SUMMERLIN DEVELOPMENT STANDARDS

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I. INTRODUCTION

PURPOSE

The Planned Community (PC) District (Section 19.06.030 of the Zoning Ordinance) requires a "Development Plan" which identifies general land use designations, transportation systems, and open space and community facilities for each specific development project. The PC District also requires "Development Standards" which set forth standards such as residential densities, building height and setbacks, signage, landscaping, parking and open space requirements, as well as procedures for site plan review and modification of the Planned Community program. In accordance with this requirement, these Development Standards have been prepared. This document, a copy of which is on file in the Department of Planning and Development, is adopted by reference and made a part of the PC Zoning District regulations for the Summerlin Planned Community.

The purpose of these standards is to provide minimum requirements for development and uses within the Summerlin Planned Community. Architecture, engineering, and landscaping plans and signage programs will be reviewed by the Summerlin Design Review Committee prior to submittal for City approval. Design Criteria, developed by Summerlin, a division of the Howard Hughes Corporation (hereinafter referred to as Summerlin) and it's successors or assigns, provide additional guidance for the developer and facilitate the City's review process. In addition to the City of Las Vegas review procedures, the review of architecture, landscaping, and design criteria for Retirement Villages developed by Del Webb Communities, Inc. as part of Sun City Las Vegas at Summerlin) will be conducted by the Sun City Summerlin Architectural Review Committee as required by the Sun City Summerlin Conditions, Covenants and Restrictions.

Covenants, conditions and restrictions (CC&Rs) may be filed for various development parcels and villages in the Summerlin PC District. These CC&Rs may be more restrictive and may prohibit uses which are otherwise "permitted" by these Developments Standards. When a conflict exists between the Development Standards and applicable CC&Rs, it shall be the right of the local home owners association or architectural review committee to enforce the more restrictive standards contained in the CC&Rs.

With regard to any issue pertaining to land use and development that may arise in connection with these Development Standards, and that are not addressed or provided for specifically in these standards or a development agreement entered into pursuant to Section 19.06.030 of the City of Las Vegas Zoning Code (Title 19 of the Las Vegas Municipal Code), the applicable regulations and standards contained in the City of Las Vegas Zoning Ordinance will apply. When addressing an issue, the Director of the Department of Planning and Development will utilize the definitions, principles and procedures set forth in the Las Vegas Municipal Code, taking into consideration the intent of both the PC District and the approved Planned Community Program and any applicable development agreement entered into pursuant to Section 19.06.030 of the Las Vegas Zoning Ordinance.

PROJECT HISTORY

On May 6, 1987, the Las Vegas City Council adopted an amendment to the City's General Plan that incorporated by reference a Master Concept Plan and Land Use Plan for the proposed Summerlin (then Husite) planned community of 23,180 acres. On June 3, 1987, the City Council approved the reclassification of approximately 4,651 acres of Summerlin property (officially annexed to the City of Las Vegas on June 10, 1987, from N-U to PC (Planned Community District) as the first phase of Summerlin development. On January 18, 1989, the City Council approved the Development Standards for the Summerlin Master Planned Community. On February 7, 1990, the City Council approved the reclassification of an additional 616 acres of Summerlin property (officially annexed to the city of Las Vegas on November 24, 1989). On November 18, 1992, the City Council adopted the revised Development Standards for the Summerlin Master Planned Community. On February 7, 1997, the City Council approved a development agreement, annexation and reclassification of an additional 8,318 acres

of Summerlin property known as the Summerlin West area.

LAND USE HIERARCHY

The following Land Use Districts are found throughout the Summerlin Master Planned Community. The Development Plan for each village shall identify the land use district proposed on each parcel. Neighborhood Residential areas shall be further classified into specific districts reflecting the type of residential use to be developed.

1. NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential district comprises that portion of a village which is residential in character. Refer to Table 2.2 on Pages 2-24 and 2-25 for residential land use descriptions and density ranges. Some multi-family uses are also permitted in non-residential land use areas as indicated on Table 2.1, Page 2-6.

2. NEIGHBORHOOD FOCUS

The Neighborhood Focus (NF) land use district is intended to provide limited commercial facilities designed for use primarily by neighborhood residents. A typical Neighborhood Focus provides a point of orientation for residents, and in a typical residential setting might contain retail convenience shopping as a primary use. Secondary uses might include a professional office complex, a day care facility, an elementary school, a worship site, tot lots, playgrounds, playfields, and other recreational facilities. A Neighborhood Focus within a golf or resort neighborhood might include a combination of uses already mentioned with a clubhouse facility.

3. VILLAGE CENTER

The Village Center (VC) will allow a mix of land uses including multi-family residential uses and commercial, cultural, recreational and meeting facilities that provide most of the daily and weekly support services and activities for a village or combination of villages. A Village Center may include a grocery store, a drugstore and the supporting commercial uses (retail, service and convenience) residents require on a regular basis. Village Centers may also include recreational facilities and business and professional offices.

4. TOWN CENTER

The Town Center (TC) land use district is designed to accommodate large commercial, community, and cultural complexes and will ultimately become the main or “downtown” business center for the Summerlin Planned Community. Located at the heart of the community, the Town Center typically may include regional shopping facilities, high and mid-rise office structures, high density residential, cultural, community and recreational facilities to serve the entire Summerlin population.

5. EMPLOYMENT CENTER

The Employment Center (EC) land use district will provide employment opportunities for Summerlin residents. These areas may accommodate office, light industry, business, professional, and support commercial services and may include higher density multi-family residential areas.

6. COMMUNITY OPEN SPACE

Facilities defined as Community Open Space (COS) include all public, semi-public, and private recreational facilities, golf courses, pathways, landscape zones in and adjacent to major roadways, civic, cultural, community, religious, educational, library and quasi-public facilities, as well as parks, playfields and natural open spaces. Facilities owned by the Summerlin Community Association will be permitted in Community Open Space.

II. DEVELOPMENT STANDARDS

PERMITTED USES

This section indicates which uses are permitted in each Land Use District. Table 2.1 (Permitted Uses) identifies those uses which are permitted by right and those which require approval by Special Use Permit. In addition, some uses are allowed within a designated retirement community but not within the same land use district located outside of the retirement community.

The number in the final (reference) column of Table 2.1 refers to special performance standards and/or limitations applicable to a particular use. These special standards are found in the Specific Land Use Standards section of this document.

1. Other uses may be added by following the Program Modification Procedures found on Page 5-7 of this document.
2. Uses not specifically identified shall not be permitted in areas other than indicated herein unless they are specifically noted on development plans submitted for review and incorporated into the Development Standards prior to approval.

TABLE 2.1 - PERMITTED USES

COMMERCIAL USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Aggregate Processing	X	X	X	X	X	X	1
Amusement Park (Outdoor)	#	#	#			#	
Antique and Collectibles Stores	X	X	X	X			
Art Supply Stores	X	X	X	X			
Auto Body Repair Shops	#	#					2
Auto Mechanical Repair and Service (Minor)	X	X	X				3
Auto Mechanical Repair and Service (Major)	X	X	#				4
Auto Rental Agencies	X	X	#				
Auto Sales (New)	#	#					5
Auto Sales (Used)	#	#					5
Auto Service Stations	X	X	X				
Barber/Beauty Shop	X	X	X	X			
Banks/Financial Institutions		X	X		#		
Bed & Breakfast Inn							
Boat Dealerships	#	#					
Boat Storage	X	X	X	#	#		6
Bowling Centers/Lanes	X	X	X				
Building Materials/Lumber Yards	X	X	#				
Car Washes (Full Service & Self Service)	X	X	X				
Casinos	X	X	X	#			8
Cemeteries	X					#	9
Child Care (Limited)	X		X		X		11
Child Care (Commercial)	X	X	X	X			12
Clothing Stores (New)	X	X	X				
Clubs, Public & Private	X	X	X	X		X	13
Concrete/Asphaltic Concrete Batch Plants	X	X	X	X	X	X	1
Convalescent Care Facilities/Nursing Homes		X	X	#			

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

COMMERCIAL USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Convenience Stores (No Fuel Pumps)	X	X	X	X			
Convenience Stores (W/Fuel Pumps)	X	X	X				14
Dance/Gymnastic/Exercise Studios	X	X	X				
Day Care/Nursery Schools	X	X	X	X	#		
Dental Laboratory	X	X	X	X			
Drug Stores	X	X	X	X			
Dry Cleaner/Laundry	X	X	X	X			
Entertainment Facilities (Indoor)	X	X	X				
Furniture Stores (New)	X	X	X				
Gaming (Restricted)	#	#	#	#			
Garden Supply Stores	X	X	X	X			
Garage Sales			X	X	X	X	16
General Merchandise Stores	X	X					
Gift Stores (New)	X	X	X	X			
Grocery Stores	X	X	X	**			
Golf Cart Sales	X	X	X	**			17
Hardware Stores (Indoors)	X	X	X	**			
Health Food Stores	X	X	X	X			
Health Spas/Athletic Clubs/Fitness Centers (Indoor)	X	X	X	**		X	
High Tech/Light Assembly	X	X					21
Home Occupations					X		19
Hospitals (Including Related Facilities)	X	X	X				
Hotel, Motel, Inns & Resorts (Non Gaming)	X	X	X				
Karate Studio	X	X	X	X			
Laundromats (Coin Operated)	X	X	X	**			
Liquified Petroleum Gas Installation (288 gallons or less)	X	X	X	X			

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

COMMERCIAL USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Liquified Petroleum Gas Installation (over 288 gallons)	#	#	#	#			
Liquor Stores	#	#	#	#			20
Manufacturing, Light	X	X					21
Mini-Storage Facilities	X	X	X				22
Mortgage Company	X	X	X	X			
Mortuaries/Funeral Home/Crematories	X	X	X			#	10
Night Clubs	#	#	#				
Neighborhood Storage					X		23
Offices, General Business & Professional	X	X	X	X			
Offices, Government	X	X	X	**			
Offices, Medical	X	X	X	X			
Office Supply Stores	X	X	X				
Outdoor Amusement Facility (Permanent)	#	#					
Pawn Shops		#	#				
Pet Boarding Kennels (Indoor)	X	X	X				23
Pet Cemeteries/Crematories						#	
Pet Shops	X	X	X				23
Plant Nurseries (Retail Sales)	X	X	X				
Post Office/Annexes	X	X	X	**			
Print Shop/Copy Service	X	X	X				
Pubs, Bars & Lounges	#	#	#	#			
Recreational Vehicle Dealership/Storage	#	#					
Recreational Vehicle Storage	X	X	X	#	#		6
Rental Stores (Small Tools & Household Items)	X	X	X				24
Rental Service Stores/Yards (Large Equipment)	#	#					

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

COMMERCIAL USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Repair Shops (Appliances and Electronics)	X	X	X				
Rescue Mission, Shelter for the Homeless	#	#					
Restaurants (w/out Drive-Up)	X	X	X	X			
Restaurants (w/ Drive-Up)	X	X	X	**			
Scientific Research Facilities	X	X					
Skating Rinks (Ice/Roller)	X	X	X			X	
Small Animals Hospital/Clinic	X	X	X				
Special Events	#	#	#	#		#	26
Special Care Facility	X	X	X	X			
Specialty Shops (art supply stores, beauty salons, barber shops, florists, specialty food and all other similar retail shops)	X	X	X	X			
Taxidermists	X	X	X				
Theaters, Movie	X	X	X				
Thrift Shops	#	#	#				
Tire Stores	X	X	X				
Tow Truck Service/Yards	#	#					
Truck Rentals (U-Haul, etc)	X	#	#				
Vending Companies	X	X					
Veterinary Hospitals/Clinics	X	X	X				
Video Rental (non-adult)	X	X	X	X			
Wedding Chapels)	#	#	#				

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

CULTURAL FACILITIES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Amphitheaters	#	#	#	#		#	
Art Galleries	X	X	X	X			
Charitable or Public Service Event	X	X	X	X		X	26
Conference Centers	X	X	X				
Convention Centers	X	X					
Libraries	X	X	X	X		X	
Museums, Private	X	X	X			X	
Museums, Public	X	X	X	X		X	
Religious Facilities	X	X	X	X	X	X	
Special Community Events	X	X	X	X	X	X	26
Theaters, Indoor	X	X	X			X	
Theaters, Outdoor (Other than amphitheaters)	X	X	X				
Zoological Parks		#				#	

HOUSING FACILITIES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Assisted Living Apartments	X	X	X		#		
Caretaker/Domestic Units					X		7
Family Group Home					X		
Guest Houses/Casitas					X		18
High Density Multi-Family (MF3)	X	X	#		X		
Medium Density Multi-Family (MF2)	X	X	X		X		
Low Density Multi-Family (MF1)	X	X	X		X		
Retirement Residential (RR)					X		
Single Family Attached (SFA)			X		X		
Single Family Detached (EQR, ER, SF1, SF2, SF3, SFZL, SFSD)					X		15

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

PUBLIC & QUASI-PUBLIC USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Community Association Buildings and Facilities	X	X	X	X	X	X	
Community Information Centers	X	X	X	X		X	
Electric Sub-Station	#	#	#	#	#	#	
Emergency Medical Facilities	X	X	X	X		**	
Fire Stations	X	X	X	X		X	
Parking Lots/Structures (Non Residential)	X	X	X	#		X	
Police Stations	X	X	X	X			
Pump Stations	X	X	X	X	X	X	
Radio, Cable & Television Stations	X	X	X				
Satellite Dishes	X	X	X	X	X	X	25
Solar Energy Systems	X	X	X	X	X	X	
Transportation & Transit Facilities	X	X	#				
Transportation & Transit Maintenance Facilities	X	X					
Transit Stops	X	X	X	X	X	X	
Utility Service Yards	X						
Wastewater Treatment Facilities	X						
Water Storage Facilities	X	X	X	X		X	
Wireless Communication Towers	X	X	#	#		#	28

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

COMMUNITY SUPPORT USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Ancillary Eating Facilities, and Specialty Shops Associated with Recreational Facilities	X	X	X	X		X	
Commercial Recreation Uses	X	X	X	X		X	
Commercial/Community Equestrian Facilities	X			X	X	X	15
Golf Courses/Clubhouses (Public & Private)				X	X	X	
Maintenance Facilities Related to Open Space Uses	X	X	X	X		X	
Pedestrian Trails & Paths	X	X	X	X	X	X	
Recreation Centers	X	X	X	X	X	X	
Recreation Fields, Courts & Other Sports Facilities	X	X	X	X	X	X	
Recreational Vehicle Campgrounds	#	#	#			#	
Shooting Ranges/Gun Clubs	#	#					
Stadiums/Arenas	#	#					
Storm Drainage Structures, Retention & Detention Areas	X	X	X	X	X	X	
Swimming Pools (Public)	X	X	X	X	X	X	
Youth Centers/Clubs	#	#	#	#	#	#	

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

EDUCATIONAL FACILITIES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
College & Universities	**X**	**X**	**X**				
Satellite Campus of Colleges & Universities	**X**	**X**	**X**				
Vacational/Trade Schools	**X**	**X**	**X**				
High Schools	**X**	**X**	**X**	**X**	**X**	**X**	
Jr. High Schools	**X**		**X**	**X**	**X**	**X**	
Elementary Schools	**X**			**X**	**X**	**X**	

MISCELLANEOUS USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Helistop & Heliport	**#**	**#**	**#**	**#**		**#**	
Microwave Dish	**X**	**X**	**X**	**X**	**X**	**X**	**25**

TEMPORARY USES	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Temporary Construction Offices/Yards	**X**	**X**	**X**	**X**	**X**	**X**	**27**
Temporary Sales Offices/Trailers	**X**	**X**	**X**	**X**	**X**	**X**	**27**

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

SPECIALTY PARK DISTRICTS	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Amphitheaters				**X**		**X**	
Art Galleries				**X**		**X**	
Charitable or Public Service Event				**X**		**X**	
Commercial Recreation Uses				**X**		**X**	
Community Association Buildings and Facilities				**X**		**X**	
Dog Parks				**X**		**X**	
Entertainment Facilities (indoor and outdoor)				**X**		**X**	
Food Trucks				**X**		**X**	
Health Spas/Athletic Clubs/Fitness Centers (indoor and outdoor)				**X**		**X**	
Maintenance Facilities Related to Open Space Uses				**X**		**X**	
Museums (Public and Private)				**X**		**X**	
Outdoor Amusement Facility	**#**	**#**	**#**	**#**		**#**	
Parking Lots/Structures				**X**		**X**	
Pedestrian Trails & Paths				**X**		**X**	
Pubs, Bars & Lounges	**#**	**#**	**#**	**#**		**#**	
Recreation Centers				**X**		**X**	
Recreation Fields, Courts & other Sports Facilities				**X**		**X**	
Restaurants (w/ out Drive-Up)				**X**		**X**	
Retail				**X**		**X**	
Skating Rinks (Ice/Roller)				**X**		**X**	
Special Community Events				**X**		**X**	**27, 30**
Storage				**X**		**X**	
Storm Drainage Structures, Retention & Detention Areas				**X**		**X**	

X - Permitted *# - Special Use Permit Required* *** Retirement Community Only*

TABLE 2.1 - PERMITTED USES (cont.)

SPECIALTY PARK DISTRICTS	EMPL. CTR.	TOWN CTR.	VILL. CTR.	NBHD. FOCUS	NBHD. RES.	COM'TY OPEN SPACE	REFER TO LAND USE STDS.
Swimming Pools (Public & Private)				**X**		**X**	
Theaters (Indoor and Outdoor)				**X**		**X**	
Youth Centers/Clubs				**X**		**X**	

USES NOT PERMITTED

The following uses are specifically prohibited within all land use districts within the Summerlin Planned Community, PC Zoning District:

Adult Book/Video Stores
Auto Salvage/Junk Yards
Auto title loans
Check Cashing
Sexually Oriented Business as defined in Title 19 and Title 19A of the Las Vegas Municipal Code
Off-Premise Signs (Billboards).

SPECIFIC LAND USE STANDARDS

In addition to the other requirements of this document, the following standards apply to the uses listed in this section. If the proposed use does not meet the standards contained herein, a special use permit shall be required.

1. AGGREGATE PROCESSING, READY-MIX CONCRETE AND ASPHALTIC CONCRETE BATCH PLANTS

Aggregate processing, ready-mix concrete and asphaltic concrete batch plants are permitted anywhere in the PC zone without a special use permit subject to the following conditions:

The operator of any ready-mixed concrete operation, asphaltic concrete operation or aggregate processing operation ("the Operator") shall treat all haul routes and parking areas with an effective dust inhibiting surface. All truck tires shall be washed as they leave the plant sites and pass on to paved access roads to minimize dust associated with the tracking of mud on the paved road. Each load of aggregate shall be wetted by a spray bar system. To further control dust emanating from trucks, the Operator will cover all trucks with tarps.

The ready-mixed concrete operations, asphaltic concrete operations and processing of aggregate must be conducted employing low profile, portable equipment which contain and utilize state-of-the-art pollution control features. The silo at 70' will be the maximum allowable height for these operations. All other activities shall be maintained within 35' or less in height. The Operator shall shield such activities by the use of berms or by recessing operations below grade or by using similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments at Summerlin. Ready Mix Concrete operations shall incorporate an automatic shut-off valve for the cement and fly ash fill tubes. The shut-off valve will prohibit bulkers from over filling silos and adding particulate matter to the atmosphere.

The Operator will take such steps as are necessary to mitigate the visual, noise, dust, and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primary processing plants, the ready-mixed concrete and asphaltic concrete plants. The Operator shall comply with the following:

a. Prior to start-up, all plant facilities will be shielded, both visually and audibly through berming and/or recessing said facilities below ground level from the existing residential and commercial development.

b. The Operator shall pave or treat all access roads, haul roads and parking areas with an effective dust inhibiting surfacing. The Operator shall submit a plan showing planned treatment of all access roads, haul roads, and parking areas. East-west haul roads through the Summerlin area will be limited to Cheyenne Avenue, Lake Mead Boulevard, Summerlin Parkway and Charleston Boulevard unless the City approves other haul roads

c. The Operator will install and utilize an effective truck spray/washing system at the plant site exit. All trucks will be washed as they leave the plant site. The Operator will clean the access road(s) at a frequency that effectively controls material buildup and associated dust or other hazards.

d. The Operator shall at all times keep the plant sites and excavation sites free from the accumulation of waste materials, rubbish, debris and toxic or hazardous materials caused by his/her operations and operations of its subcontractors.

e. The Operator agrees that ready-mixed concrete and asphaltic concrete production plants shall be low-profile, portable facilities employing state-of-the-art production and pollution control features.

f. The Operator shall install and utilize a truck washout system for the ready-mixed concrete trucks. At no time will ready-mixed concrete, asphaltic concrete or material from the clean-out system be dumped or disposed of on the property.

g. The Operator shall install and utilize an effective system to control spillage of diesel fuel and other materials used to clean or coat trucks used to transport asphaltic concrete.

h. The Operator shall comply with Fire Department regulations for all tanks containing fuel or hazardous materials.

i. The Operator shall take steps necessary to eliminate dust, sand, etc. from being blown from trucks leaving the plant sites and excavation sites. These steps shall include wetting of material after loaded onto trucks and truck covers, if necessary.

j. The primary processing plant may be located and operated in those locations where it does not have a sustained noticeable impact on residential and/or commercial developments. It is anticipated that the impact from the primary plant will be dependent on its distance from residential/commercial development, combined with the length of time the plant shall be located at the specific plant site.

k. Trucks shall not use compression brakes (Jake Brakes) within Summerlin boundaries or on the access roads.

l. All lights, except those on mobile equipment shall be shielded from view from any occupied residences within one-half mile.

m. Operation of the aggregate processing equipment and asphaltic concrete plant will be limited to the hours of 5:00 A.M. to 3:00 P.M., Monday through Saturday. Hours of operation may be adjusted depending upon impacts on residential and/or commercial development.

n. So long as the ready-mixed concrete batch plant has a drive-thru loadout, it will be allowed to operate at any time between 12:00 A.M. Monday, and 8:00 P.M. Saturday.

2. **AUTO BODY REPAIR SHOPS**

Auto body repair shops shall comply with the following standards:

a. No used or discarded automotive parts or equipment may be located in any open area outside of an enclosed building.

b. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Such vehicles shall not be stored on the property longer than 21 days.

c. All repair work shall be performed within an enclosed building.

3. AUTO MECHANICAL REPAIR AND SERVICE, MINOR

Minor auto mechanical repair and service facilities shall comply with the following standards and limitations:

a. The use shall be located a minimum of two hundred feet (200') from any Single Family residential property and a minimum of one hundred feet (100') from any Multi Family property. The distance shall be measured from property line to property line in a straight line.

b. The operating hours shall be limited to between 7:00 am and 8:00pm.

c. The use shall be located on a site with other commercial development with an overall minimum size of 5 acres.

d. All repair and service work shall be done within a completely enclosed building.

e. No used or discarded automotive parts or equipment may be located in any open area outside of an enclosed building.

f. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Such vehicles shall not be stored on the property longer than 5 days.

g. Permitted minor auto mechanical repair and service facilities shall be limited to the following kinds of activities:

- Electronic tune ups
- Brake repairs (including drum turning)
- Air conditioning repairs
- Generator and starter repairs
- Tire installation and repairs
- Front end alignments
- Battery recharging
- Lubrications
- Selling/installing minor parts and accessories
- Repairing and installing other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excluding engine, transmission and differential repair or installation.

4. AUTO MECHANICAL REPAIR SHOPS, MAJOR (including tow service)

All auto mechanical repair shops shall comply with the following standards:

a. The use shall be located a minimum of two hundred feet (200') from any residential property. The distance shall be measured from building to building in a straight line.

b. The operating hours shall be limited to between 7:00am and 8:00pm.

c. The use shall be located on a site with other commercial development with an overall minimum size of 10 acres.

d. All repair and service work shall be done within a completely enclosed building.

e. No used or discarded automotive parts or equipment may be located in any open area outside of an enclosed building.

f. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.

g. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Such vehicles shall not be stored on the property longer than 5 days.

5. AUTO SALES, NEW AND/OR USED

All automobile sales operations, shall comply with the following standards:

a. The installation and use of an outside public address or bell system is prohibited.

b. Any used or discarded automotive parts or equipment located in any open area outside an enclosed building must be screened from view.

c. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.

d. All new and/or used auto sales facilities shall be closed for business between the hours of 10:00 P.M. and 7:00 A.M.

6. BOAT AND RECREATIONAL VEHICLE STORAGE

a. The use shall be located a minimum of two hundred feet (200') from any single family and one hundred feet from any multi family residential property. The distance shall be measured from building to building in a straight line.

b. No vehicles shall be displayed "for sale" on the site.

c. All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

7. CARETAKER/DOMESTIC UNITS

Caretaker and domestic units are permitted within the EQR, ER, and SF1 land use districts and shall comply to the following standards:

a. A caretaker or domestic unit may be attached to or detached from the main dwelling.

b. The unit shall only be occupied by a caretaker or domestic employee of the occupant of the main dwelling.

c. No such unit shall be rented.

d. Kitchen facilities are allowed.

