Exhibit “F”
Skye Summit Development Standards and Architectural Design Guidelines

SKYE SUMMIT

DEVELOPMENT STANDARDS & DESIGN GUIDELINES

Submittal Date:
August 29, 2024

City Council Approval Date:

PREPARED FOR:

CANYON WALK, L.L.C.

PREPARED BY:

OLYMPIA COMPANIES, L.L.C.

11411 Southern Highlands Parkway, Suite 300
Las Vegas, NV 89141

TABLE OF CONTENTS

SECTION 8 LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

SECTION 9 DESIGN REVIEW

APPENDIX

LIST OF EXHIBITS

COMMUNITY THEME

1.1 PURPOSE AND INTENT

Situated adjacent to the proposed Sheep Mountain Parkway in the northwest Las Vegas valley, SKYE SUMMIT is designed to provide a graceful transition from the undeveloped land (U) to the south, while respecting the densities and design of the Skye Hills community to the east. SKYE SUMMIT is situated immediately adjacent to Red Rock National Conservation Area. SKYE SUMMIT is one of the gateways to this regional amenity. The community incorporates lighting elements to soften the illumination in the transition to our unique resource. The purpose of the Development Standards and Design Guidelines is to establish the procedures and evaluation standards for proposed builder neighborhoods within SKYE SUMMIT, the standards and guidelines described herein establish general concepts and provide the direction for the expression of the built environment within SKYE SUMMIT. They are intended to provide an overall framework for future development, in order to achieve a sense of community identity, character, scale and sensitivity in the development of SKYE SUMMIT.

Equally important, an extraordinary amount of time, resources, and capital shall be expended for the development of infrastructure, landscaping and other site improvements, which are integral to the creation of a strong sense of identity for SKYE SUMMIT. The Development Standards and Guidelines are intended to provide a vehicle to protect and maintain the long term quality and value of the community. Accordingly, the Development Standards and Design Guidelines apply to all construction within SKYE SUMMIT, including new construction, remodels and additions, landscape, signage, and neighborhood amenities. The Development Standards shall be adhered to with all aspects of the proposed projects.

The sketches and graphic representations contained herein are for reference to help clarify the requirements of the Development Standards and Design Guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the Architectural Design Guidelines and Landscape Design Guidelines allow certain flexibility in fulfilling the intended design goals and objectives. The authority for determining whether a proposed design or feature of a design shall be acceptable rests with the Master Declarant ("Declarant") and/or the various review committees it designates.

1.2 SUPPORTING DOCUMENTS

The Development Standards and Design Guidelines are supplemental to the documents listed below, and must also be consulted during the design and development of individual parcels within SKYE SUMMIT:

- City of Las Vegas Building Codes
- Development Agreement for SKYE SUMMIT
- Master Declaration of Covenants, Conditions & Restrictions for SKYE SUMMIT (Master CC&R's)
- The Master CC&Rs or any Neighborhood Association, which governs the Lot or Property in question.

Where conflicts arise between documents, City of Las Vegas Building codes always take precedence. Further, issues not addressed herein shall be governed by Title 19.

The SKYE SUMMIT Development Standards and Design Guidelines are subject to interpretation by the Master Declarant. The Master Declarant may amend or augment the Design Guidelines to meet specific site or functional requirements of property within the community, for consistency with the Development Agreement as the basic objective of the Master Declarant.

1.3 RESPONSIBILITY OF REVIEW

Neither the Master Declarant nor Architectural Review Committee (ARC) assume responsibility for plan review of local codes or ordinances. The Master Declarant's purpose in plan review is to ensure that each project meets the objectives of the Development Standards and Design Guidelines and Declarations. All projects within SKYE SUMMIT require review and approval by the Master Declarant prior to submittal to the City of Las Vegas or other applicable public agencies.

1.4 PROJECT LOCATION

SKYE SUMMIT is a Master Planned Community consisting of 515 acres in the northwest region of Las Vegas. It is on the west side of the Sheep Mountain Parkway alignment with Farm Road as the northern boundary and Tropical Parkway as the southern boundary. The boundary to the west is Red Rock National Conservation Area. The community, planned for up to 3,500 dwelling units (maximum) features a variety of residential land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike. Please refer to **Exhibit 1.4: Vicinity Map.**

1.5 SKYE SUMMIT LAND USE CATEGORIES

- *Residential Low (maximum 15 du/ac; average 6.5 du/ac)*
  The purpose of the Residential Low category is to provide for the development of single-family detached dwellings and duplex units with maximum density not to exceed 15 du/ac. Accessory structures, including Accessory Dwelling Units, are allowed.

- *Residential Medium Low (maximum 15 du/ac; average 8 du/ac)*
  The purpose of the Residential Medium Low category is to provide for the development of single- family detached dwellings, duplex units, townhomes and other customary residential uses with an average density across all Residential Medium Low parcels not to exceed 8 du/ac, maximum density not to exceed 15 du/ac. Accessory structures, including Accessory Dwelling Units, are allowed.

- *Residential Medium Low Attached (maximum 25 du/ac; average 16 du/ac)* The purpose of the Residential Medium Low Attached category is to provide for the development of single-family detached dwellings, duplex units, townhomes, and other customary residential uses on a smaller lot size with an average density not to exceed 16 du/ac across all Residential Medium Low Attached parcels.

- *Public Facility (PF)*
  The permitted uses and development standards for the Public Facility parcels are as prescribed by the Civic (C-V) zoning district within the City of Las Vegas Unified Development Code. Refer to Title 10.10.020. In addition to the public and quasi-public uses permitted by the C-V zoning district, for profit schools are also a permitted use on Public Facility parcels within SKYE SUMMIT.

  Infrastructure within all SKYE SUMMIT land use categories, including public facilities, detention basins, electrical sub-stations, utility easements, public facilities, etc., shall be in accordance with the Civic (C-V) zoning district of the City of Las Vegas Unified Development Code.

Except for uses that require a Special Use Permit in accordance with the Development Code, the following uses are permitted in the C-V zoning districts: utility company facilities, including electrical power substation facilities, telecommunications facilities, and facilities of the Las Vegas Valley Water District,

Parks and Open Space shall be a part of the PF land use category and shall provide for active and passive recreational amenities, including natural open space, serving residents of SKYE SUMMIT and the surrounding areas.

- *Commercial (C)*
  The purpose of the Commercial Zoning District is to provide for the development of commercial uses necessary to support Skye Summit. Refer to Section 3.02(g) of the Development Agreement. Unless otherwise prescribed, permitted land uses are subject to Title 19.12, C-1 (Limited Commercial) allowed uses, Title 19.08.120, C-1 (Limited Commercial) sign standards, and Title 19.08.0, C-1 Development Standards.

- *Cell Towers*
  Cell Towers shall be permitted in a Commercial Zoning District with no distance separation requirements. Cell towers shall be of stealth design and may not exceed 70' in height. Refer to Section 3.14 of the Development Agreement.

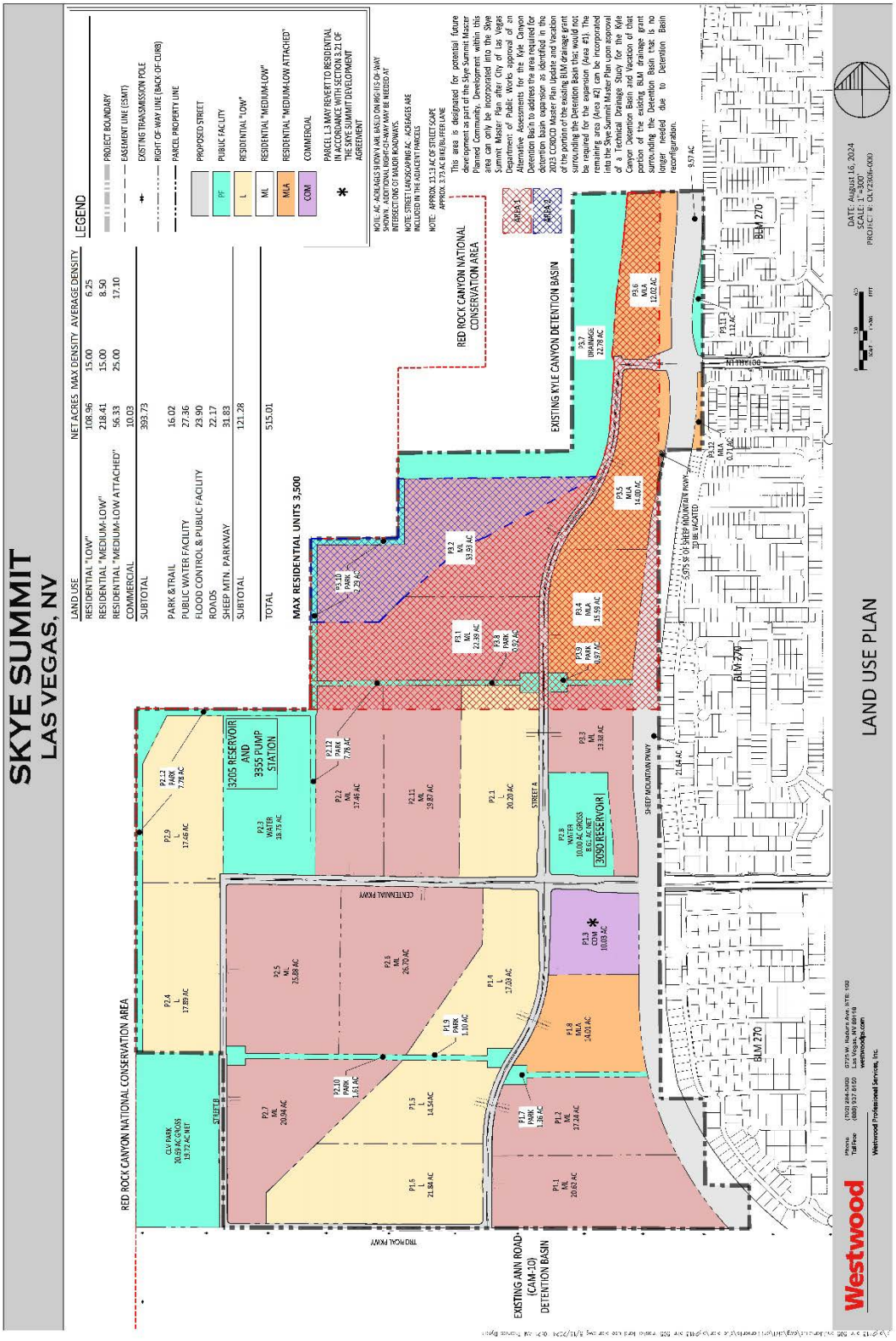
1.6 SKYE SUMMIT LAND USE / ZONING DISTRICTS

The SKYE SUMMIT Development Standards contained herein provide the Zoning criteria for the implementation of the residential, Public Facility, and commercial land uses within the SKYE SUMMIT Master Plan. Where the Modified Standards are silent on a specific issue, the provisions of the City of Las Vegas Unified Development Code, Title 19, in effect at the time of adoption of the SKYE SUMMIT Development Standards shall apply. The following chart identifies the SKYE SUMMIT Land Use categories and the corresponding SKYE SUMMIT Permitted Zoning Districts that apply:

Land Use Category		Permitted Zoning Districts
L	Residential Low *(maximum 15 du/ac; average 6.5 du/ac)*	R-1, R-CL, AA-1
ML	Residential Medium Low *(maximum 15 du/ac; average 8 du/ac)*	R-1, R-CL, AA-1
MLA	Residential Medium Low Attached *(maximum 25 du/ac; average 16 du/ac)*	R-1, R-CL, AA-1, R-TH
PF	Public Facility	C-V
C	Commercial	C-1

Exhibit 1.4
VICINITY MAP

Exhibit 1.5
LAND USE PLAN



2.1 DEVELOPMENT STANDARDS: PARKS, TRAILS, AND STREETS

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. **Exhibit 2.3.3: Trail & Park** outlines conceptual park locations other than Pocket Parks. Pocket Parks are not shown as their location will be determined at the time of site plan or preliminary plat. Pocket Parks will provide amenities designed to meet the needs of adjacent residents on a local scale.

Primary Parks will serve the larger neighborhoods, linking communities to one another as anchors for trails and paths. The Site includes a larger scale City Park at the southwestern corner that will serve the community as a whole. This park shall be a portion by the City and a portion by the Master Developer, refer to the Development Agreement 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. 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 Design Guidelines**.

2.1.1 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. SKYE SUMMIT aspires to satisfy this goal by integrating a hierarchy of parks that include primary parks and the larger City Park and the diverse array of parks, combined with the network of trails, pathways, and open spaces that provide a variety of recreational opportunities for residents within walkable access to Red Rock National Conservation Area.

2.1.2 General Park Standards

The following guidelines outline the general standards for park development within our community. 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.

A. Fencing around a tot lot or play area shall provide unobstructed visibility to the play area.

B. Landscape planting within parks shall follow the requirements of **Section 8: Landscape Architectural Guidelines**.

C. Turf is permitted as part of open play/ active recreation per the requirements of **Section 8.5: General Landscape Standards.**

2.1.3 Pocket Park Standards

Pocket Parks are park spaces that serve as the first level of recreation spaces for residents, serving 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 thirty (30) feet in all directions.
   1. Exceptions to this rule may be considered by the ARC based on unique site conditions such as topography or irregular lot shapes.
   2. Functional natural turf is encouraged and shall comply with SNWA requirements. Refer to **Section 8.5.4.5: Turf.**
   3. Trees and planting shall be provided in accordance with **Section 8.7.**

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 2.2.1: 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 **Exhibit 2.1.1: Pocket Park – Entry Focal Point**.
         i. Where Pocket Parks are located at the terminus of an entry road, planting is required to mitigate direct access to the road and headlight glare. Play structures and amenities may not be located within this area. Refer to **Exhibit 2.1.1: Pocket Park – Entry Focal Point**.
      b. Boundary Connector – situated along the parcel's border, these pocket parks act as connective spaces promoting interaction and unity between different neighborhoods. Refer to **Exhibit 2.1.2: Pocket Park – Boundary Connector**.
      c. Central Parcel Amenity – placed centrally within a parcel, a Pocket Park becomes a communal gathering point and walkable amenity. Refer to **Exhibit 2.1.3: Pocket Park – Central Parcel Amenity**.

Exhibit 2.1.1: Pocket Park – Entry Focal Point

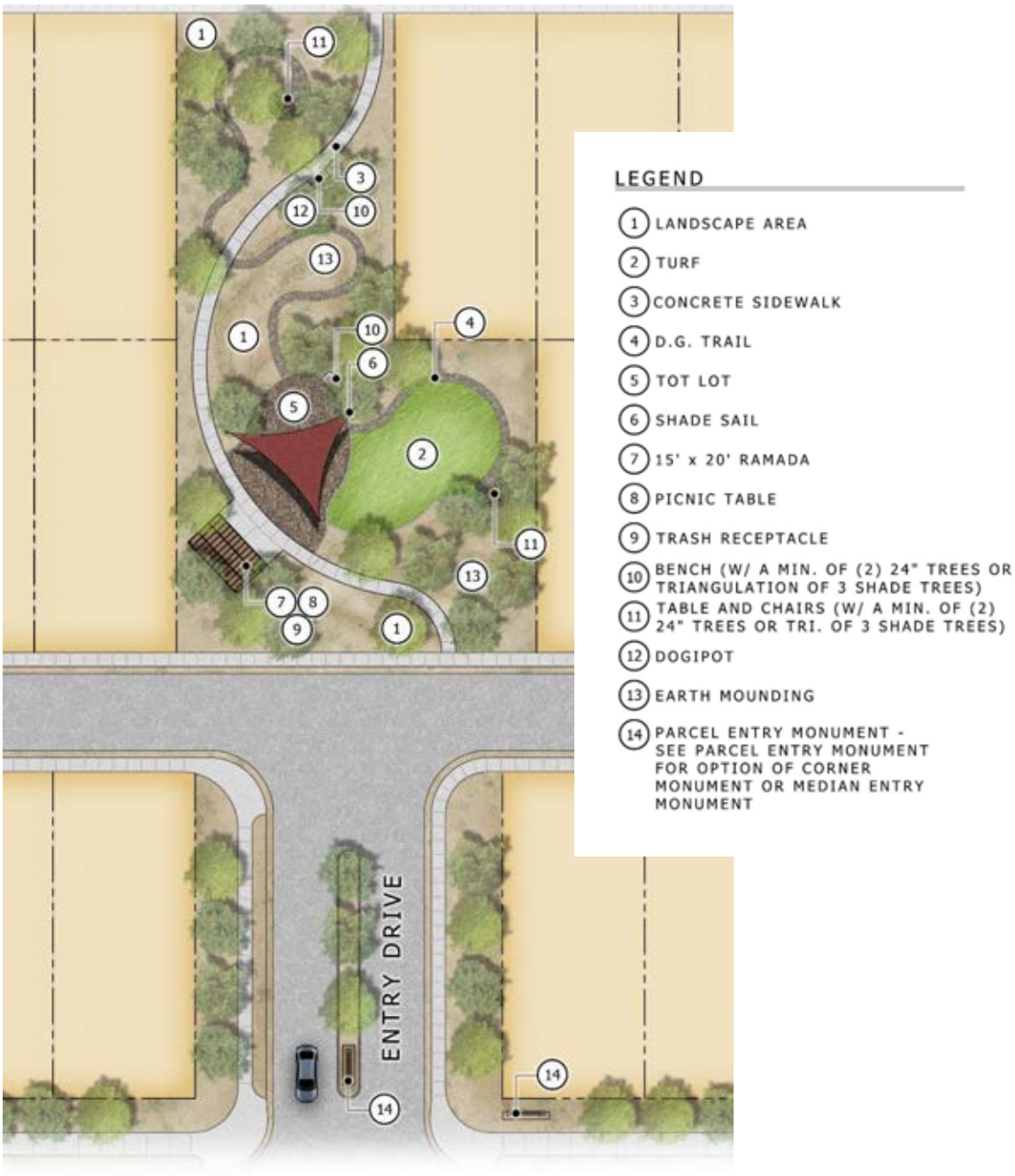
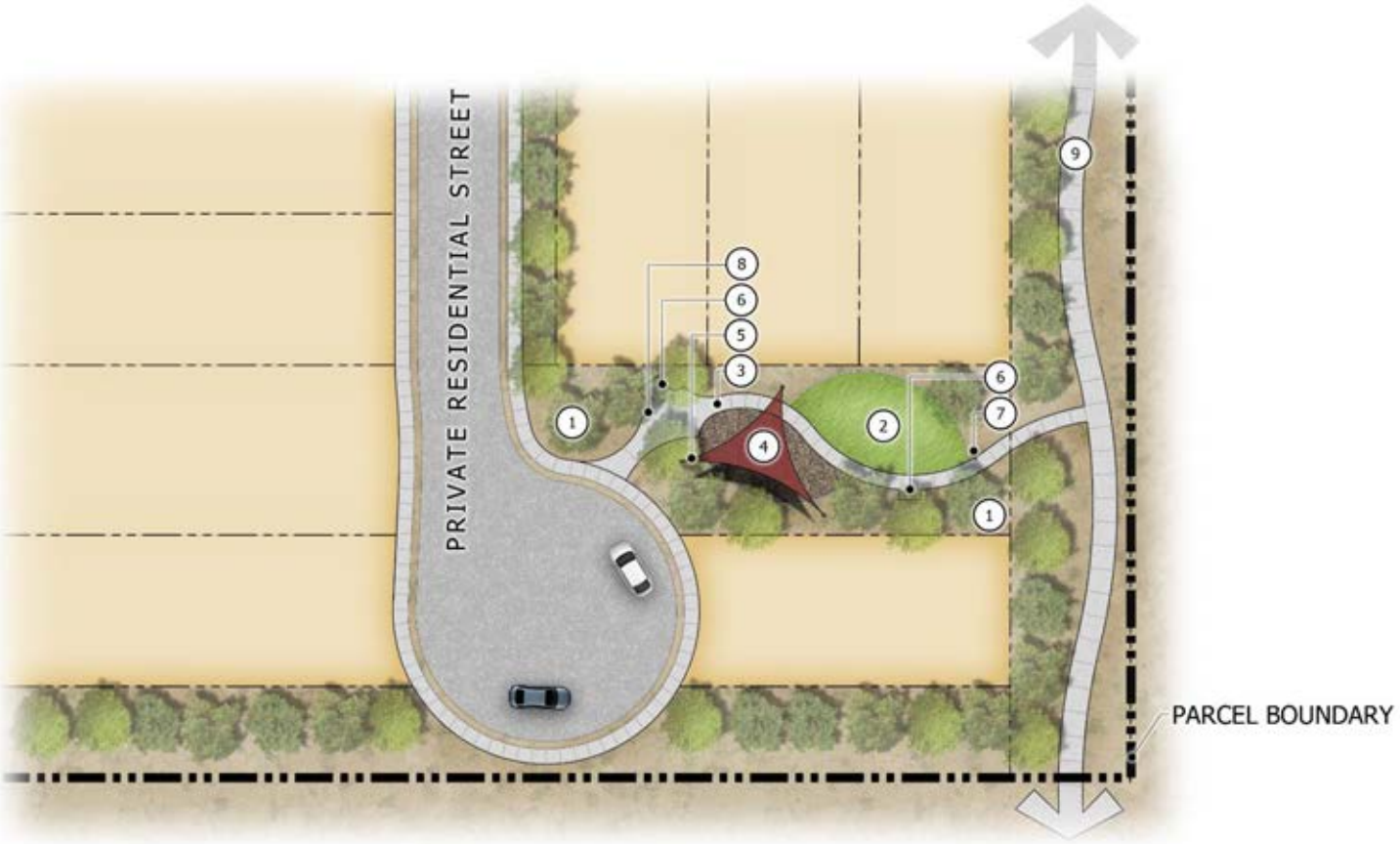


Exhibit 2.1.2: Pocket Park – Boundary Connector



LEGEND

1. LANDSCAPE AREA
2. TURF
3. CONCRETE SIDEWALK
4. TOT LOT
5. SHADE SAIL
6. BENCH (W/ A MIN. OF (2) 24" TREES OR TRIANGULATION OF 3 SHADE TREES)
7. DOGIPOT
8. TRASH RECEPTACLE
9. 8'-0" WIDE TRAIL

Exhibit 2.1.3: Pocket Park – Central Parcel Amenity

2.1.4 Primary Parks

Primary Parks are park spaces that serve as the second level recreation space for residents.

A. Primary Parks include amenities that are compatible with the character and needs of the local residential areas they serve.
B. A Primary Park must include at least six (6) amenities from **Table 2.2.1: Park Amenities**.
C. Refer to **Exhibit 2.3.3: Trail & Park** for conceptual locations of Primary Parks.

2.1.5 City Park

The twenty (20) acre City Park is larger in scale than the Primary Parks and offer more expansive program areas. This park serves as a gathering point and a point of pride within the community. City Park to comply with Parks Agreement.

A. The location of the City Park has been identified on **Exhibit 2.3.3: Trail & Park.**

This Page Intentionally Left Blank

2.2 PARK AMENITIES

Table 2.2.1: Park Amenities presents a baseline selection of amenities for each park type. This list is not exhaustive but serves to set a standard for the intensity, quality, and programming expected for different park types. Additional program elements not listed in the table can be incorporated provided they align with the established standards of quality and intensity and meet ARC approval. City Park does not require ARC approval and will comply with the Parks Agreement.

Table 2.2.1: Park Amenities

Description	Pocket Park	Primary Park
Number of Additional Park Amenities Required From Any of The Below List [1]	**4**	**6**
Amphitheater		
Bag Toss Courts	X	X
Barbeque Grill	X	X
Baseball/Softball Fields		
Basketball Court		X
Basketball Half-Court	X	X
Benches	X	X
Bicycle Parking		
Bocce Ball Courts		X
Community Garden		X
Community Pools		
Covered Large Play Structure (Ages 5-12)		
Covered Small Play Structure (Ages 5-12)[3]	X	X
Covered Tot Lot (Ages 2-5) [4]	X	X
Dog Park		
Drinking Fountain		
Fire Pit	X	X
Football Field		
Great Lawn		
Internal Trails and Paths	X	X
Little League Fields		
Multi-Use Sports Field		
Nature Trail System/Decomposed Granite		
Open Space	X	X
Outdoor Fitness/Stretch Equipment [5]		X
Park Internal Interpretive Level Signage		
Parking Facilities		
Parking Facilities With Trailer Parking & Equestrian Staging Area		

Passive Turf Areas		
Pet Waste Station	X	X
Pickleball Court		X
Picnic Table		X
Plaza		
Pond		
Restroom Facilities		
Sculpture/Art		
Seating Nodes		
Shade Structure		X
Shade Trees	X	X
Skate Parks		
Small Turf Area	X	X
Soccer Field		
Splash Pad		
Tennis Court		X
Trash Receptacle	X	X
Volleyball Court		X
Yoga Lawn		

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 lot require a minimum of 400 SF of area.
5. Minimum requirements for outdoor fitness/ stretch equipment to be consistent with Landscape Structures, Fitcore, and HealthBeat
6. Shade Trees: 1-24" box tree per 20 linear feet of frontage / perimeter distance of park, and in all planter areas.

2.2.1 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 2.2.1: 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 2.2.1: General Park Standards** and **Section 8.4.5: Turf**.

2.3 PEDESTRIAN CIRCULATION AND TRAILS MASTER PLAN

SKYE SUMMIT 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 2.3.3: Trail & Park** 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 2.3.4: Street & Trail Sections**. For information on Paths, refer to **Exhibit 2.3.6: Street Sections**. For information on planting requirements see **Chapter 8: Landscape Design Guidelines**. Trail Node locations are graphically shown on **Exhibit 2.3.3: Trail & Park** and more details can be found in **Section 2.3.2: Trail Nodes**.

2.3.1 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. Parcels adjacent to trails shall have wrought iron fencing per **Exhibits 5.3 & 5.8: Fencing Adjacent to Open Areas.**
C. The minimum width of a paseo within a Parcel is fifteen (15) feet.
    1. When between lots, a paseo is measured from the structure/ wall to structure/wall which exceeds thirty (30) inches in height.
D. Larger paseos have been identified on **Exhibit 2.3.3: Trail & Park** and show the locations of Parcel Paseos.
    1. The minimum width of a Parcel Paseo is forty (40) feet.
    2. Refer to **Exhibit 2.3.5 Trail Sections** for more information.

2.3.2 Trail Nodes

Trail nodes are strategically positioned at approximate locations graphically shown on **Exhibit 2.3.3: Trail & Park** along the West Trail Corridor and in two (2) locations along Parcel Paseos. Nodes are designed to include, at minimum, two (2) amenities from the list of trail node amenity options from **Table 2.3.1: Trail Node Amenities** but this is not an exhaustive list. Additional amenity selections may be presented to ARC for review and approval. Parcels adjacent to trails shall have wrought iron fencing per **Exhibit 5.8 Fencing Adjacent to Open Areas.**

Table 2.3.1 Trail Node Amenities		
	Trail Type	
Amenity	West 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

2.3.3 West Trail Corridor

The West Trail Corridor follows the western and northwestern edge of SKYE SUMMIT where it winds along the inside of the border with the Red Rock Canyon National Conservation Area.

A. Design of the trail and nodes along the West Trail Corridor take into consideration the proximity and potential impacts to the natural Mojave Desert within the Red Rock Canyon National Conservation Area. Refer to examples in **Exhibit 2.3.1: West Trail Node Examples.**
    1. Restrictions on plant material in this area can be found in **Section 8.2: Planting Zones**.
    2. Plant material along the West Trail Corridor may be non-irrigated revegetation.

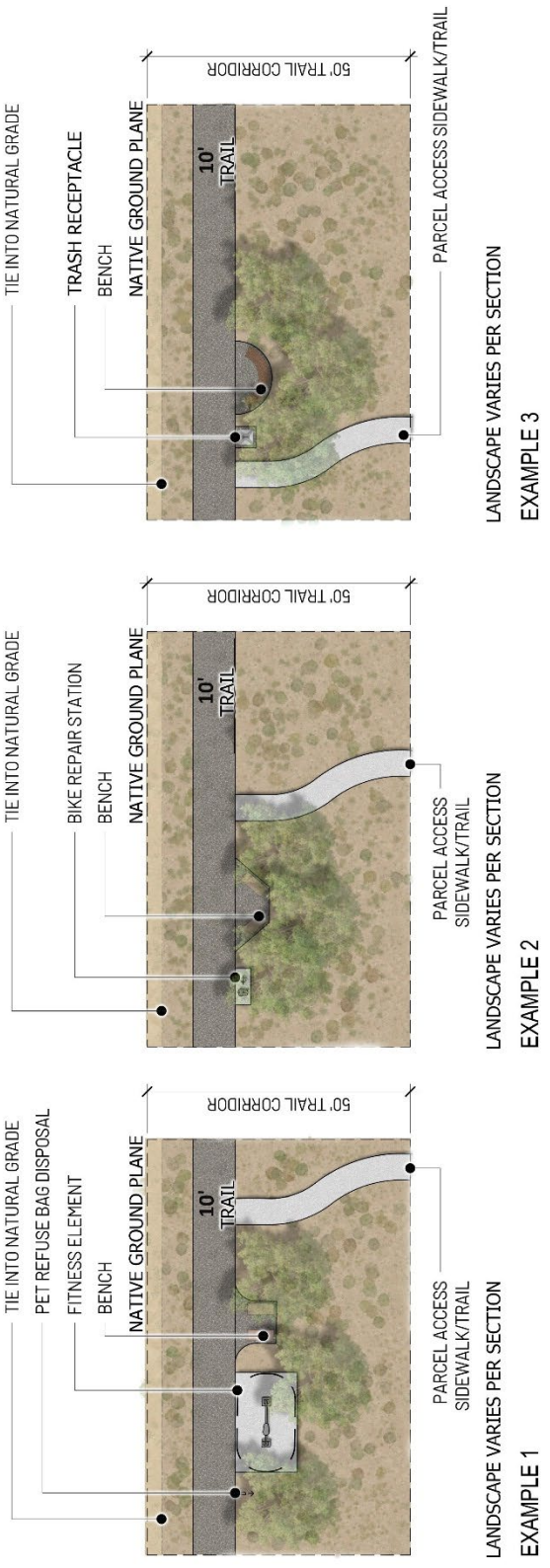
B. Include trail nodes approximately location graphically shown on **Exhibit 2.3.3: Trail & Park** and refer to **Section 2.3.2 Trail Node Examples** for more information.

C. Parcels adjacent to trails shall have wrought iron fencing per **Exhibit 5.8: Fencing Adjacent to Open Areas.** ***Fence shall be 7' high at the West Trail Corridor.***

D. Refer to **Exhibits 2.3.3, 2.3.4, 2.3.5, 2.3.6: Street & Trail Sections** for all dimensions.
    1. The West Trail Corridor is comprised of a thirty (30) foot wide (minimum) trail and grading corridor.
    2. Includes a ten (10) foot wide trail.

E. Grading for the trail shall tie back into the natural grade of the native ground plane.

Exhibit 2.3.2: West Trail Node Examples



WEST TRAIL NODES

TRAIL NODES TO OCCUR WHERE APPROXIMATE LOCATION IS GRAPHICALLY SHOWN ON **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

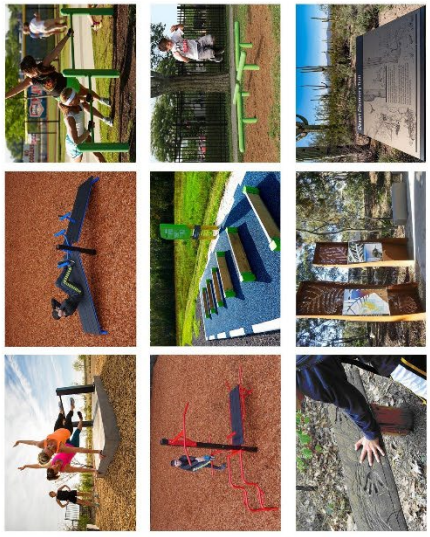


Exhibit 2.3.3: Trail & Park

**Subject to Public Works design approvals, typical all conditions*

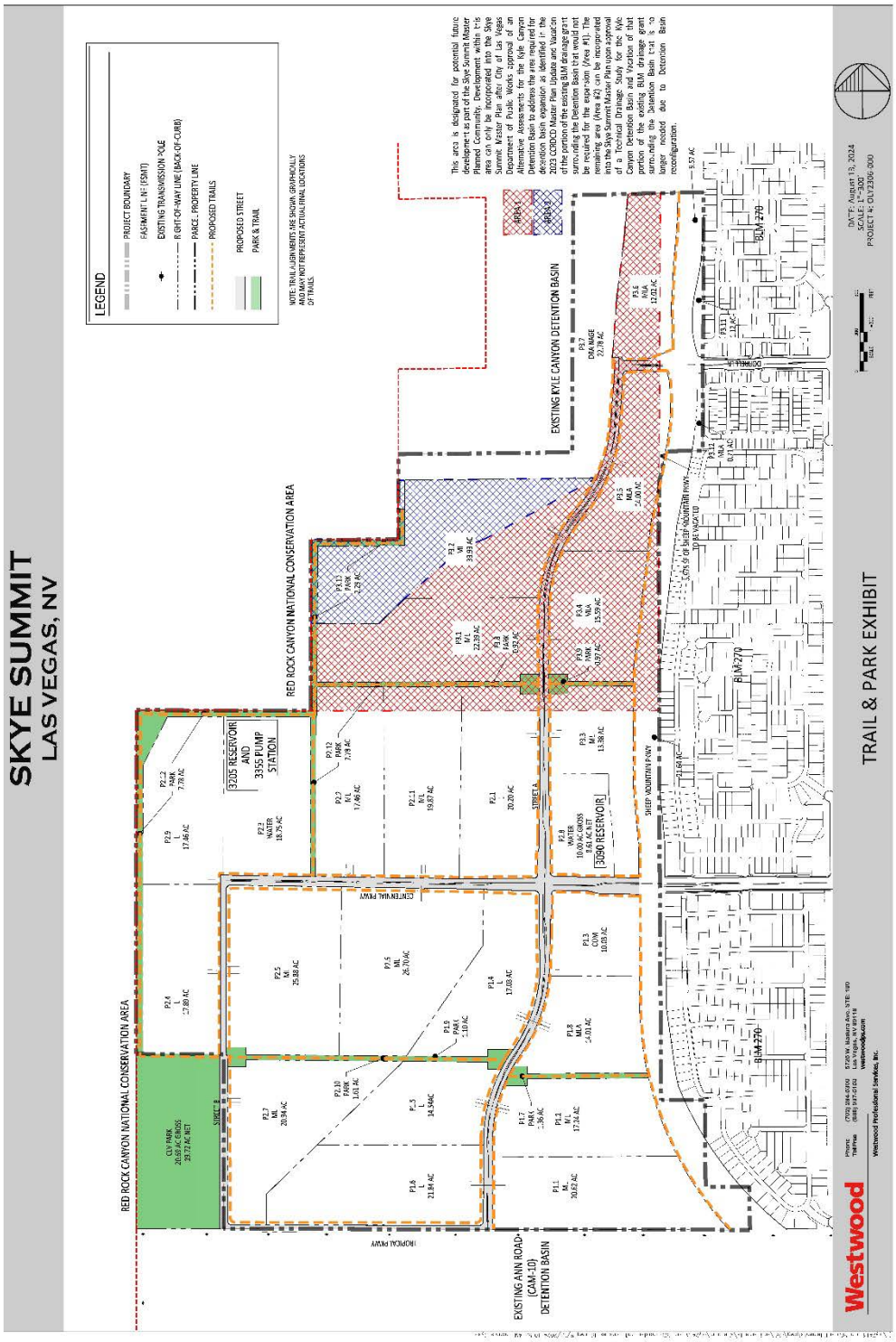


Exhibit 2.3.4: Street & Trail Sections

**Subject to Public Works design approvals, typical all conditions*

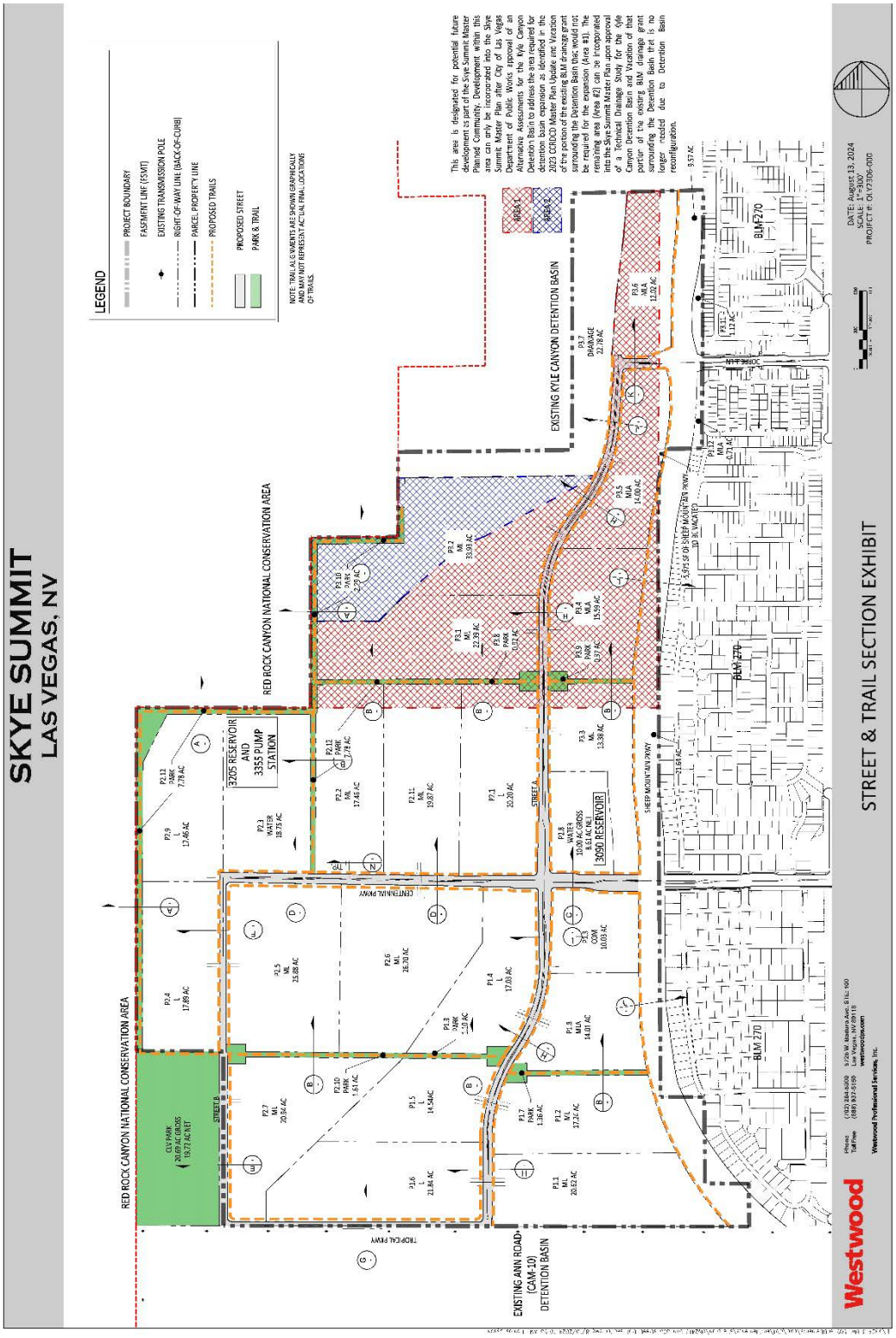


Exhibit 2.3.5: Trail Sections

**Subject to Public Works design approvals, typical all conditions*

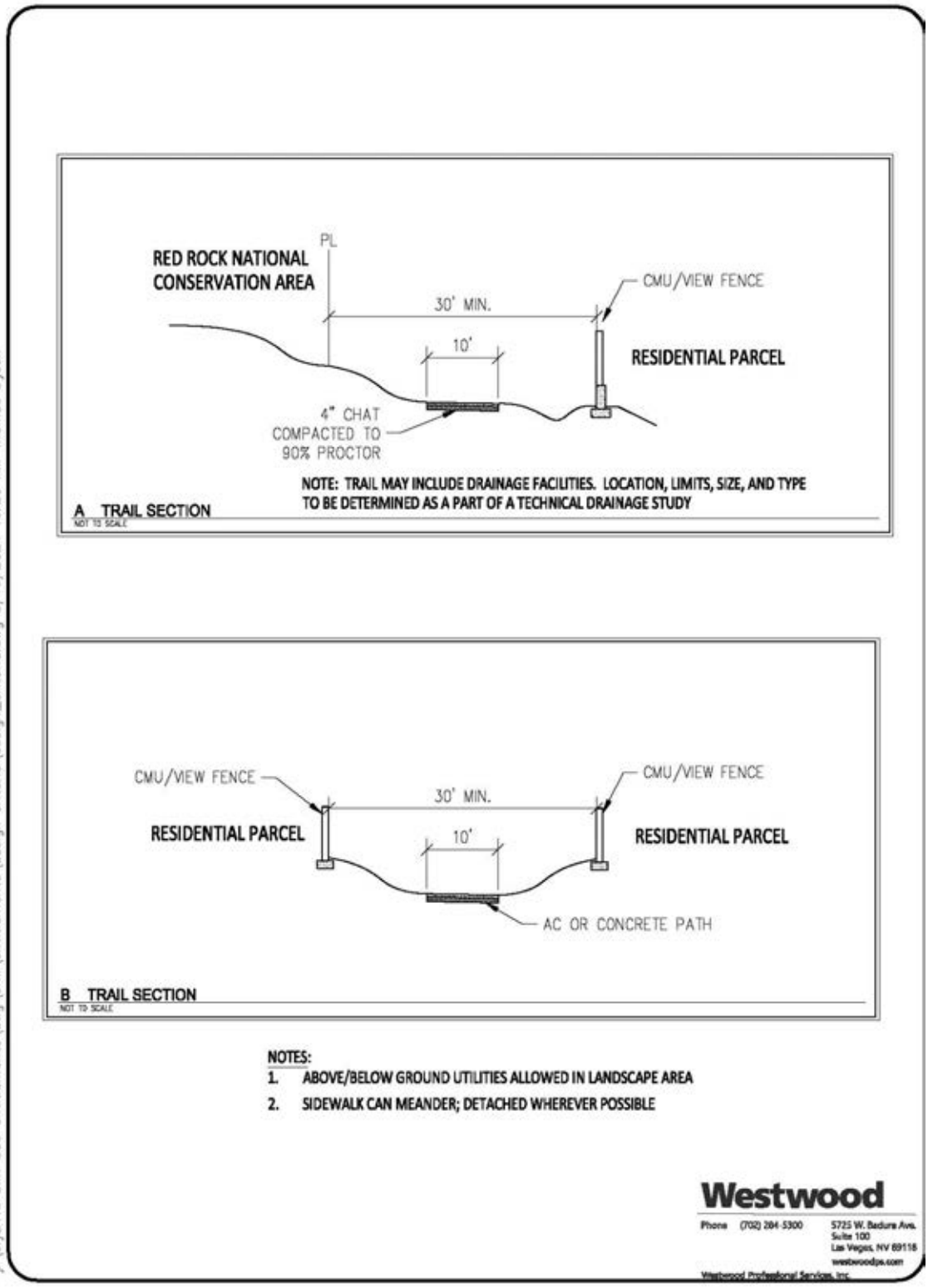
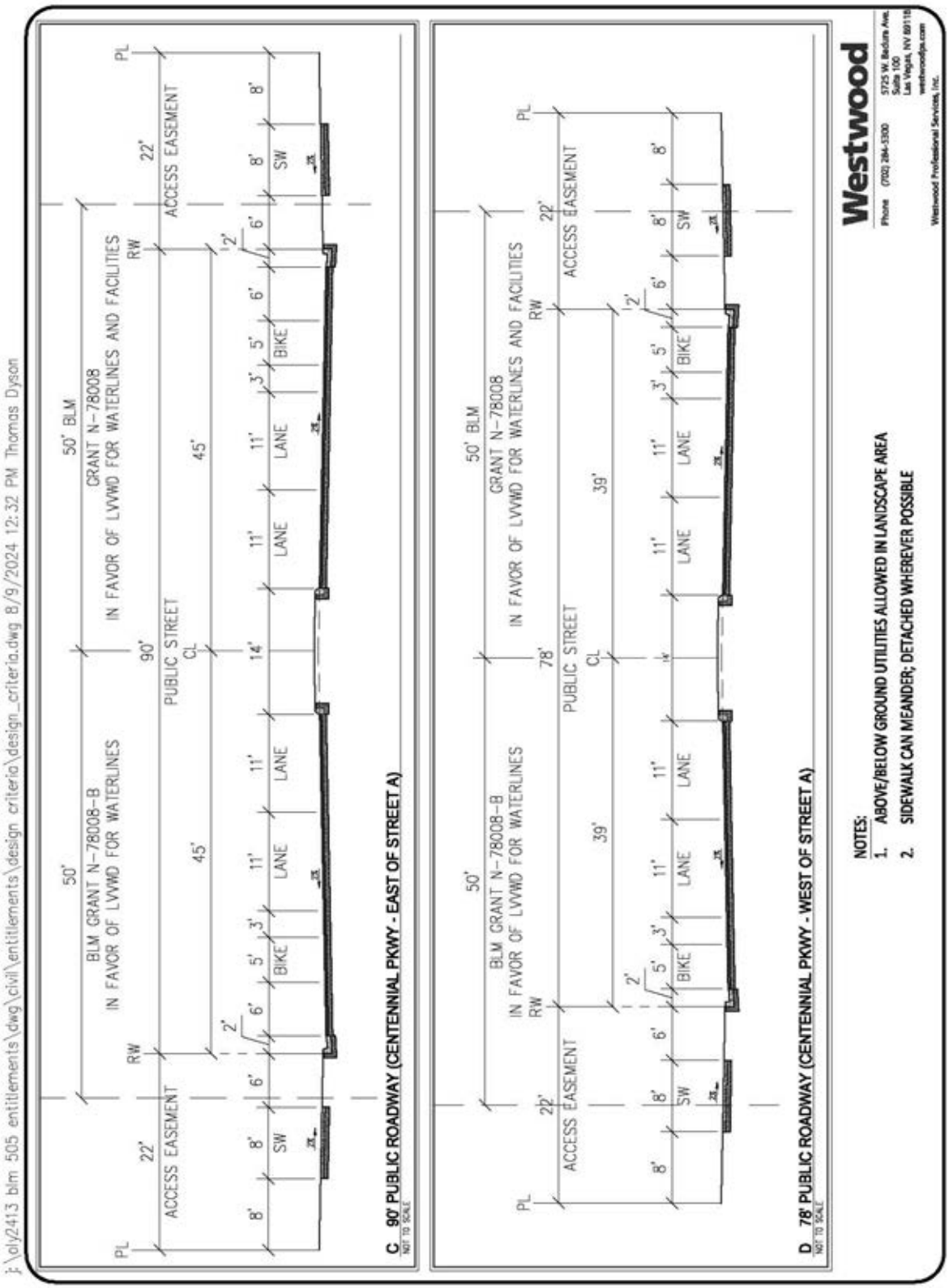
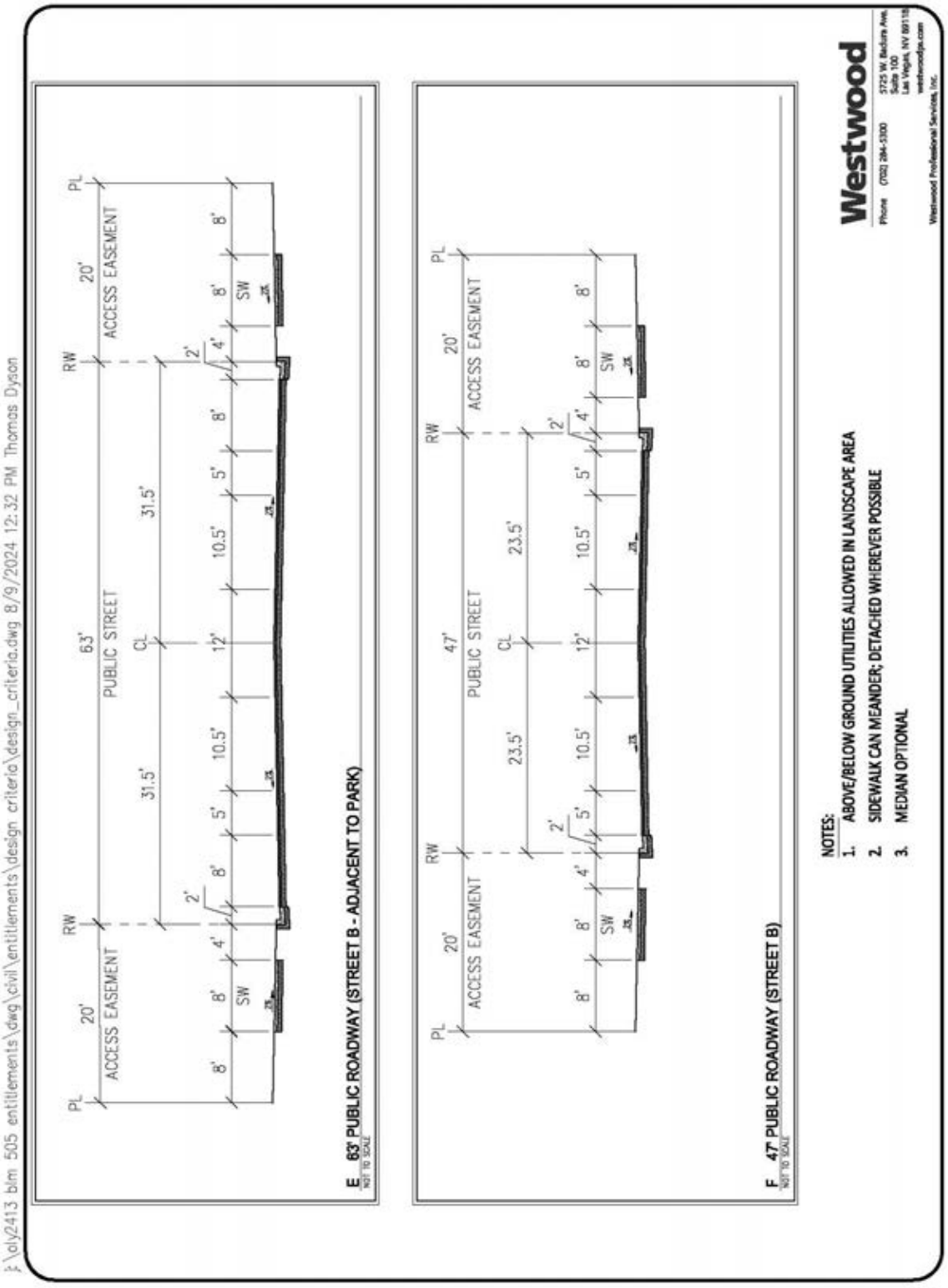


