

Development Standards



Revised 10.21.2011
Revised 04.15.2015
Revised 07.20.2016
Revised 07.12.2018
Revised 04.08.2019
Revised 06.09.2020

City of Las Vegas, Nevada
Planning & Development Department

Prepared For:



Prepared By:



Skye Canyon Development Standards

October 21, 2011
Revised July 20, 2016

Table of Contents

Introduction.....	1
Skye Canyon Master Plan Land Use Categories.....	1
Zoning.....	2
Design Review.....	2
Restricted Uses.....	3
Chapter 19.06.040.....	3
Active Adult	5
<i>Development Standards</i>	
Skye R-1 Single Family Residential District Modified Standards	6
Skye R-CL Single Family Compact Lot District Modified Standards.....	9
Skye R-TH Single Family Attached District Modified Standards	12
Skye R-2 Medium –Low Density Residential District Modified Standards	15
Skye R-3 Medium Density Residential District Modified Standards	18
Pages Intentionally Blank	22
Special Uses	25
Sheep Mountain Parkway Perimeter Walls	25
Sheep Mountain Parkway Section	26
Pages Intentionally Blank	27-35
Chapter 3.16. Environmental Standards.....	36

List of Exhibits

Setback Diagram	38
Cluster Setback Diagram	39
Reciprocal Use Easement Diagram	40
H.O.A. Easement Diagram	40
Medium and High Density Apartment Setback Diagram	41
Arroyo Section	42
A. Arterial Street	43
B. Major Collector Half Street.....	43
C. Arterial Street	44
D. Arterial Street with Trail.....	44
E. Arterial Street with Equestrian Trail	45
F. Frontage Roads.....	46
F1. Frontage Roads	46
G1. Major Collector Street	47
H. Major Collector Street with Trail on One Side	47
I. Major Collector Street	48
J. Major Collector Street with Trail.....	48
K. Major Collector Street with Bike Lanes.....	48
K1. Minor Collector Street with Bike Lanes.....	49
K2. Minor Collector Street with Bike Lanes.....	49
L. Minor Collector Street with On-Street Parking.....	50
N. Minor Collector Street with Trail	50
O. Minor Collector Half Street	50
P. Minor Collector Half Street with Bike Lanes	51
Q. Future Street By Others	51
49' Public/Private Street Section	52
49' Public/Private Street Section (Alt 1)	53
35' Public/Private Single Loaded Street Section	54

24' and 32' Shared Private Drive Detail	55
Stub Street Detail	56
20' Private Alley Drive Detail	57
30" Wedge Type Curb and Gutter	58
10' Transition From "I" curb to Roll Curb	58
Typical Cross Gutter w/ 30" Roll Type Curb and Gutter Detail	59
Modified Residential Driveway Geometrics	60
Cul-de-sac Alternate	61
Landscape Buffer Along Bus Turn-Out	62
Village Street/Trail Section Exhibit - Page 1	63
Village Street/Trail Section Exhibit – Page 2	64
A. 108' Arterial Streetscape	65
B. Arterial Streetscape with Trail.....	66
C. 94' Major Collector Streetscape with Trail.....	67
D. 92' Major Collector Streetscape	68
E. 70' Minor Collector Streetscape	69
F. 70' Minor Collector Streetscape with Trail	70
G. 120' Arterial Streetscape	71
H. 120' Arterial Streetscape with Equestrian Trail.....	72
Utility Considerations	73
Alternative Gated Community Street Sections.....	74-79

List of Appendices

Appendix A – Plant List	A –1
Appendix B - Perimeter Walls	B - 1

Introduction

Skye Canyon is a master planned community consisting of approximately 1,650 acres in the northwest region of Las Vegas. It is located on either side of US 95 with the primary access from Horse Drive. The community, zoned for up to 9,000 dwelling units (maximum) features a variety of land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike.

Skye Canyon Master Plan Land Use Categories

- *Residential Low (maximum 15 du/ac; average 5.49 du/ac)*
The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density not to exceed 5.49 du/ac.
- *Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)*
The purpose of the Residential Medium Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses on a smaller lot size with an average density not to exceed 8.49 du/ac.
- *Residential Medium Low – Attached (maximum 25 du/ac; average 12.49 du/ac)*
The purpose of the Residential Medium Low - Attached Category is to provide for the development of single-family detached dwellings on smaller lots, as well as single-family attached units and medium density apartments with an average density not to exceed 20 du/ac.
- *Active Adult (AA) (maximum 25 du/ac; average 6.5 du/ac)* The purpose of the Active Adult Category is to provide for the development of single family detached, duplex, attached products, multi-family and other customary uses associated with an Active Adult Community (as defined Section 1 of the Development Agreement)
- *General Commercial*
The General Commercial land use category is intended to provide a broad range of retail shopping, personal services for both the general and travelling public. This category allows retail, service, automotive, wholesale, office and other general business uses.
- *Gaming*
The intent of the Gaming land use category is to reflect the implementation of the provisions of LVMC Chapter 6.5 and State law that pertain to gaming enterprise districts.
- *Schools*
The purpose of the Schools land use category is to provide for the development of new school sites to serve residents of Skye Canyon and the surrounding areas.

- **Parks and Open Space**

The purpose of the Parks and Open Space land use category is to provide for active and passive recreational amenities, including natural open space, serving residents of Skye Canyon and the surrounding area. Alcohol uses are subject to the approval of a special use permit.

- **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. 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 the Community.

Any development on a Public Facility parcel that is adjacent to residential uses within the Skye R-1, Skye R-CL, and Skye R-2 designations shall be subject to the height standards, landscape standards, and the parking standards, pursuant to the City of Las Vegas Unified Development Code.

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

Zoning

The Skye Canyon Development Standards contained herein provide the Zoning criteria for the implementation of the residential land uses within the Skye Canyon 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 Canyon Development Standards shall apply and are so attached for reference. The following chart identifies the Skye Canyon Land Use categories and the corresponding Skye Canyon Development Standard categories that apply:

Skye Canyon Land Use Category		Skye Canyon Development Standard
L	Residential Low (maximum 15 du/ac; average 5.49 du/ac)	Skye R-1, Skye R-CL, Skye R-2
ML	Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)	Skye R-1, Skye R-CL, Skye R-2
ML-A	Residential Medium Low – Attached (maximum 25 du/ac; average 20 du/ac)	R-CL, Skye R-TH, Skye R-2, Skye R-3
AA	Active Adult (maximum 25 du/ac; average 6 du/ac)	Skye R-1, Skye R-CL, Skye R-TH, Skye R-2, Skye R-3
GC*	General Commercial	C-1, C-2, O
Gaming	Gaming	C-1, C-2, P-O, O
PF	Public Facility	C-V

*Parcel 3.01 is limited to C-1

The following provisions are the specific modifications to the City of Las Vegas Unified Development Code, Title 19, which upon their adoption will be the governing standards for development within the Skye Canyon Master Plan. The chapter number and descriptive titles refer to the Unified Development Code, Title 19, adopted March 16, 2011, which became effective May 1, 2011.

Design Review

All builder submittals to the City of Las Vegas for design review, modifications, or deviations shall be in accordance with Section 3 of the Skye Canyon Development Agreement. In addition, all designated Buildersubmittals shall be reviewed and approved by the Master Developer's Design Review Committee prior to submittal to the City.

Restricted Uses

The Master Developer and/or Designated Builder shall satisfy all Code requirements for filing an application for a special use permit. Parcel 3.01 within the Community has specific conditions for commercial development. Parcels 3.01, 3.03, and 3.04 shall be developed with the following conditions:

- I. Parcel 3.03 (15.12 acre parcel) and 3.01 (4.70 acre parcel)
 1. Mandatory neighborhood meetings shall be required for any Special Use Permit or Land Use designation changes.
- II. Parcel 3.03 (15.12 acre parcel) (If parcel 3.03 reverts to C-1, then previously adopted use restrictions apply.)
 1. Access to Brent Lane is prohibited.
 2. A six (6) foot high decorative block wall shall be constructed along Brent Lane and shall comply with the Development Standards and Design Guidelines.
 3. A thirty (30) foot intense landscape buffer along Brent Lane with a detached five (5) foot sidewalk included. A double row of twenty-four (24) inch boxed Mondale Pine Trees to be spaced fifteen (15) feet on center or similar species of tree and spacing required.
 4. A site development plan review application is required for any development to address the specific conditions for development and is to be noticed as a public hearing.
- III. Parcel 3.01 (4.70 acres) and 3.03 (15.12 acre parcel)
 1. A tavern, liquor store, tattoo parlor/body piercing studio, sexually oriented business and a financial institution-specified is prohibited.
- IV. Parcel 3.02 (Triangular Open Space Parcel at the Intersection of Horse Drive and Fort Apache Road)
 1. The Master Developer shall install intense landscaping and maintain the parcel. Minimum 24" box Mondell Pines, 15' o.c. where plantable, or as otherwise approved by Director of Planning. Landscaping to be installed concurrent with the development of parcel 3.01.
- V. Parcel 3.04 (39.06 acre parcel)
 1. Direct vehicular access to Tee Pee Lane is prohibited. Gated emergency access and pedestrian access is permitted.
 2. A six (6) foot high decorative block wall shall be constructed along Tee Pee Lane and shall comply with the Development Standards and Design Guidelines.
 3. A thirty (30) foot intense landscape buffer along Tee Pee Lane with a detached five (5) foot sidewalk included. A double row of twenty-four (24) inch boxed Mondale Pine Trees to be spaced fifteen (15) feet on center or similar species of tree and spacing required.

19.06.040

Residential Districts Development Standards

B. Building Placement

1. Projections into Setback Area

a. Architectural Features

- Change... "roof eaves" to "roof overhangs"

- add... "media niches, stairwell landings, wing walls, window and door pop-out surrounds, pot shelves, trim, shutters, and material veneers"
- add... "Such architectural features may or may not be supported by a foundation, as long as it does not increase living space."

C. Accessory Structures

2. (No Heading)

- delete... "No accessory structure is permitted in front of the primary structure unless the structure is side-loaded garage which is used strictly as an ancillary use and does not encroach into the front setback area."
- add... "Setbacks for front detached accessory structures, including casitas and side-loaded garages, shall be as described in the Modified Standards Tables. Casitas may include a kitchenette in which no oven and cook-top are provided."

E. Patio Covers

2. (No Heading)

- delete... "The height of the patio cover shall not exceed twelve feet."
- add the following:
 - "Single-story patio covers shall not exceed 16' in height, unless the patio is located within the overall building form of the primary structure, in which case the maximum height shall be the same as the primary structure."
 - "Covered sundecks shall not exceed the maximum height of the primary structure."

G. Parking

2. (No Heading)

- delete... "Parking on the public right of way may not be counted towards satisfying the requirement for on-site parking."
- add... "On streets having a 60' right-of-way or less, parking on the public right-of-way within a development parcel may be counted toward multi-family guest parking requirements only."
- Add... "In multi-family development, parking shall conform to federal ADA standards."

H. Fences and Walls

1. Front Yard Screen Wall Prohibition

- Delete: "No screen wall shall be built in the front yard of a residential property"
- Add: "Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building."

3. Fences, Walls and Architectural Character

a. Perimeter Walls

- change sentence near end of first paragraph to read... "Pilasters, if used, shall have a minimum spacing of 250' on center. Refer to Appendix B-1."

4. (Prohibited) Materials

Typical Perimeter Wall & Pilasters

e. Untextured or unfinished concrete or block (CMU) walls:

- Add... "unless used in a decorative manner consistent with the architecture of the project."

ACTIVE ADULT:

The following districts are permitted within the Active Adult Land Use category:

Skye R-1, Skye R-CL, Skye R-TH, Skye R-2, and Skye R-3. Single family detached and attached, as well as multi-family dwellings up to 25 du/ac are permitted. With development, each parcel will be designated with the appropriate "Skye Canyon" development standard.

Park / Open Space Uses:

The following uses are permitted within the designated Park / Open Space area:

- private park and private recreation building amenities including:
- tennis, paddle tennis, pickle ball, bocce ball, basketball, etc.
- restaurant/café/on-site liquor sales that are ancillary to the Community Center
- teaching of classes within building both physical as well as educational (ie fitness, tax planning, second language, i.e. classroom setting)
- ancillary retail, medical/dental/chiropractic office/ clinic, and prescription drug (ancillary to Community Center).
- ancillary service business i.e. nail salon, hair, massage/physio therapy, tanning salon etc. (ancillary to Community Center).
- golf carts within private streets
- community garden
- dog park
- all other ancillary uses that is typical to service within an Active Adult Community

Other Active Adult Uses:

The following Active Adult Uses (subject to Skye R-3 standards) are subject to SDR approval process as a public hearing, that are similar or compatible to the permitted uses herein:

- Assisted Care Facilities
- Convalescent Care
- Nursing Home
- Skilled Nursing Care

DEVELOPMENT STANDARDS:

Development will be in accordance with applicable development standards as designated by Master Developer and which are in conformance with approved Guidelines/Standards.

REVIEW PROCESS:

Uses other than single family attached/detached residential uses as approved in the modified Development Standards or provisions of the City of Las Vegas Development Code, Title 19, in effect at the time of adoption of the approved Development Agreement, shall require Site Development Plan review before City of Las Vegas Planning Commission and City Council as a public hearing. The development of designated park areas within the Active Adult areas will be reviewed in conformance with the Skye Canyon Parks Agreement.

Skye R-1 Single Family Residential District

STANDARD	Skye R – 1 STANDARDS
Housing Types	Single Family Detached
Skye Canyon Land Use Category	L, ML
Minimum Lot Size s.f.	4,500
Dwelling Units per Lot	1
Min. Lot Width	40' (30' at cul-de-sac or knuckle)
MINIMUM SETBACKS <i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams. All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.</i>	
Main Building	
• Front	10' to Living, Porch, or Attached Side Entry Garage 18' to face of Front Entry Garage Door
• Side	5'
• Corner Side	5' to Porch 10' to Living
• Rear	10' to Living
Detached Accessory Structure <i>(including Casita* & Detached Side-Entry Garages)</i>	
• Front	10'
• Side	3'
• Corner Side	10'
• Rear	3'
• Min. Separation to Main Bldg.	6'
• Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit
Rear Patio Cover, Sundeck, Balcony <i>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.</i> <i>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.</i> <i>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.</i>	
• Rear	5' to post or edge of sundeck or balcony 3' to roof overhang
• Side	5' to post or edge of sundeck or balcony 3' to roof overhang
• Corner Side	10' to post or edge of sundeck or balcony 8' to roof overhang
Courtyard Walls	
• Front	5'
• Side	0'
• Corner Side	5'
Max. Lot Coverage <i>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.</i>	
	60%

STANDARD	Skye R – 1 STANDARDS
Housing Types	Single Family Detached
Max. Building Height <i>(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.)</i>	Main Building 2 Stories max. 35' max. height Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less
Parking	2 unimpeded spaces per unit
Landscape Buffers and Turf Limitations	
Minimum Zone Depths	- Adjacent to Right-of-Way: 6' or building setback, whichever is less - Interior Lot Lines: 0'
Front Yard Area Turf Coverage	0%
WALLS AND FENCES	
Front Yard Wall/Fence	
Max. primary wall height	5'
Max. solid wall base height	2'
Max. Pilaster height	18"
Max. on-center distance between pilasters	Pilasters not required; When provided, maximum spacing of 100'
Decorative Cap feature	5"
Front Yard Wall/Fence with Standard Stepback	
Max. secondary wall height	2'
Minimum spacing between wall sections – Outside Dimensions	5'
Perimeter and Retaining Walls	
Max. Overall Height	12' Exterior - 14' Interior
Max. Perimeter Wall Height	6' – 12'
Max. Retaining Wall Height	6' Exterior - 8' Interior
Max. Pilaster Height	18"
Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
Max. Primary Wall Height	6' – 12' Exterior / 6'-14' Interior
Max. Secondary Wall Height	4'

STANDARD	Skye R – 1 STANDARDS
Housing Types	Single Family Detached
Min. spacing between wall sections – Inside Dimensions	4'
Max. Pilaster Height	18"
Min. spacing between wall sections – Outside Dimensions	5'

*Casita may include a kitchenette in which no oven and cook-top are provided.

Skye R-CL Single Family Compact Lot District

STANDARD	Skye R – CL STANDARDS
Housing Types	Single Family Detached (Conventional, Cluster or Alley Configurations)
Skye Canyon Land Use Category	L, ML, ML-A
Minimum Lot Size s.f.	Conventional: 2,000 Cluster or Alley: 2,000
Dwelling Units per Lot	Conventional: 1 Cluster or Alley: 1
Min. Lot Width	Conventional: 26' Cluster or Alley: 26'
MINIMUM SETBACKS <i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams & Exhibit 2 for Cluster Plotting Diagrams. All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.</i>	
Main Building	
Front	From Interior Street 3' to Second Story Living over Garage 5' to Porch 10' to Single Story Living 14' to Second Story Living <5' or 18'+ to face of Garage Door ¹ From Court Street or Drive Aisle 3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹ From Paseo or Common Open Space 0' to Porch 0' to Single Story Living 0' to Second Story Living
Side	6' (combined both sides) The side yard setbacks may be configured in any manner that conforms to the International Building Code and results in maintaining the total side yard setback width required on each lot. Reciprocal Use and Maintenance Easements are permitted where a portion of one lot is used for the exclusive use and enjoyment of an adjoining lot. In such cases the minimum distance between structures shall be 6'. When Reciprocal Use Easements are used, an Optional HOA Easement may be established for front and side yard areas. Any improvements within the HOA Easement area must be approved by the HOA. Structural elements such as patio covers, balconies, decks, trellises, outdoor fireplaces or other similar elements shall not encroach beyond the Property Line of the unit it serves. Refer to Exhibit 3.
Corner Side	5' to Porch, Portico or similar element 10' to Living
Rear (with No Alley)	5'
Rear (with Alley)	3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹

STANDARD	Skye R – CL STANDARDS
Housing Types	Single Family Detached (Conventional, Cluster or Alley Configurations)
Detached Accessory Structures (Detached Accessory Structures are allowed on lots 3,500 square feet and larger only)	
• Front	Same as Main Building
• Side	3'
• Corner Side	10'
• Rear	3'
• Min. Separation to Main Bldg.	6'
• Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit
Rear Patio Cover, Sundeck, Balcony <i>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.</i> <i>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.</i> <i>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.</i>	
• Rear	5' to post or edge of sundeck or balcony 3' to roof overhang
• Side	5' to post or edge of sundeck or balcony 3' to roof overhang
• Corner Side	5' to post or edge of sundeck or balcony 3' to roof overhang
Courtyard Walls	
• From Interior Street	2'
• From Court Street, Drive Aisle or Alley	2'
• From Paseo or Common Open Space	0'
Min. Distance Between Buildings	6' between principal structures
Max. Lot Coverage <i>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.</i>	70%
Max. Building Height (ft) <i>(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.)</i>	Main Building 3 Stories max.; 38' max. Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less
Parking	2 unimpeded spaces per unit with at least one space in an enclosed garage
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way: 6' or building setback, whichever is less • Interior Lot Lines: 0'
• Front Yard Area Turf Coverage	0%

[illegible]

¹ 12% maximum driveway slopes. No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

Skye R-TH Single Family Attached District

STANDARD	Skye R – TH STANDARDS
Housing Types	Single Family Attached Residences
Skye Canyon Land Use Category	ML-A
Min. Lot Size s.f.	1,280
DU's per Lot	1
Min. Lot Width (ft)	16'
MINIMUM SETBACKS <i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams and Exhibit 2 for Cluster Plotting Setback Diagrams. 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.</i>	
Main Buildings	
Front	<u>From Interior Street</u> 3' to Second Story Living over Garage 5' to Porch 8' to Single Story Living 12' to Second Story Living <5' or 18'+ to face of Garage Door ¹ <u>From Court St. or Drive Aisle</u> 3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹ <u>From Paseo or Common Open Space</u> 0' to Porch 0' to Single Story Living 0' to Second Story Living
Side	0' at common wall 3' at building end wall
Corner Side	5'
Rear	<u>Rear Yard with No Alley</u> 5' <u>Rear Yard from Alley</u> 3' to Second Story Living over Garage (cantilevered) 3' to Porch, Portico, Courtyard Wall or similar element 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹
Detached Accessory Structures	
Min. Separation to Main Bldg.	6'
Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit
Rear Patio Cover, Sundeck, Balcony <i>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.</i> <i>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.</i> <i>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.</i>	

STANDARD	Skye R – TH STANDARDS
Housing Types	Single Family Attached Residences
- Rear - Side - Corner Side	5' to post or edge of sundeck or balcony 3' to roof overhang 5' to post or edge of sundeck or balcony 3' to roof overhang 5' to post or edge of sundeck or balcony 3' to roof overhang
Courtyard Walls	
From Interior Street	2'
From Court Street, 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 <i>(Primary Walls are those walls which contain the primary glazing and/or private outdoor space per unit. All other elevations are considered Secondary Walls.)</i>	6'
Max. Lot Coverage <i>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.</i>	95%
Max. Building Height <i>(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.)</i>	Main Building 3 stories max.; 45 feet max. Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less
Parking	1 unimpeded space per dwelling unit, plus 1 guest parking space per 6 units
Landscape Buffers and Turf Limitations	
Minimum Zone Depths	- Adjacent to Right-of-Way: 6' or building setback, whichever is less - Interior Lot Lines: 0'
Parking Lot Screening	Screening from adjacent roadways shall be provided
Turf Coverage	0%
WALLS AND FENCES	
Front Yard Wall/Fence	
Max. primary wall height	5'
Max. solid wall base height	2'
Max. Pilaster height	18"
Max. on-center distance between pilasters	Pilasters not required; When provided, maximum spacing of 100'
Decorative Cap feature	5"

STANDARD	Skye R – TH STANDARDS
Housing Types	Single Family Attached Residences
Front Yard Wall/Fence with Standard Stepback	
Max. secondary wall height	2'
Minimum spacing between wall sections – Outside Dimensions	5'
Perimeter and Retaining Walls with Slopes	
Max. Overall Height	12' Exterior - 14' Interior
Max. Perimeter Wall Height	6' -12'
Max. Retaining Wall Height	6' Exterior - 8' Interior
Max. Pilaster Height	18"
Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
Max. Primary Wall Height	6' - 12' Exterior / 6' - 14' Interior'
Max. Secondary Wall Height	4'
Min. spacing between wall sections – Inside Dimensions	4'
Max. Pilaster Height	18"
Min. spacing between wall sections – Outside Dimensions	5'

¹ 12% maximum driveway slopes. No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

Skye R-2 Medium-Low Density Residential District

STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Skye Canyon Land Use Category	L, ML, ML-A
Minimum Lot Size s.f.	Conventional: 1,280 Cluster or Alley: 1,280
Units per Gross Acre	6-12
Min. Lot Width	NA
MINIMUM SETBACKS	
<i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams & Exhibit 2 for Cluster Plotting Diagrams.</i>	
<i>All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.</i>	
Main Building	
• Front	From Interior Street 3' to Second Story Living over Garage 5' to Porch 10' to Single Story Living 14' to Second Story Living <5' or 18'+ to face of Garage Door ¹ From Court Street or Drive Aisle 3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹ From Paseo or Common Open Space 0' to Porch 0' to Single Story Living 0' to Second Story Living
• Side	0' at common wall 3' at building end wall
• Corner Side	5'
• Rear	Rear Yard with No Alley 5' Rear Yard with Alley 3' to Second Story Living over Garage (cantilevered) 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹
Detached Accessory Structures	
• Front	Same as Main Building
• Side	3'
• Corner Side	5'
• Rear	3'
• Min. Separation to Main Bldg.	6'
• Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit

STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Rear Patio Cover, Sundeck, Balcony <i>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.</i> <i>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.</i> <i>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.</i>	
- Rear - Side - Corner Side	5' to post or edge of sundeck or balcony 3' to roof overhang 5' to post or edge of sundeck or balcony 3' to roof overhang 5' to post or edge of sundeck or balcony 3' to roof overhang
Courtyard Walls	
From Interior Street	2'
From Court Street, Drive Aisle or Alley	2'
From Paseo or Common Open Space	0'
Corner Side	2'
Min. Distance Between Buildings	6'
Max. Lot Coverage <i>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.</i>	NA
Max. Building Height <i>(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.)</i>	Main Building 3 Stories max.; 38' max. Accessory Structure Not to exceed 2 stories, 35 feet in height or the height of the principal dwelling unit, whichever is less
Parking	2 unimpeded spaces per unit with at least one space in an enclosed garage
Landscape Buffers and Turf Limitations	
Minimum Zone Depths	- Adjacent to Right-of-Way: 6' or building setback whichever is less - Interior Lot Lines: 0'
Front Yard Area Turf Coverage	0%
WALLS AND FENCES	
Front Yard Wall/Fence	
Max. primary wall height	5'
Max. solid wall base height	2'
Max. Pilaster height	18"
Max. on-center distance between pilasters	Pilasters not required; When provided, maximum spacing of 100'
Decorative Cap feature	5"

STANDARD	Skye R - 2 STANDARDS
Housing Types	Single Family Detached, Duplex & Townhome Units (Conventional, Cluster or Alley configurations)
Front Yard Wall/Fence with Standard Stepback	
• Max. secondary wall height	2'
• Minimum spacing between wall sections – Outside Dimensions	5'
Perimeter and Retaining Walls with Slopes	
• Max. Overall Height	12' Exterior - 14' Interior
• Max. Perimeter Wall Height	6' - 12'
• Max. Retaining Wall Height	6' Exterior - 8' Interior
• Max. Pilaster Height	18"
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
• Max. Primary Wall Height	6' - 12' Exterior / 6' -14' Interior
• Max. Secondary Wall Height	4'
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	18"
• Min. spacing between wall sections – Outside Dimensions	5'

¹12% maximum driveway slopes. No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

Skye R-3 Medium Density Residential

STANDARD	Skye R – 3 STANDARDS
Housing Types	Duplex And Townhome Units (Conventional, Cluster or Alley configurations) And Medium Density Apartments
Skye Canyon Land Use Category	ML-A
Min. Lot Size s.f.	Duplex and Townhome Units Conventional: 1,800 Cluster or Alley: 1,800 Medium Density Apartments No Minimum
DU's per Gross Ac.	13-50
Min. Lot Width (ft)	NA
MINIMUM SETBACKS <i>Refer to Exhibit 1 for Conventional Plotting Setback Diagrams, Exhibit 2 for Cluster Plotting Setback Diagrams and Exhibit 4 for Medium Density Apartment 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 City of Las Vegas Unified Development Code Residential Adjacency Standards described in Section 19.06.040, Sub-section I.</i>	
Main Buildings	
Front	Duplex and Townhome Units <u>From Interior Street</u> 3' to Second Story Living over Garage 5' to Porch 8' to Single Story Living 10' to Second Story Living <5' or 18'+ to face of Garage Door ¹ <u>From Court St. or Drive Aisle</u> 3' to Second Story Living over Garage 3' to Porch 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹ <u>From Interior Paseo or Interior Common Open Space</u> 0' to Porch 0' to Single Story Living 0' to Second Story Living Medium Density Apartments 10'
Side	Duplex and Townhome Units 0' at common wall 3' at building end wall Medium Density Apartments 5'
Corner Side	Duplex and Townhome Units 5' Medium Density Apartments 5'

STANDARD	Skye R – 3 STANDARDS
Housing Types	Duplex And Townhome Units (Conventional, Cluster or Alley configurations) And Medium Density Apartments
Rear	Duplex and Townhome Units <u>Rear Yard with No Alley</u> 5' <u>Rear Yard from Alley</u> 3' to Second Story Living over Garage (cantilevered) 3' to Porch, Portico, Courtyard Wall or similar element 5' to Single Story Living 5' to Second Story Living <5' or 18'+ to face of Garage Door ¹ Medium Density Apartments <u>From common Property Line between two adjacent parcels:</u> 10' to Porch 10' to Living <u>From Property Line adjacent to Community Open Space</u> 10' to Porch 10' to Living
Accessory Structures <i>Accessory structures for R-3 Medium Density Apartment housing types may include but are not limited to leasing offices, pool buildings and cabanas, pool equipment buildings, clubhouse and recreation buildings, detached garages and storage buildings, and other similar structures that are customary for R-3 Medium Density housing types. Kitchen facilities for catering purposes only are allowed.</i>	
Front	Same as Main Building
Side	3'
Corner Side	5'
Rear	3'
Min. Separation to Main Bldg.	6'
Size and Coverage	NA
Rear Patio Cover, Sundeck, Balcony <i>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.</i> <i>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.</i> <i>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.</i>	
- Rear - Side - Corner Side - Rear - Side	Duplex and Townhome Units 5' to patio cover post or edge of sundeck or balcony 3' to roof overhang 5' to patio cover post or edge of sundeck or balcony 3' to roof overhang 5' to patio cover post or edge of sundeck or balcony 3' to roof overhang Medium Density Apartments 5' to patio cover post or edge of sundeck or balcony 3' to roof overhang 5' to patio cover post or edge of sundeck or balcony 3' to roof overhang

STANDARD	Skye R – 3 STANDARDS
Housing Types	Duplex And Townhome Units (Conventional, Cluster or Alley configurations) And Medium Density Apartments
Corner Side	5' to patio cover post or edge of sundeck or balcony 3' to roof overhang
Courtyard Walls	
From Interior Street	2'
From Court Street, Drive Aisle or Parking	2'
From Paseo or Common Open Space	0'
From Parcel Boundary Adjacent to Perimeter Street in Med. Density Apartment sites.)	10'
From Adjacent Parcel PL in Med. Density Apartment sites	10'
Min. Distance Between Buildings	Duplex and Townhome Units 6' Medium Density Apartments 10'
Max. Lot Coverage <i>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.</i>	NA
Max. Building Height <i>(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.)</i>	Main Building 5 Stories max.; 60' max. Accessory Structure Not to exceed 3 stories, 38 feet in height or the height of the principal dwelling unit, whichever is less
Parking	Duplex and Townhome Units 2 unimpeded spaces per unit with at least one space in an enclosed garage, plus 1 guest space for every 6 units. Project on-street parking can be counted toward guest parking requirement. Medium Density Apartments SR Apt: .75/unit All others: 1 guest space for every 6 units, <i>plus</i> Studio & 1 BR 1.25/unit 2 BR 1.75/unit 3 BR & Above 2/unit Project on-street parallel parking, if any, shall conform to UDC requirements and can be counted toward guest parking requirement. Adopted City of Las Vegas parallel parking space standards apply.