8. CASINOS

Casinos are permitted only in the gaming enterprise district. Only one hotel/casino will be permitted in each of the two sites identified on the Summerlin West General Development Plan. Casinos shall have access to a collector or higher volume street. The new casinos are subject to the following restrictions:

a. The casinos are subject to the requirement of a special use permit only if there exists a recorded subdivision map dividing property into lots suitable for residential development affecting property within 1,500 feet of the gaming area prior to the time of issuance of building permit for the casino.

b. The casinos are subject to the requirement of a site development review under Title 19 of the Munic-

ipal Code only if there exists a recorded subdivision map dividing property into lots suitable for residential development affecting property within one-half mile of the gaming area prior to the time of issuance of a building permit for the casino.

c. The casinos and appurtenant structures shall not exceed 75 feet in height (nor shall they exceed 5 stories), nor shall the hotel appurtenant to the casino exceed 750 rooms.

9. CEMETERIES

Cemeteries shall comply with the following standards:

a. No upright headstones or similar structures are permitted.

b. A decorative masonry and/or metal fence with a minimum height of six feet shall be constructed around the perimeter of the cemetery site. The wall along the primary street frontage shall be set back a minimum of 35 feet from the front property line. The front yard area shall not be used for interment and shall be landscaped.

10. CREMATORIES

Crematories shall conform to the following standards:

a. All phases of the operation of a crematory shall be within a completely enclosed building.

b. There shall be no audible or noticeable indication of the use from the outside of the building.

c. The use is allowed only when operated as an accessory use to an established cemetery or mortuary operation.

11. CHILD CARE, LIMITED

Limited child care facilities allow for the care of not more than six children. Such uses are permitted within the EQR, ER, SF1, SF2, SF3, SFA, SFSD, and SFZL Neighborhood Residential land use districts and within residential areas which are developed in the various mixed use land use districts. Such uses are subject to the child care regulations and standards of the Department of Business Activity and Title 19.

12. CHILD CARE, COMMERCIAL

Commercial child care facilities provide day or night care for more than six children. Such uses are subject to the child care regulations and standards of the Department of Business Activity and Title 19.

13. CLUBS, PUBLIC & PRIVATE

All public and private clubs must have a Special Use Permit to serve alcohol. Public and private clubs within Neighborhood Residential parcels are only permitted within Villages 27, 28A/B, 29, 30A/B, 31, 32A/B/C.

14. CONVENIENCE STORES (with fuel pumps)

a. The use shall be located a minimum of two hundred feet (200') from any residential property. The distance shall be measured from building to building in a straight line.

b. The use shall be located on a site with other commercial development with an overall minimum size of

5 acres.

15. EQUESTRIAN RESIDENTIAL

Private equestrian facilities are permitted in the ER land use district. Commercial and community equestrian facilities are permitted in the VC and NF land use districts within villages which have been identified on a Development Plan as being Equestrian Villages. All equestrian facilities shall conform to the provisions of Title 7 of the Las Vegas Municipal Code.

16. GARAGE SALES

Garage sales shall be permitted, provided they comply with the following standards:

a. No more than two garage sales shall be conducted on the premises in any calendar year.

b. Garage sales may be conducted during the daylight hours only.

c. No more than one outdoor sign may be used to advertise a garage sale. Such signs must not exceed 16 s.f. in size and must be located within the boundaries of the lot on which the garage sale takes place or on private property, with the consent of the owner thereof.

17. GOLF CART SALES

Golf cart sales operations in the NF district within the Retirement Community shall conform to the following standards:

a. All storage and display shall be within an enclosed building. No outside display or storage is permitted.

b. Only minor repair and service will be allowed, and all such work shall be performed within an enclosed building.

18. GUEST HOUSES/CASITAS

Guest houses/Casitas are only permitted in the EQR, ER , SF1, SF2, and SF3 land use districts and shall comply to the following standards:

a. Guest houses/casitas shall be an ancillary use located on the same lot or parcel as the principal residential dwelling.

b. Guest houses/casitas shall be occupied only by the occupant of the principal dwelling, their temporary guests, or domestic employees and shall not be rented.

c. Guest houses/casitas shall be no taller than the principal dwelling.

d. Guest houses/casitas shall consist of no more than one room, a bathroom, and a walk-in closet. Stoves are not permitted.

e. A guest house/casita may be located in a front yard if it meets the required setbacks and:
(1.) Is architecturally designed to be integrated into the front elevation of the principal dwelling, so that it incorporates the exterior colors, materials, features and style thereof and does not resemble an accessory structure;
(2.) When viewed from the street, the guest house/casita does not dominate the façade of, nor obstruct the view of the main entrance to, the principal dwelling.

(3.) Is located in relation to the principal dwelling so as to create an internal courtyard;
(4.) Access to the guest house/casita is not visible from the street which the principal dwelling fronts;
(5.) If the guest house/casita is above ground floor and access thereto is by stairwell, the stairwell shall be enclosed, and its access shall not be perpendicular to the street

f. A guest house/casita may be located in a rear or side yard that meets the required setbacks and, if detached from the principal dwelling, it shall have a minimum separation of six (6) feet from the principal dwelling and a minimum setback of five (5) feet from side and rear property lines.

g. Guest houses/casitas may be attached or detached from the principal dwelling.

h. Guest houses/casitas are not required to have internal access to the principal dwelling.

i. If a guest house/casita is detached from the principal dwelling, it shall have a minimum separation of 6 feet from the principal dwelling.

19. HOME OCCUPATIONS

All home occupation businesses shall conform the provisions of Title 19 of the Las Vegas Municipal Code.

20. LIQUOR STORES

All businesses which sell alcoholic beverages shall conform the provisions of Chapter 6.50 of the Las Vegas Municipal Code. The sale of package liquor, beer, wine and coolers is not permitted in the NF land use district, except within the NF district in Retirement Villages are subject to approval of a Special Use Permit.

21. MANUFACTURING, LIGHT

Light manufacturing operations are permitted to produce products for retail sale and wholesale distribution. It is intended that such uses shall not generate conditions which are typical of many manufacturing and industrial operations, such as noise, smoke, objectionable odors, dust, noxious gases and other industrial wastes, vibrations, glare, heat and fire hazards. The following standards shall apply:

a. All exterior storage of material shall be in sturdy containers or enclosures which screen such material from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of nonflammable material and shall meet the requirements of the Uniform Fire Code.

b. No dust, fumes, smoke, or vibrations above ambient levels shall be detectable from adjacent residential parcels.

22. MINI STORAGE FACILITIES

Mini storage facilities include the storage of boat and recreational vehicles. All mini storage facilities shall conform to the following standards:

a. The use shall be located a minimum of two hundred feet (200') from any single family and one hundred feet from any multi family residential property. The distance shall be measured from building to building in a straight line.

b. No more than one manager's or security residence is permitted.

c. All storage must be within an enclosed building except for the storage of recreational vehicles, which

shall be screened from view from surrounding properties and abutting streets.

d. No commercial activities, other than those included in the operation of the mini-storage facility, shall be conducted on the site.

e. Retail sale of stored items on the premises is prohibited.

f. The commercial repair of motor vehicles, boats, trailers and other like vehicles is prohibited.

g. The operation of spray painting equipment, power tools, welding equipment or other similar equipment is prohibited.

h. The production, fabrication or assembly of products is prohibited.

23. NEIGHBORHOOD STORAGE

If a storage area is planned as an amenity and is for the sole use of the neighborhood, the following criteria is required:

a. The use shall be located a minimum of one-hundred feet (100') from any residential unit. The distance shall be measured from building to building in a straight line.

b. No vehicles shall be displayed "for sale" on the site.

c. All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

24. PET BOARDING KENNELS AND PET SHOPS

Pet boarding kennels and pet shops shall conform to the following standards:

a. All animals shall be confined within an enclosed area or on a leash at all times.

b. The building shall be designed to provide reasonable sound barriers and odor protection for the adjacent property.

25. RENTAL STORES, SMALL TOOLS & HOUSEHOLD ITEMS

Rental stores are permitted to rent small tools, clothing and household items.

26. SATELLITE DISHES

A satellite or microwave dish is allowed in all residential and commercial land use districts, and shall comply with the following standards:

All satellite or microwave dish installations in Neighborhood Residential areas one meter in diameter or greater shall be ground mounted and screened from view from any abutting street or open space area. Installations less than one meter in diameter may be mounted on the house.

27. SPECIAL EVENTS

Special events such as musical and dance performances, arts and craft shows, artifact displays, carnivals,

special holiday events, and charitable events shall comply with the following standards:

a. No such use shall be located closer than 100 feet from a residence.

b. The special event shall not operate for a duration longer than one week.

c. Parking shall be provided as required by the parking standard section of these Development Standards.

d. Incidental sales of hand crafted items and goods which are reasonably related to the special event program may be permitted.

e. A temporary commercial permit from the City is required.

28. TEMPORARY CONSTRUCTION OFFICES/YARDS AND TEMPORARY SALES OFFICES/TRAILERS

Temporary construction offices/yards and temporary sales offices/trailers will require a Temporary Commercial Permit from the Department of Planning and Development.

29. WIRELESS COMMUNICATION TOWERS

Wireless communication towers shall comply with the City's Cellular Tower Ordinance and are subject to the Residential Adjacency Standards in this Section. Stealth wireless facilities are subject to an administrative review by the City.

30. SPECIALTY PARK DISTRICTS

Specialty Park Districts allow for specific commercial uses to be permitted within Community Open Space parcels in addition to typical open space and park programming. Specialty Park Districts are limited to Village CP-1 and Village 30A COS-5. Uses within Specialty Park DIstricts may be operated as primary commercial or recreational uses and are not limited to ancillary use to park programming. The following uses are permittedx within Specialty Park Districts. Additional parcels and uses may be added as a minor modification.

a. Restaurant and Retail activities. Shared and off-site parking may be used to satisfy parking requirements with CRG approval.

b. Food Trucks are permitted with CRG approval.

c. Alcohol service and sales require a Special Use Permit. The City acknowledges such uses are permitted in Specialty Park Districts, and any Special Use Permit shall be processed consistent with permitted commercial uses in COS.

d. Storage for Community Operations. Primary storage shall be within an enclosed building; however, screened outdoor storage, staging, and operational areas necessary for event, park, or community operations shall be permitted. Storage building may be free-standing or combined with another community building. Ancillary outdoor storage and loading is to be screened from view of the surrounding properties and abutting streets. Proposed screening to be approved by SDRC.

e. Outdoor entertainment venue with stage, lighting and amplified sound. Parking requirements may be satisfied via shared parking, off-site parking arrangements, and temporary event parking areas.

f. Owner may enter into ground leases, operating agreements, management agreements, or similar arrangements with any third party for the development, operation, or maintenance of any permitted use within a Specialty Park District. Such agreements shall not require City approval.

g. Outdoor entertainment and amplified sound shall be permitted subject to City noise ordinance compliance.

PROPERTY DEVELOPMENT STANDARDS

These standards are designed to ensure that development within the Summerlin Planned Community will produce an environment of stable, desirable character which is harmonious with existing and future development and is consistent with the intent and purpose of the PC zoning district and the Las Vegas General Plan.

SETBACKS

1. DESIGN CONSIDERATIONS

a. When a residential use occurs within a typically non-residential district, the more restrictive setback shall apply.

b. If any setback criteria in these standards conflict with requirements of the Uniform Building Code (IBC), the requirements of the IBC shall prevail.

2. GENERAL RESIDENTIAL SETBACK STANDARDS

a. Minimum residential district setbacks are outlined in Table 2.2. More restrictive setbacks may be established through Summerlin Community Design Criteria prepared by the Master Developer.

b. Setbacks shall be measured from the exterior wall of a building or garage face to the setback line. The front setback lines shall be the back of sidewalk, or back of curb if no sidewalk exists, or edge of pavement if no curb exists. Corner setback lines shall be the back of curb or edge of pavement if no curb exists.

c. Driveway length shall be 18 feet minimum beyond the setback line to allow vehicles to park completely outside the vehicular or pedestrian travel

d. Bay windows, architectural appendages, fireplaces, cabinets designed to screen utility meters and similar architectural features may encroach no more than 2 feet into the setback limit, provided they remain at least 3 feet from the side property lines and 10 feet from the front property line, and do not increase the living space within the home at the floor line. The maximum width of such structures shall not exceed 13 feet.

e. Roof overhangs, cornices, and similar architectural features may encroach no more than 2 feet into the setback limit provided they remain at least 3 feet from the property line.

f. Balconies must maintain the setback required for the structure to which they are attached and may not extend into the required setback area except on lots which adjoin a golf course, park area, common open space, or similar open space, in which case the balcony may overhang into the setback area toward the open space a distance equal to 50% of the required setback, but shall, in no case, be less than 5 feet from the property line.

g. Fire escapes may encroach no more than 6 feet into the setback limit provided they remain at least 3 feet from the property line. Fire escapes are allowed in the side or rear yards only.

h. Detached accessory structures including cabanas, poolhouses, gazebos, carports and storage structures may be located in the side or rear yard area. Such accessory structures must be located at least 5 feet from the property line and maintain a minimum separation of 6 feet from the principal dwelling. Detached accessory structures shall not be permitted in the front yard except garages, as an ancillary use, and guest houses/casitas, as permitted in the Specific Land Use Standards. Garages as an ancillary use shall comply with the standards for guest houses/casitas on Page 2-15 and 2-16.

i. Guest houses/casitas shall comply with the setback and height standards set forth on Page 2-15 and 2-16.

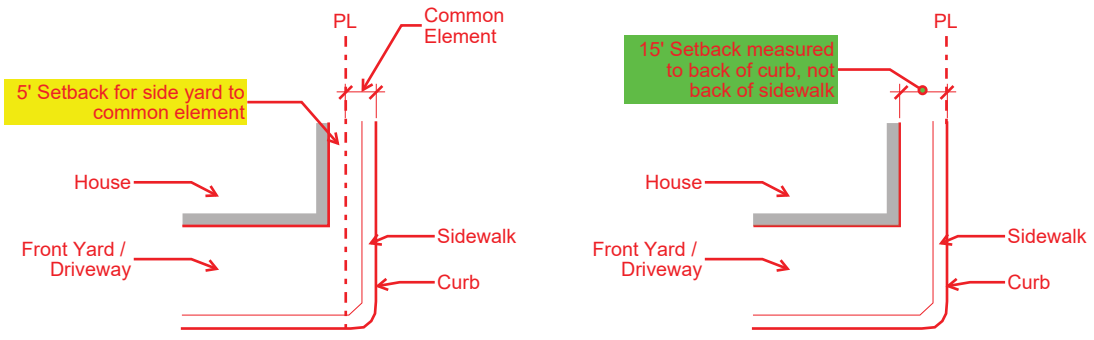
j. Attached patio covers, awnings, carports, trellises and similar structures may encroach no more than 2 feet into the front setback and may encroach into the side and rear setbacks provided they remain at least 5 feet from the property line. These setbacks are measured from the supporting posts, however, overhangs may extend up to 3 feet from a property line. Such structures must remain open without the use of siding, screens or other enclosures. Enclosed structures must conform to the setback standards for the principal structure.

k. Pools shall only be permitted in the side or rear yard areas. Swimming pools shall maintain a minimum setback of 3 feet from all property lines. Any setback, if required, from the dwelling or other buildings on the same site shall be determined by the City Department of Planning and Development.

l. Courtyard walls up to 42'' in height may exist within the front and corner side yard setbacks so long as they remain a minimum of 4 feet from the property line.

In Villages 27, 28A, 28B, 30A, 30B, 31, 32A, 32B, and 32C, courtyard walls up to 9' in height may exist

FIGURE 2.0 - CORNER SETBACK DIAGRAMS



Corner Setback Diagram #1 (with common element)

Corner Setback Diagram #2 (without common element)

within the front and side yard setbacks so long as they remain a minimum of 4 feet from the front property line. Courtyard walls may extend up to the side property lines, provided the wall does not extend into a sight visibility restriction area. In these villages, courtyard walls may be any combination of solid or fence.

m. Entry points are permitted within side yard setbacks for homes that gain access to the front door via side yard in SF3 residential districts. The entry portals may be built with a zero-foot setback so long as they are not enclosed and remain no greater than 4 feet in depth and 11 feet in height at the property line. They are only permitted as part of original construction.

RESIDENTIAL ADJACENCY STANDARDS

Non-residential and multi-family residential parcels adjacent to single family parcels shall conform to the following standards along the common property line:

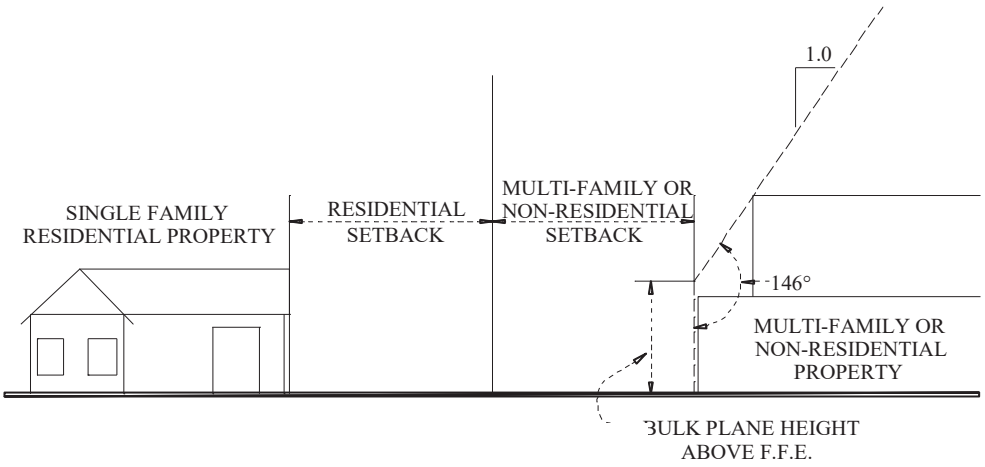
1. SETBACK AND HEIGHT LIMITATIONS

a. The maximum height of any structure at any point along the front, side, or rear setback line shall be 15 feet. The height is measured from the finish floor elevation. The bulk plane steps back from the 15 foot height at an angle of 146° or 1 foot horizontally for each 1 foot, 6 inches of additional elevation to the maximum building height (see Figure 2.1). All parapet walls of flat roofed structures must remain behind the bulk plane setback line. Gable ends and sloped roof overhangs may extend through the bulk plane.

b. The following structures may project a maximum of 12 feet above the bulk plane setback line:

- Chimney and vent stacks
- Roof structures for the use of elevators, stairs, ventilation, and similar necessary mechanical equipment
- Visual screens that surround mounted mechanical equipment
- Skylights
- Antennas

FIGURE 2.1 - BULK PLANE SETBACK



c. Church steeples, utility transmission lines and towers, and municipal utility facilities such as water reservoirs, are exempt from the maximum height provisions.

BUILDING HEIGHTS

Building heights are measured from the finished floor elevation closest to the finished grade to the top of the roof. Top of roof means ridgeline or the highest point of any architectural element concealing roof top equipment, excluding chimneys and vents. The height restrictions are not intended to limit the number of stories. Refer to Table 2.2 for Residential District maximum building heights.

RESIDENTIAL DENSITY

Density shall be determined on a gross area basis. Gross area includes the area within the adjacent right-of-way to the center line of the street. Area within an adjacent freeway or parkway may not be included within the gross density calculation.

Specific allowable densities are permitted as shown in Table 2.2.

FENCES AND WALLS

The following standards apply to areas east of the 215 Beltway: Fences and walls, including retaining walls, or a combination thereof, may be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure) without a major deviation. This condition shall apply to perimeter village walls and monument walls only. Walls may be built up to 10 feet high, plus 4 feet of retaining next to maintenance facilities, reservoirs, power substations, utility appurtenances, and similar uses without a major deviation. Walls may be built up to 14 feet high, plus 4 feet in retaining, next to the Western Beltway without a major deviation.

The following standards apply to areas west of the 215 Beltway: Perimeter village walls, including retaining walls, may be built up to 10 feet high (as measured from the side of the wall with the maximum vertical exposure); see Conditions 1a, 1b. Perimeter village walls may be built up to 14 feet high next to maintenance facilities, reservoirs, power substations, utility appurtenances, and similar uses. Internal builder parcel walls, including retaining walls, may be built up to 12 feet high (as measured from the side of the wall with the maximum vertical exposure); see Conditions 2a, 2b. Fences and pilasters, up to 6 and 7 feet high respectively, may be built on top of perimeter village walls and internal builder parcel walls; see Conditions 1b, 2b. Rockery retaining walls, when used as perimeter village walls may be built up to 12 feet high; see Conditions 3a, 3b. Rockery retaining walls, when used as internal builder parcel walls, may be built up to 15 feet high; see Conditions 4a, 4b. Fences or non-retaining screen walls, up to 6 feet high, may be built directly behind rockery walls; see Conditions 3a, 3b, 4a, 4b. Multiple walls may be used with a 4 foot minimum horizontal separation to achieve additional retaining. A minor deviation is required for any element that does not comply with the above criteria.

Perimeter Village Walls are walls that are adjacent to roadways and visually define the edges of a parcel from the right-of-way. Internal builder parcel walls are constructed onsite by the parcel developer to separate lots, common elements and retain grade. Courtyard walls up to 42” in height, and courtyard pilasters up to 48” in height may exist within front and corner side yard setbacks so long as they remain a minimum of 4 feet from the property line. A portion of the courtyard wall may contain a view fence; however, a solid wall base is required for at least 1/3 of the height of the wall. Courtyard walls at the building setbacks or beyond may be a maximum of 6 feet high and may be solid.

In Villages 27, 28A, 28B, 30A, 30B, 31, 32A, 32B, and 32C, courtyard walls up to 9' in height may exist within the front and side yard setbacks so long as they remain a minimum of 4 feet from the front property line. Courtyard walls may extend up to the side property lines, provided the wall does not extend into a sight visibility restriction area. In these villages, courtyard walls may be any combination of solid or fence.

GRADING

Grading and clearing of land within the Summerlin Planned Community shall be permitted as provided for under Title 19 of the Las Vegas Municipal Code.

IMPROVEMENT STANDARDS

Standards for the construction of public and private streets, street lights, traffic signals, regulatory signage, utilities and other miscellaneous public improvements are contained in the Summerlin Improvement Standards on file in the Department of Public Works. These improvement standards are adopted by reference and made a part of these Development Standards, to the same extent as is set out in full herein. This document shall govern the design and construction of all public streets and private right-of-way within the Summerlin Planned Community.

STORAGE

All storage of merchandise and service activities associated with retail commercial and office uses within the NF and VC land use districts must be entirely within an enclosed building. Outside storage and service activities are permitted within the TC and the EC land use districts provided such storage and service is screened from view from adjacent rights-of-way and adjoining properties.

ACCESS

Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement or recorded reciprocal access agreement.

REFUSE STORAGE/DISPOSAL

Every parcel with a multi-family, commercial or industrial use shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated by the use and must be a minimum of 50 feet from any single family residential property line. The receptacle shall be screened from public view on at least three sides by a solid wall 6 feet in height and on the fourth side by a solid gate not less than 5 feet in height. Dumpster style trash enclosures shall have an overhead roof or trellis. Trash receptacles for residential trash service must be stored within the enclosed garage or screened from the public right-of-way behind a fence or wall.

TABLE 2.2 - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

SINGLE FAMILY RESIDENTIAL USES				
DISTRICT	**UNIT/TYPE**	**MAX. DENSITY**	**SETBACKS**	**MAX. HEIGHT**
(EQR) Equestrian Residential	Single Family Residential	2.0 Units Per Gross Acre	Front: 30 Feet Side: 15 Feet Rear: 20 Feet Corner: 25 Feet	40 Feet
(ER) Estate Residential	Single Family Residential	2.0 Units Per Gross Acre	Front: 30 Feet Side: 15 Feet Rear: 20 Feet Corner: 25 Feet	40 Feet
(SF1) Single Family Detached	Single Family Residential	3.5 Units Per Gross Acre	Front: 25 Feet Side: 10 Feet Rear: 20 Feet Corner: 15 Feet	38 Feet
(SF2) Single Family Detached	Single Family Residential	6.0 Units Per Gross Acre	Front: 18 Feet (See notes 1 & 2) Side: 5 Feet Rear: 15 Feet	38 Feet
(SF3) Single Family Detached	Single Family Residential	10 Units Per Gross Acre	Front: 18 Feet (See notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet
(SFSD) Single Family Special Lot Development	Single Family Residential	18 Units Per Gross Acre	Refer to Special Lot Development Standards	45 Feet
(SFZL) Single Family Zero Lot Line	Single Family Residential Attached or Detached	12 Units Per Gross Acre	Front: (See notes 1, 2 & 3) Side: 10 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet
(SFA) Single Family Attached	Single Family Residential	18 Units Per Gross Acre	Front: (See notes 1, 2 & 3) Side: 10 Feet Rear: 15 Feet Corner: 15 Feet	45 Feet
(AA) Active Adult (See note 4)	Single and Multi-Family Residential	7 Units Per Gross Acre	Refer to Active Adult Development Standards	45 Feet

NOTES:

1. In the SF2, SF3, SFZL, and SFA districts, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
2. In the SF2, SF3, SFZL, and SFA districts, side entry garages may have a 10 foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
3. In the SFZL and SFA districts front setbacks may be 18 feet or more or 5 feet or less. Setbacks between 5 feet and 18 feet are not allowed.
4. Active Adult Land Use District Standards included at the end of Section 2

TABLE 2.2 - RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS (Cont.)