Exhibit 2.3.6: Street Sections

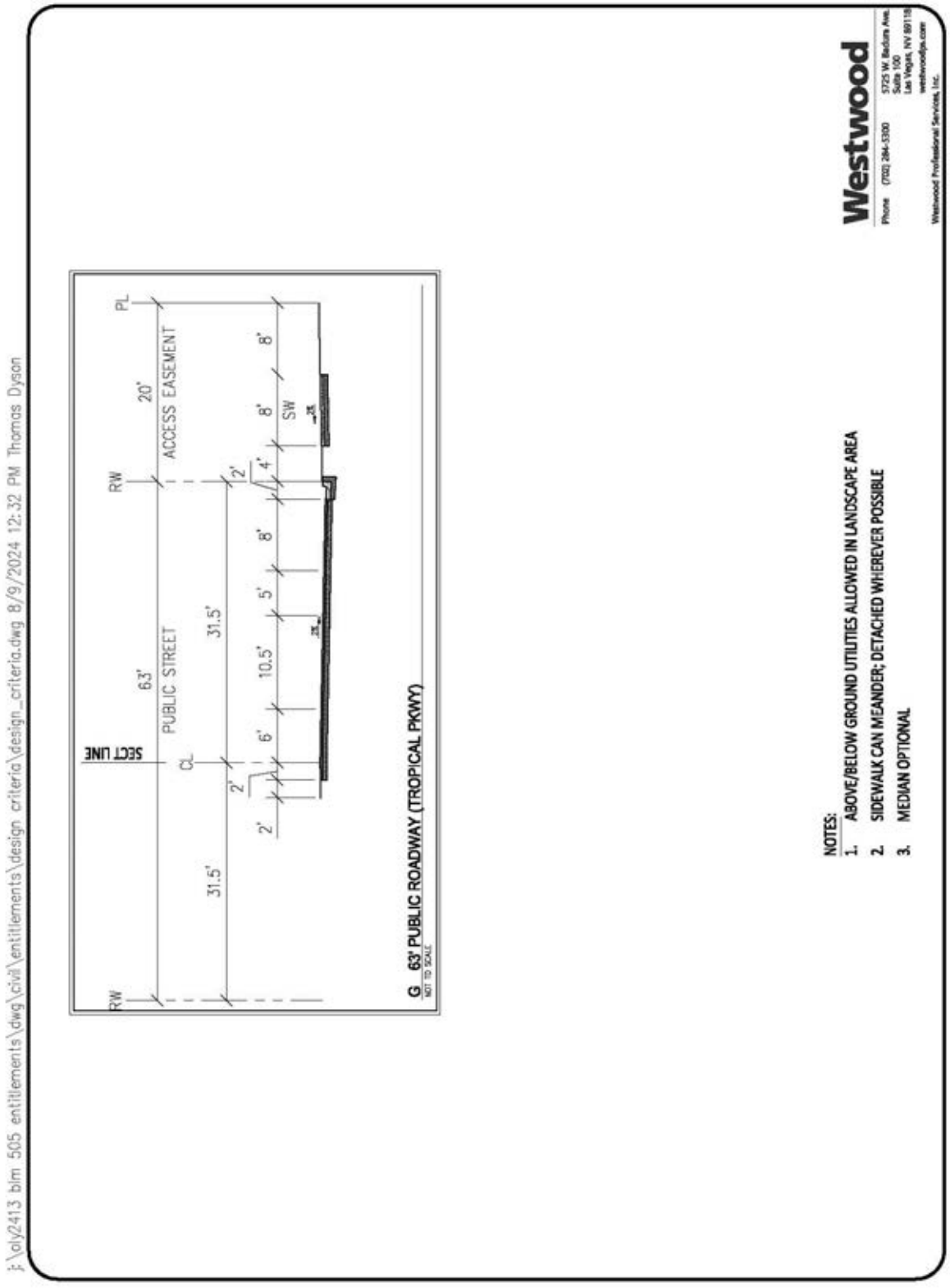
**Subject to Public Works design approvals, typical all conditions*



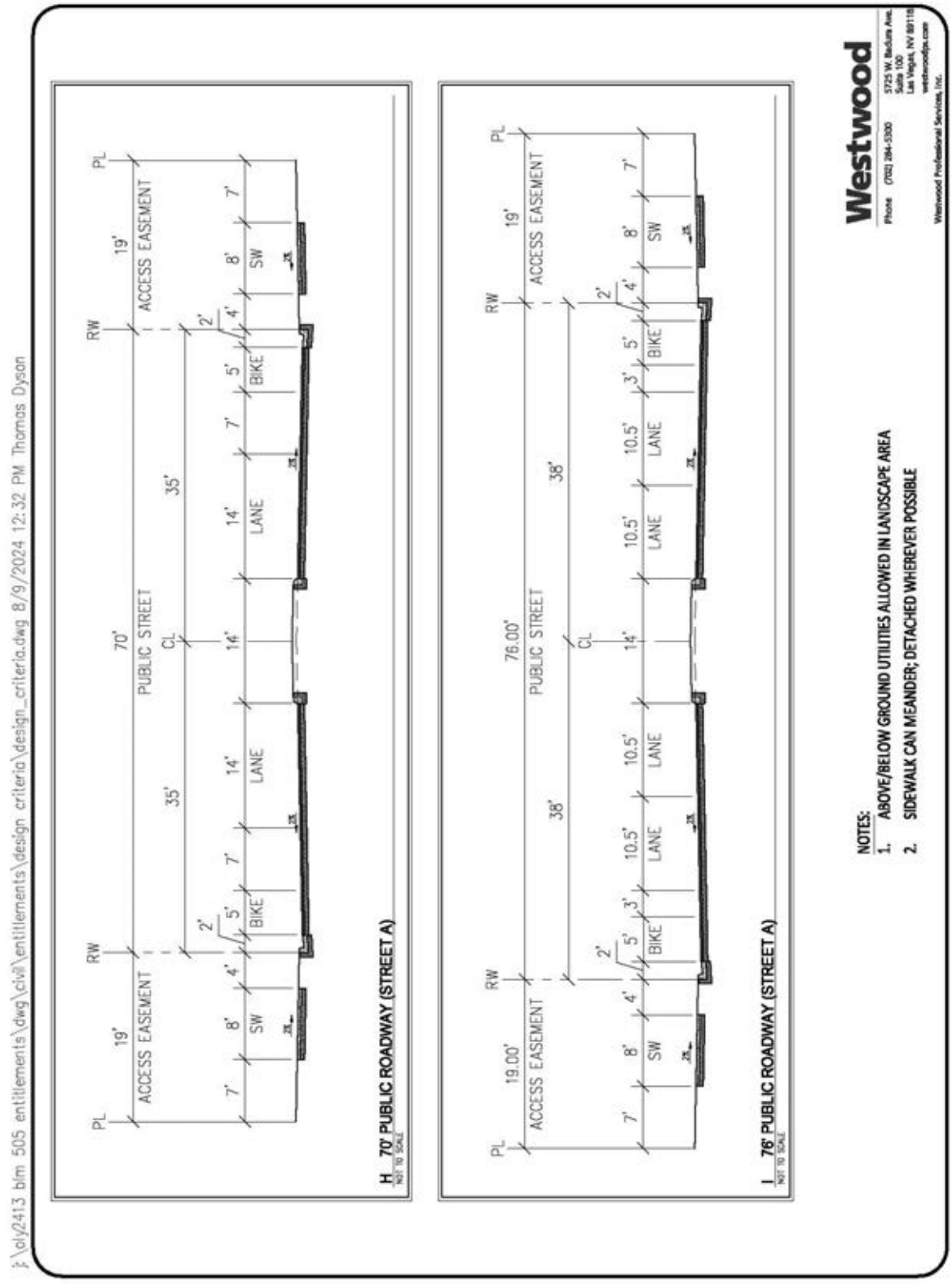
**Subject to Public Works design approvals, typical all conditions*



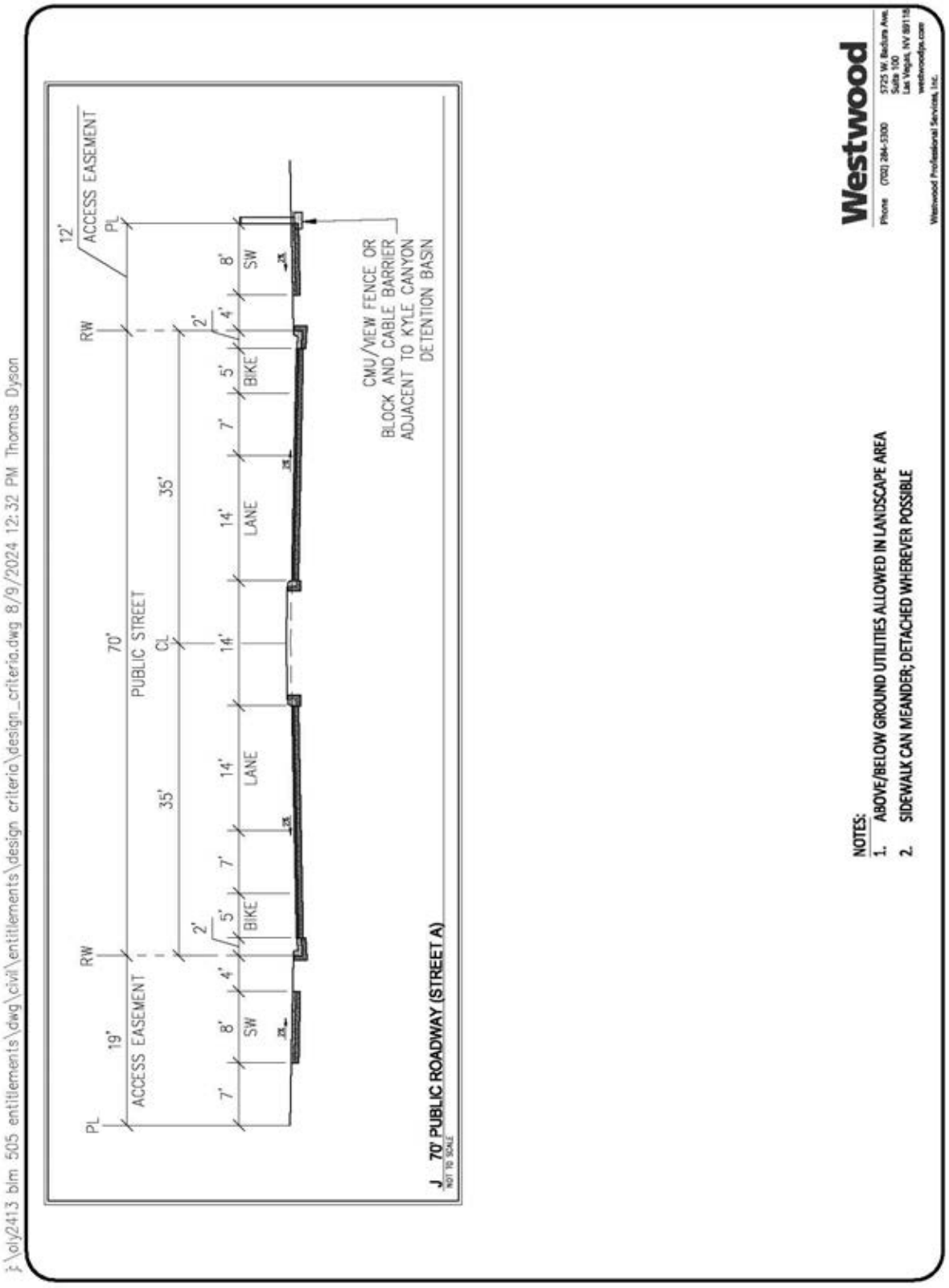
**Subject to Public Works design approvals, typical all conditions*



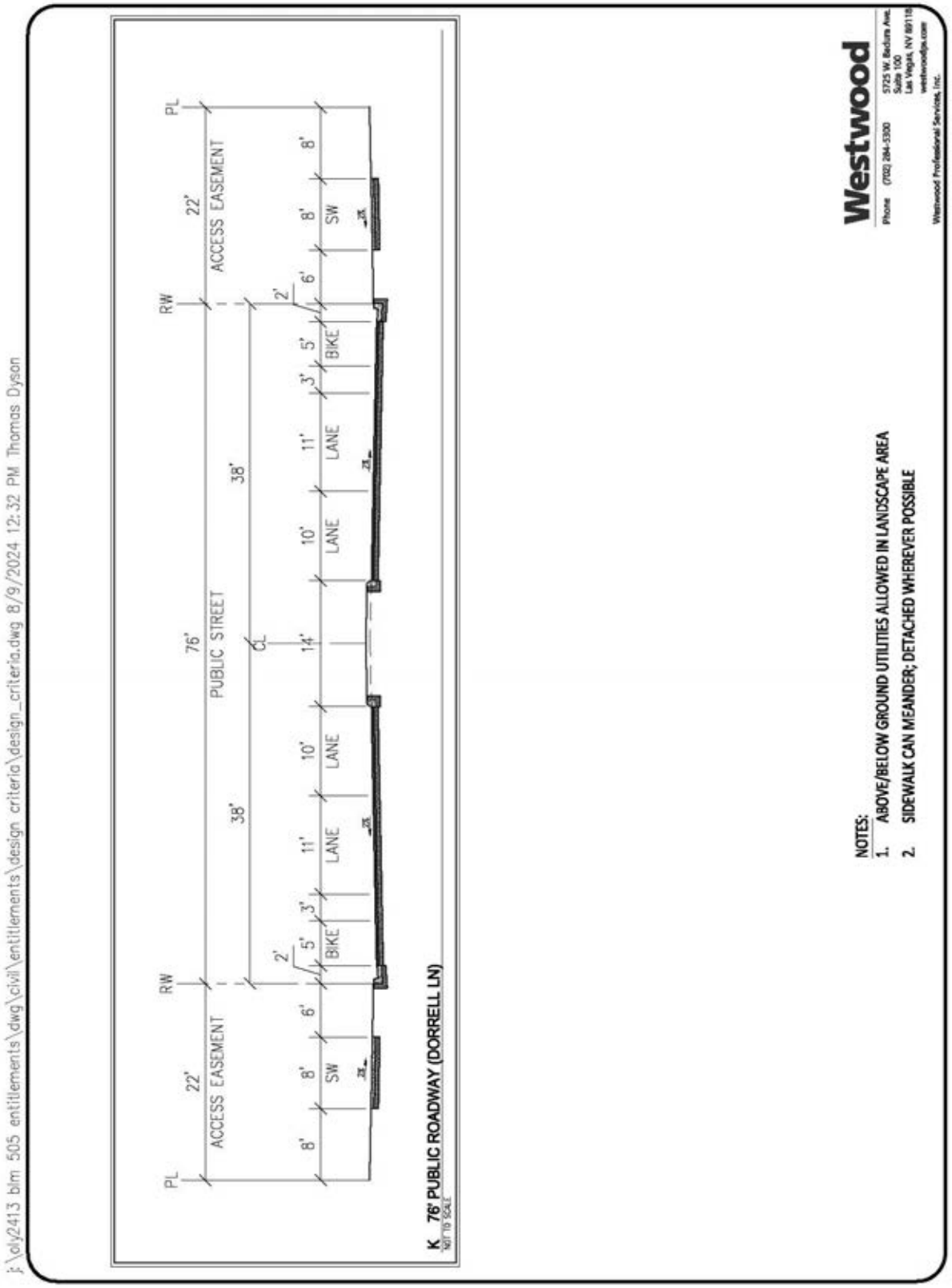
**Subject to Public Works design approvals, typical all conditions*



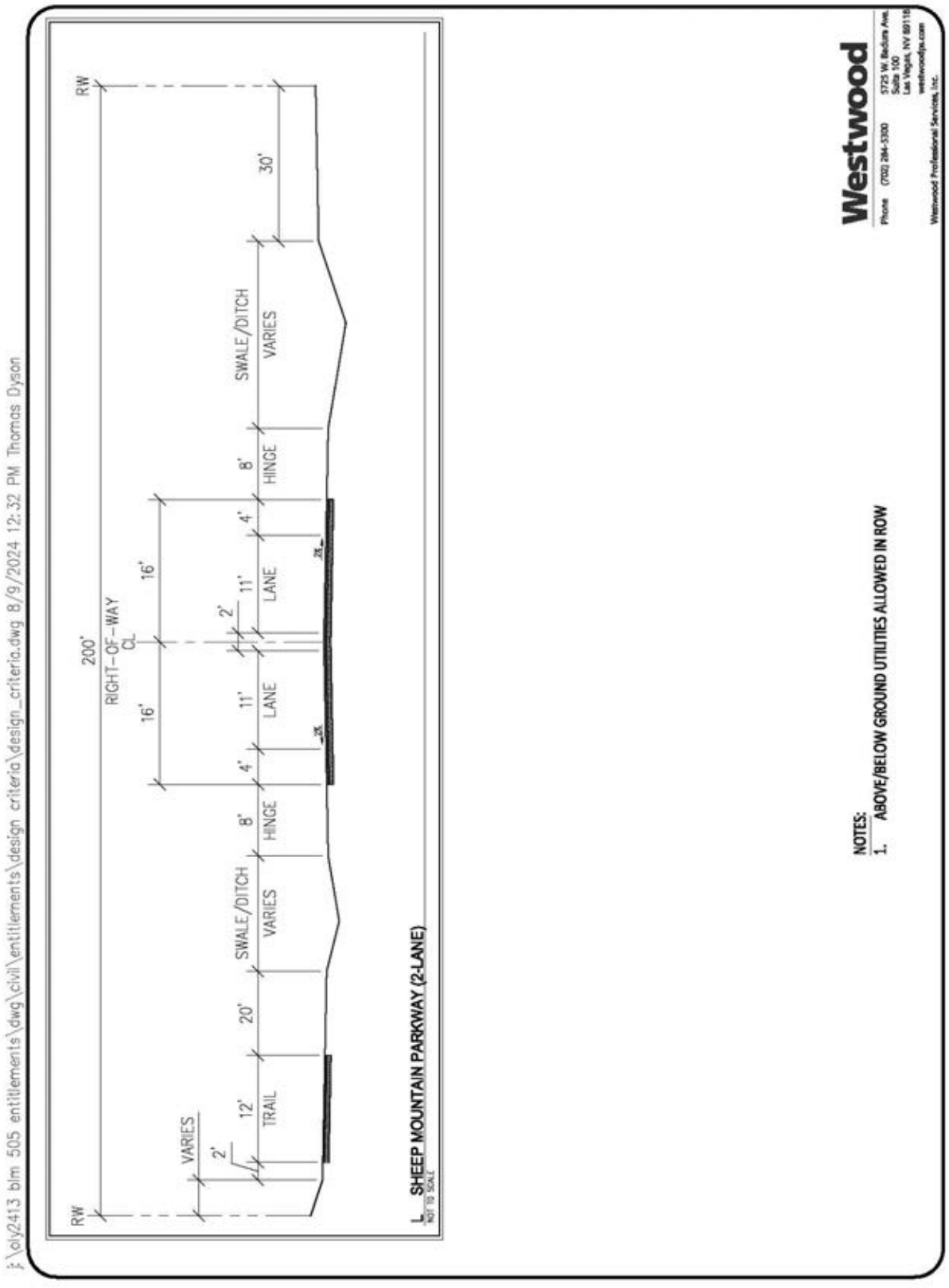
**Subject to Public Works design approvals, typical all conditions*



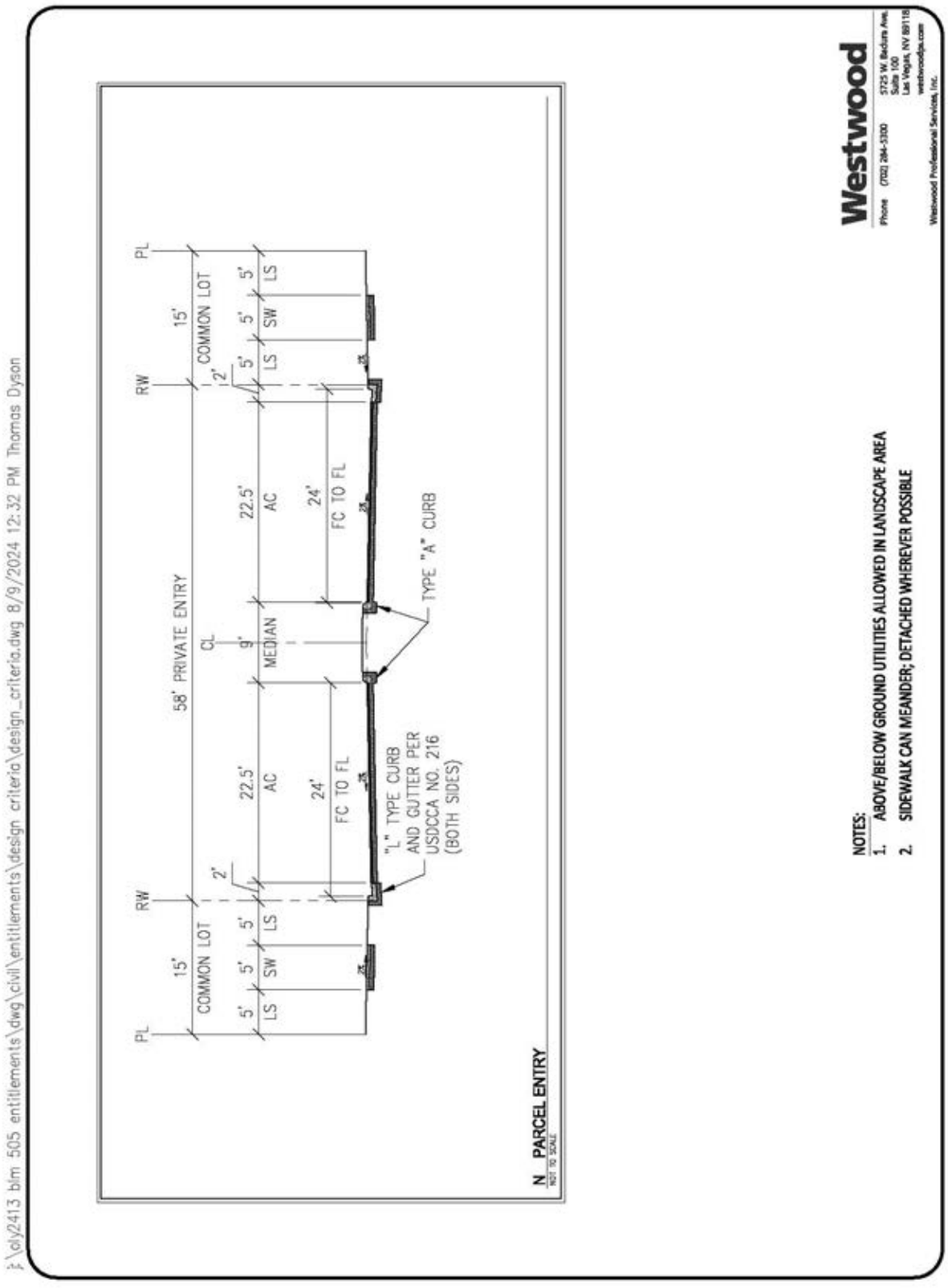
**Subject to Public Works design approvals, typical all conditions*



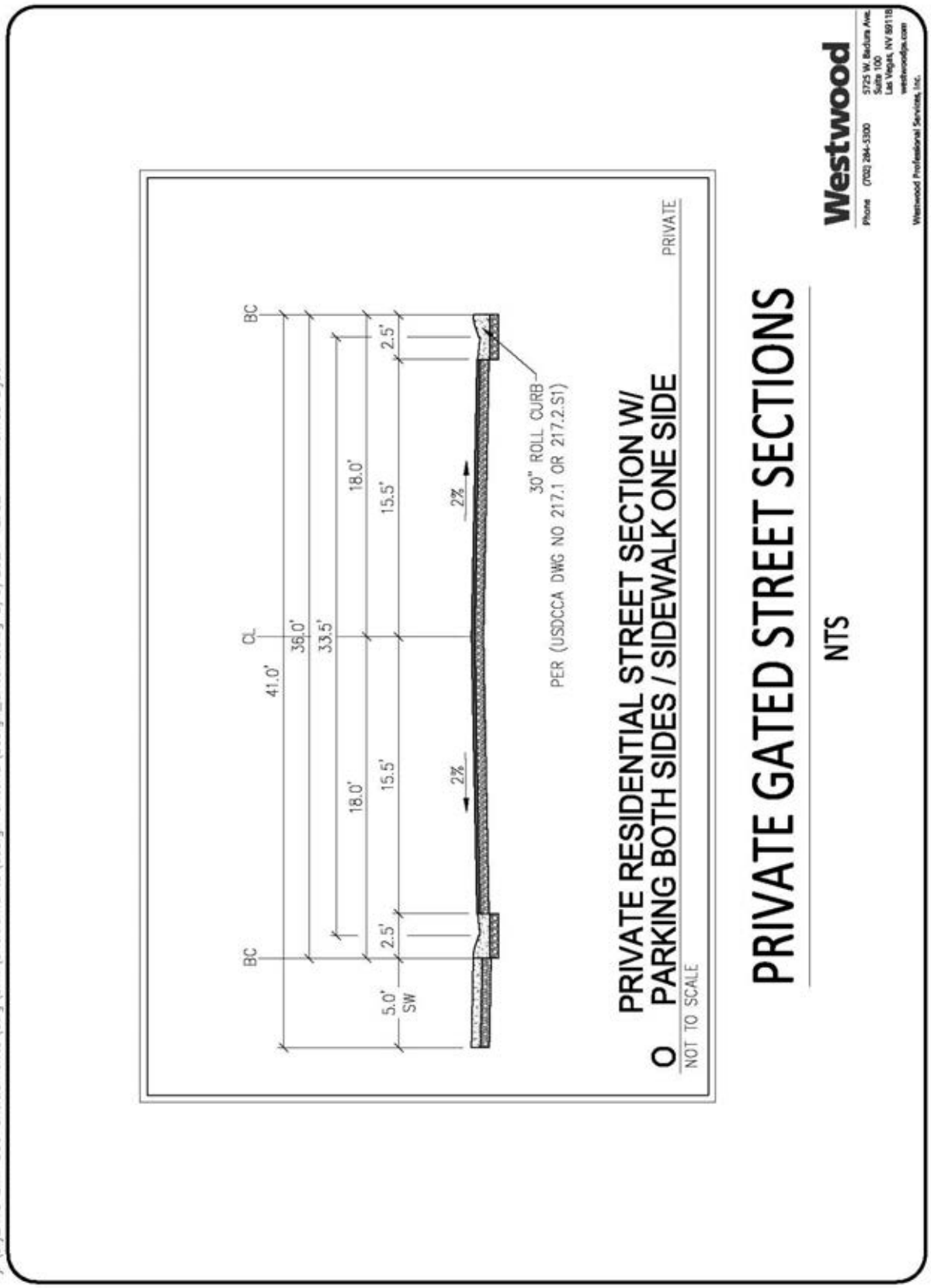
**Subject to Public Works design approvals, typical all conditions*



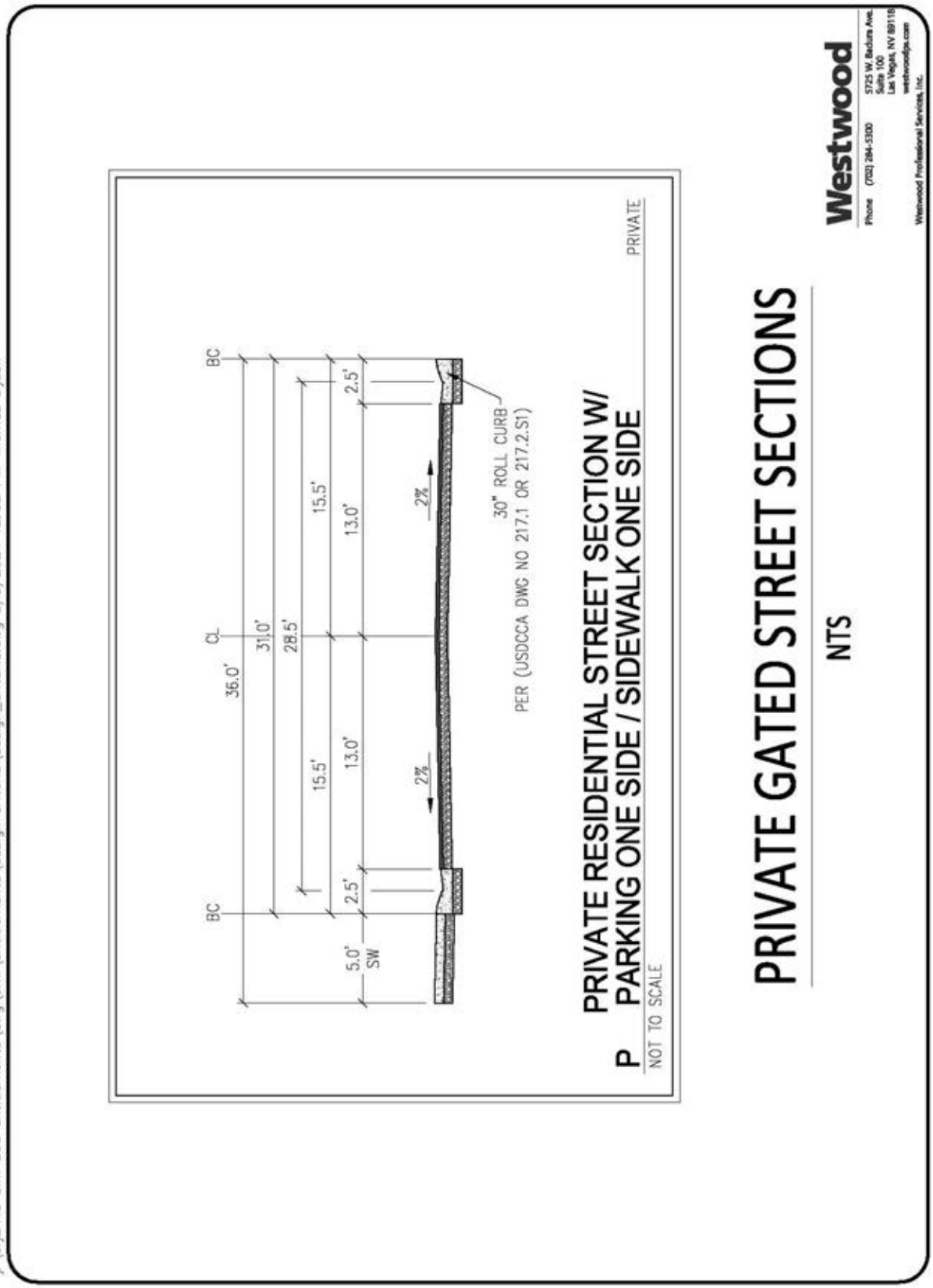
**Subject to Public Works design approvals, typical all conditions*



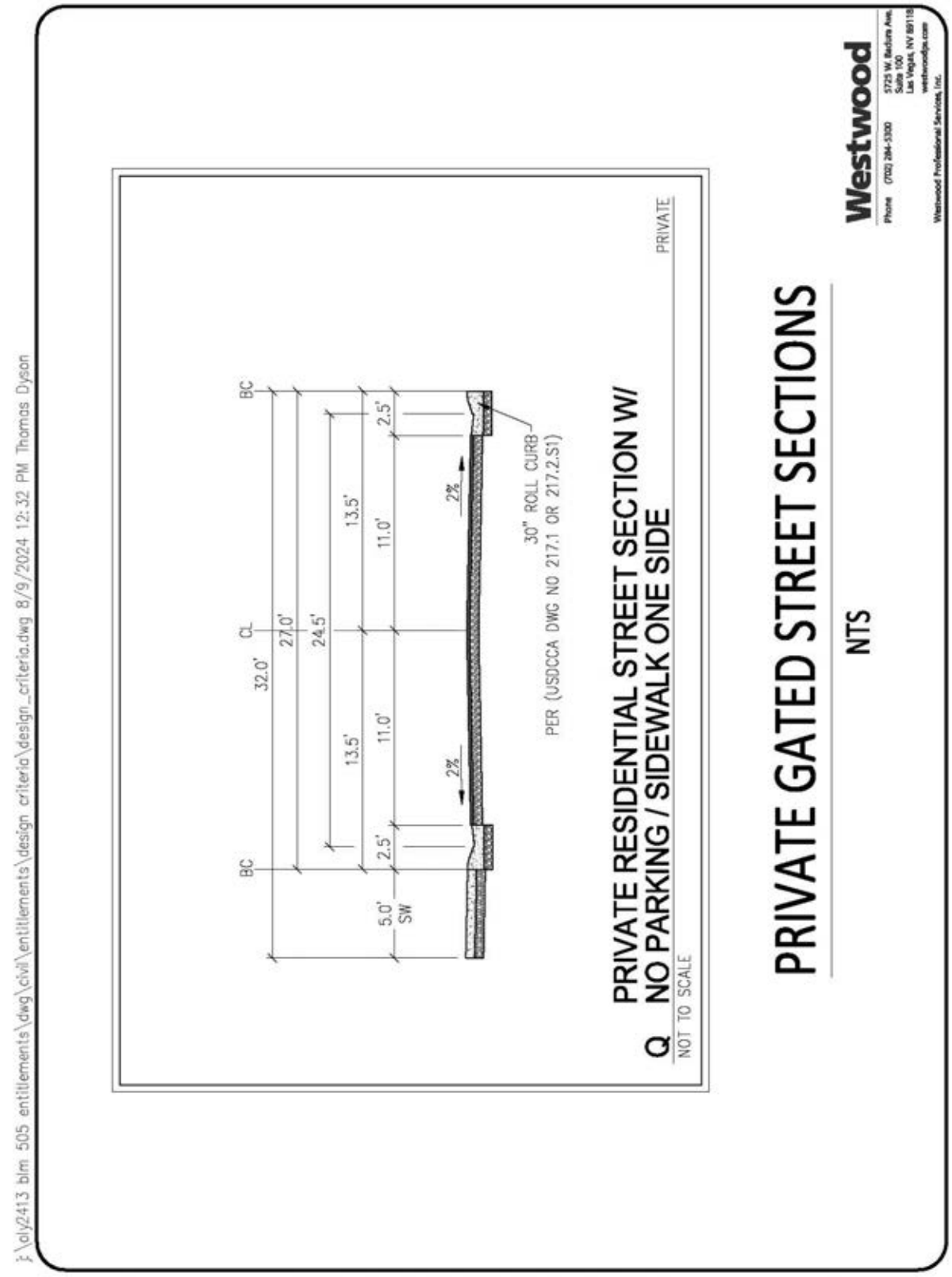
**Subject to Public Works design approvals, typical all conditions*



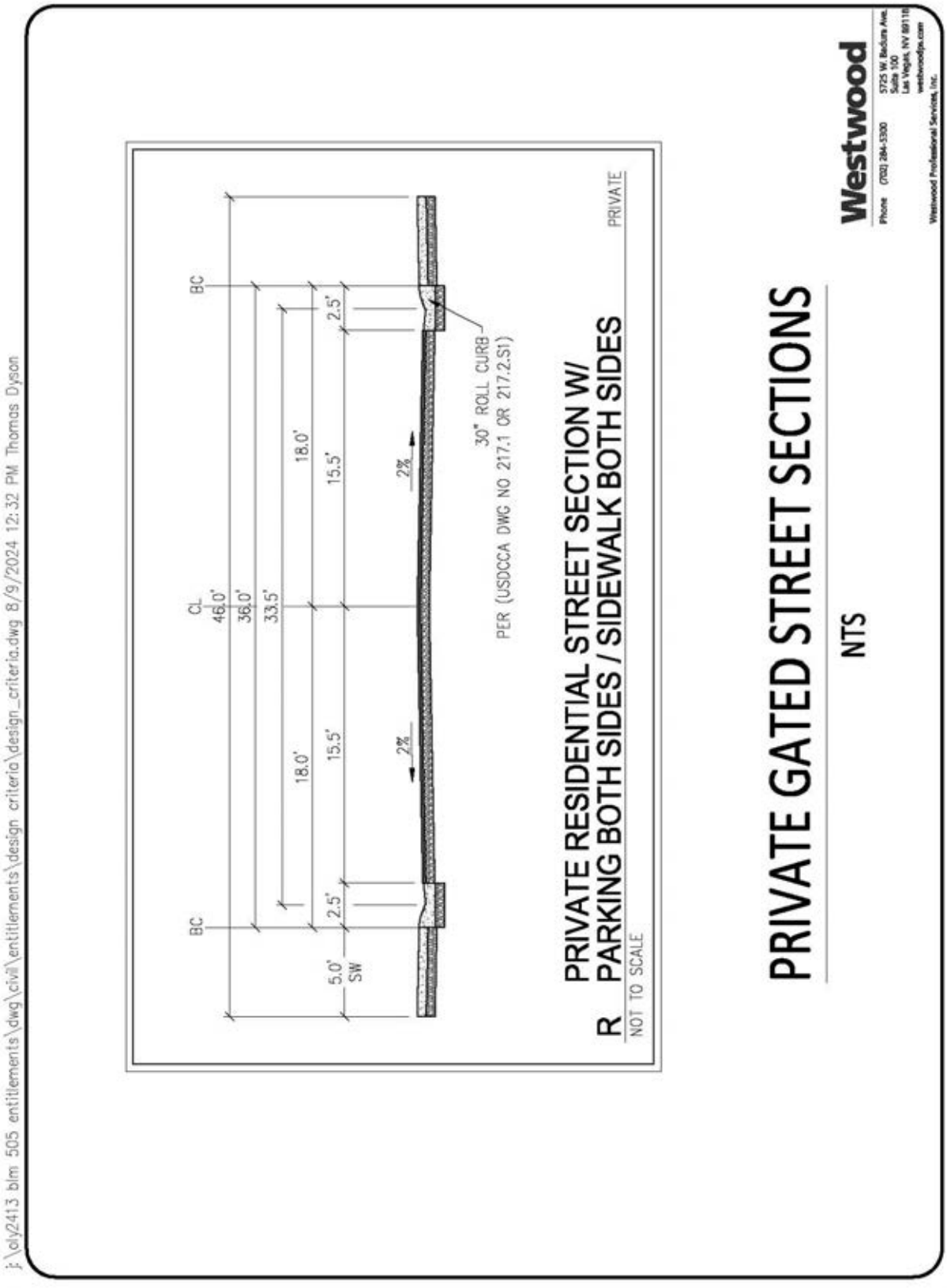
**Subject to Public Works design approvals, typical all conditions*



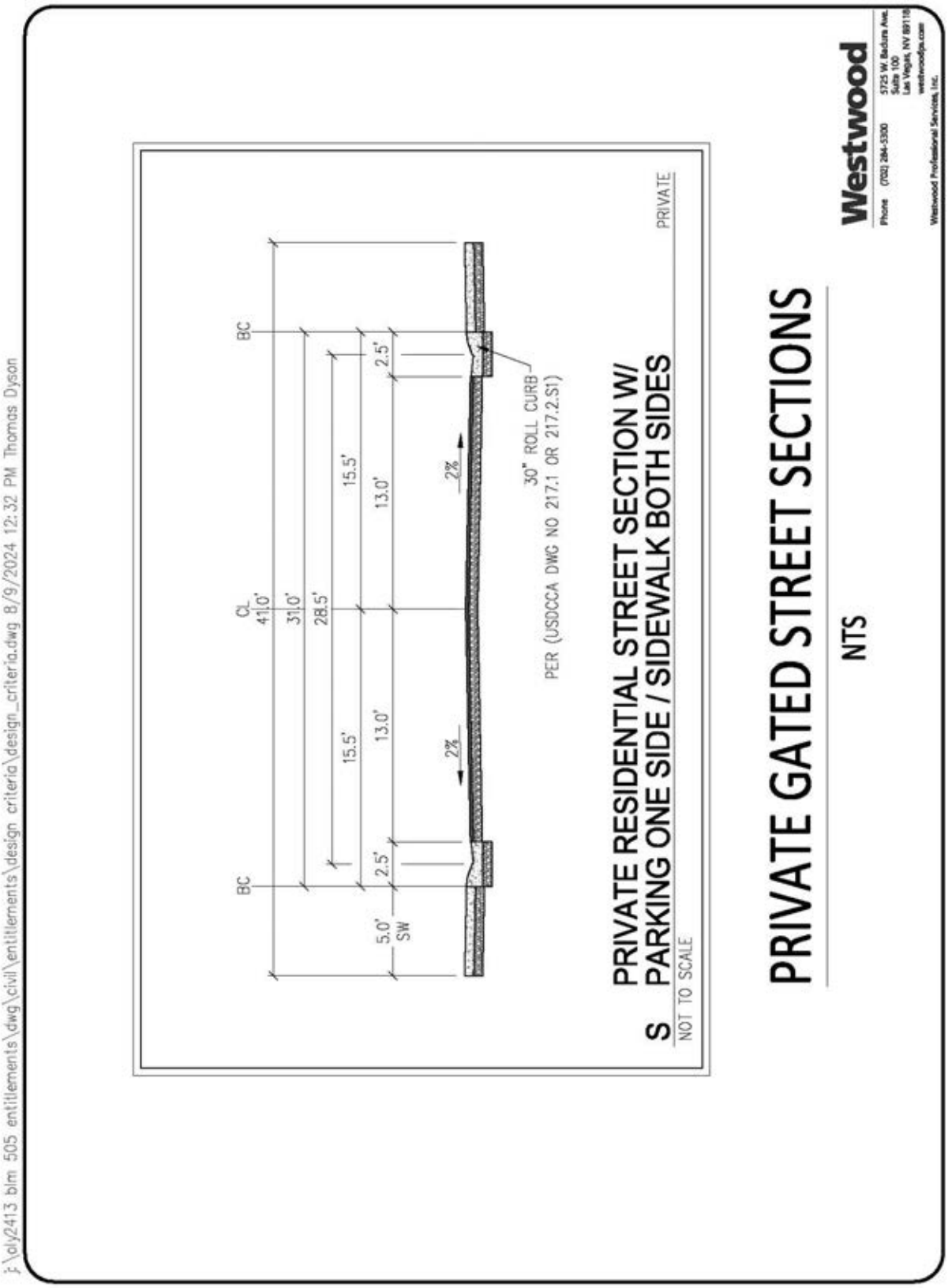
**Subject to Public Works design approvals, typical all conditions*



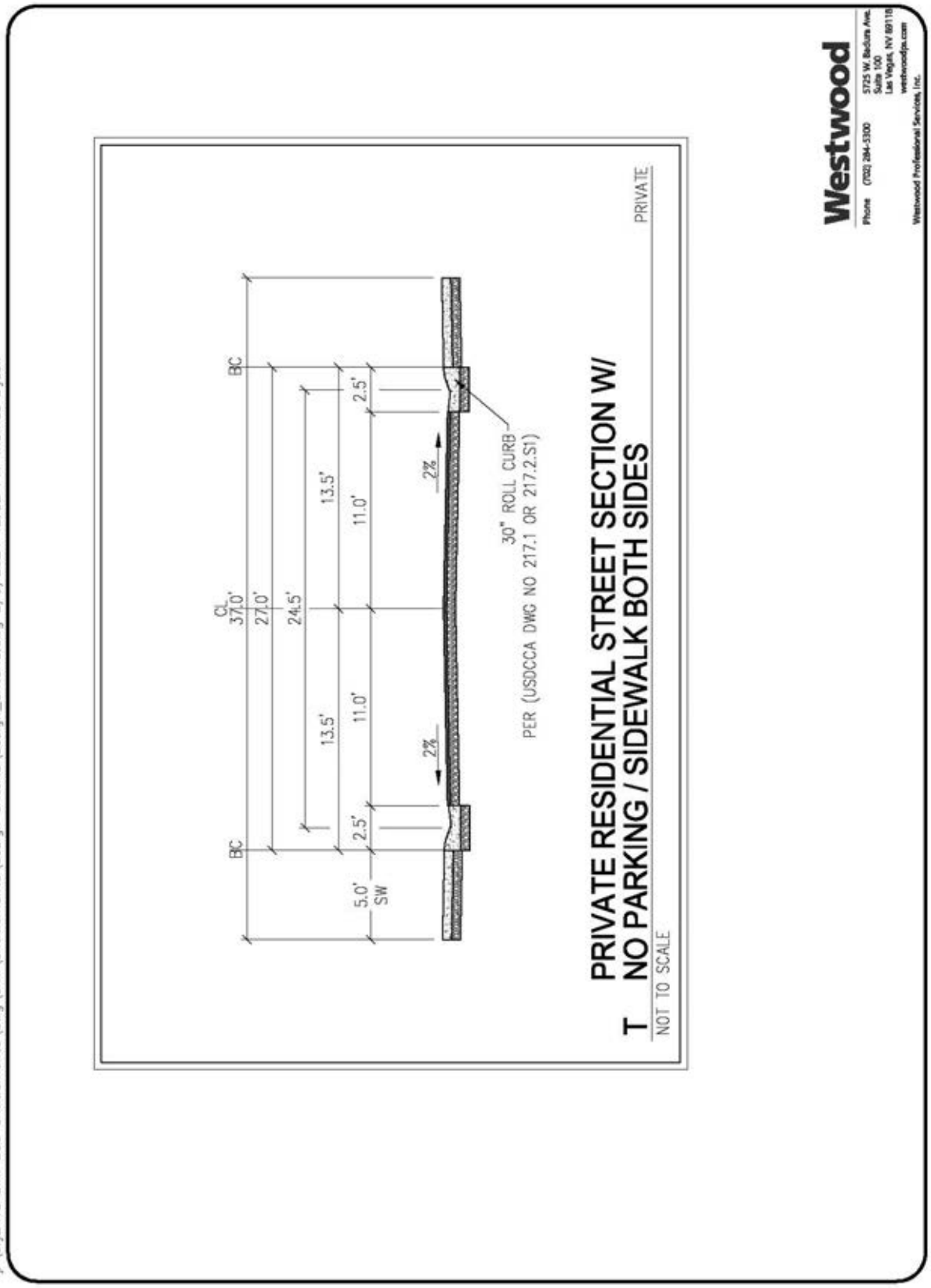
**Subject to Public Works design approvals, typical all conditions*

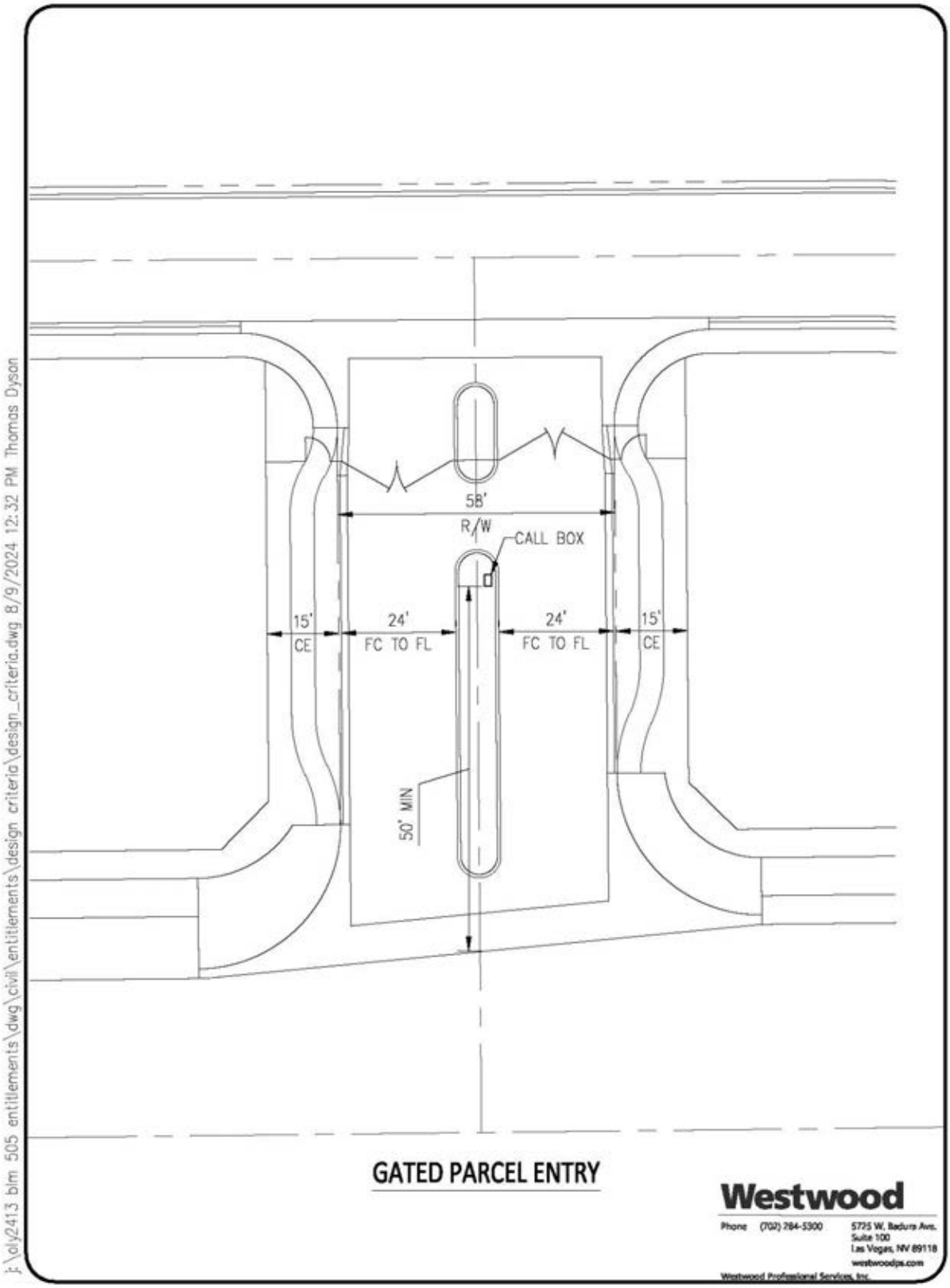


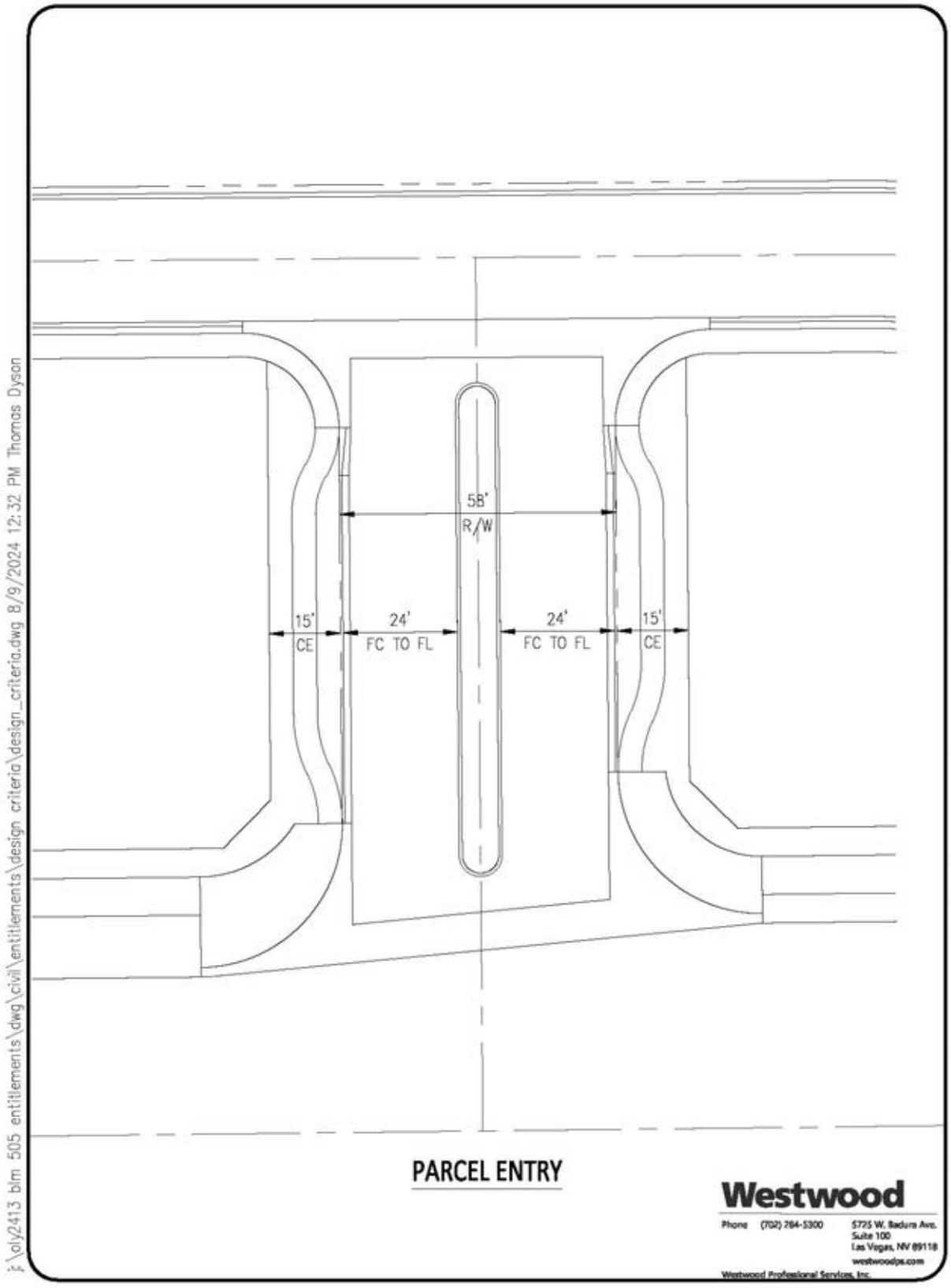
**Subject to Public Works design approvals, typical all conditions*

