary Prairie
☐	☐	Spanish/ Contemporary Spanish
☐	☐	Tuscan/ Contemporary Tuscan

Applicant		ARC		*Building Design in Single-Family (see Section 5.1.2.10)*
Yes	No	Yes	No	Do all building elevations that face a street, common open space, or cluster driveway include at least two (2) articulation techniques?
Yes	No	Yes	No	Where there are offsets between wall planes on the font elevation, are they offset at least one (1) foot?
Yes	No	Yes	No	Does the development include any Entry Level, Move-Up, and 2nd Move-Up homes with second floors.
Yes	No	Yes	No	If yes, do they include at least three (3) front elevation wall planes on the second floor?
Yes	No	Yes	No	Does the development include any Estate homes with second floors?
Yes	No	Yes	No	If yes, do they include at least four (4) front elevation wall planes on the second floor?
Yes	No	Yes	No	Do all side and rear elevations incorporate at least three (3) articulation techniques?

Applicant		ARC		*Architectural Enhancements at Edge Conditions in Single-Family (see section 5.1.2.10.1)*
Yes	No	Yes	No	Do units located along perimeter edges meet the requirements of Section 5.1.2.10.1?

Applicant		ARC		*Additional Articulation on Corner Lots (see section 5.1.2.11)*
Yes	No	Yes	No	Do all corner side elevations include an enhanced window?
Yes	No	Yes	No	Do portions of side elevations that are not screened by solid walls have architectural treatments consistent with the front elevation, including materials, detailing, and roof plane breaks?
Yes	No	Yes	No	Do side yards have a screen wall that is forward of the rear corner of the house by at least one third (1/3) the length of the house?
Yes	No	Yes	No	Are privacy walls set back at least five (5) feet from the back of a walks and at least two (2) feet from the drive aisle?
Yes	No	Yes	No	Are air condenser units screened from view of the street by privacy walls?
Yes	No	Yes	No	Where homes include rooftop decks plotted on corner lots, do they utilize a sloped roof to disguise at least two thirds (2/3) of the height of the parapet element? If no rooftop decks are included, this question may be left blank.

Applicant		ARC		*Roof Form and Slope in Single-Family (see section 5.1.2.12)*
Yes	No	Yes	No	Are roof treatments consistent with the architectural style of the dwelling?
Yes	No	Yes	No	Do the variety of roof design, treatments, ridgeline heights, and alignment meet the requirements of Section 5.1.2.12?

Applicant		ARC		*Roof Materials and Colors in Single-Family (see Section 5.1.2.13)*
Yes	No	Yes	No	Do the roofs of proposed single-family residential comply with Section 5.1.2.13?

Applicant		ARC		*Rooftop Decks in Single-Family (see Section 5.1.2.14)*
Yes	No	Yes	No	If rooftop decks are proposed, do they comply with Section 5.1.2.14? If no rooftop decks are proposed, this question may be left blank.

Applicant		ARC		*Window and Door Openings in Single-Family (see Section 5.1.2.15)*
Yes	No	Yes	No	Do the windows of the proposed single-family residential comply with Section 5.1.2.15?

Applicant	ARC	
		Building Entries in Single-Family (see Section 5.1.2.16)
Yes No	Yes No	Do building entries of the proposed single-family residential comply with Section 5.1.2.16?
		Entry Porticos in Single-Family (see Section 5.1.2.16.1)
Applicant	ARC	
Yes No	Yes No	Where entry porticos are included in proposed single-family residential, are they consistent with the architectural style and be a primary focal point? If no entry porticos are proposed, this question may be left blank.
		Columns and Archways in Single-Family (see Section 5.1.2.16.2)
Applicant	ARC	
Yes No	Yes No	Where columns and archways are included in proposed single-family residential, are they consistent with the architectural style and scaled appropriately? If no columns and archways are proposed, this question may be left blank.
Applicant	ARC	*Turrets in Single-Family (see Section 5.1.2.16.3)*
Yes No	Yes No	Where turrets are included in proposed single-family residential, do they comply with Section 5.1.2.16.3? If no turrets are proposed, this question may be left blank.
Applicant	ARC	*Garage Doors in Single-Family Architecture (see Section 5.1.2.17.2)*
Yes No	Yes No	Do the garage doors complement the architectural style of the home?
Yes No	Yes No	Is the face of the garage door recessed at least twelve (12) inches from the adjacent wall surface?
Yes No	Yes No	Do the garage doors include design features such as those described in Section 5.1.2.17.1?
Yes No	Yes No	Where side entry garages are included and have windows along the front elevation, do they include design elements to screen views while maintaining architectural consistency? If no side entry garages with windows along the front elevation, this question may be left blank.
Applicant	ARC	*Maximum Width of Driveways (see Section 5.1.2.18)*
Yes No	Yes No	Do driveways comply with the requirements of Section 5.1.2.18?
Applicant	ARC	*Driveway Materials (see Section 5.1.2.19)*
Yes No	Yes No	Do driveway materials comply with the requirements of Section 5.1.2.1?
		Materials and Colors in Single-Family (see Section 5.1.2.21)
Applicant	ARC	
Yes No	Yes No	Does each individual architectural style used within a subdivision include at least three (3) material/color palettes according to the requirements of Section 5.1.2.21?
Applicant	ARC	*Number of Color Schemes for Single-Family (see Section 5.1.2.21.1)*
Yes No	Yes No	Does each single-family product line have at least three (3) color schemes per elevation style?
Applicant	ARC	*Building Colors for Single-Family (see Section 5.1.2.21.2)*
Yes No	Yes No	Does each color scheme for building elevations comply with Section 5.1.2.21.2?
Applicant	ARC	*Roof Colors for Single-Family (see Section 5.1.2.21.3)*
Yes No	Yes No	Do single-family neighborhoods have at least two (2) individual roof colors?
Applicant	ARC	*Color Plotting Criteria for Single-Family (see Section 5.1.2.21.4)*

Applicant		ARC		
Yes	No	Yes	No	**Prohibited Materials in Single-Family (see Section 5.1.2.21.5)** Do the proposed materials for single-family homes comply with the requirements of Section 5.1.2.21.5 regarding prohibited materials?
Applicant		ARC		
Yes	No	Yes	No	*Courtyards in Single-Family (see Section 5.1.2.22.1)* Where courtyards are included, do they meet the requirements of Section 5.1.2.22.1? If no courtyards are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Loggias in Single-Family (see Section 5.1.2.22.2)* Where loggias are included, do they meet the requirements of Section 5.1.2.22.2? If no loggias are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Porches in Single-Family (see Section 5.1.2.22.3)* Where porches are included, do they meet the requirements of Section 5.1.2.22.3? If no porches are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Miradors in Single-Family (see Section 5.1.2.22.4)* Where miradors are included, do they meet the requirements of Section 5.1.2.22.4? If no miradors are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Outdoor Living Requirements in Single-Family (see Section 5.1.2.23)* Does the residential development meet the requirements of Section 5.1.2.23 for outdoor living spaces?
Applicant		ARC		
Yes	No	Yes	No	*Patio Covers in Single-Family (see Section 5.1.2.24)* Where patio covers are included, do they meet the requirements of Section 5.1.2.24? If no patio covers are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Trellis and Arbors in Single-Family (see Section 5.1.2.25)* Where trellis and/or arbors are included, do they meet the requirements of Section 5.1.2.25? If no trellis and/or arbors are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Balconies and Sundecks in Single-Family (see Section 5.1.2.26)* Where balconies and/or sundecks are included, do they meet the requirements of Section 5.1.2.26? If no balconies and/or sundecks are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Awnings/ Canopies in Single-Family (see Section 5.1.2.27)* Where awnings and/or canopies are included, do they meet the requirements of Section 5.1.2.27? If no awnings and/or canopies are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Accessory Structures in Single-Family (see Section 5.1.2.29)* Is the design of accessory structures architecturally compatible with the architectural style, materials, and color of the main residence?
Applicant		ARC		
Yes	No	Yes	No	*Mechanical Equipment in Single-Family (see Section 5.1.2.30)* Does all mechanical equipment comply with the requirements of Section 5.1.2.30?
Applicant		ARC		
Yes	No	Yes	No	*Multi-Family Residential Architecture (see Section 5.1.3)* Does the proposed include multi-family residential? If no, the rest of this section may be left blank.