MULTI-FAMILY USES				
DISTRICT	**UNIT/TYPE**	**MAX. DENSITY**	**SETBACKS**	**MAX. HEIGHT**
(MF1) Low Density Multi-Family	Multi-Family Residential	14 Units Per Gross Acre	20 Feet from the exterior property lines of the development and 10 feet between buildings	45 Feet
(MF2) Medium Density Multi-Family	Multi-Family Residential	21 Units Per Gross Acre	20 Feet from the exterior property lines of the development and 10 feet between buildings	60 Feet
(MF3) High Density Multi-Family	Multi-Family Residential	None	25 Feet from the exterior property lines of the development and 10 feet between buildings	None

NOTES:

In all multi-family districts, garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

TABLE 2.3 - NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

NON-RESIDENTIAL USES
The setbacks, building heights and general development criteria for non-residential development will be determined during the Site Plan Review Process. The City Referral Group will evaluate each proposal to determine if the proposed development conforms to the intent of the PC zoning district and properly provides for the protection of surrounding properties.

SINGLE FAMILY SPECIAL LOT DEVELOPMENT (SFSD) STANDARDS AND CRITERIA

The SFSD district offers alternative site planning and housing mix opportunities from the typical single family detached development. SFSD projects must conform to the following criteria:

1. SUMMERLIN APPROVAL

All SFSD site plans must be approved by the Summerlin Design Review Committee prior to submittal of a tentative map to the City.

2. APPLICABILITY

A parcel may be developed using one SFSD type or a combination of types.

3. DEVELOPMENT STANDARDS

a. Development Standards for each SFSD type are shown in Figures 2.2 through 2.13.
b. For purposes of all SFSD product type exhibits, the following applies:
   i. A Residential Street means any private or public street that provides primary access to an abutting property or lot. The term does not include an alley or drive aisle.
   ii. An alley or drive aisle means a private or public way that affords only a secondary means of access to abutting property/lot and is not intended for general travel or primary subdivision circulation.

4. PARKING

Two spaces are required for each dwelling unit in an SFSD development.

All SFSD projects shall also provide guest parking spaces as follows:

One guest space for every 6 dwelling units including accessible parking per Title 19 of the Las Vegas Municipal Code.

On-street parking is acceptable for guest parking. When off-street guest parking areas are provided in lieu of on-street parking, such parking areas shall be distributed as evenly as possible throughout the entire project.

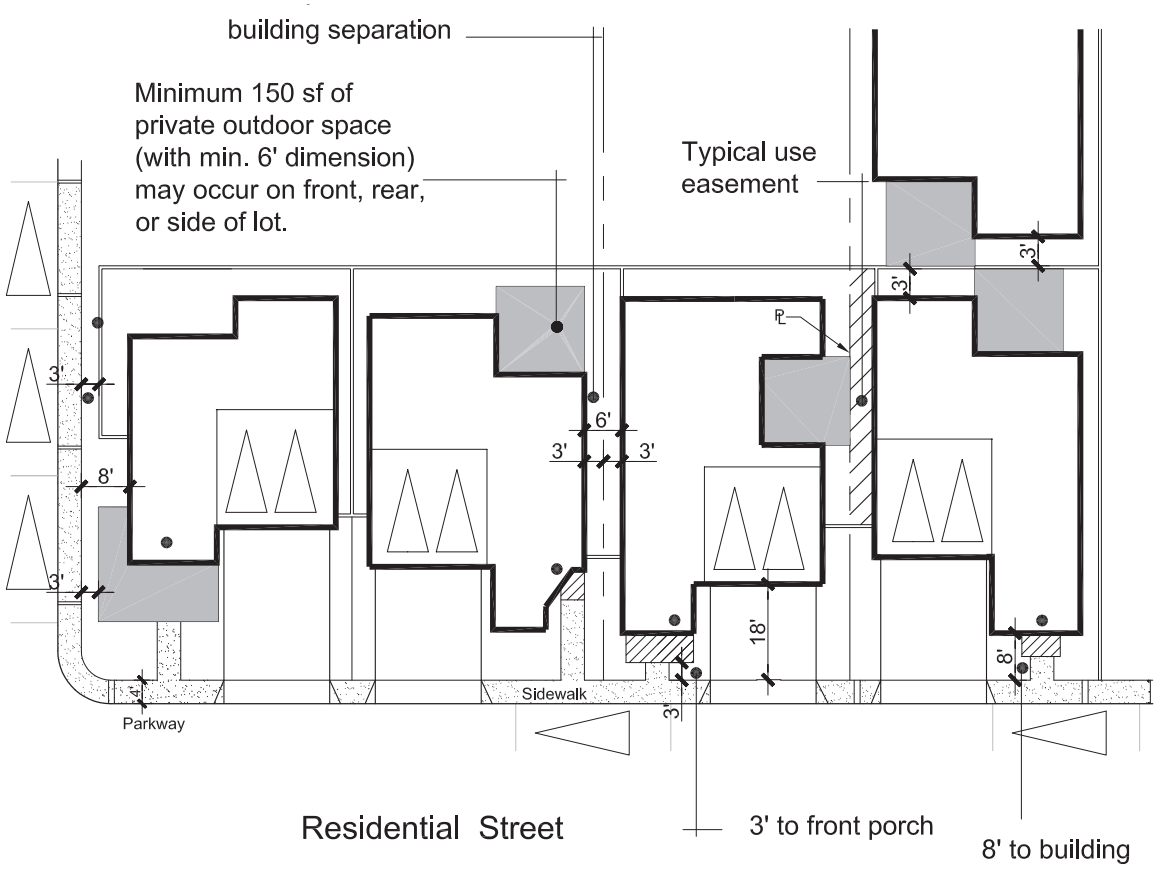
5. COMMON ELEMENTS

All common area elements, including private streets and drive aisles, shall be maintained by a home-owners association

FRONT LOADED LOTS

With Attached Garages

Exhibit 2.2



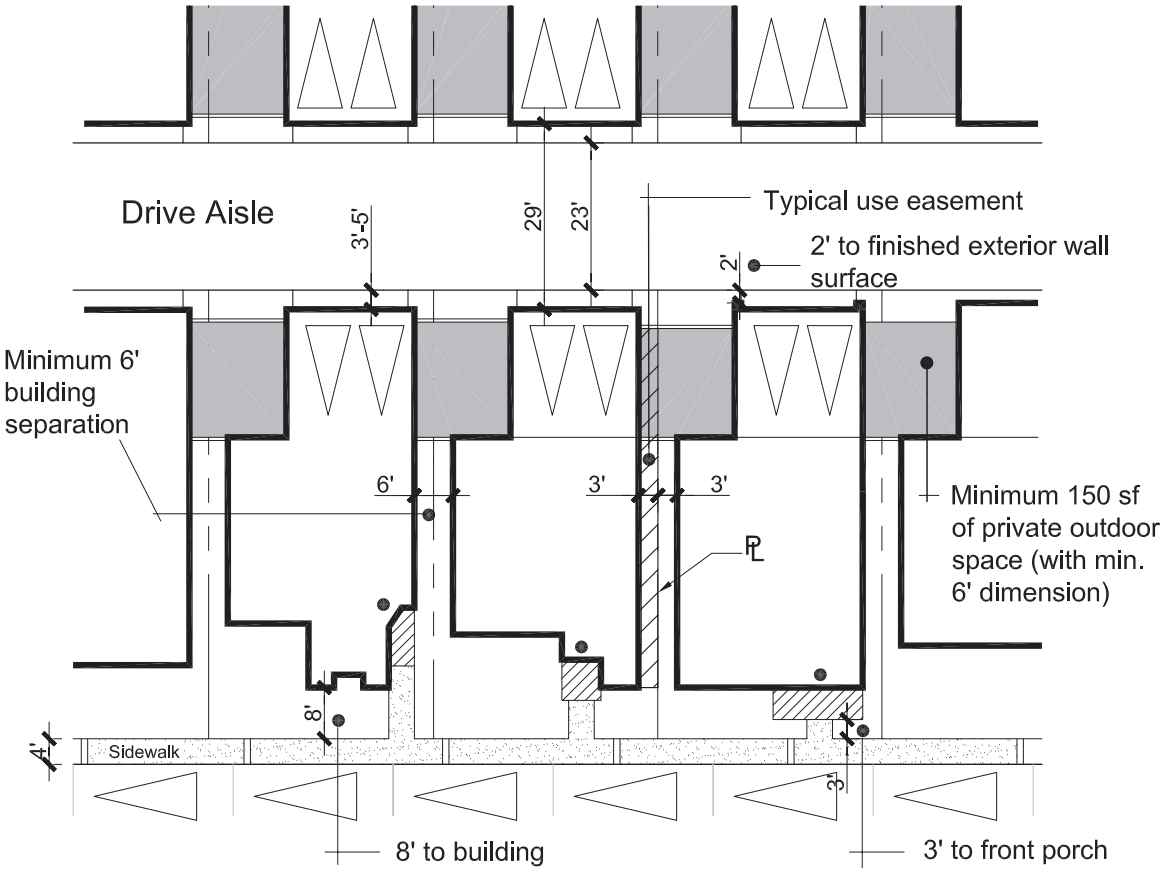
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists) 3’-5’ or 18’ to garage door face
b. From Interior Property Line	3’ (measured to finished exterior wall surface)
c. From Rear Property Line	3’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

REAR LOADED LOTS

With Attached Garages

Exhibit 2.3



Residential Street

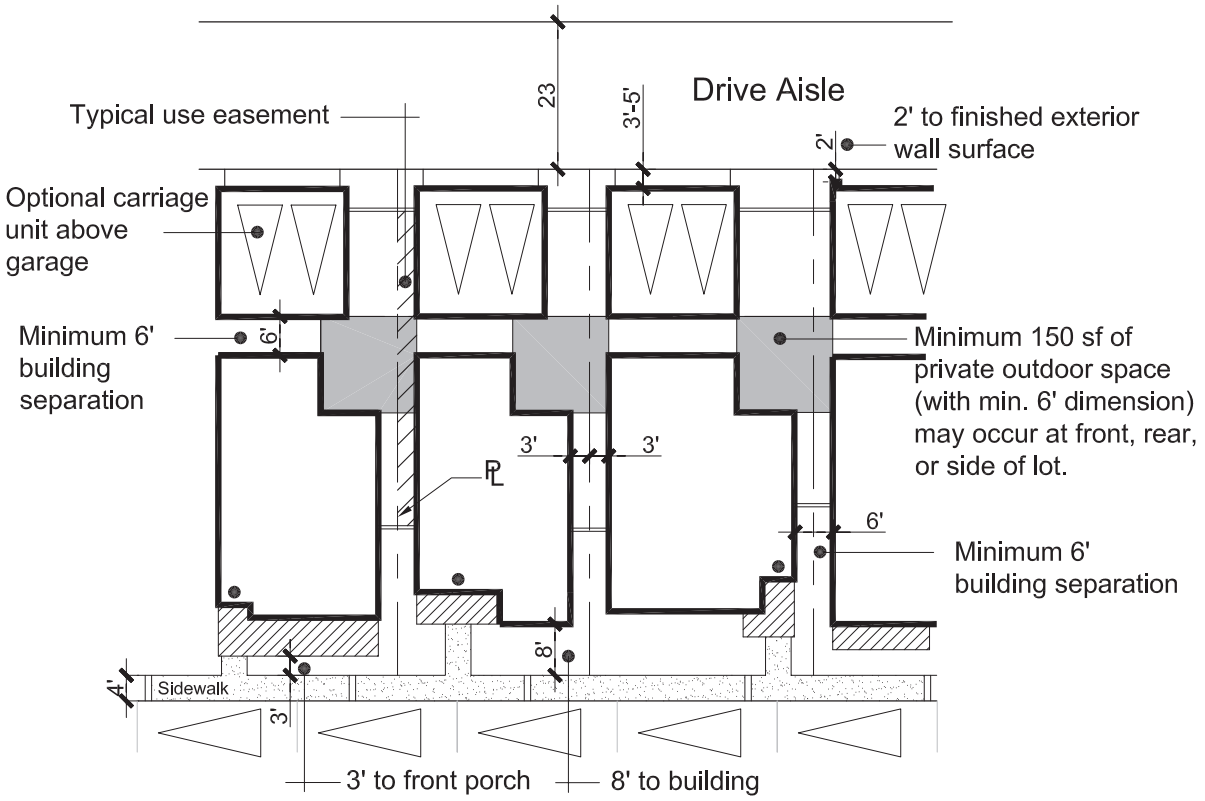
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle	2’ to finished exterior wall surface 3’-5’ or 18’ to garage door face
c. From Interior Property Line	3’ (measured to finished exterior wall surface)
d. From Rear Property Line	3’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Drive Aisle Width	23’ (measured from back of curb to back of curb)
5. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

REAR LOADED LOTS

With Dettached Garages

Exhibit 2.4



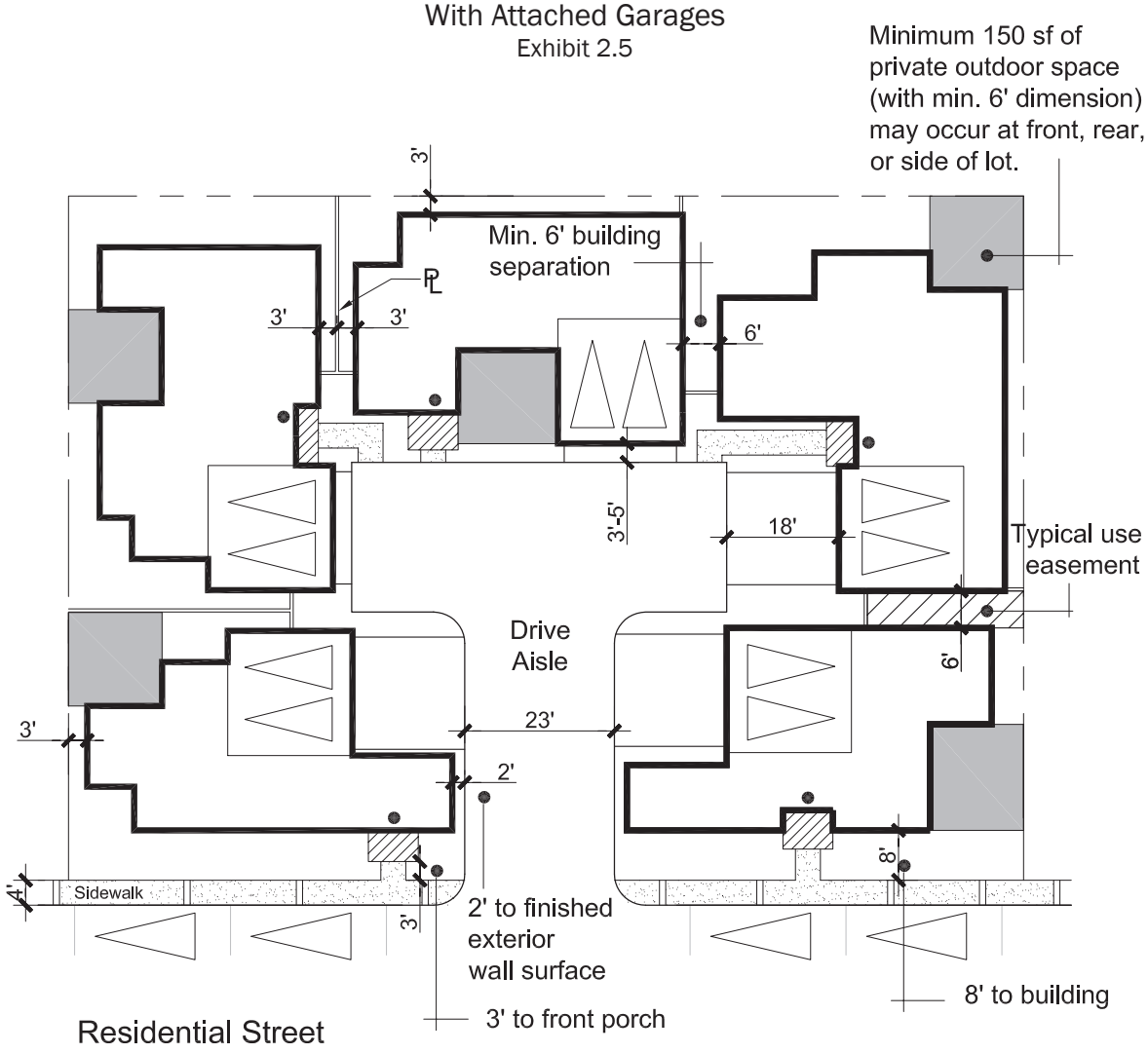
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle	2’ to finished exterior wall surface 3’-5’ or 18’ to garage door face
c. From Interior Property Line	3’ (measured to finished exterior wall surface)
d. From Rear Property Line	3’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Drive Aisle Width	23’ (measured from back of curb to back of curb)
5. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

CLUSTER LOTS

With Attached Garages

Exhibit 2.5

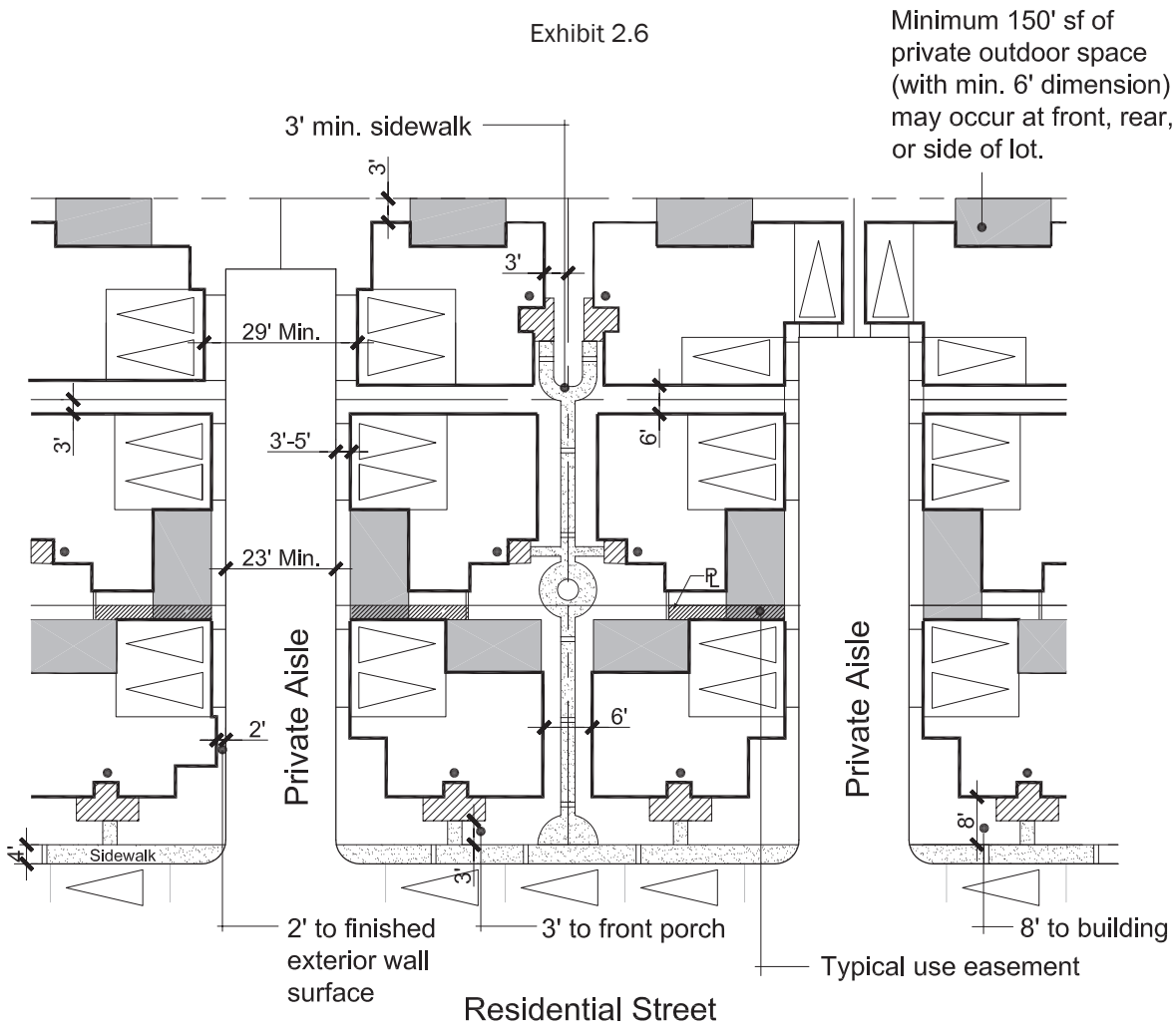


MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists)
	3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle	2’ to finished exterior wall surface
	3’-5’ or 18’ to garage door face
c. From Interior Property Line	3’ (measured to finished exterior wall surface)
d. From Rear Property Line	3’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Drive Aisle Width	23’ (measured from back of curb to back of curb)
5. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

PASEO CLUSTER

Exhibit 2.6



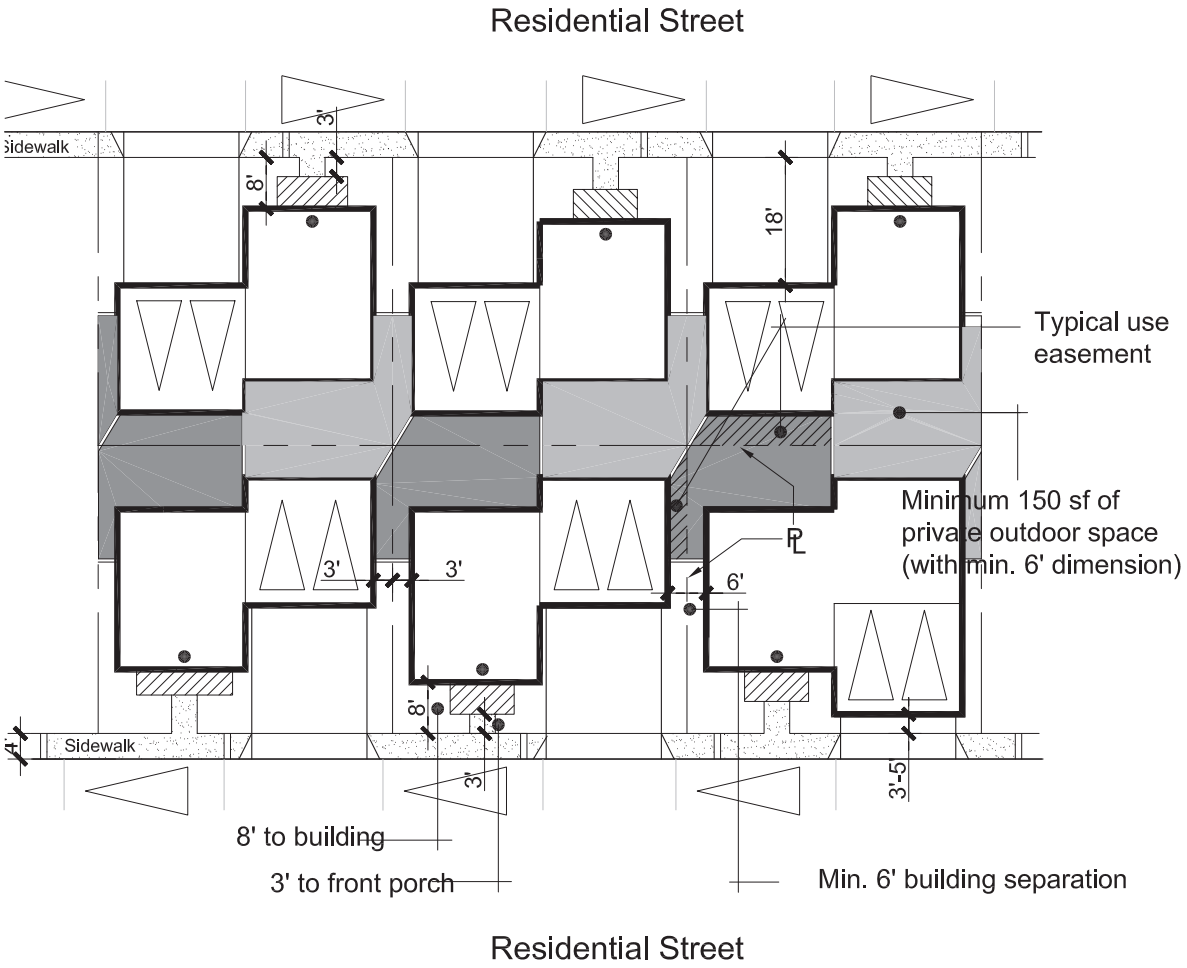
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle	2’ to finished exterior wall surface 3’-5’ or 18’ to garage door face
c. From Interior Property Line	3’ (measured to finished exterior wall surface)
d. From Rear Property Line	3’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Drive Aisle Width	23’ (measured from back of curb to back of curb)
5. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

"ZIPPER LOTS"