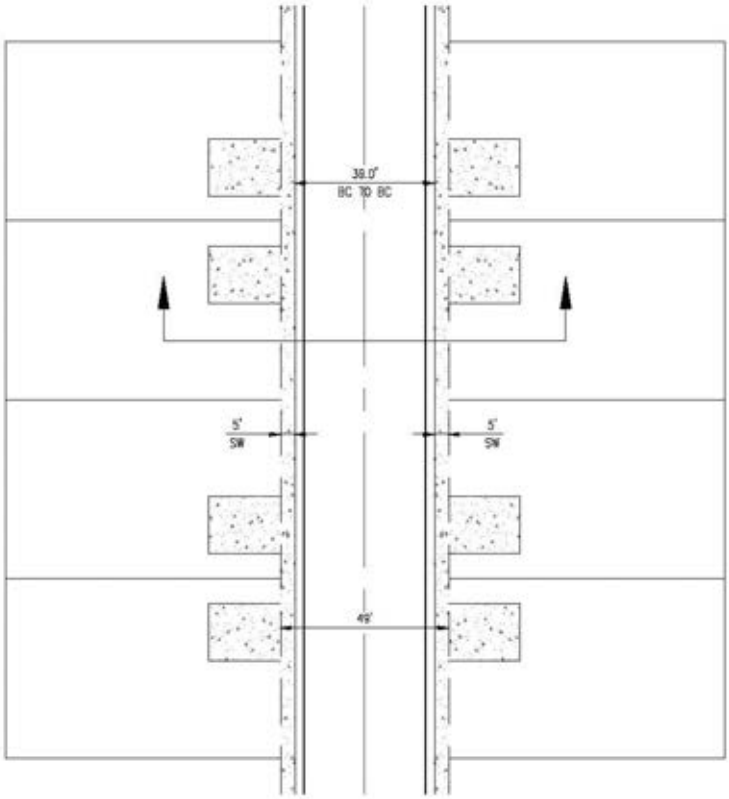


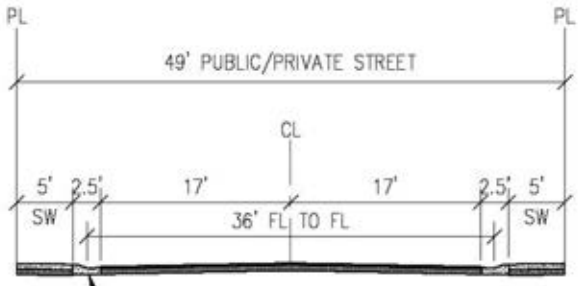
**Subject to Public Works design approvals, typical all conditions*




58'
R/W
CALL BOX
15'
CE
24'
FC TO FL
24'
FC TO FL
15'
CE
50' MIN
GATED PARCEL ENTRY
Westwood
Phone (702) 284-5300
5795 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
j:\oly2413 bim 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson


58'
R/W
15'
CE
24'
FC TO FL
24'
FC TO FL
15'
CE
PARCEL ENTRY
Westwood
Phone (702) 284-5300
5775 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
j:\oly2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson





30" WEDGE TYPE, "L" TYPE (PER USDCCA DWG NO. 216), 30" ROLL (PER USDCCA DWG NO 217), OR 18" "L" TYPE (PER USDCCA DWG NO. 219) CURB AND GUTTER (BOTH SIDES)

NOTE:

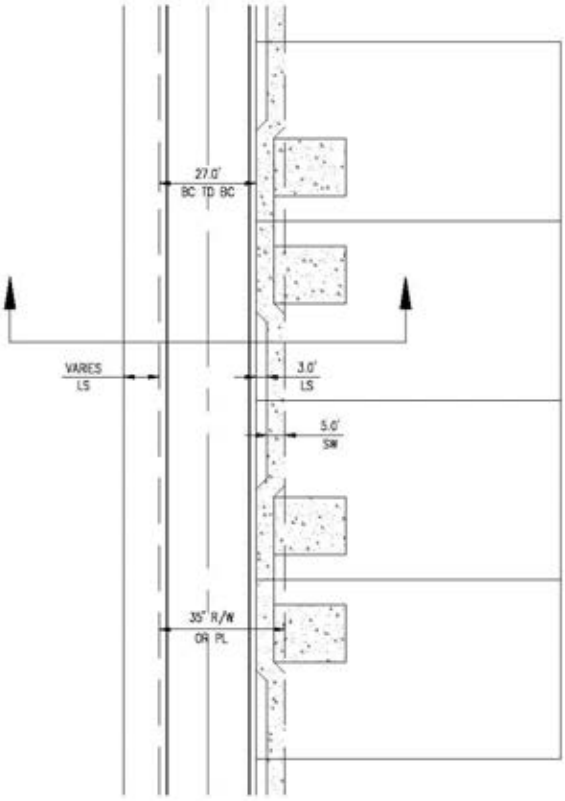
1. **PARKING ALLOWED ON BOTH SIDES OF STREET**

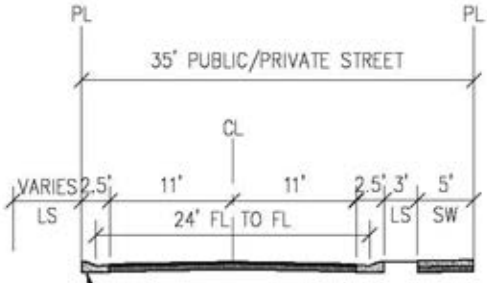
49' PUBLIC/PRIVATE STREET SECTION

NTS

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

J:\olv\2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson





30" WEDGE TYPE, "L" TYPE (PER USDCCA DWG NO. 216), 30" ROLL (PER USDCCA DWG NO 217), OR 18" "L" TYPE (PER USDCCA DWG NO. 219) CURB AND GUTTER (BOTH SIDES)

NOTE:

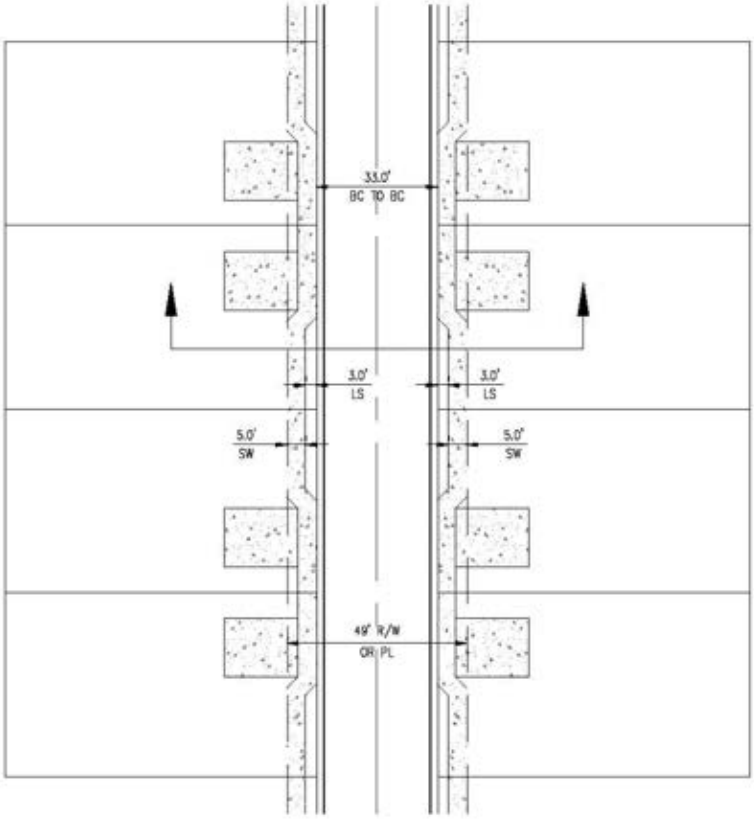
1. **PARKING ALLOWED ON RESIDENTIAL SIDE OF STREET ONLY**
2. **HOUSES MUST BE SPRINKLED**
3. **MAY BE REQUIRED TO BE WIDENED TO ACCOMMODATE STORM DRAIN**

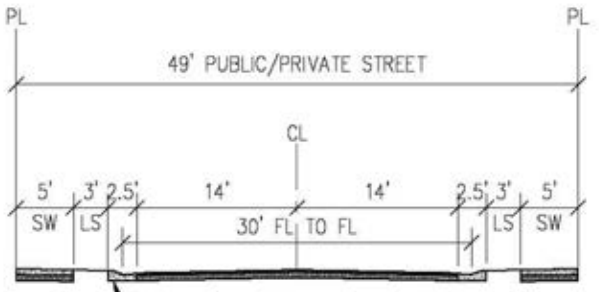
35' PRIVATE SINGLE-LOADED STREET SECTION

NTS

Westwood
Phone (702) 784-5300
5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

J:\city2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson





30" WEDGE TYPE, "L" TYPE (PER USDCCA DWG NO. 216), 30" ROLL (PER USDCCA DWG NO 217), OR 18" "L" TYPE (PER USDCCA DWG NO. 219) CURB AND GUTTER (BOTH SIDES)

NOTE:

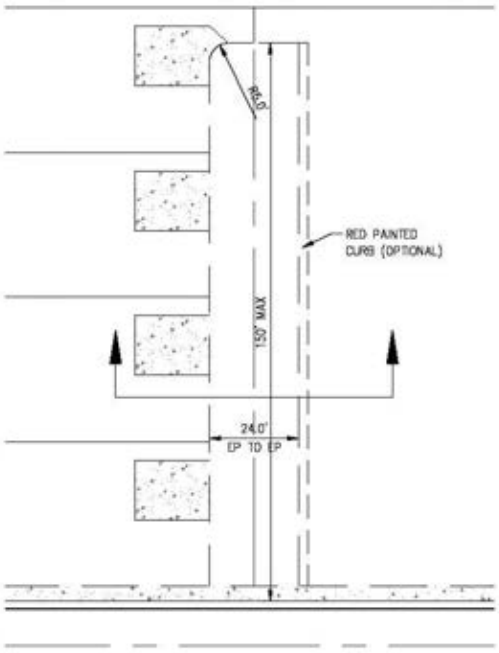
1. **PARKING ALLOWED ON BOTH SIDES OF STREET**
2. **HOUSES MUST BE SPRINKLED**

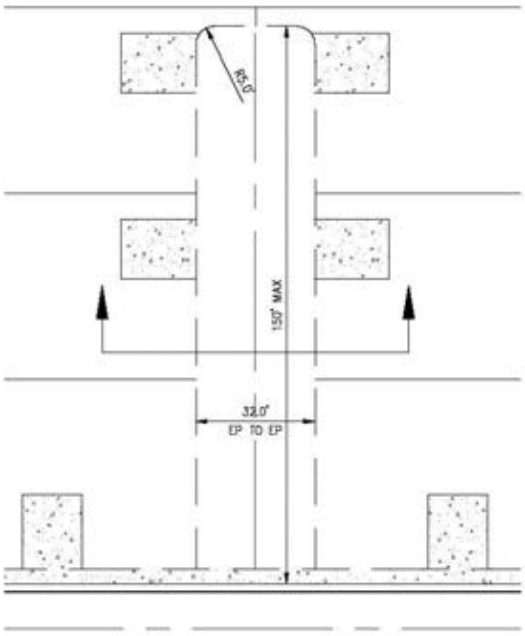
49' PRIVATE STREET SECTION (ALT 1)

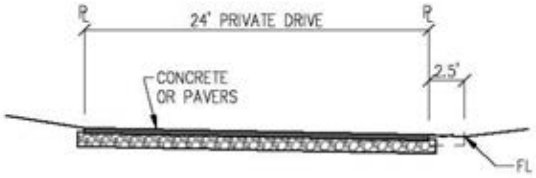
NTS

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

j:\oly2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson



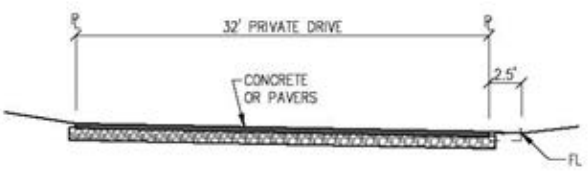




24' SHARED PRIVATE DRIVE DETAIL

NTS

NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN
THE DESIGN GUIDELINES OR THE AGREEMENT. NO PARKING ALLOWED IN
FIRE LANES LESS THAN 32 FEET IN WIDTH. FIRE LANE SHALL BE
MARKED IN ACCORDANCE WITH ADOPTED FIRE CODE.



32' SHARED PRIVATE DRIVE DETAIL

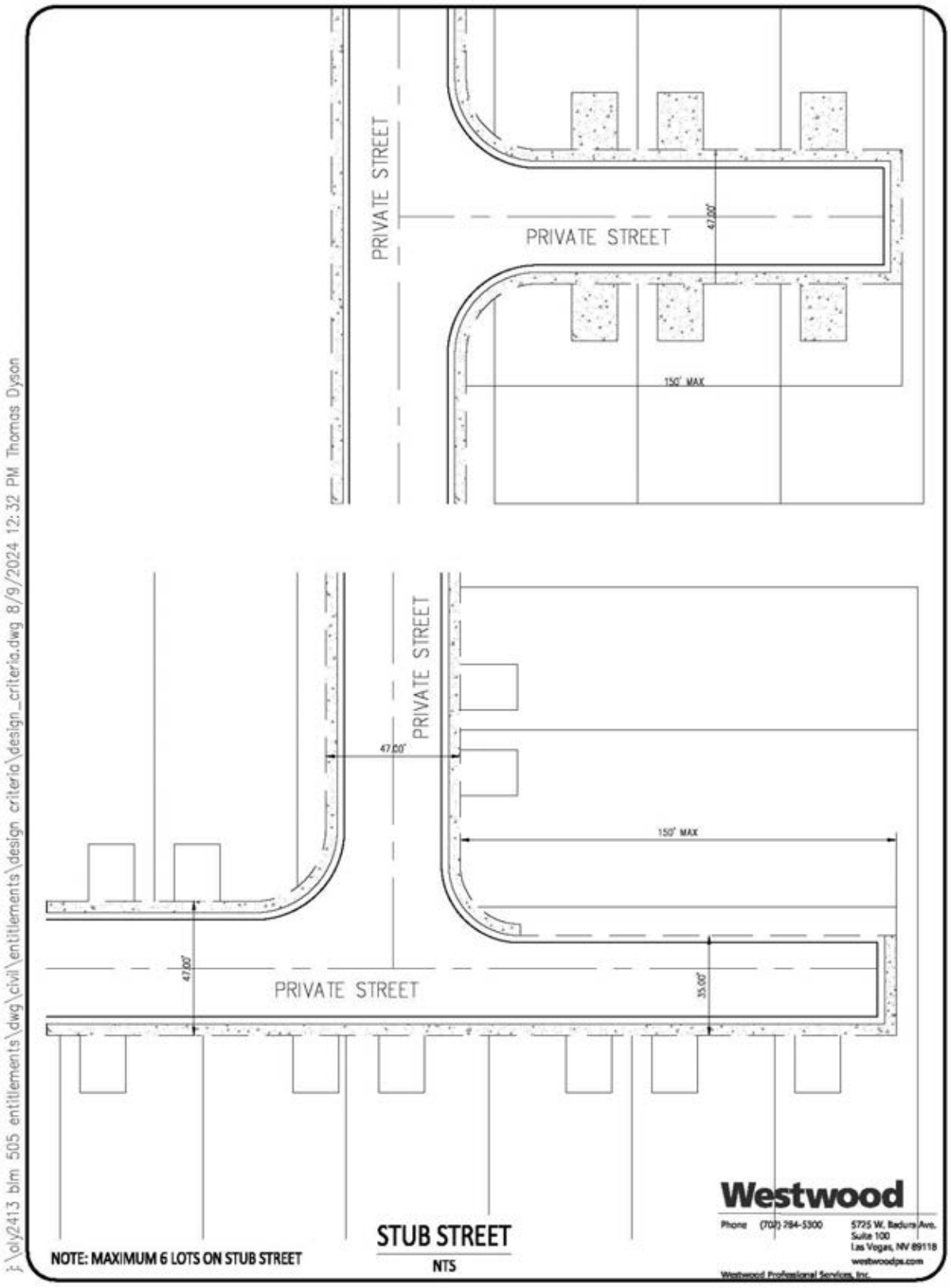
NTS

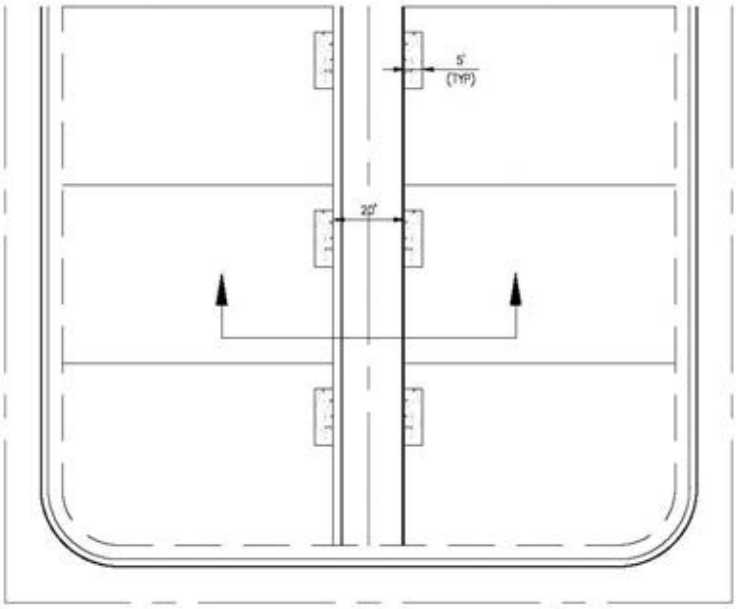
NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN THE
DESIGN GUIDELINES OR THE AGREEMENT. PARKING ALLOWED ON ONE SIDE
ONLY, IF PART OF THE REQUIRED FIRE DEPARTMENT ACCESS LANE

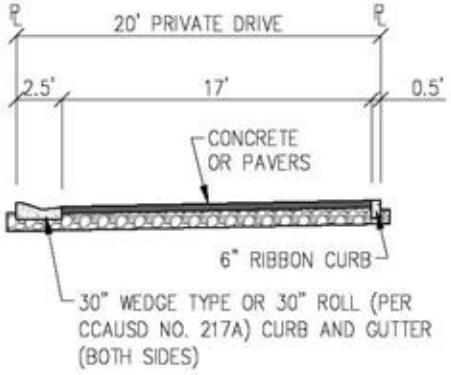
NOTES:

1. 150' MAXIMUM LENGTH FROM BACK OF CURB
2. MAXIMUM OF FOUR LOTS FRONTING PRIVATE DRIVE
3. ALLOWS PARKING ON ONE SIDE
4. OPTIONAL CURB AND GUTTER ONE SIDE
5. OPTIONAL PAN DRIVEWAY WITH INVERTED CROWN

Westwood
Phone (702) 784-5300
5795 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.


PRIVATE STREET
PRIVATE STREET
47.00'
150' MAX
PRIVATE STREET
47.00'
150' MAX
47.00'
PRIVATE STREET
35.00'
NOTE: MAXIMUM 6 LOTS ON STUB STREET
STUB STREET
NTS
Westwood
Phone (702) 284-5300
5795 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
J:\olv\2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson



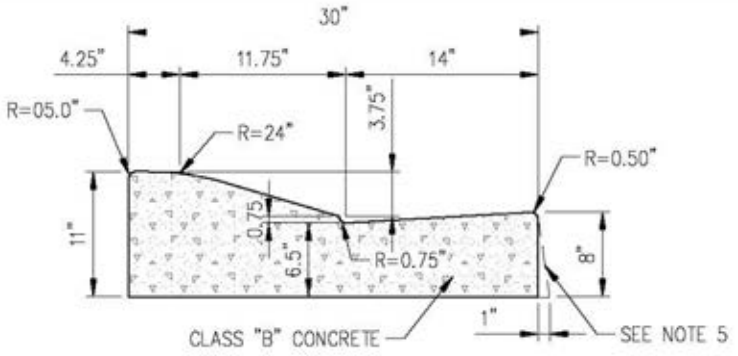


NOTE: NOTWITHSTANDING ANY OTHER LANGUAGE TO THE CONTRARY IN THE DESIGN GUIDELINES OR THE AGREEMENT. NOT ALLOWED FOR REQUIRED FIRE APPARATUS ACCESS

20' PRIVATE ALLEY DRIVE DETAIL

NTS

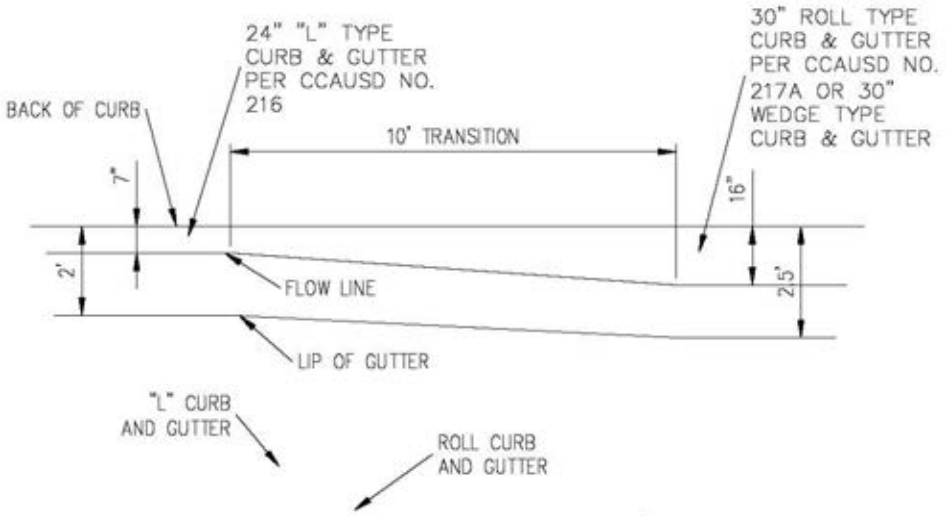
Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



NOTES:
1. MODIFIED CCAUSD NO. 217A
2. ALL CURB FLOW LINES SHALL BE WATER TESTED. ANY CURB THAT DOES NOT FLOW SHALL BE REMOVED AND REPLACED AS DIRECTED BY CLARK COUNTY AT THE SOLE EXPENSE OF THE CONTRACTOR.

30" WEDGE TYPE CURB AND GUTTER

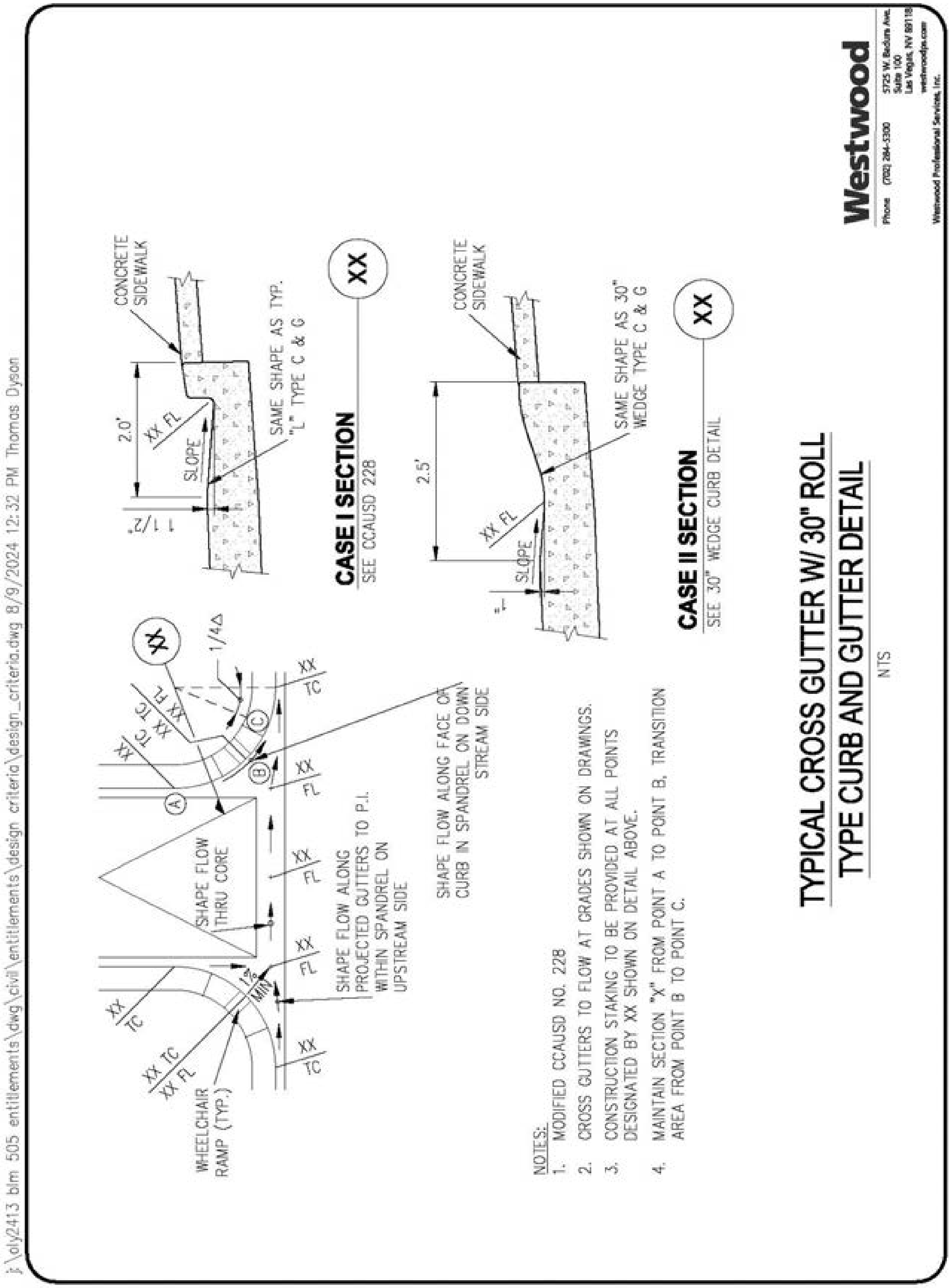
NTS

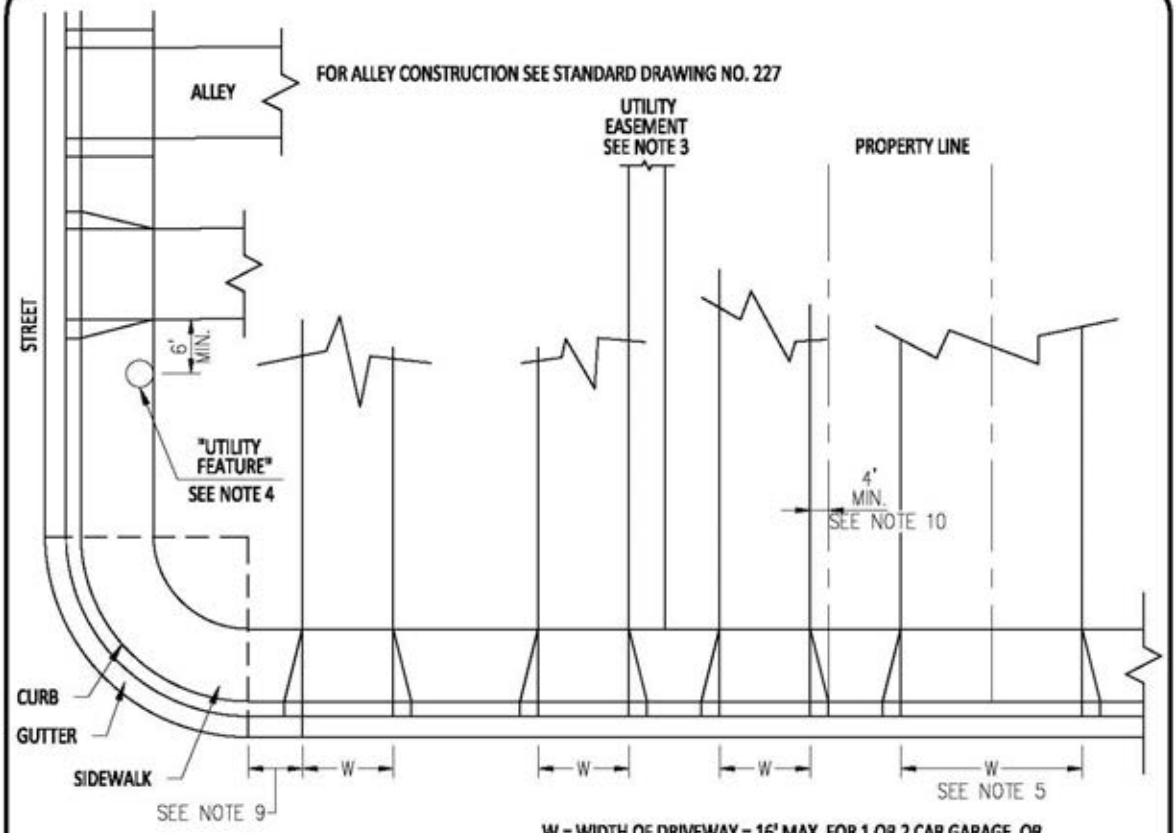


10' TRANSITION FROM "L" CURB TO ROLL CURB

NTS

Westwood
Phone (702) 784-5300
5795 W. Badura Ave. Suite 100 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.


TYPICAL CROSS GUTTER W/ 30" ROLL TYPE CURB AND GUTTER DETAIL
NTS
CASE I SECTION
SEE CCAUSD 228
CASE II SECTION
SEE 30" WEDGE CURB DETAIL
CONCRETE SIDEWALK
SAME SHAPE AS TYP. "L" TYPE C & G
SAME SHAPE AS 30" WEDGE TYPE C & G
2.0'
2.5'
1 1/2"
1"
SLOPE
XX FL
XX TC
SHAPE FLOW THRU CORE
SHAPE FLOW ALONG PROJECTED GUTTERS TO P.I. WITHIN SPANDREL ON UPSTREAM SIDE
SHAPE FLOW ALONG FACE OF CURB IN SPANDREL ON DOWN STREAM SIDE
WHEELCHAIR RAMP (TYP.)
1/4Δ
NOTES:
1. MODIFIED CCAUSD NO. 228
2. CROSS GUTTERS TO FLOW AT GRADES SHOWN ON DRAWINGS.
3. CONSTRUCTION STAKING TO BE PROVIDED AT ALL POINTS DESIGNATED BY XX SHOWN ON DETAIL ABOVE.
4. MAINTAIN SECTION "X" FROM POINT A TO POINT B, TRANSITION AREA FROM POINT B TO POINT C.
Westwood
Phone (702) 284-5300
5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.
j:\oly2413 blm 505 entitlements\dwg\civil\entitlements\design criteria\design_criteria.dwg 8/9/2024 12:32 PM Thomas Dyson



W = WIDTH OF DRIVEWAY = 16' MAX. FOR 1 OR 2 CAR GARAGE, OR 28' MAX. FOR 3+ GARAGE

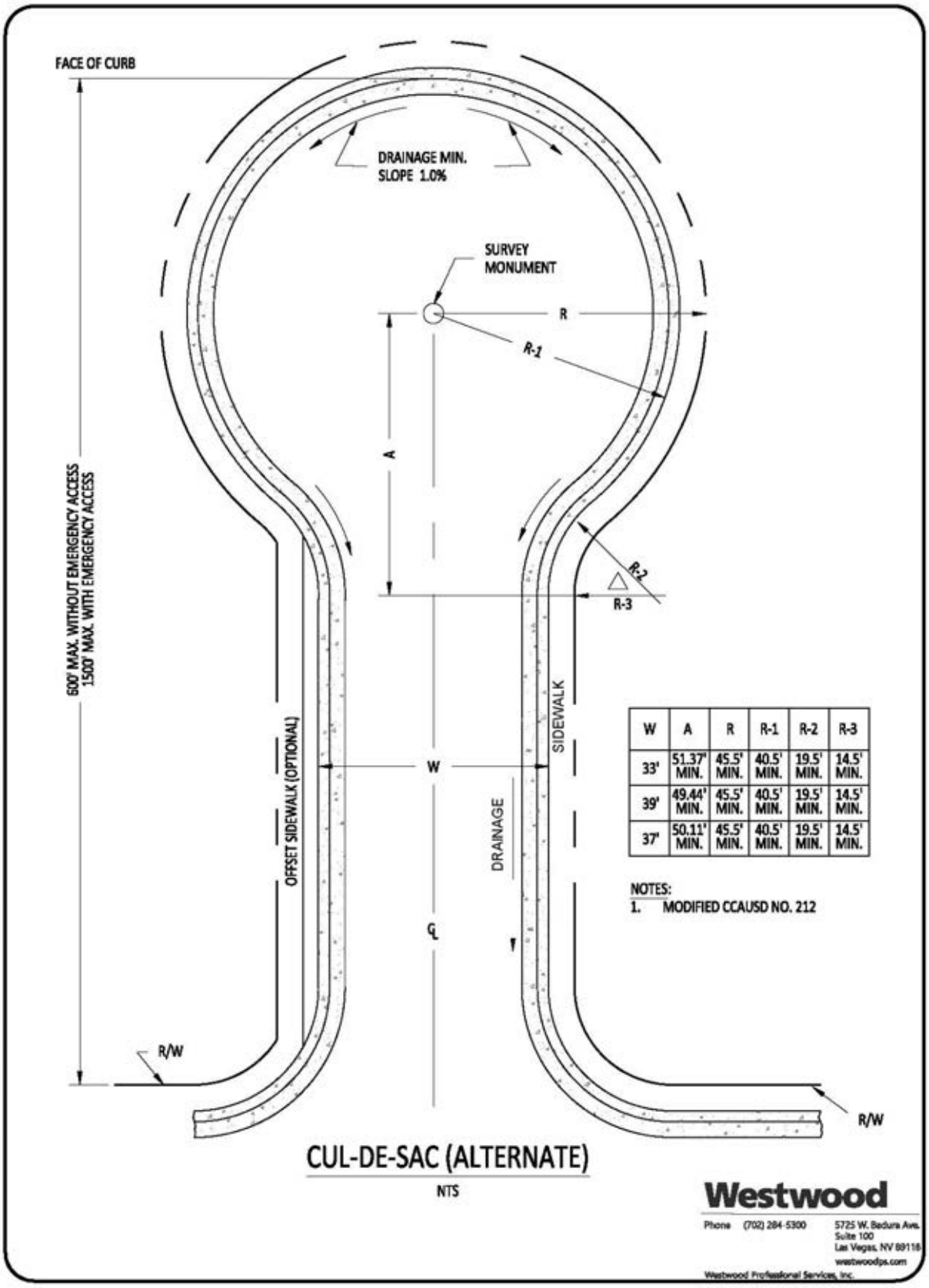
NOTES:

1. ALL RESIDENTIAL PROPERTIES MAY HAVE ONLY ONE CURB CUT EXCEPT CIRCULAR DRIVEWAYS AS SHOWN.
2. NO DRIVEWAY SHALL BE LOCATED WHOLLY OR PARTIALLY, ON OR OVER A UTILITY EASEMENT WHICH RUNS PERPENDICULAR TO THE CURB LINE.
3. NO DRIVEWAY SHALL BE LOCATED WITHIN 6 FEET OF A LIGHT POLE (UNLESS ACCEPTED BY THE ENTITY TRAFFIC ENGINEER), FIRE HYDRANT, MAIL BOX, ABOVE GROUND ELECTRICAL TRANSFER BOX OR BLOCK WALL HIGHER THAN 2 FEET.
4. COMMON DRIVEWAY CONSTRUCTION MAY BE PERMITTED AT ANY TWO RESIDENTIAL PROPERTIES OF 60 FEET IN WIDTH OR LESS. THE WIDTH OF THE JOINT DRIVEWAY SHALL BE A MAXIMUM OF 24 FEET. A JOINT DRIVEWAY AGREEMENT SHALL BE REQUIRED.
5. GEOMETRICS APPLY TO NEW CONSTRUCTION ONLY, AND MAY VARY IN EXISTING SUBDIVISIONS SUBJECT TO APPROVAL OF THE ENGINEER.
6. MULTI-FAMILY RESIDENTIAL AND ALL NON-RESIDENTIAL DRIVEWAYS SHALL CONFORM TO THE COMMERCIAL DRIVEWAY STANDARDS.
7. ALL DRIVEWAY LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
8. FOR CURB DEPRESSION AND DRIVEWAY APRON DETAIL, SEE CCAUSD NO. 223.
9. 2.0' MINIMUM AT INTERNAL SUBDIVISION INTERSECTIONS FOR LOTS 40' WIDE OR LESS AND 6.0' MINIMUM AT SUBDIVISION ENTRANCE.
10. THE 4.0' DISTANCE FROM DRIVEWAY TO SIDE PROPERTY LINE SHOULD BE FOR LOTS 40' WIDE OR LESS AND ALL WIDER LOT PRODUCTS SHOULD HAVE THE STANDARD 6.0'.

MODIFIED RESIDENTIAL DRIVEWAY GEOMETRICS

MODIFIED CCAUSD NO. 222 (INTERIOR STREETS ONLY)
NTS

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



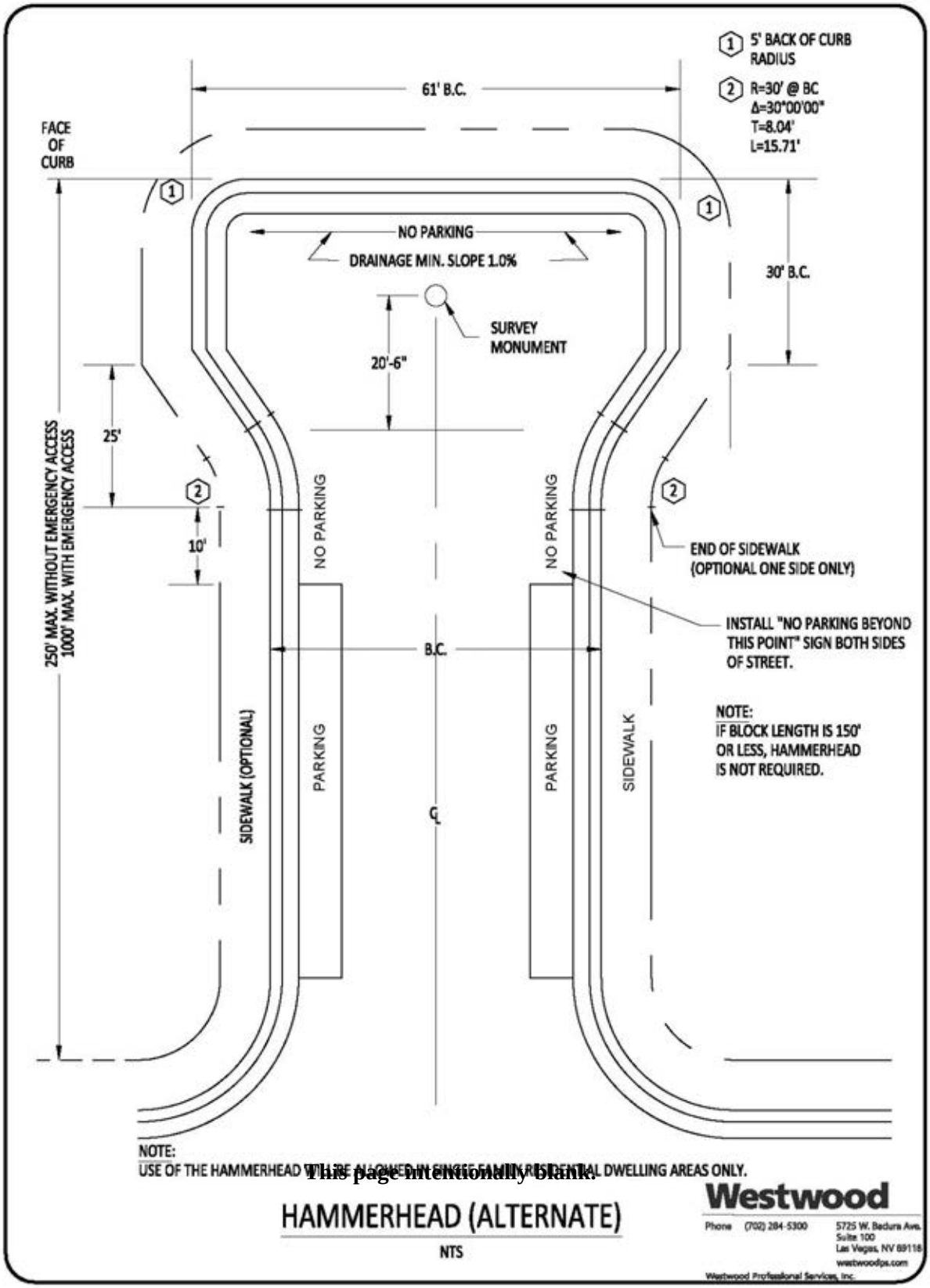
W	A	R	R-1	R-2	R-3
33'	51.37' MIN.	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.
39'	49.44' MIN.	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.
37'	50.11' MIN.	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.

NOTES:
1. MODIFIED CCAUSD NO. 212

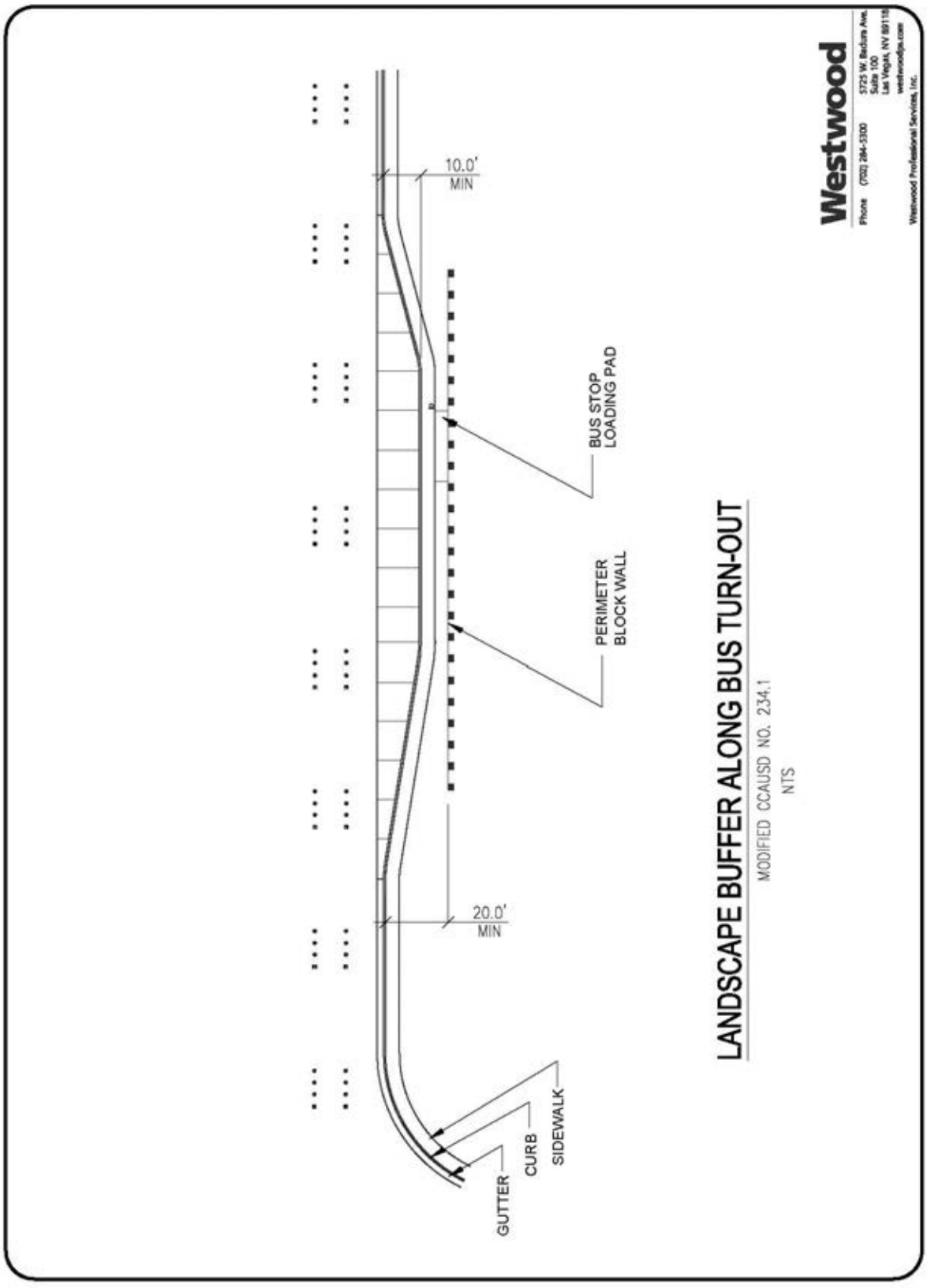
CUL-DE-SAC (ALTERNATE)

NTS

Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.



This page intentionally blank.


Westwood
Phone (702) 284-5300
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
Westwood Professional Services, Inc.
10.0'
MIN
BUS STOP
LOADING PAD
PERIMETER
BLOCK WALL
20.0'
MIN
GUTTER
CURB
SIDEWALK
LANDSCAPE BUFFER ALONG BUS TURN-OUT
MODIFIED CCAUSD NO. 234.1
NTS

3.1 COMMUNITY LIGHTING STANDARDS

3.1.1 General Intent

To establish outdoor lighting standards and guidelines that balance safety and aesthetics while encouraging nighttime illumination that minimizes impacts on surrounding neighborhoods and the night sky. Lighting should be designed to minimize energy usage.

Exterior lighting standards are intended to create awareness and encourage responsible outdoor lighting. . These standards shall attempt to limit light pollution, promote energy conservation, reduce glare, and limit quantity of fixtures. The exterior lighting design shall encourage a balance between safety and aesthetics while minimizing negative impacts to the night sky and surrounding neighborhoods

A. The following are five Lighting Principles for Responsible Outdoor Lighting:
    1. Useful – Use light only if it is needed
    2. Targeted – Direct light so it falls only where it is needed
    3. Low Level - Light should be no brighter than necessary
    4. Controlled – Use light only when it is needed
    5. Color - Use warmer color lights where possible

B. Additional Lighting principles shall include, but are not limited to:
    1. Illuminate conflict areas of roadways and the public realm while achieving safety standards; and,
    2. Serve as repetitive elements while reinforcing the image, desired style, and brand of Skye Summit
    3. Preserve the night sky.

C. Lighting elements shall blend attractively into the environment by day and perform effectively at night to promote a safe, comfortable, and visually engaging condition.

D. Streetscape and parking lot lighting play a crucial role in enhancing the level of quality and character of the community.
    1. Light pole standards shall be uniform in color and style.
    2. All landscape lighting should be designed to minimize or avoid spillover to adjacent residential or private outdoor spaces.

3.1.2 Standards

1. Exterior lighting is required for the purposes of public safety. All exterior lighting shall meet the following design standards:

A. Light sources should be concealed or shielded with full cut-off luminaries to minimize the potential for glare and unnecessary diffusion on adjacent property.

B. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property.

C. Foreground spaces, such as building entrances and outside seating areas, shall utilize local lighting that defines the space without glare.

i. All outdoor light not necessary for security purposes should be reduced, activated by motion sensor detectors, or turned off during non- operating business hours.

ii. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

iii. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

3.1.3 Park Lighting

3.1.3.1 Park amenities, such as basketball courts, playgrounds, splash pads, Paths and Trails or other amenities may be lighted at the discretion of the Master Developer.

3.1.3.2 Security lighting shall be provided throughout a park, especially when adjacent to buildings.

3.1.3.3 Consideration should be taken to ensure lighting, especially sports field lighting, is directed away from adjacent neighborhoods and are shielded from the night sky. Bollard lighting should be directed down as well to ensure lighting does not spill onto adjacent properties.

3.1.4 Path and Trail Lighting

3.1.4.1 Lighting may be provided for the following Paths and Trails:

i. West Trail Corridor; low level bollards

ii. Parcel Paseo;

iii. Lighting is not required for all other Paths and Trails.

3.1.4.2 Low level lighting should be used along West Trail Corridor or when lighting is provided.

3.1.4.3 Lighting should be located a suitable distance from the anticipated mature tree canopy to ensure lighting is not blocked.

3.1.4.4 Illumination calculations should be provided where lighting is proposed for Paths and Trails to ensure sufficient lighting but also to ensure lighting does not spill out onto adjacent residential development.

3.1.4.5 Any park or trail lighting that is to be maintained by the City of Las Vegas must be approved by TEFO prior to installation.

3.1.5 Street Light Standard

Private streets do not require street lighting. If street lights are installed, lights must meet the selected standard. If they don't match, a Minor Modification is required per the Development Agreement.

A light pole standard has been selected for use on arterial streets throughout SKYE SUMMIT. Please refer to **Exhibit 3.1.2.**

All public streets will meet Public Street Light Standards.

3.1.6 Single Family Residences, Attached and Detached

3.1.6.1 To limit light pollution and protect the natural environment of Red Rock National Conservation Area, no streetlights will be permitted on private streets.

3.1.6.2 Coach lighting at each residence is required; (2) fixtures minimum with a maximum of 2,700 Kelvin.

3.1.6.3 Motion sensor-controlled fixtures are exempt from curfew.

3.1.7 MONUMENT LIGHTING

Monument lighting, depending on the height of the structure, may be a combination of down-lighting, on-structure lighting, and / or ground level up-lighting.

EXHIBIT 3.3.1
PARK AND TRAIL LIGHTING EXAMPLE

EXHIBIT 3.1.2
BOLLARD LIGHTING

AMERON INTERNATIONAL

Centrecon Series
Round Louvered Bollard

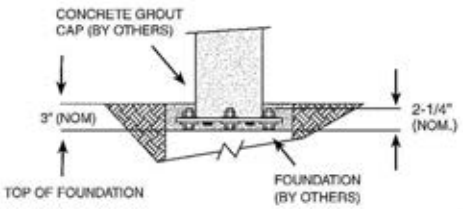
BASE PLATE STYLE - INFORMATION

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

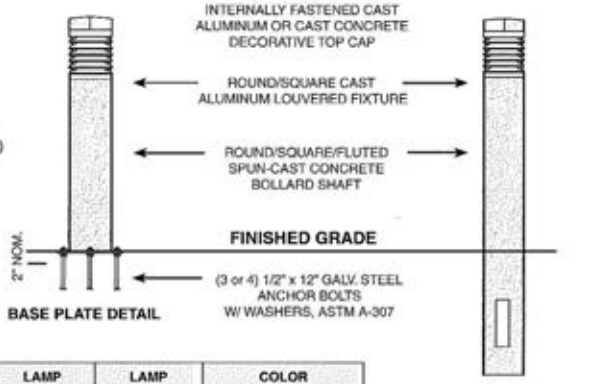
EMBEDDED STYLE - INFORMATION

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	PM = VERDI GREEN
			D = 277 V	17 = 175 W	CF = CFL*	

(2) 2-1/4" x 9" CABLE ENTRANCES AT 180°; 18" BELOW GRADE

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.