Applicant		ARC		
				Building Massing and Form in Multi-Family (see Section 5.1.3.1)
Yes	No	Yes	No	Does the scale of multi-family buildings vary through building massing and forms on each single structure?
Yes	No	Yes	No	Do buildings incorporate significant offsets both horizontally and vertically to minimize expansive uninterrupted wall planes?
Yes	No	Yes	No	Does the building incorporate height reducing elements?
Yes	No	Yes	No	Is the architectural detailing consistent across all facades?

Applicant		ARC		
				Building Materials and Colors in Multi-Family (see Section 5.1.3.2)
Yes	No	Yes	No	Do multi-family buildings follow the building material and color requirements detailed in Section 5.1.3.2?
Yes	No	Yes	No	Do roof materials of multi-family buildings meet the requirements of Section 5.1.2.3?

Applicant		ARC		
				Exterior stairs in Multi-Family (see Section 5.1.3.3)
Yes	No	Yes	No	Do exterior stairs meet the requirements of Section 5.1.3.3?

Applicant		ARC		
				Roof Form and Slope in Multi-Family (see Section 5.1.3.4)
Yes	No	Yes	No	Are the roof form and slope of multi-family buildings consistent with the architectural style of the building and vary in design, height, treatment, and direction in order to avoid monotonous roof lines?

Applicant		ARC		
				Roof Materials in Multi-Family (see Section 5.1.3.5)
Yes	No	Yes	No	Do roof materials of multi-family buildings meet the requirements of Section 5.1.3.5?

Applicant		ARC		
				Prohibited Roof Materials in Multi-Family (see Section 5.1.3.5.2)
Yes	No	Yes	No	Do roof materials of multi-family buildings meet the requirements of Section 5.1.3.5?

Applicant		ARC		
				Building Walls in Multi-Family (see Section 5.1.3.7)
Yes	No	Yes	No	Are any building facades over two hundred (200) feet wide designed to reflect as a series of buildings no wider than thirty (30) feet each?
Yes	No	Yes	No	If the building exceeds three (3) stories, does it include a distinct base and cap?

Applicant		ARC		
				Window Openings and Doors in Multi-Family (see Section 5.1.3.8)
Yes	No	Yes	No	Where consistent with the architectural style of the building, do all elevations have at least one (1) enhanced window per the requirements of Section 5.1.3.8?

Applicant		ARC		
				Front Entry Doors in Multi-Family (see Section 5.1.3.9)
Yes	No	Yes	No	Do front entry doors comply with the requirements of Section 5.1.3.9?

Applicant		ARC		
				Courtyards in Multi-Family (see Section 5.1.3.10)
Yes	No	Yes	No	Where courtyards are included, do they meet the requirements of Section 5.1.3.10? If no courtyards are included, then this question may be left blank.

Applicant		ARC		
				Balconies in Multi-Family (see Section 5.1.3.11)
Yes	No	Yes	No	Where balconies are included, do they meet the requirements of Section 5.1.3.11? If no balconies are included, then this question may be left blank.

Applicant		ARC		
Yes	No	Yes	No	*Awnings in Multi-Family (see Section 5.1.3.12)* Where awnings are included, do they meet the requirements of Section 5.1.3.11? If no awnings are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Mechanical Equipment in Multi-Family (see Section 5.1.3.13)* Does all mechanical equipment comply with the requirements of Section 5.1.3.13?
Applicant		ARC		
Yes	No	Yes	No	*Meters in Multi-Family (see Section 5.1.3.13.1)* Does the location of all meters comply with the requirements of Section 5.1.3.13.1?
Applicant		ARC		
Yes	No	Yes	No	*Solar Panels in Multi-Family (see Section 5.1.3.13.2)* Where solar panels are included, do they comply with the requirements of Section 5.1.3.13.2? If no solar panels are included, then this question may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Gutters and Downspouts in Multi-Family (see Section 5.1.3.13.4)* Do all exposed gutters and downspouts match the architectural style and detailing of the building?
Applicant		ARC		
Yes	No	Yes	No	*Clubhouse and Recreation Buildings in Multi-Family (see Section 5.1.3.14)* Where included, do clubhouse and/or recreation buildings match the architectural style of the residential buildings?
Applicant		ARC		
Yes	No	Yes	No	*Storage Buildings in Multi-Family (see Section 5.1.3.15)* Where included, do storage buildings match the architectural style of the residential buildings?
Applicant		ARC		
Yes	No	Yes	No	*Detached Garages in Multi-Family (see Section 5.1.3.16)* Where included, do detached garages comply with the requirements of Section 5.1.3.16?
Applicant		ARC		
Yes	No	Yes	No	*Covered Parking in Multi-Family (see Section 5.1.3.18)* Where included, does covered parking comply with the requirements of Section 5.1.3.16?
Applicant		ARC		
Yes	No	Yes	No	### Non-Residential Architectural Guidelines (see Section 5.2) Does the proposed include non-residential? If no, the rest of this section may be left blank.
Applicant		ARC		
Yes	No	Yes	No	*Exterior Materials and Finishes in Non-Residential Architecture (see Section 5.2.1)* Does the exterior finishes and materials of the proposed non-residential architecture meet the requirements of Section 5.2.1?

CHAPTER 6: CIRCULATION AND ROADWAY DESIGN GUIDELINES

Applicant		ARC		
Yes	No	Yes	No	### Circulation Master Plan (see Section 6.1) Is the roadway network developed according to the hierarchy, layout, and crossed sections as described in Table 6.1: Street Sections?
Yes	No	Yes	No	Does the landscape along roadways comply with the requirements of Chapter 8: Landscape Architectural Design Guidelines?

Applicant		ARC		
Yes	No	Yes	No	*Gates and Restriction to Access and Roadways, Driveways, or Alleys (see Section 6.1.5)* Where vehicular gates are included in residential development, do they comply with the requirements of Section 6.1.5? If no residential vehicular gates are included, this question may be left blank.
Applicant		**ARC**		*Cul-de-sacs (see Section 6.1.6)*
Yes	No	Yes	No	Do internal sidewalks at open cul-de-sac conditions connect to the trail and path network?
Applicant		**ARC**		*Enhanced Vehicle Paving (see Section 6.1.7)*
Yes	No	Yes	No	If included, does the enhanced vehicle paving comply with the requirements of Section 6.1.7? If none are included, this question may be left blank.
Applicant		**ARC**		*Pedestrian Realm (see Section 6.1.8)*
Yes	No	Yes	No	Are paths developed per the requirements of Table 6.1: Street Standards and Exhibit 6.1B: Street Sections?
Yes	No	Yes	No	Do sidewalks comply with the requirements of Section 6.1.8?
Applicant		**ARC**		*Opposing Driveway Alignments (see Section 6.1.9)*
Yes	No	Yes	No	Are opposing driveways coordinated to either line up directly or be sufficiently separated to avoid creating left-turn conflicts?
Applicant		**ARC**		*Vehicular Access in Multi-Family Developments (see Section 6.1.10)*
Yes	No	Yes	No	If multi-family development is included, does the vehicular access comply with the requirements of Section 6.1.10?

CHAPTER 7: OPEN SPACE, AMENITIES, AND TRAILS DESIGN GUIDELINES

Applicant		ARC		
				OPEN SPACE FOR SINGLE-FAMILY RESIDENTIAL (SEE SECTION 7.3)
Yes	No	Yes	No	Does the proposed include single-family residential? If no, the rest of this section may be left blank.
Yes	No	Yes	No	Does the single-family Common Open Space provide one hundred (100) square feet per the first one hundred (100) units plus fifty (50) square feet for each additional unit beyond that is combined towards an eight thousand (8,000) square foot minimum common open space element for the Parcel?
Applicant		**ARC**		*Common Open Space Element Requirements for Single-Family Development (see Section 7.3.1)*
Yes	No	Yes	No	Does the common open space comply with the requirements of Section 7.3.1?
Applicant		**ARC**		*Private Open Space for Single-Family Attached Development (see Section 7.3.2)*
Yes	No	Yes	No	Does the proposed include single-family attached residential? If no, the rest of this section may be left blank.
Yes	No	Yes	No	Does the private open space for single-family attached units comply with the requirements of Section 7.3.2?