At Rear Property Line

Exhibit 2.7



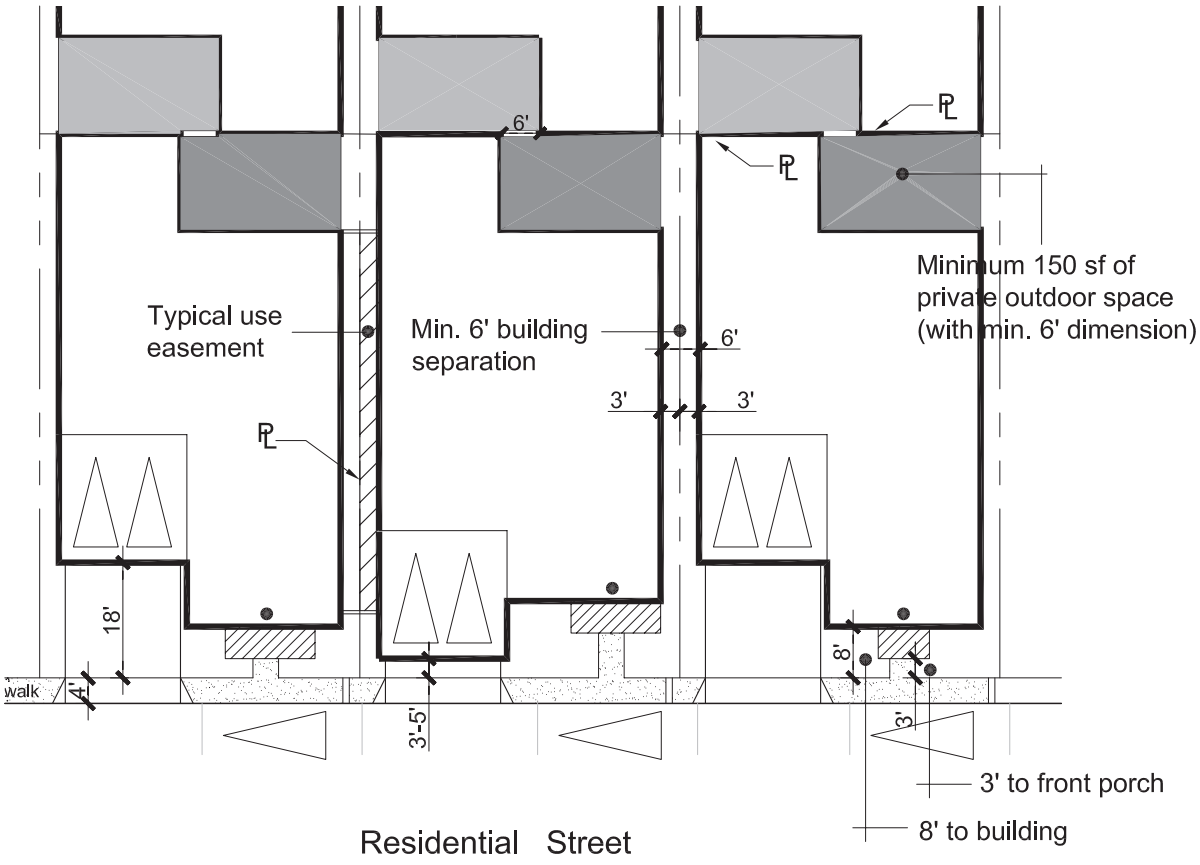
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8' to living (measured to slab from back of walk or back of curb if no walk exists) 3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists) 3'-8' or 18' to garage door face
b. From Drive Aisle	2' to finished exterior wall surface 3'-5' or 18' to garage door face
c. From Interior Property Line	3' (measured to finished exterior wall surface)
d. From Rear Property Line	3' (measured to finished exterior wall surface)
2. Building Separation	6' (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

ZERO LOT LINE AT REAR PROPERTY LINE

Option 1

Exhibit 2.8



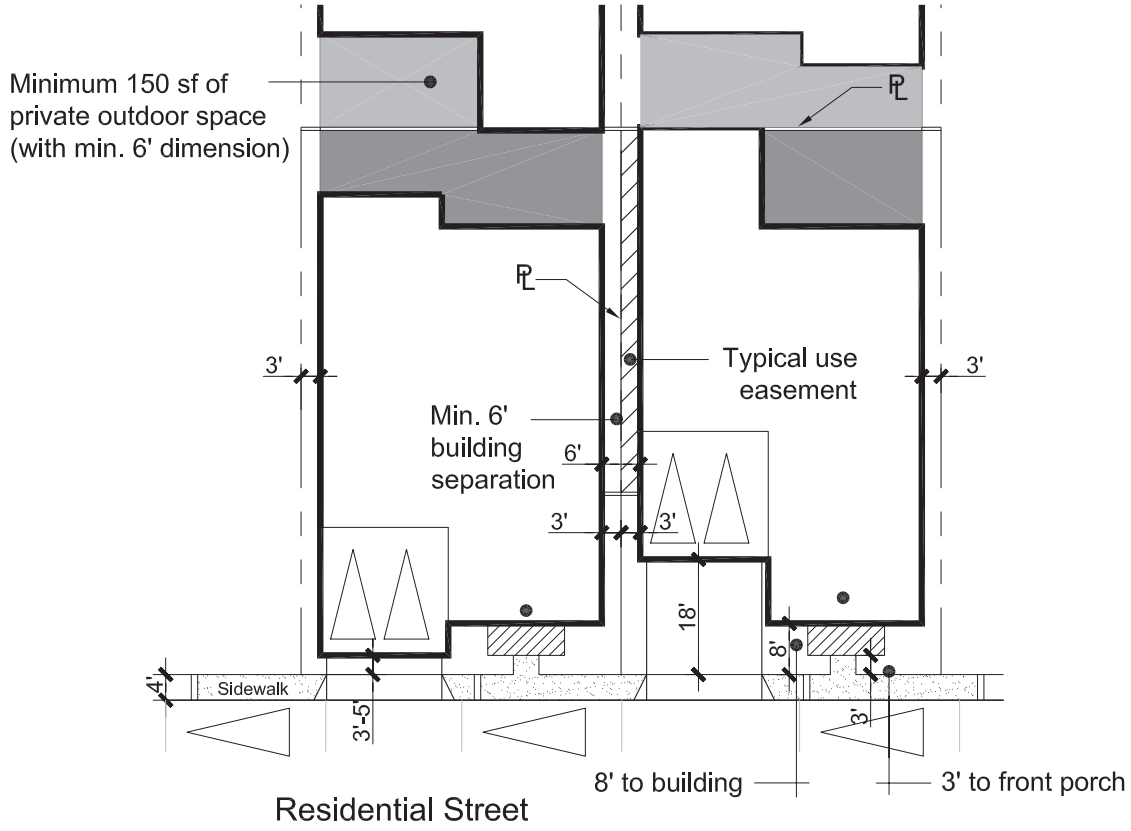
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists) 3’-5’ or 18’ to garage door face
b. From Interior Property Line	3’ (measured to finished exterior wall surface)
c. From Rear Property Line	0’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

ZERO LOT LINE AT REAR PROPERTY LINE

Option 2

Exhibit 2.9



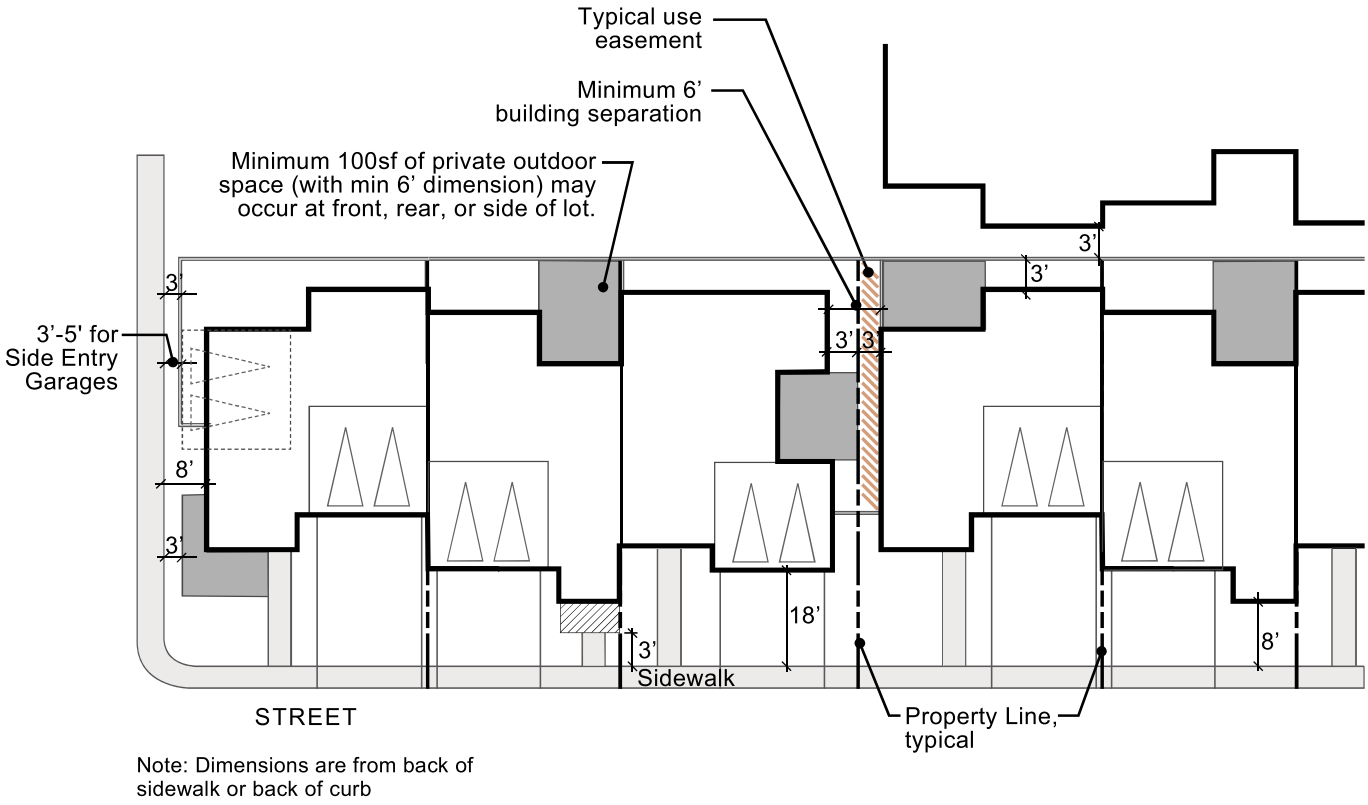
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Residential Street	8’ to living (measured to slab from back of walk or back of curb if no walk exists) 3’ to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists) 3’-5’ or 18’ to garage door face
b. From Interior Property Line	3’ (measured to finished exterior wall surface)
c. From Rear Property Line	0’ (measured to finished exterior wall surface)
2. Building Separation	6’ (measured to finished exterior wall surface)
3. Private Yard Space	150 sf (with min. 6’ dimension)
4. Use Easement Criteria	Dedicated 3’ width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

FRONT LOADED ATTACHED UNITS

With Attached Garages

Exhibit 2.10



Note: Dimensions are from back of sidewalk or back of curb

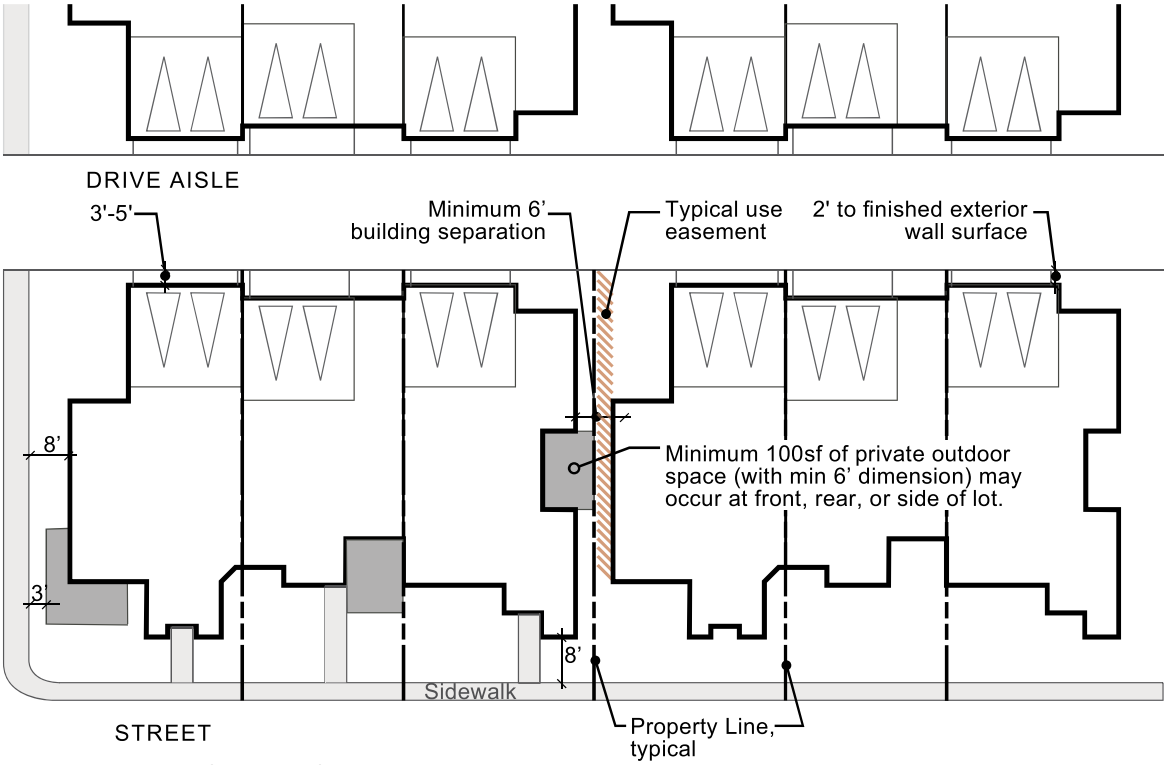
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Street	8' to living (measured to slab from back of walk or back of curb if no walk exists) 3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists) 18' to garage door face 3'-5' or 18' to garage door face for Side Entry Garages
b. From Interior Property Line	3' for separated units (measured to finished exterior wall surface) 0' for attached units
c. From Rear Property Line	3' (measured to finished exterior wall surface)
2. Building Separation	6' (measured to finished exterior wall surface)
3. Private Yard Space	100 sf (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

REAR LOADED ATTACHED UNITS

With Attached Garages

Exhibit 2.11



Note: Dimensions are from back of sidewalk or back of curb, if no sidewalk exists

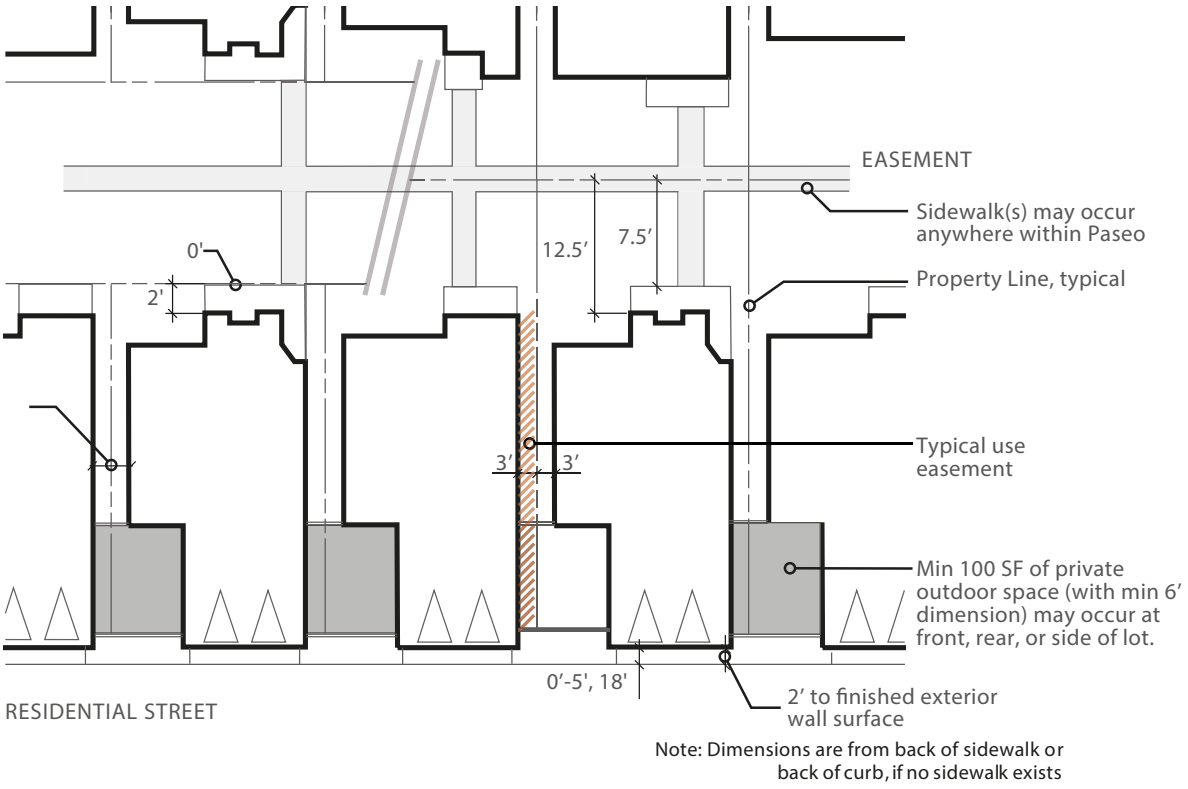
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Street	8' to living (measured to slab from back of walk or back of curb if no walk exists)
	3' to porch, courtyard wall, portico, outside staircase, balcony, or other similar elements (measured to slab from back of walk or back of curb if no walk exists)
b. From Drive Aisle	2' to finished exterior wall surface
	3'-5' or 18' to garage door face
c. From Interior Property Line	3' for separated units (measured to finished exterior wall surface)
	0' for attached units
d. From Rear Property Line	2' (measured to finished exterior wall surface)
2. Building Separation	6' (measured to finished exterior wall surface)
3. Private Yard Space	100 sf (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable.

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

REAR LOADED DETACHED PASEO LOTS

With Attached Garages

Exhibit 2.12



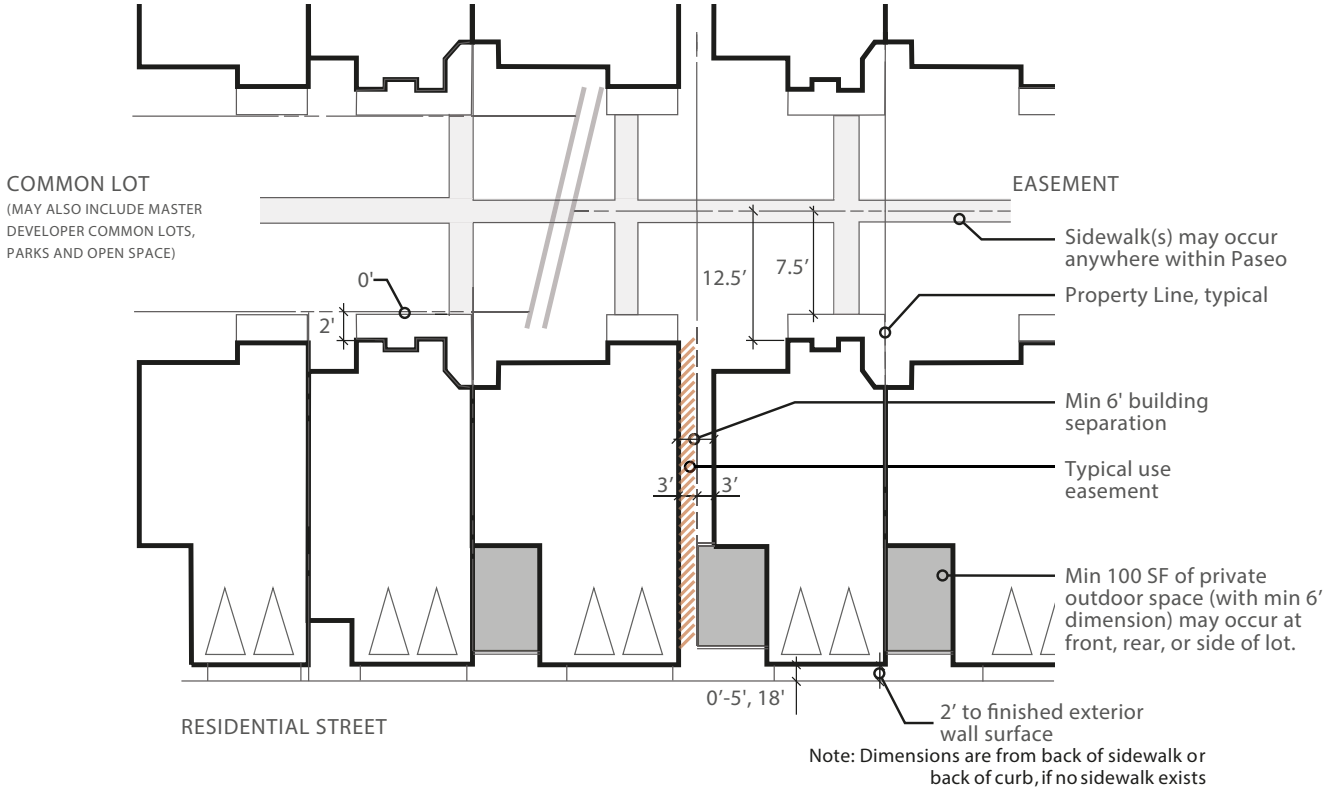
MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Paseo Easement	12.5' to living from property lot line 7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line
b. From Common Lot	2' to living 0' to porch, courtyard wall, portico, balcony, or other similar elements *Note: When adjacent to a common lot that borders a Village Street a minimum 20-foot common lot width is required from back of curb including streetscape and residential common lots.*
c. From Interior Residential Street	2' to finished exterior wall surface 5' or less or 18' minimum to garage door face *Note: 6' or less is allowed on a curved street*
d. From Interior Property Line	3' (measured to finished exterior wall surface)
e. From Corner	8' to living 3' to porch, courtyard wall, portico, balcony, or other similar elements
2. Building Separation	
a. From Side	6' (measured to finished exterior wall surface)
3. Private Yard Space	100 sf (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable

NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.