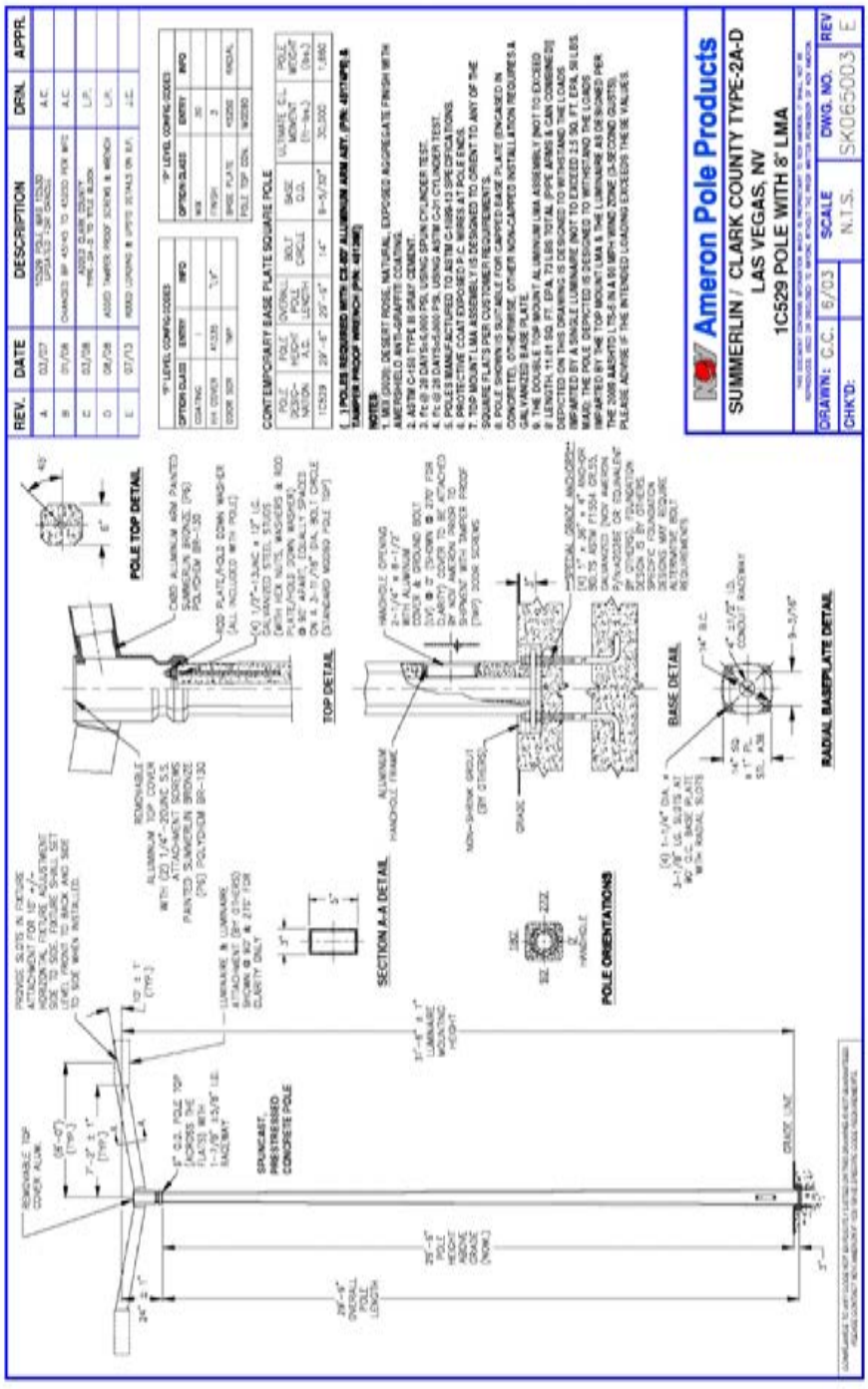
COLORS & FINISHES
See Color Selection Guide.

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

EXHIBIT 3.1.3
STREET LIGHTING



**Subject to Public Works design approvals, typical all conditions.*

AREA & ROADWAY LIGHTING

LUMENATOR

CAST SHOEBOX

PROJECT NAME:

PROJECT TYPE:

LUM PLED

Luminaire
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Housing attaches to pole via a one piece, extruded aluminum arm with centering guides for internal draw bolts. Housing/pole junction is gasketed. All exposed hardware is stainless steel. Internal protected hardware is electro-zinc plated.

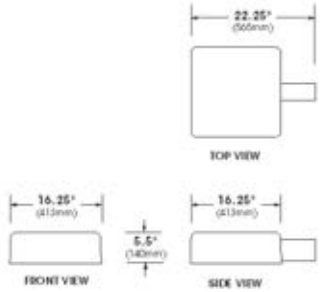
PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded optical acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (U0). Full-Cutoff dark sky friendly. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 1050mA for a maximum output of 3 Watts nominal each. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >0.90, THD less than 10% and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.

Finish
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.



2022301

U.S. Pole Company Inc | 660 West Avenue O, Palmdale, CA 93551
An Employee Owned Company | Phone (661) 233-2000 www.uspoleco.com

MADE IN THE USA | U.L. Listed for Wet Location | U.S. ARCHITECTURAL LIGHTING

4.1 BUILDER PARCEL STANDARDS

4.1.1 SKYE SUMMIT Market Segment Definitions

- Entry Level / Move-Up = ± 2,000 s- 4, 000 sq. ft lots
- 2nd Move-Up = ± 5,500 sq. ft lots
- Estates = ± 6,000 sq. ft lots

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

4.1.2 PARCEL ENTRIES

The location of parcel entries into each parcel will be identified by the Master Declarant at the time of the purchase and sale agreement and in conformance with the approved traffic analysis. It is the responsibility of the builder to design a subdivision plan that incorporates these points of access. Other points of access that do not impede the overall efficiency of community streets may be possible but require specific approval from the Master Declarant and the City of Las Vegas. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel.

The arrival experience into each neighborhood shall reinforce the overall community theme of SKYE SUMMIT. Architectural and landscape elements found throughout the community shall be incorporated into the neighborhood entry experience to provide a seamless transition between the overall community and individual neighborhoods.

Please refer to **Section 2** for design direction for primary parcel entries. **Exhibits 2.3.6: Street Sections** provide design standards for a gated entry. These exhibits should be considered the design standard and theme. The builders shall follow these standards.

Secondary / Community Arterial Entries and Tertiary / Interior Subdivision Residential Entries have been designed to complement the Primary / Community Entries. Further articulation may be found in **Section: Monument and Wall Design Standards.**

4.1.3 STREET LAYOUT

A Preliminary Concept Site Plan must be reviewed and approved by the ARC prior to preparation of tentative maps, to ensure compliance with the design intent of the BUILDER PARCEL STANDARDS, including street layout.

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

- Straight streets are permitted primarily in Entry level neighborhoods; street design shall encourage connectivity within the subdivision and the perimeter areas. Site specific design considerations affecting street layout shall be reviewed between the Master Declarant and Builder during the Preliminary Concept Site Plan Review discussed above.

- Move-Up neighborhoods may feature a blend of straight streets and curvilinear streets, or other traffic calming measures, subject to the above criteria.

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

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

4.1.4 PEDESTRIAN ACCESS

On parcels that are adjacent to a planned roadway or open space, pedestrian access must be provided along each parcel edge having such frontage. However, Applicants may petition the ARC for waivers to this requirement. The Developer encourages the proper locations for crossings that dissuade "jay-walking" and facilitate safe pedestrian crossing at streets. Please refer to **Exhibit 2.1.1, 4.1.3,** and **Section 8.5.3** for a depiction of pedestrian access concepts.

At least one pedestrian connection shall be installed on each side of the builder parcel, where parcel abuts a street, or common area. The connection should be installed mid- parcel or closer to pedestrian attractors such as shopping or trail crossings. Builder shall complete the connection between their parcel, and any common area Pedestrian Pathways. Pathway material shall be pavers to match. Coordination with Master Developer and the ARC is required.

Exhibit 4.1.3

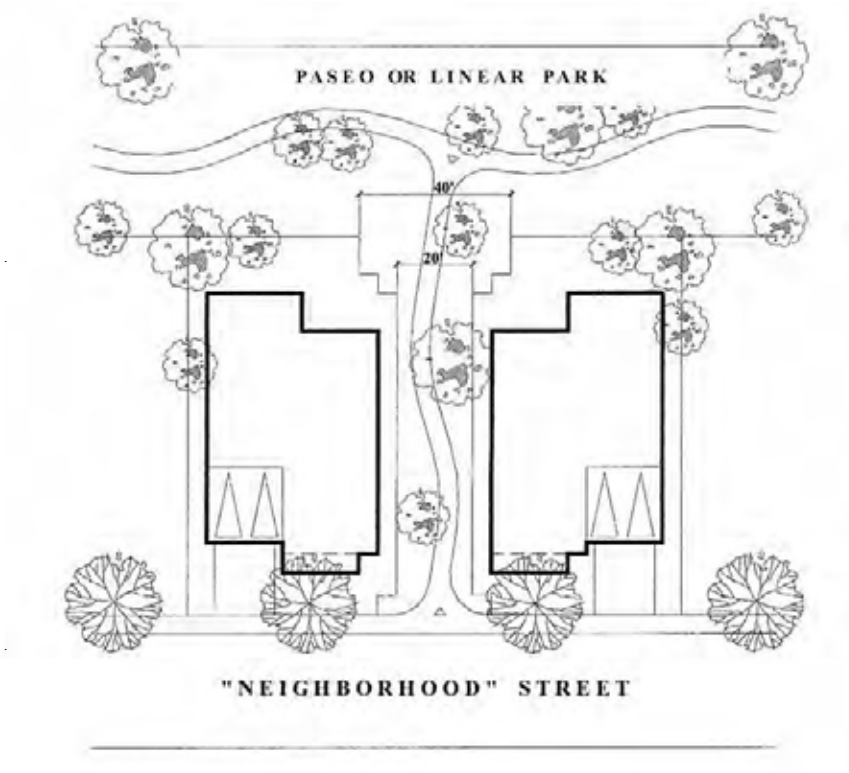
PEDESTRIAN CONNECTIONS

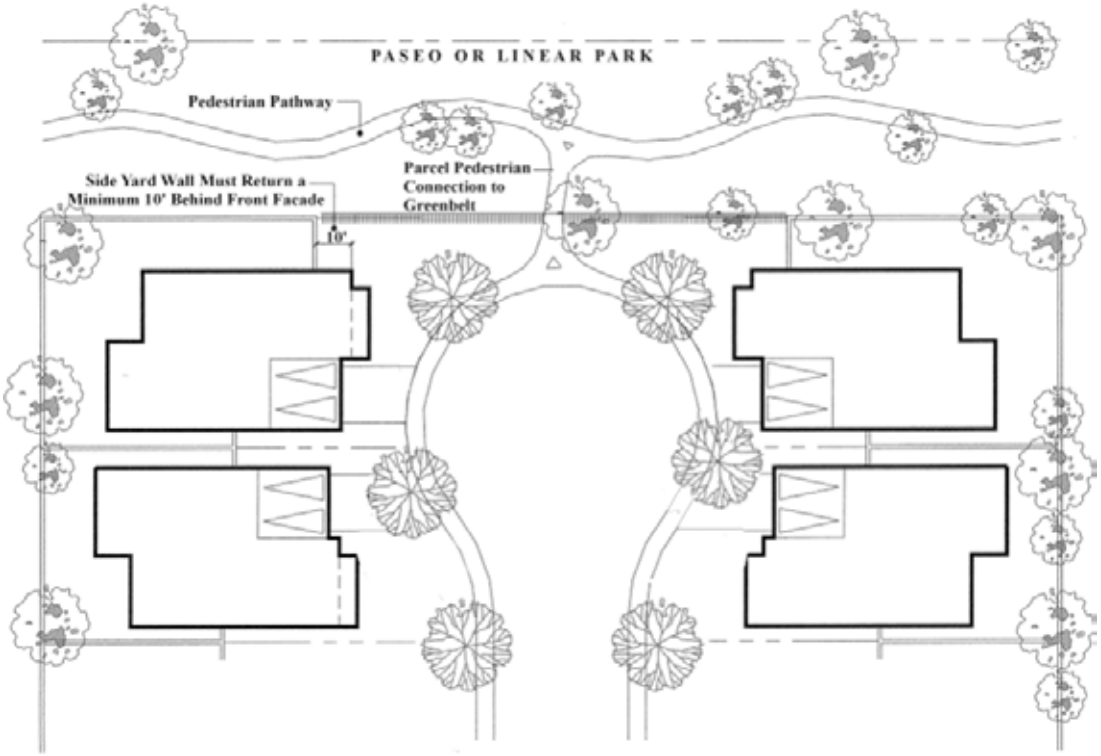
PEDESTRIAN CONNECTIONS

On parcels adjacent to Open Space and Common Areas along streets, at least one pedestrian access must be provided along each parcel edge having such frontage.

The path connecting the parcel to the Pedestrian Pathway shall be installed by the builder. Pathway material shall be pavers, a minimum of 4' in width.

Builder shall construct paver pathway connecting parcel to common area pathway constructed by Developer. Builder to match Developer specifications unless otherwise directed.





Refer to Final Map for Property Line locations pertaining to each parcel.

4.1.5 COMMON OPEN SPACE

SKYE SUMMIT delivers a comprehensive blend of both active and passive recreation opportunities. SKYE SUMMIT 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.

4.1.6 OPEN SPACE FOR SINGLE FAMILY DEVELOPMENTS

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

B. 100 sq. ft. per unit for the first 100 units, plus 50 sq. ft. for each additional unit.

The first 10,000 s.f. of required common open space shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 15'.

Builders shall provide calculations for each parcel showing how the Open Space Requirements are achieved.

4.1.7 Common Open Space Requirements for Single Family Detached Product

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 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 park shall be no smaller than thirty (30) feet.

C. The park shall include functional turf. Functional turf is defined as an area of turf that is:
   1. Contiguous;
   2. No less than thirty (30) feet in any dimension;
   3. An area of one thousand five hundred (1,500) feet in area or greater;
   4. Installed on a slope of less than twenty-five (25) percent;
   5. Turf must be located a minimum of ten (10) feet away from the back of the curb of any public or private street.

D. A minimum useable area of nine hundred (900) square feet. Useable Park Area 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.
        g. Refer to **Section 2.2.1: 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.

4.1.8 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.

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

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.

    - Privacy wall or fence may enclose private open space in these cases.

E. Outdoor living space requirements defined in Section 7.5: Outdoor Living Space Requirements for Single-Family Development may be counted toward the private open space requirement for single family attached units.

4.1.9 Open Space for Commercial 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.

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

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.

4.2 PRODUCT PLOTTING STANDARDS

The plotting of residences that are adjacent to Master Planned Community roadways or Open Space, must be submitted to the ARC for review and approval to ensure compliance with the design intent of the site planning guidelines, including product plotting criteria. The submittal must include Plan numbers, elevations, and rear elevation options.

The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood street scene. Such diversity can be achieved through varying setbacks, articulated building massing, variable lot widths, de-emphasized garages, and enhanced elevations and/or single story elements on corner lots.

4.2.1 PLOTTING

In single family neighborhoods, adjacent residences shall not have the same elevation or color scheme. Reverse footprints of the same plan are permitted so long as they have different elevation styles and color schemes. No more than two adjacent lots shall have the same floor plan with the same elevation style next to one another.

Duplication of the same roof line is not permitted on more than two adjacent lots.

4.2.2 ARTICULATED BUILDING MASSING

Boxy building forms that overwhelm the street scene are discouraged. Rather the building mass shall be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene. The 2nd story (including volume spaces over 12') is limited to 90% of the building footprint area, including garage.

On 3-story dwellings, no more than 40% of the width of an exposed elevation (front or rear) may consist of a single continuous vertical wall plan. The remaining 3rd floor wall plane area, if any, shall be setback at least 5' from the 2nd floor footprint. Any enclosed 3rd story is limited to 60% of the building footprint. 3-Story wall planes are not allowed on front or rear elevations.

4.2.3 GARAGE PLACEMENT AND CONFIGURATION

The placement and configuration of the garage often drives the look and feel of the neighborhood. Therefore, special care and consideration shall be used to de-emphasize the garage door on the street scene. In addition to conventional front entry garages, there are many additional garage configurations that can be used such as turn-in garages, split entry garages, tandem garage spaces, Hollywood style garages, etc.

When conventional front entry garages are used, special thought should be given to using techniques such as the following:

- **Architectural Elements Forward of the Garage Plane**
  Architectural elements that are situated forward of the plane of the garage provide visual interest to the street scene while minimizing the appearance of the garage door on the street scene. Examples of such elements include porches, portal elements and courtyard walls.

- **Articulation Above the Garage**
  Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade. 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. Examples include principle windows with thickened walls, sundecks and miradors (roofed outdoor rooms located on the 2nd floor).

- **Articulation in Front of Garage**
  The use of articulation elements such as 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.

- **Living Spaces Forward of the Garage**
  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.

- **Deep Recesses**
  Deep garage door recesses (greater than the minimum 12") into surrounding wall planes result in strong shadows being cast across the garage doors, de- emphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to the ground plane.

- **Extended Roof Elements**

  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 façade of the home.

  No more than three front facing garage spaces are permitted on an individual residence, however, the minimum width of a house having a 3-car front facing garage shall be 45' on Entry Level / Move-Up, and 2nd Move-Up product. On Estate product, the minimum width of a house having a 3-car front facing garage shall be 60'. Additional garages spaces, if provided, must be in a turn-in configuration, tandem, deep-recessed with a long driveway or motor-court, or other configurations in which the garage door is not visible from the front. Refer to **Exhibits 7.5.2 Garage Configurations, 7.5.3 and 7.5.4, 4-Stall Garages.**

  Front loaded 3-car garages, where provided, must have a 2' minimum offset between the single and double garage elements. This can be accomplished by offsetting the garage doors, offsetting the garage facades, or both. Three single car garage doors are not required to be offset. Refer to **Exhibit 7.5.1.**

  On lots that are 7,000 sq. ft. or greater, four garage spaces may face the street, subject to design review and Developer approval.

  The face of garage doors shall be recessed a minimum of 12" from the adjacent wall surface.

  Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style. In order to avoid the impact of garage doors, they shall be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.

  The front door to a residence with a side-loaded garage must be separated from the garage door plane by a minimum of 4'. Driveway must also be setback from any building element (front porch, building wall, courtyard wall) by a 24" minimum planting area.

Garages at Single Family Attached

Garages loading onto an Alley or Private Drive must be oriented such that sufficient area is provided to allow for installation of utilities, along with a planter area on each of the garage. There must be a minimum 6 foot offset between the garage wall and adjacent living space to accommodate the planting requirements.

Exhibit 4.2.1
ARCHITECTURAL ELEMENTS FORWARD OF GARAGE PLANE

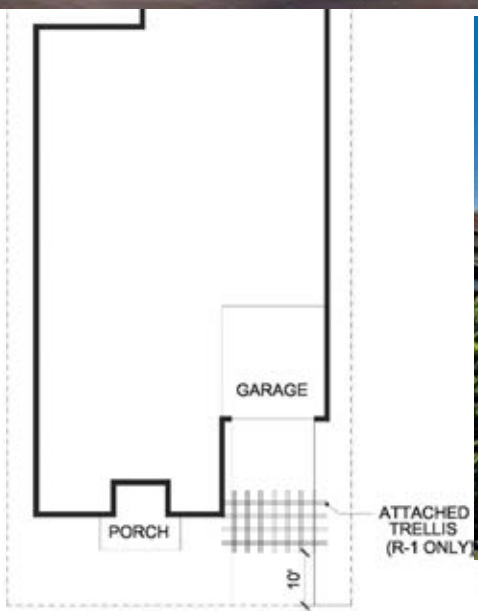
Porches

Portals

Courtyards

Exhibit 4.2.2
ARTICULATION ABOVE GARAGE

Exhibit 4.2.3
ARTICULATION IN FRONT OF GARAGE



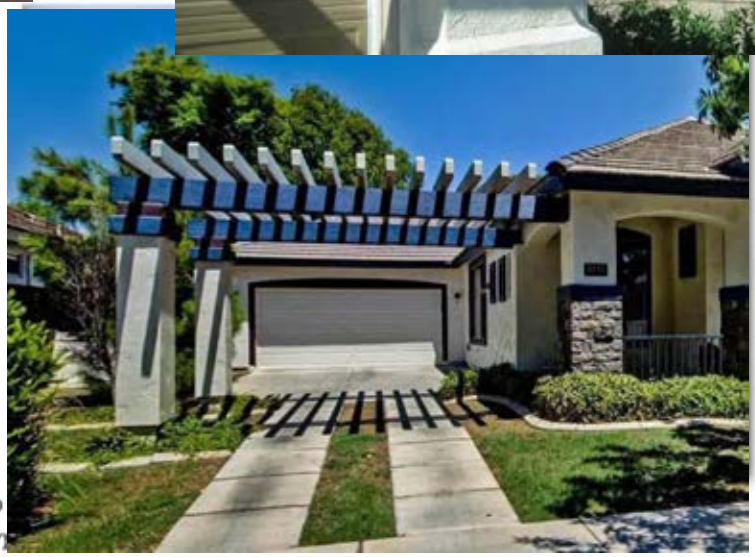


Exhibit 4.2.4
LIVING SPACES FORWARD OF GARAGE



Exhibit 4.2.5
DEEP GARAGE DOOR RECESSES FROM ADJACENT WALL PLANE

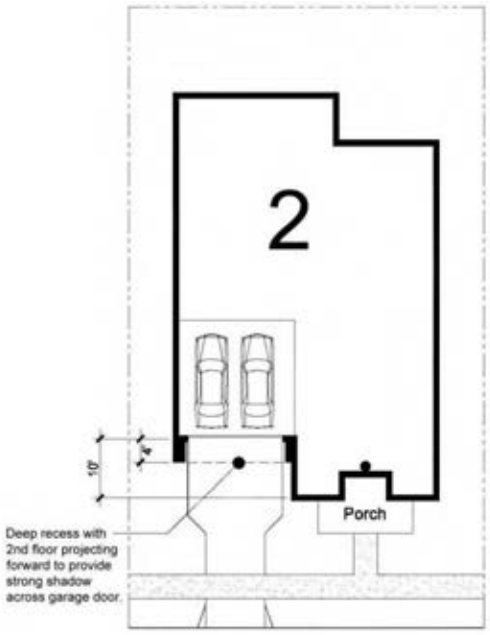
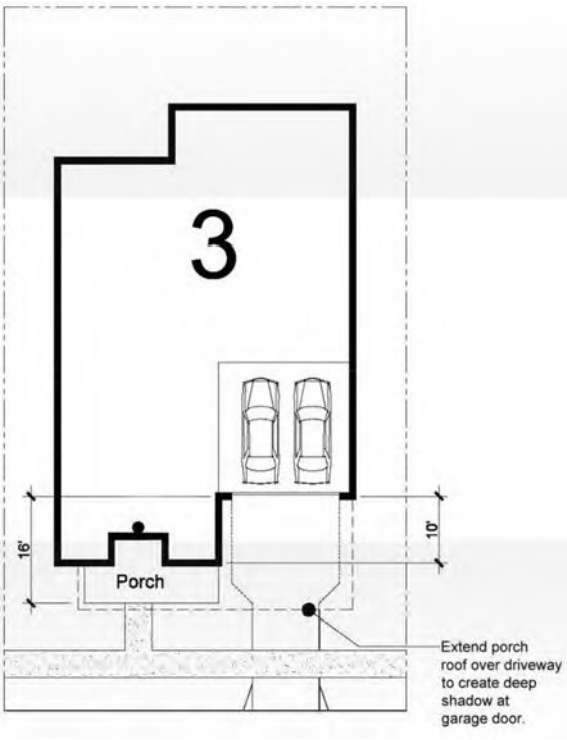
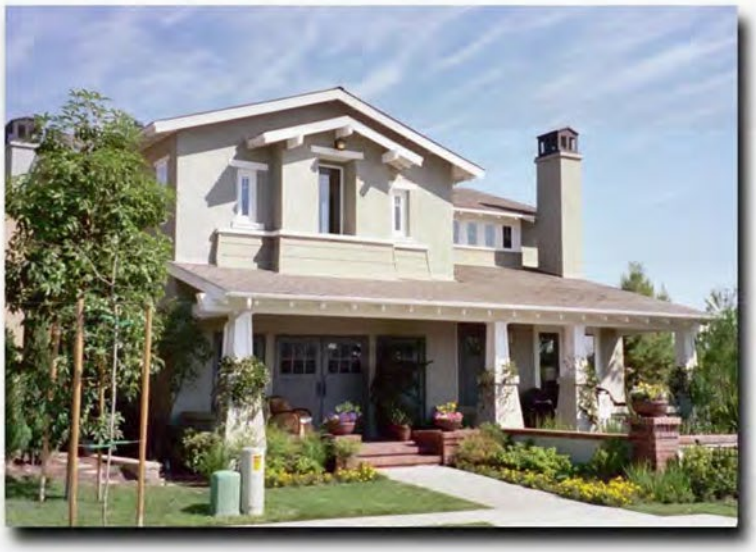


Exhibit 4.2.6
EXTENDED ROOF ELEMENTS





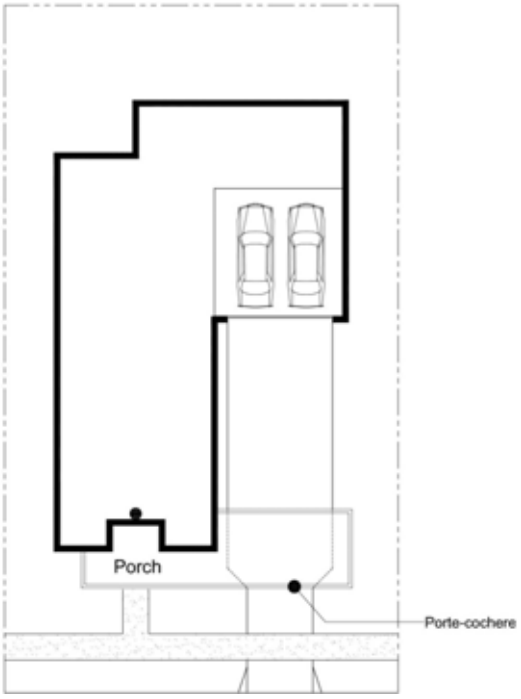


Exhibit 4.2.7
AVOID INAPPROPRIATE GARAGE TREATMENTS

- Detail elements should be authentically detailed, not merely painted or applied.

- No garage door recess is provided
- Wall planes are too flat with no articulation

- No garage door recess is provided
- Exposed foundations, when unavoidable, should be painted to match material or color blocking

4.2.4 CORNER LOTS

Single-story elevations or having a single-story element along the exposed side lot line facing public or private streets or facing public or private open space are encouraged. One-story elements may include the following:

- Single story-building walls with a maximum plate height of 12' and roofs sloping away from the side lot line.
- Single story building walls with a maximum plate height of 12' with second story walls set back 4' minimum from the first floor walls and both roofs sloping away from the side lot line.
- Wrap-around porches with a maximum plate height of 12'.

On corner side elevations, a portion of the 2nd story façade must be popped out a minimum of 12" and contain a roof element, unless an acceptable alternative treatment is provided.

On corner side elevations, a minimum of 3 wall planes are required on the 2nd story façade. The minimum offset between wall planes is 12". Building articulation is preferred over added 12" wall planes to create visual interest.

On corner lots, both the building and wall must be designed so as not to interfere with the site visibility at the adjacent intersection.

The plotting of 3-story plans on corner lots is discouraged. If plotted, however, third story element on exposed corner side yards must be setback at least 10' from the 2nd floor footprint.

A principle window is required on corner side elevations.

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.

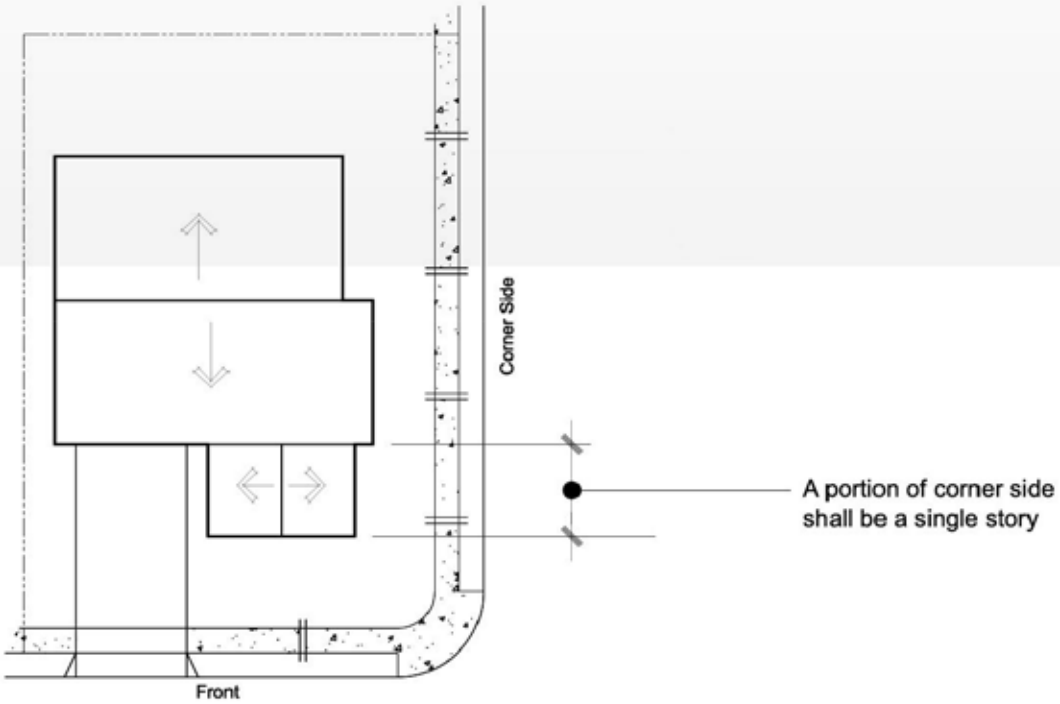
Side yard privacy screen walls are required. The walls shall be forward of the rear corner of the house by at least 1/3 the length of the house

Privacy walls shall be set back 5' minimum from the back of a walk and 2' minimum from a drive aisle.

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

When homes with rooftop decks, if any, are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element, regardless of architectural style. Rooftop decks shall meet the setbacks of the principle structure.

Exhibit 4.2.8
CORNER SIDE SINGLE STORY ARTICULATION



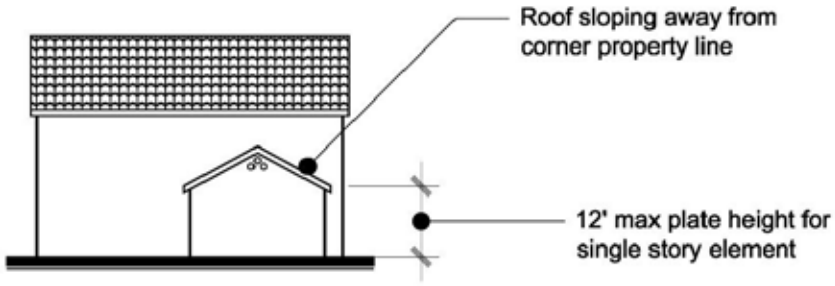


Exhibit 4.2.9
CORNER SIDE SINGLE STORY ARTICULATION

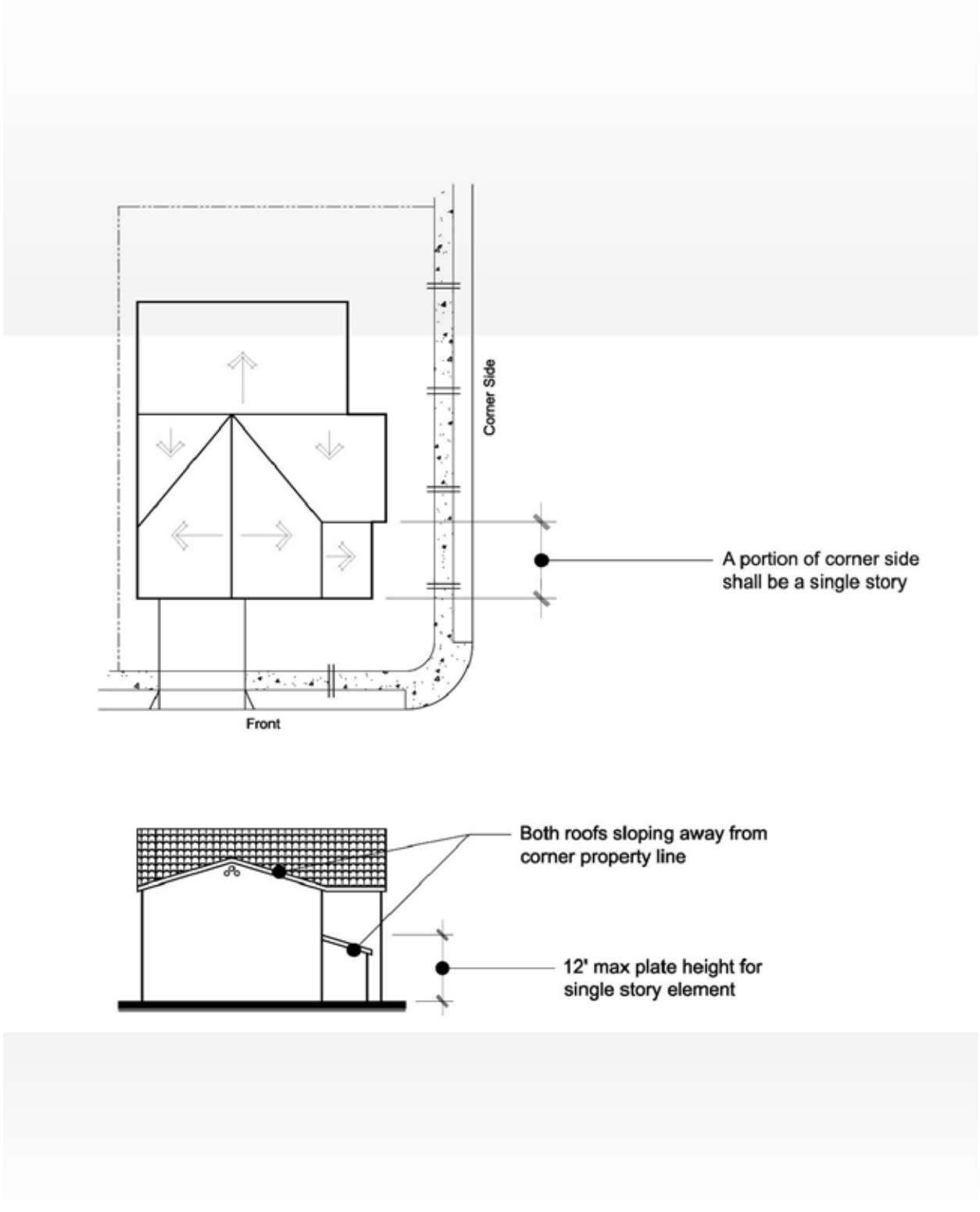


Exhibit 4.2.10
CORNER SIDE SINGLE STORY ARTICULATION

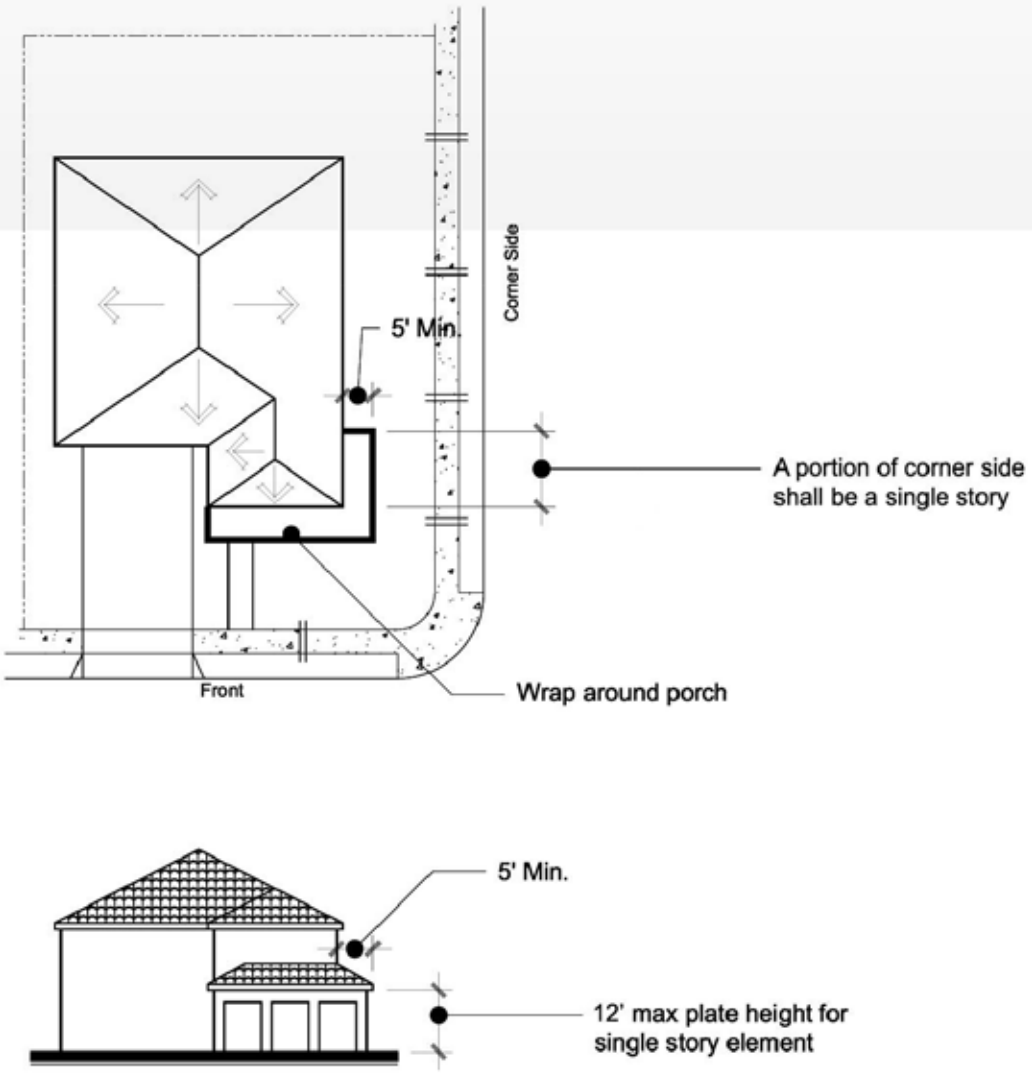
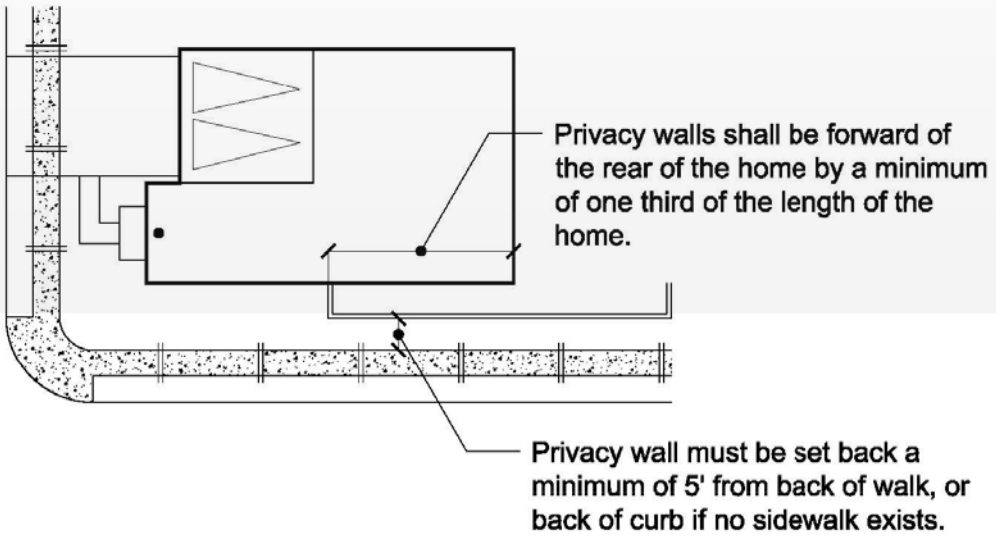
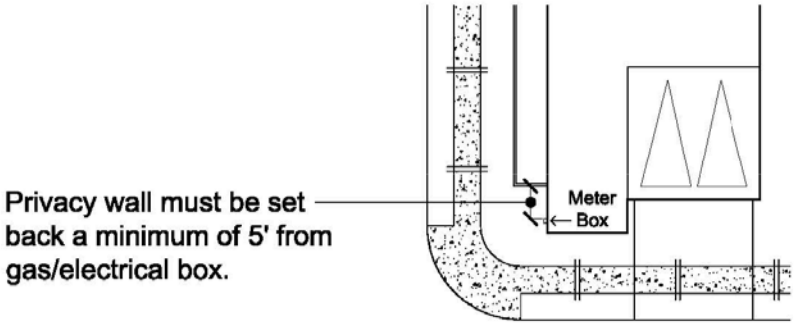


Exhibit 4.2.11
PRIVACY WALL SETBACK





4.2.5 PERIMETER EDGE ARTICULATION

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. The visible perimeter edges will be identified by the Master Declarant, and are generally defined as one or more of the following:

- Parcel edges that are adjacent to community streets.
- Parcel edges that are adjacent to Open Space areas.
- Parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, utility and drainage easements, etc.
- A tier of lots within a tract that is at least 15' higher than the tier of lots below., as determined by Pad Elevation.

In order to ensure that the perimeter edges contribute to a positive community environment, the visible elevations plotted along these edges shall incorporate the following:

- Variation of building massing and forms

- Variation in roof form. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. In no case are uninterrupted side to side gables allowed on perimeter conditions. Ridgelines of adjacent residences should be in different directions to the extent feasible.

- 2nd floor roof and wall projections offset a minimum of 12" horizontally and vertically. Building articulation is preferred over added 12" wall planes as a means to create visual interest.

- Multiple building wall planes are required on visible rear elevations as follows:
  - Entry Level / Move-Up (+2,000 - 4,000 sq. ft lots) — Minimum 3 wall planes at 2nd floor
  - 2nd Move-Up (+ 5,500 sq. ft lots) — Minimum 3 wall planes at 2nd floor
  - Estates (+ 6,000 sq. ft lots) — Minimum 4 wall planes at 2nd floor

- The use of a principle window on the 2nd floor

- The use of at least one pair of shutters compatible with the architectural style of the residence. (Shutters may be in conjunction with the principle window or any other window on the visible elevation.)

- A single story element may be used to break the plane of a 2-story building façade.
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade may be used.
- The use of a principle window on corner side elevations.
- Cantilevered projections used to accomplish the required wall plane offsets may encroach in to setbacks (Maximum 12" encroachment).
- Architectural treatments and articulation consistent with the front elevation

When homes with rooftop decks, if any, are plotted with side elevations facing a perimeter edge of a parcel, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element. Rooftop decks shall meet the setbacks of the principle structure.

4.3 DEVELOPMENT STANDARDS AND SETBACK STANDARDS

4.3.1 R-1 Single Family Residential District

STANDARD	R – 1 STANDARDS
Housing Types	Single Family Detached
SKYE SUMMIT	
Minimum Lot Size s.f.	3,500
Dwelling Units per Lot	1
Min. Lot Width	40’ (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)
MINIMUM SETBACKS ***Refer to Exhibit 3.3.1 for Setback Diagram.*** All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. 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. In no case, can any portion of the building, including pop-outs, be closer than 10' as measured from back of curb. Additional setback and/or easement may be required where street ROW or a utility easement is needed.	
Main Building	
• Front (measured from property line)	14’ to single story, Porch or Attached Side Entry Garage elements, or (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). 10’ to Attached Trellis at Driveway 20’ to second story 25’ to third story elements 5’ maximum (cluster product only) or 20’ minimum (all garage setbacks) to face of Front Entry Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).
• Side	5’
• Corner Side	8’ to ground level Porch 10’ to first and second story 15’ to third story
• Rear	15’ to single story 20’ to second story (May be reduced by 5’ for 50% of building width for a maximum of 25% of product, subject to ARC approval). 20’ minimum backyards are strongly encouraged. 25’ to third story
Detached Accessory Structure *(Single-Story only; including Casita* & Detached Side-Entry Garages)*	
• Front	Match principle structure requirement
• Side	5’
• Corner Side	10’
• Rear	5’ to single story (14’ maximum height)
• Min. Separation to Main Bldg.	6’
• Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony *A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.* *A Balcony is a projecting non-enclosed portion of the house located 3’ or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.* *A Sundeck is an attached unenclosed portion of the house located 3’ or more above the ground. It may or may not have support posts extending to the ground.*	
• Rear	10’ to post or edge of patio cover 8’ to roof overhang 15’ to post or edge of sundeck or balcony (may be reduced to 10’ at perimeter edge with average 15’ typ.) 13’ to roof overhang (may be reduced to 8’ at perimeter edge with average 13’ typ.)

STANDARD	R – 1 STANDARDS
Housing Types	Single Family Detached
• Side	5’ to post or edge of patio cover, sundeck or balcony
• Corner Side	8’ to post or edge of patio cover, sundeck or balcony 6’ to roof overhang
Courtyard Walls	
• Front	5’ Setback
• Side	0’ Setback
• Corner Side	5’ Setback
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.*	70% or less (Includes detached structures)
Max. Building Height *(Vertical distance between the building’s finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)*	**Main Building** • 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) • 35’ max. height **Accessory Structure** 14’ maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way: 5’ or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
• Maximum height	4’ – 6” (3’ Solid wall + 18” iron). Pilasters one course above wall
Perimeter and Retaining Walls	
• Max. Overall Height	12’ Exterior – 16’ Interior (See Exhibit 5.2.4) 19’ exterior on lots adjacent to open space (see Exhibit 5.2.3B)
• Max. Perimeter Wall Height	7’ CMU screen and / or view fence (see Exhibits 5.2.1G and 5.2.3A)
• Max. CMU Retaining Wall Height	6’ exterior – 10’ interior. 12’ at lots adjacent to open space. (see Exhibit 5.2.3B)
• Rockery Walls	Max 15’ exterior / interior (shallow root planting only within 6’ of base of wall). (See Exhibit 5.2.5) Exterior rockery walls of 12’ or taller shall be set back a minimum of 14’ from the edge of any public right-of-way.
• Max. Pilaster Height	One course above adjacent wall (see Exhibits 5.2.1D and 5.2.1G)
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	(See Exhibit 5.2.4)
• Max. Primary Wall Height	6’ - 12’ Exterior / 10’-16’ Interior
• Max. Secondary Wall Height	4’ Exterior – 6’ Interior
• Min. spacing between wall sections – Inside Dimensions	4’
• Max. Pilaster Height	One course above adjacent wall
• Min. spacing between wall sections – Outside Dimensions	5’-4”

* Accessory Dwelling Unit may include a full kitchen facilities.

** “Exterior” refers to perimeter wall faces oriented toward the outside boundary off a subdivision and “interior” refers to Perimeter wall faces oriented to the inside boundaries of the subdivision.