Applicant	ARC	
		OPEN SPACE FOR MULTI-FAMILY RESIDENTIAL (SEE SECTION 7.4)
Yes No	Yes No	Does the proposed include multi-family residential? If no, the rest of this section may be left blank.
Yes No	Yes No	Does the multi-family Common Open Space provide one hundred (100) square feet per the first one hundred (100) units plus fifty (50) square feet for each additional unit beyond that is combined towards an eight thousand (8,000) square foot minimum common open space element for the Parcel?
Applicant	ARC	*Common Outdoor Open Space – Courtyards, Plazas, and Green Spaces (see Section 7.4.1)*
Yes No	Yes No	Do the Common Outdoor Open Spaces comply with the requirements of section 7.4.1?
Applicant	ARC	*Rooftop Decks and Terraces (see Section 7.4.2)*
Yes No	Yes No	Where rooftop decks and/or terraces are included, do they meet the requirements of Section 7.4.2? If no rooftop decks and/or terraces are included, then this question may be left blank.
Applicant	ARC	*Private Open Space for Multi-Family Developments (see Section 7.4.3)*
Yes No	Yes No	Does the private open space for multi-family development comply with the requirements of Section 7.4.3?
Applicant	ARC	**OPEN SPACE FOR NON-RESIDENTIAL (SEE SECTION 7.5)**
Yes No	Yes No	Does the proposed include non-residential? If no, the rest of this section may be left blank.
Yes No	Yes No	Do outdoor pedestrian open spaces and/or plazas comply with the requirements of Section 7.5?
Applicant	ARC	**PARKS (SEE SECTION 7.6)**
Yes No	Yes No	Does the proposed include park(s)? If no, the rest of this section may be left blank.
Applicant	ARC	*General Park Standards (see Section 7.6.2)*
Yes No	Yes No	Do(es) the park(s) comply with the requirements of Section 7.6.2?
Applicant	ARC	*Pocket Parks (see Section 7.6.3)*
Yes No	Yes No	Where Pocket Parks are included, do they meet the requirements of Section 7.6.3? If no Pocket Parks are included, then this question may be left blank.
Applicant	ARC	*Neighborhood Parks (see Section 7.6.4)*
Yes No	Yes No	Where Neighborhood Parks are included, do they meet the requirements of Section 7.6.4? If no Neighborhood Parks are included, then this question may be left blank.
Applicant	ARC	**PARK AMENITIES (SEE SECTION 7.7)**
Yes No	Yes No	Do(es) the proposed park(s) comply with the number of required amenities per Table 7.7:Park Amenities?
Applicant	ARC	*General Standards for Park Amenities (see Section 7.7.1)*
Yes No	Yes No	Do the park amenities comply with the requirements of Section 7.7.1?

Pedestrian Circulation and Trails Master Plan (see Section 7.8)

Applicant	ARC	
		Pedestrian Connections (see Section 7.8.1)
Yes No	Yes No	Do the proposed pedestrian connections comply with the requirements of Section 7.8.1?
Applicant	ARC	*Paseos (see Section 7.8.1.1)*
Yes No	Yes No	Do the proposed paseos comply with the requirements of Section 7.8.1? If no paseos are included, then this question may be left blank.
Applicant	ARC	*Trail Nodes (see Section 7.8.1.2)*
Yes No	Yes No	Where trail nodes are included, do they meet the required minimum of two (2) amenities?

CHAPTER 8: LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

Public Realm Grading and Drainage (see Section 8.1)

Applicant	ARC	
Yes No	Yes No	Does the grading and drainage of all proposed public planting areas comply with the requirements of Section 8.1?

Public Realm Irrigation Standards (see Section 8.2)

Applicant	ARC	
Yes No	Yes No	Does the irrigation of all proposed public planting areas comply with the requirements of Section 8.2?

Planting Zones (see Section 8.4)

Applicant	ARC	
Yes No	Yes No	What Planting Zone(s) does the proposed fall under?
Applicant	ARC	*Prohibited Plants Lists (see Section 8.4.1)*
Yes No	Yes No	Does the proposed planting comply with the prohibited plants lists of Section 8.4.1?

General Landscape Standards (see Section 8.5)

Applicant	ARC	
Yes No	Yes No	Landscape Requirements for Parcel and Gated Entries (see Section 8.5.1)
Yes No	Yes No	Do the proposed entry landscape(s) include enhanced landscape? If no, the rest of these questions may be left blank.
Yes No	Yes No	Do the proposed entry landscape(s) comply with the requirements of Section 8.5.1?
Applicant	ARC	*Landscape Requirements for Paseos (see Section 8.5.2)*
Yes No	Yes No	If the proposed includes any paseos, does the landscape comply with the requirements of Section 8.5.2?
Yes No	Yes No	Landscape Requirements for Pedestrian Connection Areas and Cul-de-sacs (see Section 8.5.2)
Yes No	Yes No	If the proposed includes any paseos, does the landscape comply with the requirements of Section 8.5.2?

Applicant		ARC		*General Landscape Materials (see Section 8.5.4)*
Yes	No	Yes	No	Does the proposed decomposed granite comply with the requirements of Section 8.5.4.1?
Yes	No	Yes	No	Do any proposed boulders comply with the requirements of Section 8.5.4.2?
Yes	No	Yes	No	Does any proposed mounding comply with the requirements of Section 8.5.4.3?
Yes	No	Yes	No	Do any proposed pots and planting containers comply with the requirements of Section 8.5.4.4?
Yes	No	Yes	No	Does all proposed living turf comply with the requirements of Section 8.5.4.5 and Section 14.11 of Unified Development Code?
Yes	No	Yes	No	Does all proposed artificial turf comply with the requirements of Section 8.5.4.6?

Applicant		ARC		**RESIDENTIAL LANDSCAPE STANDARDS (SEE SECTION 8.6)**
Yes	No	Yes	No	Does the proposed include residential? If no, the rest of this section may be left blank.

Applicant		ARC		*Single-Family Residential Landscape Standards (see Section 8.6.1)*
Yes	No	Yes	No	Does the proposed use of border material in single-family residential comply with the requirements of Section 8.6.1.2?
Yes	No	Yes	No	Does the proposed use of irrigation in single-family residential comply with the requirements of Section 8.6.1.3?
Yes	No	Yes	No	Does all proposed front yard residential single-family residential comply with the requirements of Section 8.6.1.6 and include completed Table 8.6.1.6: Front Yard Planting Coverage Calculations as part of the DRC submittal?
Yes	No	Yes	No	Do all trees proposed for front yards comply with the requirements of Section 8.6.1.6.1?
Yes	No	Yes	No	Do all shrubs proposed for front yards comply with the requirements of Section 8.6.1.6.2?

Applicant		ARC		*Cul-De-Sac and Oversized Lot Front Yard Landscape Requirements (see Section 8.6.1.7)*
Yes	No	Yes	No	Do all cul-de-sac and oversized lot front proposed front yards comply with the requirements of Section 8.6.1.7?

Applicant		ARC		*Corner Lot Front Yard Landscape Requirements (see Section 8.6.1.8)*
Yes	No	Yes	No	Do all corner lot front proposed front yards comply with the requirements of Section 8.6.1.8?

Applicant		ARC		*Paseo Lot, Rear-Loaded, and Cluster Lot – Yard Landscape (see Section 8.6.1.9)*
Yes	No	Yes	No	Does the landscape design of any proposed paseo lot, rear-loaded, and cluster lot comply with the requirements of Section 8.6.1.8?

Applicant		ARC		*Model Complexes (see Section 8.6.1.11)*
Yes	No	Yes	No	Does the landscape design of any proposed model homes comply with the requirements of Section 8.6.1.11 and Section 8.6.1.11.1?

Applicant		ARC		*Cluster, Paseo Lot, Rear-Loaded, and Multi-Family Landscape Standards (see Section 8.6.2)*
Yes	No	Yes	No	Does the landscape design of any proposed cluster, paseo lot, rear-loaded, and multi-family neighborhoods comply with the requirements of Section 8.6.2?

Applicant		ARC		
Yes	No	Yes	No	**NON-RESIDENTIAL LANDSCAPE STANDARDS (SEE SECTION 8.7)**
Yes	No	Yes	No	Does the proposed include non-residential? If no, the rest of this section may be left blank.
Yes	No	Yes	No	Does the proposed landscape for non-residential and mixed-use areas comply with the requirements of Section 8.7?

STREETSCAPE AND VEHICULAR AREAS (SEE SECTION 8.8)

Applicant		ARC		
				Landscape within Parking Areas/Lots (see Section 8.8.2)
Yes	No	Yes	No	Does the landscape design of any proposed parking areas/lots comply with the requirements of Section 8.8.2?