REAR LOADED ATTACHED PASEO LOTS

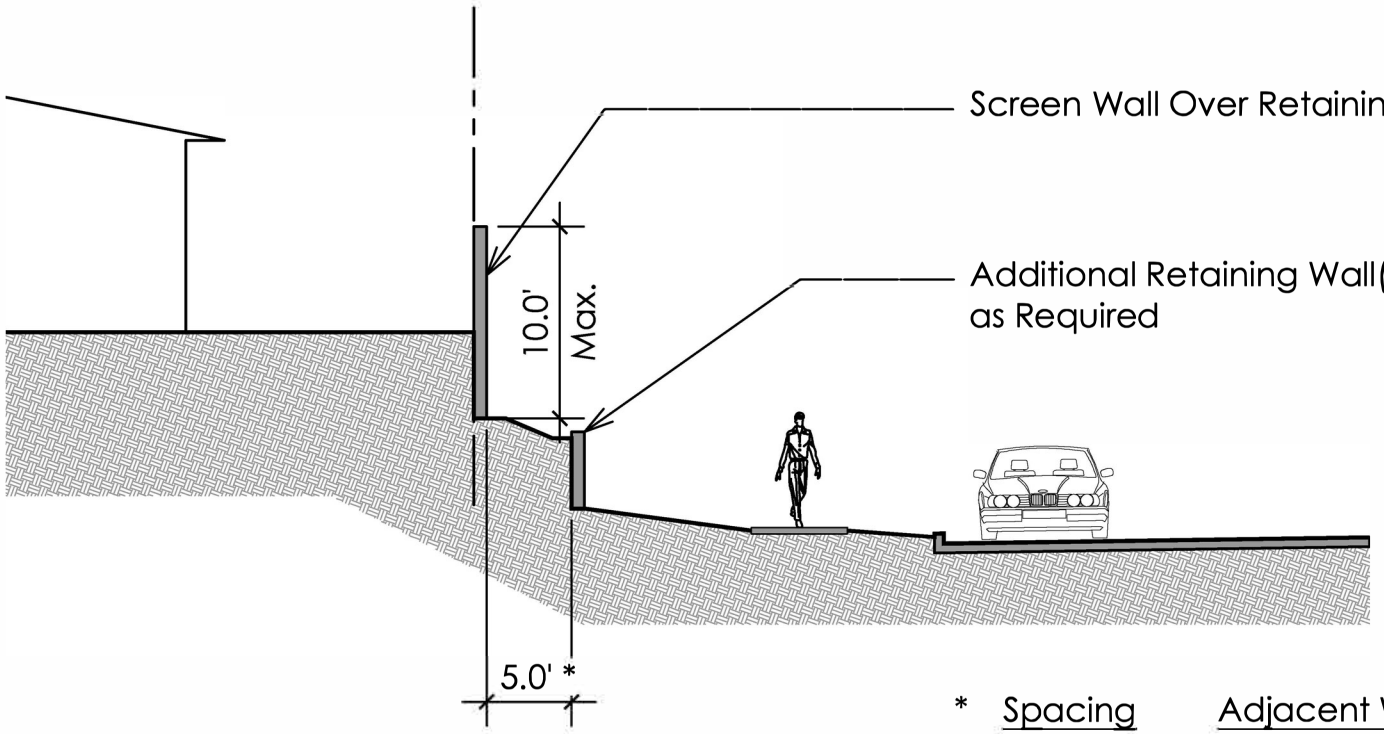
With Attached Garages

Exhibit 2.13



MINIMUM DEVELOPMENT STANDARDS	
1. Building Setbacks:	
a. From Paseo Easement	12.5' to living from property lot line
	7.5' to porch, courtyard wall, portico, balcony, or other similar elements from property lot line
b. From Common Lot	2' to living
	0' to porch, courtyard wall, portico, balcony, or other similar elements
	Note: When adjacent to a common lot that borders a Village Street a minimum 20-foot common lot width is required from back of curb including streetscape and residential common lots.
c. From Interior Residential Street	2' to finished exterior wall surface
	5' or less or 18' minimum to garage door face
	Note: 6' or less is allowed on a curved street
d. From Interior Property Line	3' (measured to finished exterior wall surface)
e. From Corner	8' to living
	3' to porch, courtyard wall, portico, balcony, or other similar elements
2. Building Separation	
a. From Side	6' (measured to finished exterior wall surface)
3. Private Yard Space	100 sf (with min. 6' dimension)
4. Use Easement Criteria	Dedicated 3' width from one lot to adjacent lot, where applicable

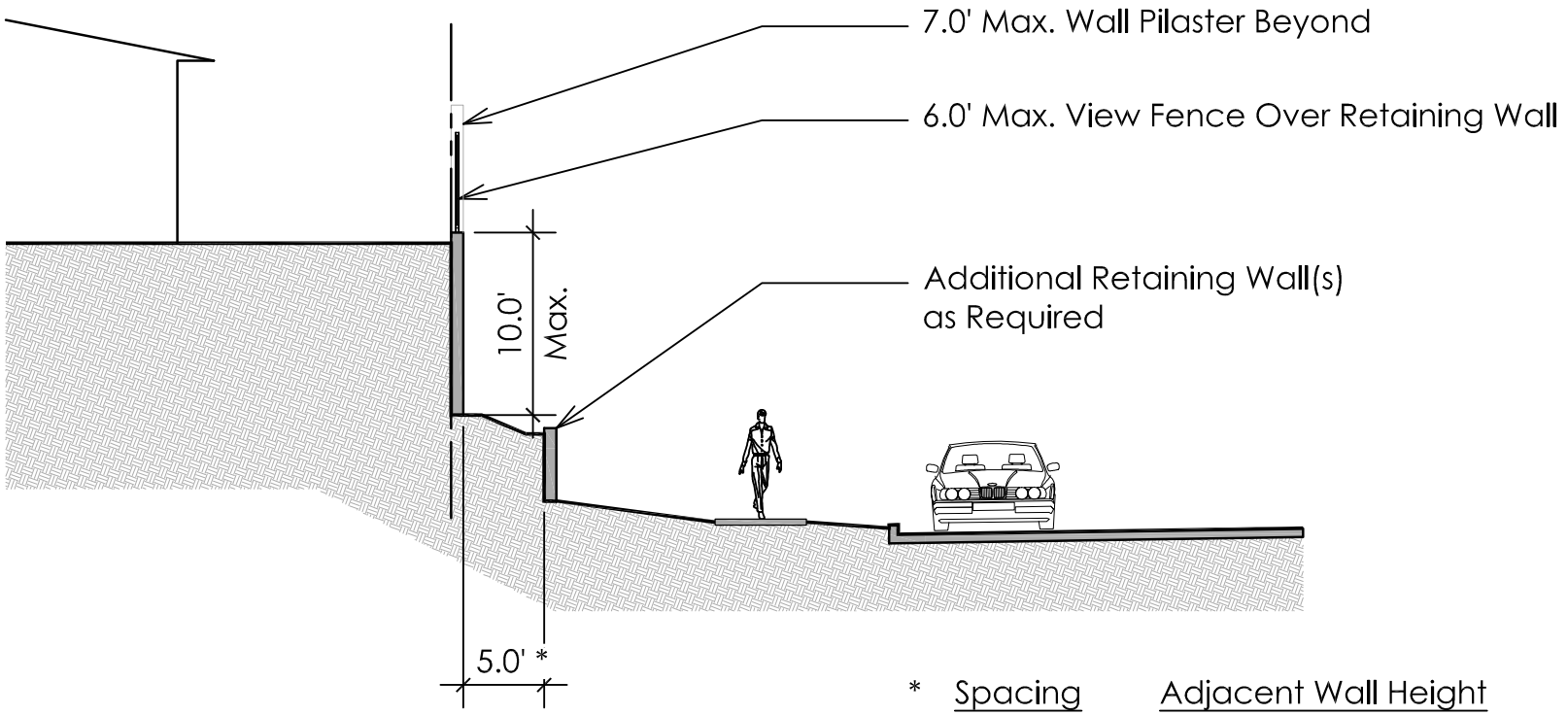
NOTE: Footprints are hypothetical. Final plans may vary. Sidewalk may be attached to or detached from curb.



* Spacing — Adjacent Wall Height

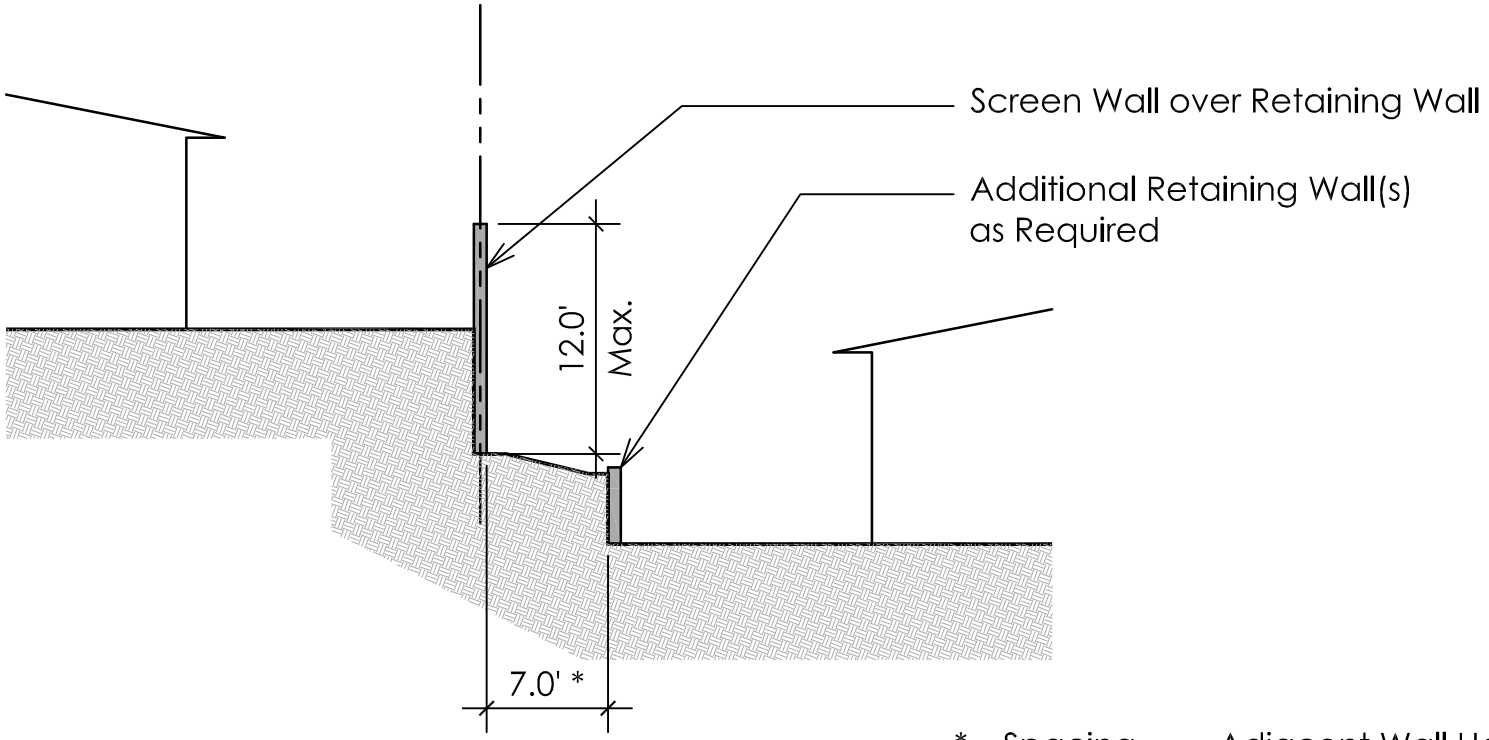
Spacing	Adjacent Wall Height
5.0'	Greater than 9.0'
4.0'	9.0' or Less

PERIMETER VILLAGE WALL
Condition 1a



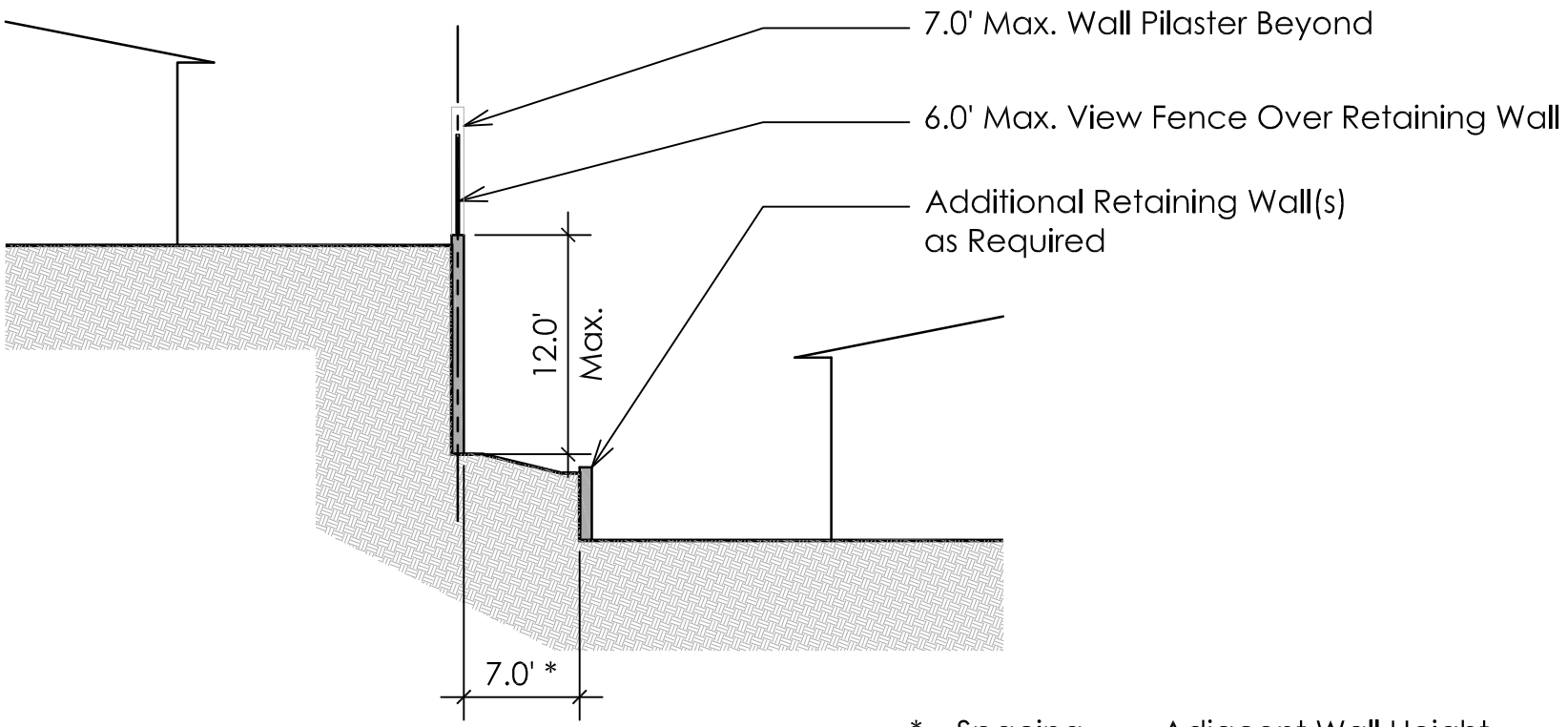
* Spacing — Adjacent Wall Height
5.0' — Greater than 9.0'
4.0' — 9.0' or Less

PERIMETER VILLAGE WALL WITH VIEW FENCE
Condition 1b



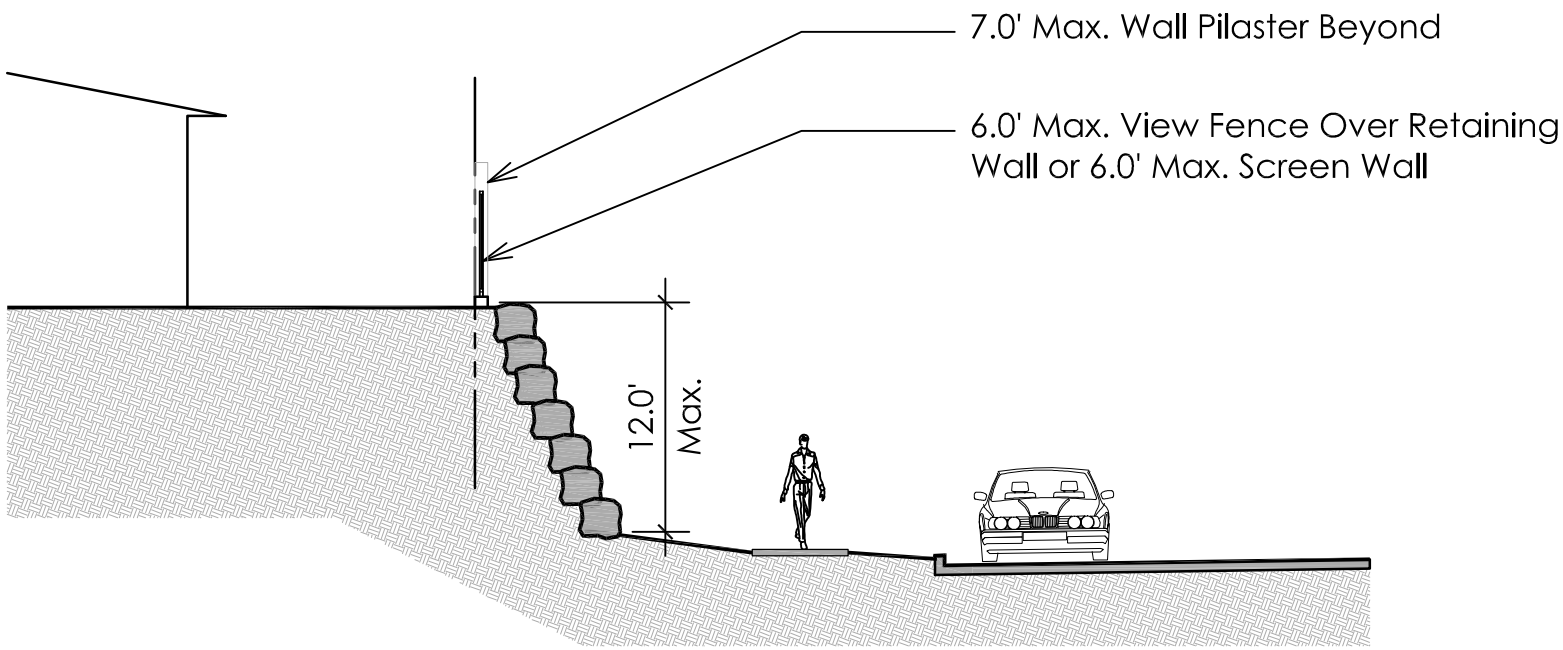
*	Spacing	Adjacent Wall Height
	7.0'	12.0'
	6.0'	10.0' to 11.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

INTERNAL BUILDER PARCEL WALL
Condition 2a



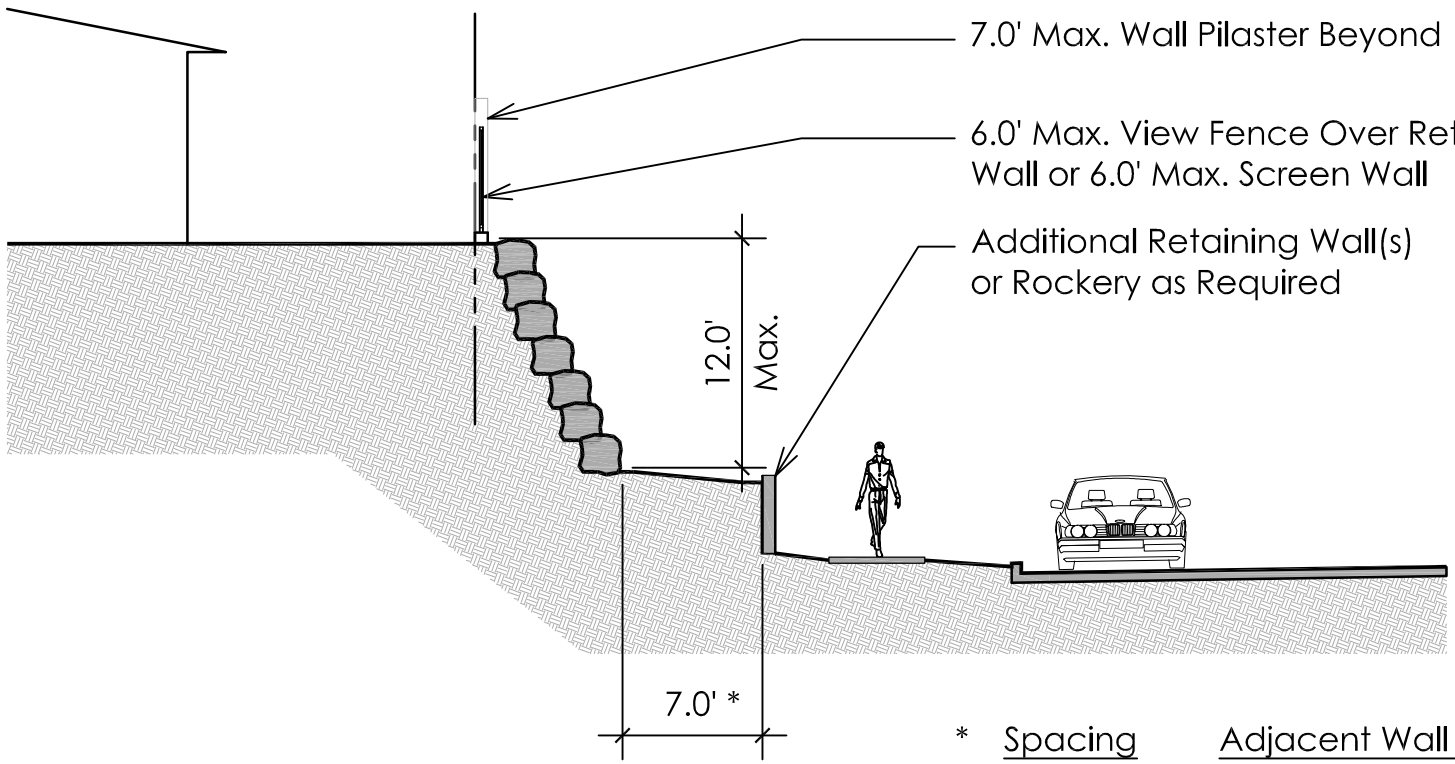
*	Spacing	Adjacent Wall Height
	7.0'	12.0'
	6.0'	10.0' to 11.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

INTERNAL BUILDER PARCEL WALL WITH VIEW FENCE
Condition 2b



PERIMETER ROCKERY VILLAGE WALL

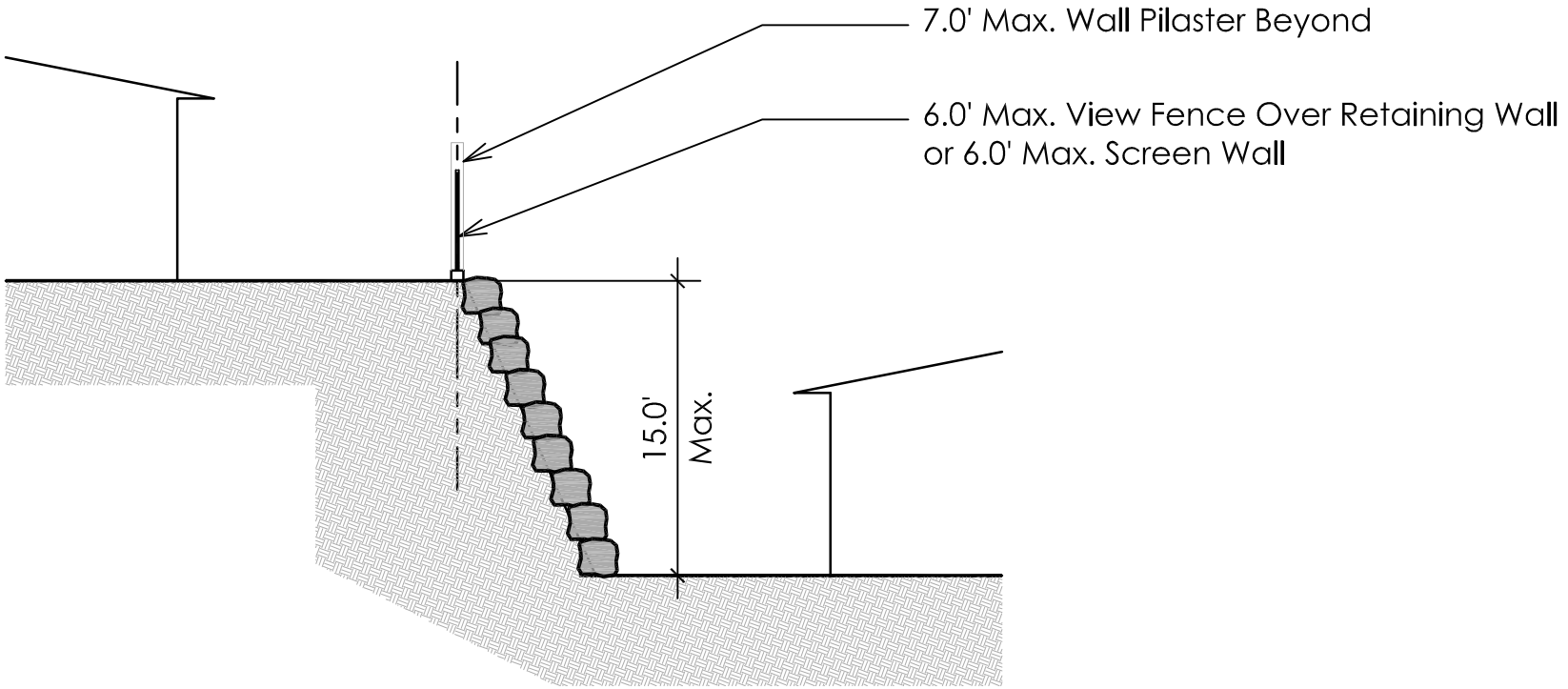
Condition 3a



*	Spacing	Adjacent Wall Height
	7.0'	12.0'
	6.0'	10.0' to 11.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

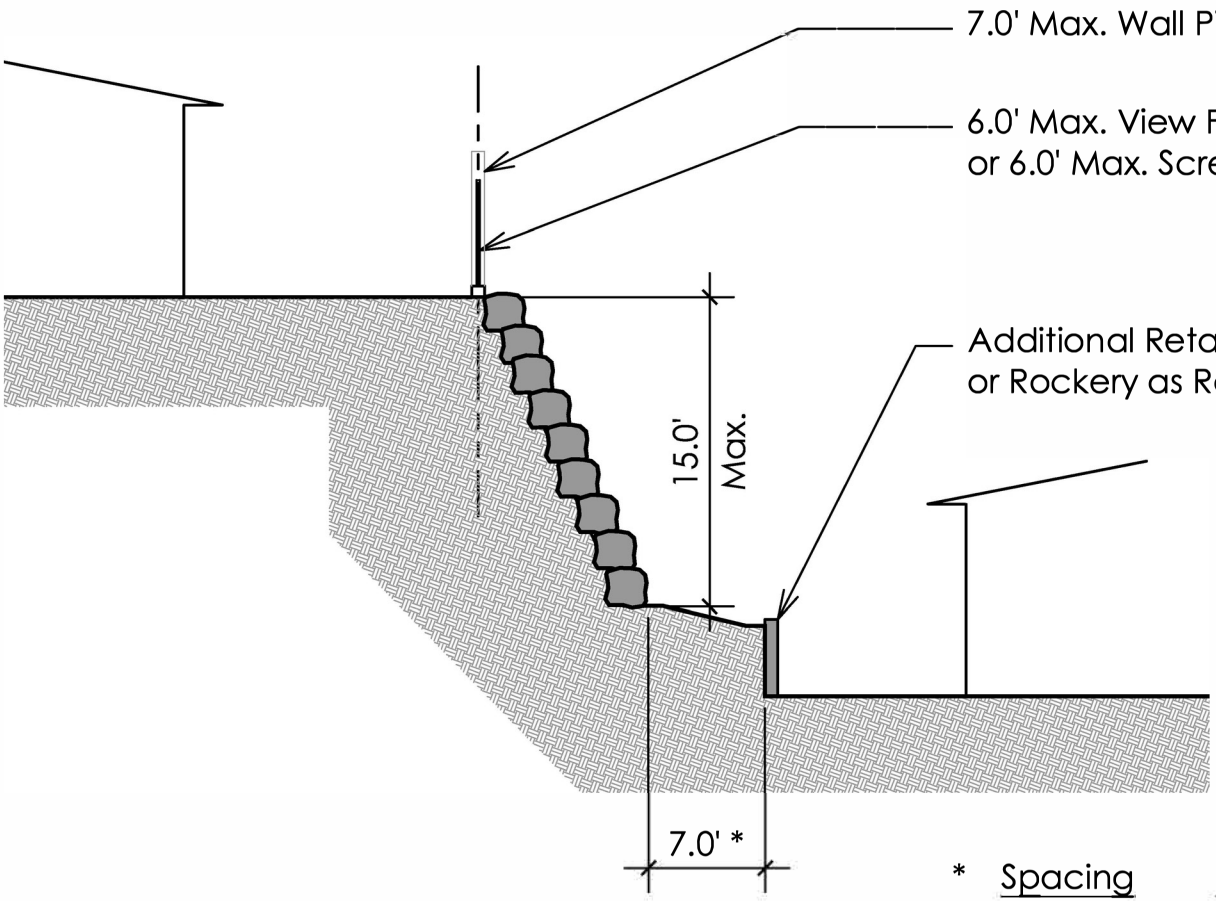
PERIMETER ROCKERY VILLAGE WALL WITH ADD'L RETAINING

Condition 3b



*	Spacing	Adjacent Wall Height
	7.0'	13.0' to 15.0'
	6.0'	10.0' to 12.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

INTERNAL BUILDER PARCEL ROCKERY WALL
Condition 4a



*	Spacing	Adjacent Wall Height
	7.0'	13.0' to 15.0'
	6.0'	10.0' to 12.9'
	5.0'	9.1 to 9.9'
	4.0'	9.0' or Less

INTERNAL BUILDER PARCEL ROCKERY WALL WITH ADD'L RETAINING

Condition 4b

ACTIVE ADULT LAND USE DISTRICT - STANDARDS AND CRITERIA

The Active Adult (AA) Land Use District is established to guide the development of specific parcels within Summerlin. The Active Adult Land Use District is limited to development for an Active Adult market segment, which is known by several terms including Age-Restricted, Age-Targeted, Age-Qualified, 55-Plus or terms that may be intended for residents of a certain age and as allowed by law. Property within this District will be deed restricted to a minimum age requirement.