STANDARD	Skye R – 3 STANDARDS
Housing Types	Duplex And Townhome Units (Conventional, Cluster or Alley configurations) And Medium Density Apartments
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way : 10' or building setback, whichever is less • Interior Lot Lines: 6'
• Turf Coverage	Max. 30% of landscapable area
WALLS AND FENCES	
Front Yard Wall/Fence	
• Max. primary wall height	5'
• Max. solid wall base height	2'
• Max. Pilaster height	18"
• Max. on-center distance between pilasters	Pilasters not required; When provided, maximum spacing of 100'
• Decorative Cap feature	5"
Front Yard Wall/Fence with Standard Stepback	
• Max. secondary wall height	2'
• Minimum spacing between wall sections – Outside Dimensions	5'
Perimeter and Retaining Walls with Slopes	
• Max. Overall Height	12' Exterior - 14' Interior
• Max. Perimeter Wall Height	6' - 12'
• Max. Retaining Wall Height	8' Exterior - 8' Interior
• Max. Pilaster Height	18"
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
• Max. Primary Wall Height	6' - 12' Exterior / 6' - 14' Interior
• Max. Secondary Wall Height	4'
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	18"
• Min. spacing between wall sections – Outside Dimensions	5'

¹ 12% maximum driveway slopes. No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

Special Event

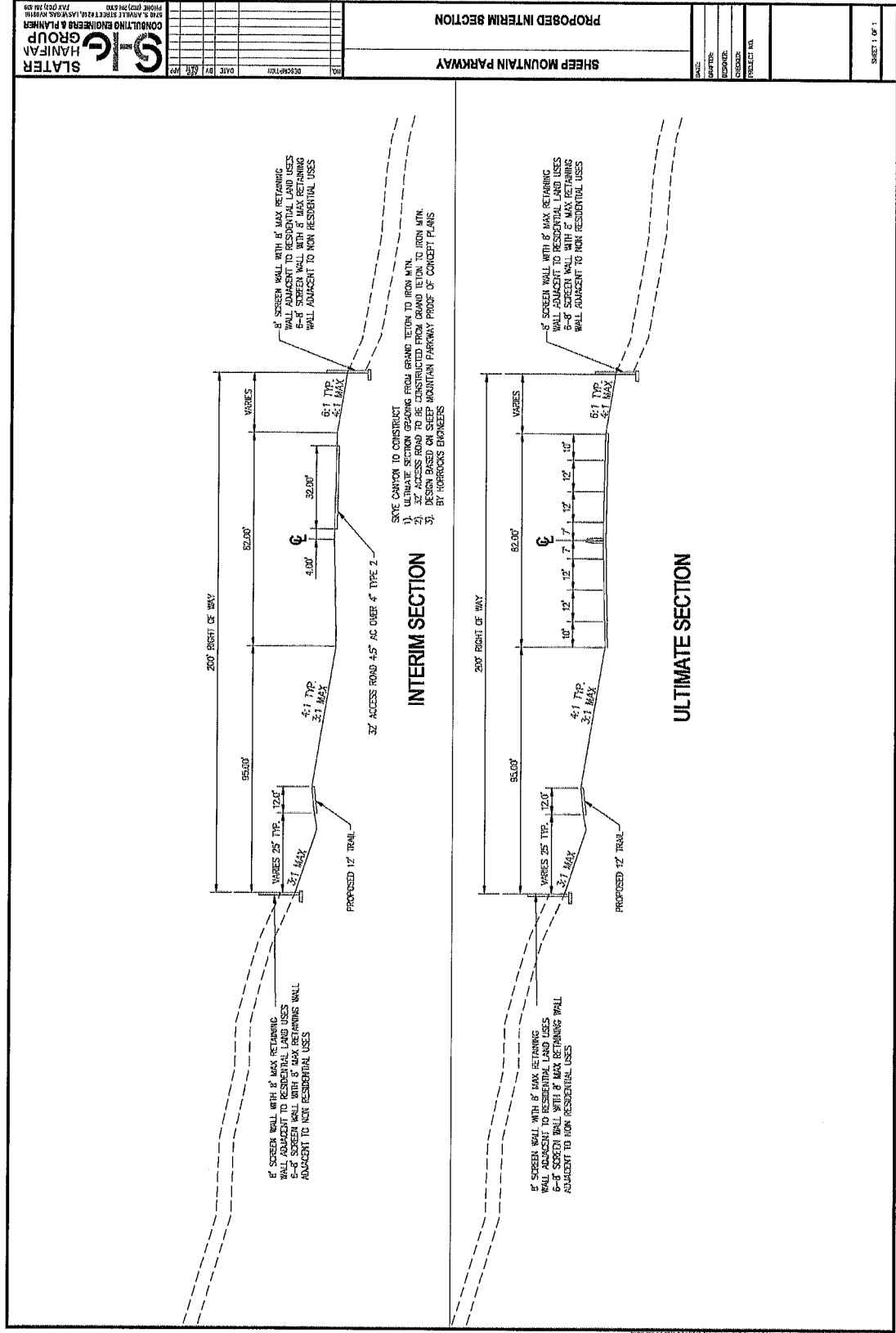
The master planned community (hereinafter "Community") may offer certain events, activities, outings, gatherings and experiences (hereinafter "Special Events") for its residents and prospective buyers throughout the year within Community. It may be difficult for Master Developer to determine the demand for such Special Events and the trends in special event planning now and in the future. The Community may organize and offer Special Events including, but not limited to:

- Spring and Fall Movie Nights
- Seasonal Farmer's Markets on a monthly or bi-monthly basis
- Annual or Semi- Annual Festivals (food, music, seasonal, live theatre)
- Trail Runs and Road Races
- Athletic Challenges (biking, exercise, swimming, running, etc)
- Membership Parties

Prior to the commencement of any Special Event, the Community shall acquire permits and licenses as required by state and local authority.

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 Canyon Master Planned Community (or successor and assigns).



This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

This Page is Intentionally Blank

Chapter 3.16 Environmental Standards

All residential product builders within Skye Canyon Gateway shall meet the following requirements for all residential products.

A. Water Conservation

1. Front yards shall be landscaped with trees, shrubs and ground cover. No living lawns are permitted. Artificial turf is allowed. Non-turf areas will include a minimum 2-inch layer of mulching material. If weed barrier fabric is used, it shall be permeable to air and water.
2. If rear yard landscaping is provided by builder, the lawn area shall be less than 50% of total landscape-able area of backyard, but not to exceed 1,000 square feet.
3. No builder installed ornamental water features at homes or in common areas are permitted
4. All irrigation systems, if properly operated and maintained, can sustain the landscape without creating flow or spray that leaves the property.
5. Builder installed irrigation systems shall have separate control zones (valves) for different plant and irrigation types.
6. Builder installed sprinkler heads in turf areas must extend 4" or higher. Only turf areas may use spray irrigation. Drip irrigation is required for planter beds.
7. Builder installed drip irrigation systems shall be equipped with pressure regulator, filter and flush end assembly.
8. Builder provided , irrigation controllers shall have the following minimum features: two or more programs, three or more start times, one minute incremental watering times, even/odd day scheduling, day interval scheduling, and be capable of accepting external soil moisture and/or rain sensors. An owner's manual for all irrigation controllers and other irrigation components posted adjacent to the irrigation controller will be required. An SNWA seasonal watering schedule for each zone posted at the controller will be required.
9. Even if no pool or spa is installed by the builder, all homes must be equipped to facilitate the draining of pool and spa water to the sanitary sewer. Each dwelling shall have an exterior sewer cleanout downstream of all other sewer connections for the structure and located inside an enclosure. Enclosures must be adequately sized and shaped to allow reasonable access to use tools to remove the cap from the pipe. The enclosure lid must be clearly and permanently marked "SEWER" and "POOL DRAIN".
10. Pool and spa water surface areas will be deducted from the maximum allowable turf area described above.
11. Pools may not feature decorative water features that drop or propel water more than 24 inches above the main water surface.
12. Builders shall install only high efficiency plumbing fixtures including 1.28 gallon flush toilets, 2.2 gpm kitchen faucets, 1.5 gpm bathroom faucets, 2.5 gpm shower heads

13. Builder installed dishwashers shall be high efficiency dishwashers at 6.0 gal or less per normal cycle if provided.
14. Builder installed washing machines shall be high efficiency washing machine with Water Factor (WF) of 6.0 or less if provided.

B. Energy Conservation

The Developer shall provide for third party inspection of residential home insulation and HVAC duct installation according to the provisions of this section. The third party inspectors shall randomly inspect 10% of all homes constructed each year by all builders within Skye Canyon Gateway. At a minimum the homes shall be inspected for proper installation of insulation and that ducts are sealed. The inspectors shall provide written inspection reports to the Developer, Builder and the City. The Developer shall provide to the City and Builders the insulation and HVAC duct sealing standards for Skye Canyon and the details of the inspection program prior to commencing residential construction. At a minimum, the standards shall meet or exceed current Building Code standards. Any Builder product that is Energy Star certified or similarly approved alternative shall be exempt from these inspection requirements.

C. Solid Waste Disposal

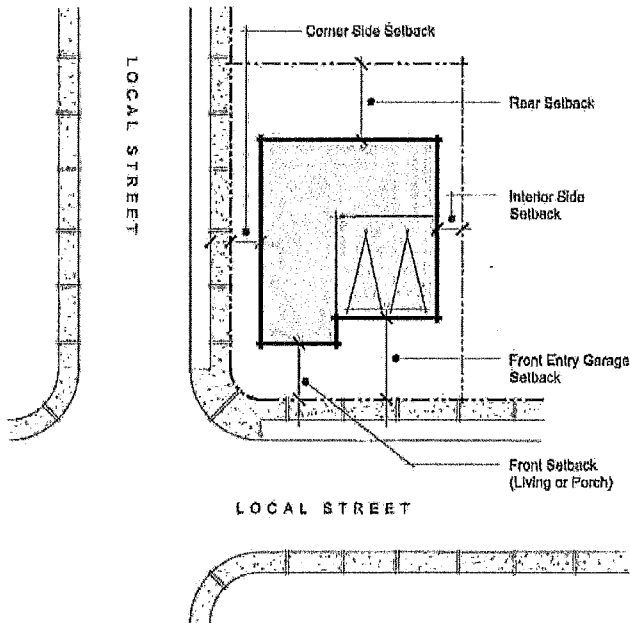
The Developer will meet with Republic Services or the City's contractor for solid waste removal at that time, and arrange a program for all of Skye Canyon Gateway to have trash removal on a once a week basis and recycling pick up on a once a week basis. The Developer shall create a program to inform all Skye Canyon Gateway home buyers of this solid waste and recyclables program.

D. Required Homebuyers Options

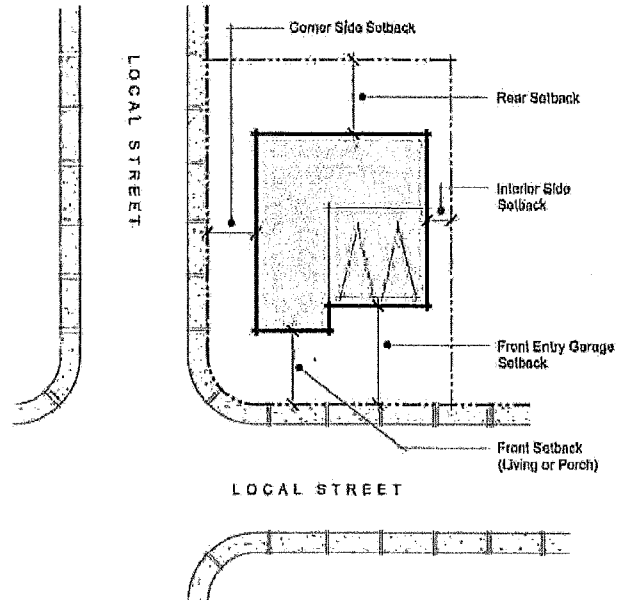
The Developer shall require and the residential Builders shall provide all homebuyers the option of purchasing any or all of the following on all single family detached homes and where possible on attached residential product;

- ïò Energy Star Certified Homes or similarly approved alternative
- ïò Solar water heaters or tankless water heater(s)
- ïò Compact fluorescent lighting or LED lighting
- ïò Indoor motion sensing lighting
- ëò Photovoltaic solar panels and net metering systems or solar "ready" electrical system
- êò Energy Star appliances

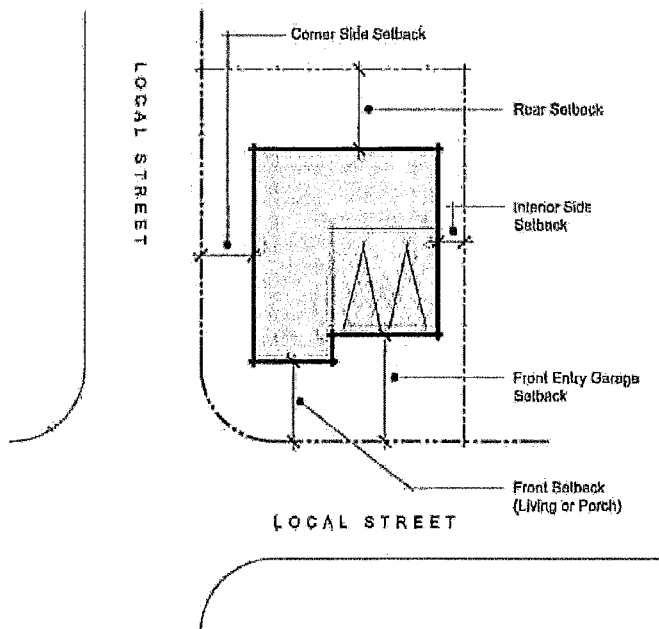
SINGLE FAMILY DETACHED, DUPLEX, TOWNHOME
Detached Sidewalk



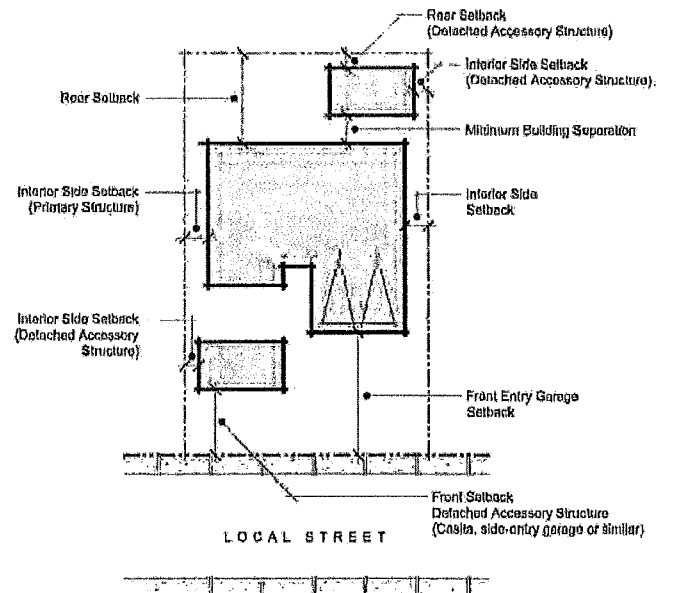
SINGLE FAMILY DETACHED, DUPLEX, TOWNHOME
Attached Sidewalk



SINGLE FAMILY DETACHED, DUPLEX, TOWNHOME
No Sidewalk



SINGLE FAMILY DETACHED, DUPLEX, TOWNHOME
Detached Accessory Structure

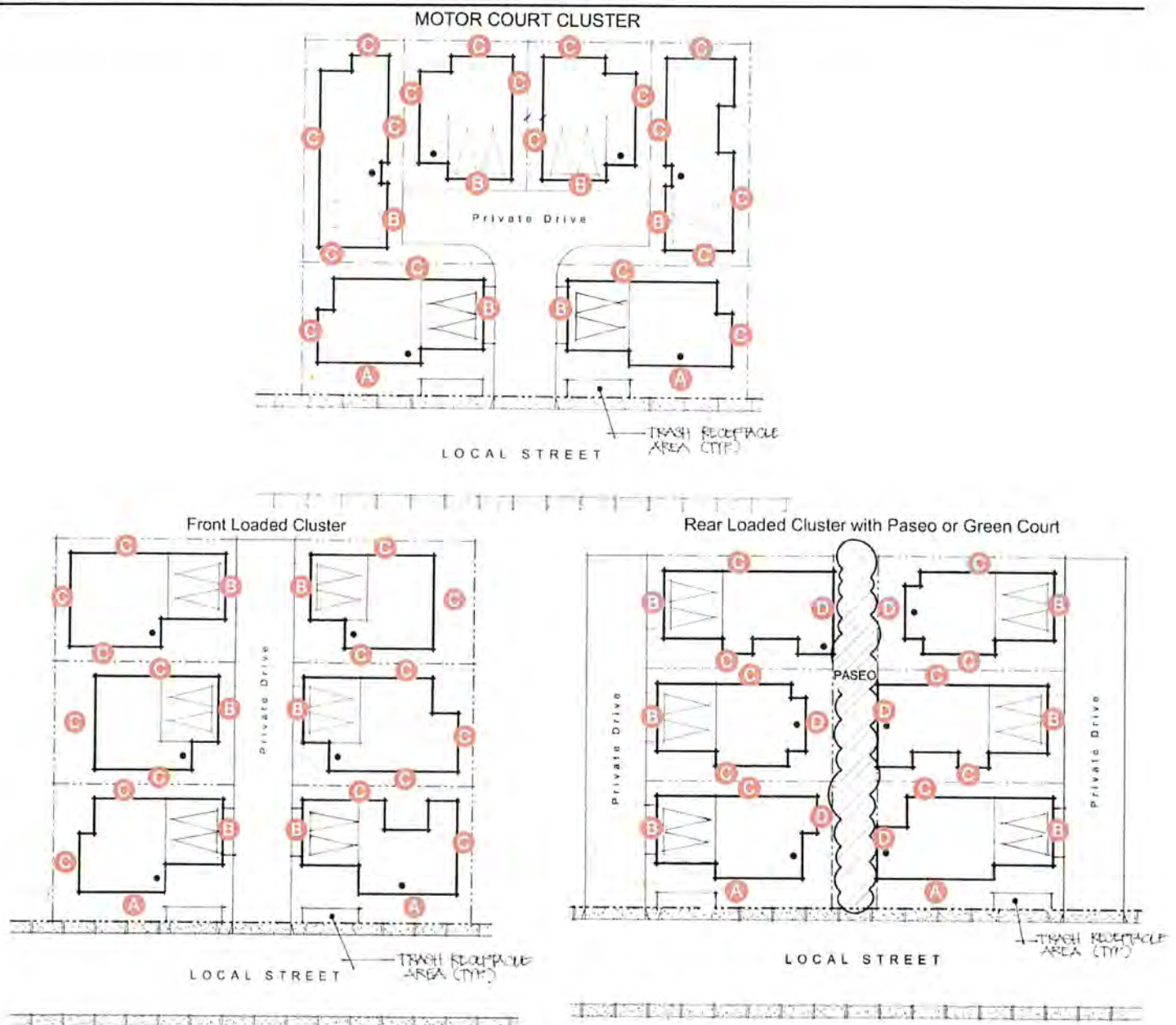


NOTES:

- Refer to Modified Standards Table for specific dimensions.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and Modified Standards Table, then Modified Standards Table shall prevail.
- All setbacks measured from property line unless otherwise noted.

Exhibit 1

SETBACK DIAGRAM



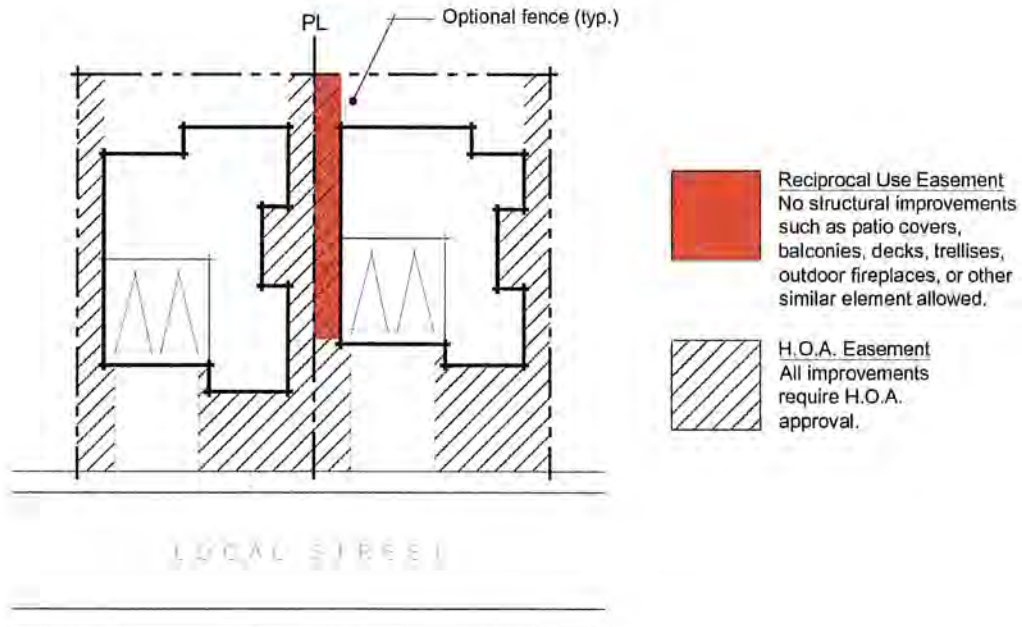
Legend:

- A. Setback from street regardless of unit entry or garage location.
- B. Setback from private drive regardless of unit entry or garage location.
- C. Side or Rear Setback. (Each unit shall have at least one rear setback.)
- D. Setback from paseo, green court or other common open space.

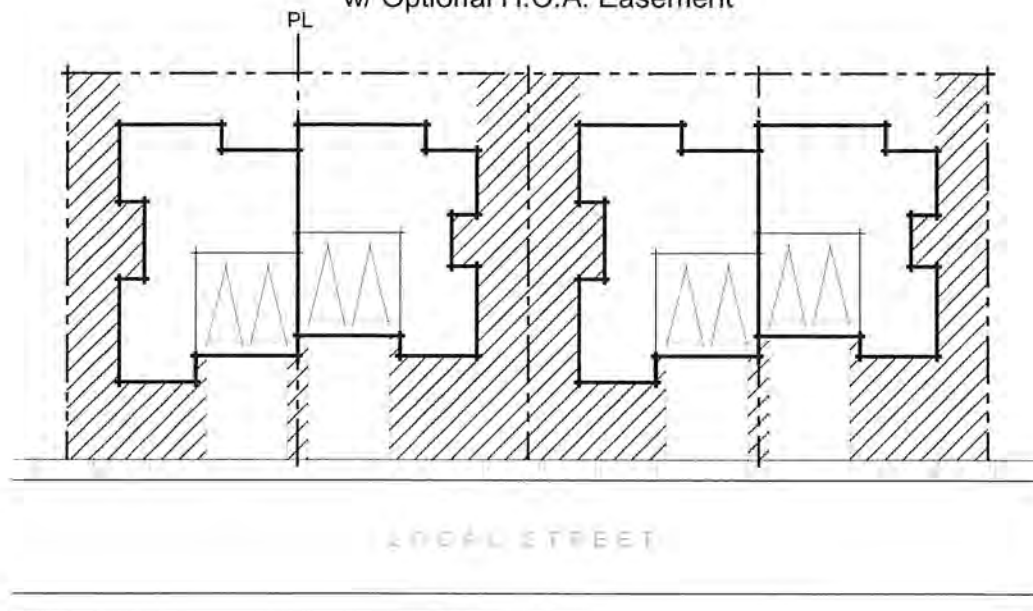
Notes: (Notwithstanding any other language to the contrary in the design guidelines or the Agreement)

- Refer to Modified Standards Table for specific dimensions.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and the Modified Standards Table, then the Modified Standards Table shall prevail.
- All setbacks measured from property line unless otherwise noted.
- A maximum of 6 units allowed per cluster.
- **Motor Court Cluster houses must be sprinklered.**
- Private drives as indicated require a minimum of 24 feet clear width and shall be posted as fire lanes.

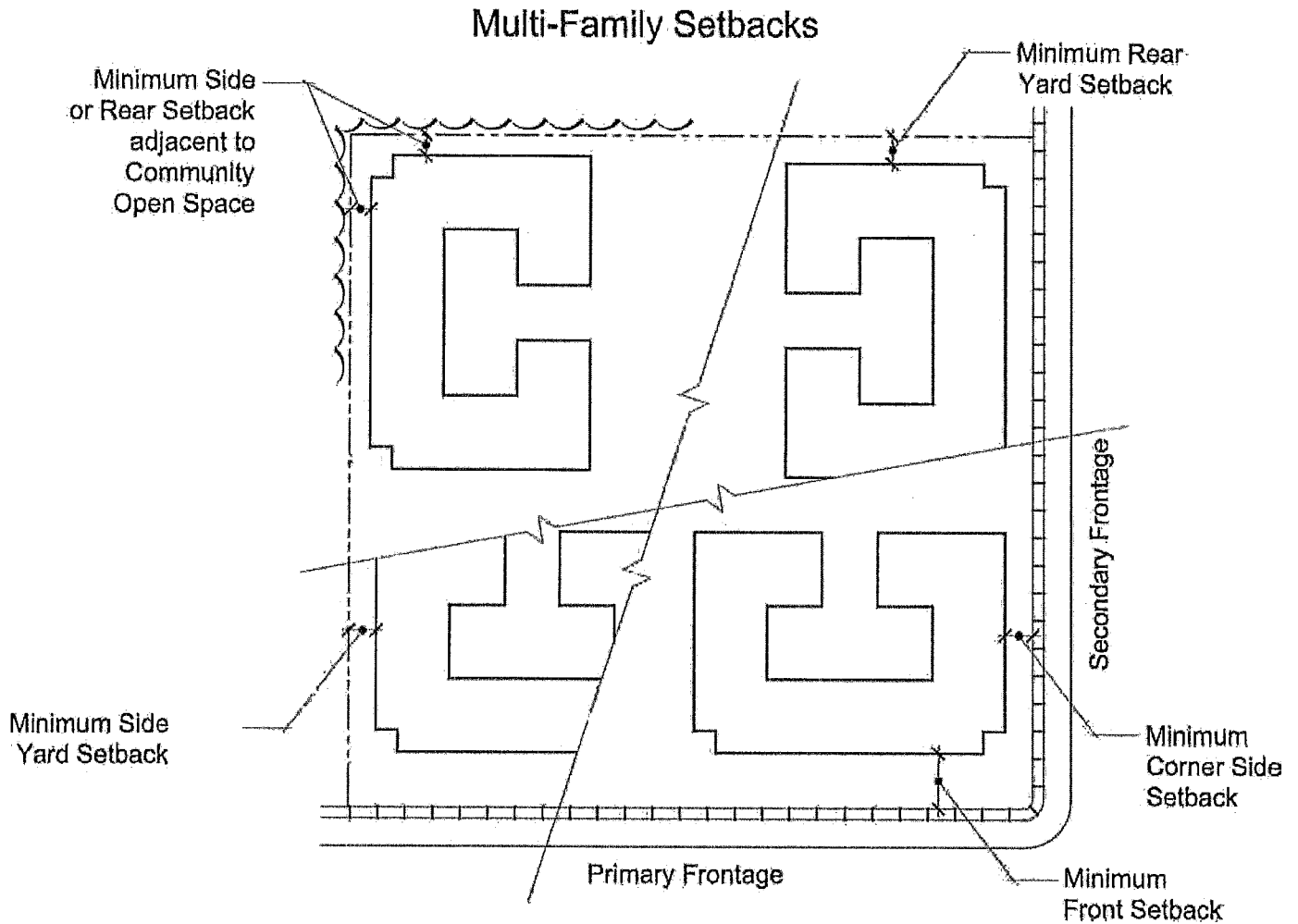
Reciprocal Use Easement Diagram



Fee Simple Duplex w/ Optional H.O.A. Easement



 **Optional H.O.A. Easement**
All improvements require
H.O.A. approval.

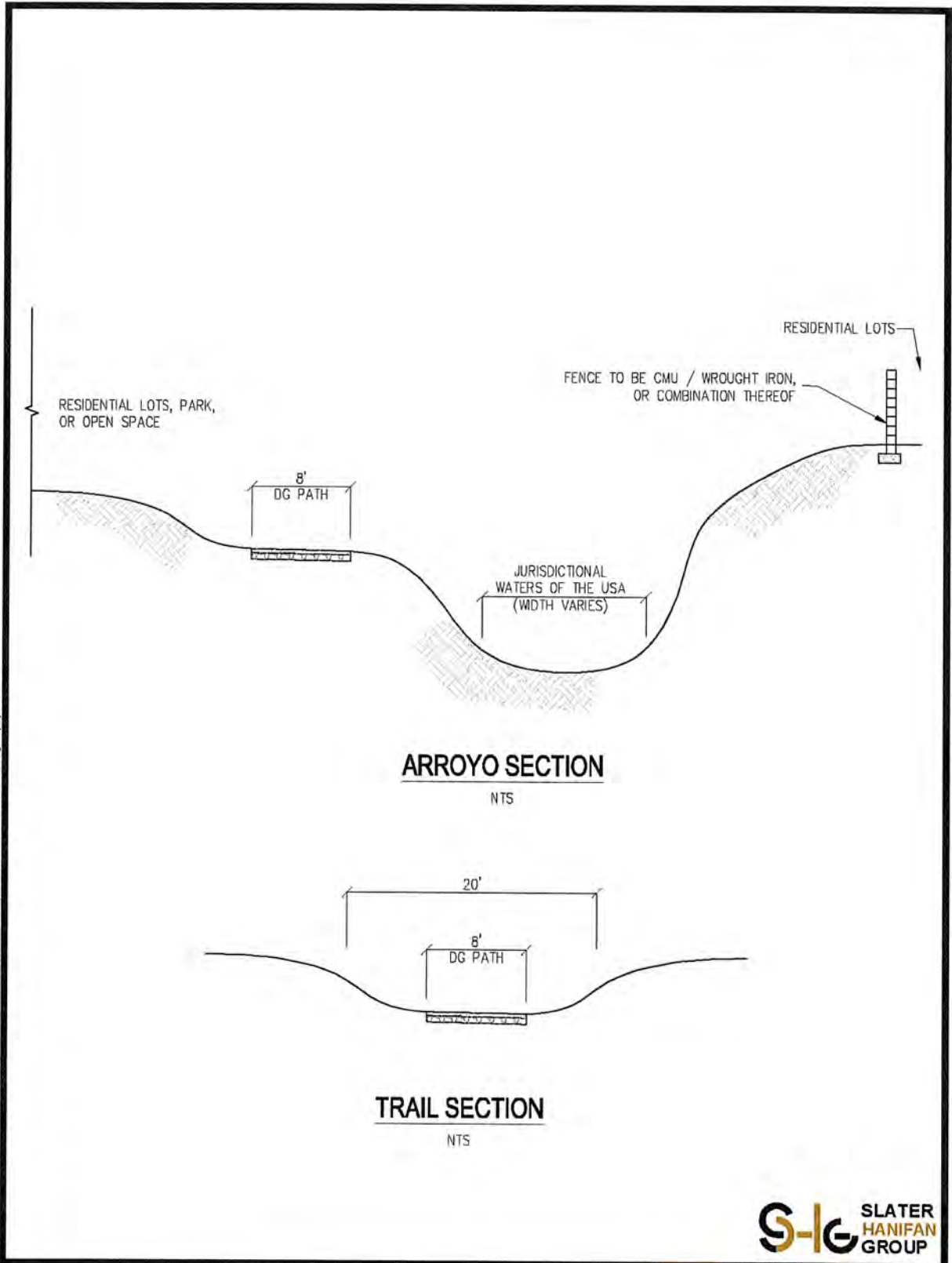


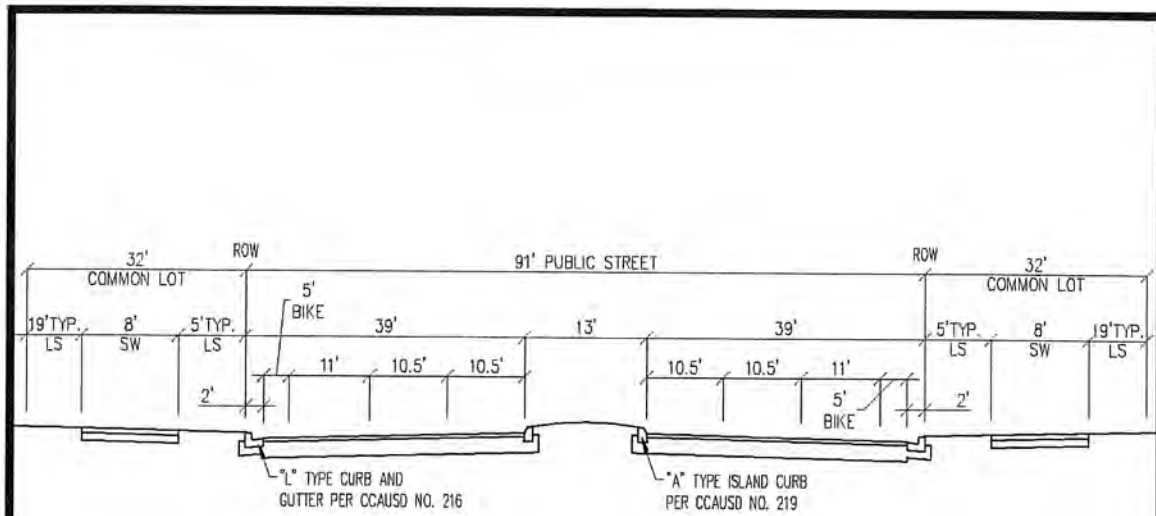
NOTES:

- Refer to Modified Standards Table for specific dimensions.
- Diagram is conceptual and shown for reference purposes only. Final building footprints and layout will vary.
- If any discrepancy occurs between diagram and Modified Standards Table, then Modified Standards Table shall prevail.
- All setbacks measured from PL unless otherwise noted.