Applicant		ARC		
				Landscape at Utilities (see Section 8.8.3)
Yes	No	Yes	No	Does the landscape design of any proposed utility areas with the requirements of Section 8.8.3?

CHAPTER 9: FENCES, WALLS, AND GATES

WALLS MASTER PLAN (SEE SECTION 9.1)

Applicant		ARC		
				Wall Exception Areas (see Section 9.1.1)
Yes	No	Yes	No	Is the proposed located within a wall exception area?

Applicant		ARC		
Yes	No	Yes	No	**GENERAL WALL REQUIREMENTS (SEE SECTION 9.2)**
Yes	No	Yes	No	Do the proposed walls comply with the requirements of Section 9.2?

Applicant		ARC		
Yes	No	Yes	No	**WALL TYPES (SEE SECTION 9.3)**
Yes	No	Yes	No	Do the proposed Primary Theme Walls comply with the requirements of Section 9.3.1? If no Primary Theme Walls are proposed, this question may be left blank.
Yes	No	Yes	No	If located around military housing, do the Primary Theme Walls comply with the requirements of Section 9.3.1.1? If not located around military housing, this question may be left blank.
Yes	No	Yes	No	Do the proposed Secondary Theme Walls comply with the requirements of Section 9.3.2? If no Primary Theme Walls are proposed, this question may be left blank.
Yes	No	Yes	No	Do the proposed Interior Walls comply with the requirements of Section 9.3.3? If no Primary Theme Walls are proposed, this question may be left blank.
Yes	No	Yes	No	Do the proposed Retaining Walls comply with the requirements of Section 9.3.4? If no Primary Theme Walls are proposed, this question may be left blank.
Yes	No	Yes	No	Do the proposed Rockery Walls comply with the requirements of Section 9.3.4.1? If no Rockery Walls are proposed, this question may be left blank.

Fence and Gate Types (see Section 9.4)

Applicant		ARC		
Yes	No	Yes	No	Do the proposed view fences comply with the requirements of Section 9.4.1? If no view fences are proposed, this question may be left blank.
Yes	No	Yes	No	Do the proposed combination view fences comply with the requirements of Section 9.4.2? If no combination view fences are proposed, this question may be left blank.
Yes	No	Yes	No	If pool fencing is included, does it comply with the requirements of all local municipality, County, State, and Federal requirements? If no pool fencing is proposed, this question may be left blank.
Yes	No	Yes	No	If model home fencing is included, does it comply with the requirements of Section 9.4.4? If no model home fencing is proposed, this question may be left blank.
Yes	No	Yes	No	If temporary fencing is included, does it comply with the requirements of Section 9.4.5? If no temporary fencing is proposed, this question may be left blank.

Screening and Mechanical Equipment (see Section 9.5)

Applicant		ARC		
Yes	No	Yes	No	Are all proposed mechanical equipment elements that are required to be screened complying with the requirements of Section 9.5.1?
Yes	No	Yes	No	Are all proposed residential trash enclosure elements that are required to be screened complying with the requirements of Section 9.5.2? If no residential elements proposed, this question may be left blank.
Yes	No	Yes	No	Are all proposed non-residential elements that are required to be screened complying with the requirements of Section 9.5.3? If no non-residential elements proposed, this question may be left blank.
Yes	No	Yes	No	Are all proposed non-residential trash enclosure elements that are required to be screened complying with the requirements of Section 9.5.2? If no residential elements proposed, this question may be left blank.

CHAPTER 10: PARKING DESIGN GUIDELINES

General Parking Requirements (see Section 10.1)

Applicant		ARC		
Yes	No	Yes	No	Do all proposed standard and compact parking spaces adhere to the dimensional requirements specified in Section 19.18.030 of the Unified Development Code?
Yes	No	Yes	No	Does the proposed accessible parking comply with the requirements of Section 10.1.2?

Residential Parking (see Section 10.2)

Applicant		ARC		
Yes	No	Yes	No	Does proposed model home parking comply with the requirements of Section 10.2.1? If no model home parking proposed, this question may be left blank.
Yes	No	Yes	No	Does proposed multi-family residential parking comply with the requirements of Section 10.2.2? If no multi-family residential parking proposed, this question may be left blank.

Non-Residential Parking (see Section 10.3)

Applicant		ARC		
Yes	No	Yes	No	Does proposed non-residential parking comply with the requirements of Section 10.3? If no non-parking proposed, this question may be left blank.

CHAPTER 11: LIGHTING DESIGN GUIDELINES

Applicant		ARC		
Yes	No	Yes	No	Does all proposed exterior lighting comply with the requirements of Section 11.1?
Yes	No	Yes	No	Does all proposed park and trail lighting comply with the requirements of Section 11.2? If no park and trail lighting is proposed, this question may be left blank.
Yes	No	Yes	No	Does all proposed street lighting comply with the requirements of Section 11.3?
Yes	No	Yes	No	Does all proposed monument lighting comply with the requirements of Section 11.4? If no monument lighting is proposed this question may be left blank.

CHAPTER 12: SIGNAGE DESIGN GUIDELINES

Applicant		ARC		
Yes	No	Yes	No	Does the proposed community monument sign(s) comply with the requirements of Section 12.2.1? If no community monument sign(s) are proposed, this question may be left blank.
Yes	No	Yes	No	Does the proposed parcel entry sign(s) comply with the requirements of Section 12.2.2? If no parcel entry sign(s) are proposed, this question may be left blank.
Yes	No	Yes	No	Does the proposed include model home signage?
Yes	No	Yes	No	Does the proposed signage comply with the requirements of Section 12.8?
Yes	No	Yes	No	Does the proposed builder marketing signage comply with the requirements of Section 12.9? If no builder marketing signage is proposed, this question may be left blank.

CHAPTER 13: ENVIRONMENTAL GUIDELINES

Applicant		ARC		
Yes	No	Yes	No	Does the proposed conform with the applicable guidelines of Section 13.1?

Appendix C

Arizona Nursery Association - Container Grown Tree Guide

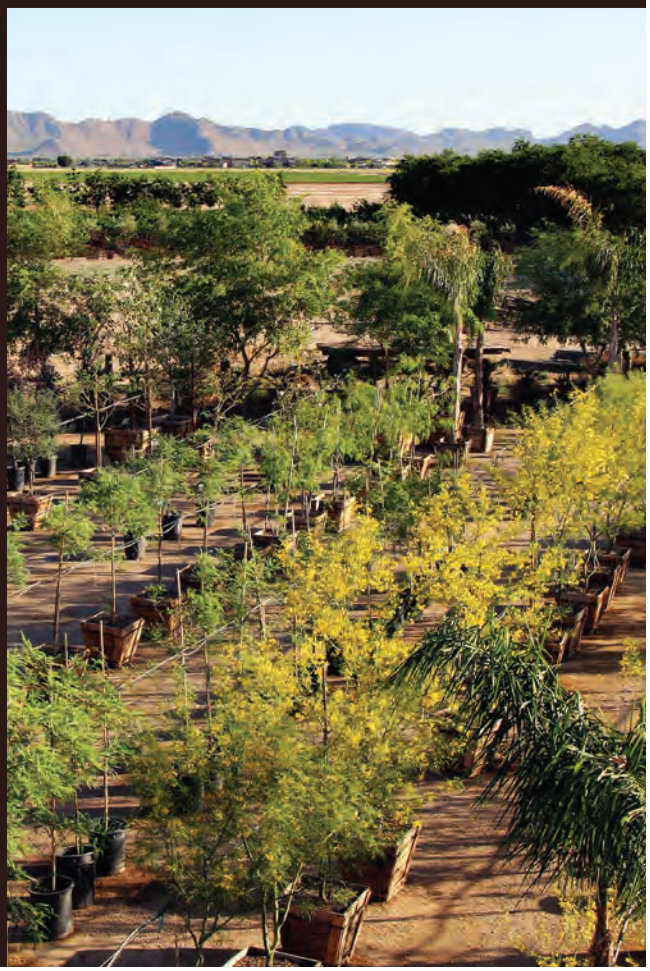
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Container Grown Tree Guide

Arizona Nursery Association

Where Growing Businesses Can Thrive



CONTAINER GROWN TREE GUIDE

The following information is intended to assist growers, buyers, and architects with selling, purchasing and design implementation of container grown trees. This publication does not in any respect prevent anyone – whether a member of the Association or not – from growing, marketing, distributing or buying plant material that does not conform to this guide as sizes may vary due to market availability. This guide is subject to periodic review and revision, and users are encouraged to visit the Arizona Nursery Association website at www.azna.org to download the most current copy.

This guide was prepared and published by the grower members of the Arizona Nursery Association. The growers appreciate and acknowledge the assistance and cooperation of the Arizona chapter of the American Society of Landscape Architects (ASLA) for their review and contribution to the original content.

This guide is limited to commonly available trees sold in container sizes from 15 gallon to 48 inch boxes that are grown under conditions typical of the southwestern United States by Arizona Nursery Association member growers. To obtain information for larger tree specimens or for field grown trees, buyers are encouraged to contact a number of reputable suppliers in their area to determine specifications and availability.

***Any use of this document, and the information listed by any individual, corporation, municipality, state or federal agency for the purpose of regulating or restricting the sale or installation of the trees described is in direct contradiction to the expressed intent of the ANA and its members. The Arizona Nursery Association strongly disavows any such use.**

BIGGER IS NOT NECESSARILY BETTER

The challenges of quality control, when applied to horticultural crops, are unique when compared to those used in traditional manufacturing. Quality is a fairly subjective term and can be applied to appearance, reliability, health or simply consistency.

What makes horticultural "manufacturing" challenging is that the end products are living plants with each species produced having individual horticultural requirements and unique characteristics. Quality conscious growers employ an assortment of checks within a production process to insure that the trees they bring to market have sound horticultural qualities, are uniform in appearance, vigorous, long lived (with proper care following transplanting) and considered an asset to the landscape.

Trees in the desert Southwest are sold and priced by container size and specified or described based on their height, width and caliper. Of these criteria, tree caliper is a widely recognized indicator of root mass. It is the most visible way to determine if a tree is under or over grown in its current container or that the structure of the root system has been compromised in the process of growing the tree in the nursery.

In the pursuit of value, the motto "bigger is better" must be carefully applied when purchasing container grown landscape trees. The notion that a large tree growing in a smaller box is a bargain is usually incorrect in the long run. Longevity, growth and vigor of trees depend on a well developed and proportional root system.

"Bumping or Shifting" are terms commonly used in the nursery trade to describe the practice of transplanting plants or trees that have reached their optimal growth in their current sized container so they may continue to grow without compromising their root structure. Trees left too long in a container can become overgrown and develop circling or bound roots (root binding).
Root binding is a horticultural time bomb that if allowed to develop, will severely shorten the life of maturing trees by causing crown girdling or by significantly increasing the risk of wind-throw. Quality control at this level of production involves taking steps to ensure that the root system is vigorous, appropriate to the container size and stage of development of the tree, and that the roots are well distributed without being overgrown.

In the current regulatory environment, some municipalities who have specified tree caliper alone, instead of appropriately matching caliper with box size, has created temptation to look for trees that satisfy caliper requirements at the lowest possible price, (i.e. smallest box size). Any short-term savings derived from purchasing trees overgrown for their containers will ultimately be lost through costs associated with tree replacement from death or die back caused by girdling roots or damage to the landscape and surrounding structures by wind throw.

Municipal regulations, emphasizing only a required caliper size, could contribute to a significant increase in the number of oversized trees in inappropriately small containers coming into the marketplace and thus planted in landscapes. The long term impact of these poor quality trees on landscapes will be felt over a period of years. Quality and proportional root structure will always be an essential part of tree vigor, appearance and the long term durability of the landscape.

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DEFINITION

MULTIPLE TRUNK TREE ("MULTI"): Specifications for multiple trunk trees begin on page 10. To be considered a multiple trunk tree, multiple trunks must originate either from the soil line or at a distance no higher than 18 inches above the soil. The origination point is defined as the center of the trunk being considered at the soil line of the container.

Any tree which has scaffold branches higher than the measurements outlined above are not considered multiple trunked trees. Whether or not such trees are considered standards or low branching standards is at the discretion of the buyer. Unless otherwise indicated, the sizes listed are intended to represent standard trunked trees. Trunk height will vary due to species traits and/or the horticultural practices of growers.

CALIPER DETERMINATION

CALIPER FOR STANDARD TREES: Tree caliper will be measured at 6 inches above the soil line.

CALIPER FOR MULTIPLE TRUNK TREES: Establishing the caliper of multiple trunk trees is complicated by: 1) the widely varying number of trunks per tree; 2) the differing rates of caliper growth between varieties within a single species and between species; 3) distance from the soil line where additional trunks originate and are measured and 4) the lack of consensus on how to properly calculate and report the caliper(s) of these specimens. For the purpose of this document, only height and width specifications are listed for multiple trunked specimens.

CONTAINER SIZE: Arizona wholesale tree growers use wooden boxes, plastic containers and in some instances, both. Boxes and containers vary in size and dimension based on their manufacturer. Each grower determines which container(s) types they use based on their production methods, quality parameters, and client preference. Questions about container sizes are best discussed with your grower. However, for reference, the Arizona Nursery Association recognizes trees grown in 24" boxes are comparable to #25 container trees, 36" boxes are comparable to #95-100 containers and 48-inch boxes are comparable to #200 containers.

**The Arizona Nursery Association acknowledges these differ from those printed in the American Standard for Nursery Stock and as such, why it is important to work with your specific grower in Arizona or other states for exact information.*

TREE LISTING BY BOTANICAL NAME

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Acacia aneura	15	4.0-5.0	1.0-2.0	0.5-0.75
Acacia aneura	24	6.0-7.0	2.0-3.0	0.75-1.25
Acacia aneura	36	7.0-9.0	4.0-6.0	1.5-2.0
Acacia pendula	15	4.0-5.0	1.5-2.5	0.5-1.0

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Acacia pendula	24	5.0-8.0	2.5-3.5	1.25-1.5
Acacia pendula	36	9.0-11.0	5.0-7.0	2.0-2.5
Acacia rigidula	15	4.0-5.0	2.0-3.0	0.5-.75
Acacia rigidula	24	5.0-7.0	3.0-4.0	1.0-1.5
Acacia rigidula	36	7.0-9.0	5.0-6.0	1.75-2.25
Acacia rigidula	48	9.0-11.0	7.0-8.0	3.0-3.5
Acacia salicina	15	5.0-6.0	1.5-2.5	0.5-1.0
Acacia salicina	24	7.0-8.0	2.5-3.5	1.25-1.5
Acacia salicina	36	9.0-11.0	5.0-7.0	2.0-2.5
Acacia saligna	15	5.0-6.0	1.5-2.5	0.5-1.5
Acacia saligna	24	7.0-8.0	2.5-3.5	1.25-1.5
Acacia saligna	36	9.0-11.0	5.0-7.0	2.0-2.5
Acacia schaffneri	15	4.0-5.0	2.0-3.0	0.5-1.0
Acacia schaffneri	24	5.0-8.0	3.0-4.0	1.0-1.75
Acacia schaffneri	36	9.0-10.0	5.0-7.0	1.75-2.5
Acacia schaffneri	48	12.0-14.0	8.0-10.0	3.0-4.0
Acacia smallii *(Also for minuta and farmesiana)*	15	4.0-5.0	2.0-3.0	0.5-1.0
Acacia smallii	24	5.0-8.0	3.0-4.0	1.0-1.75
Acacia smallii	36	8.0-10.0	5.0-7.0	1.75-2.5
Acacia smallii	48	12.0-14.0	8.0-10.0	3.0-4.0
Acacia stenophylla	15	6.0-7.0	1.5-2.0	0.5-1.0
Acacia stenophylla	24	8.0-10.0	3.0-4.0	1.0-1.5
Acacia stenophylla	36	10.0-12.0	5.0-7.0	1.75-2.5
Acacia stenophylla	48	12.0-15.0	7.0-8.0	3.0-4.0
Acacia willardiana	15	4.0-5.0	1.5-2.5	0.5-1.0
Acacia willardiana	24	5.0-8.0	2.5-3.5	1.0-1.5
Acacia willardiana	36	9.0-11.0	5.0-7.0	2.0-2.5
Albizia julibrissin	15	6.0-8.0	1.5-2.5	0.5-1.0
Albizia julibrissin	24	7.0-9.0	3.0-4.0	1.25-1.75
Albizia julibrissin	36	10.0-12.0	4.0-5.0	2.0-2.5
Bauhinia HongKong	15	5.0-6.0	1.5-2.0	0.75-1.0
Bauhinia HongKong	24	7.0-9.0	2.5-3.0	1.25-1.5
Bauhinia HongKong	36	11.0-13.0	6.0-7.0	2.0-2.5
Bauhinia macranthera	15	2.0-3.0	1.0-2.0	0.5-0.75
Bauhinia macranthera	24	3.0-4.0	2.0-3.0	0.75-1.0
Bauhinia macranthera	36	5.0-6.0	3.0-4.0	1.25-2.0
Bauhinia purpurea	15	5.0-6.0	1.5-2.0	0.75-1.0
Bauhinia purpurea	24	7.0-9.0	2.5-3.0	1.25-1.5
Bauhinia purpurea	36	11.0-13.0	6.0-7.0	2.0-2.5
Bauhinia lunarioides (B. congesta)	15	3.0-4.0	1.5-2.0	0.5-0.75
Bauhinia lunarioides (B. congesta)	24	4.0-5.0	3.0-4.0	0.75-1.0