Development patterns for this market segment include all types of housing, including Single-Family Detached, Single-Family Attached and Multi-Family. Various types of housing are often mixed within a single parcel to meet emerging market trends and recreational expectations. Therefore, the Active Land Use District has been established to create a land use district that provides flexibility of housing types within a single parcel.

The Active Adult Land Use District must conform to the following criteria:

1. REVIEW AND APPROVAL PROCESS

All site plans must be approved by the Summerlin Design Review Committee (SDRC) prior to submittal of a parcel-specific Development Plan and Tentative Map to the City.

A parcel-specific Development Plan shall be submitted concurrently with the Tentative Map to clearly designate housing types, primary circulation, primary open space, and amenities. If a MF1 residential product is incorporated into the AA District, then the entire project is subject to a review by the City Referral Group (CRG), which is an additional review to the Development Plan and Tentative Map review process.

2. DEVELOPMENT STANDARDS

A parcel may be developed using one (1) housing type or a combination of specific housing types. These housing types are typically found within the SF3, SFSD, and MF1 District Development Standards. (Please refer to 'PRODUCT DEFINITION AND STANDARDS' in this land use district criteria).

3. NEIGHBORHOOD AMENITIES

Neighborhood Amenities are an expectation within each neighborhood. Parks shall have a minimum of 10,000 S.F. of usable area, plus additional area for a higher number of units. An additional 100 S.F. of usable area per dwelling unit shall be provided for neighborhoods over 100 units. Usable area is defined as ground with a 4:1 slope or less; 75% of usable area must have a slope of 2% or less.

Neighborhood paseos and open space that provide connectivity within the community and to adjacent exterior streetscapes and amenities are also encouraged and shall be a minimum of 30' wide. Street side or Paseo Trails shall connect residential units to neighborhood amenities, the recreational facility and to the larger trail system within Summerlin West.

Indoor recreation facilities shall be included as part of the neighborhood program. These buildings shall be a minimum of 10,000 square feet.

4. MAXIMUM DENSITY

The maximum density may not exceed 7.0 du/ac (gross), which may be blended across the entire parcel.

5. PRODUCT DEFINITION AND STANDARDS

Land Use District	Unit Type	Setbacks
(SF3) Single Family Detached	Single Family Residential	Front: 18 Feet (See Notes 1 & 2) Side: 5 Feet Rear: 15 Feet Corner: 15 Feet
(SFSD) Single Family Special Lot Development	Single Family Residential	Refer to Special Lot Development Standards
(MF1) Low Density Multi-Family	Multi-Family Residential	20 Feet from the exterior property lines of the development and 10 feet between buildings

NOTES:

1. In the SF3 district, the front building setback, exclusive of the garage, may be 10 feet. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
2. In the SF3 district, side entry garages may have a 10-foot setback. This setback may be reduced to 6 feet from the back of sidewalk if the sidewalk is detached from the curb by at least 4 feet.
3. In the MF1 district, garage door setbacks may be either 5 feet or less or 18 feet or greater from the back of sidewalk, or back of curb, if no sidewalk exists.

6. MAXIMUM HEIGHT

The maximum height for any residential structure shall comply with Table 2.2 of the Summerlin Development Standards.

7. PARKING

Off-street parking is required based on Table 3.3 of the Summerlin Development Standards with the following exceptions:

Land Use District	Required Parking
Single Family Detached (SF3)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply
Single Family Detached (SFSD)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply
Multi-Family (MF1)	1 space for studio/1-bedroom unit; all other Summerlin Development Standards apply

8. RESIDENTIAL ADJACENCY STANDARDS

Buildings within the same parcel shall have bulk plan setbacks based on building height; not building type. If an adjacent building has a height difference in excess of ten-feet (10'), the bulk plane setback show in Figure 2.1 shall apply.

All other standards outlined on Page 2-20 apply to the Active Adult Land Use District.

9. NEIGHBORHOOD STORAGE

If a storage area is planned as an amenity and is for the sole use of the neighborhood, the following criteria is required:

The use shall be located a minimum of one-hundred feet (100') from any residential unit. The distance shall be measured from building to building in a straight line.

No vehicles shall be displayed "for sale" on the site.

All vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.

10. COMMON ELEMENTS

All common area elements, including private streets and drive aisles, shall be maintained by a homeowners association.

III. PARKING STANDARDS

PURPOSE

These regulations are intended to achieve the following:

1. Provide accessible, attractive, secure, properly lighted, and well-maintained and screened off-street parking facilities.

2. Reduce traffic congestion and hazards.

3. Protect neighborhoods from the effects of vehicular noise and traffic generated by adjacent non-residential land use districts.

4. Assure the maneuverability of emergency vehicles.

5. Provide appropriately designed parking facilities in proportion to the needs generated by varying types of land use.

GENERAL STANDARDS

1. The parking requirements in Table 3.3 represent general parking standards under which all proposed development will be evaluated. Requirements for uses not specifically listed herein shall be determined by the Director of the Department of Planning and Development based upon the requirements for comparable uses and upon the particular characteristics of the use proposed. Parking includes garage and carport spaces.

2. Reduction in parking requirements can be requested at the Tentative Map or Site Plan review phase when evidence is provided that parking will be shared or occupancy rates or user patterns for very specific uses are unique and warrant modification of the parking requirements. The Director shall determine whether the request constitutes a minor or major deviation to the Development Standards and recommend appropriate action outlined on Pages 5-9 and 5-10.

3. Reduction of these requirements will be considered to:

a. Avoid the visual intrusion and heat build-up that results from large paved areas.

b. Insure the efficient use of land.

c. Create an incentive to provide pedestrian efficient development.

4. Parking lots shall be designed to be screened from adjoining pathways, village arterials, neighborhood arterials, neighborhood collectors and residential streets. Screening shall be accomplished through use of walls, planting screens, and/or earth berms.

5. Fractional space requirements shall be rounded up to the next whole space.

6. All parking, including recreational vehicle parking in residential neighborhood residential land use districts, shall occur on paved areas.

7. A minimum of 70% of the required parking spaces shall be at the size necessary to accommodate a standard car. The remaining 30% may be compact spaces.

8. Except as otherwise provided in this section, when more than one use is conducted on a site, parking shall be calculated and provided for each of the uses separately.

TABLE 3.1 - MINIMUM PARKING SPACE SIZE (Right Angle Parking)

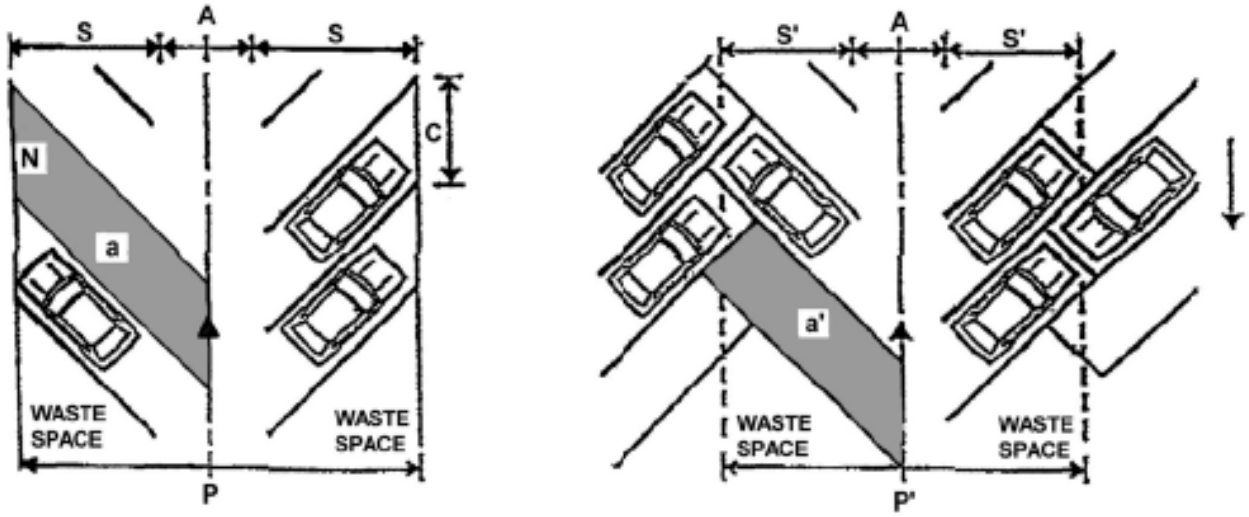
TYPE OF SPACE	WIDTH	LENGTH
Standard Car	9 Feet	19 Feet [1]
Compact Car	8 Feet	18 Feet [2]
Handicapped	9 Feet [3]	19 Feet
Recreational Vehicle	10 Feet	22 Feet
Minimum Driveway Width	Refer to Summerlin Improvement Standards	Refer to Summerlin Improvement Standards

[1] May be reduced to 17 feet with no tire stops and 2 foot overhang into adjacent walkway when walking is at least 6 feet wide

[2] May be reduced to 16 feet with no tire stops and 2 foot overhang into adjacent walkway when walking is at least 6 feet wide

[3] Handicapped spaces shall be at least 9 feet wide and shall have an adjacent access aisle a minimum of 5 feet wide on one side. Two handicapped spaces may share a common access aisle.

TABLE 3.2 - ANGLE PARKING GEOMETRIS FOR STANDARD CARS



ANGLE PARKING DIMENSIONS								
STALL LENGTH - 19'						STALL WIDTH - 9'		
N Parking Angle Degrees	**P** Width of Parking Section	**S** Depth of Stall	**A** Width of Aisle	**C** Curb Length Per Car	**a** Area Per Car	**P'** Width of Parking Section	**S'** Depth of Stall	**a'** Area Per Car
30	46.5	17.5	12	18.0	419.0	39.0	13.5	349.0
35	48.5	18.5	12	15.5	381.0	41.0	14.5	323.0
40	50.0	19.0	12	14.0	351.5	43.5	15.5	303.5
45	51.5	20.0	12	12.5	328.5	45.0	16.5	288.0
50	52.5	20.5	12	11.5	309.5	47.0	17.5	275.5
55	54.5	20.5	13	11.0	299.0	49.5	18.0	271.0
60	57.0	21.0	15	10.5	295.5	52.5	18.5	272.5
65	59.0	21.0	17	10.5	293.0	55.0	19.0	274.5
70	61.0	21.0	19	9.5	291.5	58.0	19.5	276.5
75	62.5	20.5	21	9.5	290.5	60.0	19.5	279.5
80	63.5	20.5	23	9.0	290.5	62.0	19.5	283.0
85	63.5	19.5	24	9.0	286.5	62.5	19.5	283.0
90	62.0	19.0	24	9.0	279.0	62.0	19.0	279.0

One Way Traffic Only

Two Way Traffic

NOTES: Waste space at end of row and access roads are not included. 24 foot wide aisle will permit two-way traffic.

TABLE 3.3 - PARKING STANDARDS

COMMERCIAL USES	
Amusement Parks (Outdoor)	1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to maximum capacity
Auto Body Repair Shops	5 spaces plus 1 space for each 200 s.f. of gross floor area
Auto Rental Agencies	1 space for each 200 s.f. of gross floor area
Auto Sales	1 space for each 500 s.f. of enclosed gross floor area
Auto Service Stations	1 space for each 250 s.f. of retail/commercial gross floor area
Banks/Financial Institutions	1 space for each 200 s.f. of gross floor area, plus 1 lane for each drive-up window and/or automatic teller machine with stacking for 6 vehicles per lane
Barber Shop/Beauty Parlor	2 spaces for each barber chair and 3 spaces for each beautician station
Bed & Breakfast Inn	1 space per guest plus 2 for primary residence
Boat Dealership/Storage	1 space for each 500 s.f. of enclosed gross floor area
Bowling Centers/Lanes	3 spaces per lane
Building Materials/Lumber Yards	1 space for each 500 s.f. of gross floor area
Car Washes (Full & Self Service)	1 space for each 150 s.f. of gross floor area
Casinos and Support Uses	1 space for each 90 s.f. of gross floor area
Clothing Stores	1 space for each 250 s.f. of gross floor area
Clubs: Public and Private	1 space for each 200 s.f. of gross floor area
Convalescent Care Facilities/Nursing Homes	1 space for every 6 beds, plus 1 space for each employee on the largest shift, plus 3 spaces for doctors.
Convenience Stores (New)	1 space for each 250 s.f. of gross floor area
Dance/Gymnastics/Exercise Studios	1 space per employee, plus 1 space per 2 students at maximum capacity
Day Care/Nursery Schools	1 space for each staff member, plus 1 space for each 10 children
Drug Stores, Dry Cleaners, Dry Good Stores	1 space for each 250 s.f. of gross floor area
Entertainment Facilities/Movie Theaters	1 space for every 4 seats plus 1 additional seat for each employee
Equipment Rental	1 space for each 500 s.f. of gross floor area
Furniture Stores	1 space for each 500 s.f. of gross floor area of sale floor display area, plus 1 space for every 2,500 s.f. of gross floor area of warehouse storage

TABLE 3.3 - PARKING STANDARDS (cont.)

General Merchandise Stores	1 space for every 1,000 s.f. of gross floor area
General Retail Store, Other Than Listed	1 space for each 250 s.f. of gross floor area
Grocery Stores	1 space for each 250 s.f. of gross floor area
Hardware Stores	1 space for each 250 s.f. of gross floor area
Health Spas/Athletic Clubs/Fitness Centers	1 space for each 200 s.f. of gross floor area
High Tech. Light Assembly	1 space for each 1,000 s.f. of gross floor area
Hospitals and Related Health Services	1.5 space for each patient bed
Hotels, Motels, Inns and Resorts	1 space for each guest room
Laundromats (coin operated)	1 space for each 500 s.f. of gross floor area
Liquor Stores	1 space for each 300 s.f. of gross floor area
Manufacturing, Light	1 space for each 1,000 s.f. of gross floor area
Mini-Storage Facilities	1 space per 50 storage units spread throughout the development. In addition, a minimum of 5 spaces shall be provided on the exterior side of the security fence for customers
Mortuaries/Funeral Homes/Crematories	1 space for every 4 fixed seats or 1 space for each 100 s.f. of non-fixed seating area in gathering room, whichever is greater.
Night Clubs/Discotheques	1 space for each 50 s.f. of public seating and waiting area, including outdoor seating/waiting areas, plus 1 space for each 200 s.f. of the total remaining gross floor area, with a minimum of 10 spaces.
Offices, General Business & Professional	1 space for each 300 s.f. of gross floor area
Offices, Governmental	1 space for each 300 s.f. of gross floor area
Pawn Shops	1 space for each 250 s.f. of gross floor area
Pet Boarding Kennels	1 space for each 500 s.f. of gross floor area
Pet Shops	1 space for each 250 s.f. of gross floor area
Plant Nurseries (Retail Sales)	1 space for each 500 s.f. of indoor display area plus 1 space for each 2,500 s.f. of outdoor display area
Post Offices/Annexes	1 space for each 400 s.f. of gross floor area, but not less than 6 spaces
Pubs, Bars and Lounges	1 space for each 50 s.f. of public seating and waiting area, including outdoor seating/eating areas, plus 1 space for each 200 s.f. of the total remaining gross floor area, with a minimum of 10 spaces

TABLE 3.3 - PARKING STANDARDS (cont.)

Recreational Vehicle Dealerships/Service/Storage	1 space for each 500 s.f. of enclosed gross floor area
Rental Service Stores/Yards	1 space for each 500 s.f. of gross floor area
Repair Shops (Appliances and Electronics)	1 space for each 500 s.f. of gross floor area
Restaurants, cafes, and Other Eating Establishments	1 space for each 50 s.f. of public seating and waiting area, including outdoor seating/eating areas, plus 1 space for each 200 s.f. of the total remaining gross floor area, with a minimum of 10 spaces
Skating Rinks (Ice/Roller)	1 space for every 150 s.f. of skating rink area
Special Care Facility	1 space per unit for each patient bed, plus one space for each employee on the largest shift
Veterinary Hospitals/Clinics	1 space for every 2 on-duty employees plus 1 space per doctor plus 1 space per examination room
Taxidermists	1 space for every 500 s.f. of gross floor area
Tow Truck Service/Yards	1 space for every 500 s.f. of gross floor area
Truck Rentals (Ryder, U-Haul, etc.)	1 space for each 200 s.f. of gross floor area
Video Rental	1 space for every 500 s.f. of gross floor area
CULTURAL FACILITIES	
Amphitheaters/Auditoriums, Conference and Convention Centers, Religious Facilities, Indoor Theaters	1 space for every 4 fixed seats, or 1 space for each 100 s.f. of non-fixed seating area in gathering room, whichever is greater
Art Galleries, Libraries, and Museums	1 space for each 300 s.f. of gross floor area.
HOUSING FACILITIES	
Caretaker/Domestic Units	1 space for every 2 sleeping rooms
Multi-Family, Studio & One Bedroom	1.25 spaces for each unit plus 1 guest space for every 6 units
Multi-Family, Two Bedroom	1.75 spaces for each unit plus 1 guest space for every 6 units
Multi-Family, Three Bedrooms and Above	2 spaces for each unit plus 1 guest space for every 6 units
Retirement Home	1 space for each 1.5 living unit and 1 space for each on-duty employee
Senior Citizen Apartment	1 space for each unit plus 1 guest space for every 5 units
Single Family Detached	2 spaces for each unit
Single Family Detached (SFSD)	2 spaces for each unit, plus 1 guest space for every 6 units
Single Family Attached	2 spaces for each unit, plus 1 guest space for every 6 units

TABLE 3.3 - PARKING STANDARDS (cont.)

PUBLIC AND QUASI-PUBLIC USES	
Community Association Buildings and Facilities	1 space for each 250 s.f. of gross floor area
Community Information Centers	1 space for each 250 s.f.
Emergency Medical Facilities	1 space for each 2 on-duty employees, plus 1 space for each doctor
Hospitals and Related Health Services	1.5 spaces for each patient bed
COMMUNITY SUPPORT USES	
Commercial Recreation Uses	1 space for each 125 s.f. of activity area
Equestrian Facilities	1 space for every 5 horses boarded at the maximum capacity on the property
Golf Courses/Clubhouses	4 spaces per hole
Golf Driving Ranges	3 spaces, plus 1 space per tee
Miniature Golf Courses	3 spaces per hole
Stadiums/Arenas	1 space for every 4 seats
Tennis/Racquetball Clubs	3 spaces per court
Video Arcades	1 space for each 200 s.f. of gross floor area, plus 1 space per 3 persons at maximum capacity
EDUCATIONAL FACILITIES	
Youth Centers/Clubs	1 space for each 200 feet of gross floor area
Colleges and Universities	1 space for every 2 faculty members/employees, plus 1 space for every 5 students
Elementary Schools	1.5 spaces for each classroom plus 20 spaces for administrative staff
High Schools	9 spaces for each classroom plus 20 spaces for administrative staff
Junior High Schools/Middle Schools	2.5 spaces for each classroom
TEMPORARY USES	
Temporary Construction Offices/Yards Temporary Real Estate Sales Offices	1 space for every on-duty employee using the facility, plus 2 spaces

PARKING IMPAIRED DEVELOPMENT

A land use or building which is existing on the effective date of these Standards and which complied with the applicable parking standards at the time the use or building was established, but which does not comply with the requirements of this section, shall not be considered a non-conforming use or non-conforming building; but rather, it shall be considered a "parking-impaired development." Building permits and certificates of occupancy may be issued for remodeling or structural alterations of parking-impaired developments without requiring compliance with this Section, provided that such redevelopment does not increase the building area or result in a change of use which requires an increased number of required parking spaces. If, when calculating the parking requirement of the existing or previous use utilizing the standards contained in this section, the development or redevelopment of a parking-impaired development does require more parking than the previous or existing use, then only the increased number of parking spaces shall be required.

COMPUTING ON-SITE PARKING REQUIREMENTS

1. Parking Requirements Not Listed. Parking requirements for a use not specifically listed shall be determined by the Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

2. Calculations. When measurements of the number of required spaces result in fractions, the space requirements shall be rounded upward to the next whole space.

3. Different Use Areas. Parking shall be calculated separately for each different use area in a building or on a site, including any ancillary use.

4. Parking Based on Seating. When the parking requirements are based on seating and the seating consists of benches or pews, each 20 linear inches of bench or pew shall be considered one seat.

5. Parking Based on Floor Area. Unless specifically stated otherwise, when computing parking requirements based on the amount of square footage in buildings, all calculations shall be on a gross floor area basis.

6. Parking Based on Employees. For the purpose of computing parking requirements based on the number of employees, calculations shall be for the largest number of persons working on any single shift.

7. Single Family Parking. Driveways may be used to satisfy minimum on-site parking requirements for single-family dwellings, provided that sufficient space is available to satisfy the minimum design standards.

8. Unimpeded Parking. No parking space shall be located so as to require the moving of any vehicle on the premises in order to enter or leave any other space except as approved by the Director.

HANDICAPPED PARKING REQUIREMENTS

1. Residential Uses

Handicapped parking for residential uses shall be provided at the rate of one space for each dwelling unit that is designed for occupancy by the handicapped.

2. Non-Residential Uses

Handicapped parking spaces shall be provided for all uses other than residential at the rate shown in Table 3.5 below:

TABLE 3.5 - HANDICAPPED PARKING REQUIREMENTS

TOTAL NUMBER OF REQUIREMENT PARKING	NUMBER OF HANDICAPPED PARKING SPACES REQUIRED
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total required spaces
1,001 and above	20 spaces, plus one space for each 100 over 1,000 spaces or fraction thereof.

DESIGN STANDARDS

a. Parking Space Dimensions. Handicapped parking spaces shall be at least 9 feet wide and shall have an adjacent access aisle (a minimum of five feet in width) on one side. Two handicapped parking spaces may share a common access aisle.

b. Van Accessible. One in every eight handicapped spaces shall be served by an access aisle at least 8 feet wide and shall be designated “van accessible.” The access route to these spaces shall have a minimum vertical clearance of 9 feet, 6 inches and the parking spaces shall have minimum clearance of 8 feet, 2 inches. Spaces shall have an additional “van accessible” sign mounted below the symbol of accessibility. The dimensions for a handicapped parking space and symbol for accessibility are illustrated in the City’s Design Standards Manual.

c. Location of Spaces. Handicapped spaces shall be located with the most direct and practical access, at least three feet wide, to a primary accessible building entrance unobstructed by bumpers, curbs, or other obstacles to wheelchairs. The site design shall not permit parked vehicle overhangs or any other obstacle to reduce the clear width of adjacent walkways unless as otherwise allowed in this Section. Parking spaces and access aisles shall be level with surface slopes not exceeding a ratio of 1:4 in all directions.

d. Signage. Handicapped spaces shall be designated as reserved for the disabled by a sign showing the symbol of accessibility in accordance with the CABO/ANSI 117.1 - Current Edition. The required signage shall not be obscured by a vehicle parked in the space.

e. Relationship to General On-Site Parking Requirements. Handicapped parking required by this Section may be counted towards the fulfillment of the general on-site parking requirements of this Section.