Exhibit 4.3.1: R-1 Single Family Detached

4.3.2 R-1 Single Family Residential District

STANDARD	R – 1 STANDARDS (Wide/Shallow Product)
Housing Types	Single Family Detached: Front-loaded and/or Private Street and Alley-loaded
SKYE SUMMIT	
Minimum Lot Size s.f.	3,500
Dwelling Units per Lot	1
Min. Lot Width	40’ (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)
Min. Lot Depths	80’
MINIMUM SETBACKS ***Refer to Exhibit 3.3.2 for Setback Diagram.*** All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. 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. In no case, can any portion of the building, including pop-outs, be closer than 10' as measured from back of curb. Additional setback and/or easement may be required where street ROW or a utility easement is needed.	
Main Building	
• Front (measured from property line)	14’ to single story Living, Porch or Attached Side Entry Garage elements (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). 10’ to Attached Trellis at Driveway 20’ to second story elements 20’ to face of Front Entry Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).
• Side	5’
• Corner Side	8’ to ground level Porch 10’ to Living
• Rear	**Rear Yard with No Alley** 15’to single story 20’to second story (May be reduced by 5’ for 50% of building width for a maximum of 25% of product, subject to ARC approval). 15’ minimum backyards are strongly encouraged, however, integration of side yard to function as outdoor living space may be acceptable with ARC approval **Rear Yard with Alley** 5’ to Second Story Living over Garage (cantilevered) 5’ to Porch, Portico, Courtyard Wall or similar element 5’ to Single Story Living 5’ to Second Story Living 5’ or 20’+ to face of Garage Door
Detached Accessory Structure *(Single-Story only; including Casita* & Detached Side-Entry Garages)*	
• Front	14’ (May be reduced to 10’ for 30% of building on a maximum of 25% of product, subject to ARC approval).
• Side	5’ to single story (14’ maximum height)
• Corner Side	10’
• Rear	5’ to single story (14’ maximum height)
• Min. Separation to Main Bldg.	6’
• Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit. (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony *A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.* *A Balcony is a projecting non-enclosed portion of the house located 3’ or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.*	

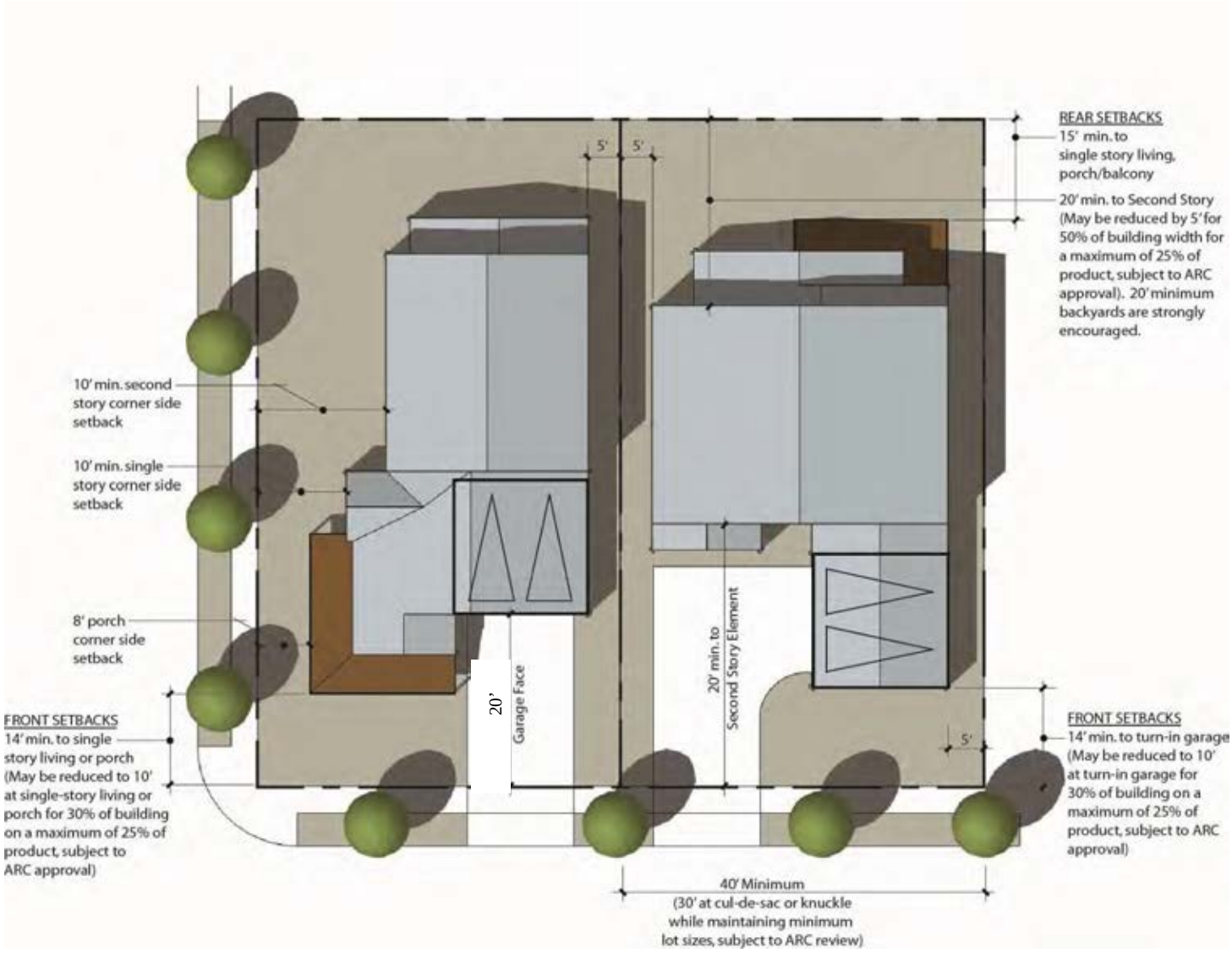
STANDARD	R – 1 STANDARDS (Wide/Shallow Product)
Housing Types	Single Family Detached: Front-loaded and/or Alley-loaded
A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.	
• Rear	10' to post or edge of patio cover 8' to roof overhang 15' to post or edge of sundeck or balcony (may be reduced to 10' at perimeter edge with average 15' typ.) 13' to roof overhang (may be reduced to 8' at perimeter edge with average 13' typ.)
• Side	5' to post or edge of patio cover, sundeck or balcony
• Corner Side	15' to post or edge of patio cover, sundeck or balcony 13' to roof overhang (second-story) 8' to roof overhang (single story)
Courtyard Walls	
• Front	5' Setback
• Side	5' Setback
• Corner Side	5' Setback
Max. Lot Coverage *The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not inc. utility esmt's) is subtracted.*	70% or less (includes detached structures)
Max. Building Height *(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)*	**Main Building** • 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) • 35' max. height **Accessory Structure** 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way: 6' or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
• Maximum height	4' -6" (3' Solid wall + 18" iron). Pilasters one course above wall
Perimeter and Retaining Walls	
• Max. Overall Height	12' Exterior – 16' Interior (See Exhibit 5.2.4) 19' exterior on lots adjacent to open space (see Exhibit 5.2.3B)
• Max. Perimeter Wall Height	7' CMU screen and / or view fence (see Exhibits 5.2.1G and 5.2.3A)
• Max. CMU Retaining Wall Height	6' exterior – 10' interior. 12' at lots adjacent to open space (see Exhibit 5.2.3B)
• Rockery Walls	Max 15' exterior / interior (shallow root planting only within 6' of base of wall). (See Exhibit 5.2.5) Exterior rockery walls of 12' or taller shall be set back a minimum of 14' from the edge of any public right-of-way.
• Max. Pilaster Height	One course above adjacent wall (see Exhibits 5.2.1D and 5.2.1G)
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	(See Exhibit 5.2.4)
• Max. Primary Wall Height	6' - 12' Exterior / 10'-16' Interior
• Max. Secondary Wall Height	4' Exterior – 6' Interior
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	One course above wall

STANDARD	R – 1 STANDARDS (Wide/Shallow Product)
Housing Types	Single Family Detached: Front-loaded and/or Alley-loaded
• Min. spacing between wall sections – Outside Dimensions	5'-4"

* Accessory Dwelling Unit may include full kitchen facilities.

** "Exterior" refers to perimeter wall faces oriented toward the outside boundary off a subdivision and "interior" refers to Perimeter wall faces oriented to the inside boundaries of the subdivision.

Exhibit 4.3.2: R-1 Wide/Shallow SFD



Not to Scale

4.3.3 R-CL Medium-Low Density Residential District

STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
SKYE SUMMIT	
Minimum Lot Size s.f.	Conventional: 2,000 Cluster or Alley: 2,000
Units per Gross Acre	6-12
Min. Lot Width	NA
MINIMUM SETBACKS ***Refer to Exhibit 3.3.6 for Setback Diagram*** All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. 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. In no case, can any portion of the building, including pop-outs, be closer than 10' as measured from back of curb. Additional setback and/or easement may be required where street ROW or a utility easement is needed.	
Main Building	
• Front (measured from property line)	**From Interior Street, Paseo or Common Open Space** 5' to Porch 10' to Single Story Living 14' to Second Story Living 20' to face of Front Entry Garage Door **From Court Street or Drive Aisle** 5' to Second Story Living over Garage 5' to Porch 5' to Single Story Living 5' to Second Story Living 20' to face of Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).
• Side	0' at common wall 5' at building end wall
• Corner Side	10' to Right of Way or back of sidewalk (where occurs)
• Rear	**Rear Yard with No Alley** 15' **Rear Yard with Alley** 5' to Second Story Living over Garage (cantilevered) 5' to Single Story Living or Porch 5' to Second Story Living 20' to face of Garage Door
Detached Accessory Structures	
• Front	Same as Main Building
• Side	5'
• Corner Side	10'
• Rear	5'
• Min. Separation to Main Bldg.	6'
• Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit
Rear Patio Cover, Sundeck, Balcony *A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.* *A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.* *A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.*	
• Rear • Side • Corner Side	5' to post or edge of sundeck or balcony 5' to post or edge of sundeck or balcony 5' to post or edge of sundeck or balcony

STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
Courtyard Walls	
From Interior Street	5’
• From Court St., Drive Aisle or Alley	2’
• From Paseo or Common Open Space	0’
• Corner Side	2’
• **Min. Distance Between Buildings**	10’
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.*	NA
Max. Building Height *(Vertical distance between the building’s finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)*	**Main Building** 3 Stories max.; 38’ max. (Front/rear wall planes must be offset, box on box not allowed). **Accessory Structure** 14’ maximum (single-story only)
Parking	In neighborhoods where 5’ driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.
Landscape Buffers and Turf Limitations	
Minimum Zone Depths	Adjacent to Right-of-Way: 6’ or building setback whichever is less
• **WALLS AND FENCES**	• Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Maximum height	4’ -6” (3’ Solid wall + 18” iron) Pilasters one course above adjacent wall/fence
• **Perimeter and Retaining Walls**	
Max. Overall Height	12’ Exterior – 16’ Interior (See Exhibit 5.2.4) 19’ exterior on lots adjacent to open space (see Exhibit 5.2.3B)
• Max. Perimeter Wall Height	7’ CMU screen and / or view fence (see Exhibits 5.2.1G and 5.2.3A)
• Max. CMU Retaining Wall Height	6’ exterior – 10’ interior. 12’ at lots adjacent to open space. (see Exhibit 5.2.3B)
• Rockery Walls	Max. 15' exterior / interior (shallow root planting only within 6' of base of wall). (See Exhibit 5 .2.5). Exterior Rockery walls of 12' or taller shall be set back a minimum of 14' from the edge of any public right-of-way.
• Max. Pilaster Height	One course above adjacent wall (see Exhibits 5.2.1D and 5.2.1G)
• Contrasting Material	20%
Perimeter and Retaining Walls Standard • **Stepback**	(See Exhibit 5.2.4)
Max. Primary Wall Height	6’ - 12’ Exterior / 10’-16’ Interior
• Max. Secondary Wall Height	4’ Exterior – 6’ Interior
• Min. spacing between wall sections – • Inside Dimensions	4’
Max. Pilaster Height	One course above wall
• Min. spacing between wall sections – • Outside Dimensions	5’-4”
Private Outdoor Space	**125 s.f.** with 8’ minimum dimension and 75% open to the sky (May be located on the front, side or rear of unit)

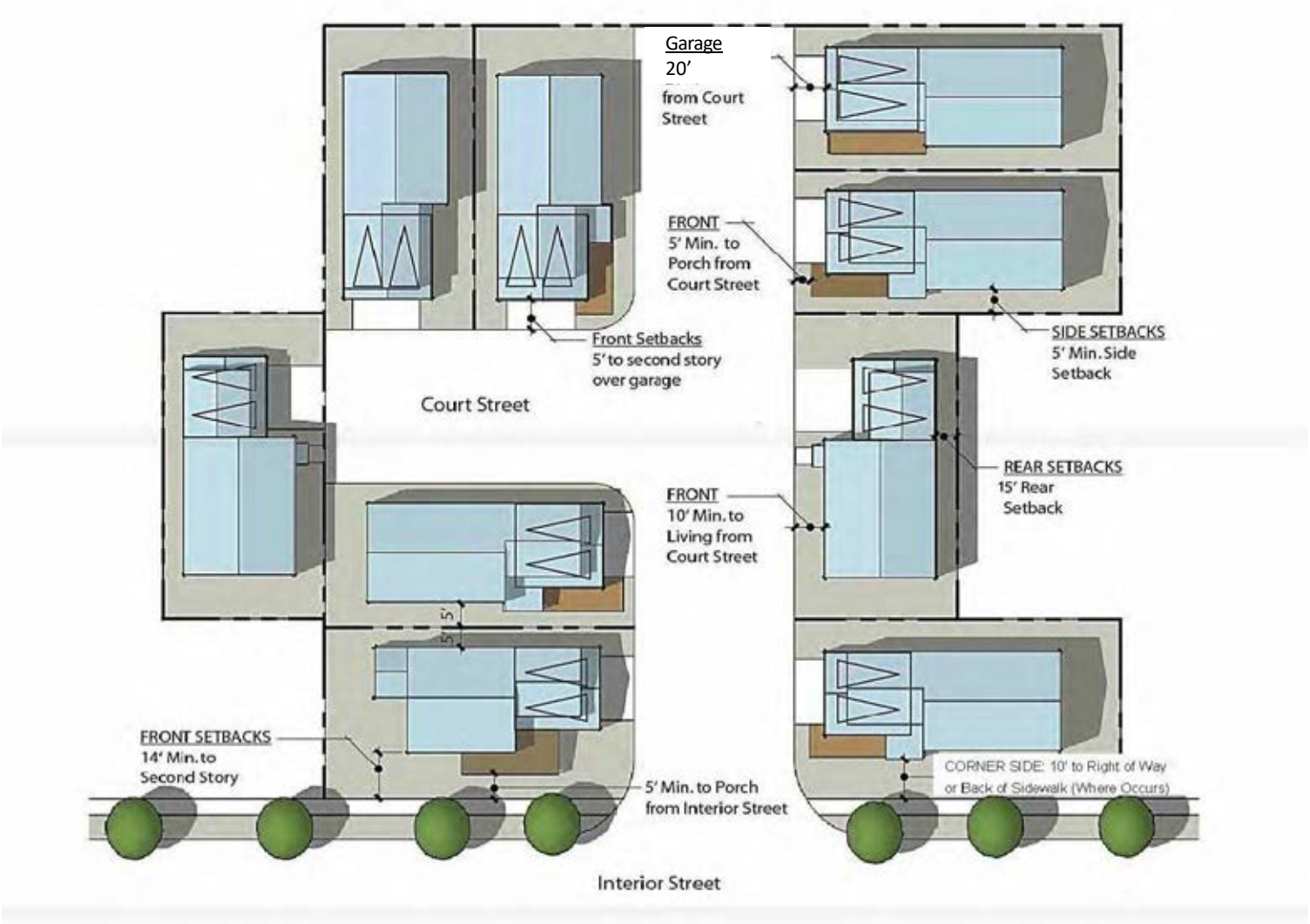
STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
	On perimeter or corner lots, Private Open Space shall be located adjacent to the exposed property line to provide articulation to the building mass on these visible edges. Privacy wall or fence may enclose Private Open Space in such cases.
Common Open Space	Minimum Common Open Space element is 10,000 s.f., ***plus*** 50 sq. ft. for each unit in excess of 100 within the project. The minimum 10,000 s.f common open space requirement may be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 15'.

* Accessory Dwelling Unit may include full kitchen facilities.

** "Exterior" refers to perimeter wall faces oriented toward the outside boundary off a subdivision and "interior" refers to Perimeter wall faces oriented to the inside boundaries of the subdivision.

Exhibit 4.3.3: R-CL Conventional, Cluster or Alley Configurations

Zero Lot line conditions may occur.



Zero Lot Line Conditions:
If draining from one lot to another, a drainage easement will be required to accommodate the necessary drainage facilities.

4.3.4 AA-1 Single Family Residential District

STANDARD	AA – 1 STANDARDS
Housing Types	Active Adult Single Family Detached
SKYE SUMMIT	
Minimum Lot Size s.f.	3,500
Dwelling Units per Lot	1
Min. Lot Width	40’ (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)
MINIMUM SETBACKS ***Refer to Exhibit 3.3.1 for Setback Diagram.*** All setbacks measured from the property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. 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. In no case, can any portion of the building, including pop-outs, be closer than 10' as measured from back of curb. Additional setback and/or easement may be required where street ROW or a utility easement is needed.	
Main Building	
• Front (measured from property line)	10’ to single story Living, Porch or Attached Side Entry Garage 14’ to second story 20’ to third story 5’ (cluster product only) or 20’ to face of Front Entry Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided).
• Side	5’
• Corner Side	8’ to ground level Porch 10’ to first and second story living 15’ to third story
• Rear	10’ to single story 15’ to second story (May be reduced by 5’ for 50% of building width for a maximum of 25% of product, subject to ARC approval). 20’ minimum backyards are strongly encouraged. 20’ to third story
Detached Accessory Structure *(Single-Story only; including Casita* & Detached Side-Entry Garages)*	
• Front	Match principle structure requirement
• Side	5’
• Corner Side	10’
• Rear	5’ to single story (14’ maximum height)
• Min. Separation to Main Bldg.	6’
• Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony *A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.* *A Balcony is a projecting non-enclosed portion of the house located 3’ or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.* *A Sundeck is an attached unenclosed portion of the house located 3’ or more above the ground. It may or may not have support posts extending to the ground.*	
• Rear	10’ to post or edge of patio cover 8’ to roof overhang 15’ to post or edge of sundeck or balcony (may be reduced to 10’ at perimeter edge with average 15’ typ.) 13’ to roof overhang (may be reduced to 8’ at perimeter edge with average 13’ typ.)

STANDARD	AA – 1 STANDARDS
Housing Types	Active Adult Single Family Detached
• Side • Corner Side	5’ to post or edge of patio cover, sundeck or balcony 8’ to post or edge of patio cover, sundeck or balcony 6’ to roof overhang
Courtyard Walls	
• Front	5’ Setback
• Side	0’ Setback
• Corner Side	5’ Setback
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.*	70% or less (Includes detached structures)
Max. Building Height *(Vertical distance between the building’s finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)*	**Main Building** • 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) • 35’ max. height **Accessory Structure** 14’ maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way: 5’ or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls separating single family detached homes may be eliminated subject to prior Developer review and approval. -Air conditioner condenser unit screening is always required.
Courtyard Walls	
• Maximum height	4’ – 6” (3’ Solid wall + 18” iron). Pilasters one course above wall
Perimeter and Retaining Walls	
• Max. Overall Height	12’ Exterior – 16’ Interior (See Exhibit 5.2.4) 19’ exterior on lots adjacent to open space (see Exhibit 5.2.3B)
• Max. Perimeter Wall Height	7’ CMU screen and / or view fence (see Exhibits 5.2.1G and 5.2.3A)
• Max. CMU Retaining Wall Height	6’ exterior – 10’ interior. 12’ at lots adjacent to open space. (see Exhibit 5.2.3B)
• Rockery Walls	Max 15’ exterior / interior (shallow root planting only within 6’ of base of wall). (See Exhibit 5.2.5) Exterior rockery walls of 12’ or taller shall be set back a minimum of 14’ from the edge of any public right-of-way.
• Max. Pilaster Height	One course above adjacent wall (see Exhibits 5.2.1D and 5.2.1G)
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	(See Exhibit 5.2.4)
• Max. Primary Wall Height	6’ - 12’ Exterior / 10’-16’ Interior
• Max. Secondary Wall Height	4’ Exterior – 6’ Interior
• Min. spacing between wall sections – Inside Dimensions	4’
• Max. Pilaster Height	One course above wall
• Min. spacing between wall sections – Outside Dimensions	5’-4”

* Accessory Dwelling Unit may include full kitchen facilities.

** “Exterior” refers to perimeter wall faces oriented toward the outside boundary off a subdivision and “interior” refers to perimeter wall faces oriented to the inside boundaries of the subdivision.

4.3.5 Single Family Attached District

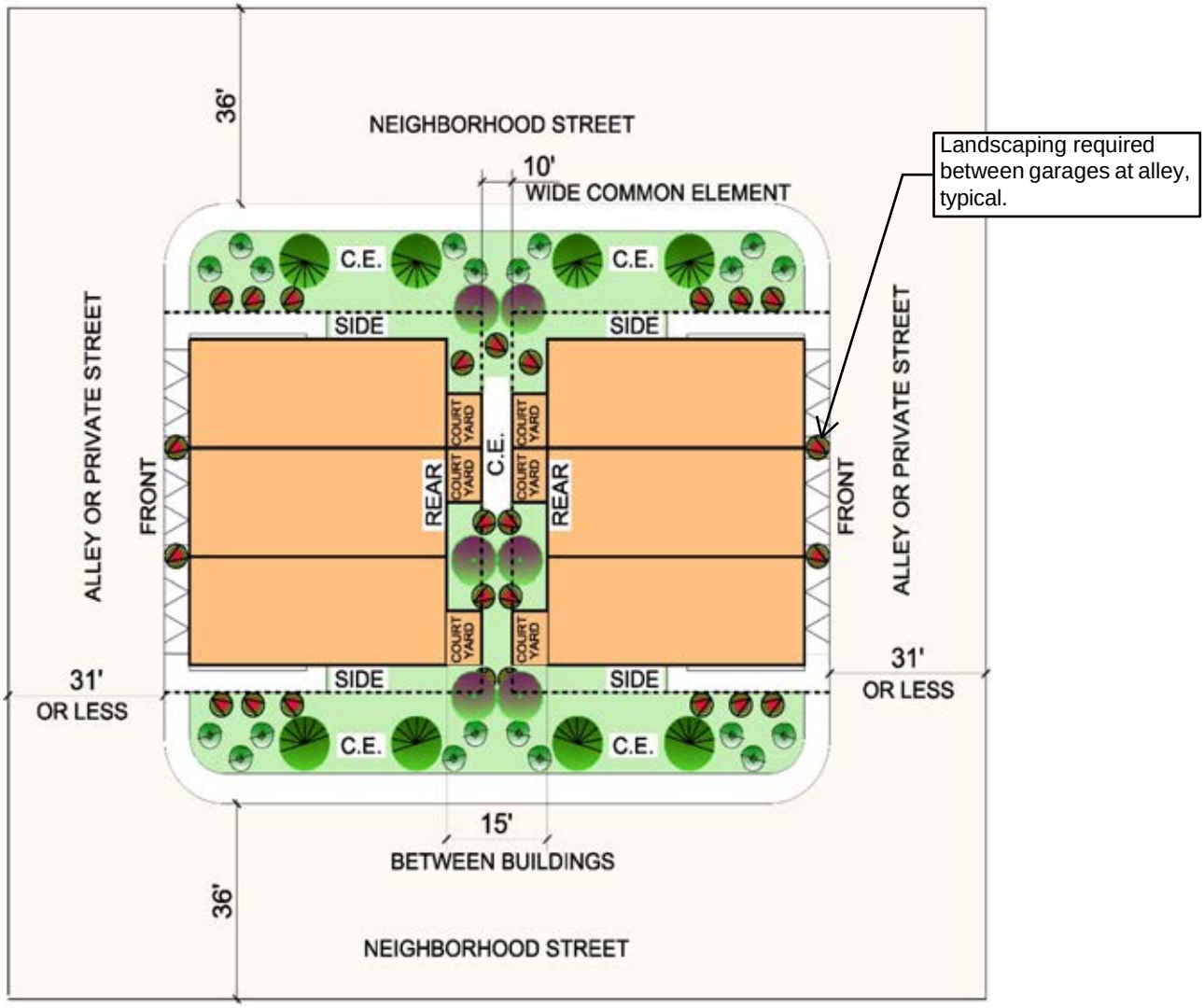
STANDARD	R – TH STANDARDS
Housing Types	Single Family Attached Residences
SKYE SUMMIT	
Min. Lot Size s.f.	1,280
DU's per Lot	1
Min. Lot Width (ft)	24'
MINIMUM SETBACKS **Refer to Exhibit 3.3.5 for Setback Diagram.** All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. All setbacks are subject to the Residential Adjacency Standards described in the City of Las Vegas Unified Development Code, Section 19.06.040, Sub-section I. 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. In no case, can any portion of the building, including pop-outs, be closer than 10' as measured from back of curb. Additional setback and/or easement may be required where street ROW or a utility easement is needed.	
Main Buildings	
• Front	• From Interior Street, Paseo or Common Open Space 5' to Porch 8' to Single Story Living 12' to Second Story Living ** 5' or 20' to face of Front Entry Garage Door • From Alley / Private Street 5' to Second Story Living over Garage ** 5' to Porch 10' to Single Story Living 10' to Second Story Living (12" offset above garage is required) 5' or 20' to face of Garage Door (measured from back of sidewalk or back of curb where no sidewalk is provided). ** Exception: A 4' reduction to the minimum setback may be allowed if a minimum of (2) 3' horizontal offsets within a building and 12" horizontal massing feature are constructed.
• Side	0' at common wall 5' at building end wall 10' between buildings while still complying with building codes.
• Corner Side	10'
• Rear	• Rear Yard with No Alley 10' • Rear Yard from Alley / Private Street 5' to Second Story Living over Garage (cantilevered) ** 5' to Porch, Portico, Courtyard Wall or similar element 8' to Single Story Living 5' to Second Story Living (12" offset above garage is required) 5' or 20' to face of Garage Door ** Exception: A 4' reduction to the minimum setback may be allowed if a minimum of (2) 3' horizontal offsets within a building and 12" horizontal massing feature are constructed.
Detached Accessory Structures	
• Min. Separation to Main Bldg.	6'
• Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit
• Side	3'
• Rear	0' from Alley / Private Street 3' when no Alley / Private Street
Rear Patio Cover, Sundeck, Balcony *A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.* *A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.* *A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.*	

STANDARD	R – TH STANDARDS
• Rear • Side • Corner Side	5’ to post or edge of sundeck or balcony 5’ to post or edge of sundeck or balcony 5’ to post or edge of sundeck or balcony
Courtyard Walls	
• From Interior Street	2’
• From Court St., Drive Aisle or Parking	2’
• From Paseo or Common Open Space	0’
• From Parcel Boundary Adjacent to • Perimeter Street	10’
• From Adjacent Parcel PL	10’
Min. Distance Between Buildings *(Primary Walls are those walls which contain the primary glazing and/or private outdoor space per unit. All other elevations are considered Secondary Walls.)*	15’
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.*	95%
Max. Building Height *(Vertical distance between the building’s finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)*	**Main Building** 3 stories max.; 45 feet max. (Front/rear wall planes must be offset, a minimum of 24”). **Accessory Structure** 14’ maximum (single-story only)
Parking	1 unimpeded space per dwelling unit, plus 1 guest parking space per 6 units. In neighborhoods where 5’ driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.
Landscape Buffers and Turf Limitations	Landscaping required in alley between garages.
• Minimum Zone Depths	Adjacent to Right-of-Way: 6’ or building setback, whichever is less
• Parking Lot Screening	Screening from adjacent roadways shall be provided
• Turf Coverage	0%
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
• Maximum height	4’ -6” (3’ Solid wall + 18” iron) Pilasters one course above adjacent wall/fence
Perimeter and Retaining Walls	
• Max. Overall Height	12’ Exterior – 16’ Interior (See Exhibit 5.2.4) 19’ exterior on lots adjacent to open space (see Exhibit 5.2.3B)
• Max. Perimeter Wall Height	7’ CMU screen and / or view fence (see Exhibits 5.2.1G and 5.2.3A)
• Max. CMU Retaining Wall Height	6’ exterior – 10’ interior. 12’ at lots adjacent to open space. (see Exhibit 5.2.3B)
• Rockery Walls	Max 15’ exterior / interior (shallow root planting only within 6’ of base of wall). (See Exhibit 5.2.5) Exterior rockery walls of 12’ or taller shall be set back a minimum of 14’ from the edge of any public right-of-way.
• Max. Pilaster Height	One course above adjacent wall (see Exhibits 5.2.1D and 5.2.1G)
• Contrasting Material	20%

STANDARD	R-TH STANDARDS
Perimeter and Retaining Walls Standard Stepback	(See Exhibit 5.2.4)
• Max. Primary Wall Height	6’ - 12’ Exterior / 10’-16’ Interior
• Max. Secondary Wall Height	4’ Exterior – 6’ Interior
• Min. spacing between wall sections – Inside Dimensions	4’
• Max. Pilaster Height	One course above wall
• Min. spacing between wall sections – Outside Dimensions	5’-4”
•	
Open Space	
Private Outdoor Space	**125 s.f.** with 8’ minimum dimension and 75% open to the sky (May be located on the front, side or rear of unit) On 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. Privacy wall or fence may enclose Private Open Space in such cases.
Common Open Space	100 sq. ft. per unit for the first 100 units, ***plus*** 50 sq. ft. for each additional unit. The first 10,000 s.f. of required common open space shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20’.

* “Exterior” refers to perimeter wall faces oriented toward the outside boundary off a subdivision and “interior” refers to Perimeter wall faces oriented to the inside boundaries of the subdivision.

Exhibit 4.3.4: R-TH Conventional



MONUMENT AND WALL DESIGN STANDARDS

5.1 ICONIC MONUMENT HIERARCHY

Iconic monuments, gateways, and entry structures will vary in size, scale, and communication, depending on the placement, function, and role in portraying the brand / image of SKYE SUMMIT. Although the extent and scale may vary with each land use type, individually they will set forth a consistent, homogeneous use of forms, materials, and colors that will impart a consistent visual image within the community-at-large.

5.1.1 PRIMARY / COMMUNITY ENTRIES

Primary / community entries create a clear sense of arrival with a well-positioned monument structure. Each entry monument design and location shall be in accordance with the design theme of the community.

Enhanced paving within the entry shall consist of concrete pavers.

Refer to **Section 3.1.7** for lighting requirements.

Plant materials shall be consistent with the SKYE SUMMIT **Acceptable Tree List, Exhibit 8.2.1** and **Acceptable Plant List, Exhibit 8.2.2,** the Master Declarant project design, and / or other ARC approved species. All species shall be compliant with the Southern Nevada Water Authority (SNWA).

5.1.2 SECONDARY / COMMUNITY ARTERIAL ENTRIES

Secondary / community arterial entries / intersections shall be perceived as more pedestrian-oriented crossing experiences. These asymmetrical monuments welcome residents and guests to the community displaying the SKYE SUMMIT symbol and name.

Enhanced paving within the crosswalks shall consist of concrete pavers. Plant materials shall be consistent with the SKYE SUMMIT **Acceptable Tree List, Exhibit 8.2.1** and **Acceptable Plant List, Exhibit 8.2.2,** the Master Declarant project design, and / or other ARC approved species. All species shall be compliant with the Southern Nevada Water Authority (SNWA).

5.1.3 BUILDER EXTERIOR SUBDIVISION RESIDENTIAL ENTRIES

Builder exterior subdivision residential entries shall be perceived as more pedestrian-oriented crossing experiences and shall display the name of the neighborhood. Builder signage and monuments require ARC design review and approval. Refer to **Exhibit 5.1.2: Builder Subdivision Signage.**

Plant materials shall be consistent with the SKYE SUMMIT **Acceptable Tree List, Exhibit 8.2.1** and **Acceptable Plant List, Exhibit 8.2.2,** the Master Declarant project design, and / or other ARC approved species. All species shall be compliant with the Southern Nevada Water Authority (SNWA).

5.2 BUILDER PARCEL WALLS

5.2.1 Perimeter Walls

Subdivision perimeter walls abutting streets or common areas shall be 1-side split face block with 2" precision cap. Color shall be per Master Declarant.

Subdivision perimeter walls facing private lots shall be smooth precision block (interior of lot) with two inch 2" cap unless visible to the street.

In all conditions, walls visible to the street shall be double split face, **non-interlocking** block, including all retaining walls.

Any wall abutting an interior street or common area shall be split face block with 2" precision cap. Color shall be per Declarant.

Top header shall be a two inch (2") cap. Any sub-division perimeter walls that are abutting common areas of visible to the street on both sides, shall be double sided split face block. Color shall be per Declarant.

Refer to the graphic pictorials in **Exhibit 5.1.1** Refer to **Exhibit 5.2.1H** for stepped wall conditions. Refer to **Exhibits 5.2.4 and 5.2.5** for stepped wall conditions at parcel interiors.

On corner lots, both the building and wall must be designed so as not to interfere with the site visibility at the adjacent intersection.

5.2.2 WALLS BETWEEN HOMES and INTERIOR PARCEL WALLS

Walls separating lots shall be 6' high, split face block. Wall color shall match color of common area walls. Waterproof material shall be applied to wall as applicable. These walls shall not extend above the height of any Subdivision Perimeter Wall. Refer to the graphic pictorial in **Exhibits 5.1.1 and 5.1.2.** Refer to **Exhibits 5.4 and 5.2.5** for stepped wall conditions at parcel interiors.

- Prohibited: Vinyl Fencing

5.2.3 SHEEP MOUNTAIN PARKWAY PERIMETER WALLS

Walls adjacent to Sheep Mountain Parkway within any zoning district are permitted to have retaining wall heights up to 8' and screen walls up to 8', for an overall height of 16'. Said walls are similar in nature to any perimeter wall within the Community and as such, the property owner is responsible for the maintenance of the portion of the wall on their side, and the side facing Sheep Mountain Parkway will be the responsibility of SKYE SUMMIT Community Association.

5.2.4 VIEW FENCE

Homes abutting Paseos, Trails, and Parks shall be wrought iron view fencing. Refer to the graphic pictorial in **Exhibit 5.8.**

5.2.5 WALL PLAN

Master Declarant shall review and approve the wall plan for each parcel prior to submittal to City of Las Vegas.

EXHIBIT 5.1.1
BUILDER ENTRY

EXHIBIT 5.1.2
BUILDER SUBDIVISION SIGNAGE

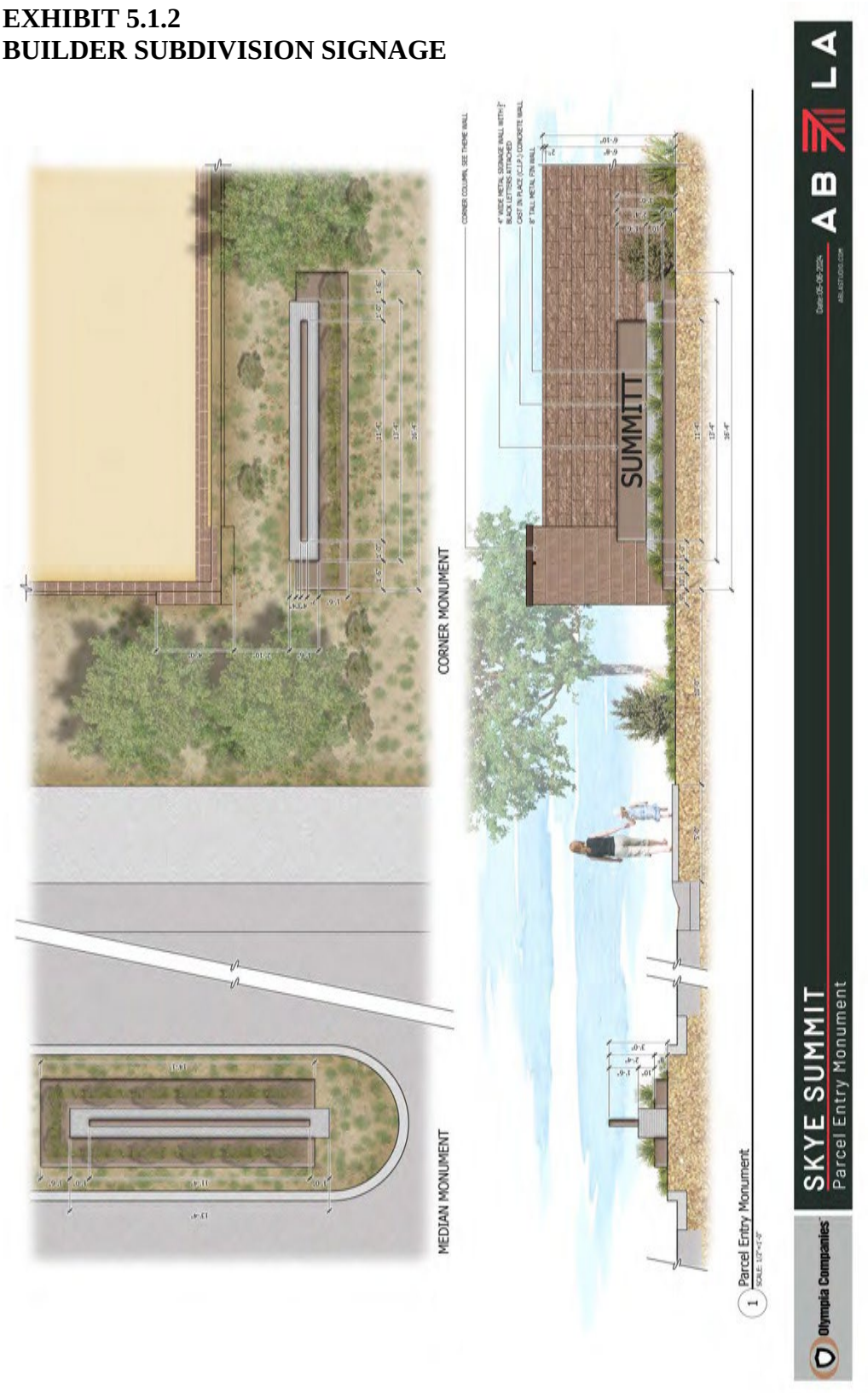
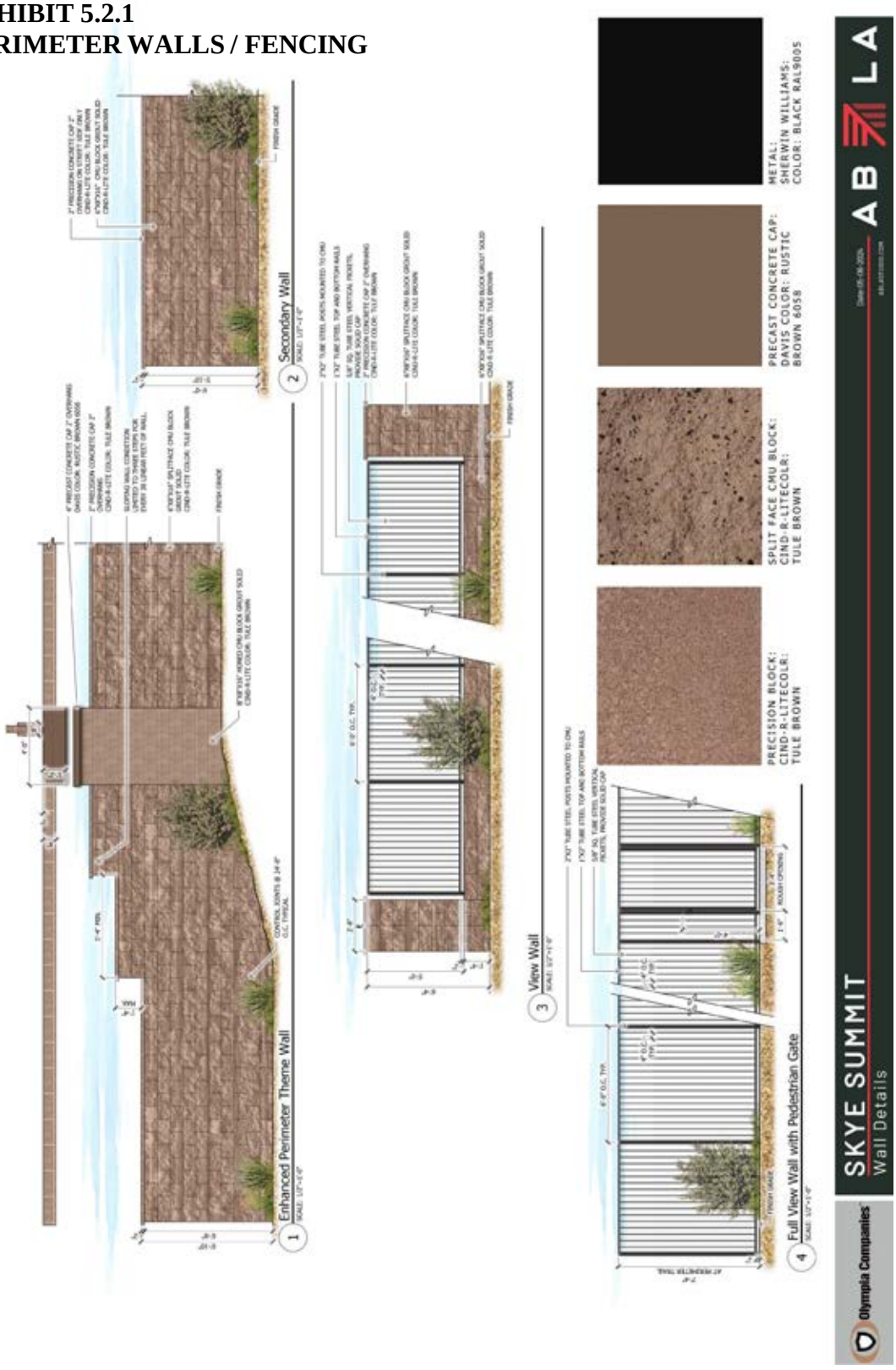


EXHIBIT 5.2.1
PERIMETER WALLS / FENCING



EXHBIT 5.4 RETURN WALLS

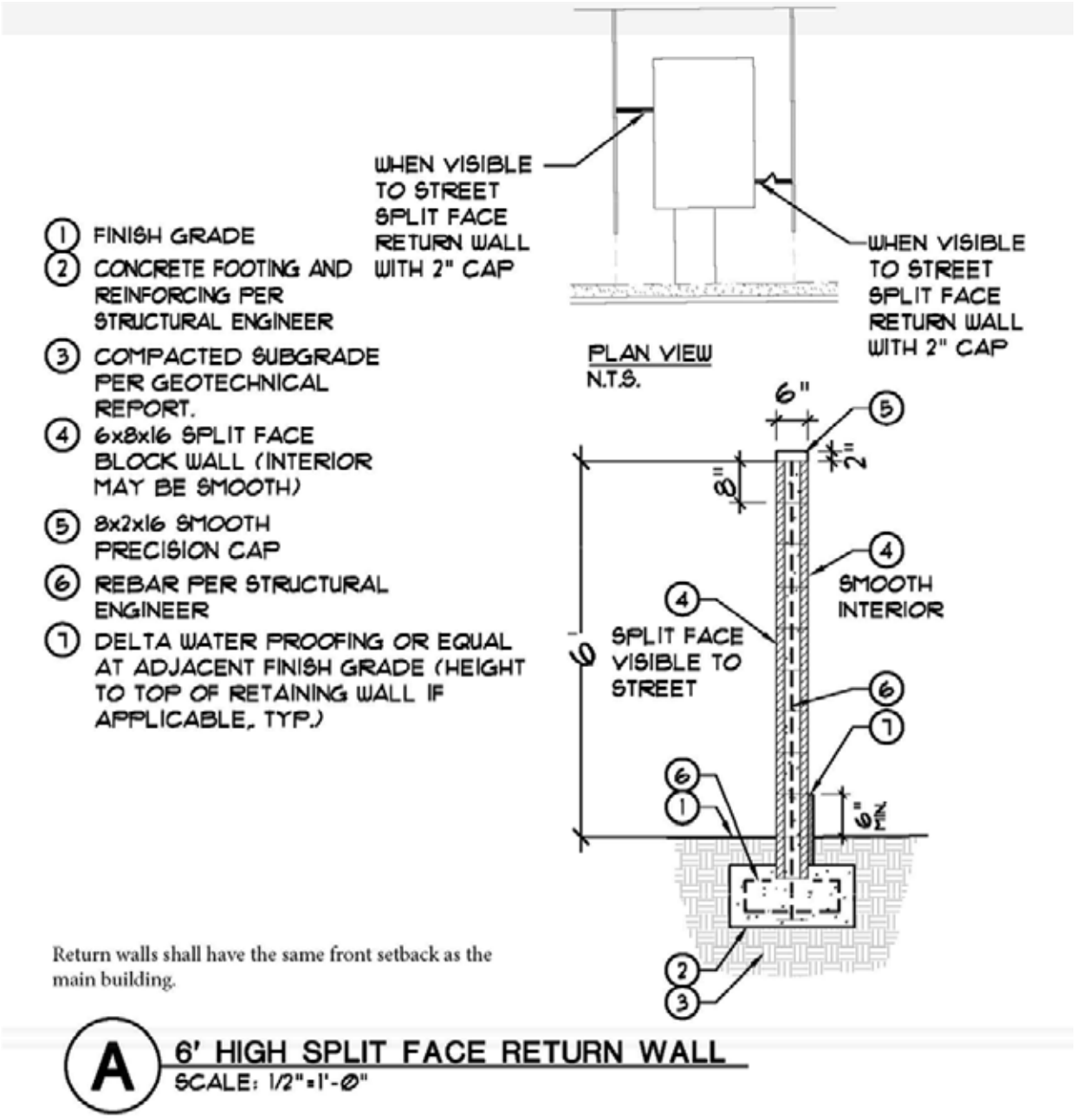


EXHIBIT 5.6 STEPPED WALL

EXHIBIT 5.5 RETAINING WALLS

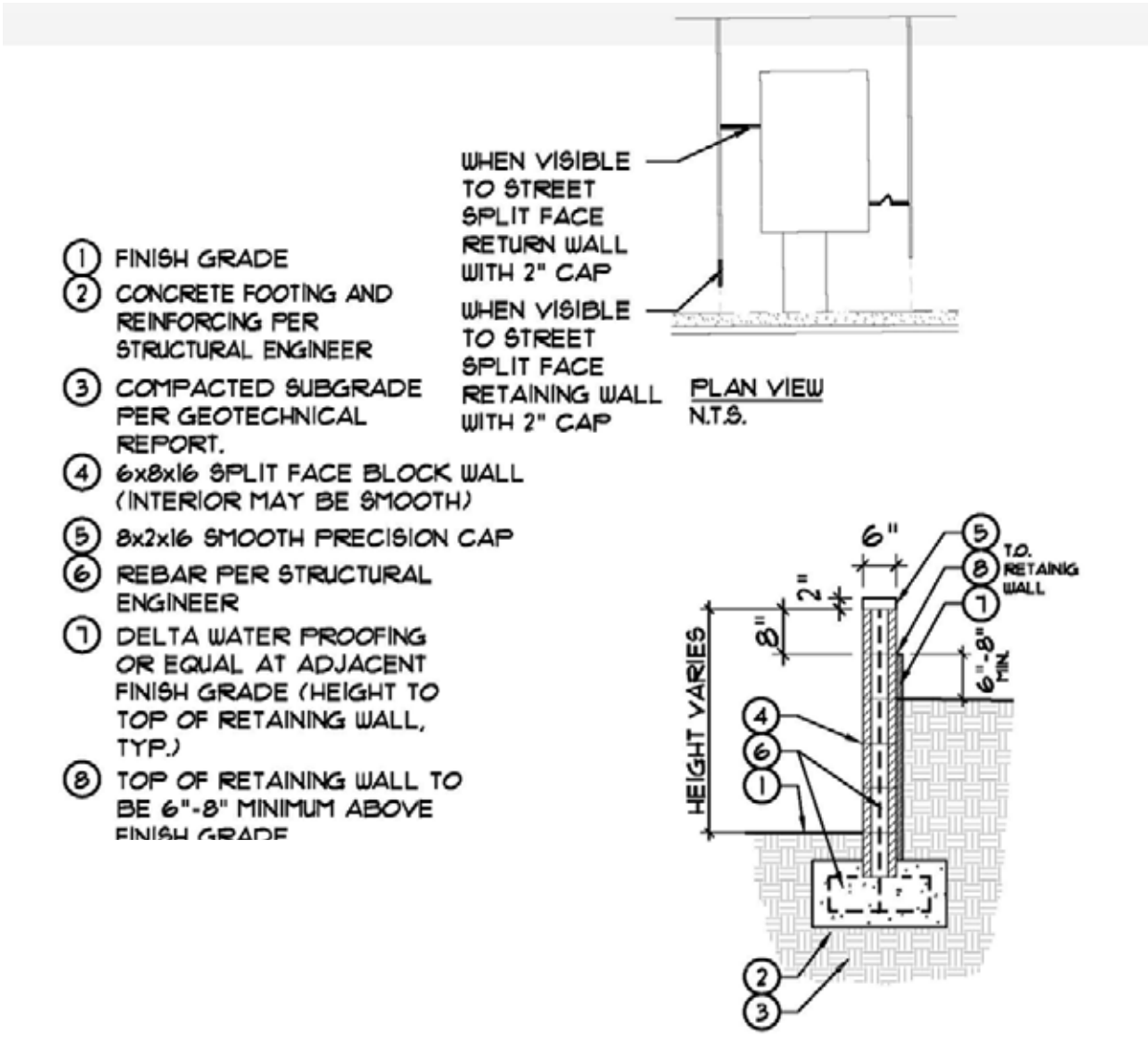
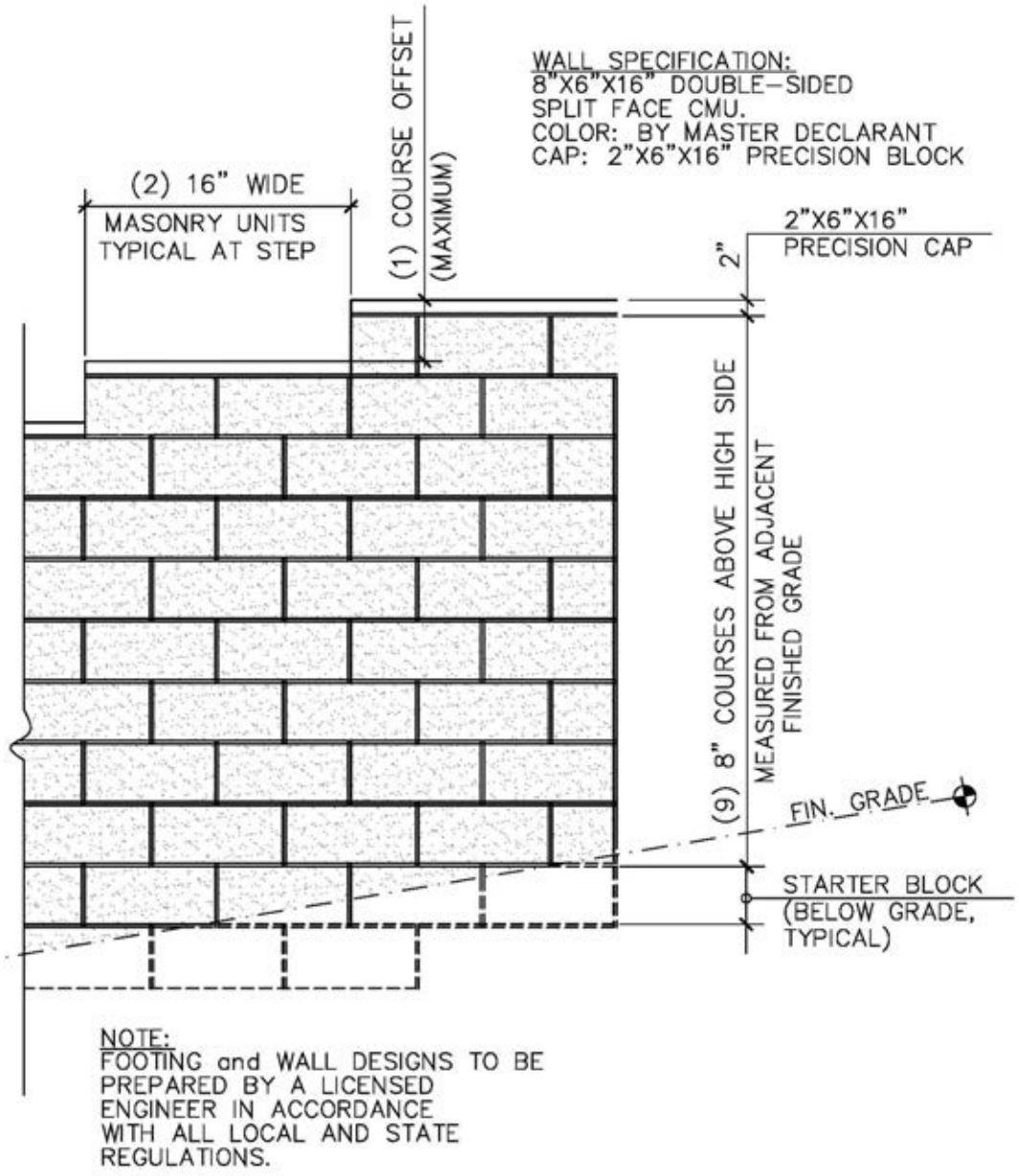
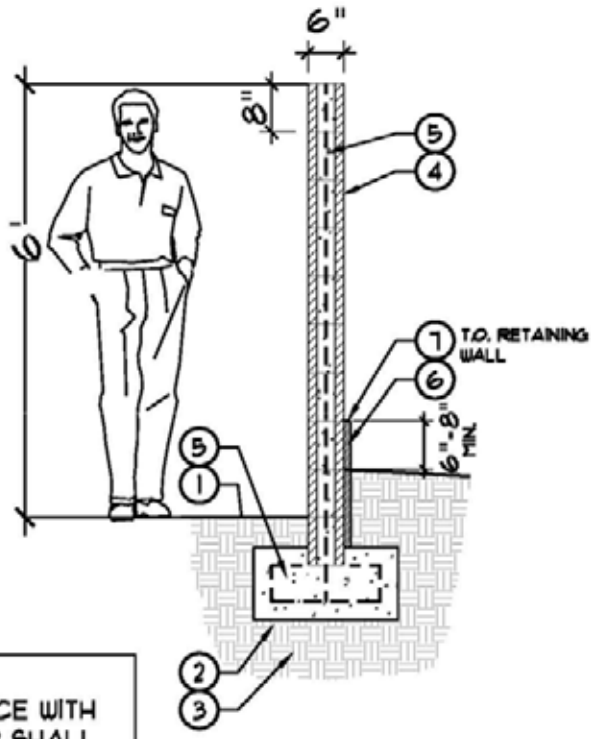


EXHIBIT 5.6 STEPPED WALL



EXHBIT 5.7 INTERIOR WALLS

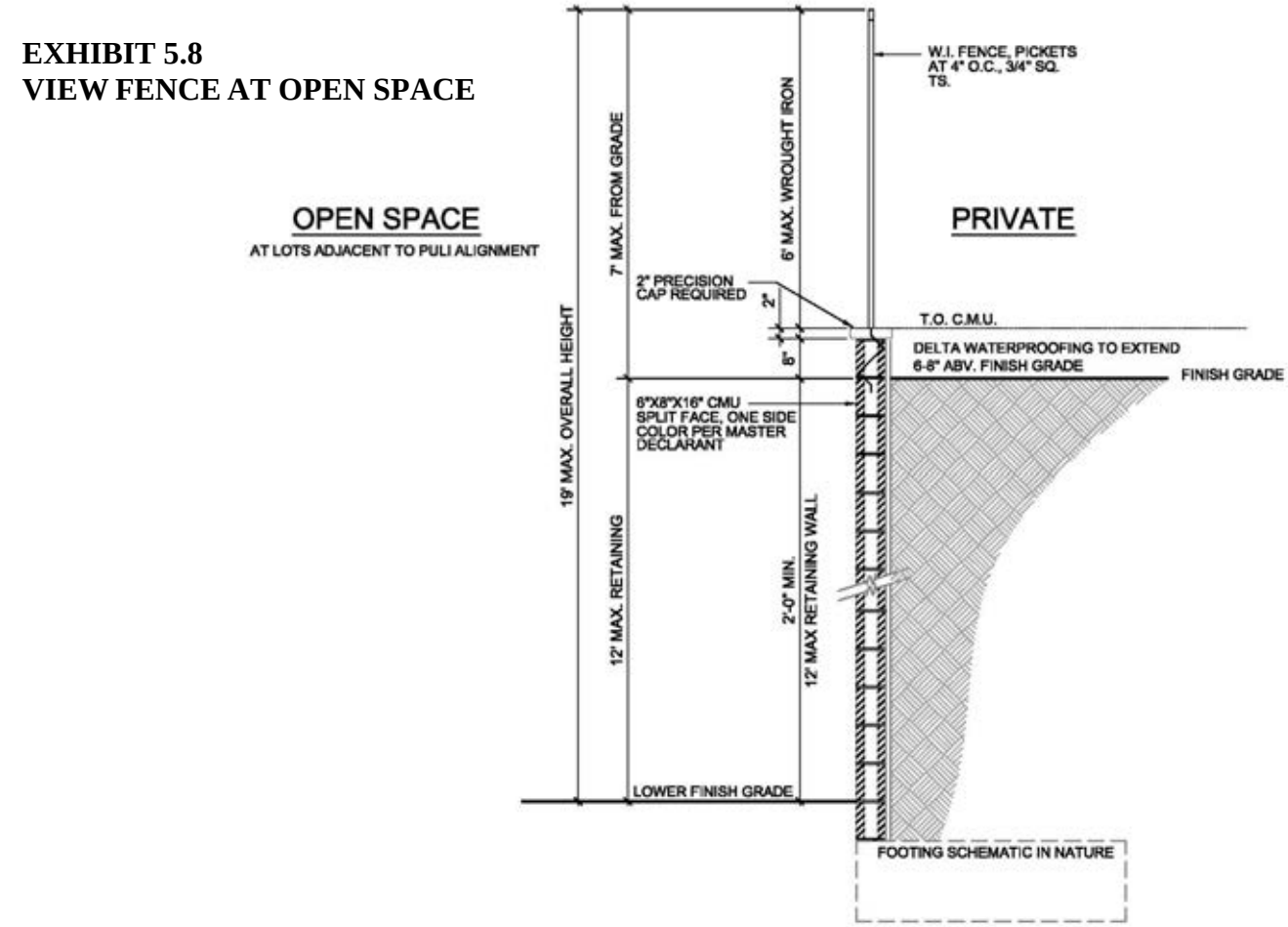
1. FINISH GRADE
2. CONCRETE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER
3. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
4. 6x8x16 SMOOTH PRECISION BLOCK WALL
5. REBAR PER STRUCTURAL ENGINEER
6. DELTA WATER PROOFING OR EQUAL AT ADJACENT FINISH GRADE (HEIGHT TO TOP OF RETAINING WALL, TYP.)
7. TOP OF RETAINING WALL TO BE 6"-8" MINIMUM ABOVE FINISH GRADE



NOTE:
1. COLOR SHALL BE TAN SPLIT FACE WITH BLACK CINDERS. MORTAR COLOR SHALL BE DAVIS COLOR #641. BLOCK AVAILABLE FROM CINDERLITE.
2. SPLIT FACE TO FACE ABUTTING STREET OR COMMON AREA

A 6' HIGH PRECISION BLOCK INTERIOR WALL
SCALE: 1/2"=1'-0"

EXHIBIT 5.8
VIEW FENCE AT OPEN SPACE



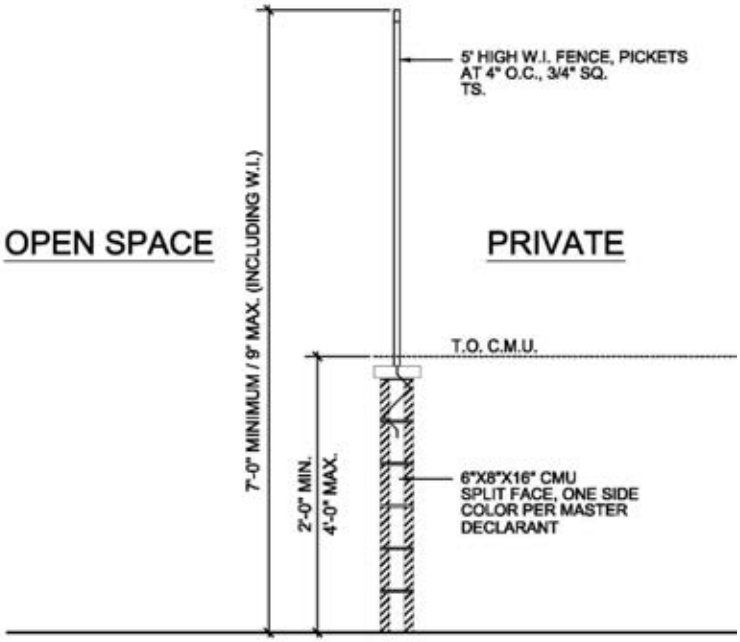


EXHIBIT 5.9: SUBDIVISION STEPPED WALL AT PARCEL INTERIORS AND EXTERIORS

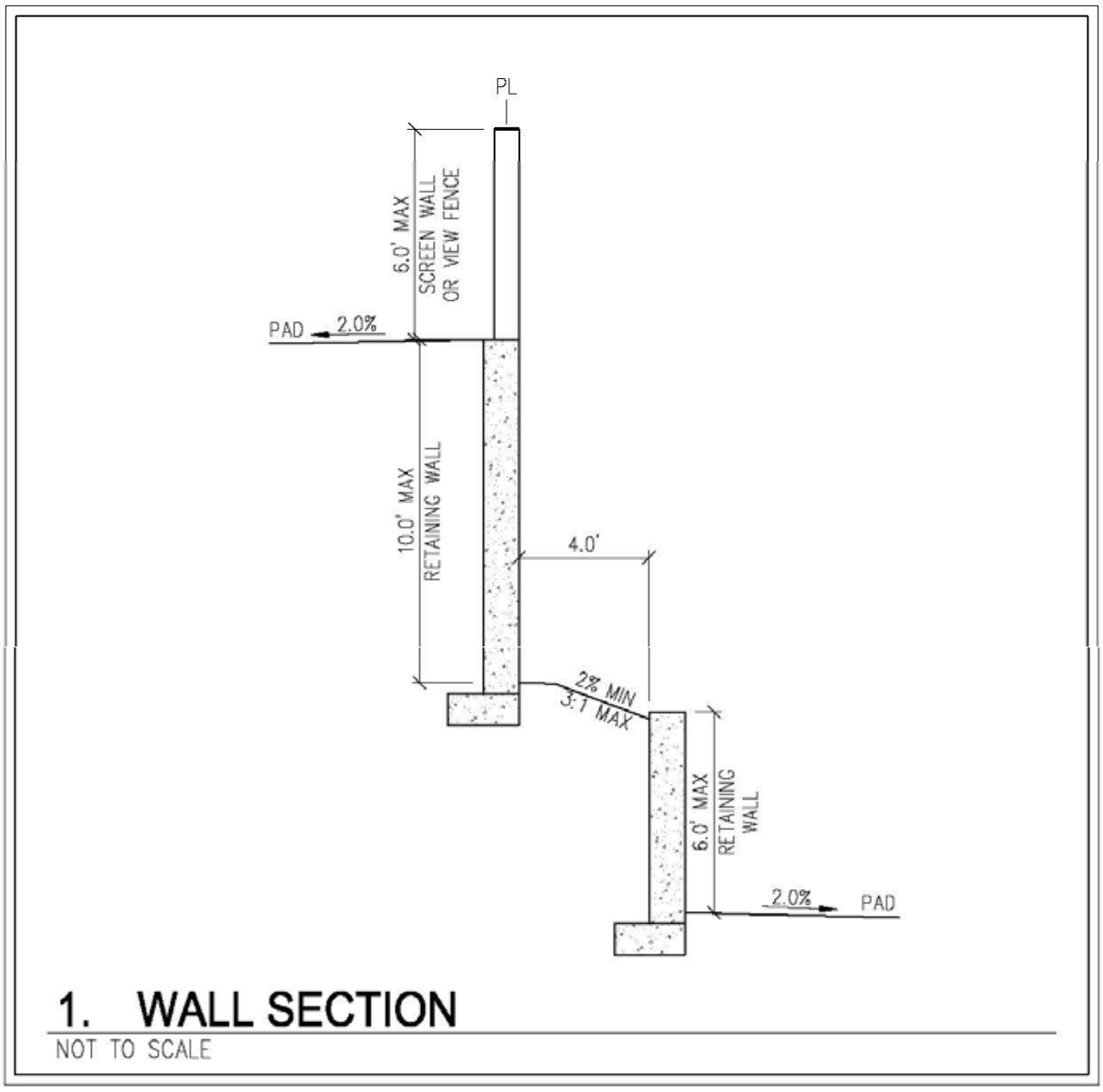
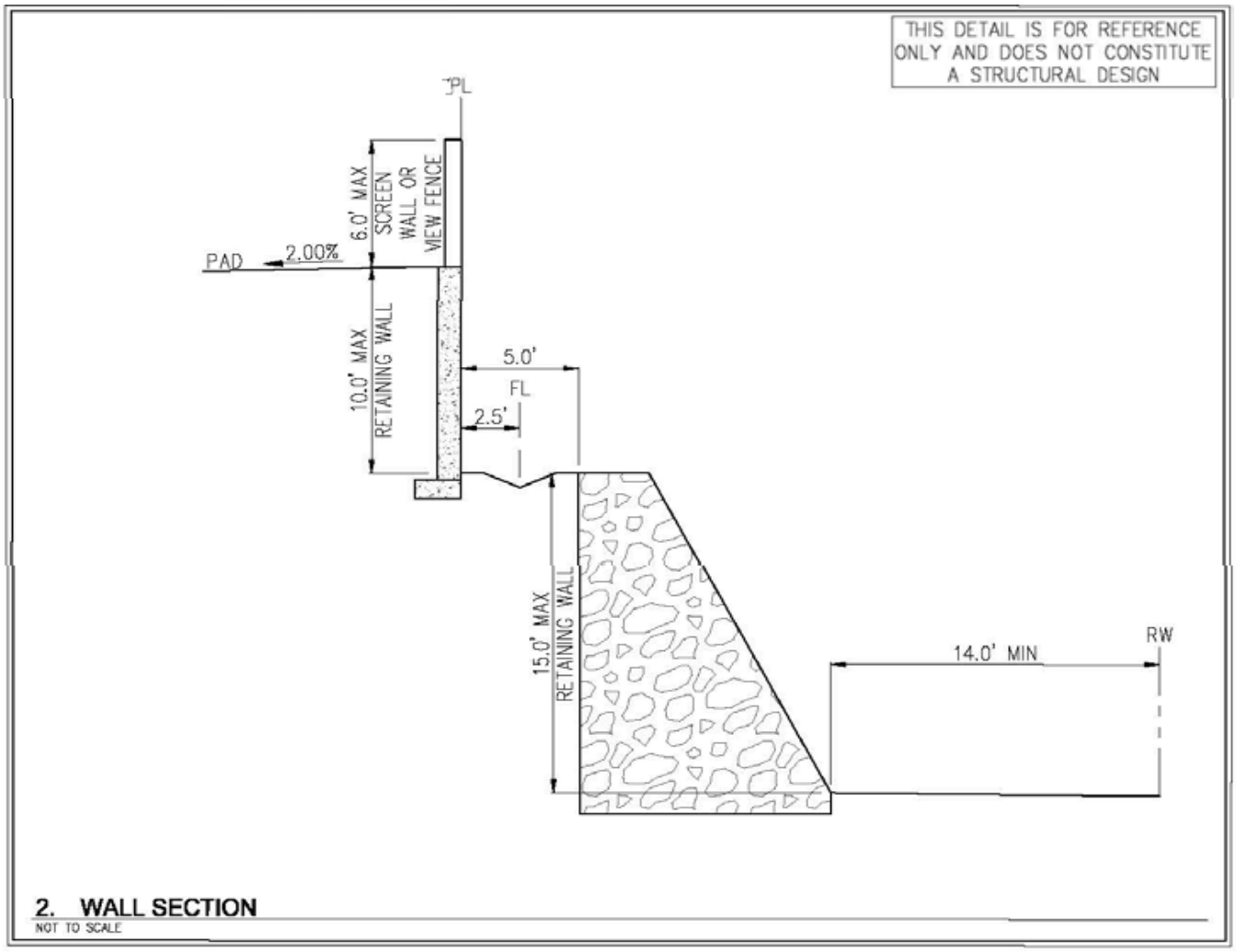


EXHIBIT 5.10: SUBDIVISION ROCKERY AND STEPPED WALL AT PARCEL INTERIORS AND EXTERIORS



EXTERIOR ROCKERY WALLS OF 12' OR TALLER SHALL BE SET BACK A MINIMUM OF 14' FROM THE EDGE OF ANY PUBLIC RIGHT-OF-WAY

6.1 BUILDER MARKETING SIGNAGE STANDARDS

6.1.1 INTRODUCTION

- The intent of the Builder Marketing Signage Standards is to provide guidelines necessary to achieve a visually coordinated, balanced and appealing Marketing Signage environment within SKYE SUMMIT.

- Conformance with the Sign Standards shall be enforced, and any nonconforming signs shall be removed by the Builder or Builder's sign contractor at Builder's expense, upon demand by Master Declarant, or its duly appointed representative.

- Master Declarant or his representative, shall review exceptions to these standards. The Master Declarant, or his representative, will retain full rights of approval of any proposed signage within SKYE SUMMIT.

6.2 GENERAL BUILDER REQUIREMENTS

1. Each Builder shall submit to Master Declarant for approval, PDF files of the detailed shop drawings of Builder's proposed Marketing Signage Plan for review.

2. Following review and subsequent approval, the Master Declarant shall provide a letter indicating approval of the Builder Marketing Signage to accompany the signage package for City permit submittal.

3. The Builder shall pay for all signs, their installation and maintenance.

4. The Builder or his representative shall obtain all necessary permits.

5. The Builder shall be responsible for fulfillment of all requirements of the Builder Sign Criteria.

6. Builder shall repair any damage to any property caused by his work.

7. Builder shall be fully responsible for the operations of the Builder's sign contractors.

8. The location of all signs shall be per the Master Declarant reviewed and approved sign package.

9. Builder shall immediately remove all signs representing a discontinued or sold-out product.

10. Builder is responsible for all on-going maintenance of signage. All signs shall be maintained in "first-class" condition.

11. Upon removal of any sign by Builder, any damage to the landscaping or common areas area will be repaired by the Builder at the Builder's expense. Repair work to be completed within a ten (10) day period.

12. Special signs which vary from this Builder Marketing Sign Standards must first be approved by the Master Declarant and respective City authority.

13. Master Declarant shall have the right to remove, at Builder's expense upon seven (7) days written notice, any signs installed contrary to this Builder Marketing Signage Standards.

6.3 GENERAL SIGN SPECIFICATIONS

1. Builder Marketing Signage shall occur within the limits of the Builder Parcel, inside the Perimeter Walls of each neighborhood. Installation of Builder Marketing Signage outside the Perimeter Walls, and in existing or future Common Areas is prohibited.

2. No Builder Marketing Signage shall be affixed to block walls. Permanent Entry / Community signage shall confirm to the SKYE SUMMIT Development Standards and Design Guidelines and is also subject to Master Declarant review and approval prior to fabrication or installation.

3. Any signs, consisting of any moving, swinging, rotation, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.

4. Builder shall provide a site map indicating location of all proposed signage for review and approval by the Master Declarant.

5. Off-Premise Signs:

   Any signs, inclusive of a directional sign not installed by the Master Declarant, installed for the purpose of advertising a product, event, person, or subject not related to the premises upon which said sign is located are prohibited, without written consent of the Master Declarant. This includes A-Frames, or any other temporary signage.

6. Marketing signage that is located outside the master planned community of SKYE SUMMIT (billboards, post and panel, etc.), but is advertising for a project within SKYE SUMMIT, shall include the SKYE SUMMIT logo.

7. Builders may be included on the Master Declarant installed Ladder Signs by participating in the Marketing Co-Op for the community.

6.4. SIGN TYPES

6.4.1 Post and Panel Signs:

a. Maximum size of post and panel signs shall be 10’ x 16’. Posts shall be painted.

b. One (1) double sided Post and Panel sign is permitted per builder parcel.

c. Sign shall be placed shall occur within the limits of the Builder Parcel, inside the Perimeter Walls of each neighborhood. Installation of Builder Marketing Signage outside the Perimeter Walls, and in existing or future Common Areas is prohibited.

d. Sign design shall incorporate the SKYE SUMMIT Logo.

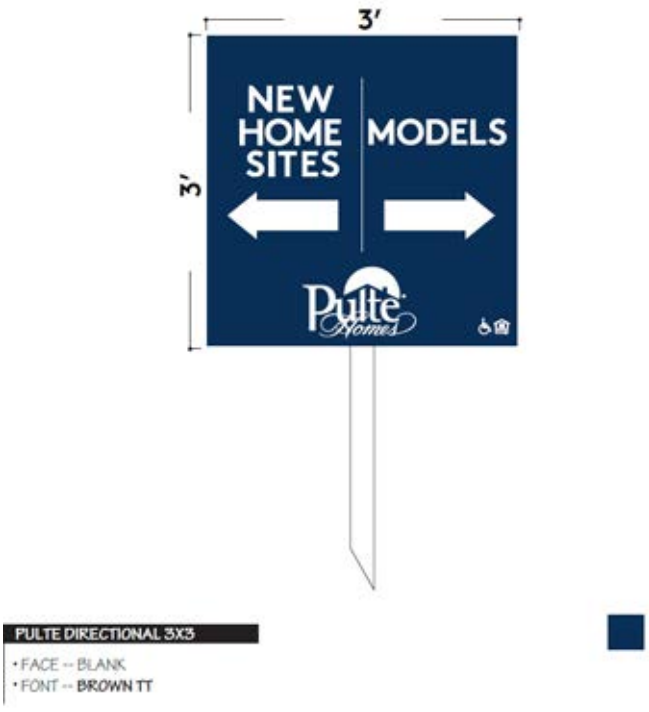
Post and Panel Example:

D/F 8x16 ONPSITE SIGN
- SUBSTRATE – MDO WOOD SUBSTRATE W/ WHITE VCO GRAPHICS MOUNTED TO WOOD POSTS AS REQUIRED
- PROJECT LOGO & SUPPORT COPY – WHITE COPY WITH PANTONE 540/BLUE BACKGROUND
- PULTE LOGO – WHITE
- RIDERS – WHITE BACKGROUND W/ PANTONE 540/BLUE COPY
- SKYE CANYON – PANTONE 659 /LT. BLUE, PANTONE 167/BROWN & BLACK
- FONT – BROWN TT

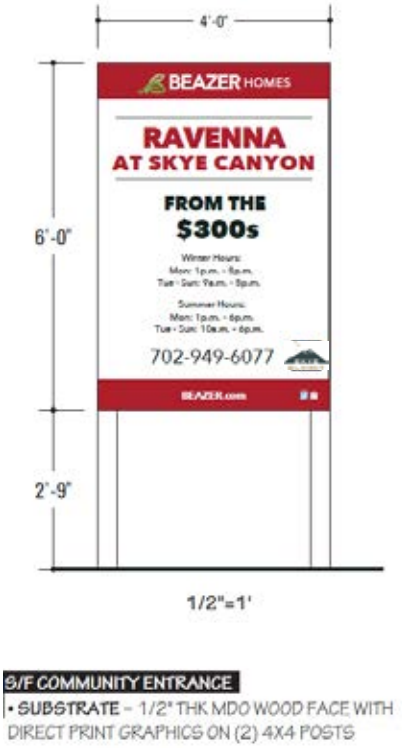
6.4.2. Multi-Directional or "Mini" Post and Panel signs.

a. 3'x3'or 4'x6' post and panel signs are permitted within each parcel at the model complex.

Multi-Directional and Mini Post and Panel Examples:



Multi-Directional

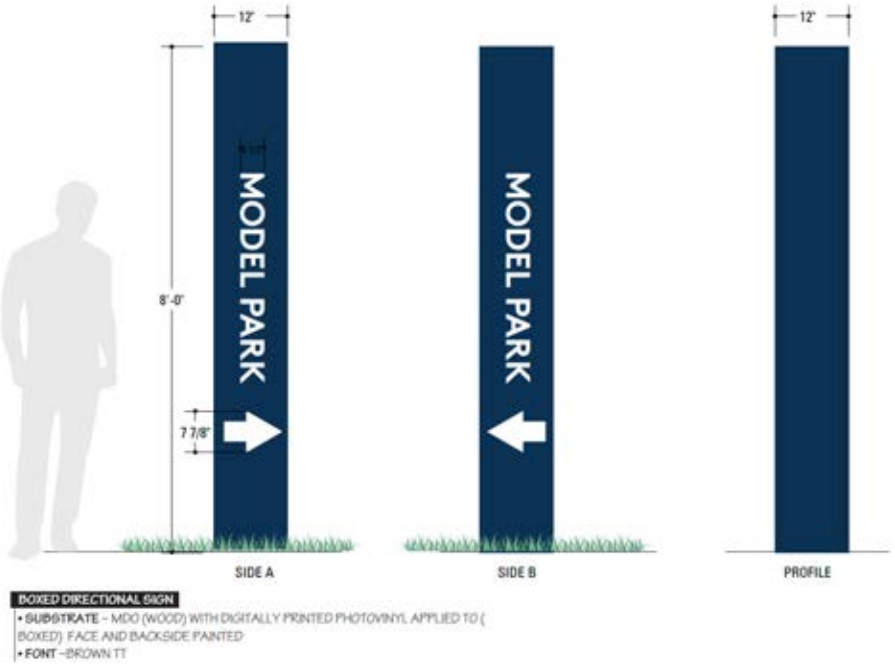


Mini Post and Panel

6.4.3 Secondary Boxed Signs:

a. One (1) 12” wide x 8’ tall box sign may be placed at the center median at the entry to each parcel.

Secondary Boxed Sign Example:



6.4.4. Flags:

a. Flags indicating the name of the community or builder are permitted along the street frontage of the builder parcel. Flags shall occur within the limits of the Builder Parcel, inside the Perimeter Walls of each neighborhood. Installation of any Builder Marketing Signage outside the Perimeter Walls, and in existing or future Common Areas is prohibited.

Example of acceptable flag placement (subject to review and approval by Master Declarant):

6.4.5 Banners:

a. Banners of any type are prohibited.

6.4.6 A-Frames or other Directional Signage:

a. A-Frames are not permitted outside builder parcel. Any A-Frames shall occur only within the limits of the Builder Parcel, inside the Perimeter Walls of each neighborhood.

b. Installation of any Builder Marketing Signage outside the Perimeter Walls, and in existing or future Common Areas is prohibited

Examples of prohibited A-Frames and other directional signage:

ARCHITECTURAL DESIGN GUIDELINES

7.1 INTRODUCTION

The Architectural Design Guidelines for residential areas of SKYE SUMMIT are intended to facilitate the creation of diverse and varied streetscapes while creating a cohesive sense of place in keeping with the overall community design concept. Architecturally, SKYE SUMMIT employs a few key features that will define the community and elevate the designs by all builders:

- Multiple wall plan breaks required which creates interest in the street scene

ARCHITECTURAL STYLES

- Contemporary Craftsman
- Contemporary Farmhouse
- Contemporary Prairie
- Desert Contemporary
- Contemporary Italian
- Contemporary Spanish
- Contemporary Tuscan
- Mid-Century Modern

The architectural styles permitted within SKYE SUMMIT are Contemporary interpretations of Contemporary Craftsman, Contemporary Farmhouse, Contemporary Prairie, Contemporary Desert, Contemporary Italian, Contemporary Spanish, Contemporary Tuscan, and Mid-Century Modern. An architectural image board of each style is presented in this section. The image boards provide visual examples of each style and their primary identifying characteristics.

The styles that have been selected for the Design Guidelines have proven to be compatible with the Las Vegas climate. Other architectural styles may be allowed subject to review and approval by the Master Declarant's Architectural Review Committee (ARC). The Architect may choose to follow a traditional design approach for the selected style, may explore more contemporary expressions of the selected style for a fresh and unique architectural look or a blend of both. Updated interpretations may consider the following:

- Simple yet bold massing of building forms
- Asymmetric building facades with exaggerated massing
- Multiple wall planes
- Strong use of the roof as a design statement including shed roof forms, parapets, and/or over-scaled gable or hip roof forms
- Multiple ridge heights

- Bold use of color to accentuate building forms
- Simplicity of details, exaggerated for emphasis
- Simplified use of materials on accenting wall planes
- Materials used and applied in unique manner
- Use of simple or no mutins
- Simple window trimming, use of shutters discouraged

Each single family or paired home neighborhood with more than 125 units shall consist of at least 12 distinct combinations of plans and elevations. For example,

- 3 plans with 4 elevation styles each
- 4 plans with 3 elevation styles each

Neighborhoods with up to 125 units shall consist of at least 9 distinct combinations of plans and elevations. For example:

- 3 plans with 3 elevations styles each.

Single Family Attached neighborhoods shall be designed with one architectural style for a cohesive neighborhood thematic design concept.

Sections 7.2 through 7.5 contain the general architectural requirements for all Single Family residences within the community regardless of the architectural style selected. Sections 7.9 through 14 contain checklists of the primary identifying characteristics of each style and the requirements that must be included on residences designed for each selected style.

Builders are encouraged to utilize sustainable building practices, taking into consideration alternative power sources and water conservation techniques when designing and building their homes. When solar power is implemented by the builder, care should be taken to ensure the solar power system becomes an integral part of the exterior design of the home.

7.2 SINGLE FAMILY

The architecture of a house is comprised of three basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of the SKYE SUMMIT master plan.

ARCHITECTURAL COMPONENTS

- BUILDING FACADES
- ROOFS
- DETAIL ELEMENTS

7.3 BUILDING FACADES

- **BUILDING MASSING AND FORM**

  - Total living area square footage (excluding garage area) is limited to 70% of the lot size. Unit square footage may exceed 70% so long as an enhanced product and/or site plan concept is provided, subject to review and approval by the Master Declarant.

  - On 2-story residences, the second story (including volume spaces over 12' high) floor area is limited to 90% of the building footprint area, including garage.

  - Variety in building forms provide diversity and visual interest to the neighborhood street scene. The following shall be incorporated into the design of residential structures:
    - Articulation of wall planes
    - Projections and recesses to provide shadow and depth
    - Simple bold forms
    - Combinations of one and two story forms.

  - Building wall planes, on the front elevation, shall be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony. The minimum offset between wall planes shall be 12". Building articulation is preferred over added 12" wall planes as a means to create visual interest.

    - Entry Level / Move-Up Minimum 3 wall planes at 2nd floor
    - 2nd Move-Up Minimum 3 wall planes at 2nd floor
    - Estates Minimum 4 wall planes at 2nd floor

- Residential design shall provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.

- The use of second story balconies along the front elevation is encouraged to provide visual interest to the street scene.

7.3.1 BUILDING MATERIALS AND COLORS

- The design of residences shall use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style, including:
  - Stucco
  - Cementitious Wood Siding or Shingles
  - Brick
  - Stone

- Stucco surfaces shall be as follows:

  - **Entry Level / Move-Up Product**
    Primary Wall Surfaces: Light lace or smoother
    Trim, stucco eaves, banding, etc.: Light lace or smoother

  - **2nd Move-Up, Estate Product**
    Primary Wall Surfaces: Stucco with dash or sand finish
    Trim, stucco eaves, banding, etc.: Sand or smooth finish

  - **Single Family Attached Product**
    Primary Wall Surfaces: Light lace or smoother
    Trim, stucco eaves, banding, etc: Light lace or smoother

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

- Material changes shall occur at inside corners. Materials applied to any elevation shall turn the outside corner and end at a logical termination point related to the architecture such as roof lines or building massing when they are available, otherwise return shall be 3' minimum before terminating.

- 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.

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

NUMBER OF COLOR SCHEMES

Each single-family product line shall have at least four color schemes per elevation style. Color schemes shall vary between product lines.

Each single-family attached neighborhood shall have one color scheme and one elevation style.

Non-residential uses are subject to ARC Review & Approval, and must be compatible with these guidelines.

BUILDING COLORS

Unless otherwise noted in the architectural checklists per style, each color scheme for building elevations shall consist of at least four different colors:

- Primary Base Color
  Stucco, masonry, or siding on primary wall surfaces

- Secondary Base Color and Fascias
  Stucco, masonry, or siding on primary wall surfaces and fascias

- Trim Color
  Window and door trim

- Accent Color
  Entry doors, shutters and iron

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.

Color and material changes shall occur at inside corners only.

Generally, the color of garage doors should not unduly contrast with the primary base color of the house or building.

Any field color used at the base of the building shall continue down to the finish grade.

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.

ROOF COLORS

Blended roof colors are encouraged.

Single-family detached neighborhoods shall have at least four individual roof colors.

Single-family attached shall have one roof color throughout. Roof material may include accents such as metal roofing.

COLOR PLOTTING CRITERIA

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

7.4 ROOFS

7.4.1 ROOF FORM AND SLOPE

- Roof treatments shall be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout SKYE SUMMIT, including the use of gable, cross-gable, hip, shed, flat or a combination of these roof forms.
- Gable ends shall feature detail elements that are compatible with the architectural style of the residence and shall vary per elevation style.
- Likewise, variety in roof lines is required to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences are required to vary ridge heights, roof forms, and direction of gables.
- Shed roof forms used in conjunction with an "updated" interpretation of the selected architectural style may have slopes greater than or shallower than that permitted by its corresponding "traditional" architectural interpretation.
- Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. In no case are uninterrupted side to side gable roofs allowed on perimeter edges.
- Minimum overhangs shall be as identified on the architectural checklist for each style.
- Roof slopes shall be consistent with the architectural style of the residence as indicated on the architectural checklist for each style.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel and Mansard roof forms are prohibited.

7.4.2 ROOF MATERIALS

- A variety of roof materials is encouraged throughout the neighborhoods of SKYE SUMMIT in order to avoid a monotonous roofscape appearance. Roof materials shall be barrel or s-shaped clay or concrete tiles. Flat tile is permitted when approved by the ARC.

- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.

- Roof materials shall have a matte finish to minimize glare.

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

- Skylights are permitted but shall be designed as an integral part of the roof. Clear skylights or white "bubble" skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.

- **Permitted Materials**
    - Clay or concrete barrel shaped or S-tiles
    - Flat concrete tiles when specifically approved by the ARC
    - Standing seam metal roofing as an accent material (subject to design review and approval)
    - Photo-Voltaic roof tiles, subject to the design criteria below.

- **Prohibited Materials**
    - Wood Shake
    - Fiberglass Shingles
    - Simulated Tile including fiberglass or metal unless otherwise approved by the ARC
    - Rolled roofing material unless otherwise approved by the ARC
    - Dormer style tile roof vents

- Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

- Photo-Voltaic roof tiles shall conform to the following criteria:
    - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match the adjacent wall surface.

7.5 ARCHITECTURAL FEATURES AND ACCENTS

Perimeter Edge Conditions

The development edges of the builder parcels are a key element to the appearance 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. The visible perimeter edges will be identified by the Master Declarant and are generally defined as one or more of the following:

- Parcel edges that are adjacent to Community streets.
- Parcel edges that are adjacent to Open Space areas.
- Parcel edges that are adjacent to Sheep Mountain Parkway, Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc.
- A tier of lots within a tract that is at least 15' higher than the tier of lots below.

To ensure that the perimeter edges contribute to a positive community environment, the visible elevations plotted along these edges shall incorporate the following criteria:

- Variation of building massing and forms
- Variation in roof form. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. In no case are uninterrupted side to side gables allowed in visible perimeter edges. Ridgelines of adjacent residences should be in different directions to the extent feasible.
- 2nd floor roof and wall projections offset a minimum of 12" horizontally and vertically. On corner side elevations, a minimum of 3 wall planes are required on the 2nd story façade.
- Building articulation is preferred over added 12" wall planes to create visual interest.
- Multiple building wall planes are on visible rear elevations as follows:
  - Entry Level / Move-Up (+2,000 - 4,000 sq. ft. lots) Minimum 3 wall planes at 2nd floor
  - 2nd Move-Up (+ 5,500 sq. ft. lots) Minimum 3 wall planes at 2nd floor
  - Estates (+ 6,000 sq. ft. lots) Minimum 4 wall planes at 2nd floor

- The use of a principle window on the 2nd floor
- The use of at least one pair of shutters compatible with the architectural style of the residence. (Shutters may be in conjunction with the principle window or any other window on the visible elevation.)
- A single story element may break the plane of a 2-story building façade.
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade.
- Architectural treatments and articulation consistent with the front elevation

Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element. Rooftop decks shall meet the setbacks of the principle structure.

Entries

- The entry of a residential dwelling shall be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, towers or turrets, porches, recesses or projections, window or other architectural features.
- Residences with front doors that are not visible from the street, should feature a courtyard, trellis, portal element or similar architectural feature to provide articulation and sense of arrival to the dwelling from the street.
- The style of the front door shall be consistent with the architectural style of the residence and shall vary from elevation to elevation.

Courtyards

- Courtyard walls, when provided, shall be finished to match the house and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.
- The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation. (Wood gates are prohibited.)
- 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.

Porches

- At least one elevation per product shall feature an at-grade front porch that contains a minimum of 40 s.f.

- Porch design must be integrated and appropriate to the architectural style of the residence.

- Porches are encouraged to have railings, and must be fully covered in one of the following ways:
    - Roof element and tile matching the residence
    - Trellis structure constructed of steel (Wood trellises are not allowed)
    - Second floor balcony or overhang

- 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.

Private Outdoor Living Spaces

Outdoor Living Spaces are required throughout all the residential neighborhoods within SKYE SUMMIT. Outdoor living spaces, where provided, shall comply with the following requirements.

Private Outdoor living spaces include any of the following:

- Courtyards — Ground level outdoor spaces, partially or fully enclosed on all four sides by building or courtyard walls, and integral to the floor plan.
- Miradors — 2nd story roofed outdoor spaces integral to the floor plan. A roof element must cover 100% of the mirador floor area. The roof element shall consist of forms and materials that match the residence, or a trellis featuring heavy wooden or steel members. Optional covered balconies do not qualify as miradors.
- Loggias — 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.
- Front Porches — Covered outdoor spaces at the front of the residence with one or more access points into the residence. Porches with the front door as the sole access to the residence do not qualify as outdoor living spaces.

Each Builder Parcel shall feature one or more Private Outdoor living space types. These may occur on individual residences or may be distributed among the different plans offered in a neighborhood. The minimum requirements are as follows:

	No. Of Outdoor Living Space Types	Total No. of Elevations
• Entry Level / Move-Up (+2,000 - 4,000sq. ft. lots)	1	30%
• 2nd Move-Up (+ 5,500 sq. ft. lots)	2	50%
• Estate (+ 6,000 sq. ft. lots)	2	75%

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 1st or 2nd story.

The minimum dimensions of outdoor living spaces are as follows:

- Courtyards 10’
- Miradors 8’
- Loggias 8’
- Front Porch 8’ *

  * May be reduced to 6’ if the front porch is not proposed as required outdoor living space.

Outdoor Living Space requirement as defined in the development standards tables (Section 3.3) may be counted toward the Private Open Space requirement.

Columns and Archways

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.

Entry Porticoes

Entry porticoes and porch openings, when used, shall be a primary focal point.

Turrets

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

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

When abutting a single story element, turrets shall extend higher than the cornice line of the element. The maximum differential between the cornice line of the single story element and that of the turret shall be 6’.

When abutting a two-story element, the turret’s cornice may be 1 ½ stories or greater, and must break the adjacent roof-line to ensure that the roof form of the turret is clearly discernible from that of the main building.

Patio Covers

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

- Sloping roof element with roof tile matching the residence (min 3:12 pitch)

- Trellis constructed of steel or Aluma Wood (or similar) subject to criteria below.

Flat roofs on patio covers are discouraged. When provided, the roof shall be concealed with parapet wall.

Columns shall be proportionate to the element being supported with a minimum dimension of 12" for trellis supports and 16" for roof or sundeck supports.

Trellis and Arbors

Trellises and arbors, when used, must be constructed of steel. Wood trellises and arbors, if proposed, are subject to ARC approval.

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

- Posts shall convey a sense of strength proportional to the structure being supported (min. 6" x 8")
- Rafter tails are required when architecturally appropriate
- Beams and rafters shall have scalloped, corbel, or mitered ends
- Lattice top shall have at a minimum, beveled ends
- Beams shall extend a minimum of 24" from post
- Rafter shall extend a minimum of 18" from beam
- Lattice shall extend a minimum of 12" from rafter
- Horizontal members shall be flat (or minimum slope for drainage per manufacturer)
- Steeper pitches as part of an enhanced design are allowed subject to ARC review and approval.
- Solid alumawood (or similar) patio covers are permitted subject to ARC review and approval
- Adjustable alumawood (or similar) covers are allowed, however, adjustable louvers must be concealed by a fascia element at least 2" taller than the louver in its vertical position
- Color shall match or complement the building color

Balconies and Sundecks

Balconies and sundecks, when provided, shall have a minimum 50% solid rail measured either horizontally or vertically. 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 16" square (or L-shape). Decorative balconies and sundecks that are less than 6' in depth may have an open rail provided the design is consistent with the architectural style of the residence.

Scuppers or internal drains are required on all solid rail balconies and sundecks. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor. Sundeck support columns shall be a minimum 16" square and be proportional to the size of the sundeck.

Rooftop Decks

- All components of the rooftop deck shall be designed consistent with the architectural style of the residence.

- 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 parcel.

- 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.

- Parapets may be solid wall to match the architecture of the residence or open rail in a design that is compatible with the architecture of the residence.

- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.

- Exposed parapet walls on front elevations are permitted on Andalusian, Italian, Mediterranean, and Spanish Colonial architectural styles only and must feature a cornice detail.

- An exposed parapet wall on front elevations is not permitted on Nevada Living or Tuscan architectural styles. These styles must feature a sloped roof to disguise at least 2/3 of the height of the parapet element.

- Rooftop decks shall meet the setbacks of the principle structure.

- Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element.

- Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.

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

Window Openings

- At least one principle window is required on front elevations. Principle windows are defined as one of the following:
    - A prominent window offset a minimum of 12" from the surrounding wall plane.
    - A bay window with a minimum 24" projection and detailing appropriate to the architectural style of the residence.
    - A minimum 12" deep pot-shelf with corresponding roof element and corbels.
    - An overhead trellis element projecting a minimum of 12" and extending over the entire width of the window. Trellis must be constructed of steel.
    - Decorative iron window grille projecting forward of the wall plane a minimum of 12" (non-egress windows only)

- Rear and Side elevations that are visible from perimeter conditions require the use of at least one principle window as defined above.

- The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.

- All windows shall feature minimum 2" trim surrounds, around the entire window, and shall be consistent with the architectural style of the residence. Additional depth and trim thickness are encouraged.

- Trim style and design shall vary per elevation style for each plan.

- Trim surrounds shall be a minimum of 2" deep, and there shall be a 2" offset between trim elements.

- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square corners. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges. Alternate trim designs are subject to ARC approval.

- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.

- Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors and are subject to ARC approval. Mill finish windows are not permitted.

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

- The shape and size of shutters, when used, shall be proportionate to the window opening.

Detail Elements

- Detail Elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and / or other similar features shall be used to provide visual interest to the residential architecture consistent with the architectural style.

- Shutters shall match the size and shape of the window opening and shall be consistent with the architectural style of the residence.

- Exposed gutters and downspouts shall be colored to match or complement the surface to which they are attached.

Awnings/Canopies

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. Acceptable awnings or canopies include:

- Bermuda shutters
- Roof tile on wood, stucco, or decorative iron supports
- Metal panels, if appropriate to the architectural style.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas shall be in accordance with Declarant specifications. Please refer to Section 5.

- All site walls must have a cap detail.

Garage Placement and Configurations

The placement and configuration of the garage often drives the look and feel of the neighborhood. Therefore, special care and consideration shall be used to de-emphasize the garage door on the street scene. In addition to conventional front entry garages, there are many additional garage configurations that can be used such as turn-in garages, split entry garages, tandem garage spaces, Hollywood style garages, etc. When conventional front entry garages are used, special thought should be given to using techniques such as the following:

- **Architectural Elements Forward of the Garage Plane**

  Architectural elements that are situated forward of the plane of the garage provide visual interest to the street scene while minimizing the appearance of the garage door on the street scene. Examples of such elements include porches, portal elements and courtyard walls.

- **Articulation Above the Garage**

  Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade. 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. Examples include principle windows with thickened walls, sundecks and miradors (roofed outdoor rooms located on the 2nd floor).

- **Articulation in Front of Garage**

  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.

- **Living Spaces Forward of the Garage**

  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.

- **Deep Recesses**

  Deep garage door recesses (greater than the minimum 12”) into surrounding wall planes result in strong shadows being cast across the garage doors, de-emphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to the ground plane.

- **Extended Roof Elements**

  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 its 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 façade of the home.

No more than three front facing garage spaces are permitted on an individual residence, however, the minimum width of a house having a 3-car front facing garage shall be 45' on Entry Level, Move-Up, and 2nd Move-Up product. Additional garages spaces, if provided, must be in a turn-in configuration, tandem, deep-recessed with a long driveway or motor-court, or other configurations in which the garage door is not visible from the front. Refer to **Exhibits 7.5.2 Garage Configurations, 7.5.3 and 7.5.4, 4-Stall Garages.**

Front loaded 3-car garages, where provided, must have a 2' minimum offset between the single and double garage elements. This can be accomplished by offsetting the garage doors, offsetting the garage facades, or both. Three single car garage doors are not required to be offset. Refer to **Exhibit 7.5.1.**

On lots that are 7,000 sq. ft. or greater, four garage spaces may face the street, subject to design review and approval.

The face of garage doors shall be recessed a minimum of 12" from the adjacent wall surface.

Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style. In order to avoid the impact of garage doors, they shall be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.

Decorative window lites, when used shall be appropriate to the architecture of the residence. Arched window lites are not permitted.

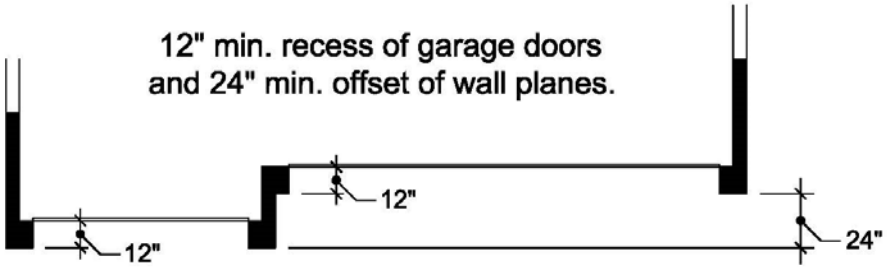
The front door to a residence with a side-loaded garage must be separated from the garage door plane by a minimum of 4'. Driveway must also be setback from any building element (front porch, building wall, courtyard wall) by a 24" minimum planting area.

Front facing windows on side-entry garages shall feature window coverings, translucent glass, or other design elements that effectively screen the view into the garage from the street.

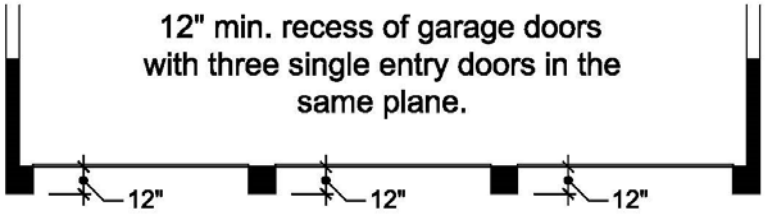
Garages at Single Family Attached

Garages loading onto an Alley or Private Drive must be oriented such that sufficient area is provided to allow for installation of utilities, along with a planter area on each of the garage. There must be a minimum 6 foot offset between the garage wall and adjacent living space to accommodate the planting requirements.

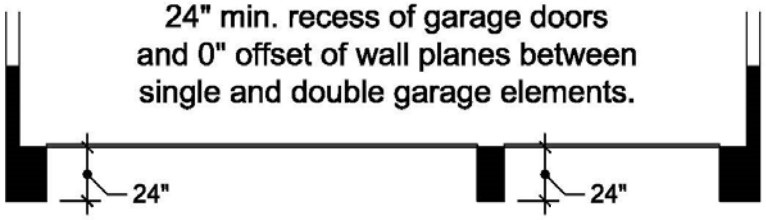
Exhibit 7.5.1
GARAGE OFFSET



OR



OR



OR

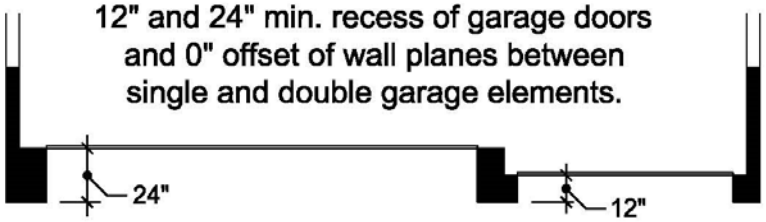


Exhibit 7.5.2
GARAGE CONFIGURATIONS

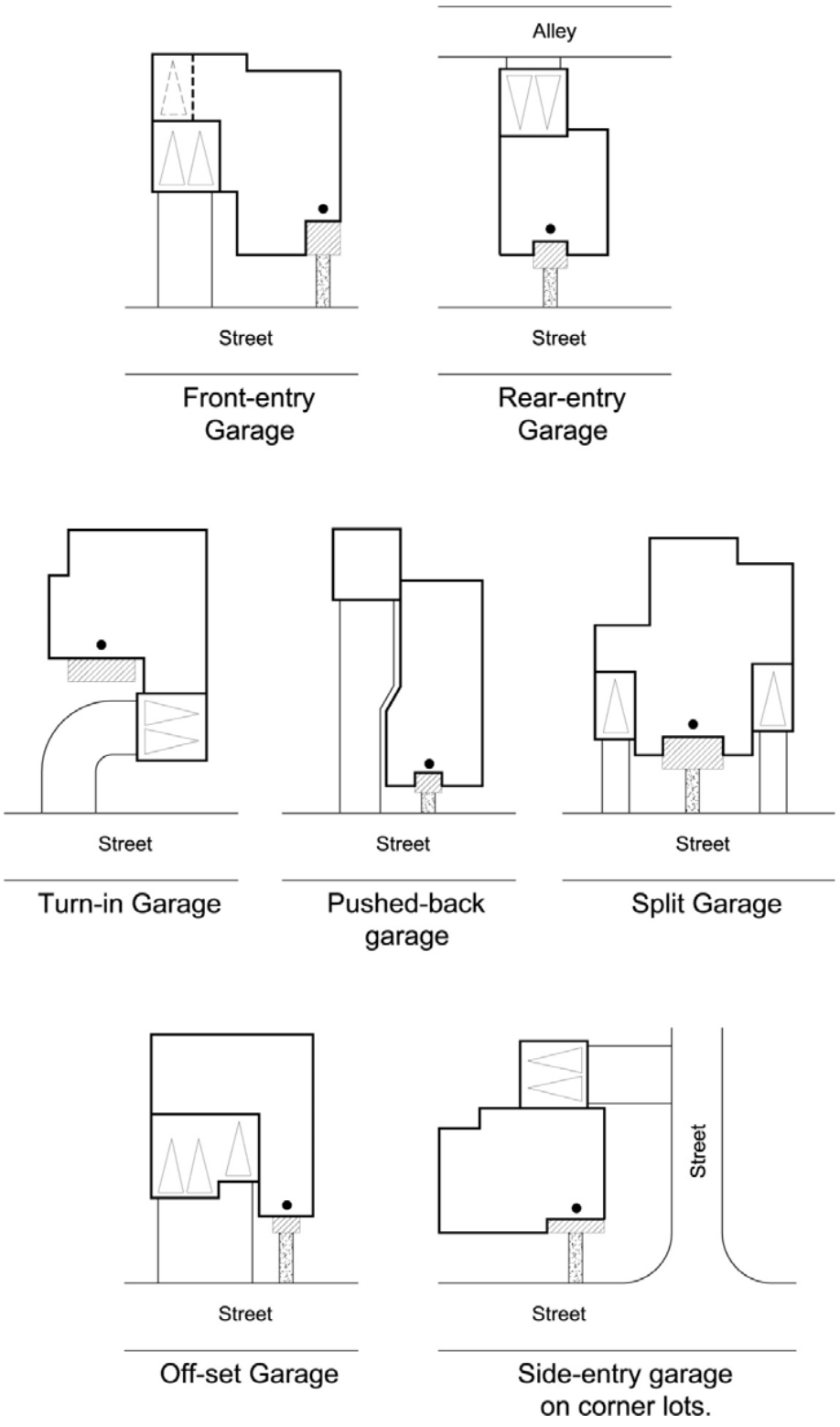


Exhibit 7.5.3
4-STALL GARAGES

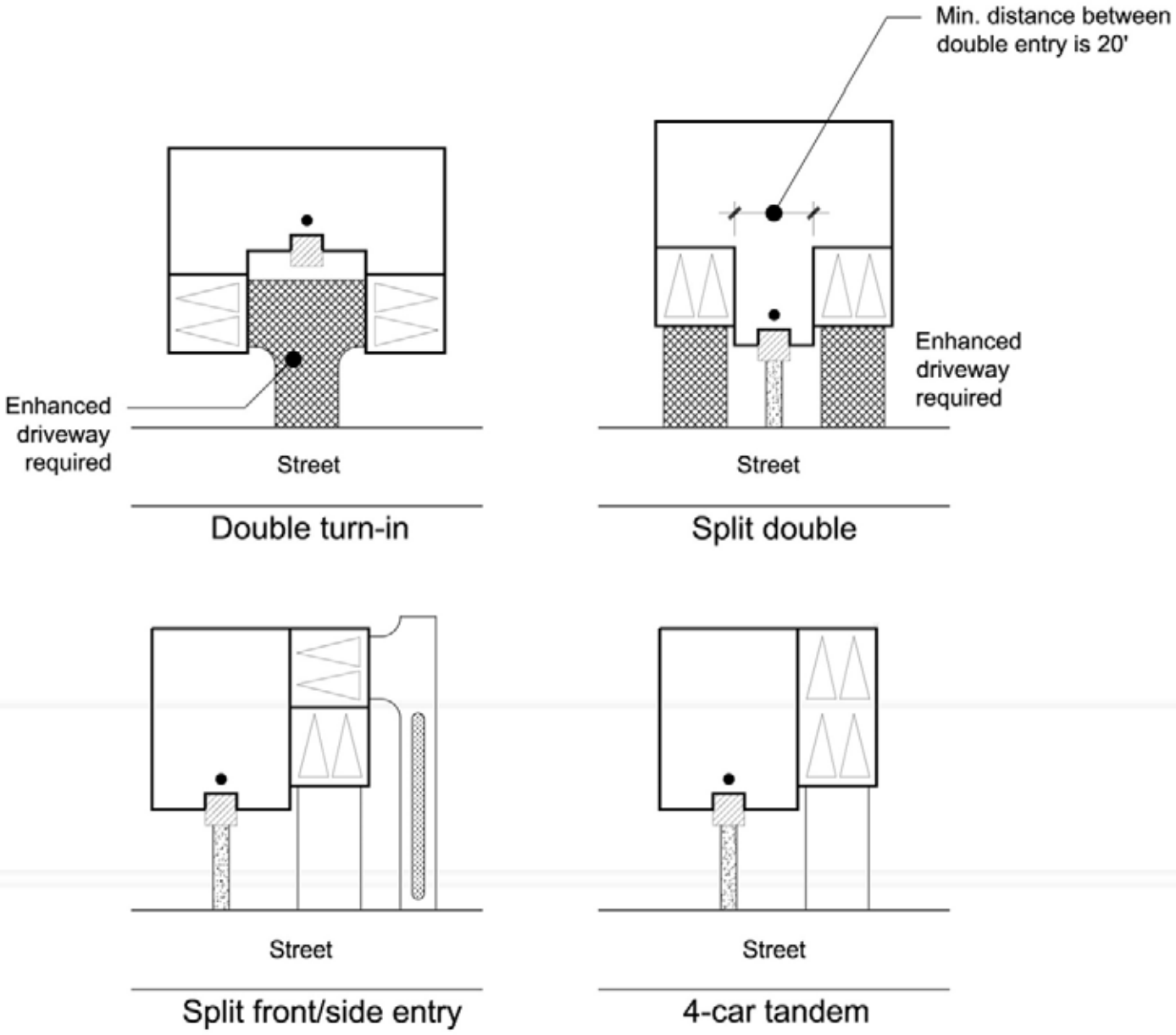
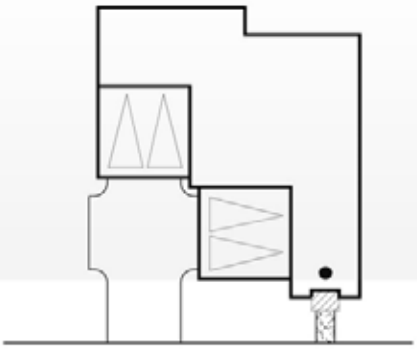
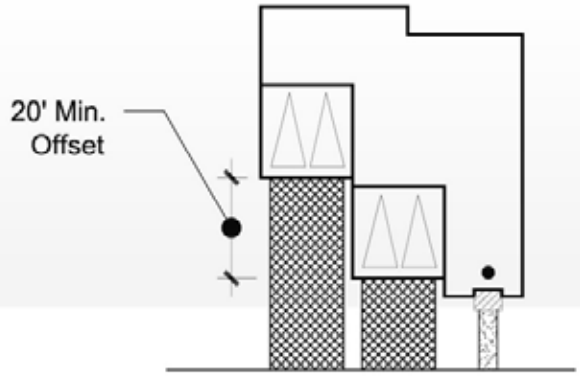


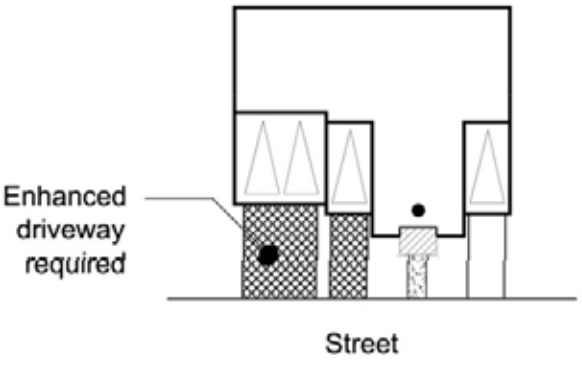
Exhibit 7.5.4
4-STALL GARAGES



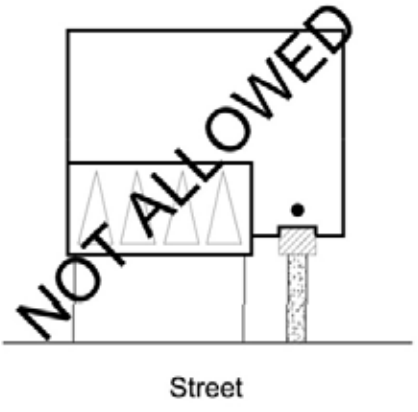
Split front / turn-in



Offset double



Split 3-car / 1-car



Straight front-entry
4-car

Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.

- Chimney caps are required and shall be compatible with the architecture of the building.

Exterior Lighting

- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of The City of Las Vegas. Energy conservation, safety and security shall be emphasized when designing any lighting system.

- Maximum 2700 Kelvin light temperature for all exterior fixtures.

- Coach lights on photo-cells are required on the front elevation. Minimum of (2) fixtures required.

- All light fixtures shall be compatible with the architectural style of the residence. The style of light fixtures shall vary per elevation and shall be consistent throughout the product line. Manufacturer's cut sheets must be submitted with the material and color sample boards.

- All exterior lighting locations must be noted on architectural plans.

- Light fixtures with cutoff or concealed light sources are preferred. Lighting which produces excessive glare or shines on an adjacent lot or neighborhood is not permitted.

- Soffit lighting is allowed only as accent lighting, limited primarily to doorways and garages. ***Continuous soffit lighting is prohibited. Color changing lighting is prohibited.***

- Bright brass fixtures are not allowed.

- Refer to **Section 5** for additional lighting requirements.

Accessory Structures

- Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible in design, 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.

Mechanical Equipment

- 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 such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces.

- Dormer style tile roof vents are not allowed.

- Ground mounted air conditioning units must be located behind side yard privacy return walls or screened from view of the street or open space element by a privacy wall.

Resident Trash Receptacles

Dedicated storage space for outdoor resident trash receptacles must be provided on each lot and be screened from view from any street or open space element.

Prohibited Materials

- Mill finished windows
- Gray cinder block walls
- Walls without caps
- Plastic/vinyl fencing, unless otherwise approved by ARC
- Clear sky lights

7.6 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 7.6: 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.
Roofs	Roof Form • Shallower pitch and exaggerated eves. • Side-to-side gable with cross gables. • Often gable, hip, and shed roof combinations. • Multiple roof planes. Roof Material • Flat concrete tile or equal. Roof Slope • Roof pitch ranges from 3:12 to 5:12 typically. Roof Overhang • 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. • Siding or similar accents at gable ends are typical.
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.
Entries and Doors	• Entries are typically sheltered by a front porch. • Doors typically consist of wood materials and use rectangular windows and panels to establish depth.
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.
Detail Elements	• Columns with brick or stone bases. • Battered columns with tapered posts. • Decorative braces, beam ends, and rafter tails under gables.

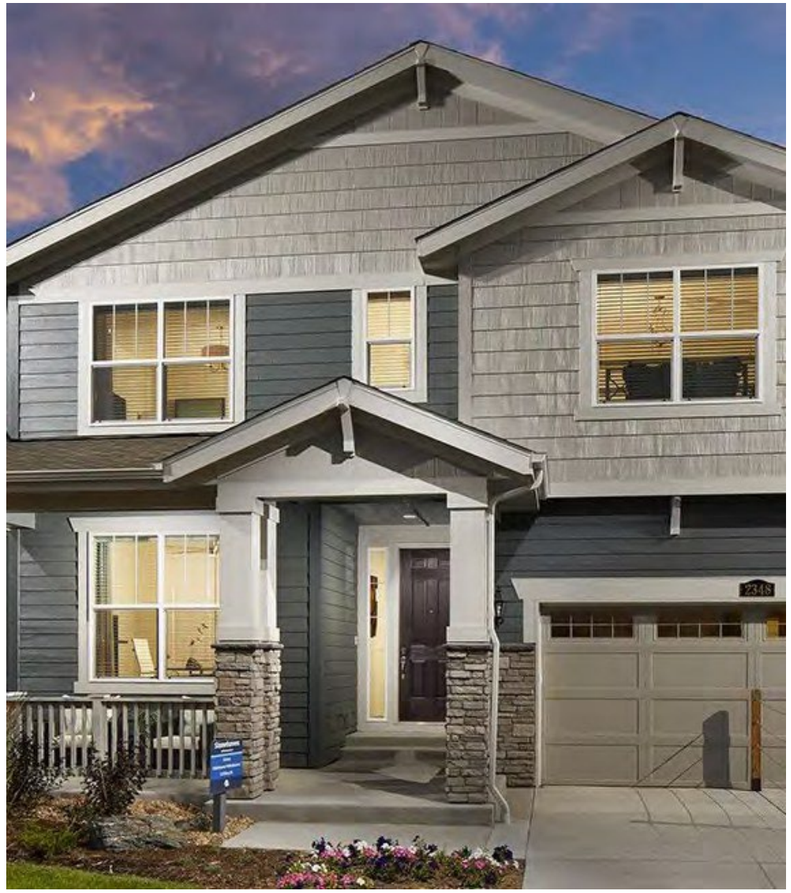


EXHIBIT 7.6.1: ARCHITECTURE CHARACTER - CRAFTSMAN/ CONTEMPORARY CRAFTSMAN

7.7 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 7.7: Contemporary Farmhouse

Style Elements	**Architectural Features**
Building Form	• One (1) or two (2) story massing. • Generous covered front porch.
Roofs	Roof Form • Street/ side facing gable, shed or gable dormers, gables. Roof Material • Standing seam metal roof material used as an accent. Roof Slope • 5:12 or greater roof pitch with the two sides creating a forty-five (45) degree angle. Roof Overhang • 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.
Windows	• Single hung windows or similar. • Integrated window overhangs complimentary to the roof design. • Metal awnings with metal brackets.
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.
Garage Doors	• Carriage or barn style garage doors often used. • Glass panel (frosted or opaque) accents in garage door.
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.









EXHIBIT 7.7.1 ARCHITECTURE CHARACTER - CONTEMPORARY FARMHOUSE

7.8 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 7.8: 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. Roof Material • Flat concrete tile. Roof Slope • Low pitch but varies based on proposed roof form. • 2:12 minimum pitch at areas that are not the primary roof forms. 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.
Windows	• Large windows which allow an abundance of natural light.
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.
Garage Doors	• Sectional flat or raised panel doors. • Glass panel (frosted or opaque) accents in garage door.
Detail Elements	Where porches are utilized, they are often quite extensive.

EXHIBIT 7.8.1 ARCHITECTURE CHARACTER - CONTEMPORARY RAMBLER

7.9 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 7.9: 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	Roof Form • 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. Roof Material • Typically includes flat concrete tile, standing seam metal as an accent, or other equal materials. Roof Slope • Roof pitch ranges from 4:12 to 8:12, with occasional lower slopes at shed roofs, generally over terraces. Roof Overhang • 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. • 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.
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.
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.
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.
Detail Elements	• May include metal roof awnings over windows or other metal accents. • Elongated entry or concealed entry.








EXHIBIT 7.9.1 ARCHITECTURE CHARACTER - DESERT CONTEMPORARY

7.10 Italian/ 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.

Table 7.10: Italian/ Contemporary Italian

Style Elements	**Architectural Features**
Building Form	• Formal massing of building forms.
Roofs	Roof Form • Primarily hipped roofs. Roof Material • Clay or concrete barrel shaped or S-tiles. • Flat concrete tile on contemporary interpretations. Roof Slope • Low pitched, 4:12 to 5:12. Roof Overhang • Projecting eves with decorative brackets or dentils.
Walls	• Detail elements such as quoins, keystones, shutters, and palladian windows. • Stucco or stone.
Windows	• Vertically proportioned windows, often arched.
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.
Garage Doors	• Sectional flat or raised panel doors. • Enhanced carriage style doors, with decorative elements consistent with the building architecture.
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. Materials and Colors • Tans, beige, and earth tones.





EXHIBIT 7.10.1: ARCHITECTURE CHARACTER - ITALIAN/ CONTEMPORARY ITALIAN

7.11 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 7.11: 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	Roof Form • Angular, low pitched, gable, and flat roof forms. Can be a combination of pitched and flat roof forms. Roof Material • Typically includes flat concrete tile or other equal materials. Roof Slope • Varies based on proposed roof form. Roof Overhang • 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.
Windows	• Use of larger window expressions which allow light from multiple angles. • Geometric or angular windows. • Metal awnings over windows.
Entries and Doors	• Front doors often a vibrant color or have a large window within the door.
Garage Doors	• Simple and linear forms. The materials may be wood look or metal.
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.






EXHIBIT 7.11.1: ARCHITECTURE CHARACTER - MID-CENTURY MODERN

7.12 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 7.12: 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	Roof Form • Typically hipped roof with broad eaves. Roof Material • Flat concrete tile. Roof Slope • Shallow pitch, 3:12 to 5:12 Roof Overhang • 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.
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.
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.
Garage Doors	• May be solid, contemporary, or all glass. • Horizontal windows which accentuate the linear form.
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.

EXHIBIT 7.12.1: ARCHITECTURE CHARACTER - PRAIRIE/ CONTEMPORARY PRAIRIE

7.13 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 7.13: 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	Roof Form • 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. Roof Material • Predominantly concrete barrel or S-tiles. • Flat concrete tile may be used. Roof Slope • Shallow pitched roofs, 4:12 to 5:12. Roof Overhang 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. • Stone or tile work can be used as an accent.
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.
Entries and Doors	• Segmented, rounded corners, and full-arch elements are typical in conjunction with windows, entry, or the porch.
Garage Doors	• Sectional, flat, or raised panel doors. • Window lites in garage doors are discouraged.
Detail Elements	• Decorative wrought-iron accents, grille work, post or balcony railing may be used.

EXHIBIT 7.13.1: ARCHITECTURE CHARACTER - SPANISH/ CONTEMPORARY SPANISH

7.14 Tuscan/ Contemporary Tuscan

The Tuscan architectural style is characterized by a building that began as a simple main building that over time had additional components added on to meet the spatial needs of the resident. The villas in rural Tuscany in the 15th and 16th century were influenced by the informality of the rural farmhouse and buildings found in typical settlements, including their traditional square towers. Tuscan villas reflected a sophisticated complexity in the overall plan and individual details while incorporating the same appeal of the informal farmhouse character expressed through warm colors, textures, and materials.

Table 7.14: Tuscan/ Contemporary Tuscan

Style Elements	Architectural Features
Building Form	• Informal arrangement of building forms, typically asymmetrical.
Roofs	Roof Form • Low-pitched hip roofs and occasionally gable or cross-gable Roof Material • Predominantly concrete barrel or S-tiles. May have a blend of three compatible colors. Roof Slope • 4:12 to 5:12 but may vary and have areas of flat roof. Roof Overhang Typically twelve (12) inch overhangs.
Walls	• Different building segments feature a mix of building materials to give the appearance of a rambling structure that was added to over time. • Differing materials should be used to accentuate building massing rather than arbitrary material breaks. • Stucco, stone, brick (as an accent or trim).
Windows	• At least one feature window recessed a minimum of twelve (12) inches from the adjacent wall planes. • Windows have tall and narrow proportions. • Vertical or grid pattern muntins. • Arched windows and/or other openings are encouraged with half-round or segmented arches.
Entries and Doors	• Heavy plank doors encouraged. • Entry is articulated through the use of porch, loggia, or tower element.
Garage Doors	• Sectional, flat, or raised panel or enhanced carriage style garage 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. Muntins are not required but when provided shall have a grid pattern.
Detail Elements	• May include embellishments such as accent stone and projecting overhead shutters. Where shutters are used, they should match the size and shape of the window opening. • Decorative iron work with ornamental detailing.






EXHIBIT 7.14.1: ARCHITECTURE CHARACTER - TUSCAN/ CONTEMPORARY TUSCAN

8 LANDSCAPE DESIGN GUIDELINES

The guidelines for landscape architecture in SKYE SUMMIT provide a framework for how the landscape will look, feel, and function. The vision of SKYE SUMMIT 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 Red Rock National Conservation Area.

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.
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 SKYE SUMMIT.

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 Mojave Desert within the Red Rock Canyon National Conservation Area, the design utilizes a carefully selected plant palette to create transition between the built and natural environment. Plant choices prioritize sustainability, low-water use, shade, and proximity to natural areas. These categories include:

- **Western Trail/ Interior Trails**
  - Trees include:
    - Palo Verde
    - Acacia
    - African Sumac
    - Fruitless Olive
    - Mondell Pines
- **Monument Areas**
  - Trees Include:
    - Fruitless Olive
    - Bay Laurel
    - Red Push Pistache
    - Texas Mountain Laurel
    - Mondell Pines

Approved plant material can be found in **Exhibit 8.2.1: Acceptable 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.

SKYE SUMMIT is uniquely located in the north west portion of the Las Vegas Valley at approximately 2,950' to 3,300' in elevation, and adjacent to the Red Rock National Conservation Area (RRNCA). As a result of the elevation and proximity to the RRNCA (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 jointly developed 20+/- acre park facility located in the southwest portion SKYE SUMMIT 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.

8.4.1 Prohibited Plant Lists

The following plants are **prohibited** within SKYE SUMMIT:

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

In addition to this list, **Table 8.2.3: Prohibited / Invasive Plants** includes a list of plant species that have been deemed invasive and may not be used along the West Trail Corridor. Refer to **Exhibit 2.3.1: Trail & Park**.

8.5 GENERAL LANDSCAPE STANDARDS

8.5.1 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 landscaping. 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 **Section 8** for more requirements for entry locations.

Required Parcel Entry landscape improvements for primary parcel entries:

A. Enhanced landscape including trees and shrubs to be installed based on approved landscape plans;
B. 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;
C. 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 (5) gallon, and all of the remaining material are at least one (1) gallon;
D. Automatic irrigation System, meter, power source and/or irrigation controller (hidden from primary view);
E. 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;
F. Decorative pavers at the entry to the parcel;
G. Parcel entries will be installed by the builder based on the approved landscape construction documents.
H. The maintenance and irrigation will be the responsibility of the Homeowners association.
I. The irrigation at the entries and common areas within the parcels shall be metered separately from the Master Association common areas.

8.5.2 Paseos

A. Paseos shall be planted with a minimum of one (1) shrub per one hundred (100) square feet and one (1) 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.

8.5.3 Pedestrian Connection Areas and Cul-de-sacs

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. Four (4) shrubs shall be planted per tree. Decomposed granite shall match the surrounding context. Refer to **Exhibits 8.5.1 and 8.5.2.**

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.
   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.
B. 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.
C. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.
D. The use of landscape fabric under the granite is not allowed within the front yards.
E. Only one color of decomposed granite is permitted to be installed on a lot. A community is limited to no more than two (2) colors of decomposed granite.
F. 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. See **Section 8.6.1.1: Residential Turf** for more information on the use of turf in residential settings.

Turf included in areas such as parks for sports or open play, must meet the following Functional Turf requirements (or as prescribed by SNWA):

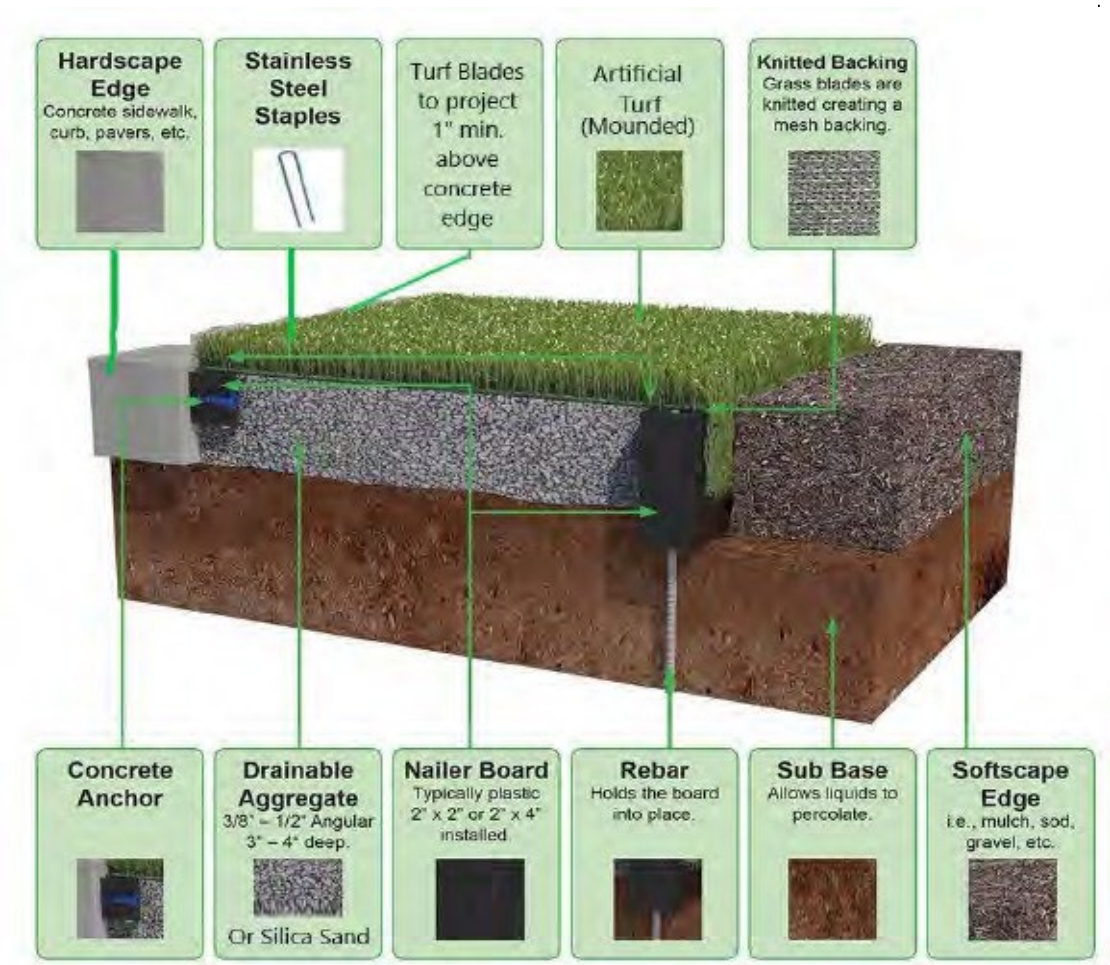
A. Turf shall be counted as one contiguous area, areas with interruptions or breaks shall be counted as separate turf areas.
B. A minimum dimension of thirty (30) feet in any direction.
C. A minimum turf area of one thousand five hundred (1,500) square feet (Mounding not required).
D. Turf is installed on a slope that is less than twenty-five (25) percent to ensure proper water retention and prevent runoff. Refer to **Section 2.2.1: General Park Requirements** 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 8.5.2.6: Artificial Turf Specification** and **Figure 8.5.4.6: Artificial Turf** as approved by ARC:

Only the approved manufacturer of artificial / synthetic turf shall be accepted and installed. Turf shall be MG4000 by Mirage Putting Greens. Turf areas shall be a minimum of 40% of the non-paved front yard area (as defined above) and shall be limited to seventy-five percent (75%) of the non-paved front yard area (as defined above). Minimum width of turf area shall be six feet (6'). Turf shall be located a minimum of thirty inches (30") from the building face or wall. Turf area shall be with a 'product / edge' that ties into the architectural detailing, a minimum of four inches (4") in width of either concrete, grouted stone, other type masonry product, or steel that is flush to grade. Trees positioned within artificial / synthetic turf shall be planted within 'pockets' of the artificial / synthetic turf. Turf shall be anchored to hardscape such as the driveway or back of curb. Floating turf islands are discouraged. Turf shall be mounded. Flat turf areas are prohibited. Turf shall be mounded per **Section 8.4.5.3: Mounding.**

Figure 8.5.4.6: Artificial Turf



8.6 RESIDENTIAL LANDSCAPE

8.6.1 Single Family Residential Landscape

8.6.1.1 Residential Turf

A. Natural Turf in Single Family Residential Landscaping is not permitted in accordance with SNWA.
B. Front yard turf is prohibited, with the exception of Artificial turf. Artificial turf in the front yard is subject to ARC approval.
C. Xeriscape is an acceptable alternative to artificial turf.
D. Artificial/ Synthetic Turf
    1. If artificial turf is proposed, the Owner must submit manufacturer sample and specifications for ARC review and approval prior to installation and must meet or exceed the specifications listed in **Section 8.5.2.6: Artificial Turf**.
    2. In the event of deterioration or fading, ARC reserves the right to require the Lot Owner to remove the artificial turf and replace it with ARC approved alternative at the Lot Owner's expense.
    3. Artificial turf must be installed in a manner consistent with natural turf installation.
    4. Combinations of grass and artificial turf will not be permitted, nor will combinations of different types of artificial turf be permitted.
    5. Where areas of natural turf is removed, a minimum of fifty (50) percent living plant cover shall be installed as a measured at full maturity. Of that fifty (50) percent, sixty (60) percent of the planting shall be evergreen planting where the natural turf is not fully replaced with artificial turf.
    6. Each application for installation must be supported by the specifications of the product and method of installation.
        a. Minimum specifications must meet or exceed the requirements of **Section 8.5.2.6: Artificial Turf**:
        b. Installation must follow the following requirements:
            i. Turf must be placed over sand and other fine aggregate that measures two (2) inches in depth and it must be mechanically compacted.
                (a) No concrete or reject sand will be permitted under the turf.
            ii. Turf shall be mounded a minimum of six (6) inches.
            iii. Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water therefore deep root or subsurface irrigation techniques should be incorporated into irrigation plans.
            iv. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve (12) inches beyond the mature caliper of the tree. The rings must be covered with approved mulch.
            v. Turf must be edged with a hard surface material such as pavers, flagstones, boulders, decorative or retention walls, mow curbs, steel, etc.
                (a) A hardscape border of a neutral-colored concrete curbing or brick must separate turf and granite areas.
            vi. A minimum of twelve (12) inches of separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.

vii. Drainage across the lot cannot be altered no impact a neighbor's lot.

viii. Entire installation must be by a licensed contractor that has documented artificial turf experience and references.

c. Turf must be anchored to adjacent walkways or curb. Turf blades shall project a minimum of one (1) inch above the adjacent walkway, curb, or hard surface.

i. To avoid "turf islands", all artificial turf areas in the front yard must have at least one edge adjacent to a sidewalk or patio surface.

7. Drainage should flow away from all walls and any structures.

8.6.1.2 Border Material

Skye Summit 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 complement 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 spraying 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

A. 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 Parcel Developer 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 set back 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 percent (33%) 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. Trees and Plants must be selected from the acceptable tree and plant lists, refer to **Exhibits 8.2.1: Acceptable Tree List and 8.2.2: Acceptable Plant List**.

1. For examples of planting the minimum requirements for front yards, refer to the following exhibits.
    a. **Exhibit 8.6.1: Typical Front Yard –40' Lot**
    b. **Exhibit 8.6.2: Typical Front Yard –60' Lot**
    c. **Exhibit 8.6.3: Typical Corner Lot**
    d. **Exhibit 8.6.4: Typical Corner Lot**
2. Trees, shrubs or annuals selected from an 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.
3. Front yard planting standards shall be applicable to oversized, corner, and cul-de-sac lot conditions.
4. 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.
5. For cul-de-sac and oversized lots refer to **Section 8.6.1.5: Cul-de-sac and Oversized Lot Front Yard Landscape Requirements**.

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. Parcel Developers shall utilize **Table 8.6.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for each product type to demonstrate conformance to the Design Guidelines.

1. Parcel Developers must include **Table 8.6.1.4: Front Yard Planting Coverage Calculations** as part of submittal to ARC.

Table 8.6.1.4: 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						30%	SF
Percentage of Coverage as Evergreen							%
Total Front Yard Coverage Required						*50%*	*SF*
Total Percentage of Front Yard Coverage							0.00%

**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 8.6.1.4.1: Single Family Lot Tree Requirements** list the minimum tree requirements base on single-family product lot width.

Table 8.6.1.4.1: Single Family Lot Tree Minimum Requirements (1-24" Box tree is required for every 30 lineal feet of front yard and corner street frontage)		
Lot Width	**Shade Tree**	**Accent/ Evergreen Tree**
Up to 50'	1-24" Box (street frontage may require more)	1-24" Box (street frontage may require more)
51'-75'	1-24" Box (street frontage may require more)	1-24" Box (street frontage may require more)
75' and larger	1-24" Box (street frontage may require more)	1-24" Box (street frontage may require more)

8.6.1.6.2 Single-Family Lot Shrub Requirements

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 8.6.1.4: 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 Landscape Design Guidelines.
    1. Parcel Developers must include **Table 8.6.1.4: Front Yard Planting Coverage Calculations** as part of submittal to ARC.
B. Refer to **Exhibit 8.6.1.4: Typical Front Yard – Cul-de-sac** for more information for cul-de-sac lots.
C. 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 8.6.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for a typical corner lot to demonstrate conformance to the Development Standards and Design Guidelines.
    1. Parcel Developers must include **Table 8 .6.1.4: 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 Private Alley and Cluster Lot Landscape Requirements

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 alleys.
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. These large shrubs must be five (5) gallon or larger and of the following approved shrub species: Tacoma, 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 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.

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 percent (75%) live coverage measured at one year's growth. Seventy-five percent (75%) of the required material are at least five (5) gallon and all of the remaining material are at least one (1) gallon;
C. Parcel Developers shall utilize **Table 8.6.1.4: 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 8.2.1: Acceptable Tree List** and **Exhibit 8.2.3: Acceptable Plant List** are required to meet the Arizona Nurserymen's Association requirements for minimum plant size; and
I. Landscape lighting for safety.

8.6.2 Cluster, Alley / Private Street-Loaded, and Attached Residential Landscape Standards

The intent of these residential streetscape and landscape guidelines is to encourage and aid in the thoughtful planning of outdoor species. 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, alley-loaded, and attached residential neighborhoods shall be focused towards paseos, common open space, and pedestrian access due to private usable open space within a multi-family development being limited. The design of landscape in an attached residential development shall create a hierarchy between primary spaces, circulation, and secondary spaces such as areas between garages or driveways. Refer to **Exhibit 8.6.1: Typical Attached Single Family Landscaping**.

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 8.2.2: Acceptable Plant List.**
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 LANDSCAPE REQUIREMENTS

The incorporation of plant material in non-residential 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 relate-ability 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 within required buffer zones in accordance with **Table 8.7: Non-Residential Landscape Buffer Tree Spacing**.

Table 8.7: Non-Residential Landscape Buffer Tree Requirements

Use	Standard
Commercial	1-24” box tree per 20 linear feet (4) 5-gallon shrubs required for every tree
Parks	1-24” box tree per 20 linear feet of street frontage, perimeter length, and all planter areas. (4) 5-gallon shrubs required for every tree
Industrial	1-24” box tree per 20 linear feet (4) 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 1-24" box tree per 30 linear feet.

B. Groundcovers are required in all landscape areas, a minimum of (2) inches in depth.

8.8 STREETSCAPES AND VEHICULAR AREAS

The circulation system in Skye Summit 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 complemented 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 Section 8 for exhibits for examples of streetscape planting within SKYE SUMMIT; **Exhibit 8.3.3 Streetscapes**

8.8.1 Street Trees

Street trees play a defining role in shaping the character of Skye Summit. 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 8.3.3: Streetscapes** 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 SKYE SUMMIT. 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 8.3.3 Streetscapes.**

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 City guidelines.
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.
C. Longer planting strips / islands shall have periodic openings for 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, wheel stops 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.
K. Commercial properties defer to Section 3.20 of the SKYE SUMMIT Development Agreement wherein they are held to the C1 zoning district.

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.

Exhibit 8.2.1: Acceptable Tree List

(The ARC will consider other species not listed or as otherwise approved)

TREES		
Common Name	**Botanical Name**	**Plant Coverage Value (Square Feet)**
African Sumac **	Rhus lancea	236
Bay Laurel Tree **	Laurus nobilis	100
Chaste Tree	Vitax agnus-castus	368
Chilean Mesquite **	Prosopis chilensis	530
Chinese Pistache	Pistacia chinensis	530
Desert Willow **	Chilipsis linearis	236
Mondell Pine ***(S)	Pinus eldarica	500
Golden Rain Tree	Koelreuteria paniculata	530
Heritage Oak **	Quercus virginiana 'Heritage'	236
Holly Oak **	Quercus ilex	236
Italian Stone Pine **	Pinus pinea	942
Japanese Privet **	Lugustrum japonicum	225
Olive (fruitless)**	Olea europaea 'Swan Hill'	530
Shademaster Honey Locust	Gleditsia triacanthos 'Shademaster'	530
Southern Live Oak **	Quercus virginiana	236
Strawberry Tree **	Arbutus unedo	59
Mastic Tree **	Pistacia lentiscus	314
Red Push Pistache	Pistacia chinensis	706

- Shallow rooted trees shall not be used in front yards

** Evergreen

***(S) This species shall not exceed 1/3 of all Common Element Tree Species.

Exhibit 8.2.2: Acceptable Plant List

SHRUBS		
Common Name	**Botanical Name**	**Plant Coverage Value (Square Feet)**
Arizona Rosewood	Vauquelinia californica	79
Autumn Sage	Salvia greggii	13
Burford Holly	Ilex cortuna 'Burfirdii'	50
Bush Morning Glory	Convolvulus cneorum	13
Butterfly Iris	Dietes vegeta	3
Carolina Laurel Cherry	Prunus caroliniana	236
Carpet Rose	Rosa x 'noare' x 'noachnee'	25
Cassia	Cassia wislizeni	28
Compact Pfitzer Juniper	Juniperus chi. 'Pfitxerana Compacta'	79
Cotoneaster	Cotoneaster species	50
Crape Myrtle	Lagerstroemia indica	28
Day Lily	Hemerocalis (Hybrids)	3
Dwarf Myrtle	Myrtus comunis 'Compacta'	13
Dwarf Pomegranate	Puncia granatum 'Nana'	7
Dwarf Strawberry Tree	Arbutus unedo 'Compacta'	59
Ebbing Silverberry	Elaeagnus ebbingei	50
Feathery Cassia	Cassia artemisiodes	28
Fraser's Photinia	Photinia fraseri	28
Giant Liriope	Liriope gigantea	9
Glossy Privet	Ligustrum lucidum	50
Gold Coast	Juniperus chinensis 'Gold Coast'	20
Heavenly Bamboo	Nandina domestica	13
Iceberg Rose	Rosa floribunda 'Iceberg'	20
India Hawthorne	Raphiolepis indica	13
Japanese Boxwood	Buxus microphylla japonica	28
Japanese Evergreen Euonymus	Elaeagnus japonica	28
Japanese Privet	Ligustrum japonicum	50
Japanese Variegated Pittoporum	Pittosporum tobira 'Variegated'	25
Lantana 'New Gold'	Lantana x 'New Gold'	25
Pyracantha / Firethorn	Pyracanthus species	50
Rosemary	Rosemarinus officinalis	28
Shiny Xylosma	Xylsma congestum	79
Star Jasmine	Trachelospermum jasminoides	5
Texas Ranger	Leucophyllum species	28
Yaupon	Ilex vomitria	6

Yellow Bird of Paradise	Yucca pendula glavca	13
VINES & ESPALIERS		
Common Name	**Botanical Name**	**Plant Coverage Value (Square Feet)**
Firethorn	Pyracantha coccinea lalandi	20
Hall's Japanese Honeysuckle	Lonicera japonica 'Hallinana'	177
Lady Bank's Rose	Rosa banksaie	177
Star Jasmine	Trachelospermum jasminoides	28
Yellow Trumpet Vine	Macfadyena unguis-cati	177

Exhibit 8.2.3: 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

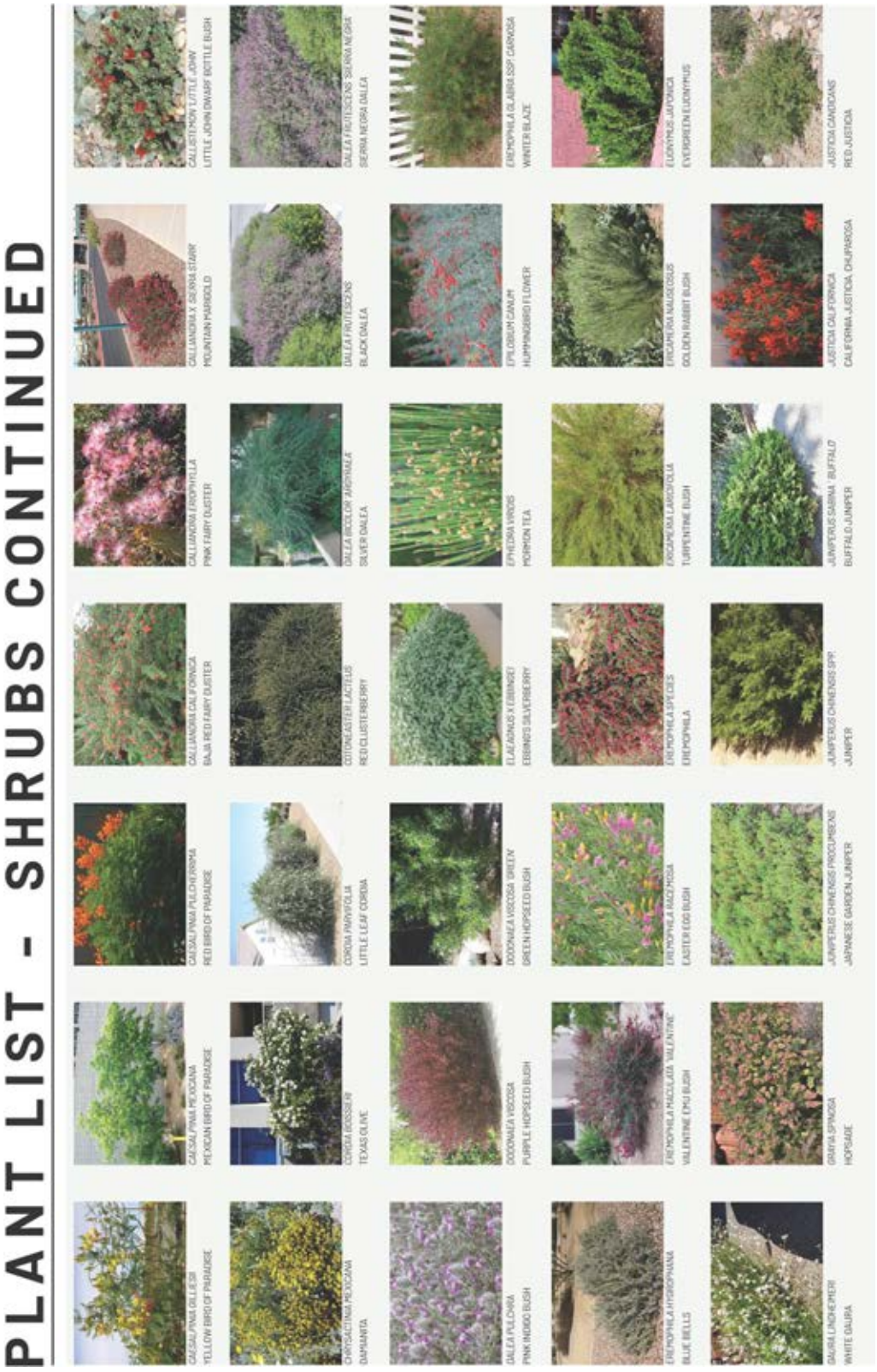
Chondrilla juncea	Rush skeletonweed
Cirsium arvense	Canada thistle
Cirsium vulgare	Bull thistle
Convolvulus arvensis	Field bindweed
Cortaderia selloana	Pampas grass
Crupina vulgaris	Common crupina
Cynodon dactylon	Bermudagrass
Cynoglossum officinale	Houndstongue
Elaeagnus angustifolia	Russian olive
Erodium cicutarium	Redstem filaree
Eruca vesicaria ssp. Sativa	Arugula
Euphorbia esula	Leafy spurge
Halogeton glomeratus	Saltlover
Hordeum spp.	Barley
Hydrilla verticillata	Hydrilla
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

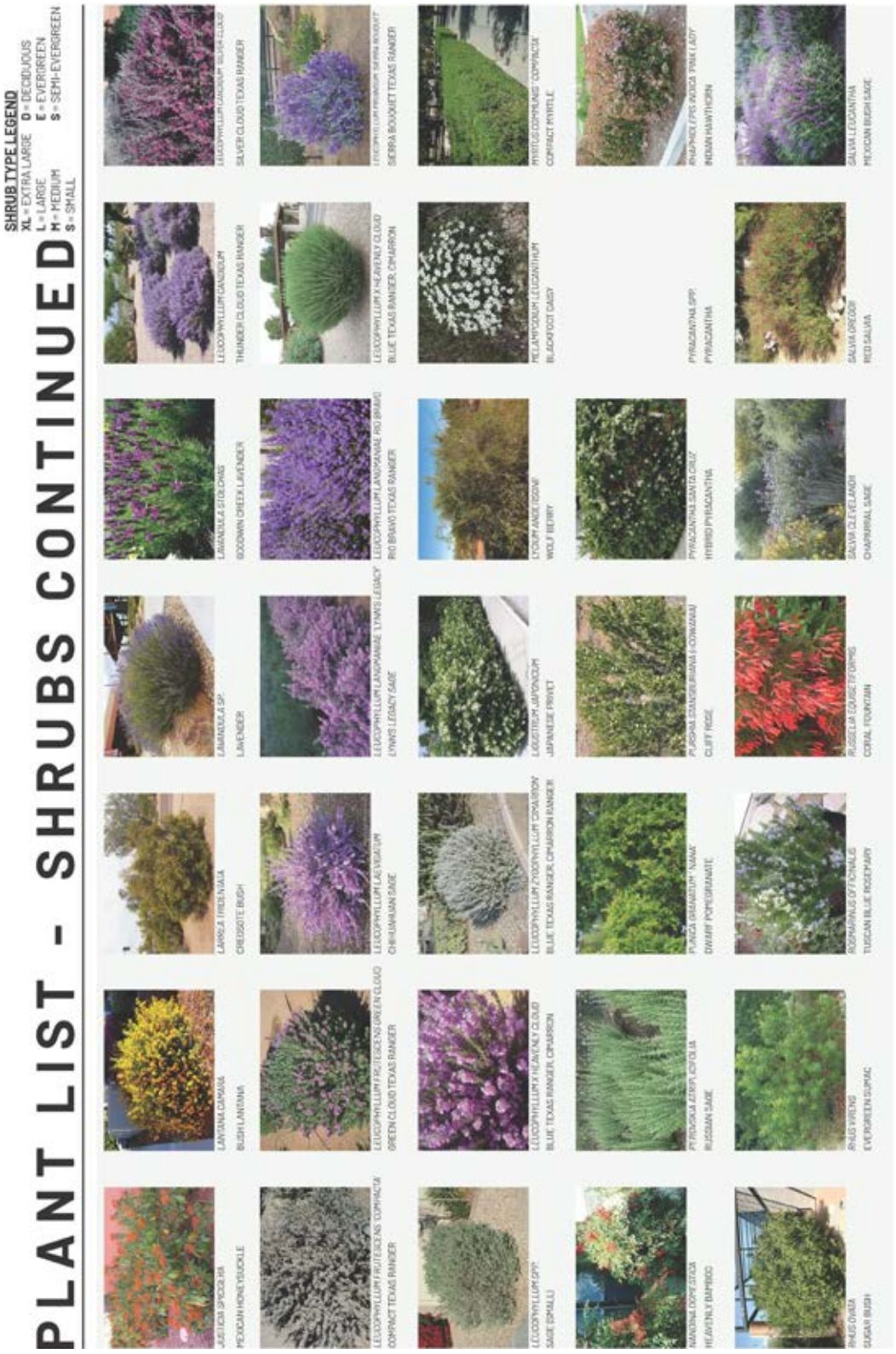
Nicotiana glauca	Tree tobacco
Onopordum acanthium	Scotch thistle
Peganum harmala	African Rue
Pennisetum ciliare	Buffelgrass
Pennisetum setaceum	Green fountain grass/ Fountain grass
Phoenix dactylifera	Date palm
Polypogon monspeliensis	Rabbitsfoot grass
Potentilla recta	Sulfur cinquefoil
Rorippa austriaca	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	Puncturevine
Vitex agnus-castus	Lilac chastetree
Washingtonia filifera	California fan palm
Zygophyllum fabago	Syrian beancaper

Exhibit 8.2.3: Tree / Plant Image Boards

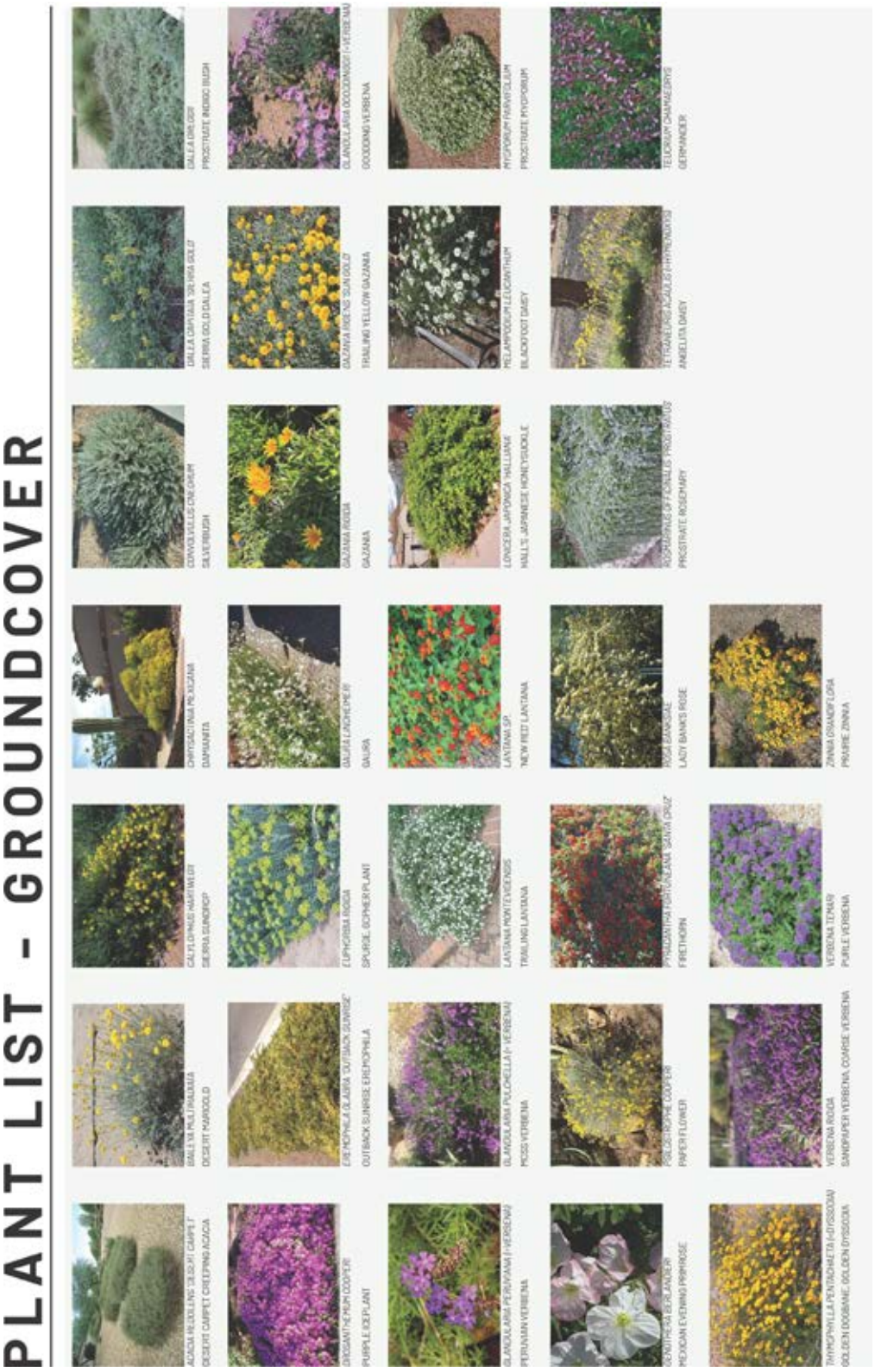
PLANT LIST - TREES CONTINUED
TREE TYPE LEGEND
D = DECIDUOUS
E = EVERGREEN
S = SEMI-EVERGREEN
3 = 3 STARS
4 = 4 STARS
5 = 5 STARS
PLANT LIST -SHRUBS

PLANT LIST - SHRUBS CONTINUED




PLANT LIST - SHRUBS CONTINUED
SHRUB TYPE LEGEND
XL = EXTRA LARGE D = DECIDUOUS
L = LARGE E = EVERGREEN
M = MEDIUM S = SEMI-EVERGREEN
S = SMALL
JUSTICIA SPICIGERA
MEXICAN HONEYSUCKLE
LANTANA CAMARA
BUSH LANTANA
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
GREEN CLOUD TEXAS RANGER
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'
COMPACT TEXAS RANGER
LEUCOPHYLLUM SPP.
SAGE (SMALL)
NANDINA DOMESTICA
HEAVENLY BAMBOO
RHUS OVATA
SUGAR BUSH
LARREA TRIDENTATA
CREOSOTE BUSH
LEUCOPHYLLUM LAEVIGATUM
CHIHUAHUAN SAGE
LEUCOPHYLLUM X 'HEAVENLY CLOUD'
BLUE TEXAS RANGER, CHAMPION
PEROVSKIA ATRIPLICIFOLIA
RUSSIAN SAGE
RHUS VIRENS
EVERGREEN SUMAC
LAVANDULA SPP.
LAVENDER
LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'
LYNN'S LEGACY SAGE
LEUCOPHYLLUM ZYGOPHYLLUM 'CHAMPION'
BLUE TEXAS RANGER, CHAMPION RANGER
PUNICA GRANATUM 'NANA'
DWARF POMEGRANATE
ROSMARINUS OFFICINALIS
TUSCAN BLUE ROSEMARY
LAVANDULA STOECHAS
GODOWN GREEK LAVENDER
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'
RIO BRAVO TEXAS RANGER
LEUCOPHYLLUM MINUTIFOLIUM
JAPANESE PRIVET
PURSHIA STANSBURIANA (=COWANIA)
CLIFF ROSE
RUSSELIA EQUISETIFORMIS
CORAL FOUNTAIN
LEUCOPHYLLUM X 'HEAVENLY CLOUD'
THUNDER CLOUD TEXAS RANGER
LYCIUM ANDERSONII
WOLF BERRY
PYRACANTHA 'SANTA CRUZ'
HYBRID PYRACANTHA
SALVIA CLEVELANDII
CHAPARRAL SAGE
LEUCOPHYLLUM X 'HEAVENLY CLOUD'
BLUE TEXAS RANGER, CHAMPION
MELAMPODIUM LEUCANTHUM
BLACKFOOT DAISY
PYRACANTHA SPP.
PYRACANTHA
SALVIA GREGGII
RED SALVIA
LEUCOPHYLLUM CANDIDUM 'SILVER CLOUD'
SILVER CLOUD TEXAS RANGER
LEUCOPHYLLUM MINUTIFOLIUM 'SIERRA BOUQUET'
SIERRA BOUQUET TEXAS RANGER
MYRTUS COMMUNIS 'COMPACTA'
COMPACT MYRTLE
RHAPHIOLEPIS INDICA 'PINK LADY'
INDIAN HAWTHORN
SALVIA LEUCANTHA
MEXICAN BUSH SAGE


PLANT LIST - ACCENTS CONTINUED
FOUQUIERIA SPLENDENS
OCOTILLO
HESPERALOE FUNIFERA
GIANT SNOWDROP FLOWER
HESPERALOE NOCTURNA
NIGHT BLOOMING YUCCA
HESPERALOE PARVIFOLIA
RED/YELLOW YUCCA
HESPERALOE PARVIFOLIA 'BRAKELIGHTS'
BREAKLIGHTS HESPERALOE
HESPERALOE SP. 'PINK PARADE'
PINK PARADE HESPERALOE
KUHLENBERGIA 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'
KELLYS CHOICE PRICKLY PEAR
OPUNTIA SP.
PRICKLY PEAR
PENNISETUM X ADVENA 'RUBRUM' CUPREUM'
PURPLE FOUNTAIN GRASS
PENSTEMON BACCHARIFOLIUS 'DEL RIO'
DEL RIO PENSTEMON
PENSTEMON LEATHAMII
FIREBRACKER PENSTEMON
PENSTEMON PALMERI
SCENTED PENSTEMON
PENSTEMON SUPERBUS
SUPERB PENSTEMON, CORAL BEAR TONGUE
PENSTEMON STRICTUS
ROCKY MOUNTAIN PENSTEMON
PENSTEMON PSEUDOSPECTABILIS
CANYON PENSTEMON
SPOROBOLUS AIROIDES
ALKALI SACATON GRASS
YUCCA ALOIFOLIA
SPANISH BAYONET
YUCCA BACCATA
BANANA YUCCA
YUCCA BREVIFOLIA
JOSHUA TREE
YUCCA GLORIOSA
SPANISH DAGGER
YUCCA GLORIOSA VAR. TRISTIS
WEEPING YUCCA, PENDULOUS YUCCA
YUCCA PALLIDA
PALE LEAF YUCCA
YUCCA ROSTRATA
BEAKED YUCCA
YUCCA RUPICOLA
TWISTED LEAF YUCCA
YUCCA ELATA
SOAPTREE YUCCA
YUCCA FAXONIANA
PALM YUCCA


PLANT LIST - GROUNDCOVER

PLANT LIST - VINES

Exhibit 8.3.1: Streetscapes – 78’

(Modell Pines shall not exceed 1/3 of all Common Element Tree Species)

Trees in medians are subject to underground separation requirements
and Site Visibility Zone requirements.

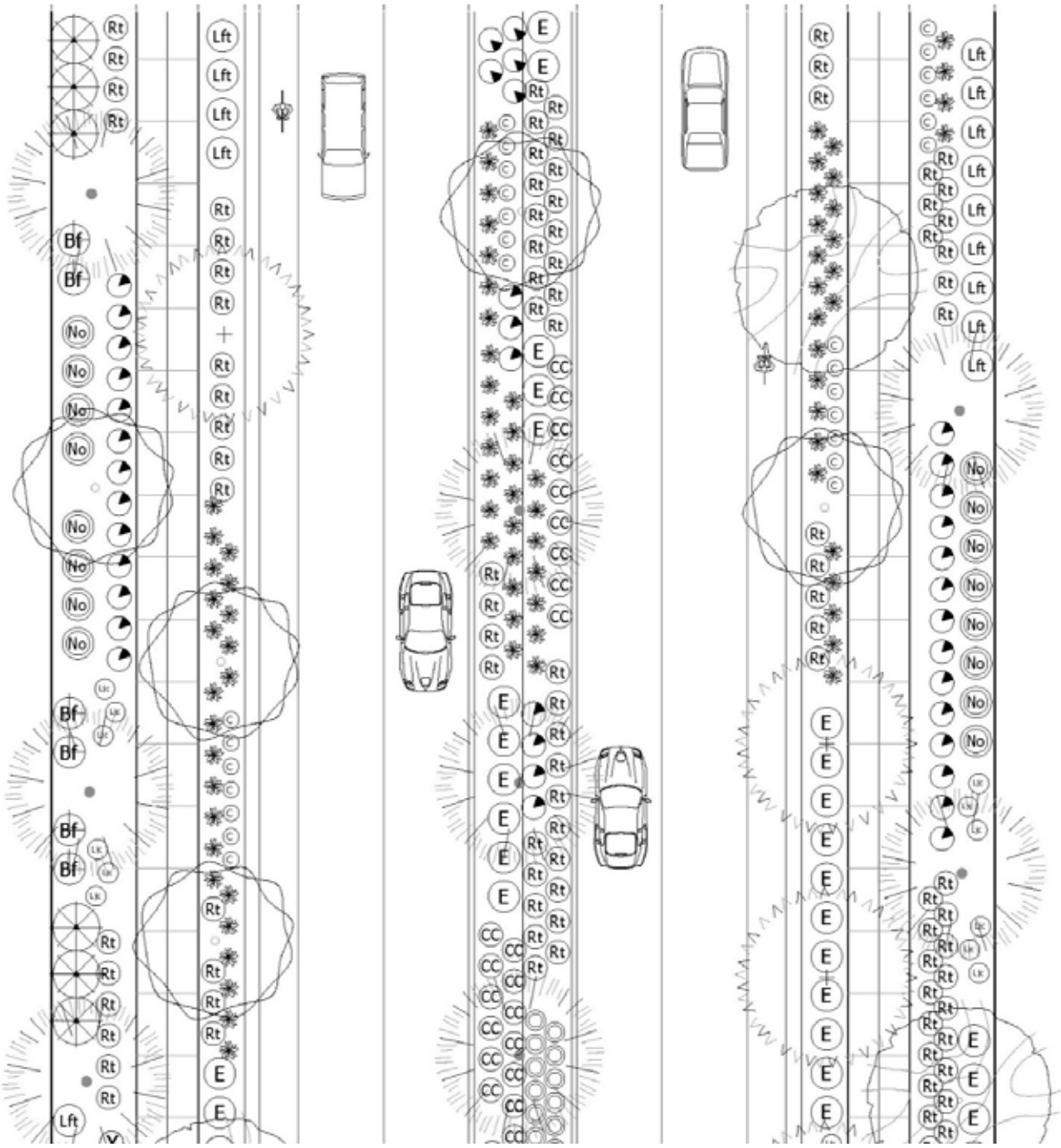


Exhibit 8.3.2: Streetscapes – 70’

(Modell Pines shall not exceed 1/3 of all Common Element Tree Species)

Trees in medians are subject to underground separation requirements
and Site Visibility Zone requirements.

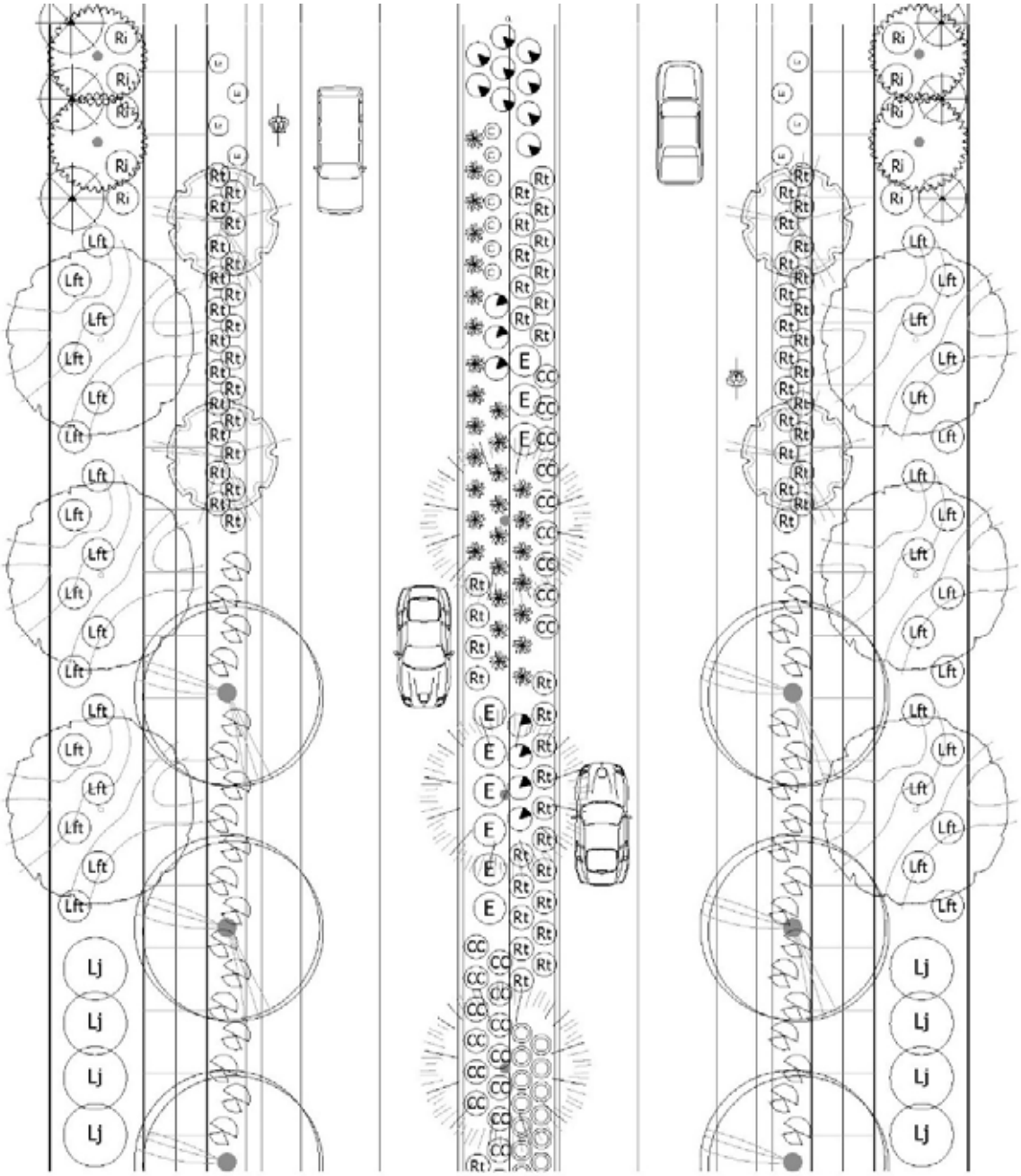


Exhibit 8.3.3: Streetscapes – 47’

(Modell Pines shall not exceed 1/3 of all Common Element Tree Species)

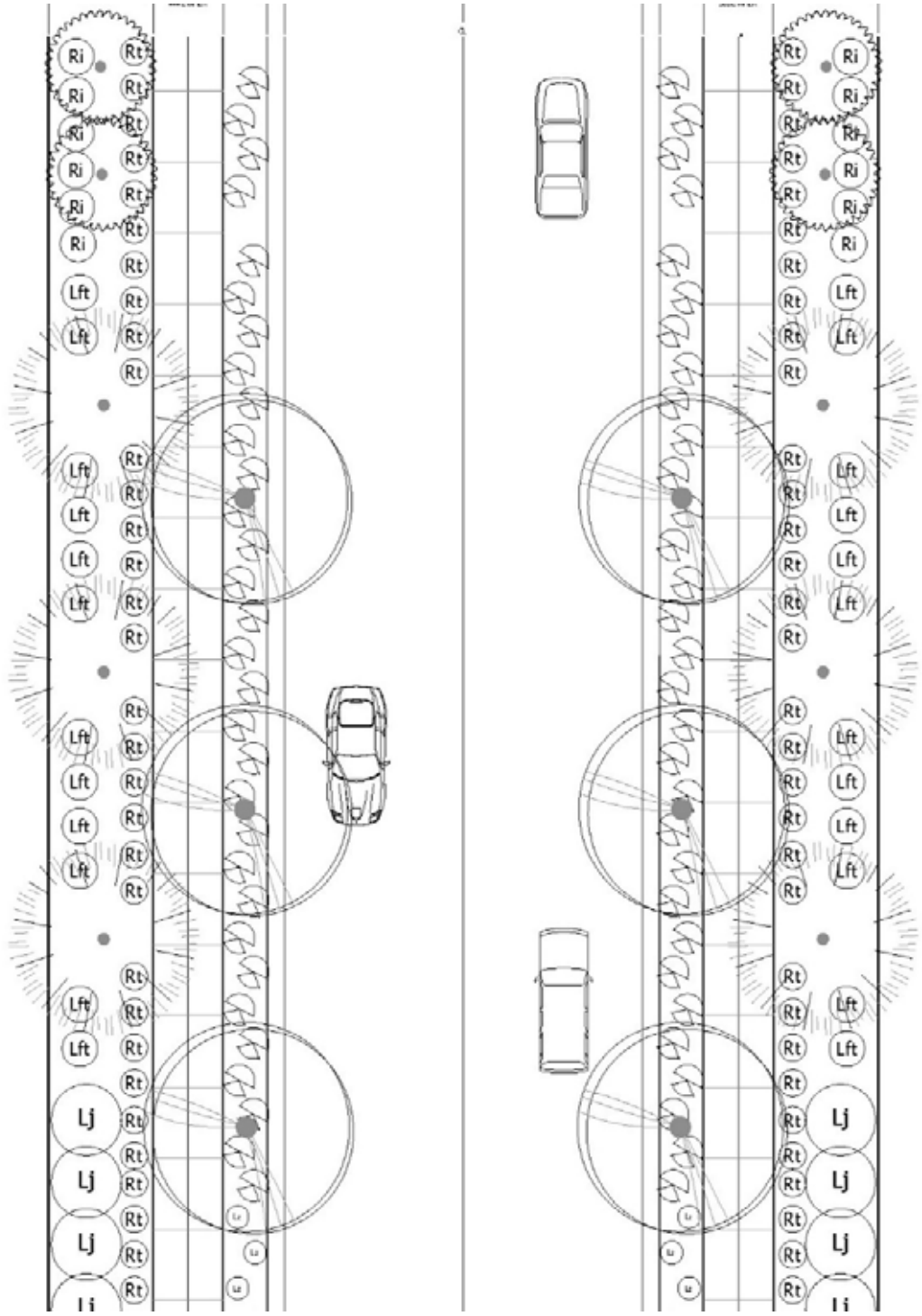


Exhibit 8.3.4: Streetscape Plant Materials Legend

(Modell Pines shall not exceed 1/3 of all Common Element Tree Species)

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"	-
Chilopsis linearis Desert Willow	x"	Ft.	Ft.	x"	-
Ebenopsis ebano Texas 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"	-

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:
25% - 24" BOX
40% - 36" BOX
35% - 48" BOX OR LARGER

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.

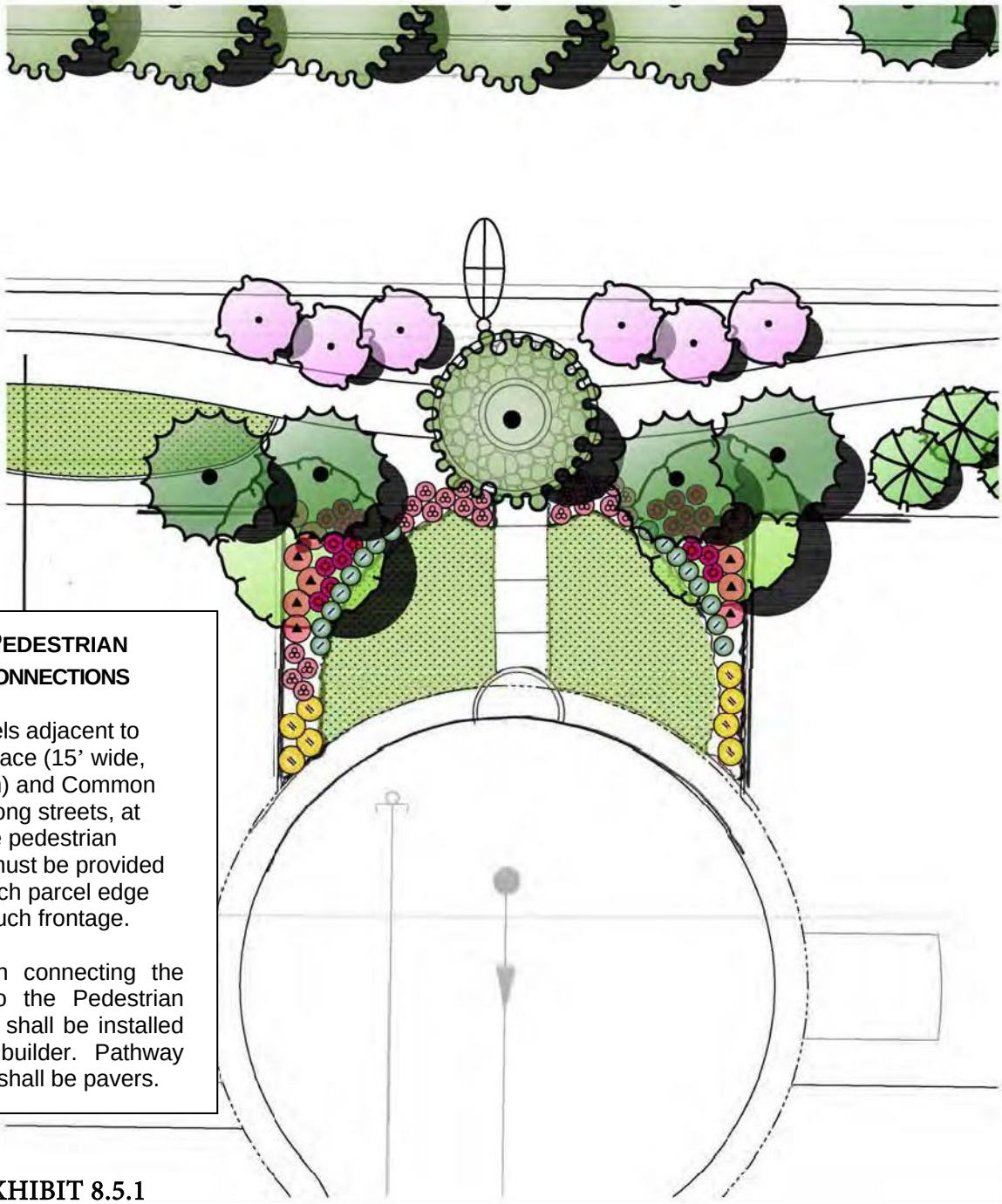
Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	15 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	-
Vauquelinia californica Arizona Rosewood	15 gal.	-

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.	-
Russelia equisetiformis Coral Fountain	5 gal.	-

Cacti/ Accents	Size	Qty
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.	-



PEDESTRIAN CONNECTIONS

On parcels adjacent to Open Space (15' wide, minimum) and Common Areas along streets, at least one pedestrian access must be provided along each parcel edge having such frontage.

The path connecting the parcel to the Pedestrian Pathway shall be installed by the builder. Pathway material shall be pavers.

EXHIBIT 8.5.1
PEDESTRIAN REALM
ACCESS POINT

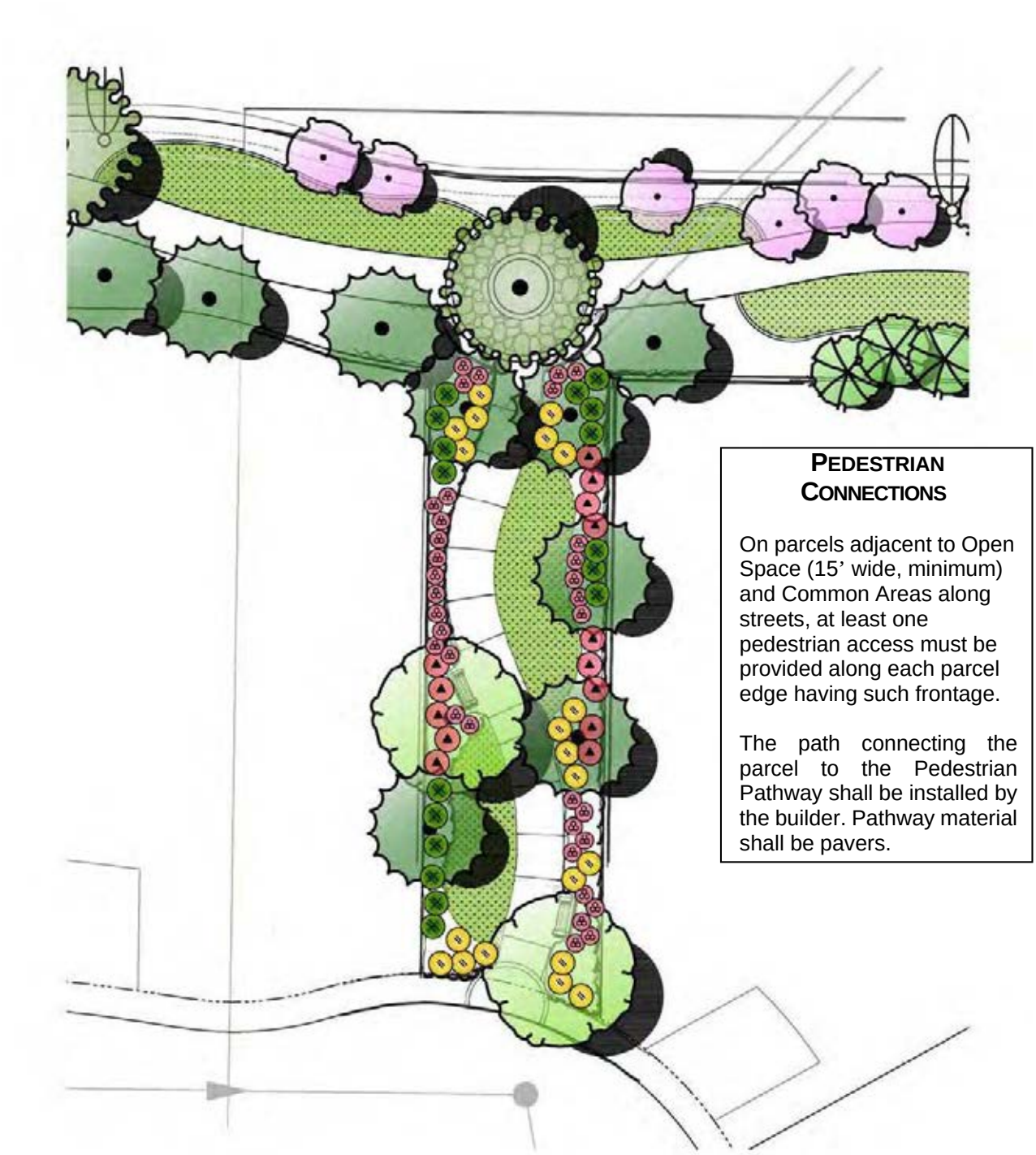


EXHIBIT 8.5.2 PEDESTRIAN CONNECTION

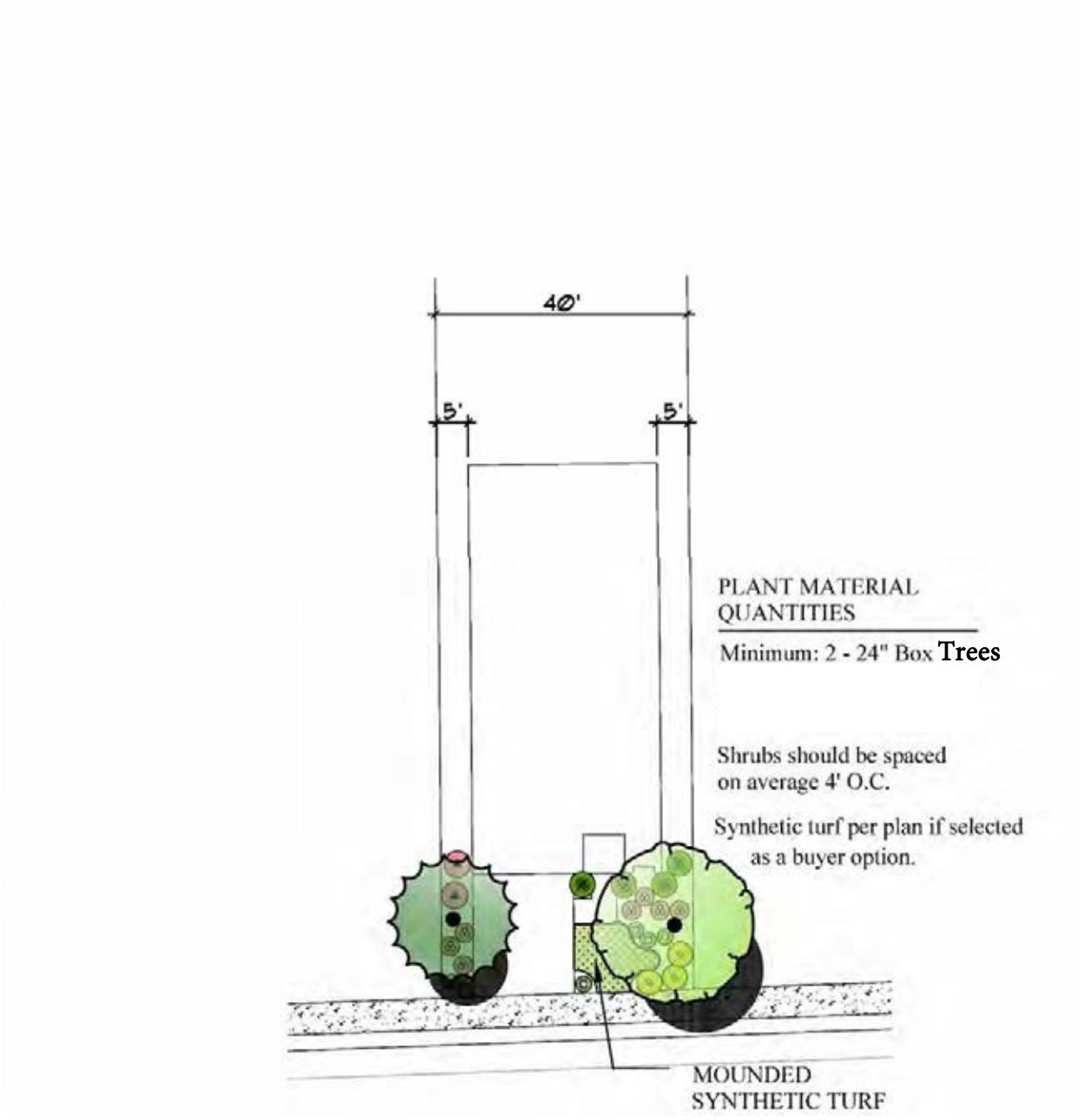


EXHIBIT 8.6.1
TYPICAL FRONT YARD, 40' LOT

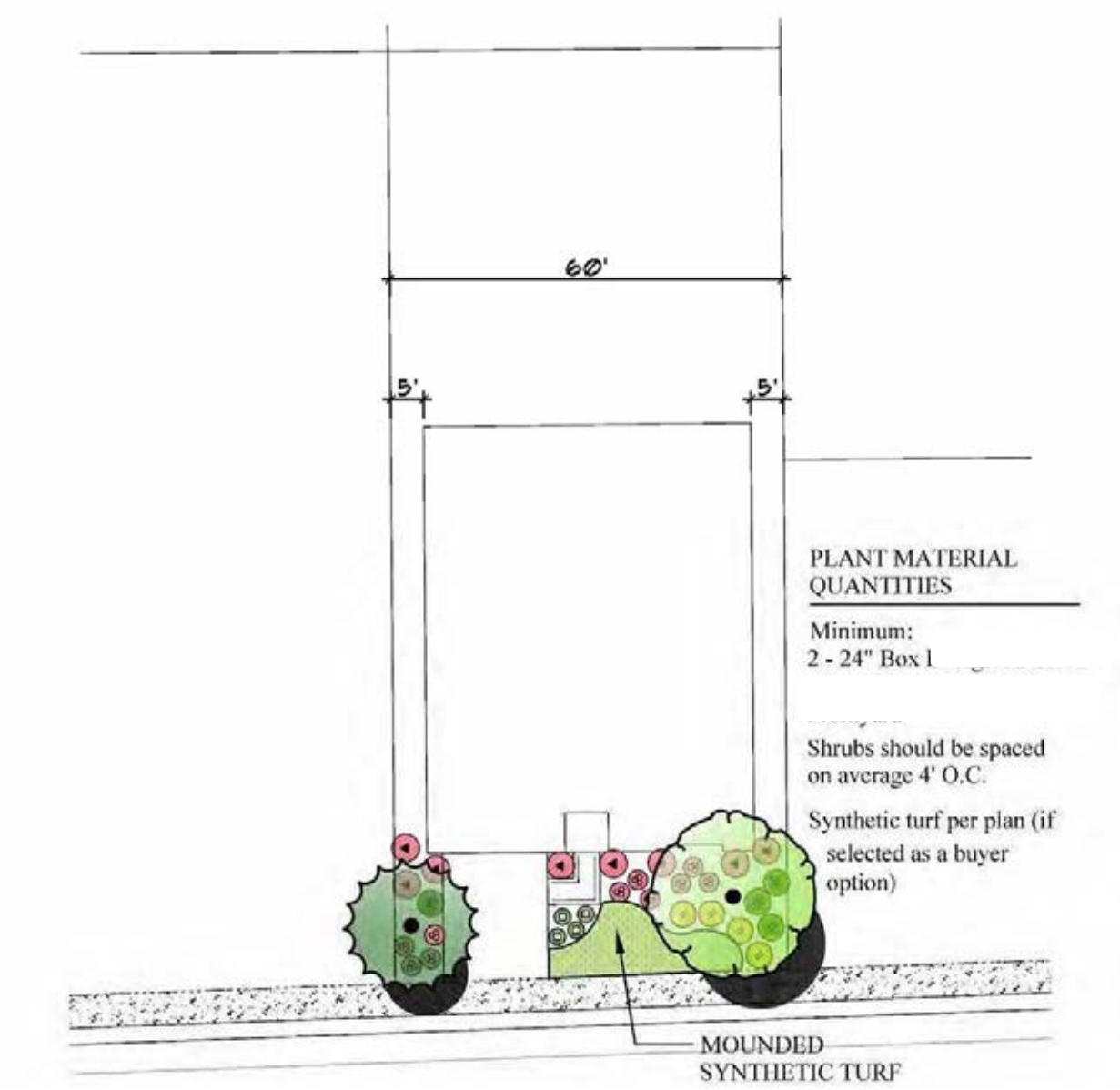


EXHIBIT 8.6.2
TYPICAL FRONT YARD, 60'LOT

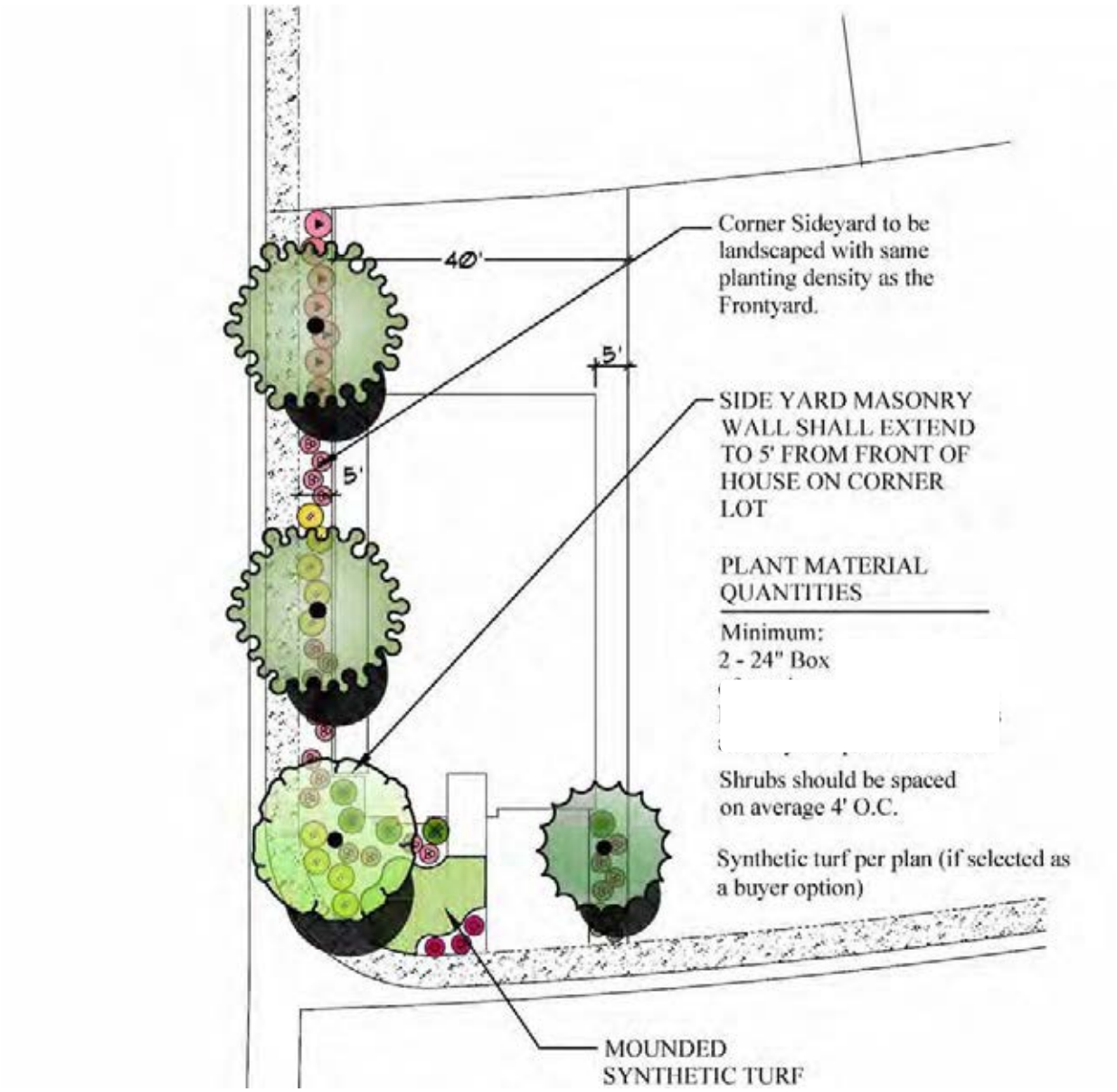


EXHIBIT 8.6.3
TYPICAL CORNER LOT, 40' LOT
(TREES SHALL NOT OCCUR IN SITE VISIBILITY ZONE)

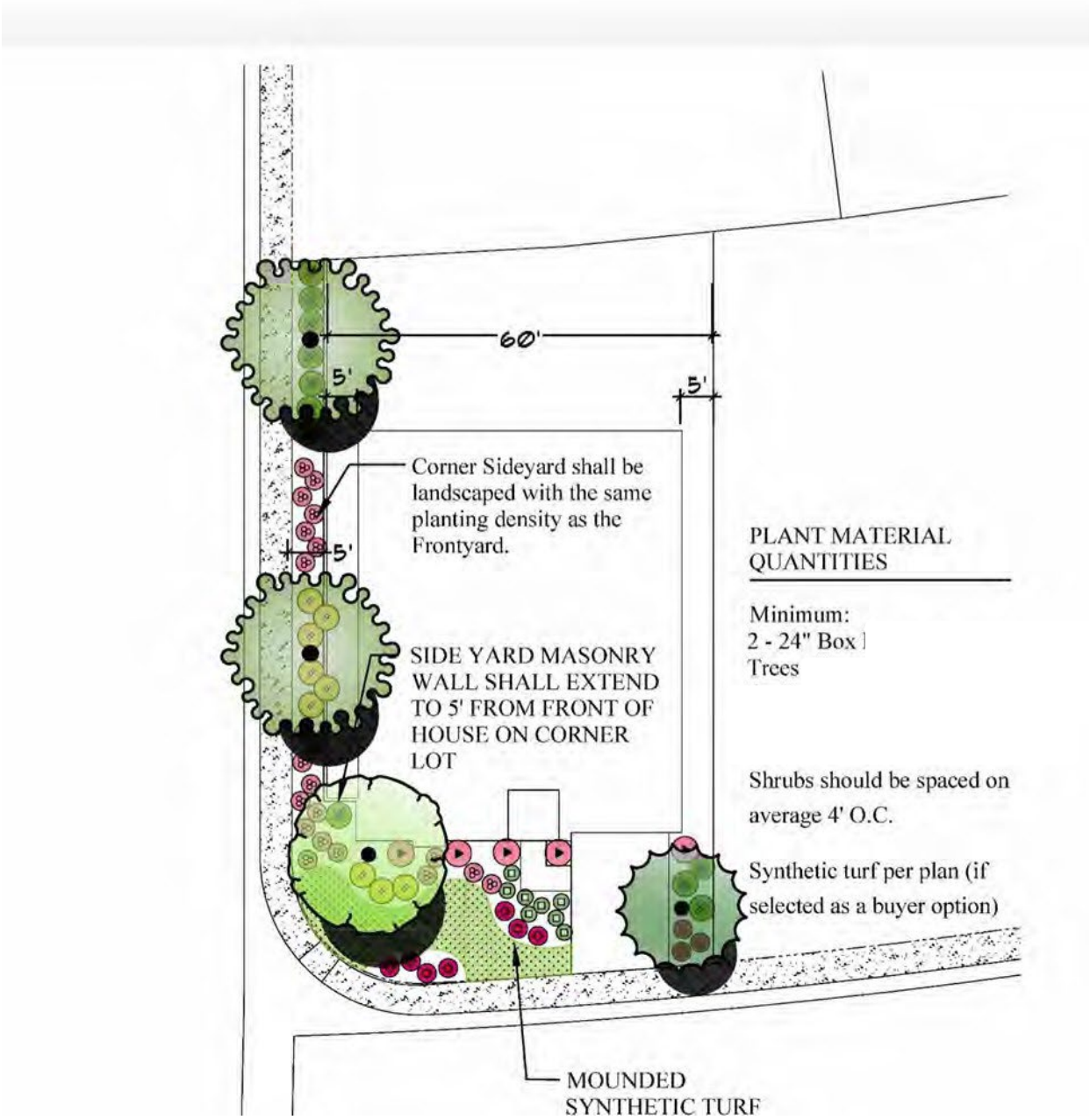


EXHIBIT 8.6.4
TYPICAL CORNER LOT, 60' LOT
(TREES SHALL NOT OCCUR IN SITE VISIBILITY ZONE)

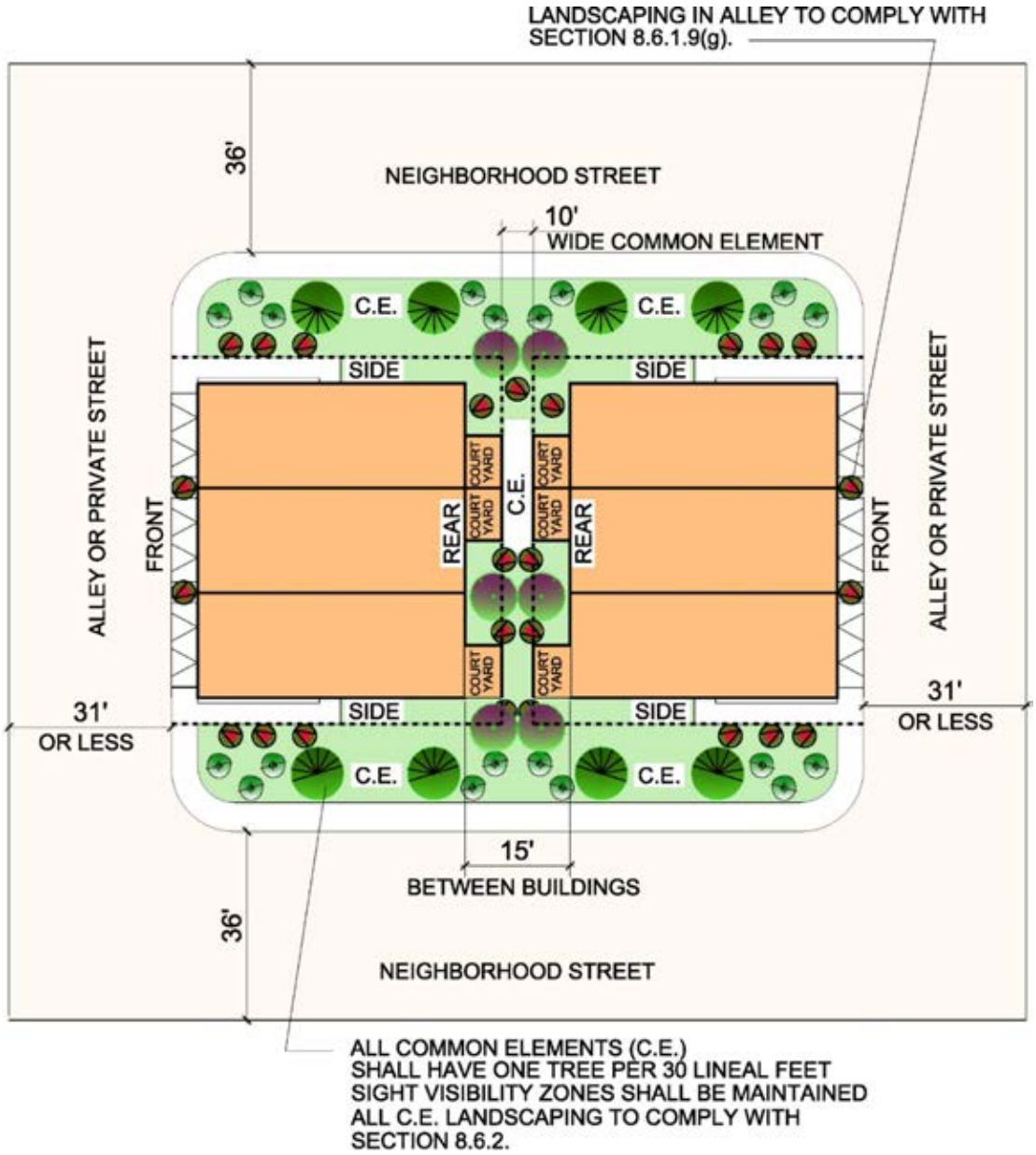


EXHIBIT 8.6.5
TYPICAL ATTACHED SINGLE FAMILY LANDSCAPING
(TREES SHALL NOT OCCUR IN SITE VISIBILITY ZONE)

9.1 DESIGN REVIEW PROCESS

The Master Declarant shall administer all project submittals and approvals for development within SKYE SUMMIT regarding the implementation of the Development Standards and Design Guidelines. The procedure described in this section shall be used to administer the implementation process.

As an expression of the Master Declarant's requirements and vision for SKYE SUMMIT, the Development Standards and Design Guidelines are intended to provide builders, architects, civil engineers, and others overall direction in the Development and Design process. The Design Guidelines contained herein provides examples of ways in which the vision can be achieved, however, the Master Declarant strongly encourages creativity, innovation, and variety throughout SKYE SUMMIT. Builders may suggest other design solutions to project development, as long as the overall intent of the community vision and Design Guidelines is achieved.

All project submittals, whether designed in strict accordance with the design criteria contained herein or with other design solutions not specifically addressed in the Design Guidelines, will be reviewed by the Master Declarant to ensure that all projects achieve the goals and objectives of the Master Declarant's vision as expressed throughout the Development Standards and Design Guidelines document.

9.2 IMPROVEMENTS REQUIRING REVIEW

All parcel improvements by the builder will require review and approval by the Master Declarant. Improvements requiring review include but are not limited to residential product including new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures.

Non-residential uses are subject to ARC Review & Approval and must be compatible with these guidelines.

9.3 ARCHITECTURAL REVIEW COMMITTEE

The Master Declarant shall establish an Architectural Review Committee (ARC) to review each project submittal. The ARC shall consist of representatives from the Master Declarant along with an architectural consultant, landscape consultant, and civil engineering consultant. In addition, the ARC may consult with other professional advisors as deemed appropriate. Projects for design review shall be submitted to the Architectural Review Committee at the address listed below. Complete submissions are required in order for the ARC to make an expeditious review.

ARCHITECTURAL REVIEW COMMITTEE

Canyon Walk, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

9.4 SUBMITTAL REQUIREMENTS

The following items are required for submittal of production residential development plans prior to submittal to the City of Las Vegas. All submittal documents shall be submitted to the ARC in a pdf electronic file format. Autocad drawings may be requested by the ARC for more detailed review, as necessary.

Preliminary Concept Site Plan (Per Production Neighborhood)

The purpose of this submittal is to ensure that the overall concept of the neighborhood design, particularly regarding the layout of proposed streets and lots, is consistent with the intent of the design guidelines ***before*** the builder begins preparation of tentative tract maps. The following are required elements of the Preliminary Concept Site Plan submittal:

- Conceptual street layout
- Conceptual lot layout
- Proposed pedestrian connections
- Adjacent streets and open space

Detailed Development Plan (Per Production Phase)

- Proposed street locations and dimensions
- Proposed lot lines and dimensions
- Proposed pedestrian connections
- Building footprints (Model and elevation must be specified)
- Driveway and/or alley placement
- Site Plan showing Enhanced Elevation Locations
- Wall Plans
- Wall and Fence locations and heights
- Adjacent street(s) and open space
- Lot Fit

Architectural Plans

- Floor plans with dimensions
- Elevations for all four sides with dimensions. Material call-outs and depth of recesses or pop-outs shall be identified
- Floor area calculations including 1st floor living area, 2nd floor living area, and garage, and Outdoor Living Space square footage
- Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations and slope, and sidewalk locations.

Material and Color Package (Maximum Size of Board(s): 11" x 17")

- Noted or color coded elevations
- Primary stucco color(s) (Actual paint chip)
- Secondary stucco color(s) (Actual paint chip)
- Accent and trim colors (Actual paint chip)
- Accent material samples (Stone, Brick, Etc.) (Manufacturer's printed picture)
- Roof tile (Actual material and color sample)

Landscape Plan

- Model complex landscaping
- Street tree species, size and location celebratory
- Neighborhood entries
- Planting and fencing details
- Marketing / community signage
- Monumentation
- Common open space landscape

9.5 PLAN CHECK FEES

The following plan check fees shall apply to the design review process:

- Preliminary Concept Site Plan: No fee for the first two reviews.
- Initial Full Submittal including: No fee for the first two reviews
  - Detailed Development Plan
  - Architectural Plans
  - Material and Color Sample Board
  - Landscape Plan
- Subsequent Submittal (if necessary): $1,000 per submittal

Upon review of the submittal, additional fees may be required to cover expenses incurred by the ARC. The plan check fee shall be submitted to the following:

CANYON WALK, LLC
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

9.6 PLAN CHECK FEES

The Architectural Review Committee (ARC), established by the Master Declarant, shall review each project submittal. Within 30 business days of receipt of a complete submittal, the ARC shall recommend ***"approved", "approved with conditions",*** **or** ***"denied"***. Failure to approve is denial. The ARC shall summarize its finding in a written response letter to the Declarant. The Declarant shall make the final decision regarding approval of the submittal.

The ARC shall review each submission for the design's commitment to overall community development and adherence to these Development Standards and Design Guidelines. The ARC is not responsible for the review of submissions to determine conformance to any applicable codes and standards established by public agencies.

Submittals that are "Approved" by the ARC may then be submitted to the City of Las Vegas, if required. Submittals that are "Approved with Conditions" or "Denied" shall be revised as necessary and re-submitted to the ARC for approval. All submittals must be approved by the ARC prior to submission to the City of Las Vegas or other public agencies.

9.7 ADMINISTRATION

9.7.1 AMENDMENT

The Design Guidelines may be amended from time to time as described in the Development Agreement.

9.7.2 PREVALENCE OF DECLARATION

In the event of any conflict between the provisions of the Development Standards and Design Guidelines and the Master CC&Rs for SKYE SUMMIT, the most restrictive shall prevail.

9.7.3 MISCELLANEOUS

All items submitted during the review process shall become the property of the Master Declarant. Changes to the approved plans shall be re-submitted to the ARC for approval and shall clearly identify the revision(s).

9.7.4 PROSECUTION OF WORK AFTER APPROVAL

After approval of the final plans by the Master Declarant, the construction, alteration or other work described therein shall be commenced and completed in accordance with the rules set forth in these Development Standards and Design Guidelines and the Declarations. The Master Declarant or its representative has the right to enter the lot or premises and to inspect the project for compliance with the Development Standards and Design Guidelines or Declarations at any time, without advance notice to the lot owner nor fear of trespass and liability.

9.7.5 VIOLATIONS

Construction deemed by the Master Declarant to be in violation of approved drawings, the Development Standards and Design Guidelines, or the Master CC&Rs shall be corrected as described in the Declarations.

9.7.6 RECORDATION OF NOTICE

Upon approval of the final plans, the Master Declarant shall, upon written request from the applicant, provide a statement of approval.

9.7.7 RULE MAKING AUTHORITY

The Master Declarant adopts these Development Standards and Design Guidelines for the purpose of interpreting, applying, supplementing and implementing the provisions of the Master CC&Rs pertaining to the design of site improvements. A copy of the Development Standards and Design Guidelines as from time to time adopted, amended or repealed, shall be maintained in the office of the Master Declarant and shall be available for inspection during normal business hours by any applicant or any architect or agent of any such applicant. It shall be the responsibility of the applicant or architect or agent of any such applicant to inform themselves as to any and all such changes of these Development Standards and Design Guidelines.

9.7.8 MODIFICATIONS

The Master Declarant has the authority to deviate from the requirements contained in these Development Standards and Design Guidelines in extenuating circumstances if following the requirements would create an unreasonable hardship or burden for a Builder. Modifications will be processed in accordance with Section 3.04 of the Development Agreement for SKYE SUMMIT.

9.7.9 SKYE SUMMIT 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 SKYE SUMMIT Community Association. Refer to supplemental Homeowner Design Manual.

9.7.10 LIABILITY OF COMMITTEE

Provided that the Master Declarant acts in good faith, neither the Master Declarant 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.

9.7.11 PROFESSIONAL ADVICE

The Master Declarant 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.

PROJECT INFORMATION

Submittal Date	Parcel No.
Project Name	Home Site Size
Number of Plans	Square Footage

APPLICANT INFORMATION

Applicant	Telephone
Contact	Email

Submittal List

- **Preliminary Concept Site Plan (Per Production Neighborhood)**
  - o Conceptual Street Layout (minimum scale 1”=50’)
  - o Conceptual Lot Layout
  - o Proposed Pedestrian Connections
  - o Adjacent Streets and Open Space
- **Detailed Development Plan (Per Production Phase)**
  - o Proposed street locations and dimensions
  - o Proposed lot lines and dimensions
  - o Proposed pedestrian connections
  - o Building footprints (Model and elevation must be specified)
  - o Driveway and/or alley placement
  - o Site Plan showing Enhanced Elevation Locations
  - o Wall Plans
  - o Wall and Fence locations and heights
  - o Adjacent street(s) and open space
  - o Lot Fit
  - o Individual Plat Maps are required for review prior to each lot permit submittal

SUBMITTAL LIST (CONT'D)

- **Architectural Plans (minimum scale: 1/8" = 1'0")**
  - Floor plans with dimensions
  - Elevations for all four sides with dimensions. Material call-outs and depth of recesses or pop-outs shall be identified
  - Floor area calculations including 1st floor living area, 2nd floor living area, garage, and Outdoor Living square footage
  - Typical lot for each floor plan indicating building footprint, setback requirements, driveway slope and locations, and sidewalk locations.

- **Material and Color Package (Maximum Size of Board(s): 11" x 17")**
  - Noted or color coded elevations
  - Primary stucco color(s) (Actual paint chip)
  - Secondary stucco color(s) (Actual paint chip)
  - Accent and trim colors (Actual paint chip)
  - Accent material samples (Stone, Brick, Etc.) (Manufacturer's printed picture)
  - Roof tile (Actual material and color sample)

- Landscape Plan
  - Model complex landscaping
  - Street tree species, size and location celebratory
  - Neighborhood entries
  - Planting and fencing details
  - Marketing / community signage
  - Monumentation
  - Common open space landscape

- **Plan Check Fees (If Applicable, See Section 9.5)**


SKYE
SUMMIT