Exhibit 4
**MEDIUM AND HIGH DENSITY
APARTMENT SETBACK DIAGRAM**

\\OLY1401.001\Skye Canyon\Drawings\Entitlements\W.A. OR MOD\2016-LUP\DEVELOPMENT STANDARDS.dwg 1/4/2016

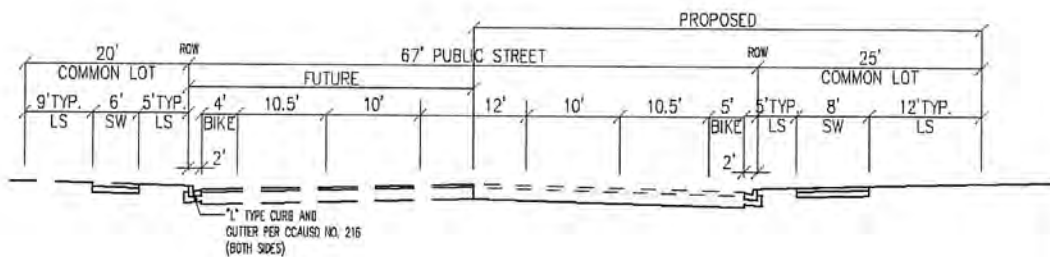




A. ARTERIAL STREET

NTS

SKYE VILLAGE ROAD SOUTH OF US-95 & W SKYE CANYON PARK DR

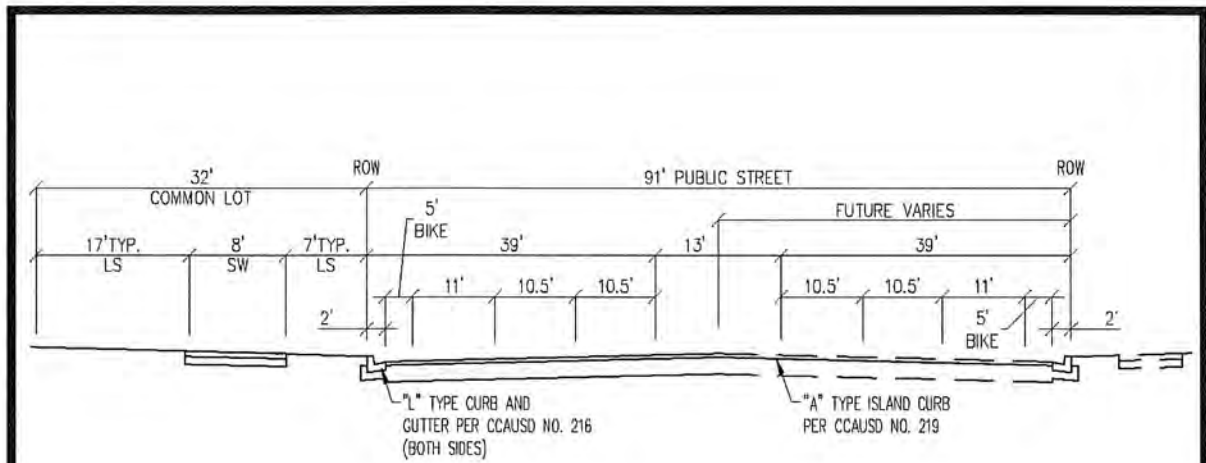


B. MAJOR COLLECTOR HALF STREET

SKYE VILLAGE ROAD NORTH OF US-95

NOTES:

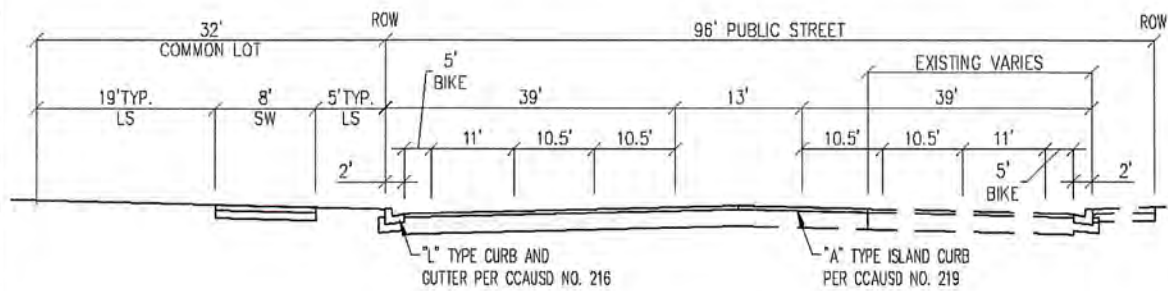
1. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
2. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE



C. ARTERIAL STREET

NTS

N SKYE CANYON PARK DR
NORTH OF LOG CABIN WAY



D. ARTERIAL STREET WITH TRAIL

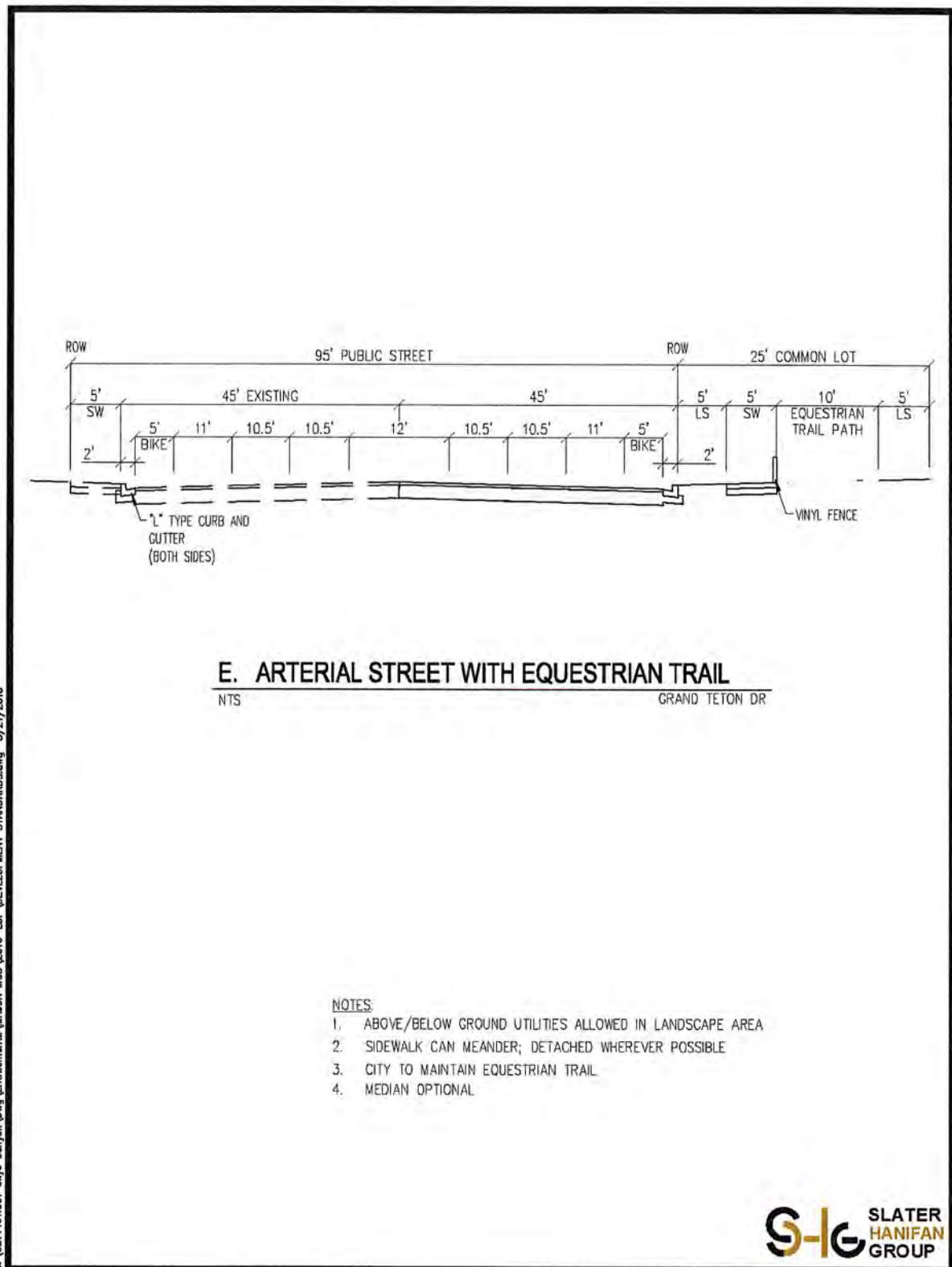
NTS

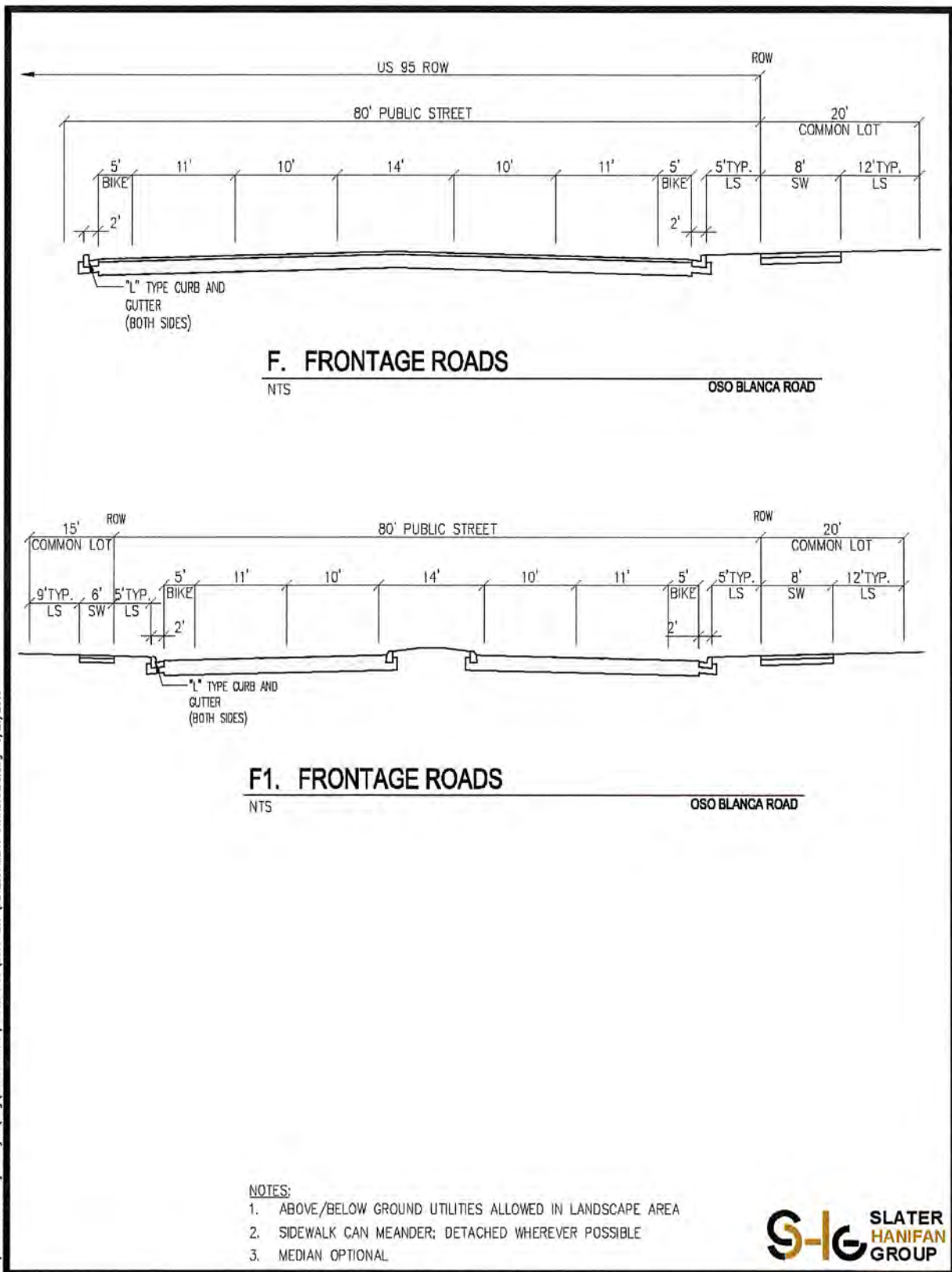
N SKYE CANYON PARK DR AT ALYN BECK PARK

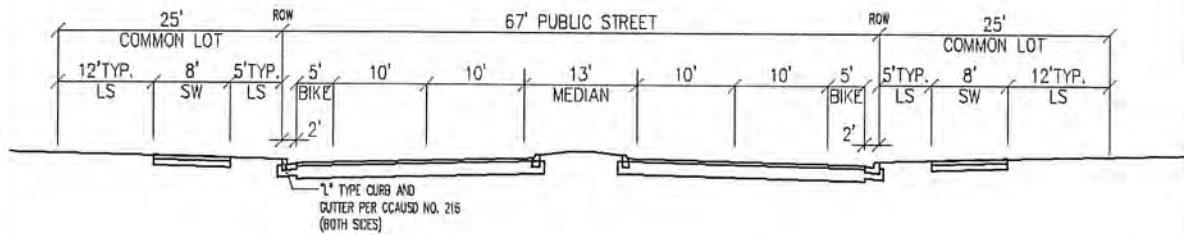
NOTES:

1. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
2. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE
3. MEDIAN OPTIONAL

J:\041401.001 Skye Canyon\Drawings\Entitlements\W.A.08 MOD\2016-LUP\DEVELOPMENT STANDARDS.dwg 3/21/2016

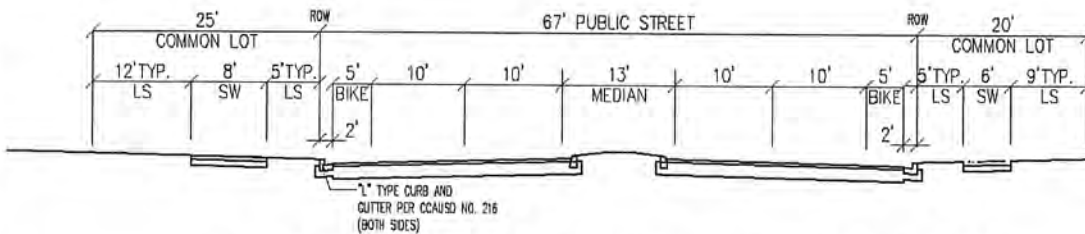






G1. MAJOR COLLECTOR STREET

NTS IRON MOUNTAIN ROAD BETWEEN W.SKYE CANYON PARK DR & SKYE VILLAGE DRIVE

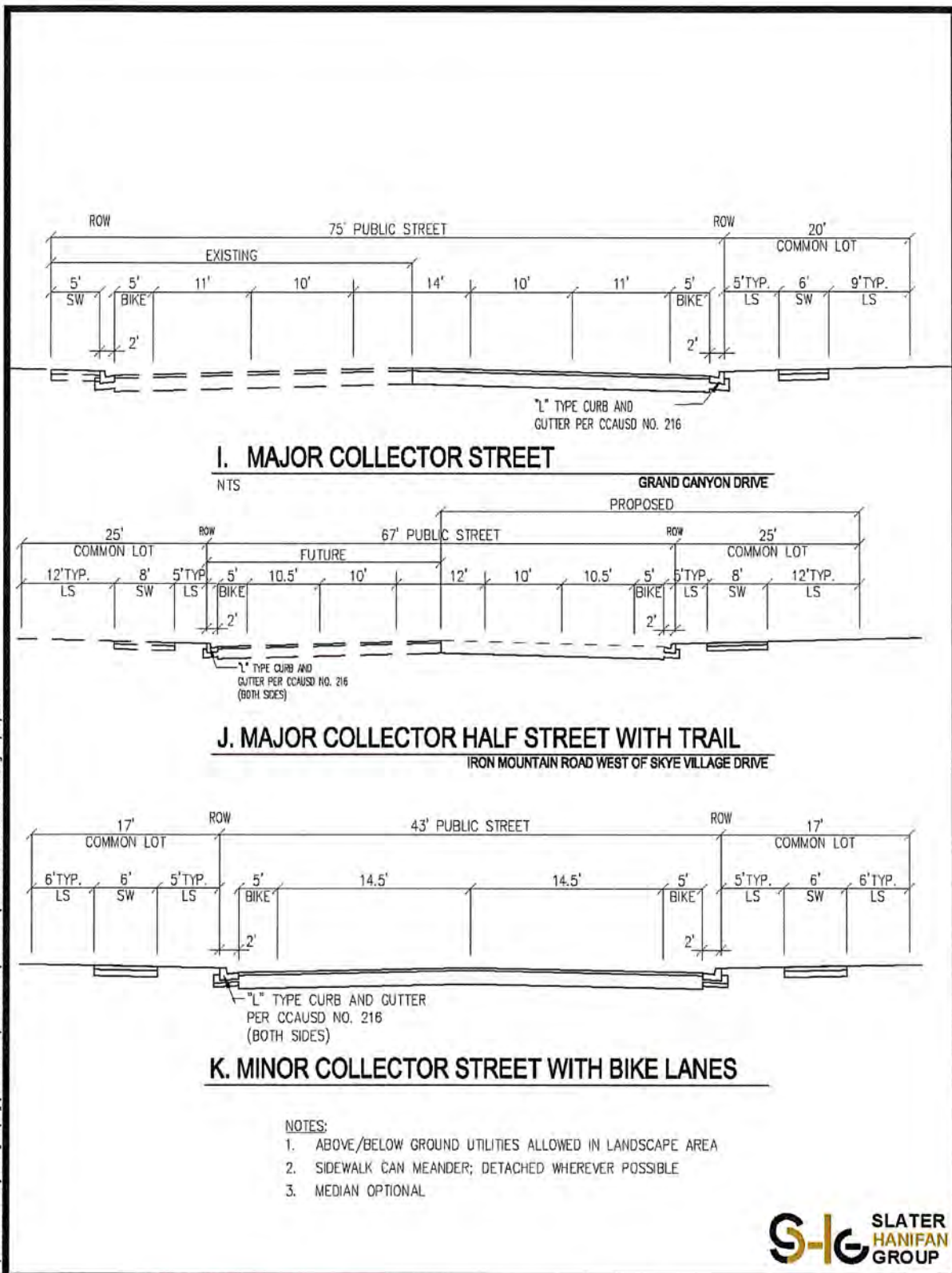


H. MAJOR COLLECTOR STREET WITH TRAIL ON ONE SIDE

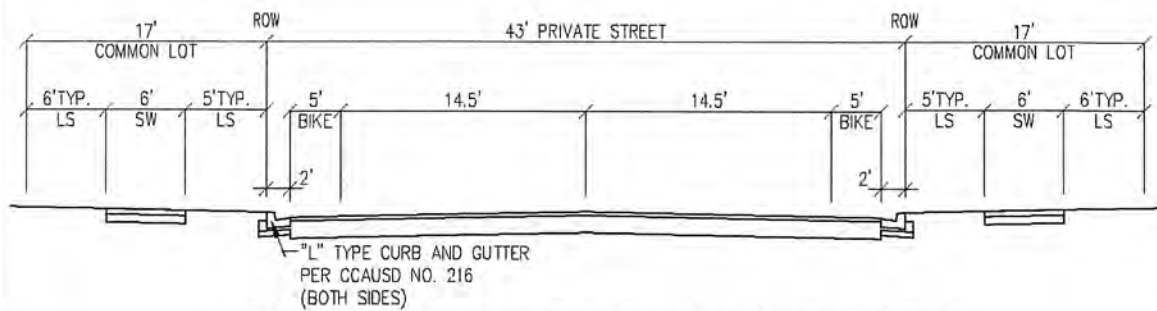
EGAN CREST DRIVE & SHAUMBER ROAD

NOTES:

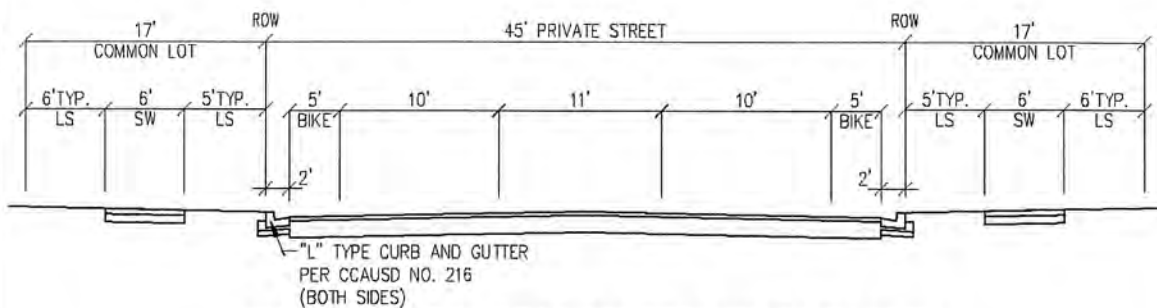
1. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
2. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE
3. MEDIAN OPTIONAL



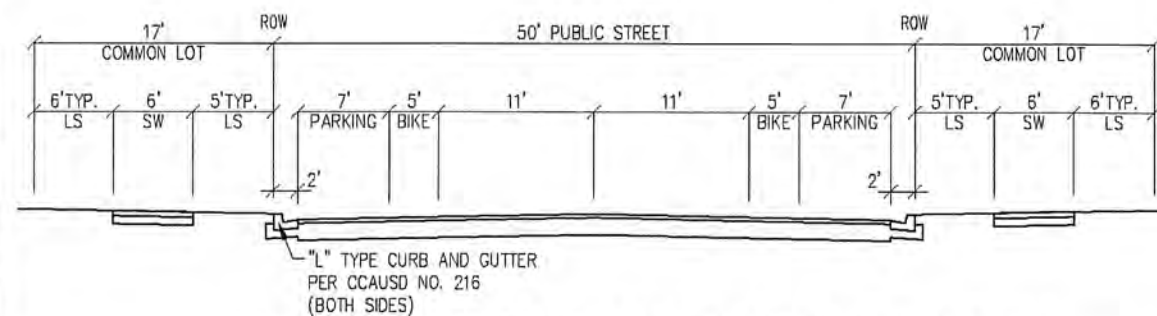
J:\OLY1401.001 Skye Canyon\Drawings\Entitlements\MAJOR MOD\2016-LUP\DEVELOPMENT STANDARDS.dwg 5/16/2016



K1. MINOR COLLECTOR STREET WITH BIKE LANES



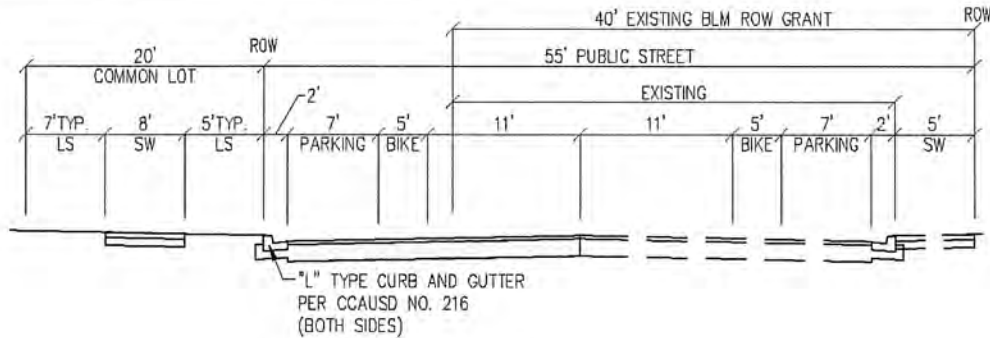
K2. MINOR COLLECTOR STREET WITH BIKE LANES



L. MINOR COLLECTOR STREET WITH ON-STREET PARKING

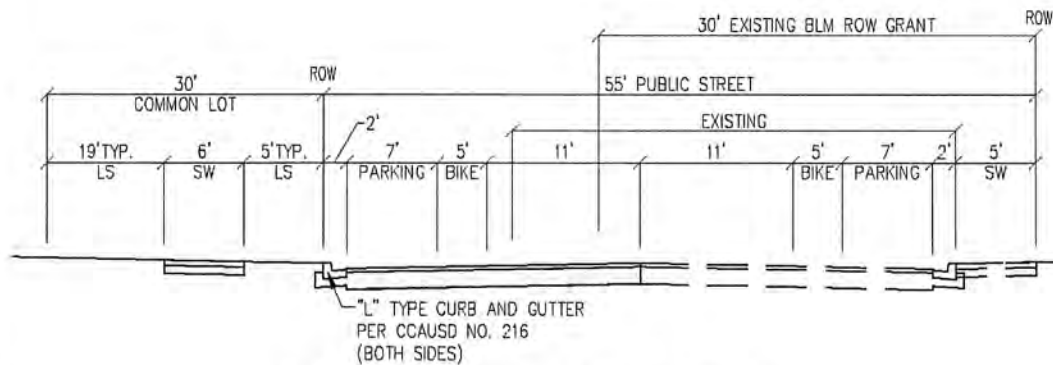
NOTES:

1. NOT USED FOR DIRECT RESIDENTIAL DRIVEWAY ACCESS
2. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
3. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE



N. MINOR COLLECTOR HALF STREET WITH TRAIL

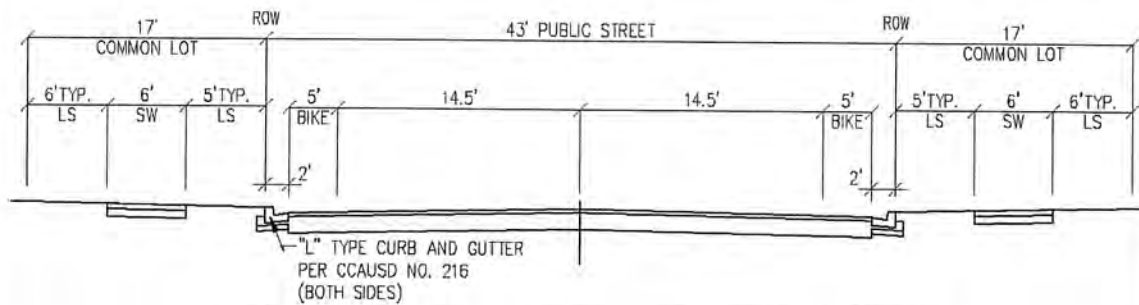
IRON MOUNTAIN ROAD EAST OF US-95



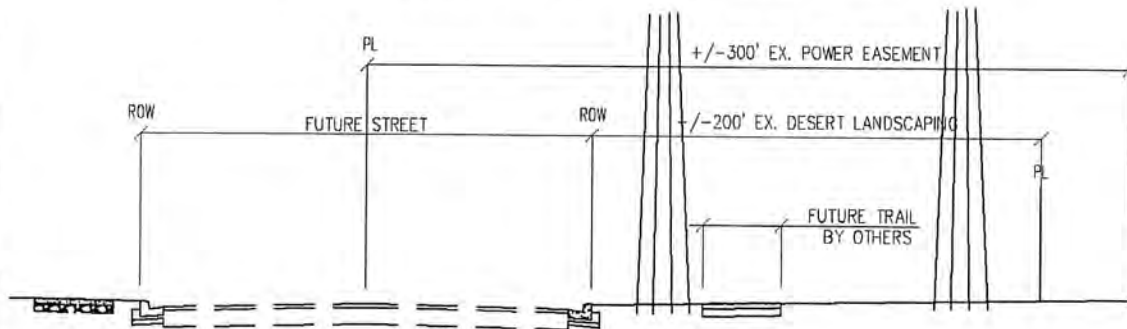
O. MINOR COLLECTOR HALF STREET

NOTES:

1. NOT USED FOR DIRECT RESIDENTIAL DRIVEWAY ACCESS
2. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
3. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE



P. MINOR COLLECTOR STREET WITH BIKE LANES



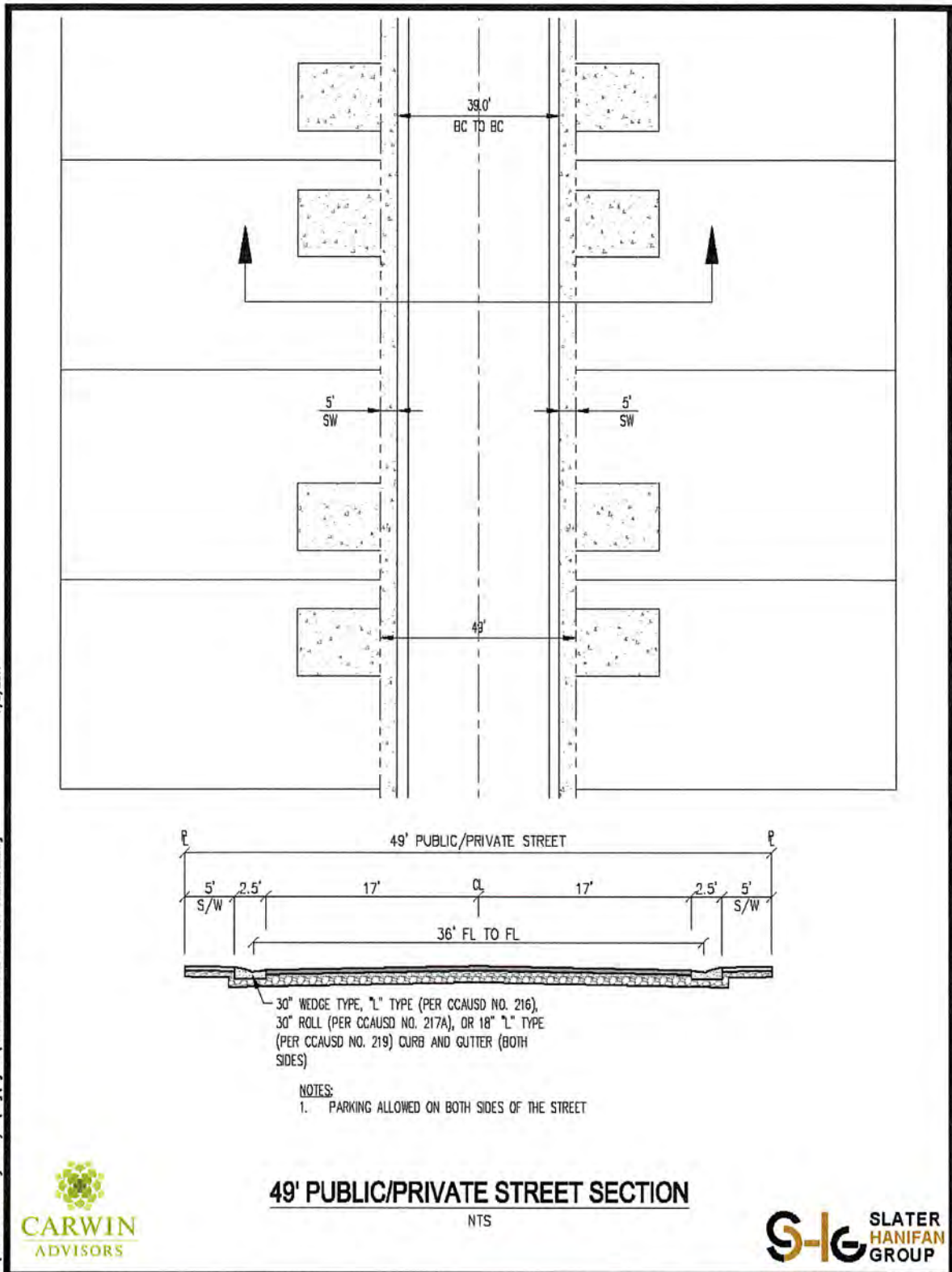
Q. FUTURE STREET BY OTHERS

NOTES:

1. NOT USED FOR DIRECT RESIDENTIAL DRIVEWAY ACCESS
2. ABOVE/BELOW GROUND UTILITIES ALLOWED IN LANDSCAPE AREA
3. SIDEWALK CAN MEANDER; DETACHED WHEREVER POSSIBLE

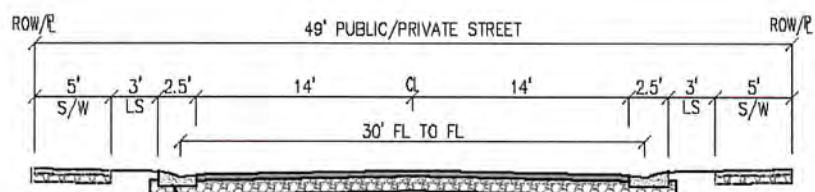
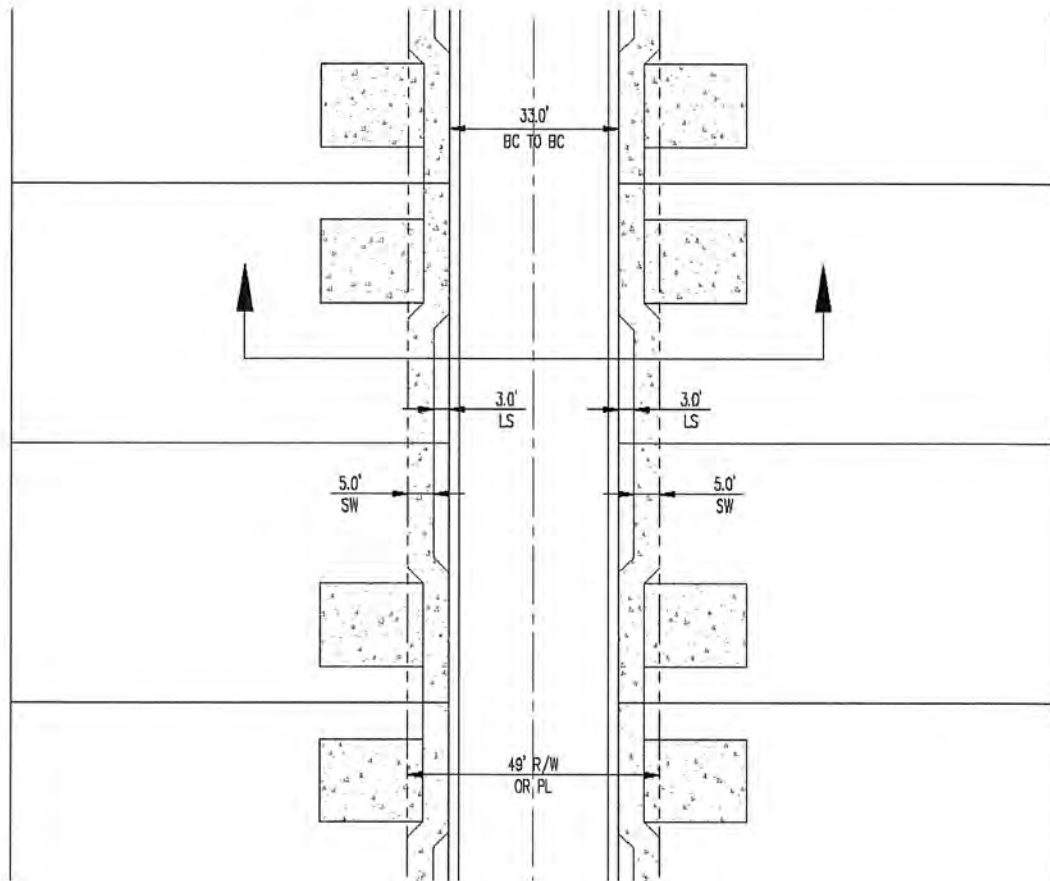
7/5/2011

J:\WCP0902-000 Kyle Canyon\Draw\Figures\110620 WCP0902-000 Dev Standards.dwg



7/5/2011

L:\WCP0902-000 Kyle Canyon\Draw\Figures\110620 WCP0902-000 Dev Standards.dwg



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

NOTES:

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

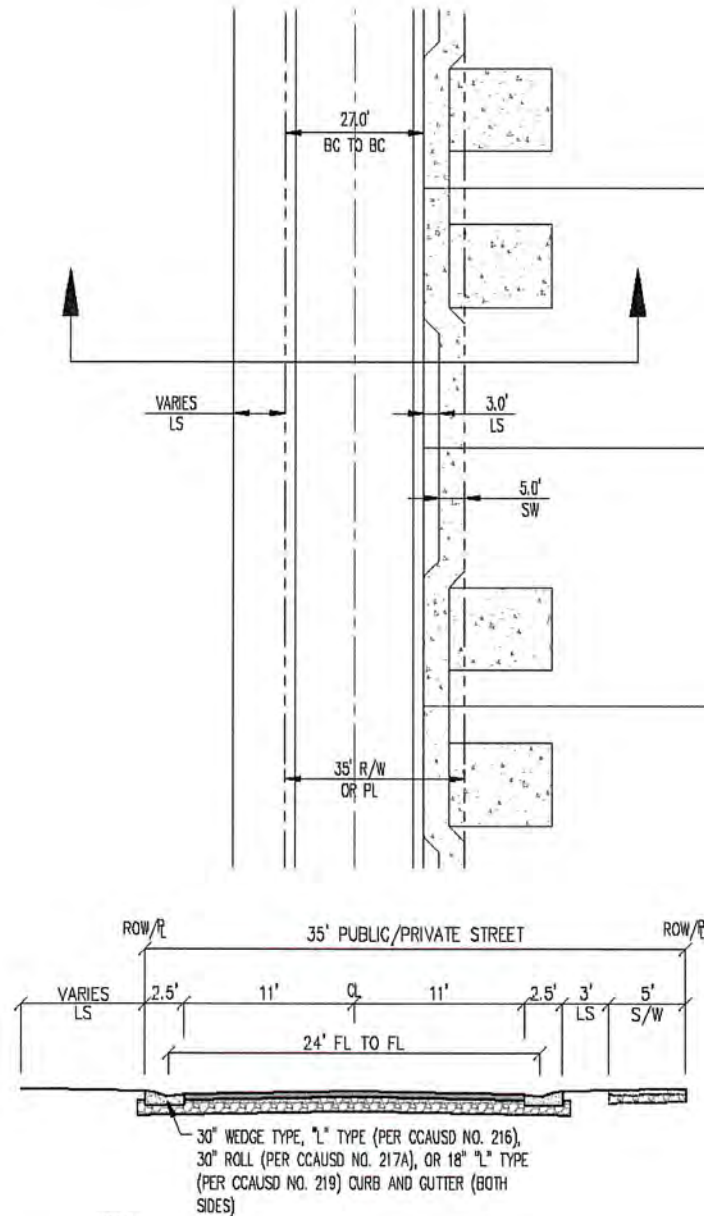
49' PUBLIC/PRIVATE STREET SECTION (ALT 1)

NTS



7/5/2011

J:\WC0902-000 Kyle Canyon\Draw\Figures\110520 WC0902-000 Dev Standards.dwg



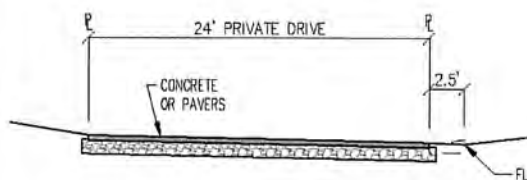
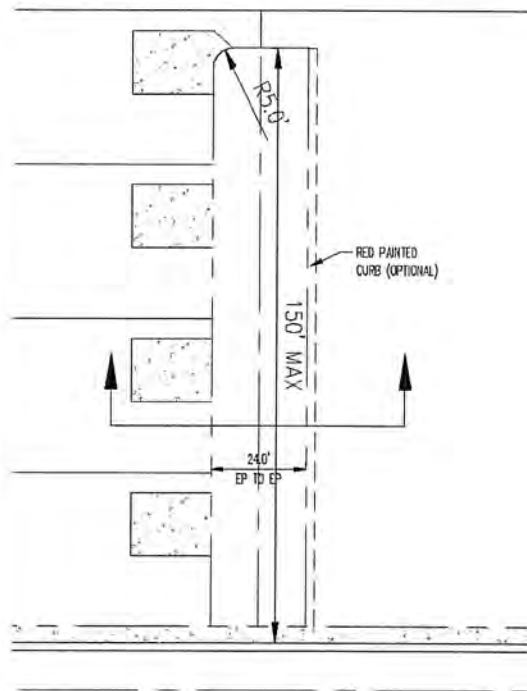
NOTES:

1. PARKING ALLOWED ON RESIDENTIAL SIDE OF THE STREET ONLY
2. HOUSES MUST BE SPRINKLED

**35' PUBLIC/PRIVATE
SINGLE-LOADED STREET SECTION**

NTS

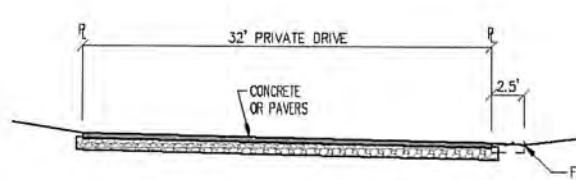
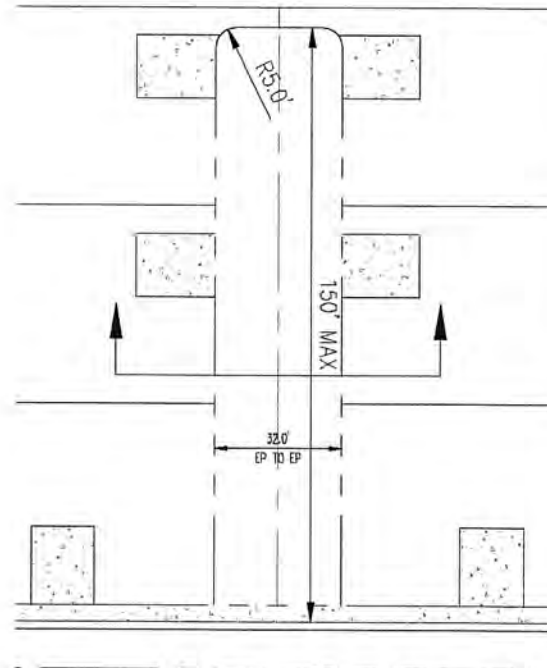




24' SHARED PRIVATE DRIVE DETAIL

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

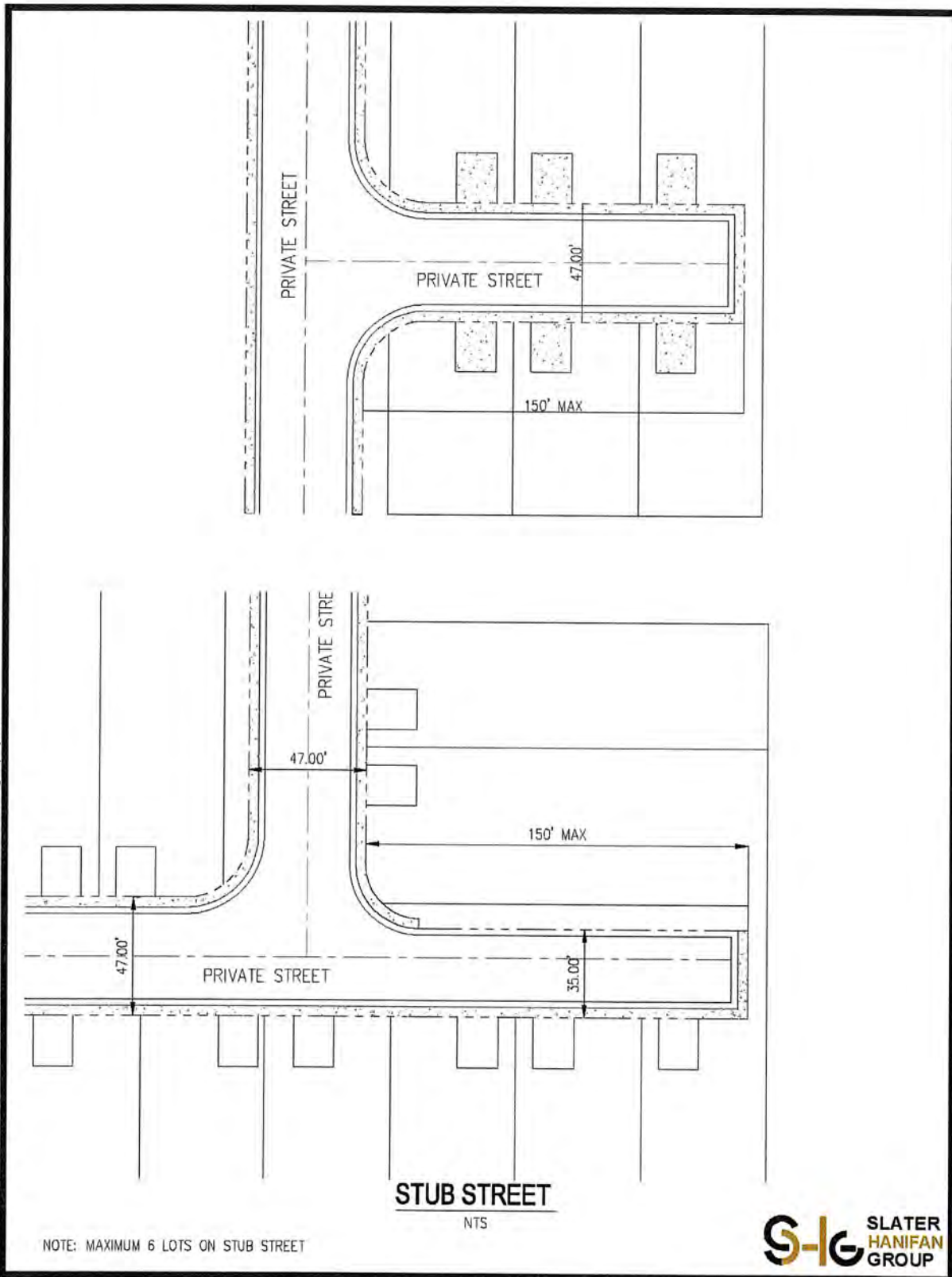
NTS

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

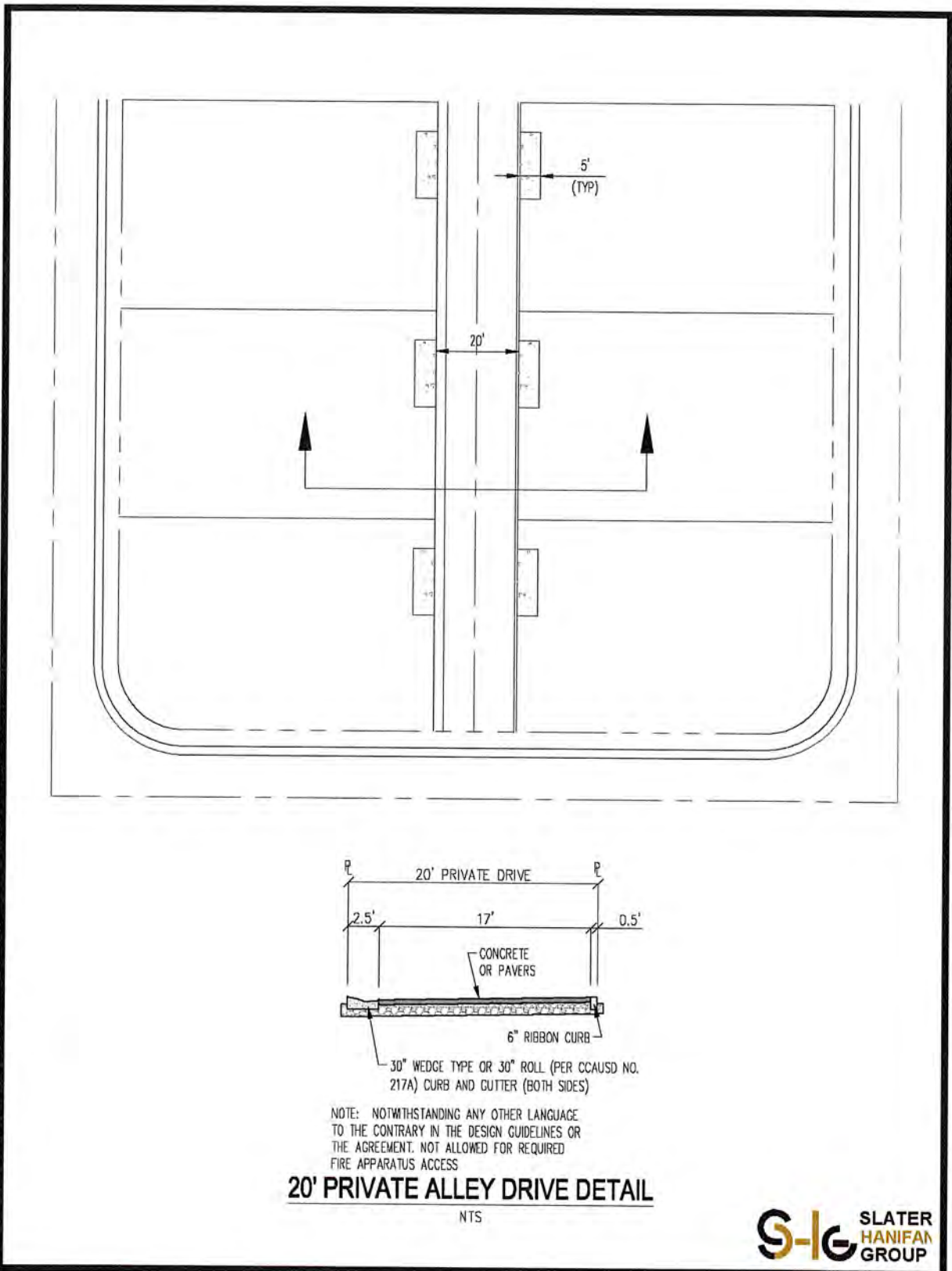
NOTES:

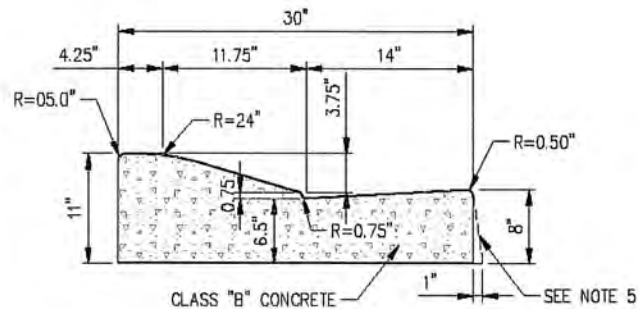
1. 150' MAXIMUM LENGTH FROM BACK OF CURB
2. MAXIMUM OF FOUR LOTS FRONTING PRIVATE DRIVE
3. ALLOWS PARKING ON ONE SIDE
4. OPTIONAL CURB AND GUTTER ONE SIDE
5. OPTIONAL PAN DRIVEWAY WITH INVERTED CROWN

J:\Q1\Y1401.001 Skye Canyon\Draws\Entitlements\MAJOR MOD\DEVELOPMENT STANDARDSD2.dwg 5/13/2016



J:\01\1401.001 Skye Canyon\Drawings\Entitlements\MAJOR MOD\DEVELOPMENT STANDARDS.dwg 2/2/2015



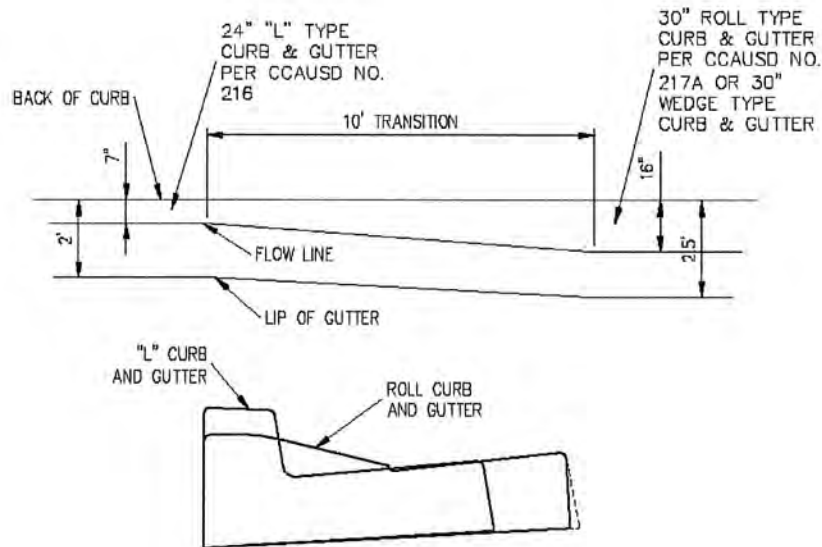


NOTES:

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

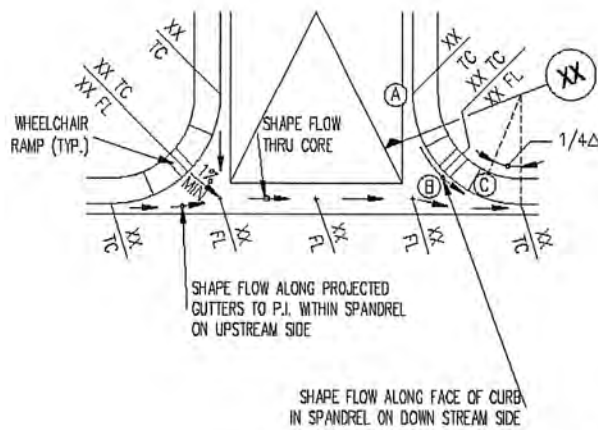


10' TRANSITION FROM 'L' CURB TO ROLL CURB

NTS

7/5/2011

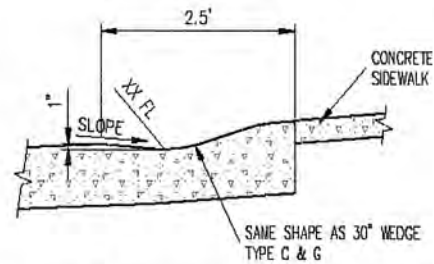
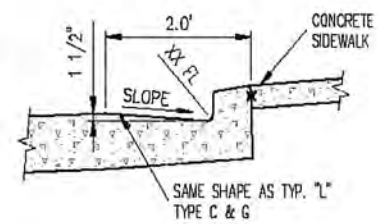
z:\wcp0902-000 Kyle Canyon\Draw\Figures\110620 WCP0902-000 Dev Standards.dwg



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.

CASE I SECTION
SEE CCAUSD 228

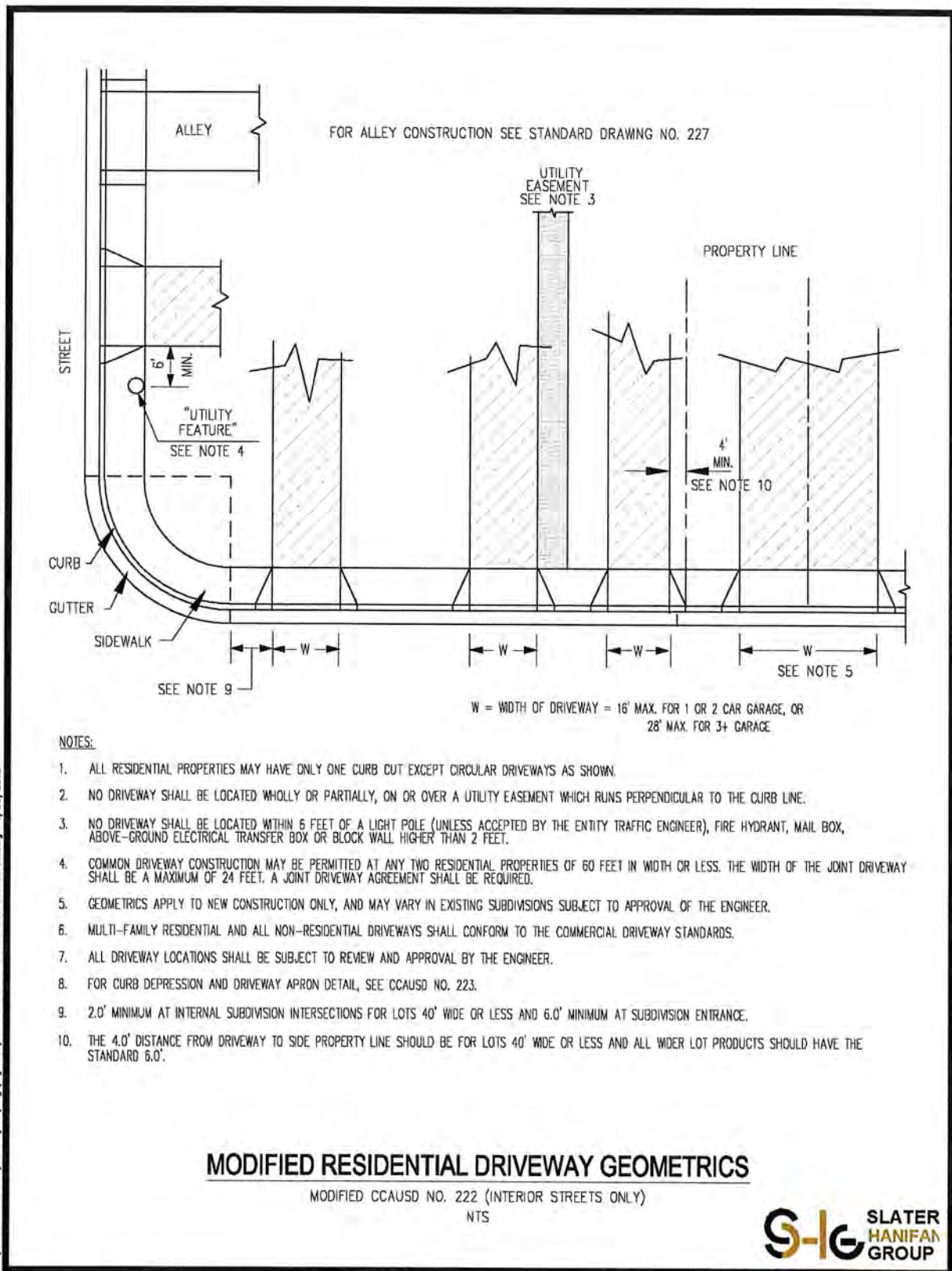


CASE II SECTION
SEE 30° WEDGE CURB DETAIL

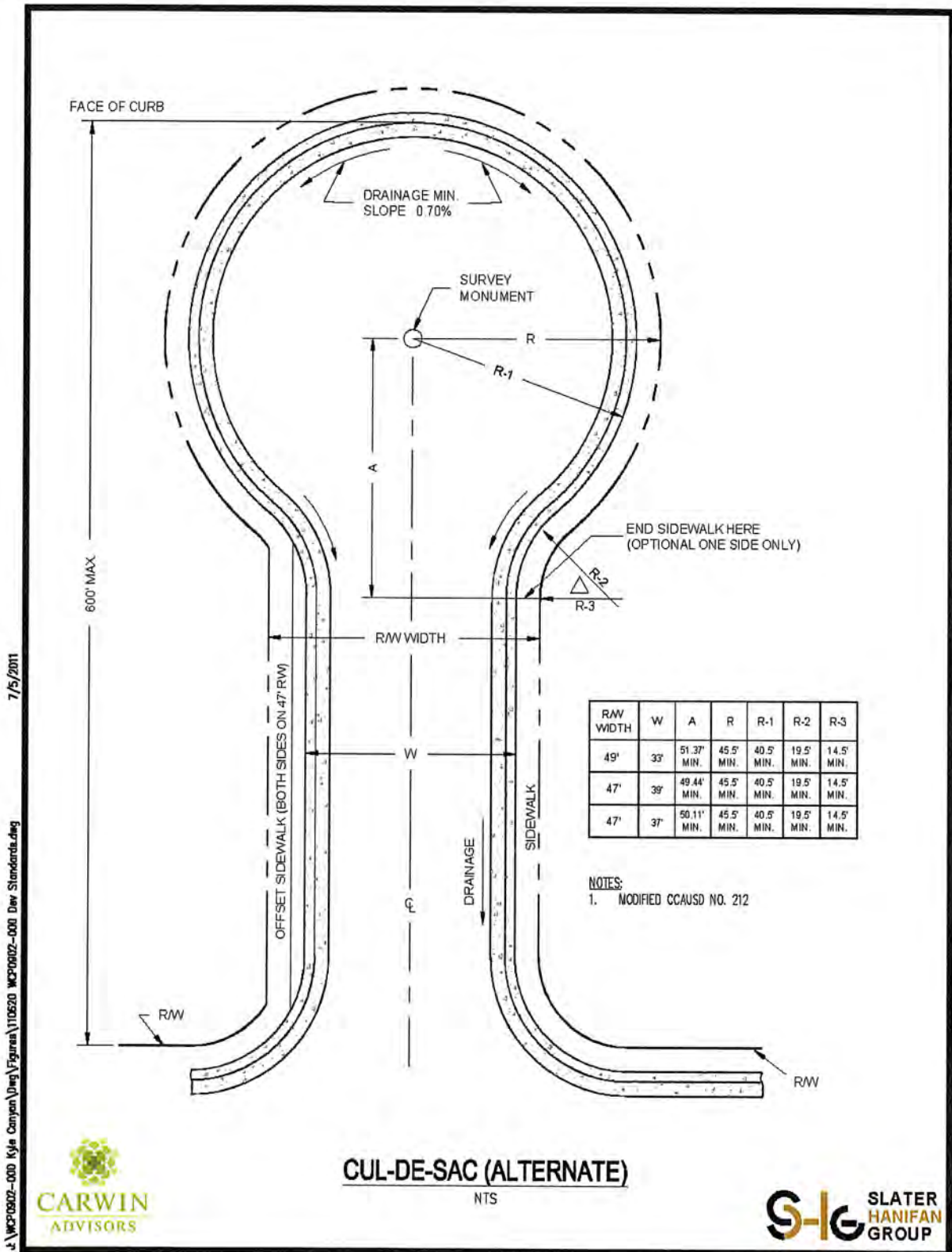
**TYPICAL CROSS GUTTER W/ 30° ROLL
TYPE CURB AND GUTTER DETAIL**

NTS



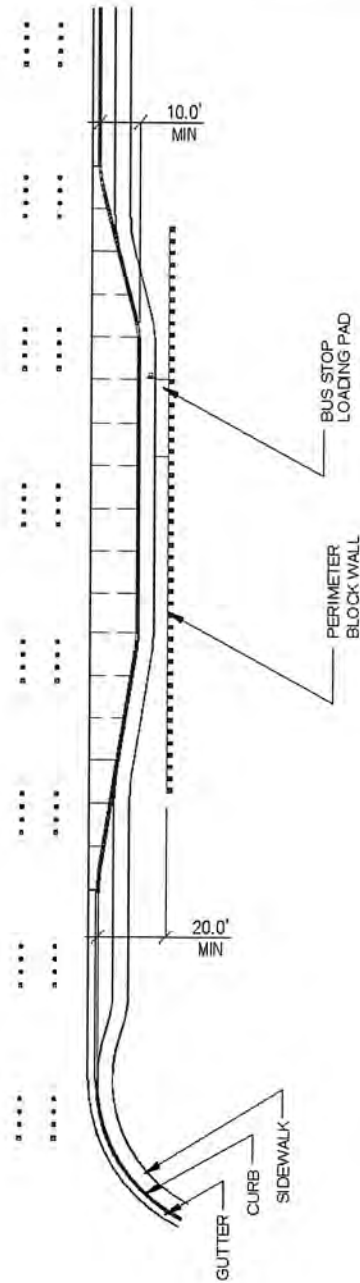


J:\WCP0902-000 Kyle Canyon\Draw\Figures\110620 WCP0902-000 Dev Standards.dwg 4/30/2015



7/5/2011

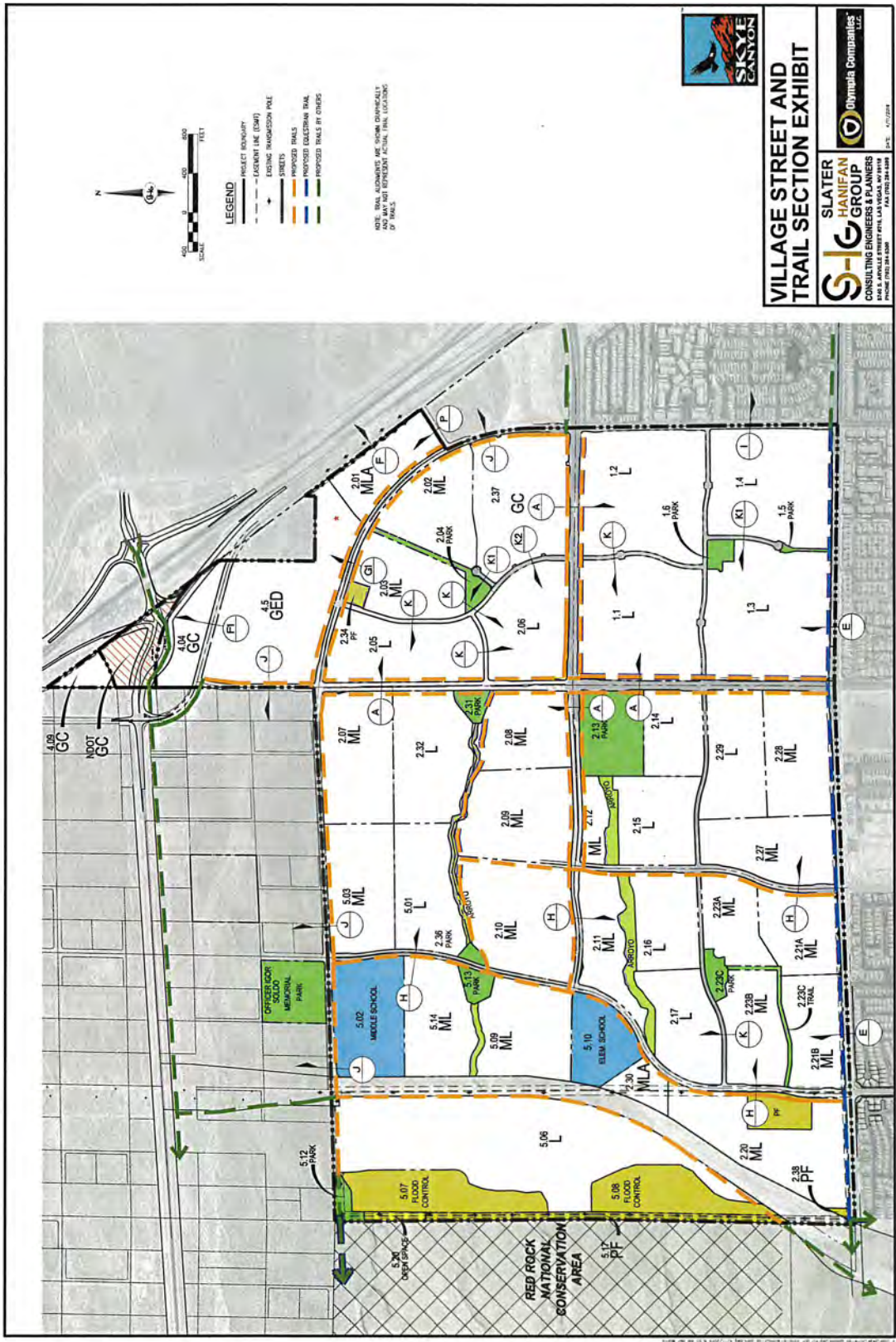
J:\WC2002-000 Kyle Canyon\Draw\Figures\110520 WC2002-000 Dev Standards.dwg

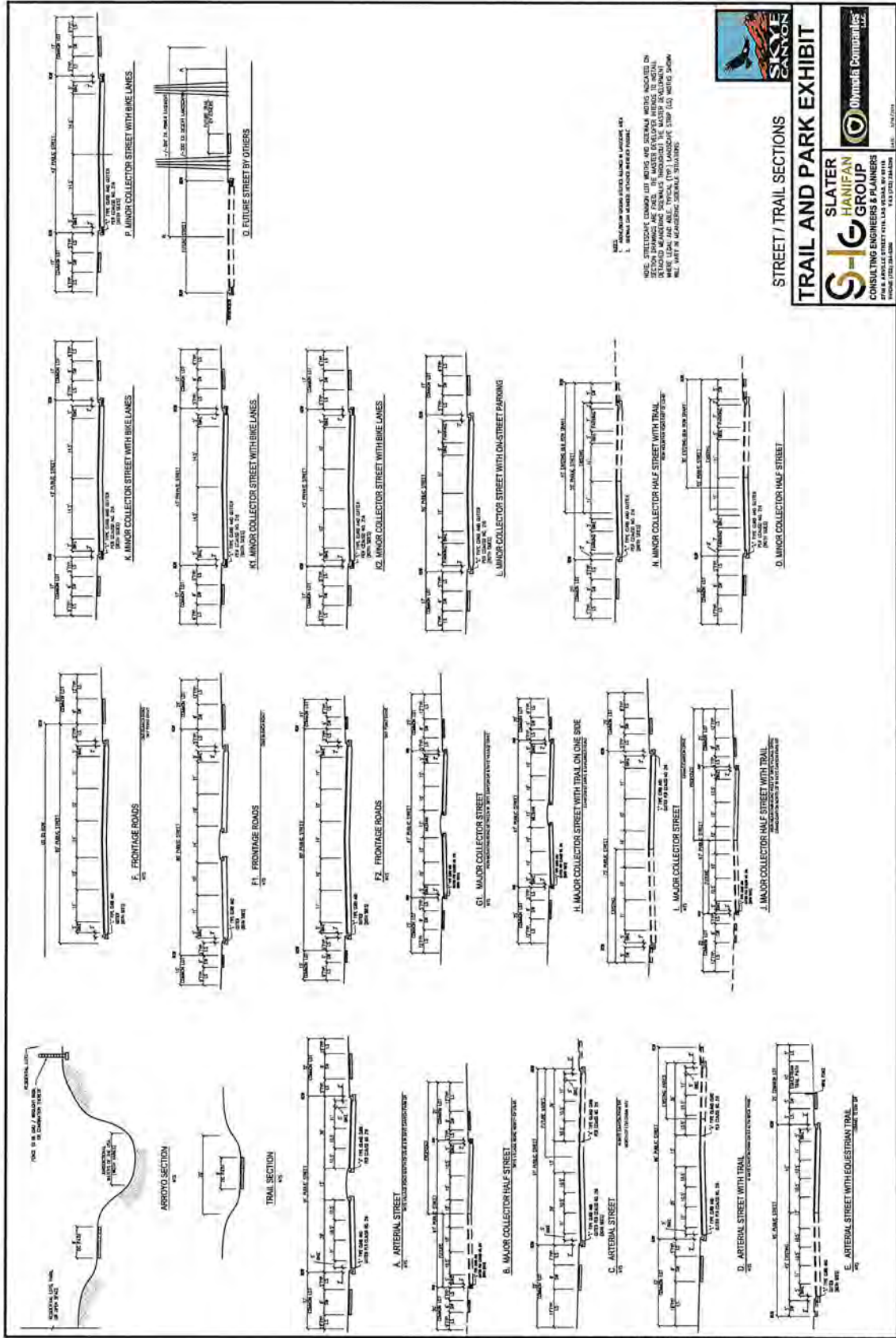


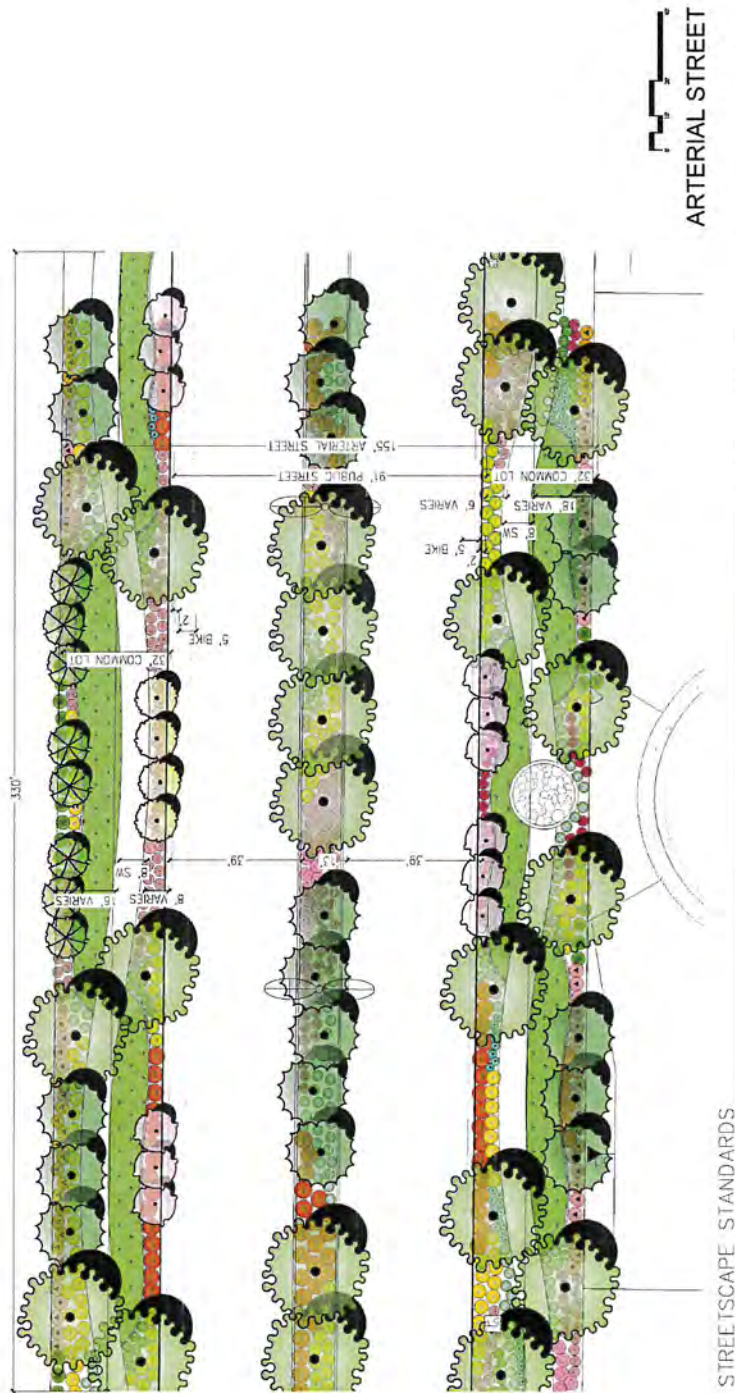
LANDSCAPE BUFFER ALONG BUS TURN-OUT

MODIFIED CCAUSD NO. 234.1
NTS









STREETSCAPE STANDARDS

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY	
	PNUS PINEA	STONE PINE	0		LOW GROUNDCOVER	270
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	22		MEDIUM SHRUB	460
	PNUS ELADURICA	MONDALE PINE	18		LARGE SCREENING SHRUB	270
	ELAEAGARPUS DECIPRENS	JAPANESE BLUEBERRY	8		ANNUAL COLOR	0
	LAURUS NOBILIS	SWEET BAY	4		SYNTHETIC TURF	5,425 SF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	12		SCREENED DWARF FESCUE	0
	"KRAUTER VESUVIUS"	PURPLE LEAF PLUM				

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH. "APACHE BROWN" MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

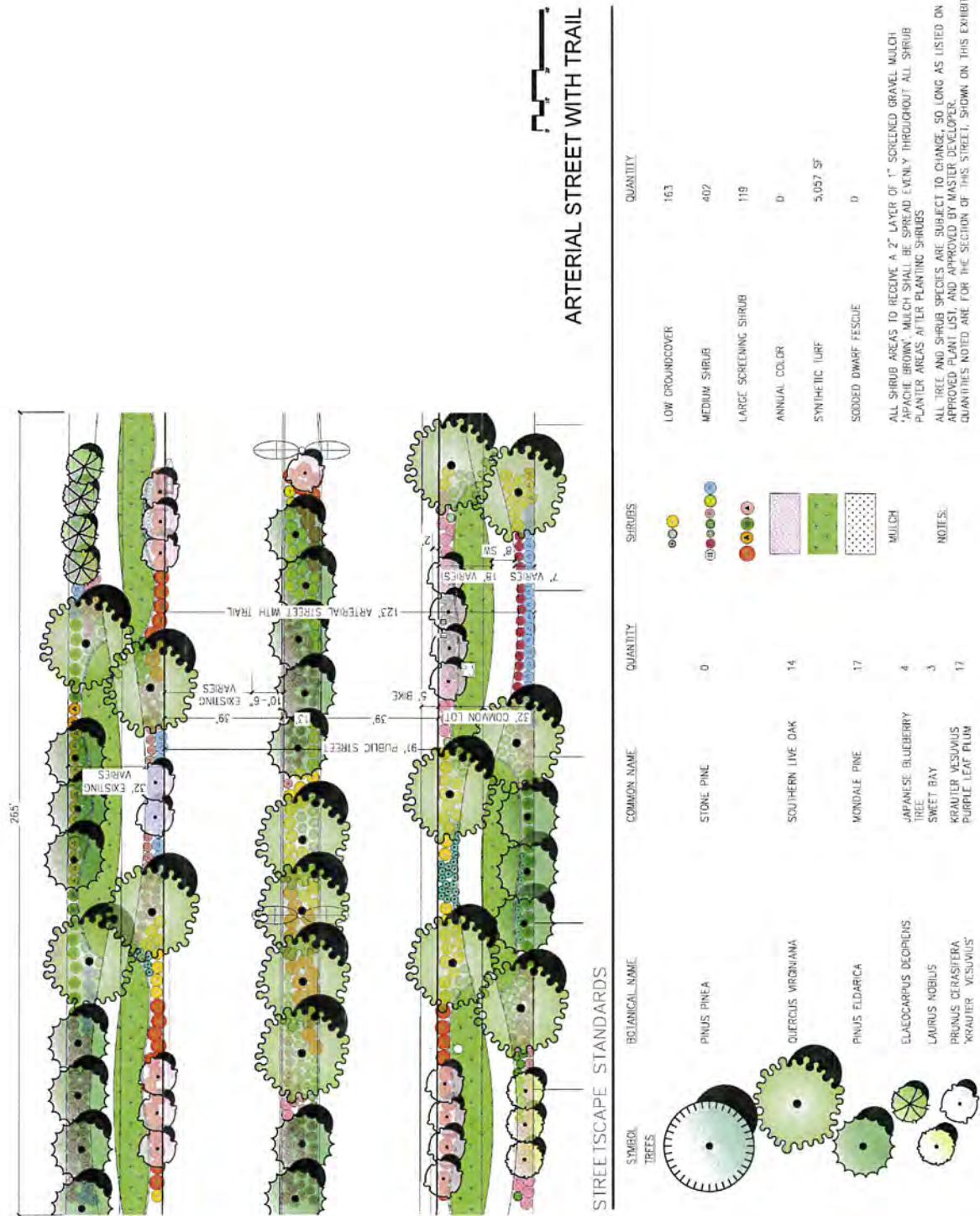
ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.

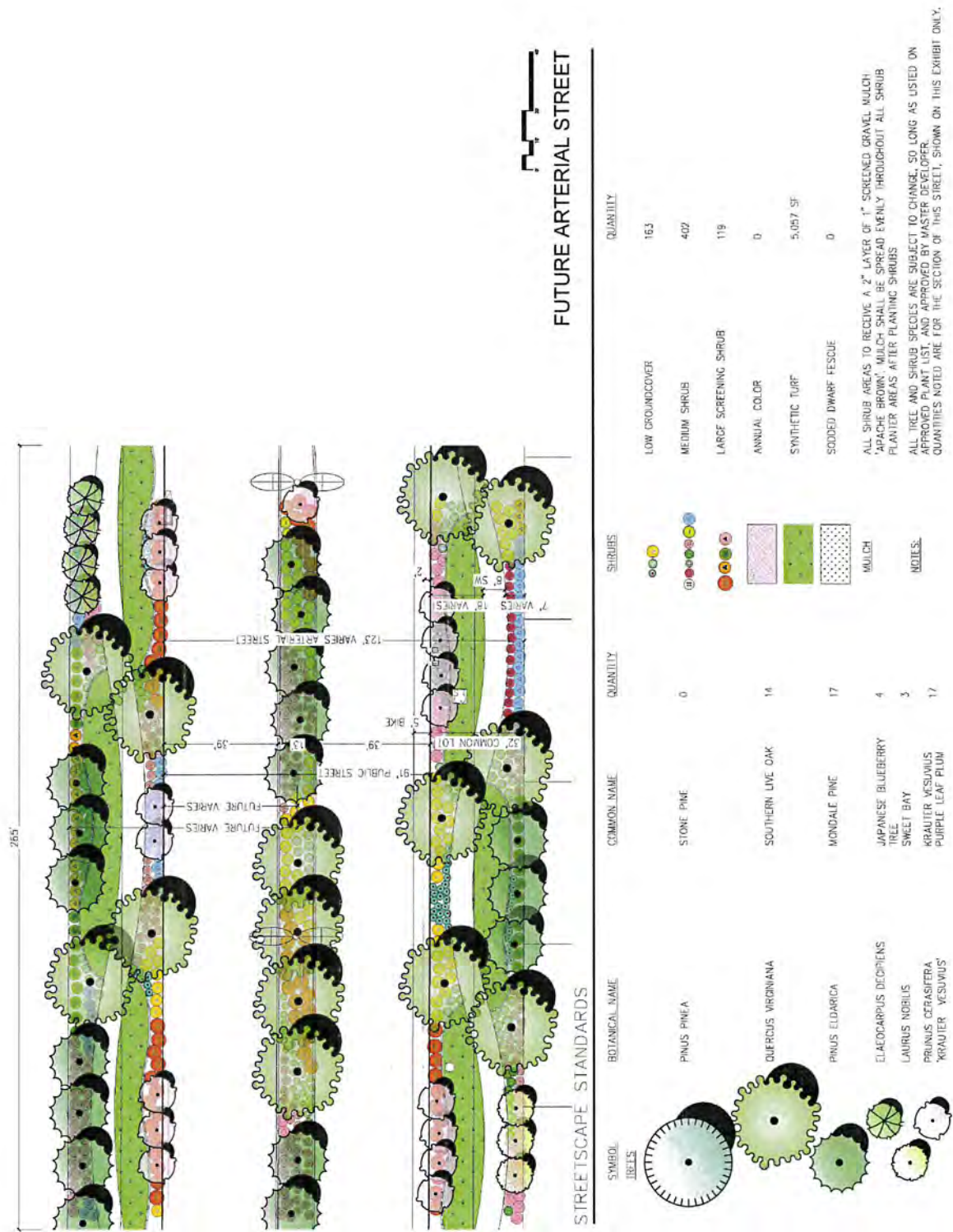
QUANTITIES NOTED ARE FOR THE SECTION OF THIS STREET, SHOWN ON THIS EXHIBIT.

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH. SPACED BROWN MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTING AREAS AFTER PLANTING SHRUBS.

ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.

QUANTITIES NOTED ARE FOR THE SECTION OF THIS STREET, SHOWN ON THIS EXHIBIT ONLY.







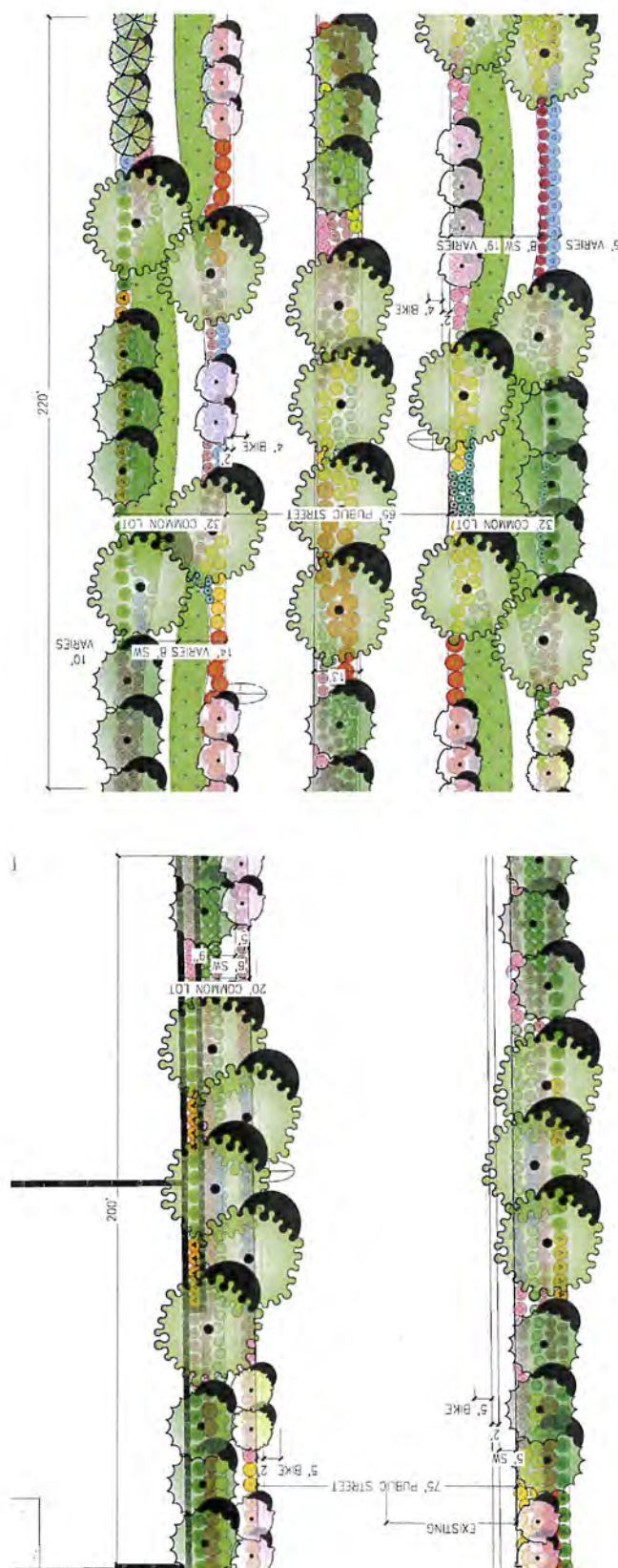
ARTERIAL STREET WITH EQUESTRIAN TRAIL

STREETSCAPE STANDARDS					
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY
TREES					
	PINUS PINEA	STONE PINE	0		9.3
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	6		14.3
	PINUS ELLARICA	MONDALE PINE	0		5.7
	FLACOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	14		0
	LAURUS NOBILIS	SWEET BAY	9		0
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	6		0
	KRAUTER VESUVIUS	PURPLE LEAF PLUM	6		

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH. 'APACHE BROWN' MULCH SHALL BE 'SPREAD' EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.

QUANTITIES NOTED ARE FOR THE SECTION OF THIS STREET, SHOWN ON THIS EXHIBIT ONLY.



MAJOR COLLECTOR STREET

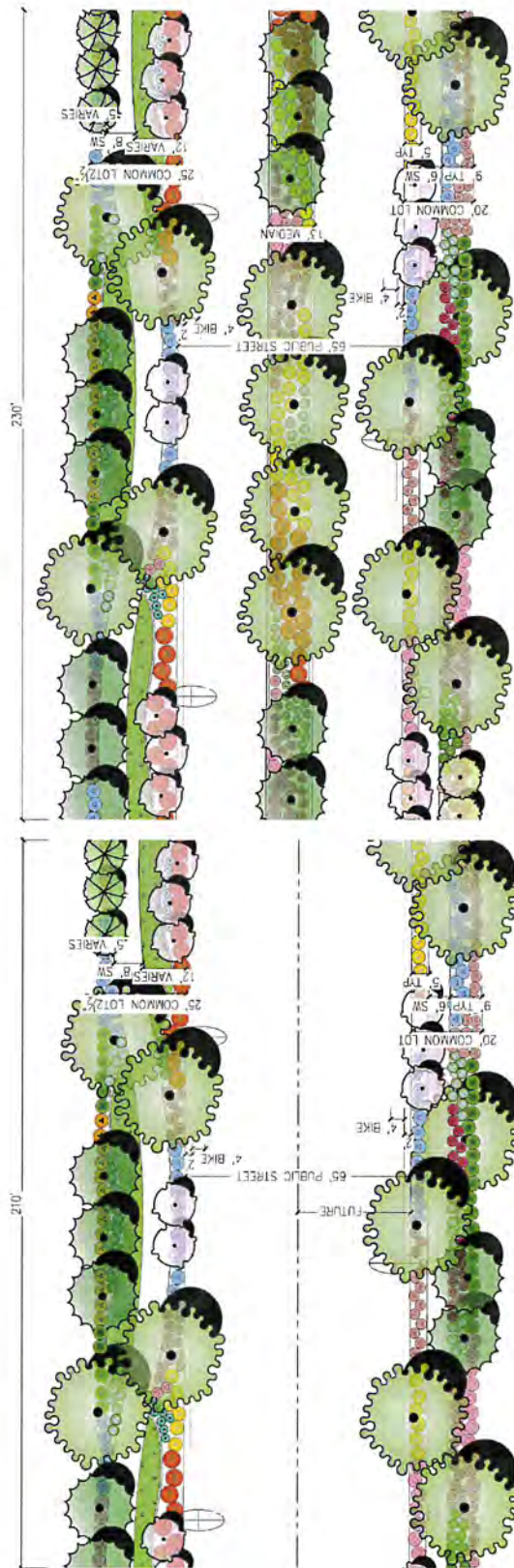
STREETSCAPE STANDARDS

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY
	PINUS PINEA	STONE PINE	0		252
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	20		596
	PINUS ELODARICA	MONDALE PINE	20		197
	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	4		0
	LAURUS NOBILIS	SWEET BAY	3		4,300 SF
	PRUNUS CERASTERA	KRAUTER VESUVIUS	18		0
	PRUNUS VESUVIUS	PURPLE LEAF PLUM			

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH. "APACHE BROWN" MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE SO LONG AS LISTED ON APPROVED PLANT LIST AND APPROVED BY MASTER DEVELOPER.

QUANTITIES NOTED ARE FOR THE SECTIONS OF THIS STREET, SHOWN ON THIS EXHIBIT ONLY.



MAJOR COLLECTOR STREET WITH TRAIL

STREETSCAPE STANDARDS

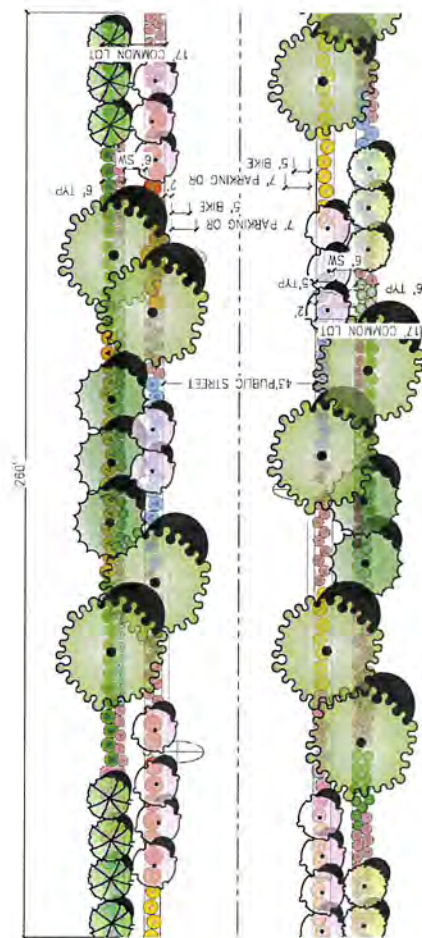
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY
	PINUS PINEA	STONE PINE	0		205
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	22		609
	PINUS ELDARICA	MONDALE PINE	19		173
	ELAEAGARBUS DECIPRENS	JAPANESE BLUEBERRY	6		0
	LAURUS NOBILIS	SWEET BAY	7		2,441 SF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	22		0
	KRAUTER VESUVIUS	PURPLE LEAF PLUM			

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH
 'APACHE BROWN' MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB
 PLANTER AREAS AFTER PLANTING SHRUBS

ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON
 APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.

QUANTITIES NOTED ARE FOR THE SECTIONS OF THIS STREET, SHOWN ON THIS EXHIBIT ONLY.

NOTES:



MINOR COLLECTOR STREET

STREETSCAPE STANDARDS		MINOR COLLECTOR STREET	
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
	PINUS PINEA	STONE PINE	0
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	8
	PINUS ELIDARICA	MONDALE PINE	5
	ELAEAGARPUS DECORENS	JAPANESE BLUEBERRY TREE	7
	LAURUS NOBILIS	SWEET BAY	5
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	18
	PRUNUS CERASIFERA	PURPLE LEAF PLUM	18
	LOW GROUND COVER	LOW GROUND COVER	89
	MEDIUM SHRUB	MEDIUM SHRUB	240
	LARGE SCREENING SHRUB	LARGE SCREENING SHRUB	86
	ANNUAL COLOR	ANNUAL COLOR	0
	SYNTHETIC TURF	SYNTHETIC TURF	0
	SODDED DWARF FESCUE	SODDED DWARF FESCUE	0
	MULCH	MULCH	0

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH. 'APACHE BROWN' MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.

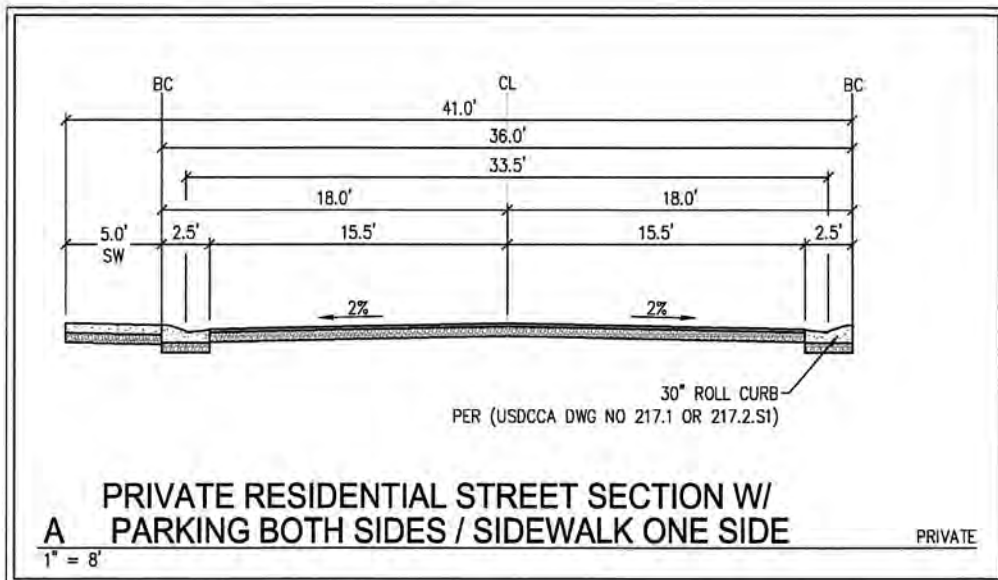
QUANTITIES NOTED ARE FOR THE SECTION OF THIS STREET, SHOWN ON THIS EXHIBIT ONLY.



STREETSCAPE STANDARDS

SYMBOL TREES	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY
	PINUS PINEA	STONE PINE	0		61
	QUERCUS AGRIFOLIA	WHITE OAK	0		201
	QUERCUS AGRIFOLIA	WHITE OAK	0		87
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		5,425 SF
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		0
	QUERCUS AGRIFOLIA	WHITE OAK	0		



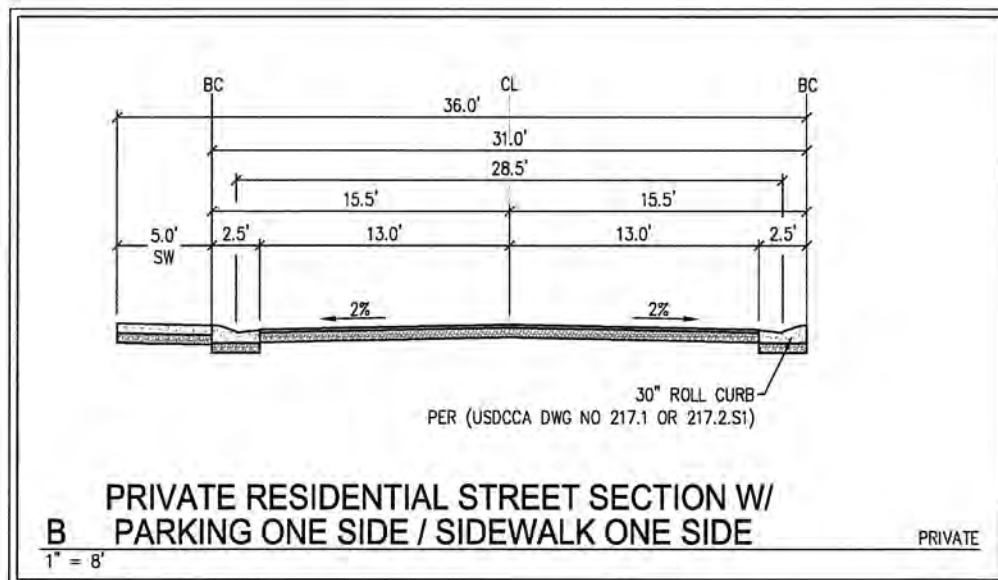


S-I-G SLATER
HANIFAN
GROUP

PRIVATE GATED STREET SECTIONS

NTS

4:\OLY1820 Skye Canyon Major MOD\Draw\Entitlements\Major Mod 2018\PRIVATE STREET SECTIONS.dwg 12/18/2018



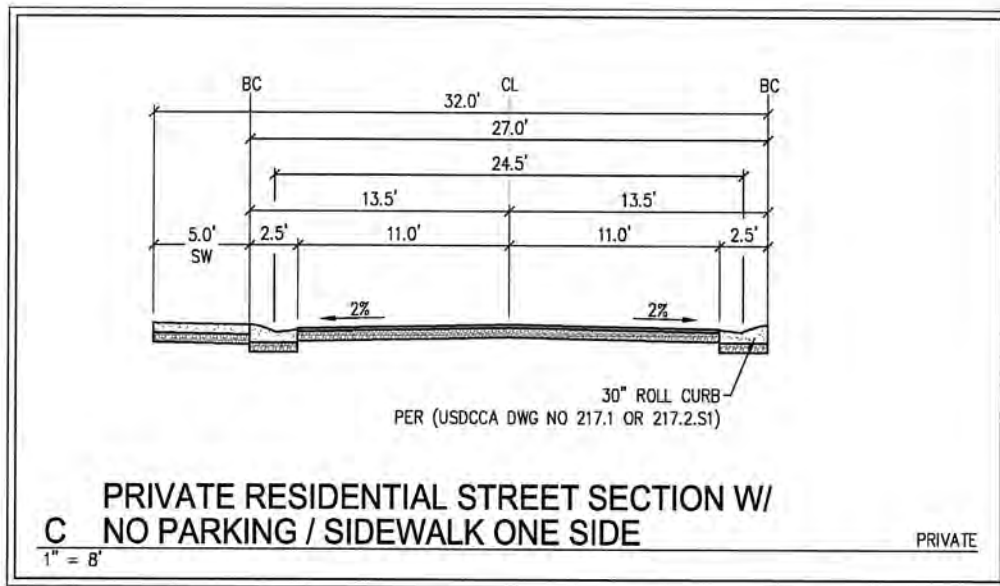
S-I-G SLATER
 HANIFAN
 GROUP

PRIVATE GATED STREET SECTIONS

NTS

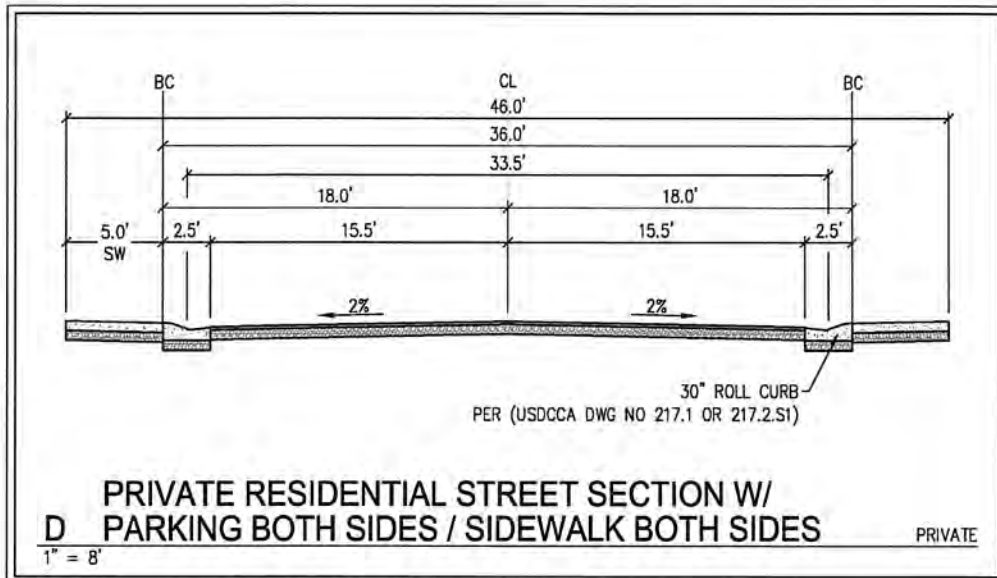
J:\011820 Skye Canyon Major MOD\Draw\Entitlements\Major Mod 2018\PRIVATE STREET SECTIONS.dwg 12/18/2018

L:\VOL1620 Skye Canyon Major Mod\Drawings\Entitlements\Major Mod 2018\PRIVATE STREET SECTIONS.dwg 12/18/2018



S-I-G SLATER
 HANIFAN
 GROUP

PRIVATE GATED STREET SECTIONS
 NTS

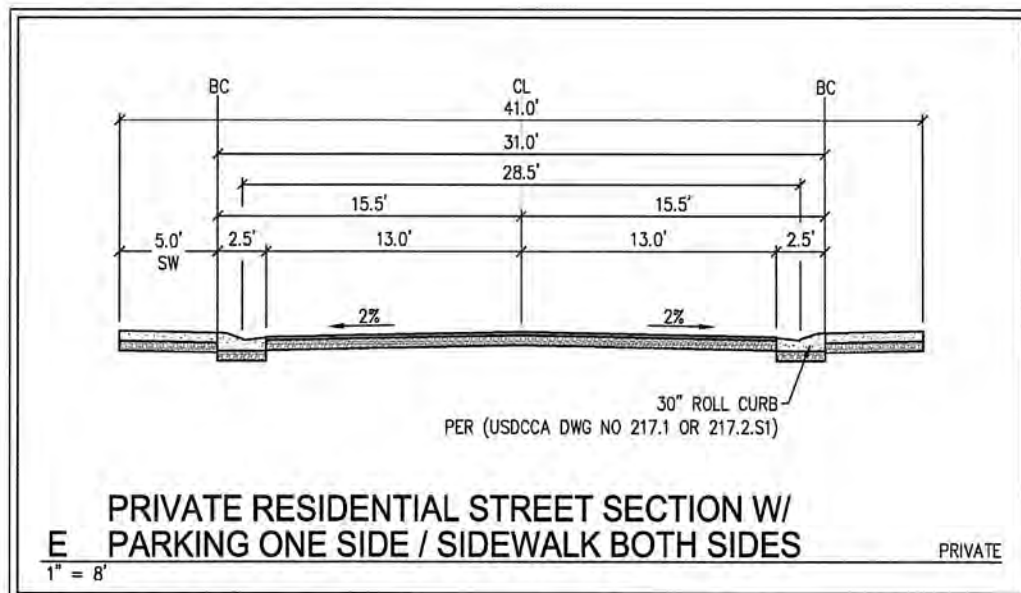


J:\04\1820 Skye Canyon Major Mod\Drawings\Entitlements\Major Mod 2018\PRIVATE STREET SECTIONS.dwg 12/18/2018

S-I-G SLATER
HANIFAN
GROUP

PRIVATE GATED STREET SECTIONS

NTS

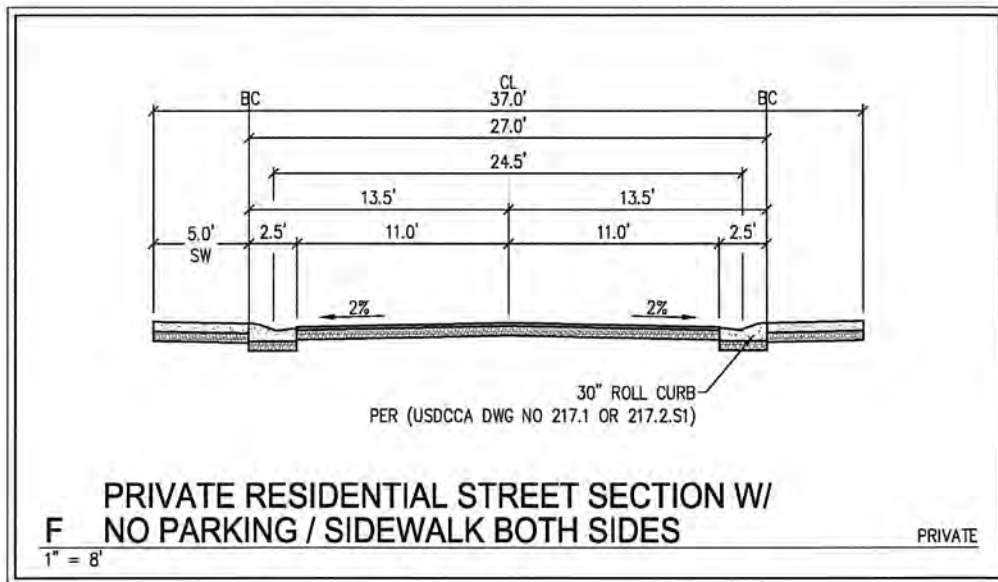


\\QL171820 Skye Canyon Major MCD\\Dwg\\Entitlements\\Major Mod 2018\\PRIVATE STREET SECTIONS.dwg 12/18/2018

S-I-G SLATER
HANIFAN
GROUP

PRIVATE GATED STREET SECTIONS

NTS



S-I-G SLATER
 HANIFAN
 GROUP

PRIVATE GATED STREET SECTIONS

NTS

J:\OLY1820 Skye Canyon Major MOD\Draw\Entitlements\Major Mod 2018\PRIVATE STREET SECTIONS.dwg 12/18/2018

Appendix A – Plant List

Botanical Name	Common Name
Trees	
<i>Acacia aneura</i>	Mulga Acacia
<i>Acacia constricta</i>	White Thorn Acacia
<i>Acacia farnesiana</i> (=A. <i>smallii</i>)	Sweet Acacia
<i>Acacia greggii</i>	Cat's Claw Acacia
<i>Acacia pendula</i>	Weeping Acacia
<i>Acacia salicina</i>	Willow Acacia
<i>Acacia schaffneri</i>	Twisted Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Arbutus unedo</i>	Strawberry Tree
<i>Bismarckia nobilis</i>	Bismarck Palm
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Butia capitata</i>	Pindo Palm
<i>Cedrus atlantica</i> 'glaucous'	Blue Atlas Cedar
<i>Cedrus deodora</i>	Deodar Cedar
<i>Celtis occidentalis</i>	Common Hackberry
<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Ceratonia siliqua</i>	Carob Tree
<i>Cercis canadensis</i>	Eastern Redbud
<i>Cercis occidentalis</i>	Western Redbud
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i> + hybrids	Desert Willow
<i>x Chitalpa tashkentensis</i>	Chitalpa
<i>Cordia boissieri</i>	Texas Olive
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cupressus glabra</i>	Arizona Cypress
<i>Cupressus sempervirens</i>	Italian Cypress
<i>Ebenopsis ebano</i> (=Pithecellobium)	Texas Ebony
<i>Elaeocarpus decipiens</i>	Japanese Blueberry
<i>Eriobotrya japonica</i>	Loquat
<i>Eucalyptus microtheca</i>	Coolibah Tree
<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum
<i>Eucalyptus species</i>	Eucalyptus/Gum Tree
<i>Eysenhardtia orthocarpa</i>	Kidneywood
<i>Fraxinus greggii</i>	Littleleaf Ash
<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash
<i>Fraxinus velutina</i>	Arizona Ash
<i>F. v. glabra</i>	Modesto Ash
<i>F. v. 'Rio Grande,' 'Fan-Tex'</i>	Fan-Tex/Rio Grande Ash
<i>Geijera parviflora</i>	Australian Willow
<i>Gleditsia triacanthos</i> cultivars	Honey Locust
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree

Botanical Name	Common Name
Trees	
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Laurus nobilis</i>	Bay Laurel
<i>Leucaena retusa</i>	Golden Ball Lead Tree
<i>Olea europaea</i> 'Swan Hill,' 'Wilson'	Swan Hill or Wilson Olive
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Parkinsonia florida</i>	Blue Palo Verde
<i>Parkinsonia microphylla</i>	Foothills Palo Verde
<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus eldarica</i>	Mondell/Afghan Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus pinea</i>	Stone Pine
<i>Pinus roxburghii</i>	Chir Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Pistachia chinensis</i> 'Red Push'	Red Push Pistache
<i>Pistachia lentiscus</i>	Mastic Tree
<i>Pittosporum angustifolium</i> (= <i>P. phylliraeoides</i>)	Willow Pittosporum
<i>Platanus acerifolia</i>	London Plane Tree, Sycamore
<i>Platanus mexicanum</i>	Mexican Sycamore
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Podocarpus macrophyllus</i>	Yew Pine
<i>Prosopis alba</i>	Argentine Mesquite
var. 'Colorado'	Colorado Mesquite
var. 'Cooperi'	Thornless Argentine Mesquite
<i>Prosopis chilensis</i>	Chilean Mesquite
var. 'Thornless' or 'Arizona'	Thornless Chilean Mesquite
<i>Prosopis glandulosa glandulosa</i>	Texas Honey Mesquite
var. 'Maverick'	Thornless Honey Mesquite
<i>Prosopis glandulosa torreyana</i>	Western Honey Mesquite
<i>Prosopis pubescens</i>	Screwbean Mesquite
<i>Prosopis velutina</i> (= <i>juliflora</i>)	Native/Velvet Mesquite
<i>Prosopis</i> x 'Phoenix'	Thornless Hybrid Mesquite
<i>Prosopis</i> x 'Rio Salado'	Thornless Hybrid Mesquite
<i>Pyrus calleryana</i>	Ornamental Pear
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear
<i>Quercus buckleyi</i>	Texas Red Oak
<i>Quercus buckleyi</i> 'Red Rock'	Red Rock Oak
<i>Quercus fusiformis</i>	Escarpment Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus lobata</i>	Valley Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muhlenbergia</i>	Chinquapin Oak

Botanical Name	Common Name
Trees	
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus suber</i>	Cork Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Q. v. 'Cathedral'</i>	Cathedral Live Oak
<i>Q. v. 'Heritage'</i>	Heritage Live Oak
<i>Q. v. 'High Rise'</i>	High Rise Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Rhus lanceolata</i>	Prairie/Flameleaf Sumac
<i>Robinia pseudoacacia</i>	Black Locust
<i>Robinia x ambigua</i>	Idaho Locust
<i>Robinia x ambigua</i> 'Purple Robe'	Purple Robe Locust
<i>Sambucus nigra</i> ssp. <i>cerulea</i>	Blue Elderberry
<i>Schinus molle</i>	California Pepper Tree
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>S.s. v. 'Silver Peso' & 'Sierra Silver'</i>	Silver Mountain Laurel
<i>Trachycarpus fortunei</i>	Windmill Palm
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Ungradia speciosa</i>	Mexican Buckeye
<i>Vitex agnus-castus</i>	Chaste Tree
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm
<i>Xylosma congestum</i>	Xylosma
<i>Zelkova serrata</i>	Japanese/Sawleaf Zelkova
<i>Ziziphus jujuba</i>	Chinese Date/Jujube
LIMITED USE AND FRUIT TREES (NOT APPROPRIATE IN ALL LOCATIONS)	
<i>Albizia julibrissin</i>	Mimosa/Silk Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Citrus</i> sp.	Citrus Tree
<i>Ficus carica</i>	Fig Tree
<i>Ligustrum japonicum</i>	Waxleaf/Japanese Privet
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Lysiloma watsonii</i>	Fern of the Desert
<i>Magnolia grandiflora</i> 'Little Gem'	Southern/Little Gem Magnolia
<i>Malus</i> sp.	Apple Tree
<i>Paulownia tomentosa</i>	Sapphire Dragon Tree
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Prunus</i> sp. (dwarf)	Dwarf Fruit Trees
<i>Prunus caroliniana</i>	Carolina Laurel Cherry
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Prunus dulcis</i>	Almond Tree
<i>Prunus mume</i>	Japanese Flowering Apricot
<i>Punica</i> sp.	Pomegranate

Botanical Name	Common Name
Shrubs	
<i>Abelia x grandiflora</i>	Glossy Abelia
<i>Abutilon palmeri</i>	Velvet-leaf Mallow, Superstition Mallow
<i>Acacia berlandieri</i>	Berlandier Acacia, Guajillo
<i>Acacia craspedocarpa</i>	Leatherleaf Acacia, Waxleaf A.
<i>Acacia cultriformis</i>	Knifefleaf Acacia, Knife Acacia
<i>Acacia redolens</i>	Creeping Acacia, Prostrate Acacia
<i>Acacia rigidula</i>	Blackbrush Acacia
<i>Alyogne huegelii</i>	Blue Hibiscus
<i>Ambrosia dumosa</i>	White Bursage, Burrobush
<i>Ambrosia eriocentra</i>	Wooly Bursage
<i>Anisacanthus quadrifidus-wrightii</i> 'Mexican Flame'	Mexican Flame
<i>Anisodonteia hypomandarum</i>	Pink Desert Hibiscus, African Mallow
<i>Artemisia filifolia</i>	Sand Sage
<i>Artemisia tridentata</i>	Big Sage Brush
<i>Asclepias subulata</i>	Desert Milkweed
<i>Atriplex canescens</i>	Four-Wing Saltbush
<i>Atriplex confertifolia</i>	Shadscale
<i>Atriplex hymenelytra</i>	Saltbush, Desert Holly
<i>Atriplex lentiformis</i>	Quailbush, Big Saltbush
<i>Atriplex lentiformis breweri</i>	Brewer's Saltbush, Quail Bush
<i>Atriplex polycarpa</i>	Desert Saltbush
<i>Baccharis sarothroides</i>	Desert Broom, Coyote Bush
<i>Baccharis x 'Centennial'</i> (female hybrid)	Centennial Broom
<i>Baccharis x 'Starn'</i> (male hybrid)	Thompson Broom
<i>Bebbia juncea</i>	Sweet Bush
<i>Berberis fremontii</i>	Fremont's Barberry
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Buddleja davidii</i>	Butterfly Bush
<i>Buddleja marrubifolia</i>	Wooly Butterfly Bush
<i>Buddleja utahensis</i>	Utah Butterfly Bush
<i>Buxus microphylla</i> 'Japonica'	Japanese Boxwood
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Calliandra eriophylla</i>	Pink Fairy Duster
<i>Callistemon citrinus</i>	Bottlebrush, Lemon Bottlebrush
<i>Callistemon citrinus</i> 'Nana'	Dwarf Bottlebrush
<i>Caryopteris x clandonensis</i> 'Dark Knight'	Blue Mist Spirea
<i>Chamaebatiaria millefolium</i>	Fern Bush, Desert Sweet
<i>Chrysactinia mexicana</i>	Damianta

Botanical Name	Common Name
Shrubs	
<i>Chrysothamnus viscidiflorus</i>	Yellow Rabbit Brush, Green Rabbit Brush
<i>Cistus hybridus</i>	White Rockrose
<i>Cistus purpureus</i>	Purple Rock Rose, Orchid Rockrose
<i>Coleogyne ramosissima</i>	Blackbrush
<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Cotoneaster congestus</i>	Pyrenees Cotoneaster
<i>Cotoneaster glaucophyllus</i>	Gray-Leaf Cotoneaster
<i>Cotoneaster lacteus</i>	Red Clusterberry
<i>Cotoneaster microphyllus</i>	Rockspray
<i>Dalea bicolor 'argyrea'</i>	Silver Dalea
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Pink Indigo Bush
<i>Dodonaea viscosa</i>	Purple Hopseed Bush
<i>Duranta erecta 'Sweet Memory'</i>	Golden Dewdrop, Sky Flower
<i>Elaeagnus pungens</i>	Silverberry
<i>Elaeagnus x ebbingei</i>	Ebbing's Silverberry
<i>Encelia farinosa</i>	Brittlebush
<i>Encelia virginensis</i>	Virgin River Brittlebush
<i>Ephedra nevadensis</i>	Nevada Jointfir, Nevada Mormon Tea
<i>Ephedra viridis</i>	Mormon Tea
<i>Eremophila decipiens</i>	Slender Fuchsia
<i>Eremophila laanii 'Pink Beauty'</i>	Pink Beauty Emu Bush
<i>Eremophila glabra 'Murchinson River'</i>	Fire and Ice Emu Bush
<i>Eremophila maculata</i>	Spotted Emu Bush
<i>Eremophila maculata 'Valentine'</i>	Valentine Emu Bush
<i>Eremophila maculata 'Winter Gold'</i>	Winter Gold Emu Bush
<i>Eremophila racemosa</i>	Easter Egg Eremophila
<i>Eremophila x 'Summertime Blue' (polyclada x divaricata)</i>	Summertime Blue Emu Bush
<i>Eremophila sp.</i>	Eremophila, Emu Bush
<i>Ericameria cuneata</i>	Cliff Goldenbush
<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Eriodictyon angustifolium</i>	Yerba Santa
<i>Eriogonum corymbosum var. nilesii</i>	Las Vegas Valley Buckwheat
<i>Eriogonum fasciculatum</i>	Wild Buckwheat, California Buckwheat
<i>Eriogonum sp.</i>	Buckwheat
<i>Euonymus japonica</i>	Evergreen Euonymus
<i>Euonymus japonica 'Aureo-Variegata'</i>	Gold Spot Euonymus
<i>Euonymus japonica 'Microphylla'</i>	Box-leaf Euonymus
<i>Euonymus japonica 'Silver King'</i>	Silver King Euonymus
<i>Fallugia paradoxa</i>	Apache Plume

Botanical Name	Common Name
Shrubs	
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Forestiera pubescens (neomexicana)</i>	Desert Olive, New Mexico Privet
<i>Fraxinus greggii</i>	Little Leaf Ash
<i>Genista tinctoria</i>	Dyer's Greenwood
<i>Gutierrezia sarothrae</i>	Snakeweed
<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper
<i>Juniperus chinensis</i> 'Spartan'	Spartan Chinese Juniper
<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
<i>Juniperus chinensis</i> 'Torulosa'	Hollywood Twisted Juniper
<i>Juniperus sabina</i> 'Tamariscifolia'	Tam Juniper
<i>Juniperus scopulorum</i> 'Gray Gleam'	Gray Gleam Juniper
<i>Juniperus</i> sp.	Juniper
<i>Justicia californica</i>	California Justicia, Chuparosa
<i>Justicia candicans</i>	Red Justicia
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Keckellia antirrhinoides</i>	Yellow Snapdragon Bush
<i>Krascheninnikovia lanata</i>	Winterfat
<i>Lantana camara</i>	Bush Lantana
<i>Lantana camara</i> 'Radiation'	Radiation Lantana
<i>Larrea tridentata</i>	Creosote Bush
<i>Leucophyllum candidum</i> 'Silver Cloud'	Silver Cloud Texas Ranger
<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Texas Ranger
<i>Leucophyllum frutescens</i>	Texas Ranger, Texas Sage, Cenizo
<i>Leucophyllum frutescens</i> 'Compacta'	Compact Texas Ranger
<i>Leucophyllum frutescens</i> 'Green Cloud'	Green Cloud Texas Ranger
<i>Leucophyllum frutescens</i> 'White Cloud'	White Cloud Texas Ranger
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Texas Ranger
<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Texas Ranger
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum pruinosum</i> 'Sierra Bouquet'	Sierra Bouquet Texas Ranger
<i>Leucophyllum revolutum</i> 'Houdini'	Houdini Texas Ranger
<i>Leucophyllum zygophyllum</i> 'Cimarron'	Blue Texas Ranger, Cimarron Ranger
<i>Leucophyllum</i> x 'Rain Cloud'	Rain Cloud Texas Ranger
<i>Lycium andersonii</i>	Wolf Berry
<i>Lycium cooperi</i>	Cooper's Wolfberry
<i>Lycium pallidum</i> var. <i>oligospermum</i>	Pale Wolfberry
<i>Malpighia glabra</i> 'Mariquita'	Barbados Cherry
<i>Myrtus communis</i>	Classic Myrtle
<i>Myrtus communis boetica</i>	Twisted Myrtle
<i>Myrtus communis</i> 'Compacta'	Compact Myrtle
<i>Nerium oleander</i>	Oleander

Botanical Name	Common Name
Shrubs	
<i>Nerium oleander</i> 'Petite'	Dwarf Oleander
<i>Phlomis fruticosa</i>	Shrubby Jerusalem Sage
<i>Phlomis lanata</i>	Jerusalem Sage
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Poliomintha maderensis</i>	Lavender Spice, Mexican Oregano
<i>Prunus fasciculata</i>	Desert Almond
<i>Psoralea arguta</i>	Indigo Bush
<i>Psoralea polydenia</i>	Nevada Smokebush
<i>Punica granatum</i> 'Nana'	Dwarf Pomegranate
<i>Purshia mexicana</i>	Mexican Cliffrose
<i>Purshia stansburiana</i> (=Cowania)	Cliff Rose
<i>Pyracantha</i> sp.	Pyracantha, Firethorn
<i>Quercus turbinella</i>	Scrub Live Oak
<i>Rhus microphylla</i>	Littleleaf Sumac
<i>Rhus ovata</i>	Sugar Bush
<i>Rhus trilobata</i>	Squaw Bush / Skunk Bush
<i>Rhus virens</i>	Evergreen Sumac
<i>Romneya coulteri</i>	Matilija Poppy, Fried Egg Poppy
<i>Rosa</i> sp.	Rose
<i>Rosa woodsii</i>	Woods' Rose
<i>Rosmarinus officinalis</i>	Rosemary
<i>Ruellia peninsularis</i>	Desert Ruellia
<i>Russelia equisetiformis</i>	Coral Fountain
<i>Salazaria mexicana</i>	Bladdersage
<i>Salvia chamaedryoides</i>	Mexican Blue Sage
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia coccinea</i>	Scarlet Sage
<i>Salvia dorrii</i>	Purple Sage, Desert Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Salvia microphylla</i> 'Sierra Madre'	Sierra Madre Sage
<i>Salvia mohavensis</i>	Mojave Sage
<i>Salvia</i> sp.	Sage
<i>Sambucus mexicana</i>	Mexican Elderberry
<i>Santolina chamaecyparissus</i>	Lavender Cotton, Gray Santolina
<i>Santolina rosmarinifolia</i> (=S. virens)	Green Lavender Cotton, Green Santolina
<i>Senna armata</i> (=Cassia)	Spiny Senna
<i>Senna artemisioides</i> (=Cassia)	Feathery Senna, Feathery Cassia
<i>Senna lindheimeriana</i> (=Cassia)	Velvet-leaf Senna
<i>Senna nemophila</i> (=Cassia)	Desert Senna, Desert Cassia
<i>Senna phyllodinea</i> (=Cassia)	Silvery Senna, Silver Leaf Cassia

Botanical Name	Common Name
Shrubs	
<i>Senna wislizenii</i> (=Cassia)	Shrubby Senna, Shrubby Cassia
<i>Simmondsia chinensis</i>	Jojoba
<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba
<i>Sophora arizonica</i>	Arizona Mescal Bean
<i>Tecoma stans</i>	Yellow Trumpet Flower, Yellow Bells
<i>Tecoma</i> x 'Orange Jubilee'	'Orange Jubilee' Tecoma, Orange Bells
<i>Tecoma</i> x 'Sunrise' TM	'Sunrise' Tecoma
<i>Teucrium chamaedrys</i>	Germander
<i>Thamnosma montana</i>	Turpentine Broom
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Vauquelinia corymbosa</i> var. <i>heterodon</i>	Narrowleaf Rosewood
<i>Wedelia texana</i> 'Devil's River' (= <i>Zexmenia hispida</i>)	Devil's River, Orange Daisy
<i>Xylosma congestum</i>	Xylosma
<i>Xylosma congestum</i> 'Compacta'	Dwarf Xylosma
<i>Ziziphus obtusifolia</i>	Greythorn

Botanical Name	Common Name
Groundcovers	
<i>Abronia villosa</i>	Desert Sand Verbena
<i>Acacia redolens</i> 'Desert Carpet'	Desert Carpet Creeping Acacia
<i>Acalypha monostachys</i>	Raspberry Fuzzies
<i>Aptenia cordifolia</i>	Hearts and Flowers, Red Apple Ice Plant
<i>Asteriscus maritimus</i>	Gold Coin Daisy
<i>Baccharis pilularis</i> 'Pigeon Point'	Dwarf Coyote Brush
<i>Berberis repens</i> = <i>Mahonia repens</i>	Creeping Oregon Grape
<i>Calylophus hartwegii</i>	Sierra Sundrop
<i>Cephalophyllum speciosum</i> 'Red Spike'	Red Spike Iceplant
<i>Cerastium tomentosum</i>	Snow-in-Summer
<i>Conoclinium greggii</i> 'Boothill' (= <i>Eupatorium</i>)	Boothill Eupatorium
<i>Convolvulus cneorum</i>	Bush Morning Glory
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Dalea capitata</i> 'Sierra Gold'	Sierra Gold Dalea
<i>Dalea greggii</i>	Prostrate Indigo Bush
<i>Dichondra argentea</i> 'Silver Falls'	Silver Dichondra, Kidneyweed
<i>Dichondra micrantha</i>	Green Dichondra
<i>Drosanthemum cooperi</i>	Purple Iceplant
<i>Euonymus fortunei</i> 'Coloratus'	Purple-leaf Wintercreeper
<i>Euphorbia rigida</i>	Spurge, Gopher Plant

Botanical Name	Common Name
Groundcovers	
<i>Gazania rigens</i>	Gazania, Treasure Flower
<i>Glandularia gooddingii</i> (=Verbena)	Goodding Verbena
<i>Glandularia peruviana</i> (=Verbena)	Peruvian Verbena
<i>Glandularia pulchella</i> (= Verbena)	Moss Verbena
<i>Glandularia tenera</i> (=Verbena)	Rock Verbena
<i>Juniperus chinensis procumbens</i>	Japanese Garden Juniper
<i>Juniperus conferta</i>	Shore Juniper
<i>Juniperus horizontalis</i> 'Prince of Wales'	Prince of Wales Juniper
<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Carpet Juniper
<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
<i>Lantana montevidensis</i>	Trailing Lantana
<i>Malephora crocea</i>	Gray Ice Plant, Coppery Mesemb
<i>Malephora lutea</i>	Rocky Point Ice Plant
<i>Mirabilis multiflora</i>	Four O'Clock
<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine
<i>Myoporum parvifolium</i>	Prostrate Myoporum
<i>Pyracantha fortuneana</i> 'Santa Cruz'	Santa Cruz Pyracantha, Firethorn
<i>Rosmarinus officinalis</i> 'prostratus'	Prostrate Rosemary
<i>Sedum spectabile</i>	Stonecrop
<i>Sphaeralcea grossulariifolia</i>	Goosefoot Mallow
<i>Stachys coccinea</i>	Texas Betony, Scarlet Hedge Nettle
<i>Tradescantia pallida</i> 'Purpurea'	Purple Heart, Wandering Jew
<i>Verbena rigida</i>	Sandpaper Verbena, Coarse Verbena
<i>Vinca minor</i>	Dwarf Periwinkle

Botanical Name	Common Name
Vines	
<i>Antigonon leptopus</i>	Queen's Wreath, Coral Vine
<i>Callaeum lilacaena</i> (=Mascagnia)	Orchid Vine
<i>Campsis</i> sp.	Trumpet Creeper
<i>Cissus trifoliata</i> var. <i>incisa</i>	Grape Ivy, Arizona Grape Ivy
<i>Clematis ligusticifolia</i>	Western Virgin's Bower
<i>Ficus pumila</i>	Creeping Fig
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Hardenbergia violacea</i>	Happy Wanderer, Lilac Vine
<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Lonicera japonica</i> 'Halliana'	Hall's / Japanese Honeysuckle
<i>Macfadyena unguis-cati</i>	Cat's Claw Vine
<i>Maurandya antirrhiniflora</i>	Snapdragon Vine

Botanical Name	Common Name
Vines	
<i>Parthenocissus</i> sp. 'Hacienda Creeper'	Hacienda Creeper
<i>Polygonum aubertii</i>	Silver Lace Vine
<i>Rosa banksiae</i>	Lady Bank's Rose
<i>Solanum jasminoides</i>	Potato Vine
<i>Tecomaria capensis</i>	Cape Honeysuckle
<i>Vitis arizonica</i>	Canyon Grape
<i>Vitis californica</i>	California Grape
<i>Vitis californica</i> 'Roger's Red'	Rogers Red Grape
<i>Vitis</i> sp.	Grape

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Agave americana</i>	Century Plant
<i>Agave americana</i> var. <i>aurea-marginata</i>	Yellow Margin Century Plant
<i>Agave americana</i> var. <i>medio-picta</i>	Medio Picta Century Plant
<i>Agave angustifolia</i> var. <i>marginata</i>	Variegated Agave
<i>Agave bovicornuta</i>	Cow's Horn Agave
<i>Agave bracteosa</i>	Green Spider Agave
<i>Agave colorata</i>	Mescal Ceniza
<i>Agave desmettiana</i>	Smooth Agave
<i>Agave filifera</i>	Thread-leaf Agave, Dark Green Agave
<i>Agave geminiflora</i>	Twin-Flowered Agave
<i>Agave havardiana</i>	Havard Agave
<i>Agave montana</i>	Mountain Agave
<i>Agave multifilifera</i>	Chahuíqui
<i>Agave murpheyi</i>	Murphey's Agave
<i>Agave ocahui</i>	Agave Ocahui
<i>Agave ovatifolia</i>	Whale's Tounge Agave
<i>Agave palmeri</i>	Palmer's Agave
<i>Agave parrasana</i>	Cabbage Head Agave
<i>Agave parryi</i>	Parry's Agave
<i>Agave parryi</i> var. <i>huachuensis</i>	Huachuca Agave
<i>Agave parryi</i> var. <i>neomexicana</i>	New Mexico Agave
<i>Agave parryi</i> var. <i>truncata</i>	Artichoke Agave
<i>Agave salmiana</i> ssp. <i>ferox</i>	Ferox Agave
<i>Agave scabra</i>	Rough-Leaved Agave
<i>Agave schidigera</i> 'Durango Delight'™	Durango Delight Agave
<i>Agave utahensis</i> ssp. <i>nevadensis</i>	Nevada Agave
<i>Agave victoriae-reginae</i>	Queen Victoria Agave

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Agave weberi</i>	Weber Agave
<i>Aloe arborescens</i>	Tree Aloe
<i>Aloe barbadensis</i>	Aloe Vera
<i>Aloe ferox</i>	Tap Aloe, Cape Aloe
<i>Aloe nobilius</i>	Gold Tooth Aloe
<i>Aloe saponaria</i>	African Aloe
<i>Aloe x 'Blue Elf'</i>	Blue Elf Aloe
<i>Aloe x spinosissima</i>	Spider Aloe
<i>Carnegiea gigantea</i>	Saguaro (spear)
<i>Carnegiea gigantea</i>	Saguaro (with arms)
<i>Cereus hildmannianus</i> (= <i>peruvianus</i>)	Peruvian Apple
<i>Cycas revoluta</i>	Japanese Sago Palm
<i>Cylindropuntia acanthocarpa</i> (= <i>Opuntia</i>)	Buckhorn Cholla
<i>Cylindropuntia arbuscula</i> (= <i>Opuntia</i>)	Pencil Cholla
<i>Cylindropuntia bigelovii</i> (= <i>Opuntia</i>)	Teddy Bear Cholla
<i>Cylindropuntia echinocarpa</i> (= <i>Opuntia</i>)	Silver Cholla
<i>Cylindropuntia fulgida</i> (= <i>Opuntia</i>)	Chain-Fruit Cholla, Jumping Cactus
<i>Cylindropuntia ramosissima</i> (= <i>Opuntia</i>)	Diamond Cholla
<i>Cylindropuntia versicolor</i> (= <i>Opuntia</i>)	Staghorn Cholla
<i>Dasyllirion acrotriche</i>	Green Desert Spoon
<i>Dasyllirion longissimum</i>	Stick Palm, Mexican Grass Tree
<i>Dasyllirion wheeleri</i>	Desert Spoon
<i>Echinocactus grusonii</i>	Golden Barrel
<i>Echinocactus polycephalus</i>	Cottontop Cactus
<i>Echinocereus engelmannii</i>	Strawberry Hedgehog
<i>Echinocereus triglochidiatus</i>	Claret Cup
<i>Escobaria vivipara</i> (= <i>Coryphantha</i>)	Common Pincushion
<i>Escobaria vivipara</i> var. <i>bisbeena</i>	Beehive Cactus
<i>Ferocactus acanthodes</i> (= <i>Cylindraceus</i>)	Compass Barrel Cactus
<i>Ferocactus wislizenii</i>	Fishhook Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo
<i>Hesperaloe campanulata</i>	Bell-flowered Hesperaloe
<i>Hesperaloe funifera</i>	Giant Sword Flower
<i>Hesperaloe nocturna</i>	Night Blooming Yucca
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Hesperaloe parviflora</i> 'Yellow'	Yellow Yucca
<i>Mammillaria tetrancistra</i>	Pincushion / Fishhook Cactus
<i>Nolina bigelovii</i>	Bigelow's Nolina
<i>Nolina matapensis</i>	Treebear Grass
<i>Nolina microcarpa</i>	Bear Grass

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Nolina nelsoni</i>	Blue Nolina
<i>Nolina texana</i>	Texas Bear Grass, Devil's Shoestring
<i>Opuntia basilaris</i>	Beavertail Cactus
<i>Opuntia chlorotica</i>	Pancake Prickly Pear
<i>Opuntia engelmannii</i>	Englemann's Prickly Pear
<i>Opuntia engelmannii acicularis</i>	Bristly Prickly Pear
<i>Opuntia engelmannii linguiformis</i>	Cow's Tongue, Angel's Wing Cactus
<i>Opuntia erinacea 'erinacea'</i>	Old Man Prickly Pear
<i>Opuntia ficus-indica</i>	Indian Fig Cactus
<i>Opuntia macrocentra</i>	Black Spine Prickly Pear
<i>Opuntia microdasys</i>	Bunny Ears
<i>Opuntia phaeacantha</i>	Mojave Prickly Pear
<i>Opuntia paraguayensis</i>	Paraguay Cactus, Orange Tuna Cactus
<i>Opuntia rivioreana</i>	Orange Tuna Cactus
<i>Opuntia robusta</i>	Silver Dollar Cactus, Giant Prickly Pear
<i>Opuntia santa rita 'Tubac' (= O. violacea 'Santa Rita')</i>	Purple Prickly Pear, Purple Pancake
<i>Opuntia turpinii (= Tephrocactus)</i>	Pine Cone Prickly Pear, Paper Spine Cactus
<i>Oreocereus celsianus</i>	Old Man Of the Andes
<i>Tephrocactus articulatus</i>	Paper Spine Cactus, Pine Cone Cactus
<i>Trichocereus pachanoi (= Echinopsis)</i>	San Pedro Cactus
<i>Trichocereus spachianus (= Echinopsis)</i>	Golden Torch Cactus
<i>Trichocereus sp (= Echinopsis)</i>	Cacti
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Yucca australis</i>	Australis Yucca
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca brevifolia</i>	Joshua Tree
<i>Yucca constricta</i>	Constricta Yucca
<i>Yucca elata</i>	Soaptree Yucca
<i>Yucca faxoniana</i>	Palm Yucca
<i>Yucca filamentosa</i>	Adam's Needle
<i>Yucca glauca</i>	Soapweed, Narrowleaf Yucca
<i>Yucca gloriosa</i>	Spanish Dagger
<i>Yucca harrimaniae</i>	Harriman's Yucca
<i>Yucca pallida</i>	Pale Leaf Yucca
<i>Yucca recurvifolia</i>	Weeping Yucca, Pendulous Yucca
<i>Yucca rigida</i>	Blue Yucca
<i>Yucca rostrata</i>	Beaked Yucca
<i>Yucca rupicola</i>	Twisted Yucca
<i>Yucca schidigera</i>	Mojave Yucca
<i>Yucca schottii</i>	Mountain Yucca
<i>Yucca thompsoniana</i>	Thompson's Yucca

Botanical Name	Common Name
Agaves, Cacti, Succulents, and Yuccas	
<i>Yucca torreyi</i>	Torrey Yucca
<i>Yucca whipplei</i>	Our Lord's Candle, Chaparral Yucca

Botanical Name	Common Name
Ornamental Grasses	
<i>Achnatherum hymenoides</i> (= <i>Oryzopsis</i>)	Indian Ricegrass
<i>Achnatherum speciosum</i>	Desert Needlegrass
<i>Aristida purpurea</i>	Purple Threeawn
<i>Bouteloua curtipendula</i>	Side-Oats Grama
<i>Bouteloua gracilis</i>	Blue Grama Grass
<i>Calamagrostis x acutifolia</i>	Feather Reed Grass
<i>Cortaderia selloana</i>	Pampas Grass
<i>Cortaderia selloana</i> 'Pumila'	Dwarf Pampas Grass
<i>Festuca ovina</i>	Blue Fescue
<i>Festuca ovina</i> var. <i>brachyphylla</i>	Sheep Fescue
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Miscanthus sinensis</i>	Maiden Grass, Japanese Silver Grass
<i>Miscanthus sinensis</i> 'Variegata'	Variegated Maiden Grass
<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Muhly Grass
<i>Muhlenbergia dumosa</i>	Bamboo Muhly, Fairy Bamboo
<i>Muhlenbergia emersleyi</i> 'El Toro'	Bull Grass
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	Autumn Glow
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Muhlenbergia rigida</i> 'Nashville'	Nashville
<i>Nasella tenuisima</i> (= <i>Stipa tenuisima</i>)	Mexican Feather Grass
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Pennisetum alopecuroides</i>	Black Moudry
<i>Pennisetum setaceum</i> 'Rubrum' 'Cupreum'	Purple Fountain Grass
<i>Phyllostachys aurea</i>	Golden Bamboo
<i>Pleuraphis rigida</i> (= <i>Hilaria rigida</i>)	Big Galleta Grass
<i>Sorghastrum nutans</i>	Indian Grass
<i>Sporobolus airoides</i>	Alkali Sacaton Grass
<i>Stipa gigantea</i>	Giant Feather Grass, Golden Oats

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Achillea filipendulina</i>	Fern Leaf Yarrow

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Amsonia tomentosa</i>	Desert Bluestar
<i>Anemopsis californica</i>	Yerba Mansa
<i>Artemisia ludoviciana</i>	Prairie Sage
<i>Artemisia ludoviciana albula</i> 'Silver King'	Silver King Artemisia
<i>Artemisia</i> x 'Powis Castle'	Powis Castle Wormwood
<i>Artemisia schmidtiana</i> 'Silver Mound'	Angel's Hair, Silver Mound Artemisia
<i>Astragalus preussii</i>	Preuss' Milkvetch
<i>Baileya multiradiata</i>	Desert Marigold
<i>Berlandiera lyrata</i>	Chocolate Flower
<i>Convolvulus tricolor</i>	Dwarf Morning Glory
<i>Coreopsis lanceolata</i>	Sunray
<i>Echinacea purpurea</i>	Purple Coneflower
<i>Enceliopsis argophylla</i>	Silverleaf Sunray
<i>Epilobium canum</i> (= <i>Zauschneria californica</i>)	Hummingbird Flower
<i>Erigeron divergens</i>	Native Fleabane
<i>Erigeron karvinskianus</i>	Santa Barbara Daisy, Mexican Daisy
<i>Eschscholzia californica</i>	California Poppy, Golden Poppy
<i>Gaillardia aristata</i> (= <i>grandiflora</i>)	Blanket Flower
<i>Gaura coccinea</i>	Scarlet Gaura
<i>Gaura lindheimeri</i>	Gaura
<i>Gazania rigida</i>	Gazania
<i>Iberis sempervirens</i>	Evergreen Candytuft
<i>Ipomopsis arizonica</i> = <i>Gilia aggregata</i>	Skyrocket
<i>Kallstroemia grandiflora</i>	Arizona Poppy, Orange Caltrop
<i>Lavandula</i> sp.	Lavender
<i>Lepidium fremontii</i>	Desert Alyssium
<i>Liatris spicata</i>	Gayfeather, Blazing Star
<i>Linum lewisii</i>	Blue Flax
<i>Lippia repens</i>	Lippia
<i>Liriope gigantea</i>	Giant Lily Turf
<i>Liriope muscari</i>	Lily Turf
<i>Lobularia maritima</i>	Sweet Alyssum
<i>Manfreda maculosa</i>	Texas Tuberose, Spice Lily
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Oenothera caespitosa</i>	Angel Wing/White Evening Primrose
<i>Oenothera elata</i> = <i>O. hookeri</i>	Hooker's Evening Primrose
<i>Osteospermum fruticosum</i>	African Trailing Daisy, Freeway Daisy
<i>Penstemon amphotellae</i>	Mexican Blue Penstemon

Botanical Name	Common Name
Perennial (small accent areas only)	
<i>Penstemon baccharifolius</i> 'Del Rio'	Del Rio Penstemon
<i>Penstemon barbatus</i>	Scarlet Bugler, Scarlet Beardtongue
<i>Penstemon bicolor</i>	Pinto Beardtongue
<i>Penstemon bicolor</i> ssp. <i>roseus</i>	Rosy Two-tone Beardtongue
<i>Penstemon eatonii</i>	Firecracker Penstemon
<i>Penstemon palmeri</i>	Scented Penstemon
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Penstemon pseudospectabilis</i>	Canyon Penstemon
<i>Penstemon rostriflorus</i>	Bridge Penstemon
<i>Penstemon strictus</i>	Rocky Mountain Penstemon
<i>Penstemon superbus</i>	Superb Penstemon, Coral Beardtongue
<i>Penstemon</i> sp.	Penstemon
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Psilostrophe cooperi</i>	Paper Flower
<i>Psilostrophe tagetina</i>	Wooly Paper Flower
<i>Ratibida columnifera</i>	Mexican Hat
<i>Rudbeckia hirta</i>	Black-eyed Susan
<i>Ruellia brittoniana</i>	Wild Petunia
<i>R. b.</i> vars. 'Katie', 'Rosa', 'Blanca'	Dwarf Ruellia
<i>Sphaeralcea ambigua</i>	Globe Mallow
<i>Stanleya pinata</i>	Desert Prince's Plume
<i>Tagetes lemmonii</i>	Mountain Marigold
<i>Tagetes lucida</i>	Mexican Tarragon, Mexican Marigold
<i>Tetranneuris acaulis</i> (= <i>Hymenoxys</i>)	Angelita Daisy
<i>Thymophylla pentachaeta</i> (= <i>Dyssodia</i>)	Golden Dogbane, Golden Dyssodia
<i>Thymophylla tenuiloba</i> (= <i>Dyssodia</i>)	Dahlberg Daisy
<i>Tulbaghia violacea</i>	Society Garlic
<i>Viguiera parishii</i> (<i>deltoidea</i>)	Goldeneye
<i>Xylorhiza tortifolia</i>	Mojave Aster
<i>Zinnia acerosa</i>	Desert Zinnia
<i>Zinnia grandiflora</i>	Prairie Zinnia

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Asparagus densiflorus</i> 'Meyers'	Foxtail Fern
Groundcover	<i>Asparagus densiflorus</i> 'Sprengerii'	Asparagus Fern
Shrub	<i>Aspidistra elatior</i>	Cast Iron Plant

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Aucuba japonica</i> 'Variegata'	Gold Dust Plant
Shrub	<i>Berberis aquifolium</i> (=Mahonia)	Oregon Grape
Vine	<i>Bougainvillea</i> sp.	Bougainvillea
Perennial	<i>Canna</i> hybrids	Canna
Agave, etc	<i>Cephalocereus senilis</i>	Old Man Cactus
Perennial	<i>Cuphea llavea</i>	Bat-faced Cuphea
Perennial	<i>Dietes bicolor</i>	Fortnight Lily, Evergreen Iris
Perennial	<i>Dietes vegeta</i> (= <i>iridioides</i>)	Butterfly Iris, African Iris
Perennial	<i>Erysimum linifolium</i>	Wallflower
Shrub	<i>Euryops pectinatus</i>	Yellow Bush Daisy, Euryops Daisy
Shrub	<i>Euryops pectinatus</i> 'Viridis'	Green Bush Daisy
Shrub	<i>Fatsia japonica</i>	Japanese Aralia
Shrub	<i>Genista racemosa</i>	Sweet Broom
Vine	<i>Hedera canariensis</i>	Algerian Ivy
Vine	<i>Hedera helix</i>	English Ivy
Perennial	<i>Hemerocallis</i> hybrids	Daylily Hybrids
Shrub	<i>Hibiscus</i> sp.	Hibiscus
	<i>Hyptis emoryi</i>	Desert Lavender
	<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Holly
	<i>Ilex cornuta</i>	Chinese Holly
	<i>Ilex cornuta</i> 'Burfordii'	Burford Holly
	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly
	<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
	<i>Ilex</i> sp.	Holly
Perennial	<i>Iris</i> sp.	Iris
Vine	<i>Jasminum polyanthum</i>	Pink Jasmine
	<i>Lagerstroemia indica</i> dwarf	Dwarf Crape Myrtle
Shrub	<i>Ligustrum japonicum</i>	Waxleaf Privet, Japanese Privet
Shrub	<i>Ligustrum lucidum</i>	Glossy Privet
Shrub	<i>Nandina domestica</i>	Heavenly Bamboo
Shrub	<i>Nandina domestica</i> 'Nana'	Dwarf Heavenly Bamboo
Vine	<i>Parthenocissus quinquefolia</i>	Virginia Creeper
Vine	<i>Parthenocissus tricuspidata</i>	Boston Ivy, Japanese Creeper
Shrub	<i>Phoenix roebelenii</i>	Pygmy Date Palm
	<i>Phormium</i> sp.	Flax
Shrub	<i>Photinia x fraseri</i>	Redtip Photinia, Fraser's Photinia
Shrub	<i>Pittosporum tobira</i>	Japanese Mock Orange
Shrub	<i>Pittosporum tobira</i> 'Variegata'	Variegated Mock Orange
Shrub	<i>Pittosporum tobira</i> 'Wheeler's Dwarf'	Wheeler's Dwarf Mock Orange

	Botanical Name	Common Name
PLANTS WITH SPECIAL NEEDS (NOT SUITABLE FOR ALL LOCATIONS)		
Shrub	<i>Platycladus orientalis</i>	Oriental Arborvitae
Shrub	<i>Platycladus orientalis</i> 'Aurea Nana'	Golden Arborvitae
Shrub	<i>Podocarpus gracillor</i>	Fern Pine
Shrub	<i>Prunus caroliniana</i> 'Compacta'	Compact Carolina Cherry
Shrub	<i>Rhaphiolepis indica</i>	Indian Hawthorn
Groundcover	<i>Stachys byzantina</i>	Lamb's Ear
Agave, etc	<i>Stenocereus thurberi</i>	Organ Pipe Cactus
Vine	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine
Vine	<i>Trachelospermum jasminoides</i>	Star Jasmine
Shrub	<i>Viburnum</i> sp.	Viburnum
Vine	<i>Wisteria sinensis</i>	Chinese Wisteria
Perennial	<i>Zephyranthes</i> sp.	Fairy Lily, Rain Lily

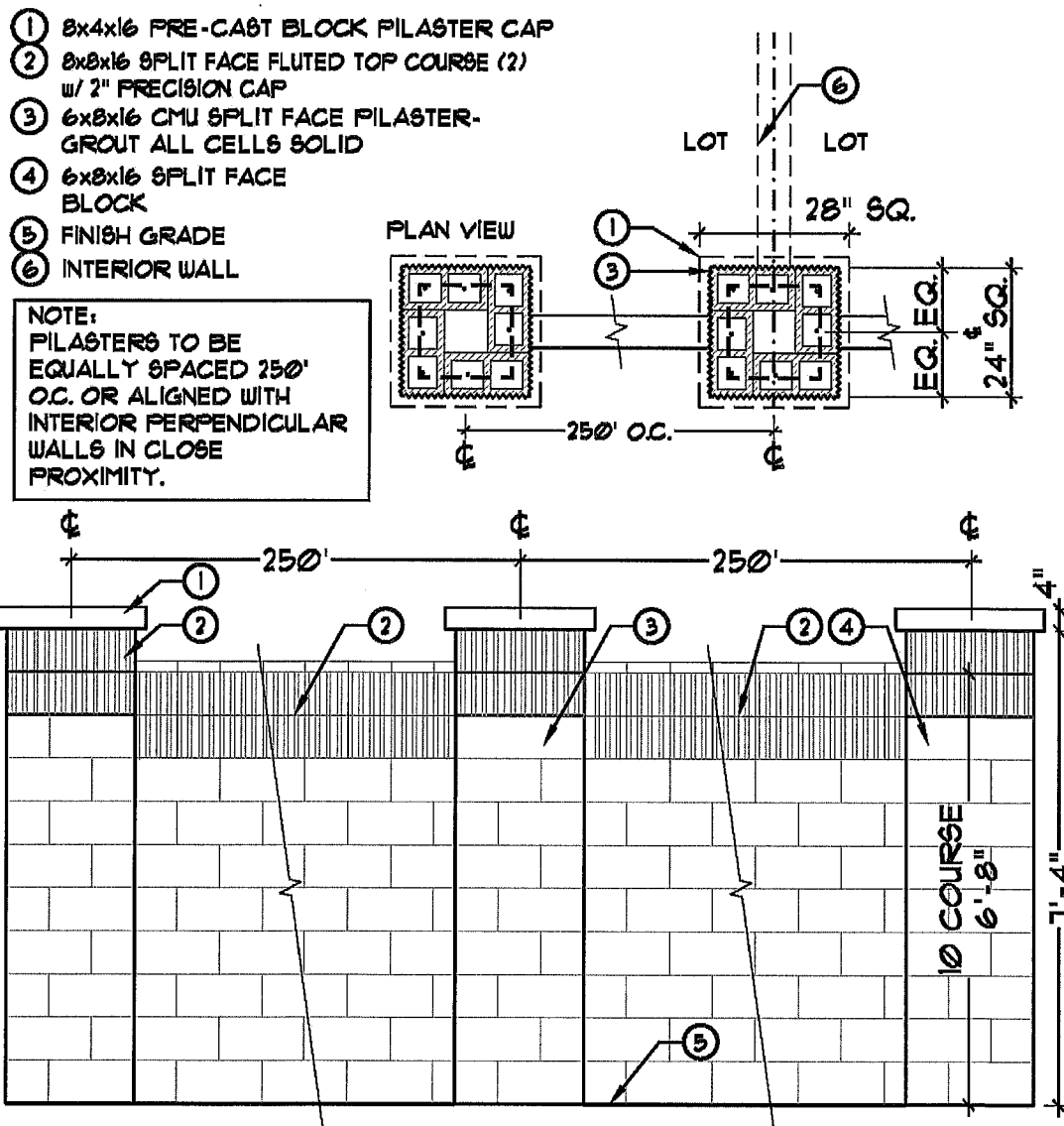
NOT RECOMMENDED (See Nevada Department of Agriculture Noxious Weed List for more:
http://agri.state.nv.us/nwac/PLANT_NoXWeedList.htm)

	Botanical Name	Common Name
	<i>Oenothera speciosa</i> 'Siskiyou' (=berlandieri)	Mexican Evening Primrose

PERIMETER WALLS:

Perimeter walls shall be ten (1) courses as measured from the adjacent finished grade.

Pilasters abutting streets, common areas, or interior streets shall be eleven (11) courses as measured from the highest adjacent finished grade for an overall height of 7'-8", plus a 4" high Pre-Cast Cap on 24" square columns, spaced at approximately 250' o.c., with pilasters generally occurring at adjacent residential lot owners perpendicular property lines. Block shall be 6"x8"x16" split face, with two (2) rows of fluted block at the two upper courses, and a 2" precision cap occurring at the perimeter wall.



Architectural Design Guidelines

June 21, 2011
Revised April 15, 2015



City of Las Vegas, Nevada
Planning & Development Department

Prepared For:



Prepared By:



Table of Contents

Introduction.....	1
Community Design Approach.....	1
Architectural Design Criteria	2
Architectural Styles	2
Perimeter Edge Conditions	4
Single Family Neighborhoods	5
Multi-Family Neighborhoods	10
Design Review Process	17

INTRODUCTION

Situated in the northwest Las Vegas valley, Skye Canyon is designed to provide a graceful transition from the suburban development to its south and east with the more rural setting north and west of the site. In order to achieve this overall goal, a community design approach was developed that provided an underlying basis for design decisions throughout the development process. The Community Design Approach is summarized below:

COMMUNITY DESIGN APPROACH

- *Strategic distribution of land uses*

The master plan places the more intense uses near the US 95 corridor transitioning to lower density uses further away from the highway, reinforcing the transition from suburban development to the nearby rural environment.

- *Provide a strong sense of arrival*

The primary entry for the master plan is located on Horse Drive west of US 95, providing a gateway element into Sky Canyon. The entry will be designed to reinforce the rural character of the area. Other entries leading into the community will feature unifying thematic elements.

- *Establish a Community Core focal area*

Located at the center of the community is an 11 acre Elementary School site along with three Park sites totaling 13.6 acres. The Elementary School and neighboring open space serve as the "heart" of the community.

- *Integration of natural desert environment*

The existing desert arroyos have been carefully integrated into the community design further blending proposed development with the natural setting of the area. Other than trails and rest areas, the arroyos will primarily be retained in their existing natural condition. Neighborhood parks that provide for more active recreational uses are placed adjacent to the arroyos in several locations to further reinforce a natural transition from the edges of the arroyos to developed parcels within the master plan

- *Edge Conditions*

The arroyos are generally adjacent to master planned roadways providing not only an interesting visual experience for residents and visitors on their daily travels, but also serve to buffer the development edges of parcels adjacent to the arroyos.

While the arroyos form a key identifying open space character for the community, they will be augmented by open space corridors areas adjacent to the master planned roadways throughout Skye Canyon. These corridors will feature enhanced landscape, trails for connectivity, and unifying thematic elements. The site planning concept for individual builder neighborhoods adjacent to these open space corridors will encourage designs that use cul-de-sacs or other elements that open up to the edge condition and provide vehicular or pedestrian connectivity. In addition, the architecture of houses adjacent to development edges must be carefully addressed as well. These requirements are further detailed in the Architectural Guidelines section.

- *Provide strong connectivity throughout the community*

The arroyos described above not only provide visual open space, but also serve as key connectivity elements between and among the various residential neighborhoods and other community amenities, particularly the Community Core Focal Area of the elementary school and adjacent parks. In addition to the arroyos, a network of integrated trails will be provided throughout the community. Builders are encouraged to provide connection points from their parcels to the master planned open space and trail systems.

- *Master Planned Open Space*

All of the open space described above including arroyos, parks, and open space corridors form the Master Planned Open Space within Skye Canyon. In total, these open spaces have been designed and located to provide significant community benefit and to allow the parcel builders to concentrate on what they do best...build houses. Thus, common open space within an individual neighborhood, though encouraged, is not required. However, in any case, builders should design their neighborhoods to take advantage of the master planned open space adjacent to their parcels by providing pedestrian connections, mini-parks, or other features which celebrate the open space character envisioned for Skye Canyon.

ARCHITECTURAL DESIGN CRITERIA

The Architectural Design Criteria for the residential neighborhoods of Skye Canyon ensure that a cohesive community identity is established, achieved and maintained throughout the project. Considering the long-term timeframe for the build-out of the community, the guidelines focus on "goals" rather than "solutions" in order to provide design flexibility as market trends change over time, while providing assurance to public agencies and potential residents that a high quality of design will be maintained throughout the life of the project.

Architectural Styles

The residential architectural styles should be compatible with the Skye Canyon setting and be built with materials that are well suited to the harsh desert climate of the Las Vegas valley. The styles that are defined within these Design Guidelines have proven to be 2

compatible with Las Vegas and its desert climate and may be used throughout Skye Canyon. However, because of the long-term build out of the community, it is not possible to predict specific architectural styles that may be in favor with the home buying public at any certain point in the future nor what technological advances may occur in building material and design. Thus, other architectural styles may be allowed subject to review and approval by the master developer's Design Review Committee (DRC).

Architectural Style	Identifying Characteristics
Spanish Colonial	• <i>Low-pitched gable roofs</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>½ round arch elements</i> • <i>Deep window or door recess</i> • <i>Detail elements such as iron, wood-plank shutters, clay (or stucco) vent tiles, ceramic tile, etc.</i>
Craftsman	• <i>Low-pitched gable roofs</i> • <i>Flat roof tiles</i> • <i>Projecting eaves</i> • <i>Exposed rafter tails, decorative beams or braces</i> • <i>Front porches</i> • <i>Tapered columns or piers</i> • <i>Accent stone or siding encouraged</i>
European Country	• <i>Steeper roof pitch (at least 6:12) on all or portion of the roof</i> • <i>Predominately flat roof tiles</i> • <i>Informal arrangement of building forms</i> • <i>Detail elements such as segmented arch elements, bay windows, turrets, dormers, or reverse arch shutters.</i>
Italianate	• <i>Low-pitched hip roofs</i> • <i>Flat, barrel or s-shaped roof tiles</i> • <i>Formal box-like building massing</i> • <i>Projecting eaves with decorative brackets or dentils</i> • <i>Vertically proportioned windows, often arched</i> • <i>Detail elements such as quoins, keystones, shutters, palladian windows</i>
Mediterranean	• <i>Low-pitched gable roofs</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>Asymmetrical combination of 1 and 2 story building forms</i> • <i>Entry courtyards</i> • <i>Accentuated tower elements and/or arcades</i> • <i>½ round arch elements at doors and feature windows</i> • <i>Refined decorative detail elements such as, patterned tiles, iron, and plank or panel shutters.</i>
Prairie	• <i>Low-pitched hip roofs</i> • <i>Flat roof tiles</i> • <i>Horizontal emphasis in detailing</i>
Southwestern Ranch	• <i>Low pitched gable roof forms</i> • <i>Flat roof tiles</i> • <i>Rambling horizontal character</i>

Architectural Style	Identifying Characteristics
	• <i>Front porches</i> • <i>Detail elements such as exposed outlookers, rafter tails, z-shutters, brace detail at porch columns, etc.</i>
Tuscan	• <i>Mostly low-pitched hip roofs (occasional gable or cross-gable)</i> • <i>Predominantly barrel or s-shaped roof tiles.</i> • <i>Informal arrangement of building forms reflecting rural character.</i> • <i>Medium to darker color schemes</i> • <i>Detail elements such as accent stone, projecting overhead shutters</i>
Andalusian	• <i>Low-pitched hip, gable, (or combination) roof forms</i> • <i>Red barrel or s-shaped roof tiles</i> • <i>Use of oversized square stucco columns</i> • <i>Detail elements including pre-cast surrounds, "x" motif on porch balustrades and/or stepped balustrades on exterior stairs, miradors,</i>
Contemporary	• <i>Strong use of roof as a design statement, including shed roof forms, flat roofs with parapet, along with gable or hip roof forms</i> • <i>Asymmetrical arrangement of building forms</i> • <i>Bold use of color to accentuate building forms and elements.</i> • <i>Adaptation of traditional design vernaculars, executed with a fresh, contemporary approach</i> • <i>Decorative use of metal or other non-conventional materials, commercial grade windows and doors, riglets and reveals, etc.</i>

Perimeter Edge Conditions

The residential neighborhoods throughout Skye Canyon will be designed to ensure that visually appealing architecture is located along the perimeter edges of development parcels that are adjacent to master planned roadways, open spaces and other areas subject to public view.

Examples of architectural treatments for residences located along such perimeter edges include, but are not limited to:

- Variety of building massing and forms
- Variation in roof forms
- Architectural treatments and articulation consistent with the front elevation
- Window trim consistent with the front elevation on all windows
- Offset wall planes with a corresponding change in roof element.
- Principal window treatments
- Enhancements such as a patio cover, 2nd story deck or balcony providing vertical or horizontal plane breaks to the façade
- Varying rear setbacks

Single Family Neighborhoods

In addition to the treatment of the perimeter edge conditions described above, the following guidelines ensure a high level of design quality is achieved in the architectural design of residences, resulting in pleasant neighborhood environments for residents and visitors throughout Skye Canyon.

Building Facades

Building Form

- Variety in building forms is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing residential structures:
 - Articulation of wall planes
 - Projections and recesses to provide shadow and depth
 - Simple bold forms
 - Combinations of one and two story forms (and 3-story forms, where allowed)
- Building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

Building Materials and Colors

- Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture. Color palette and application should be consistent with the architectural style of the residence.
- All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety.
- Adjacent houses and facing houses across a street should use different color schemes.

Roofs

Roof Form and Slope

- Roof treatments, including overhangs, should 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 Canyon, including the use of gable, cross-gable, hip, shed, or a combination of these roof forms.

- Likewise, variety in roof lines is encouraged to avoid a common roof line along neighborhood streets. Variation of ridge heights, roof forms, and direction of gables is encouraged on adjacent residences.
- Repetitious gable ends framed side to side on rear elevations are discouraged along perimeter edges of residential neighborhoods.
- Roof slopes should be consistent with the architectural style of the dwelling.

Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Skye Canyon in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete tiles, flat clay or concrete tiles and shakes, and slate.
- Roof materials should be compatible with the architectural style of the residence.
- Roof materials should have a matte finish to minimize glare.
- Standing seam metal roofs are permitted as an architectural accent element.
- Permitted Materials
 - Clay or Concrete Barrel Tiles
 - Concrete S-tiles
 - Clay or Concrete Flat Tiles
 - Clay or Concrete Shakes
 - Slate
 - Standing Seam Metal
- Prohibited Materials
 - Wood Shake
 - Fiberglass Shingles
 - Simulated Tile including fiberglass or metal
 - Rolled roofing material
- Solar panels should be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof. Mill finish aluminum frames are not allowed. Support solar equipment should be enclosed and screened from view.

Garages

The overall design of the front façade of a residence should de-emphasize the appearance of garage doors that face the street. Many techniques may be used to achieve this goal, examples of which include, but are not limited to:

- **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 of such articulation include principal windows with thickened walls and detailing appropriate to the architectural style, balconies, sun decks 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" allows the active living spaces of the house to be the predominate feature of the front elevation, while the garage is setback further from the street.

- **Deep Recesses**

Deep garage door recesses 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 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.

- Garage doors should be compatible with the architectural style of the residence. In order to avoid the impact of garage doors, it is encouraged that they be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.
- Decorative window lites, when used, should be appropriate to the architectural style of the residence. Sunburst or wagon-wheel window shapes are not allowed.

Window Openings

- The style of windows, including muntin patterns, should be compatible with the architectural style of the residence.
- **Principal Windows**

At least one principal window should be used on front elevations, such as:

- A prominent window recessed from the surrounding wall plane.
 - An oversized window or window grouping with trim consistent with the architectural style.
 - An enhanced architectural surround that accentuates a prominent feature window
 - A bay window with detailing appropriate to the architectural style of the residence.
 - A deep pot-shelf with corresponding roof element and corbels.
 - An overhead trellis element projecting forward of the wall plane and extending over the entire width of the window.
- All other windows on the front elevations as well as windows on side and rear elevations that are adjacent to perimeter edges should feature trim consistent with the architectural style, or be articulated in a manner subject to approval by the DRC.
 - Aluminum or vinyl extruded frame windows should be appropriately colored to match or complement the house or trim colors for each color scheme.
 - Glazing may be either clear or tinted. Reflective glass is not permitted.

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

Porches

- Porches, when provided, should be designed as an integral component of the building's architecture.
- Porches, when provided, are encouraged to have railings and be fully covered in one of the following ways:
 - Roof element and tile matching the residence
 - Trellis structure
 - Second floor balcony or overhang

Columns and Archways

- Columns and archways, when used, should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Trellis and Arbors

- When used, trellis and arbors must be designed to maintain their appearance considering the climatic conditions of the valley.

Patio Covers, 2nd Story Decks and Balconies

- Patio covers, 2nd floor decks or balconies should be designed as an integral component of the architecture. Support columns should be proportional to the size of the patio cover, deck or balcony.

Detail Elements

- Detail Elements such as shutters, eave brackets, corbels, exposed rafter ends or cross beams, decorative grille work, quoins, decorative ceramic tile and / or other similar features should be used to provide visual interest to the building and be compatible with its architectural style.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas should be compatible in material, color, and design with adjacent architectural elements.

Exterior Lighting

- Exterior lighting fixtures should be compatible with the architectural style of the building

Accessory Structures

- Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures should be compatible in design, materials, and color as the main residence.

Mechanical Equipment

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices should not be mounted on any roof.
- Mechanical devices such as exhaust fans, vents and pipes should be painted to match adjacent roof surfaces.
- Ground mounted air conditioning units should be screened from view from streets and open space areas.
- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CC&R's and all federal regulations.

Multi - Family Neighborhoods

Building Facades

Building Elevations

All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building.

Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to expansive wall planes. Such articulation may be achieved in a variety of ways, including but not limited to:

- Vertical and/or horizontal offsets of building wall planes
- Covered balconies or sun decks projecting forward of the main building wall plane
- Accentuated building elements such as entries, stair towers, or other similar features that provide horizontal or vertical offsets and break the eave line of the building.
- Incorporating a combination of building heights into the building design

- Stepping back a portion of upper floors, particularly at building corners, where feasible.

Additionally, multi-story buildings should incorporate other height reducing elements such as large open balconies, shed roof forms, material changes, etc.

Materials

- Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture. Color palette and application should be consistent with the architectural style of the building.
- All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety.
- Generally, the color of garage doors should not unduly contrast with the primary base color of the building.

Roofs

Roof Form

- Roof treatments, including overhangs, should be consistent with the architectural style of the building.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout Skye Canyon, including the use of gable, cross-gable, hip, shed or a combination of these roof forms.
- Repetitious gable ends framed side to side on rear elevations are discouraged along perimeter edges of residential neighborhoods.
- Roof slopes should be consistent with the architectural style of the building.

Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Skye Canyon in order to avoid a monotonous roofscape appearance. Roof materials may include barrel shaped clay or concrete tiles, flat clay or concrete tiles and shakes, and slate.
- Roof materials should be compatible with the architectural style of the building.
- Roof materials should have a matte finish to minimize glare.

- Standing seam metal roofs are permitted as an architectural accent element.
- Permitted Materials
 - Clay or Concrete Barrel Tiles
 - Concrete S-tiles
 - Clay or Concrete Flat Tiles
 - Clay or Concrete Shakes
 - Slate
 - Standing Seam Metal
- Prohibited Materials
 - Wood Shake
 - Fiberglass Shingles
 - Simulated Tile including fiberglass or metal
 - Rolled roofing material
- Solar panels are to be integrated into the roof design, flush with the roof slope. Frames should be colored to complement the roof. Mill finish aluminum frames are not allowed. Support solar equipment should be enclosed and screened from view.

Entries

Entry doors and entryways should provide a focal point to each residential unit and should be protected with overhangs, recesses, porches, trellises, or similar architectural features. In buildings where individual unit entries are from an interior corridor, if any, the main entrance into the building should be designed as a focal point of the exterior elevation.

Porches

- Porches, when provided, are encouraged to have railings and be fully covered in one of the following ways:
 - Roof element and tile matching the residence
 - Trellis structure
 - Second floor balcony or overhang
- Porches, when provided, should be designed as an integral component of the building's architecture.

Courtyards

- Courtyards, when used, should appear as an extension of the architecture of the main building.
- Courtyard walls should be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the building.

Window Openings

- The style of windows, including muntin patterns, should be compatible with the architectural style of the building.

Principal Windows

At least one principal window per floor should be provided on building elevations, arranged in an aesthetically pleasing composition consistent the architectural style. Principal windows need not strictly be located on each floor, so long as the total number of required principal windows is achieved on any given elevation.

Principal windows are defined as one of the following:

- Oversized window or window grouping
 - A prominent window recessed a from the surrounding wall plane.
 - An enhanced architectural surround that accentuates a prominent feature window
 - A bay window with detailing appropriate to the architectural style of the building.
 - A deep pot-shelf with corresponding roof element and corbels.
 - An overhead trellis element projecting forward of the wall plane and extending over the entire width of the window.
-
- All other windows should feature trim consistent with the architectural style.
 - Trim elements may be stucco, pre-cast, wood, or ceramic tile.
 - Aluminum or vinyl extruded frame windows should be appropriately colored to match or complement the building or trim colors for each color scheme.
 - Glazing may be either clear or tinted. Reflective glass is not permitted.
 - The shape and size of shutters, when used, should be proportionate to the window opening.

Patio Covers, Decks and Balconies

- Patio covers, decks and balconies, when provided, should be designed to be in scale and proportion with the architecture of the adjoining building.
- Support columns should be proportional to the size of the patio cover, deck or balcony.

Columns and Archways

- Columns and archways, when used, should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Trellis and Arbors

- When used, trellis and arbors must be designed to maintain their appearance considering the climatic conditions of the valley.

Detail Elements

- Detail Elements such as shutters, eave brackets, corbels, exposed rafter ends or cross beams, decorative grille work, quoins, decorative ceramic tile and / or other similar features should be used to provide visual interest to the building and consistent with its architectural style.

Garage Doors

- All garage doors on residential buildings should be recessed from surrounding wall planes.
- Door lites, when used, should be appropriate to the architectural style of the building.

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas should be compatible in material, color, and design with adjacent architectural elements.

Exterior Lighting

Exterior lighting fixtures should be compatible with the architectural style of the building

Exterior Stairs

- Exterior stairs should be designed as an integral part of the architecture.
- Stair guardrail design should be consistent with the architecture of the building.

Awnings

- Awnings, when provided, should be designed as an integral part of the architecture.
- Unacceptable awning treatments include metal (except for top-mounted “Bermuda” shutters), untreated fabric, and project names, texts, or logos.

Accessory Structures

Clubhouse, Leasing and Recreation Buildings

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

Storage Buildings

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

Detached Garages

- Detached garages, when provided, should use a similar roof treatment and building material as the residential buildings they serve.

Carports

- Freestanding carports should have the same roof design and treatment as the residential buildings within the project.
- Carports should have end walls or other screening devices with architectural detailing similar to the residential buildings.
- Carport color, including roofs, should complement the development.

Trash Enclosures

- Trash enclosures should be constructed of concrete masonry units finished similar to buildings in the development.
- All trash enclosures should have opaque metal gates that are designed compatible with the development.

Non-Architectural Elements

Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) should be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment.
- Ground mounted air conditioning units should be screened from view and located away from pedestrian paths and project amenities to the extent feasible.
- Mechanical devices such as exhaust fans, vents, and pipes should be painted to match adjacent roof surfaces.

Vents

- B' type vents for gas appliances, water heaters, and heating units should be painted to match the roof color. Such elements should be located to minimize visual impact to building elevations.

Meters

- Natural gas meters should be grouped and screened behind walls. Builders should contact Southwest Gas for minimum clearances.
- Electrical meters should be ganged and located behind doors. Builders should contact Nevada Energy for minimum clearances.
- Screen walls and electrical enclosures should be designed integral to the project's architecture.

Satellite Dishes

- All antenna and satellite dishes visible from any public or private street, sidewalk, open space or adjacent lot must be submitted for review and is subject to the CC&R's and all federal regulations.

DESIGN REVIEW PROCESS

The Master Developer shall administer all project submittals and approvals for development within Skye Canyon with regard to the implementation of the Design Guidelines. ***All development proposals within Skye Canyon must be approved by the Master Developer prior to submission to any applicable public agency.***

As an expression of the Master Developer's vision for Skye Canyon, the Design Guidelines are intended to provide builders, architects, civil engineers, and others an overall direction in the design process. The criteria contained within the Design Guidelines provides examples of ways in which the vision can be achieved, however, the Master Developer strongly encourages creativity, innovation, and variety throughout the community. Builders may propose 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 Developer to ensure that all projects achieve the goals and objectives of the vision as expressed throughout the Design Guidelines.

All parcel improvements by the builder and/or homeowner will require review and approval by the Master Developer. Improvements requiring review include but are not limited to residential product including new construction, commercial and mixed-use projects, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures. Refer to Exhibit "A."

Design Review Committee (DRC)

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

DESIGN REVIEW COMMITTEE
c/o Master Developer Name
Street Address
City, State, ZIP

Telephone
Fax:

Submittal Requirements

The following items must be submitted to and approved by the Skye Canyon DRC prior to submittal to any public agency. Submittals shall be made online to the DRC or by submitting two sets of electronic CDs with all drawings in a scaleable pdf format.

- ***Builder Statement***

For each project submittal, the builder shall provide a written summary of how the proposed project fulfills the community character envisioned for Skye Canyon as expressed throughout these Design Guidelines. Particular emphasis should be given to edge conditions and connectivity.

- ***Preliminary Concept Site Plan (Per Production Neighborhood; 1" = 40')***

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
 - Proposed wall types, heights and locations
- ***Detailed Development Plan (Per Production Phase; 1" = 40')***
 - Proposed street locations and dimensions
 - Proposed lot lines and dimensions
 - Proposed pedestrian connections
 - Pre-plotting of units along parcel edges that are visible from master planned roads and open space
 - Building footprints (Model and elevation must be specified)
 - Driveway and/or alley placement
 - Wall and Fence locations and heights
 - Adjacent street(s) and open space
- ***Architectural Plans (half size 1/8" scale drawings only)***
 - Identify parcel number on title sheet of architectural package and/or on the title block of each page of the submittal
 - Floor plans with dimensions
 - Dimensioned unit floor plans and building composites for attached and multi-family products
 - Floor plan modifications (if any) per architectural style
 - Wrap elevations with dimensions for each architectural style (Label architectural style for each elevation)
 - Enhanced elevations for corner side and visible side and rear elevations

- Material call-outs and depth of recesses or pop-outs should be identified
- Floor area calculations including living area per floor, total living area, and garage square footage
- Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, and sidewalk locations
- Site plan for reference
- All submittals in pdf format on a CD and 1/8" scale hard copy
- **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 (1" = 40')**
 - Street tree species, size and location
 - Neighborhood entries
 - Planting and fencing details

Plan Check Fees

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

Submittal Type		Fee
1	Preliminary Concept Site Plan:.....	\$tbd
2	Initial Full Submittal including:	\$tbd
	• Detailed Development Plan	
	• Architectural Plans	
	• Material and Color Sample Board	
	• Landscape Plan	
3	2 nd Submittal addressing comments from Initial Submittal:.....	\$tbd
4	Subsequent Submittals (if necessary):.....	\$tbd per submittal
5	Public Agency Submittals.....	Fee per public agency requirements. Applicant is responsible for any and all public agency fees that apply to the project submittal.

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

Design Review Committee
c/o Master Developer Name
Street Address
City, State, ZIP

Telephone:

Fax:

DRC Design Review and Approval Process

The Design Review Committee (DRC), established by the Master Developer, shall review each project submittal. Within 15 working days of receipt of a complete submittal, the DRC shall recommend "approved", "approved with modifications", or "denied". The DRC shall summarize its finding in a written response letter to the Master Developer. The Master Developer shall make the final decision regarding approval of the submittal. If the Master Developer fails to notify the applicant within 30 calendar days as to its decision regarding the project submittal, then the submittal shall be deemed "approved".

The DRC shall review each submission for the design's commitment to overall community development and adherence to the Design Guidelines. The DRC 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 DRC may then be submitted to public agencies, if required. Submittals that are "Approved with Modifications" or "Denied" shall be revised as necessary and re-submitted to the DRC for approval. ***All submittals must be approved by the DRC prior to submission to any public agency.*** Submittals to public agencies must be accompanied by a letter from the Master Developer indicating that the project has been reviewed and approved by the Master Developer.

Administration

Amendment

The Design Guidelines may be amended from time to time by the Master Developer. Any amendment, revision, or update to the Design Guidelines shall be distributed by the Master Developer to the City of Las Vegas for review and comment. Once finalized, the Master Developer will provide the updated Design Guidelines to the parcel owner of record. The parcel owner shall then be responsible to notify and distribute the Design Guidelines to any consultants preparing submittal packages on the parcel owner's behalf.

Prevalence of Declaration

In the event of any conflict between the provisions of the Design Guidelines and the Master CC&R's for Skye Canyon, the most restrictive shall prevail.

Miscellaneous

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

Prosecution of Work After Approval

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

Violations

Construction deemed by the Owner to be in violation of approved drawings, the Design Guidelines, or the Master CC&R's shall be corrected as described in the Declarations.

Recordation of Notice

Upon approval of the final plans, the Owner shall, upon written request from the applicant, provide a statement of approval in a form appropriate for recordation. The Owner may also record a notice to reflect any work which has not been approved or any approval previously given which has been revoked.

Rule Making Authority

The Owner adopts these Design Guidelines for the purpose of interpreting, applying, supplementing and implementing the provisions of the Master CC&R's pertaining to the design of site improvements. A copy of the Design Guidelines as from time to time adopted, amended or repealed shall be maintained in the office of the Owner 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 Design Guidelines.

Liability of Committee

Provided that the Owner acts in good faith, neither the Owner 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 Clark County Building Codes.

Professional Advice

The Owner 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.

Date: _____

Submittal Checklist

Builder: _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Civil Engineer _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Architect: _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Landscape Architect _____

Contact Name: _____

Address: _____

Phone No: _____ e-mail: _____

Parcel No. : _____

Land Use Category: _____

Modified Development Standards Zoning Category: _____

DRC Submittal Materials

- _____ Builder Statement
- _____ Preliminary Concept Site Plan
- _____ Detailed Development Plan
- _____ Architectural Plans
- _____ Landscape Plan
- _____ Material and Color Package
- _____ DRC Submittal Fees

EXHIBIT A

**SKYE CANYON MASTER PLANNED COMMUNITY
DEVELOPMENT AGREEMENT
SECOND AMENDMENT**

Kyle Canyon Design Guidelines dated June 21, 2011

Design Review Committee (DRC)

- DRC shall review each project submittal;
- Submittals to public agencies must be accompanied by a letter from the Master Developer/Master Community Home Owners Association indicating that the project has been reviewed and approved by the Master Developer/Master Community Home Owners Association;
- Improvements requiring review include but are not limited to residential projects including new construction, commercial and mixed-use projects, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures.

WORK TO BE PERFORMED UNDER REQUIRED PERMITS		DRC LETTER REQUIRED	
		YES	NO
1.	Exterior improvements or modifications affixed to existing buildings such as awnings, security grills, exterior veneers, patios, decks, balconies, stairways, security shutters, signs (including free-standing signs), etc.	X	
2.	Swimming pools/spas	X	
3.	Roof-mounted photovoltaic systems on existing residential and commercial buildings	X	
4.	Ground-mounted photovoltaic systems on existing residential and commercial properties	X	
5.	Water features with permanent water and/or electrical supplies at residential and commercial properties	X	
6.	Replacement of exterior air-conditioning equipment in same location as original		X
7.	Re-roofing of existing structures with same material as original		X
8.	Exterior repairs with same building materials		X
9.	Underground piping such as gas piping for barbecues, fire pits, etc.		X
10.			
11.			
12.			
13.			

*Skye Canyon Proposed Design
Guidelines June 21, 2011*

This page intentionally left blank.