PARKING ALTERNATIVES

The Director is authorized to allow parking requirements to be met by either one or a combination of the methods described below.

1. Off-Site Parking. The parking requirements may be met by locating the required parking spaces on a separate parcel from the lot on which the principal use is located. Off-site parking may be approved only if:

a. The parcels containing the use and the off-site parking are under common ownership, or a cross-parking easement agreement is provided;

b. The parcel to be used for parking is located not more than 300 feet from the building or use it is intended to serve;

c. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway, or primary arterial;

d. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and

e. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office of the County Recorder, or require the applicant to do so.

2. Shared Parking. The parking requirements may also be met by securing the consent to share parking facilities on another parcel and under another ownership. Shared parking may only be approved if:

a. The shared facilities are located on a parcel zoned for such use;

b. The shared facilities are not more than 300 feet from the building or use they are intended to serve;

c. The shared facilities are not separated or divided from the building or use they are intended to serve by a freeway, expressway, highway or primary arterial;

d. The owners of the parcels cooperatively establish and operate the facilities;

e. The uses separately generate parking demands primarily during hours when the remaining uses are

not in operation;

f. A minimum number of spaces are provided to meet the requirements of the use with the single greatest parking demand;

g. Satisfactory evidence, as deemed by the Director, has been submitted describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict;

h. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.

HOTEL/CASINO MIXED-USE PARKING REQUIREMENTS

The Director may authorize a reduction in the total number of required parking spaces for hotel/casino mixed-use developments. Such reduction shall apply only to such uses as restaurants, retail stores, amusements/recreational facilities and similar uses which are clearly ancillary to the hotel. Required parking for supplementary uses may be reduced to one-half of the parking required for each use as specified in this Section. In determining the parking requirement, the following shall be considered:

1. The characteristic of each use and the projected peak parking demand, including hours of operation;

2. The potential reduction in vehicle movements afforded by multi-purpose use of spaces by employees or customers;

3. The potential reduction in vehicle trips afforded by multiple use of the facilities by guests and customers; and

4. The extent to which the applicant can document the lack of potential conflict among parking needs and facilities.

DESIGN OF PARKING AREAS

1. Access

Off-street parking areas shall be provided in the following manner:

a. All parking areas shall provide suitable maneuvering room so that all vehicles may enter an abutting street in a forward direction. The backing of a motor vehicle onto a public street from a parking area shall be prohibited, except for the following:

- Residential properties (single family or multi-family).
- Existing commercial and industrial facilities parking areas not exceeding two spaces per property.
- Existing public and quasi-public use facilities not exceeding two spaces per property.
- Low volume of cul-de-sac streets.

b. Parking spaces for any use shall be placed in a location to facilitate use of the parking facility.

2. Driveways

Driveways (curb cuts) shall be constructed in accordance with the commercial and multi-family geometric standards of the Summerlin Improvement Standards.

3. Lighting

Parking areas used during the hours of darkness shall have lighting providing adequate illumination for security and safety. The minimum requirement is one foot candle, maintained across the surface of the parking area. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. Illumination standards may be reduced by the Director where the applicant can provide justification that such can be reduced or eliminated. Lighting requirements in areas designated as rural shall follow the guidelines in the Summerlin Improvement Standards.

4. Maintenance

Parking facilities shall be continually maintained in compliance with approved Site Development Plans and shall be free of litter and debris.

5. Surfacing and Striping

Except as approved by the Master Developer, all parking and loading facilities shall be surfaced (paved), striped and marked to clearly define access lanes, compact and handicapped parking spaces, and internal circulation movements.

6. Wheel Stops/Curbing

Concrete curbing at least 6 inches high and 6 inches wide or wheel stops shall be provided to prevent vehicles from overhanging abutting sidewalks, properties, or public rights-of-way, to protect landscaped areas, and to protect adjacent properties. Such curbing shall be located at least 3 feet from any adjacent wall, fence, property line, walkway, or structure where parking and/or drive aisles are located. Wheel stops are not required where parking abuts a walkway with an attached curb and the walkway is as least 6 feet wide.

ON-SITE LOADING STANDARDS

Every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the following standards:

1. On-Site Loading Space Requirements

a. The number of loading spaces shall be based upon the total gross floor area in the building or use.

b. On-site loading spaces shall be provided in accordance with Table 3.6 below:

TABLE 3.6 - ON-SITE LOADING REQUIREMENTS

Square Feet	Required Spaces
Less than 10,000	1
10,000 to 29,999	2
30,000 to 50,000	3
Each one hundred thousand (or fraction thereof) over 50,000	1 additional

2. Design Standards

Off-street loading spaces shall be provided in the following manner:

a. The minimum size of a loading space shall not be less than 15 feet in width, 25 feet in length, with a 15 feet vertical clearance.

b. Loading spaces shall be located and designated as follows:

- Adjacent to, or as close as possible to, the main structure.
- Situated to ensure that all loading and unloading takes place on-site and in no case within adjacent public rights-of-way or on-site traffic areas.
- Situated to ensure that all vehicular maneuvers associated with loading and unloading shall occur on-site.
- Situated to ensure that impact on adjacent residential uses is minimized.

IV. SIGNAGE STANDARDS

PURPOSE

This section establishes procedures for the design and regulation of signage within Summerlin.

SUMMERLIN APPROVAL

The Summerlin Design Review Committee shall approve a master signage plan for each development. A copy of the approved plan shall be submitted to the City prior to the issuance of any permits.

PERMIT APPLICATION

All signs requiring a City permit shall contain the following information and materials as part of the signage submittal and permit application:

1. A fully developed site plan showing the location and size of any existing or proposed buildings or structures and the location of off-street parking facilities, including major points of entry and exit for motor vehicles.

2. A fully dimensioned plan including only those features directly related to the application indicating:

   a. The intended location and position of the proposed sign(s); and

   b. Its relationship to existing or proposed adjacent buildings, structures, landscaping, signs, easements, right-of-ways, back of curbs, property lines, roadways, sidewalks, paths and driveways on or adjacent to the parcel where the sign is to be located.

3. Fully dimensioned drawings showing proposed design, size, exact colors, materials and square footage of the sign(s) or sign structures.

4. Color and finish material samples.

5. Elevation of proposed buildings and structures where such signs are to be attached.

6. Methods of illumination including power requirements, points of connection, and transformer location and type.

7. The method of attachment of the sign to any structure.

8. An illustration showing the size and color relationships of such sign or sign structures to the appearance and design of existing or proposed buildings and structures on the parcel where the sign is to be located.

9. Evidence that the sign has been approved by The Master Developer.

SIGNS NOT REQUIRING A BUILDING PERMIT AND SIGN CERTIFICATE

The following signs, if not illuminated, shall be allowed without obtaining a building permit and a sign certificate from the City:

1. One national, state, and local governmental flag properly displayed with a maximum of two flags per pole, not to exceed 35 feet in height and 25 square feet each in flag area.

2. One residential building address sign, used to identify individual residences, not exceeding 2 square feet in area displaying only the address of the owner or occupant.

3. Holiday decorations, in season, displayed for an aggregate period not exceeding 60 days in any one calendar year.

4. All temporary non-commercial signs including, but not limited to, religious, charitable, civic, home-owner association, educational, political or cultural posters or special events of civic, philanthropic, educational or religious purposes. Refer to the City Zoning Code, Chapter 19.14 for specific limitations. Temporary political signs must be removed within 5 days after election.

5. One unilluminated, double-faced real estate advertising sign, for sale, lease or rent of a single-family residence after subdivision close-out:

   a. Such sign shall not exceed 6 square feet in area and 6 feet in height;

   b. Such sign shall be situated within the property line and in no event shall encroach upon public right-of-way or Summerlin Community Association areas. Such sign shall remain only during the period of time that the premises are being offered for sale, lease or rent and in any event shall be removed 7 days after the property is sold, leased or rented or the offer for sale, lease or rent is terminated. Property shall be deemed to be sold upon the close of escrow, upon transfer of legal title, or upon execution of an installment sales contract, whichever occurs first;

6. Official, traffic, fire and police related signs, temporary traffic-control signs used during construction, utility facilities and substructure location and identification signs and markers required to protect said facilities, and other signs and markers required by the City, NDOT, or any other public agency.

PROHIBITED SIGNS

Prohibited or non-conforming signs shall be removed within five calendar days of notification by the City of the violation. If the signs have not been removed by that time, they may be removed and discarded by the City. The following signs are prohibited:

1. Any sign not approved by the City.

2. Animated signs.

3. Balloons or other inflatable, wind activated or spinning devices.

4. Billboards

5. Flashing signs (except time and temperature, when approved by the City, and warning signs).

6. Revolving signs.

7. Temporary “Sale” signs or banners in retail areas.

8. Roof signs.

9. Sandwich boards, trailer signs, or other portable signs (except to announce grand openings only and for a maximum time limit of six weeks).

10. Pole mounted pylon signs.

11. Signs painted directly on a building or perimeter wall surface.

12. Any sign emitting sound or substances.

13. Window signs mounted on, or within 4 feet of the interior window surface unless part of an approved Master Signage Plan for a particular parcel.

14. Signs which by their color, wording, design, location, or illustration resemble, distract attention from, or conflict with any traffic control device or directional sign.

15. Signs that create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

16. Signs within the public right-of-way or upon public property (except where approved or required by a governmental agency) including, but not limited to, any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device affixed or attached to or upon any public street, walkway, crosswalk, or other right-of-way, curb, lamp post, hydrant, tree, telephone booth or pole, lighting system, or any fixtures of the police or fire alarm system.

17. Signs that display a message, graphic representation, or other image that is obscene as that term is defined in the City Penal Code.

18. Vehicle signs: No sign shall be temporarily attached to or placed upon any vehicle, including but not limited to trailers and mobile signs, unless otherwise specifically permitted by the City Zoning Ordinance. This section shall not preclude the display of bumper stickers.

GENERAL PROVISIONS

The following general provisions are applicable to all signage described in these standards.

1. Sign Integration Requirement. All signs shall be designed as in integral part of the total building design.

2. Address Requirements. Any on-premise sign which identifies a complex of structures shall display the complex address or the address range within the complex. Any other on-premises sign may incorporate a street address. The area of any sign which displays a street address shall not be computed as part of the sign face. The numeral size of all street addresses displayed on building fascias shall be in conformance with the City's Street Naming and Address Assignment Regulations.

3. Types of Materials. The types of materials for sign structures shall, if possible and practicable, be similar to or the same as materials used in the related buildings.

4. Illumination of Signs. Unless otherwise prohibited by this criteria, signs may be illuminated. No illuminated sign or lighting device shall be placed or directed so as to permit or cause glare or reflection which may constitute a traffic or safety hazard or interfere with the use and enjoyment of a public street, walkway, or adjacent properties. All power conduit and transformers shall be concealed.

5. Obstruction of Public Passage. No sign may be constructed so as to obstruct any window, door, fire escape or other emergency exit of any building.

6. Location of Sign. In general, all signs located on-premises shall be outside of any right-of-way, easements, or SCA maintained area. Certain community, village or parcel signs may be placed off-site or in the right-of-way. Community banners mounted on street light poles and displaying the Summerlin logo, community events or seasonal messages are permitted.

7. Sight Visibility Lines or Triangles. Signs or sign walls shall not extend into sight visibility lines or sight visibility triangles as set forth in the Summerlin Improvement Standards, except as provided for in Chapter 19.08 of the City Zoning Code. On-site signs or signs in median islands shall not cause site visibility problems for vehicles making turning movements into or out of driveways or intersecting streets as required by the Department of Public Works.

8. Maintenance of Signs. The following maintenance standards shall apply to all signs:

a. Every sign and all parts, portion, units and materials comprising the same, together with the frame, background, supports, or anchorage thereof, shall be continuously maintained in a safe, structurally sound, neatly painted, and well-repaired condition.

b. Signs illuminated either internally or externally must be capable of being fully illuminated and legible and the face(s) must be intact without holes or other exterior facial damage.

c. Illuminated signs that are damaged or have defective lighting elements shall remain unlighted until repaired.

d. In the case of abandoned signs, any message or copy pertaining to the abandoned business must be removed and replaced with a blank panel within 90 days of user vacancy.

e. Under no circumstances shall sign cabinets remain empty for periods exceeding 90 days.

f. Any graffiti shall be removed within 48 hours.

9. Existing Signs at Summerlin. All existing signs erected at Summerlin with the approval of the Master Developer and conforming to previously established guidelines, prior to the enactment of these standards, shall be allowed to remain for the useful life of the signs.

10. Unspecified or Unmentioned Signs. Signs not found within these standards shall revert to the provisions set forth in the City Zoning Code.

11. Community Banners. Community Banners, including those with the Summerlin logo, may be mounted on street light poles for the purpose of advertising community events and displaying seasonal messages.

V. REVIEW PROCESS

ADMINISTRATION

1. DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

The Director of the Department of Planning and Development (hereinafter, the "Director") or designee shall perform the duties and functions as provided in these Development Standards. These include the day-to-day and long range management of these Standards and the acceptance and processing of all permits and applications for development within the Summerlin Planned Community.

2. CITY REFERRAL GROUP

The City Referral Group shall review Development Plans and General Development Plans (as such terms are defined below) and proposals for development within the Summerlin Planned Community. The City Referral Group shall be comprised of representatives of the Department of Planning & Development, the Department of Public Works, the Department of Building and Safety, the Department of Fire Services, the Department of Parks and Leisure Activities and any other city department or agency as determined by the City Manager.

All rulings, decisions and recommendations of the City Referral Group shall be by majority vote of the quorum in attendance.

The Chairman of the City Referral Group shall be the Director.

3. SUMMERLIN DESIGN REVIEW COMMITTEE AND THE SUN CITY SUMMERLIN ARCHITECTURAL REVIEW COMMITTEE

The Summerlin Design Review Committee and the Sun City Summerlin Architectural Review Committee are comprised of private homeowners and developers within the Summerlin Planned Community. Design Criteria will be prepared by Summerlin, its successors or assigns, and/or Village developers (each, hereinafter referred to as a "Master Developer") to control architecture, landscape, walls, signage and lighting. The Design Criteria shall meet the City's minimum standards for landscape, walls, signage and lighting in effect on the date of the City's adoption of the Summerlin Development Standards. From time to time, the Design Criteria for a Village may be revised with the consent of the Master Developer at which time said revisions shall meet the current City of Las Vegas standards then in effect. The Summerlin Design Review Committee administers and enforces the Design Criteria except in those Villages developed as Sun City Las Vegas at Summerlin where the Sun City Summerlin Architectural Review Committee administers and enforces the design criteria for the adult community.

DEVELOPMENT PLAN REVIEW REQUIREMENTS

The purpose of the Development Plan Review process is to confirm that proposed land use plans are in conformance with the Planned Community District and these Development Standards prior to detailed design and engineering. Proposed changes to the Development Standards shall also be reviewed with the City of Las Vegas as a part of the Development Plan Review process in accordance with the "Planned Community Program Modification" standards contained in this Section.

A Development Plan shall be prepared for each Village, or for a portion of a Village, which identifies general location and size of development parcels, establishes uses and density ranges for each parcel, locates amenities and open space, establishes the major pedestrian pathways and the automobile circulation system

by classification, provides more detailed Development Standards where necessary, and generally locates community facilities.

Prior to preparation and submittal of a Development Plan, the Master Developer may, at its option, prepare a "General Development Plan" for one or more Villages which shall establish uses and density ranges for parcels based on the City of Las Vegas General Plan Land Use Designations as set forth in Column 2 of the Land Use Category Comparison Table below. The General Development Plan is preliminary to, and not in lieu of, the Development Plan described in the preceding paragraph. Following approval of the General Development Plan by the City, Summerlin will prepare one or more Development Plans for the Village or Villages described in the General Development Plan. Such Development Plans will provide more detailed land use and density ranges for the property described on the Development Plan. Within each parcel described on the Development Plan, Summerlin may create one or more parcels with any of the corresponding "Summerlin Land Use Categories" described in Column 3 of the Land Use Category Comparison Table. For example, in an area described as ML (Medium Low Density Residential) on the General Development Plan, Summerlin may create one or more parcels on the Development Plan with SF3 (Single Family Detached) or MF1 (Low Density Multi-Family) Summerlin Land Use Categories.

TABLE 5.1. LAND USE CATEGORY COMPARISON

Zoning District Classification	Comparable General Plan Land Use Designation	Summerlin Land Use Categories
R-A (1 DU/Acre) R-E (2 DU/Acre) R-D (3.5 DU/Acre) R-PD (3.49 DU/Acre)	R (</=3.50 units/gross acre) (Rural Density Residential)	EQR (Equestrian Residential) ER (Estate Residential) SF-1 (Single Family Detached)
R-1 (4.5 DU/Acre) R-E (4 DU/Acre) R-PD (4 DU/Acre) R-MH (4.5 DU/Acre)	L (</=4.5 units/gross acre)	EQR (Equestrian Residential) ER (Estate Residential) RR (Retirement Residential) SF-1 (Single Family Detached) SF-2 (Single Family Detached to a maximum of 4.5 DU/Acre)
R-PD (11.49 DU/ Acre) R-2 (11 DU/Acre) R-MHP (7 DU/Acre)	ML (</=11.49 units/gross acre) (Medium Low Density Residential)	EQR (Equestrian Residential) ER (Estate Residential) RR (Retirement Residential) SF-1 (Single Family Detached) SF-2 (Single Family Detached) SF-3 (Single Family Detached) SFA (Single Family Attached to a maximum of 11.49 DU/Acre) SFZL (Single Family Zero Lot Line to a maximum of 11.49 DU/Acre) SFSD (Single Family Special Lot Development to a maximum of 11.49 DU/Acre) MF-1 (Low Density Multi-Family to a maximum of 11.49 DU/Acre)
R-3 (20 DU/Acre) R-PD (20.49 DU/ Acre)	M (</=20.49 units/gross acre) (Medium Density Residential)	EQR (Equestrian Residential) ER (Estate Residential) RR (Retirement Residential) SF-1 (Single Family Detached) SF-2 (Single Family Detached) SF-3 (Single Family Detached) SFA (Single Family Detached) SFZL (Single Family Zero Lot Line) SFSD (Single Family Special Lot Development) MF-1 (Low Density Multi-Family) MF-2 (Medium Density Multi-Family) @</=20.49 DU/Acre
P-R C-D C-1	O (Office) SC (Service Commercial)	VC (Village Center) NF (Neighborhood Focus) MF-3 (High Density Multi-Family) EC (Employment Center)
C-2	GC (General Commercial)	TC (Town Center)
C-V	P (Parks/Recreation) S (School) PF (Public Facility)	(COS) (Community Open Space)

The Development Plan review and application process shall proceed as follows:

1. PLANNING DEPARTMENT

All plans, applications and fees shall be submitted to the Department of Planning and Development (hereinafter referred to as the "Planning Department"). Within 10 working days after the receipt of the plans, the Planning Department staff will review the application to determine if the plans are complete and will notify the developer as to their acceptance or rejection.

2. PLANNING COMMISSION

The City Planning Commission shall hear and consider the facts presented and determine whether to recommend approval or denial of the Development Plan or General Development Plan. An approval recommendation may include any conditions, stipulations, requirements or limitations which are necessary to insure compliance with the intent of the Planned Community District.

3. CITY COUNCIL

The Planning Commission shall report its findings and recommendation to the City Council in accordance with the adopted City meeting schedule. The City Council shall consider the application for Development Plan or General Development Plan approval and the report and recommendation of the Planning Commission therein, at its next regular meeting following the receipt of said recommendation.

The City Council may approve or deny the Development Plan or General Development Plan, as the case may be. If approved, the plan will be incorporated into the Summerlin Planned Community Program. In their approval, the City Council may include any conditions, stipulations, requirements or limitations which may fulfill the requirements of the Planned Community District and these Development Standards and are not inconsistent with any development agreement applicable to the affected property and entered into pursuant to Chapter 19.18.090 of the Zoning Ordinance.

REQUIREMENTS FOR THE DEVELOPMENT PLAN

The applicant shall submit the appropriate number of copies of each exhibit with the application and fees. The Development Plan shall consist of a Site Summary Plan and a Land Use Plan, or a combination thereof, as described below. The following general information will be required on all plans:

1. NARRATIVE

a. A brief description of the project within a submittal letter or appropriate application.

b. A statement of any proposed change to the Planned Community Program along with potential impacts on existing development and a description of how the changes conform to the goals and intent to the Planned Community Program.

c. A summary of previous action taken (if applicable) by the Planning Commission, City Council, or the Director.

d. Proof of ownership and, if appropriate, identification of contract purchaser: deed, current title, policy or endorsement, and legal description.

e. Name and address of the property owner and contract purchaser if different than current owner.

f. Statement of planning and design philosophy, if different from the Planned Community Program presently adopted.

2. LAND USE PLAN

a. The name of the proposed development and submittal phase.

b. North arrow and the scale of the drawing.

c. The Development Plan on a minimum sheet size of 11" x 17", but no greater than 24" x 36" at a scale appropriate to the sheet and the title block located in the lower right hand corner along with the date of preparation, owner's name, address and phone number; name, address and phone number of person or firm preparing plan.

d. Development parcels including size and land use.

e. General number of units or acres for each land use:

- Residential (EQR, ER, SF1, SF2, SF3, SFZL, SFA, MF1, MF2, MF3) (RR: Retirement Community only)
- Employment Center (EC)
- Town Center (TC)
- Village Center (VC)
- Neighborhood Focus (NF)
- Community Open Space (COS)

f. Circulation system: Location of roads by classification and major pedestrian pathways; R.O.W. widths and pavement widths.

- Village Arterials
- Neighborhood Arterials
- Neighborhood Collectors
- Residential Collectors
- Residential Streets
- Pathways (size & location)

3. SITE SUMMARY PLAN

a. The name of the proposed development and submittal phase.

b. North arrow and the scale of the drawing.

c. The Development Plan on a minimum sheet size of 11" x 17", but no greater than 24" x 36" at a scale appropriate to the sheet and the title block located in the lower right hand corner along with the date of preparation; owner's name, address and phone number; name, address and phone number of person or firm preparing the plan.

d. Adjoining land uses and zoning.

e. Existing major drainage ways affecting the site and designation of any 100 year floodplain on or adjacent to the site.

f. Topography at 5 foot or appropriate intervals referenced to a U.S.G.S. standard.

g. Existing topographic characteristics showing slope categories of: 0-3%, 3-5%, 5-10%, 10-20%, and over 20%.

h. Summary of acreage with development limitations.

TENTATIVE MAP REVIEW REQUIREMENTS

The requirements for review for subdivisions of land are established by Title 18 of the City of Las Vegas Municipal Code and State of Nevada law, through the Tentative Map Review Process. In addition, a Summerlin signature block shall be included.

SITE PLAN REVIEW REQUIREMENTS

All proposed development within the Summerlin Planned Community shall be subject to review by the City Referral Group. The following information shall be included in all requests for Site Plan Review:

a. Submittal of a written application request and fee consistent with current City fee schedule.

b. Plot plan drawn to scale showing building locations, setbacks, location of signs, parking and any other existing and proposed use of the property.

c. Landscaping plan showing species, size, location and number of plant materials.

d. Elevation of buildings when deemed necessary.

e. Floor plans and square footage of buildings when deemed necessary.

f. Drainage, utility and transportation information when deemed necessary.

g. A letter from the Master Developer approving the development.

The Director has the option to require additional improvement details to assure that the proposed development is consistent with the intent of the Planned Community Program. Conditions or development that require additional information may include:

a. Development that takes place in portions of the site where site constraints exist.

b. Community Open Space or Park improvements.

c. Parcels where the building size, location and mass is not conducive to the development's character, or for the preservation of view corridors.

d. Unusual lot configurations, unusual or small residential lots and residential building size.

Site Plan submission shall identify proposed uses and clearly detail design criteria as set forth in the Development Standards and the Development Plan (i.e., permitted uses, setbacks, heights, roadway access criteria and parking requirements, parcel sizes and configurations, areas provided for landscaping and parks).

All plans, applications and fees shall be submitted to the Planning Department. The Planning Department will forward supporting plans relating to drainage, utilities and transportation to the Department of Public Works. The Planning Department staff will review the application to determine if the plans are complete, within 10 working days after the receipt of the plans.

Once the Planning Department staff has found the submission to be complete, the Director shall:

1. File written notification and a copy of the proposed development to the Master Developer within 5 days of receipt of the application unless the request comes from the Master Developer; provided however, if at time of submission of the application for Site Plan Review the applicant files a letter from the Master Developer which evidences that the Master Developer has approved the development, notification to the Master Developer is not necessary.