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Caesalpinia mexicana	15	4.0-5.0	2.0-3.0	0.5-1.0
Caesalpinia mexicana	24	5.0-7.0	3.0-4.0	1.0-1.5
Caesalpinia mexicana	36	7.0-8.0	4.0-5.0	1.5-2.0
Caesalpinia cacalaco	15	4.0-5.0	2.0-3.0	0.5-1.0
Caesalpinia cacalaco	24	5.0-8.0	3.0-4.0	1.0-1.5
Caesalpinia cacalaco	36	8.0-10.0	5.0-6.0	1.5-2.0
Callistemon viminalis	15	6.0-7.0	2.0-3.0	0.5-1.0
Callistemon viminalis	24	8.0-9.0	3.0-4.0	1.0-1.5
Celtis reticulata	15	5.0-6.0	2.0-3.0	0.5-1.0
Celtis reticulata	24	6.0-8.0	3.0-4.0	1.0-1.5
Celtis reticulata	36	8.0-10.0	5.0-6.0	1.5-2.0
Cercidium Hybrids	15	4.0-6.0	2.0-3.0	0.75-1.0
Cercidium Hybrids	24	5.0-8.0	3.0-4.0	1.0-1.5
Cercidium Hybrids	36	8.0-10.0	5.0-7.0	1.75-2.25
Cercidium Hybrids	48	10.0-14.0	8.0-10.0	3.0-4.0
Cercidium floridum (Parkensonia)	15	4.0-5.0	2.0-3.0	0.5-1.0
Cercidium floridum	24	5.0-7.0	3.0-4.0	1.0-1.5
Cercidium floridum	36	8.0-10.0	5.0-6.0	1.75-2.25
Cercidium floridum	48	10.0-12.0	8.0-10.0	2.75-3.75
Cercidium microphyllum (Parkensonia)	15	2.0-3.0	2.0-3.0	0.5-0.75
Cercidium microphyllum	24	3.0-5.0	3.0-4.0	0.75-1.25
Cercidium microphyllum	36	5.0-8.0	4.0-5.0	1.5-2.0
Cercidium praecox (Parkensonia)	15	4.0-5.0	1.5-2.5	0.5-1.0
Cercidium praecox	24	5.0-7.0	3.0-4.0	1.0-1.5
Cercidium praecox	36	8.0-9.0	6.0-7.0	1.75-2.25
Cercidium praecox	48	10.0-12.0	10.0-12.0	3.0-4.0
Chamaerops humilis	15	1.5-2.0	1.5-2.0	n/a
Chamaerops humilis	24	2.0-3.0	2.0-3.0	n/a
Chamaerops humilis	36	5.0-6.0	5.0-6.0	n/a
Chilopsis linearis (v. hybrids)	15	4.0-5.0	2.0-3.0	0.5-1.0
Chilopsis linearis	24	5.0-7.0	3.0-4.0	1.0-1.5
Chilopsis linearis	36	8.0-10.0	5.0-7.0	1.75-2.25
Chitalpa	15	4.0-5.0	2.0-3.0	0.75-1.0
Chitalpa	24	6.0-7.0	3.0-4.0	1.0-1.5
Chitalpa	36	8.0-10.0	5.0-7.0	2.0-2.5
Cupressus arizonica	15	5.0-6.0	1.5-2.0	0.5-0.75
Cupressus arizonica	24	6.0-7.0	2.0-3.0	0.75-1.25
Cupressus arizonica	36	7.0-8.0	5.0-6.0	1.75-2.25
Dalbergia sissoo	15	6.0-7.0	2.0-3.0	0.5-0.75
Dalbergia sissoo	24	8.0-9.0	3.0-4.0	1.0-1.5

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Dalbergia sissoo	36	10.0-12.0	5.0-7.0	1.75-2.25
Dalbergia sissoo	48	13.0-15.0	7.0-8.0	2.75-3.25
Ebenopsis ebano	15	4.0-5.0	2.0-3.0	0.5-0.75
Ebenopsis ebano	24	5.0-7.0	3.0-4.0	1.0-1.5
Ebenopsis ebano	36	7.0-9.0	5.0-6.0	1.75-2.25
Ebenopsis ebano	48	9.0-11.0	7.0-8.0	3.0-3.5
Eucalyptus microtheca	15	6.0-7.0	2.0-3.0	0.5-1.0
Eucalyptus microtheca	24	8.0-10.0	3.0-4.0	1.0-1.50
Eucalyptus microtheca	36	10.0-12.0	5.0-6.0	1.75-2.25
Eucalyptus papuana	15	6.0-7.0	2.0-3.0	0.5-1.0
Eucalyptus papuana	24	7.0-9.0	3.0-4.0	1.25-1.5
Eucalyptus torquata	15	5.0-6.0	2.0-3.0	0.5-1.0
Eucalyptus torquata	24	7.0-8.0	3.0-4.0	1.0-1.5
Ficus nitida	15	6.0-7.0	1.5-2.0	0.75-1.0
Ficus nitida	24	8.0-9.0	3.0-4.0	1.0- 1.5
Ficus nitida	36	10.0-12.0	5.0-6.0	2.0- 2.5
Ficus nitida	48	13.0-15.0	8.0-9.0	2.75-3.50
Fraxinus v. Fanwest	15	6.0-7.0	1.5-2.0	0.75-1.0
Fraxinus v. Fanwest	24	8.0-9.0	3.0-4.0	1.0-1.5
Fraxinus v. Fanwest	36	9.0-11.0	5.0-7.0	1.75-2.5
Fraxinus v. Fanwest	48	12.0-14.0	7.0-9.0	2.75-3.5
Fraxinus o. raywoodii	15	6.0-7.0	1.5-2.0	0.5-1.0
Fraxinus o. raywoodii	24	8.0-9.0	2.0-3.0	1.0-1.5
Fraxinus o. raywoodii	36	9.0-10.0	4.0-5.0	1.75-2.5
Fraxinus o. raywoodii	48	12.0-14.0	6.0-7.0	2.75-3.5
Fraxinus uhdei	15	6.0-7.0	1.5-2.0	0.75-1.0
Fraxinus uhdei	24	8.0-9.0	3.0-4.0	1.0-1.5
Fraxinus uhdei	36	9.0-11.0	5.0-7.0	1.75-2.5
Fraxinus uhdei	48	12.0-14.0	7.0-9.0	2.75-3.5
Fraxinus velutina	15	6.0-7.0	1.5-2.0	0.75-1.0
Fraxinus velutina	24	8.0-9.0	3.0-4.0	1.0-1.5
Fraxinus velutina	36	9.0-11.0	5.0-7.0	1.75-2.5
Fraxinus velutina	48	12.0-14.0	7.0-9.0	2.75-3.5
Fraxinus v. fantex	15	6.0-7.0	1.5-2.0	0.75-1.0
Fraxinus v. fantex	24	8.0-9.0	3.0-4.0	1.0-1.5
Fraxinus v. fantex	36	9.0-11.0	5.0-7.0	1.75-2.5
Fraxinus v. fantex	48	12.0-14.0	7.0-9.0	2.75-3.5
Fraxinus v. modesto	15	6.0-7.0	1.5-2.0	0.75-1.0
Fraxinus v. modesto	24	8.0-9.0	3.0-4.0	1.0-1.5
Fraxinus v. modesto	36	9.0-11.0	5.0-7.0	1.75-2.5
Fraxinus v. modesto	48	12.0-14.0	7.0-9.0	2.75-3.5

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Geijera parviflora	15	4.0-5.0	2.0-3.0	0.5-0.75
Geijera parviflora	24	6.0-7.0	3.0-4.0	1.0-1.25
Harvardia pallens	15	5.0-6.0	2.0-3.0	0.5-1.0
Harvardia pallens	24	6.0-8.0	3.0-4.0	1.25-1.75
Harvardia pallens	36	9.0-10.0	5.0-7.0	1.75-2.5
Harvardia pallens	48	12.0-14.0	8.0-10.0	3.0-4.0
Jacaranda mimosifolia	15	6.0-7.0	2.0-3.0	0.5-0.75
Jacaranda mimosifolia	24	7.0-9.0	3.0-4.0	1.0-1.5
Jacaranda mimosifolia	36	10.0-12.0	5.0-6.0	1.75-2.25
Jacaranda mimosifolia	48	13.0-15.0	7.0-8.0	2.75-3.5
Lysiloma thornberi	15	4.0-5.0	2.0-3.0	0.5-0.75
Lysiloma thornberi	24	5.0-6.0	3.0-4.0	0.75-1.25
Lysiloma thornberi	36	7.0-8.0	5.0-6.0	1.5-2.0
Nerium oleander	15	6.0-7.0	1.5-2.0	0.5-0.75
Nerium oleander	24	8.0-9.0	3.0-4.0	1.0-1.5
Nerium oleander	36	9.0-11.0	5.0-6.0	1.75-2.25
Pinus canariensis	15	5.0-6.0	1.5-2.0	0.75-1.0
Pinus canariensis	24	7.0-8.0	3.0-4.0	1.5-2.0
Pinus canariensis	36	9.0-11.0	5.0-6.0	2.0-3.0
Pinus canariensis	48	12.0-15.0	6.0-8.0	4.0-5.0
Pinus eldarica	15	5.0-6.0	2.0-3.0	1.0-1.5
Pinus eldarica	24	7.0-9.0	3.0-4.0	1.5-2.5
Pinus eldarica	36	10.0-12.0	5.0-7.0	3.0-4.0
Pinus eldarica	48	15.0-17.0	9.0-10.0	5.0-6.0
Pinus halepensis	15	5.0-6.0	2.0-3.0	0.75-1.0
Pinus halepensis	24	7.0-9.0	3.0-4.0	1.5-2.0
Pinus halepensis	36	9.0-11.0	7.0-8.0	2.75-3.5
Pinus halepensis	48	14.0-16.0	9.0-11.0	4.0-5.0
Pistacia chinensis	15	6.0-7.0	1.5-2.5	0.5-0.75
Pistacia chinensis	24	7.0-9.0	2.5-3.5	1.0-1.5
Pistacia chinensis	36	12.0-14.0	6.0-8.0	3.0-4.0
Pistacia lentiscus	15	6.0-7.0	1.5-2.5	0.5-0.75
Pistacia lentiscus	24	7.0-9.0	2.5-3.5	1.0-1.5
Pistacia lentiscus	36	9.0-11.0	4.0-5.0	1.75-2.25
Pistacia lentiscus	48	12.0-14.0	6.0-8.0	3.0-4.0
Pistacia x Red Push	15	6.0-7.0	1.5-2.5	0.5-0.75
Pistacia x Red Push	24	7.0-9.0	2.5-3.5	1.0-1.5
Pistacia x Red Push	36	9.0-11.0	4.0-5.0	1.75-2.25
Pistacia x Red Push	48	12.0-14.0	6.0-8.0	3.0-4.0
Pithecellobium flexicaule	15	4.0-5.0	2.0-3.0	0.5-0.75
Pithecellobium flexicaule	24	5.0-7.0	3.0-4.0	1.0-1.5

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Pithecellobium flexicaule	36	7.0-9.0	5.0-6.0	1.75-2.25
Pithecellobium flexicaule	48	9.0-11.0	7.0-8.0	3.0-3.5
Platanus mexicana	15	6.0-7.0	2.0-3.0	0.5-0.75
Platanus mexicana	24	8.0-9.0	3.0-4.0	1.0-1.5
Platanus mexicana	36	10.0-12.0	5.0-7.0	1.75-2.25
Platanus mexicana	48	13.0-15.0	7.0-8.0	2.75-3.25
Platanus wrightii	15	6.0-7.0	2.0-3.0	0.5-0.75
Platanus wrightii	24	8.0-9.0	3.0-4.0	1.0-1.5
Platanus wrightii	36	10.0-12.0	5.0-7.0	1.75-2.25
Platanus wrightii	48	13.0-15.0	7.0-8.0	2.75-3.25
Prosopis velutina/juliflora	15	4.0-5.0	2.0-3.0	0.5-0.75
Prosopis velutina/juliflora	24	6.0-7.0	3.0-4.0	1.0-1.5
Prosopis velutina/juliflora	36	9.0-11.0	5.0-6.0	1.75-2.5
Prosopis velutina/juliflora	48	12.0-14.0	7.0-9.0	2.75-3.5
Prosopis hybrid *(thornless varieties)*	15	4.0-5.0	2.0-3.0	0.5-0.75
Prosopis hybrid *(thornless varieties)*	24	5.0-7.0	6.0-7.0	1.25-1.5
Prosopis hybrid *(thornless varieties)*	36	8.0-10.0	7.0-8.0	1.75-2.5
Prosopis hybrid *(thornless varieties)*	48	10.0-14.0	9.0-11.0	2.75-3.5
Prosopis glandulosa	15	4.0-5.0	2.0-3.0	0.5-0.75
Prosopis glandulosa	24	5.0-8.0	3.0-4.0	1.0-1.5
Prosopis glandulosa	36	8.0-10.0	6.0-8.0	1.75-2.25
Prosopis glandulosa	48	10.0-12.0	8.0-10.0	2.5-3.5
Prunus varieties	15	5.0-6.0	2.0-2.5	0.5-0.75
Prunus varieties	24	6.0-8.0	3.0-4.0	1.0-1.5
Prunus varieties	36	8.0-10.0	4.0-6.0	2.0-2.5
Pyrus calleryana	15	6.0-7.0	1.5-2.0	0.75-1.0
Pyrus calleryana	24	8.0-9.0	3.0-4.0	1.0-1.5
Pyrus calleryana	36	10.0-12.0	6.0-8.0	2.0-2.5
Pyrus kawakami	15	6.0-7.0	1.5-2.0	0.75-1.0
Pyrus kawakami	24	8.0-9.0	3.0-4.0	1.0-1.5
Pyrus kawakami	36	10.0-12.0	6.0-8.0	2.0-2.5
Quercus buckleyi (syn. Texana)	15	5.0-7.0	1.5-2.5	0.5-0.75
Quercus buckleyi (syn. Texana)	24	7.0-9.0	3.0-4.0	1.0-1.5
Quercus buckleyi (syn. Texana)	36	10.0-12.0	5.0-7.0	1.75-2.5
Quercus buckleyi (syn. Texana)	48	13.0-15.0	7.0-9.0	2.75-4.0
Quercus muhlenbergii	15	5.0-7.0	1.5-2.5	0.5-0.75
Quercus muhlenbergii	24	7.0-9.0	3.0-4.0	1.0-1.5
Quercus muhlenbergii	36	10.0-12.0	5.0-7.0	1.75-2.5
Quercus muhlenbergii	48	13.0-15.0	7.0-9.0	2.75-4.0
Quercus polymorpha	15	5.0-7.0	1.5-2.5	0.5-0.75
Quercus polymorpha	24	7.0-9.0	3.0-4.0	1.0-1.5

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH	CALIPER *(in inches)*
Quercus polymorpha	36	10.0-12.0	5.0-7.0	1.75-2.5
Quercus polymorpha	48	13.0-15.0	7.0-9.0	2.75-4.0
Quercus virginiana	15	5.0-7.0	1.5-2.5	0.5-0.75
Quercus virginiana	24	7.0-9.0	3.0-4.0	1.0-1.5
Quercus virginiana	36	10.0-12.0	5.0-7.0	1.75-2.5
Quercus virginiana	48	13.0-15.0	7.0-9.0	2.75-4.0
Schinus molle	15	4.0-6.0	2.0-3.0	0.5-0.75
Schinus molle	24	6.0-8.0	4.0-5.0	1.25-1.5
Schinus molle	36	9.0-11.0	6.0-8.0	1.75-2.25
Schinus terebinthifolia	15	6.0-8.0	2.0-3.0	0.5-1.0
Schinus terebinthifolia	24	8.0-10.0	3.0-4.0	1.25 -1.5
Schinus terebinthifolia	36	10.0-12.0	5.0-7.0	1.75-2.25
Sophora secundiflora	15	2.0-3.0	1.0-2.0	0.5-0.75
Sophora secundiflora	24	3.0-4.0	2.0-3.0	0.75-1.0
Sophora secundiflora	36	5.0-6.0	3.0-4.0	1.25-2.0
Tipuana tipu	15	6.0-7.0	2.0-3.0	0.5-0.75
Tipuana tipu	24	7.0-9.0	3.0-4.0	1.0-1.5
Tipuana tipu	36	9.0-11.0	5.0-7.0	1.75-2.25
Thevetia peruviana	15	6.0-7.0	2.0-3.0	0.50-1.0
Thevetia peruviana	24	7.0-9.0	4.0-5.0	1.0-1.5
Thevetia peruviana	36	9.0-11.0	5.0-6.0	1.5-2.0
Ulmus parvifolia	15	6.0-7.0	2.0-3.0	0.5-0.75
Ulmus parvifolia	24	7.0-9.0	3.0-4.0	1.0-1.5
Ulmus parvifolia	36	10.0-12.0	6.0-8.0	1.75-2.5
Ulmus parvifolia	48	13.0-15.0	8.0-10.0	2.5-3.5

MULTIPLE TRUNK TREE LISTING

Acacia smallii M *(Also for minuta and farmesiana)*	15	4.0-5.0	2.0-3.0
Acacia smallii M	24	6.0-7.0	4.0-5.0
Acacia smallii M	36	8.0-10.0	6.0-8.0
Acacia smallii M	48	12.0-14.0	8.0-10.0
Albizia julibrissin M	15	5.0-6.0	2.0-3.0
Albizia julibrissin M	24	6.0-7.0	4.0-5.0
Albizia julibrissin M	36	8.0-9.0	5.0-6.0
Bauhinia HongKong M	15	5.0-6.0	2.0–3.0
Bauhinia HongKong M	24	6.0-8.0	3.0-4.0
Bauhinia HongKong M	36	8.0-10.0	5.0-7.0
Bauhinia lunarioides M	15	3.0-4.0	1.5-2.0
Bauhinia lunarioides M	24	4.0-5.0	3.0-4.0
Bauhinia purpurea M	15	5.0-6.0	2.0-3.0

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH
Bauhinia purpurea M	24	6.0-8.0	3.0-4.0
Bauhinia purpurea M	36	8.0-10.0	5.0-7.0
Caesalpinia mexicana M	15	4.0-5.0	2.0-3.0
Caesalpinia mexicana M	24	5.0-7.0	3.0-4.0
Caesalpinia mexicana M	36	7.0-8.0	4.0-5.0
Caesalpinia cacalaco M	15	3.0-4.0	2.0-3.0
Caesalpinia cacalaco M	24	4.0-6.0	3.0-4.0
Caesalpinia cacalaco M	36	6.0-8.0	5.0-6.0
Cercidium Hybrids M	15	4.0-5.0	2.0-3.0
Cercidium Hybrids M	24	5.0-8.0	3.0-4.0
Cercidium Hybrids M	36	8.0-10.0	5.0-7.0
Cercidium Hybrids M	48	10.0-14.0	8.0-10.0
Cercidium floridum M	15	3.0-4.0	2.0-3.0
Cercidium floridum M	24	5.0-7.0	3.0-4.0
Cercidium floridum M	36	7.0-8.0	6.0-8.0
Cercidium floridum M	48	10.0-13.0	10.0-12.0
Cercidium microphyllum M	15	2.0-3.0	2.0-3.0
Cercidium microphyllum M	24	3.0-5.0	3.0-4.0
Cercidium microphyllum M	36	5.0-8.0	4.0-5.0
Cercidium praecox M	15	4.0-5.0	1.5-2.5
Cercidium praecox M	24	5.0-7.0	3.0-4.0
Cercidium praecox M	36	8.0-9.0	6.0-7.0
Cercidium praecox M	48	10.0-12.0	8.0-10.0
Chilopsis linearis M (v. hybrids)	15	4.0-5.0	2.0-3.0
Chilopsis linearis M	24	5.0-7.0	3.0-4.0
Chilopsis linearis M	36	7.0-9.0	5.0-7.0
Chitalpa M	15	4.0-5.0	2.0-3.0
Chitalpa M	24	6.0-7.0	3.0-4.0
Chitalpa M	36	8.0-10.0	5.0-7.0
Ficus nitida M	15	5.0-6.0	2.0-3.0
Ficus nitida M	24	7.0-8.0	3.0-4.0
Ficus nitida M	36	9.0-11.0	6.0-7.0
Ficus nitida M	48	12.0-14.0	8.0-9.0
Jacaranda acutifolia M	15	5.0-6.0	2.0-3.0
Jacaranda acutifolia M	24	6.0-8.0	3.0-4.0
Jacaranda acutifolia M	36	9.0-11.0	6.0-7.0
Jacaranda acutifolia M	48	13.0-15.0	8.0-10.0
Lysiloma thornberi M	15	4.0-5.0	2.0-3.0
Lysiloma thornberi M	24	5.0-6.0	3.0-4.0
Lysiloma thornberi M	36	7.0-8.0	5.0-6.0
Olea europaea hybrids M	15	4.0-5.0	2.0-3.0

BOTANICAL NAME	CONTAINER SIZE	HEIGHT (*in feet*)	WIDTH
Olea europaea hybrids M	24	6.0-8.0	3.0-5.0
Olea europaea hybrids M	36	8.0-10.0	5.0-7.0
Olea europaea hybrids M	48	10.0-12.0	8.0-10.0
Olneya tesota M	15	2.5-3.5	2.0–3.0
Olneya tesota M	24	4.0-6.0	2.5-3.5
Olneya tesota M	36	7.0-8.0	5.0-6.0
Olneya tesota M	48	8.0-10.0	7.0-9.0
Pistacia Lentiscus M	15	5.0-6.0	1.5-2.0
Pistacia Lentiscus M	24	6.0-7.0	2.0-3.0
Pistacia Lentiscus M	36	7.0-8.0	5.0-6.0
Pithecellubium flexicaule M	15	3.0-4.0	2.0-3.0
Pithecellubium flexicaule M	24	4.0-6.0	3.0-4.0
Pithecellubium flexicaule M	36	7.0-9.0	5.0-6.0
Pithecellubium flexicaule M	48	9.0-11.0	7.0-9.0
Prosopis velutina/juliflora M	15	4.0-5.0	2.0-3.0
Prosopis velutina/juliflora M	24	5.0-7.0	3.0-4.0
Prosopis velutina/juliflora M	36	8.0-10.0	5.0-7.0
Prosopis velutina/juliflora M	48	10.0-13.0	7.0-9.0
Prosopis hybrid M	15	4.0-5.0	2.0-3.0
Prosopis hybrid M	24	5.0-7.0	4.0-6.0
Prosopis hybrid M	36	8.0-1.0	6.0-8.0
Prosopis hybrid M	48	10.0-12.0	9.0-11.0
Prosopis glandulosa M	15	4.0-5.0	2.0-3.0
Prosopis glandulosa M	24	5.0-8.0	3.0-4.0
Prosopis glandulosa M	36	8.0-10.0	5.0-6.0
Prosopis glandulosa M	48	10.0-12.0	9.0-11.0
Sophora secundiflora M	15	1.5-2.5	1.0-2.0
Sophora secundiflora M	24	2.5-4.0	2.0-3.0
Sophora secundiflora M	36	5.0-6.0	3.0-4.0
Thevetia peruviana M	15	4.0-5.0	2.0-3.0
Thevetia peruviana M	24	5.0-7.0	3.0-4.0
Thevetia peruviana M	36	7.0-9.0	4.0-6.0
Vitex angus-castus M	15	4.0-5.0	2.0-3.0
Vitex angus-castus M	24	5.0-7.0	3.0-4.0
Vitex angus-castus M	36	7.0-9.0	5.0-7.0

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