2. Schedule a review of the plans by the Planning Department staff and City Referral Group.

The City Referral Group shall hear and consider the facts presented and determine whether to approve or deny the site plan. Any approval may include any conditions, stipulations, requirements or limitations that may be necessary to fulfill the intent of the Planned Community Program. Within 30 days of the submission being judged complete, the Director shall notify the applicant, in writing, of the action and decision of the City Referral Group. The notification shall include any conditions that may be required to complete the Site Plan Review.

The applicant may appeal the decision of the City Referral Group to the Planning Commission by submitting a written appeal to the Director within 10 working days of receipt of the Referral Group's action, stating where there is a disagreement. A final appeal can be referred to the City Council by either the applicant or the Director for a final decision.

PLANNED COMMUNITY PROGRAM MODIFICATIONS

A request for modification to the Planned Community Program (PCP) may be initiated in any of the following ways:

1. By the Planning Commission upon its own motion.

2. By the City Council upon its own motion.

3. By request of the Director.

4. By petition of the Master Developer.

5. By petition of an applicant accompanied by a written authorization or approval by the Master Developer authorizing the request for the modification.

Modifications requested by the Master Developer may be made to the PCP (Development Plan, General Development Plan and/or Development Standards) only with the consent of the Director, the Planning Commission, or the City Council as appropriate, when necessary to fulfill the intent and purpose of the Planned Community District. Modifications which are considered minor in nature may be permitted by administrative approval. If, in the opinion of the Director, the requested modification is a change which could significantly affect or modify the policies and objectives of the Development Standards, the Director may determine the request to be a major modification and require the request to be referred to the Planning Commission for review and decision in accordance with the review procedures outlined below.

No modification of the PCP shall be made with respect to property owned by the Master Developer at the time of such proposed modification without the consent of the Master Developer.

1. MINOR MODIFICATION

The requirement for obtaining a review of a minor modification to the PCP (Development Plan, General Development Plan and/or Development Standards) shall be as follows:

a. Informal conference with the Director.

b. Submittal of 3 copies of the proposed modification to the Planning Department. Reasonable additional information or copies may be requested by the Director.

c. Submittal of a written request and fee consistent with current City fee schedule.

d. In the event the application request is made by a party other than the Master Developer, the City shall provide written notification and a stamped copy of the proposed modification to the Master Developer within 5 days of receipt of the application.

Not less than 30 days after an application for modification has been accepted, the Director shall administratively approve, approve with conditions, or deny the request. The Director shall provide the applicant with a written explanation of the decision and reasons for the decision.

Should the request be denied or approved with conditions that are unacceptable, the applicant shall have the following options:

a. Withdraw the application.

b. Modify the request to conform with the conditions.

c. Appeal the decision of the Director in writing to the Planning Commission within 10 working days after the applicant is sent the notice containing the Director's written explanation of such decision. Additionally, a final appeal can be referred to the City Council by either the applicant or Director for final decision.

2. MAJOR MODIFICATION

The requirement for obtaining a review of a major modification to the PCP (Development Plan, General Development Plan and/or Development Standards) shall be as follows:

a. Informal conference with the Director.

b. Submittal of the proposed adjustment to the Planning Department with the required number of plans and documents per the City's application requirement. Reasonable additional information or copies may be requested by the Director.

c. Submittal of a written request and fee consistent with current City fee schedule.

d. In the event the application request is made by a party other than the Master Developer, the city shall provide written notification and a stamped copy of the proposed modification to the Master Developer within 5 days of receipt of the application.

The Planning Commission shall hold a public hearing upon each application for a major modification within 65 days after the application is properly filed. Notice of time, place and purpose of the hearing will be made in accordance with the public notice procedures contained in Title 19 of the Las Vegas Municipal code.

The Planning Commission shall report its findings and recommendation on the application to the City Council in accordance with the adopted City meeting schedule. Upon receipt of said findings and recommendations, the City Clerk shall place the application for modification on the agenda of the next available City Council meeting.

If the modification is approved, appropriate documents indicating the approval of the modification together with all conditions, stipulations, requirements or limitations imposed shall be maintained in official files of the Planning Department and shall become part of the Planned Community Program. Such modifications may be applicable to all or part of the Planned Community Program.

DEVIATIONS TO THE DEVELOPMENT STANDARDS

When practical difficulties, unnecessary hardships or dictates inconsistent with the general purpose of these Development Standards will result through the strict and literal interpretation and enforcement of the provisions hereof, the Director shall have the authority, by administrative act, to grant deviations which are minor in nature and affect only specific lots and/or structures. Such minor deviations include, not by way of limitation: setbacks on irregular lots, setbacks on lots on a curve, and building and wall heights. If, in the opinion of the Director, the requested deviation exceeds the intent of this authority the Director shall defer the deviation responsibility to the Planning Commission and the applicant shall be required to follow the procedures for review and decision of a major deviation as outlined below.

1. MINOR DEVIATION

The requirements for obtaining review of a minor deviation shall be as follows:

a. Submittal of a written request for a deviation. The request shall be signed by the property owner or any other person as authorized under the provisions of Chapter 19.18.070 of the Las Vegas Municipal Code.

b. Written notification and a copy of the deviation to the Master Developer within 5 days of receipt of the application unless the applicant is the Master Developer.

c. Informal conference with the Director.

d. Submittal of 3 copies of the dimensioned site plan and elevations (as applicable) to the Planning Department. Reasonable additional information or copies may be requested by the Director.

e. A submittal of written request and fee consistent with current City fee schedule.

The Director shall administratively approve, approve with conditions, or deny the request and provide the applicant with said written approval or denial within 30 working days.

Should the request be denied or approved with conditions that are unacceptable to the applicant, the applicant shall have the following options:

a. Withdraw the application.

b. Modify the request to conform with the conditions.

In addition to the above, both the applicant or any aggrieved person shall have the option to appeal the decision of the Director in writing to the Planning Commission within ten (10) working days after the applicant is sent the notice containing the Director's written explanation of such decision. If at the time of the appeal hearing the Planning Commission determines that a public hearing would be necessary to fulfill the intent of these Development Standards, the procedures required for a major deviation shall apply, including a public notice, and the appellant shall pay all fees consistent with the city fee schedule. Additionally, a final appeal can be made to the City Council by either the applicant, an aggrieved person or the Director within 10 working days after the Planning Commission meeting.

Upon approval, a Certificate of Deviation shall be issued to the requesting party. Said certificate shall state the name and address of the owner, legal description of the property, and a reasonably detailed description of the deviation granted.

2. MAJOR DEVIATION

The requirements for obtaining a review of major deviation shall be as follows:

a. Submittal of a written request for a deviation. The request shall be signed by the property owner or any other person as authorized under the provisions of Chapter 19.18.070 of the Zoning Code.

b. Written notification and a copy of the deviation request shall be forwarded to the Master Developer within 5 days of receipt of the application unless the applicant is the Master Developer.

c. Submittal of the required number of plans and documents per the City's application requirements.

d. A submittal of written request and fee consistent with current City fee schedule.

The application shall be referred to the Planning Commission for review and decision. The Commission shall hold a public hearing upon each application for a major deviation within 65 days after the application is properly filed. Notice of the time, place and purpose of the hearing will be made in accordance with the public notice procedures contained in Chapter 19.18.070 of the Zoning Code.

Should the request be denied or approved with conditions that are unacceptable, the applicant shall have the following options:

a. Withdraw the application.

b. Modify the request to conform with the conditions.

In addition to the above, the applicant, any aggrieved person, or the Director shall have the option to appeal the decision of the Planning Commission to the City Council within 10 working days after the applicant is sent the notice containing the Commission's written explanation of such decision.

Upon final approval, a Certificate of Deviation shall be issued to the requesting party. Said certificate shall state the name and address of the owner, legal description of the property, and a reasonably detailed description of the deviation granted.

All deviations shall be exercised within one year from the date of approval, or the deviation shall be null and void. The Director may, upon an application being filed 30 days prior to expiration and for good cause, grant an extension of time not to exceed one year. Upon granting of an extension of time the Director may impose additional conditions to insure the deviation complies with all current Development Standards policies and objectives.

VI GLOSSARY

Aggregate Processing Plant. A permanent facility or area for processing aggregate or mixing of concrete or asphalt.

Amusement Parks (Outdoor). "Amusement/Theme Park" means a facility composed of one (1) or more buildings or structures operated for profit on a permanent basis including a use which is designed to provide indoor or outdoor amusement, pleasure, or relaxation which may promote some theme, motif, or concept and may provide lifts, tramways, monorails, elevators, escalators, roller coasters, or other conveyances or rides for the entertainment or amusement of the public.

Antique and Collectable Store. Any building used for the sale of any old and authentic object of personal property which was made, fabricated or manufactured 60 or more years earlier and which has a unique appeal and enhanced value because of its age and, in addition, may include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

Applicant. Any person or organization who or which has made or intends to make a submittal to the City of Las Vegas Department of Community Planning and Development.

Art Galleries. An establishment that conducts the display and/or retail sale of artwork and may include studio facilities for creation of artistic works.

Art Supply Stores. A store that sells art supplies

Assisted Living Apartment. An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms and medication or assistance with bathing. The term does not include a convalescent care facility, nursing home, or special care facility.

Assisted Living Apartment. Any commercial building or building complex used or maintained to provide living quarters, and which may also provide nursing, dietary and other personal services, to handicapped or elderly persons who, without the assistance of any other person, may be physically or mentally capable of moving himself/herself from the room in which he/she sleeps to outside the facility in four (4) minutes or less as provided under Chapter 449 of the Nevada Administrative Code.

Auto Body Repair Shops. A facility for collision services including body, frame or fender straightening.

Auto Mechanical Repair and Service (Minor). A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less; such repairs and service are limited to electronic tune ups, brake repairs
(including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, other similar activities and repairing and installing other minor elements of an automobile such as windshield wipers, hoses, windows, ect., but excluding engine, transmission and differential repair or installation.

Auto Mechanical Repair Shops (Major). A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. The term includes a facility which performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.

Auto Rental Agencies. A facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

Auto Sales (New). A facility that sells new automobiles.

Auto Sales (Used). A facility that sells used automobiles.

Auto Service Station. Any building or premises used for the dispensing of fuels or oils and accessories for the motor vehicle trade, together with any incidental minor automotive repair or automatic car wash facility.

Auto Service Stations. "Service Station" means any commercial building or structure, premises or other place used to supply motor fuels for automobile (including alternative fuels such as natural gas or hydrogen) and which may provide lubricants, tires, batteries and other small accessories to motor vehicles, and where repair work is not done. Automobile maintenance is permitted in conjunction with a service station.

Banks/Financial Institutions. "Financial Service" means any business whose primary service is the exchange of currency, including banks, credit unions, but excluding retail sales and offices.

Barber/ Beauty Shop. "Beauty Parlor" means a facility which offers personal service and hygienic treatment including massage, manicure, hair styling, facials and other day spa activities.

Bed & Breakfast Inn. A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.

Boat Dealerships. The use of any building or lot for the display and sale of new or used boats, jet skies or other marine vessels and trailers.

Boat Storage. "Boat Storage" means the keeping of any boats not within an enclosed building, including incidental maintenance and repair of the material which is being stored.

Bowling Centers/Lanes. A facility designed and used for building recreation.

Building Material/Lumber Yard. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, block masonry, lumber and other similar materials.

Building Materials/Lumber Yards. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

Car Wash (Full Service). A car wash facility, typically operated in conjunction with a gas station, which customarily uses automatic or semi-automatic methods of cleaning.

Car Wash (Self Service). A coin operated car wash facility operated by the customer and which does not use automobile conveyors or other automatic methods of cleaning.

Caretaker/Domestic Unit. A dwelling unit for maids, butlers, security personnel and other caretakers located on the same lot as the principal structure. Such units may be attached or detached from the main dwelling units.

Casinos. A room or structure whose principal use is for the conduct of gaming activities

Cemeteries. Property used for interring of the dead

Child Care (Commercial). Any commercial facility which the license regularly provides day or overnight care for more than 12 children. Such uses are subject to the child care regulations and standards of the Department of Business Activity.

Child Care (Limited). A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of six children for compensation. Such uses are subject to the child care regulations and standards of the Department of Business Activity.

Clothing Stores (New). A retail establishment that sells clothing to the public.

Clubs, Private and Public. A facility of a private or public organization for the preparation and service of food and/or drink for members and their guests. This category also includes lodges, fraternal organizations or other facilities for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business.

Clubs, Public & Private. Private quarters for a private organization; a principal purpose of which is the preparation and service of food and/or drink for members and their guests only.

Convalescent Care Facility/Nursing Home. A building or structure designed, used or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. This category includes nursing homes but not hospitals, assisted living apartments, or special care facilities.

Convenience Stores (No Fuel Pumps). "Convenience Store" means any retail establishment offering for sale food, prepackaged food products, household items and other goods commonly associated with the same which contains not less than one thousand two hundred (1,200) square feet more than six thousand (6,000) square feet of floor space, exclusive of warehouse and office areas, devoted to the display of merchandise and which has at least one (1) restroom available for public use during all hours the store is open for business. A retail business licensed as a drugstore or pharmacy shall not be considered to be a convenience store.

Convenience Stores (W/Fuel Pumps). "Convenience Store" means any retail establishment offering for sale food, prepackaged food products, household items and other goods commonly associated with the same which contains not less than one thousand two hundred (1,200) square feet more than six thousand (6,000) square feet of floor space, exclusive of warehouse and office areas, devoted to the display of merchandise and which has at least one (1) restroom available for public use during all hours the store is open for business. A retail business licensed as a drugstore or pharmacy shall not be considered to be a convenience store.

Dance/ Gymnastics/Exercise Studios. A facility generally used for fitness training or as health club.

Day Care/Nursery Schools. "Day Care" means any facility where intermittent care, protection, and supervision is provided, for a fee, at least twice a week to more than six (6) children or adults at one (1) time.

Dental Laboratory. A laboratory that makes or repairs dentures.

Development Plan. A map or maps that identify in the Planned Community District, general land use designations, transportation plans, open space and community facilities. The Development Plan and Development Standards together constitute the Planned Community Programs.

Development Standards. The documentation that identifies, in the PC District, the requirements and standards for residential densities, building height and setback requirements, signage, parking, open space, site plan review procedures and procedures for modifying the Planned Community Program.

Director. The Director of the Department of Planning and Development of the City of Las Vegas, or his or her designee.

Drug Stores. The business of an apothecary, or druggist where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include grill and fountain services and retail sales of sundries such as stationary, magazines, cosmetic, and health items.

Dry Cleaner/Laundry. A facility which is used to provide, to individual households, cleaning services for items such as clothing and linens. The term includes such facilities whether the plant operation is located on-or off-site.

Electric Sub-Station. A subsidiary station in which electric current is transformed for distribution to individual customers.

Emergency Medical Facilities. Medical or dental offices which provide professional services more than eighty-four (84) hours per week, or which have designated facilities for providing emergency medical care to the general public without appointment. An “Emergency Care Facility” , is contrast to a “Hospital,” does not provide overnight care or boarding of patients.

Employment Center. A regional facility, serving both Summerlin and the greater Las Vegas area, that provides employment and services at central location affording Summerlin residents the option to live in close proximity to their work. Offices, light industry, business, professional services as well as residential can be accommodated.

Entertainment Facility (Indoor). An enclosed commercial facility or area for sport, entertainment, games of skill, or recreation to the general public for a fee. Examples include, but are not limited to, bowling alleys, roller and ice skating rinks, game courts, walk-in theaters, physical fitness centers, and video game arcades.

Equipment Rental (Small Equipment). A facility for the rental of small equipment such as tools and garden equipment to the general public.

Family Group Home. A facility conducted in a residential dwelling in which a licensed or approved operator regularly provides care for at least one, but not more than six persons.

Family Group Home. Any facility where care, protection and supervision are provided without the presence of parents to not more than six (6) people at one time. A family home is a permitted accessory use within any dwelling.

Furniture Stores (New). A store that sells manufactured furniture.

Gaming (Restricted). An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6 of the Las Vegas Municipal Code. For informational purposes, the term refers to an establishment whose gaming operations are limited to not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device.

Garage Sales. The sale of personal property which is conducted on premises within a residential district upon which is located a dwelling.

Garden Supply Store. A facility for the growing, display, or sale of plant stock, seeds or other horticultural items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

General Merchandise Store. A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries and convenience and specialty foods, toys, furniture, books and stationary, hardware, and similar consumer goods. The term does not include any use specifically listed as a conditional use in Chapter 19.04 of the City Zoning Code.

Gift Stores (New). A store that sells a variety of items and trinkets.

Golf Cart Sales. A facility that sells or rents golf carts.

Grocery Stores. A business located in a building or in a portion of a building which is segregated physically or spatially from the rest of the building or other retail sales departments , which sells or displays food and other goods for retail sales and has over six thousand (6,000) square feet of floor space, exclusive of warehouse, restrooms, and office areas.

Guest House/Casita. A dwelling located on the same lot as the principal residential dwelling, and which may be attached or detached from the principal dwelling, and which provides living quarters for occupants, or guests of occupants, of the principal dwelling, their domestic employees or caregivers. A guest house/casita can be located in the front, side or rear yard of the lot and may be above a garage. Direct access from the principal dwelling is not required.

Guest Houses/Casitas. A segregated portion of a dwelling or a separate dwelling structure located on a lot with a dwelling and used for the housing of guests or servants of the occupant of the premises.

Hardware Stores (Indoor). A facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials.

Health Food Stores. A store that sells herbs and natural substances intended for health and well being without a doctors prescription.

Health Spas/Athletic Clubs/Fitness Centers (Indoor). A facility used primarily for relaxation, rejuvenation or spiritual healing where sleeping accommodations for patrons may be provided. Physical activities sessions may be part of the overall program for stay which may include hiking, biking, swimming, ball field activities, meditation and yoga, and other similar uses. Accessory commercial uses may be provided in conjunction with the establishment including, but not limited to shops, snack bars, lounges and restaurants, incidental retailing, personal services (massage, manicures, mud baths) and centralized dining facilities, however no cooking facilities may be provided in sleeping units.

Home Occupations. Any commercial use conducted entirely within a dwelling unit and carried on by family members residing in that dwelling unit, the use of which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not alter the exterior or affect the residential character of the neighborhood and, in connection with which, there is no display, nor stock in trade. Any commercial use conducted as a home occupation shall not involve the use of any accessory building or yard space, nor involve any activities not normally associated with residential use outside of the main building.

Hospitals (Included Related Facilities). An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.

Land Use Plan. A plan illustrating the proposed organization of land uses with densities and intensities of uses identified.

Landscaping. The combination of natural elements such as trees, shrubs, ground covers, vines, and other living organic and inorganic material which are installed for purposes of creating an attractive and pleasing environment; screening unsightly views; reducing environmental heat; filtering particulate matter from the air; and boosting oxygen levels.

Laundromats (Coin Operated). A laundry facility that provides coin operated washing and drying machines for customer operation. The term includes a facility that provides additional services such as fluff and fold or dry cleaning, provided that no dry cleaning equipment is located on the premises. The term does not include a laundry room located within a residential development that is provided solely for the use of residents of the development.

Liquefied Petroleum Gas Installation (288 gals. or less). A facility or system which includes tanks, piping or gas equipment (or any combination thereof) and is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas.

Liquefied Petroleum Gas Installation (over 288 gals). A facility or system which includes tanks, piping or gas equipment (or any combination thereof) and is used or intended to be used for the storage, dispensing or other utilization of liquefied petroleum gas.

Liquor Stores. A facility which sells alcoholic beverages in the original sealed or corked containers for consumption off the premises; sales are to consumers only and not for resale.

Manufacturing, Light. A facility for producing goods without the use of any of the processes described within the definition of "Heavy Manufacturing." The term includes without limitation the following activities:

Master Developer. Howard Hughes Properties Limited Partnership, its successor or assigns.

Mini Storage Facilities. A facility with enclosed storage space, divided into separate compartments no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

Mortuaries/Funeral Homes/Crematories. A facility in which dead bodies are prepared for burial or cremation; a facility where funeral services are conducted.

Motel. A building or group of buildings whose main function is to provide rooms for temporary lodging; rooms are directly accessible from an outdoor parking area.

Museums, Public. A facility or area for the acquisition, preservation, study and exhibition or works of artistic, historic or scientific value.

Neighborhood Focus. An area or facility providing a point of origination for neighborhood residents. A typical neighborhood focus could contain a day care facility, an elementary school, churches, tot lots, playgrounds or convenience commercial facilities.

Neighborhood. An area of a community with characteristics that distinguish it from other areas and that may include distinct ethnic or economic characteristics, housing types, schools, or boundaries defined by physical barriers, such as major highways and railroads or natural features.

Night Clubs. An establishment other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as a principal use:

Offices, General Business & Professional. A building used primarily for conducting the affairs of a business profession, service, industry or government and which may include ancillary services for office workers, such as restaurants, newsstands or other minor commercial establishments.

Offices, Government. A building used primarily of conducting the affairs of governments, including local, states and federal.

Offices, Medical. A building or institution of professional office for the administration of professional medical or dental care; not including the housing of persons.

Outdoor Amusement Facility (Permanent). "Amusement/Theme Park" means a facility composed of one (1) or more buildings or structures operated for profit on a permanent basis including a use which is designed to provide indoor or outdoor amusement, pleasure, or relaxation which may promote some theme, motif, or concept and may provide lifts, tramways, monorails, elevators, escalators, roller coasters, or other conveyances or rides for the entertainment or amusement of the public.

Parking Lots/ Structures (Non-Residential). Space within a building, lot or parking lot, but not on a street, for the parking or storage of one (1) automobile.

Pawn Shop. A facility (other than a bank, savings and loan, or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Pet Shops. A retail establishment offering household pets and supplies for sale and where all such creatures are housed within the building.

Planning Commission. The City of Las Vegas Planning Commission.

Planning Department. The City of Las Vegas Department of Planning and Development.

Plant Nurseries (Retail Sales). An establishment for the growth, display and/or sale of plants, shrubs, or trees, and which may also include the accessory sale of materials and tools such as decorative rock, riding lawn mowers, used in indoor or outdoor planting, conducted within or without an enclosed building.

Print Shop/Copy Service. A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, blueprint, and facsimile sending and receiving, and including lithography and/or off-set printing.

Program Concept. The goals and objectives to be realized through a successful development of an exemplary planned community.

Program Plan. A general description of each village in the PC District.

Pubs, Bars & Lounges. A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.

Recreational Vehicle Dealership/Service. A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes and converted trucks or buses.

Recreational Vehicle Storage. The storage of recreational vehicles, boats, or any combination thereof. Rental Stores (Small Tools & Household Items). A facility for the rental of general merchandise to the general public and not specifically listed as different use elsewhere in this Title. Typical general merchandise includes clothing and other apparel; electronics; videos; tools and garden equipment; furniture and other household appliances; special occasion or seasonal items; and similar consumer goods.

Repair Shops (Appliances and Electronics). A facility for the reconditioning or repair of inoperable household appliances, including refrigerators, washing machines, dishwashers, or similar appliances, and electronics equipment such as televisions, radios, computers or similar devices.

Rescue Mission, Shelter for the Homeless. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this Title, a “homeless individual” includes an individual who lacks a fixed, regular and adequate nighttime residence.

Restaurants (w/ Drive-Up). A use providing preparation and retail sale of food and beverages, as defined under “Restaurant,” with the added provision of one or more drive through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles.

Restaurants (w/ out Drive-Up). A use providing preparation and retail sale of food or beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. Pizza) and similar uses.

Sign. Any device, structure, fixture or placard using graphics, symbols and/or written copy of the primary purpose of identification or advertising any establishment, product, goods or services.

Small Animal Hospital/Clinic. An establishment, not including outside pens, where animals are admitted for

examination, medical or surgical treatment, overnight care, and/or observation.

Special Care Facility. A facility used exclusively for one or more of the following: (a) the treatment of alcohol or drug dependency; (b) the housing and care of persons with physical or mental illness that requires them to be confined in an institutional facility.

Special Events. A use that, due to a special characteristic of its operation or installation, is not permitted in any specific district but is permitted with discretion in a district subject to review by the Commission or the Board to ensure compatibility with existing or planned surrounding uses and characteristics of development.

Summerlin Design Criteria. A document containing basic planning principals, general development program, design review process and standards required for project development within the Summerlin community.

Summerlin Design Review Committee (SDRC). A special committee established by the Master Developer to review and approve all proposals made for improvements within Summerlin.

Summerlin Improvement Standards. Detailed design standards approved as part of the City of Las Vegas municipal standards. Included are minimum standards for the design and construction of the Summerlin roadway system, drainage structures, utilities, street lighting, traffic signals and regulatory signage.

Thrift Shops. A shop which deals primarily in second-hand wearing apparel. All such merchandise shall be displayed and stored in an enclosed building.

Truck Rentals (U-Haul, ect.). A facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

Veterinary Hospitals/Clinics. An establishment, not including outside pens, where animals are admitted for examination, medical or surgical treatment, overnight care, and/or observation.

Village. An area of land, usually 400 to 1,000 acres in size, that is planned as one development and may contain an array of residential, commercial, educational, institutional, park and open space land uses as well as vehicular and pedestrian circulation systems.

Wedding Chapels. A facility which is made available to be rented for wedding ceremonies. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens.