



# SUNSTONE

## Design Guidelines

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A watercolor illustration of a cactus, likely a cholla or similar species, with several spiny branches. The illustration is rendered in shades of teal, green, and dark grey. A dark, semi-transparent horizontal band runs across the middle of the image, serving as a background for the title text. The background is a light, neutral color.

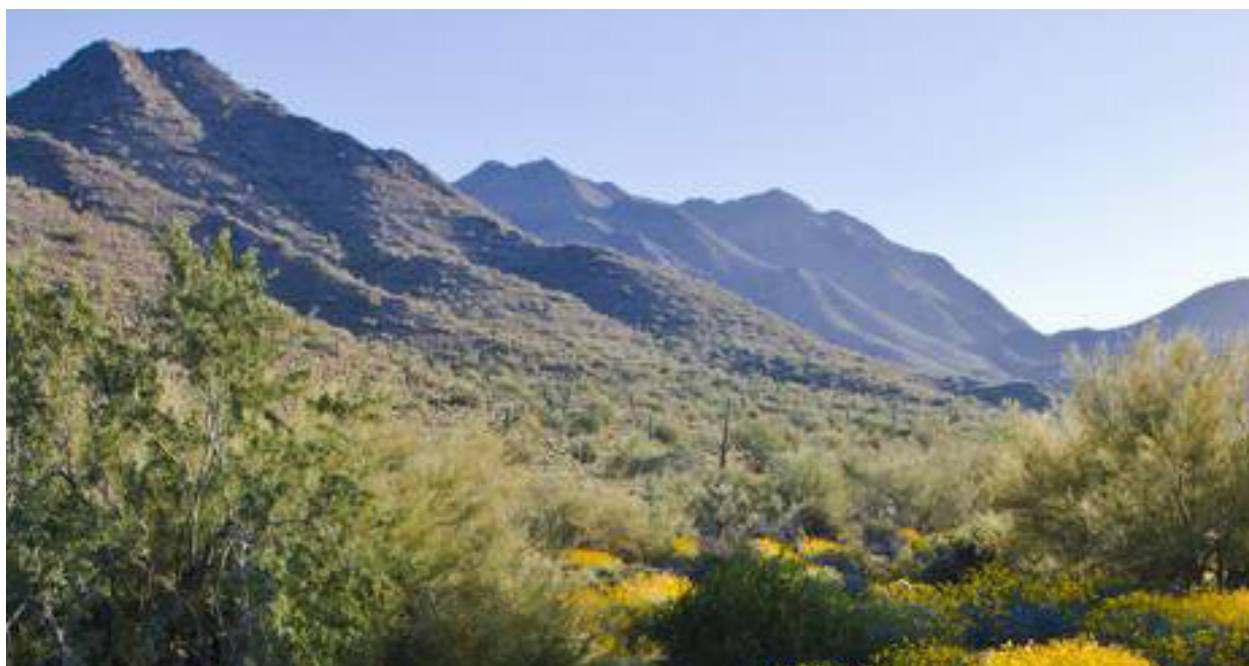
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## SECTION 1 - INTRODUCTION

# 1. INTRODUCTION

## 1.A PURPOSE AND INTENT

The purpose of these Design Guidelines is to provide vision and direction for the implementation of Sunstone. The community is committed to developing quality residential and commercial developments that will benefit the current and future residents of Las Vegas. In an effort to encourage creativity and innovation, the guidelines express “intent” rather than “absolute”, thereby allowing certain flexibility in fulfilling the intended design goals and objectives. The authority for determining whether a proposed design or feature of a design shall be acceptable rests with the Master Developer (“Master Developer”) and/or the various review committees it designates. The development standards herein are considered criteria approved for Sunstone that must be adhered to for development.

## 1.B SUPPORTING DOCUMENTS

The Design Guidelines supplement the following documents which must also be consulted during the design and development of individual parcels within Sunstone:

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

Where conflicts arise between documents, the City of Las Vegas Building Codes and the Sunstone Development Agreement supersede, with the City of Las Vegas Building Codes taking precedence.

The design criteria are subject to interpretation by the Master Developer. The Master Developer may amend or augment the Design Guidelines to meet specific site or functional requirements of property within the community, consistent with the procedure for amending the design guidelines as prescribed in the Development Agreement. Where the Design Guidelines are silent, the Unified Development Code, as found within Exhibit I of

the Development Agreement, shall apply.

## 1.C DEFINITIONS

**Applicant:** means the party or representative making a formal application to build or improve portions of Sunstone.

**Architectural Review Committee (ARC):** shall mean a committee formed and made up of designated representatives, by the Master Developer, to operate and process submittals and reviews to ensure that the same quality level is applied to all landscape, subdivision, and architectural design submittals within Sunstone.

**Artificial Turf:** Artificial turf is a surface of synthetic fibers made to look like natural grass.

**Builder:** means an entity that is improving any discrete area within a Parcel as depicted on the Master Land Use Plan, may also be the applicant.

**City:** means the City of Las Vegas.

**Code:** means the City Las Vegas Municipal Code, including all rules, regulations, standards, criteria, manuals and other references adopted therein.

**Common Elements (CE):** means all areas within Sunstone owned and maintained by the community’s Homeowner Association.

**Development Standards:** means the Development Standards, included within this document in Section 4, prepared for the Property, as amended from time to time by Master Developer.

**Homeowners Association:** shall mean the master association for Sunstone whose directive is to manage and enforce Articles of Incorporation, CC&Rs (Covenants, Conditions and Restrictions) and By-Laws, which govern each property within Sunstone and any and all common areas and elements.

**Large Lot:** generally defined as lots larger than 6,000 square feet.

**Living Turf:** living turf is defined as the surface or layer of the Earth with living grass plants, sod or peat.



## SECTION 1 - INTRODUCTION

**Master Developer:** in order to carry out the intentions of these Guidelines, the Owners may appoint a representative, or multiple representatives, of the Owners to serve as the “Master Developer” on behalf of the Owners, as specified in the Development Agreement. The Master Developer shall act pursuant to authority granted to it under a separate agreement between the Owners.

**Owner(s):** means each of the entities identified as “Owners” in the Development Agreement individually, and their successors and assigns (other than Builders) that are permitted transferees (or deemed permitted transferees).

**Site Improvements:** means any physical improvements made to a development area.

**Small Lot:** generally defined as lots smaller than 6,000 square feet.

**Walls:** various wall types are used in the Design Guidelines. The standards for these walls are dictated by use on site and character of product:

- Builder subdivision wall – integral color block walls to match theme wall and are located within the interior of parcels.
- Courtyard wall – a wall in front yards of homes with a maximum height of 4'-6", 3' of masonry and 18" of iron atop. Finish materials to match character of home.
- Privacy wall – used to screen objects from view of pedestrians or drivers, such as air conditioning units, pool equipment, or waste bins.
- Retaining wall – used to retain soil at a specified elevation to create a change in grade from one side of the wall to the other.
- Screen wall – used in commercial parcels between streets and parking lots to minimize head light glare, with a maximum height of 3'-6".
- Theme wall – the primary wall used along the perimeter of the development site.

### 1.D RESPONSIBILITY OF REVIEW

Neither the Master Developer nor Architectural Review Committee (ARC) assume responsibility for plan review of local codes or ordinances. The Master Developer's purpose in plan review is to ensure that each project meets the intent of the Design Guidelines. All projects within Sunstone require review and approval by the Master Developer prior

to submittal to the City of Las Vegas or other applicable public agencies.

### 1.E PROJECT LOCATION

Sunstone is a Master Development Plan community consisting of approximately 630 acres in the northwest region of Las Vegas. It is located on the east side of US 95 with the primary access from Log Cabin Way and North Skye Canyon Park Drive. The community features a variety of land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike. Please refer to Exhibit 1.D, Location Map.

### 1.F SUNSTONE LAND USE CATEGORIES

Residential Low (L) (maximum 15 du/ac; average 5.49 du/ac)

- The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density of 5.49 du/ac.

Residential Medium Low (ML) (maximum 15 du/ac; average 8.49)

- The purpose of the Residential Medium Low Category is to provide for the development of single family detached dwellings on smaller lots, and cluster homes with an average density of 8.49 du/ac.

Residential Medium Low Attached (MLA) (maximum 25 du/ac; average 17.99 du/ac)

- The purpose of the Residential Medium Low- Attached Category is to provide for the development of single family detached dwellings on smaller lots, cluster homes, as well as single family attached units and medium density apartments with an average density of 17.99 du/ac.

Age Qualified (AQ) (maximum 15 du/ac; average 6.5 du/ac)

- The purpose of the Age Qualified Category is to provide for the development of single family detached, duplex, attached products, multi-family and other customary uses associated with an

Active Adult Community (as defined in Section 1 of the Development Agreement)

Development Code.

#### General Commercial (GC)

- The General Commercial land use category is intended to provide a broad range of retail shopping, personal services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses.

#### Parks & Trails

- The purpose of the Parks & Trails land use category is to provide for active and passive recreational amenities, including natural open space, serving residents of Sunstone and the surrounding areas.

#### Open Space

- The purpose of the Open Space land use category is to provide unprogrammed recreational amenities, including natural open space, serving residents of Sunstone and the surrounding areas, as well as the surrounding environment.

Infrastructure including roadways, public facilities, detention basins, electrical sub-stations, utility easements, etc.

- Within all Sunstone land use categories, public facilities shall be in accordance with the Civic (C-V) category of the City of Las Vegas Unified

#### Public Facility (PF)

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

Any development on a Public Facility parcel that is adjacent to residential uses within the Sunstone R-1, Sunstone R-CL, Sunstone R-SL, Sunstone R-TH, and Sunstone R-3 designations shall be subject to the height standards, landscape standards, and the parking standards, pursuant to the City of Las Vegas Unified Development Code.

## 1.G SUNSTONE ZONING CATEGORIES

The Sunstone Development Standards contained herein provide the Zoning criteria for the implementation of the residential land uses within the Sunstone Master Land Use Plan. Where the Modified Standards are silent on a specific issue, the provisions of the City of Las Vegas Unified Development Code, Title 19, shall apply. The following chart identifies the Sunstone Land Use categories and the corresponding Sunstone Development Standard categories that apply:

Sunstone Land Use Category		Sunstone Development Standard
L	Residential Low (maximum 15 du/ac; average 5.49 du/ac)	Sunstone R-1, Sunstone R-SL, Sunstone R-CL
ML	Residential Medium Low (maximum 15 du/ac; average 8.49 du/ac)	Sunstone R-1, Sunstone R-SL, Sunstone R-CL
MLA	Residential Medium Low Attached (maximum 25 du/ac; average 17.99 du/ac)	Sunstone R-CL, Sunstone R-TH, Sunstone R-3
AQ	Age Qualified (maximum 25 du/ac; average 6.5 du/ac)	Sunstone R-1, Sunstone R-CL, Sunstone R-TH, Sunstone R-3, C-1, O
GC	General Commercial	C-1, C-2, O
PF	Public Facility	C-V

-Allowable uses are subject to the Unified Development Code C-2 (General Commercial) permissible uses.

## 1.H RESTRICTED USES

The Master Developer and/or Designated Builder shall satisfy all Code requirements for filing an application for a special use permit. COM 2 within Sunstone has specific conditions for, and is restricted to, C-1 development standards. Parcels COM 2, COM 1, and Parcel H shall be developed with the following conditions:

### 1.H.1 Parcel COM 1 (23.6 acre parcel) and COM 2 (4.70 acre parcel)

- Mandatory neighborhood meetings shall be required for any Special Use Permit or Land Use designation changes.

### 1.H.2 Parcel COM 1 (23.6 acre parcel)

(If parcel COM 1 reverts to C-1, then previously adopted use restrictions apply.)

- Access to Brent Lane is prohibited.
- A six (6) foot high decorative block wall shall be constructed along Brent Lane and shall comply with the Development Standards and Design Guidelines.
- A thirty (30) foot intense landscape buffer along Brent Lane with a detached five (5) foot sidewalk included. A double row of twenty-four (24) inch boxed large evergreen tree species, fifteen (15) feet on center where plantable as reviewed by the Director of Planning.
- A site development plan review application is required for any development to address the specific conditions for development and is to be noticed as a public hearing.

### 1.H.3 Parcel COM 2 (4.70 acres) and COM 1 (23.6 acre parcel)

- A tavern, liquor store, tattoo parlor/body piercing studio, sexually oriented business and a financial institution-specified is prohibited.

### 1.H.4 Parcel OS (Triangular Open Space Parcel at the Intersection of Sky Point Drive and Skye Canyon Park Drive)

- The Master Developer shall install intense landscaping and maintain the parcel. Minimum 24" box large evergreen tree species, fifteen (15) feet on center where plantable as reviewed by the Director of Planning. Landscaping to be installed concurrent with the development of parcel COM 2.

### 1.H.5 Parcel H (48.9 acre parcel)

- Direct vehicular access to Tee Pee Lane is prohibited. Gated emergency access and pedestrian access is permitted.
- A six (6) foot high decorative block wall shall be constructed along Tee Pee Lane and shall comply with the Development Standards and Design Guidelines.
- A thirty (30) foot intense landscape buffer along Tee Pee Lane with a detached five (5) foot sidewalk included. A double row of twenty-four (24) inch boxed large evergreen tree species to be spaced fifteen (15) feet on center as reviewed by the Director of Planning.



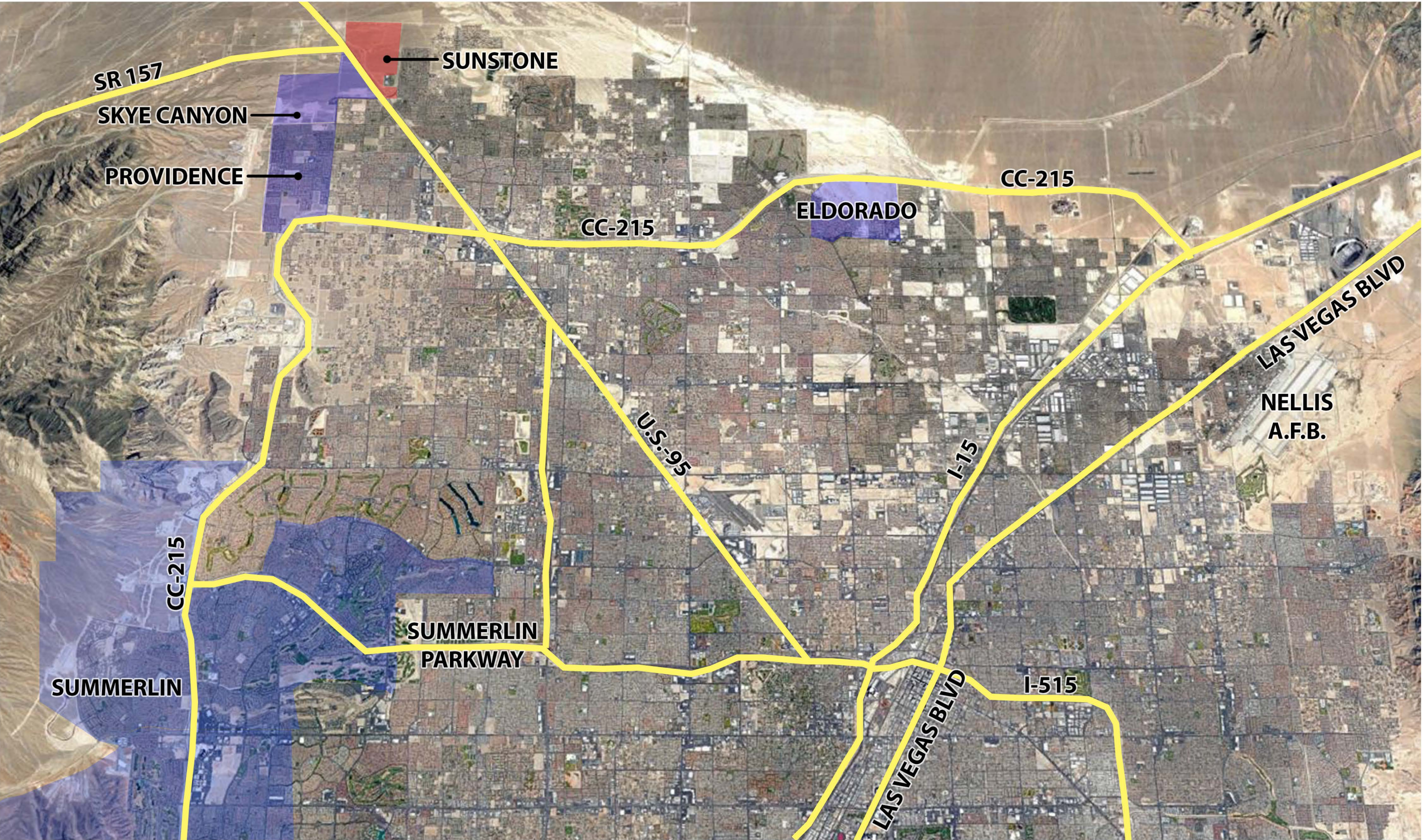
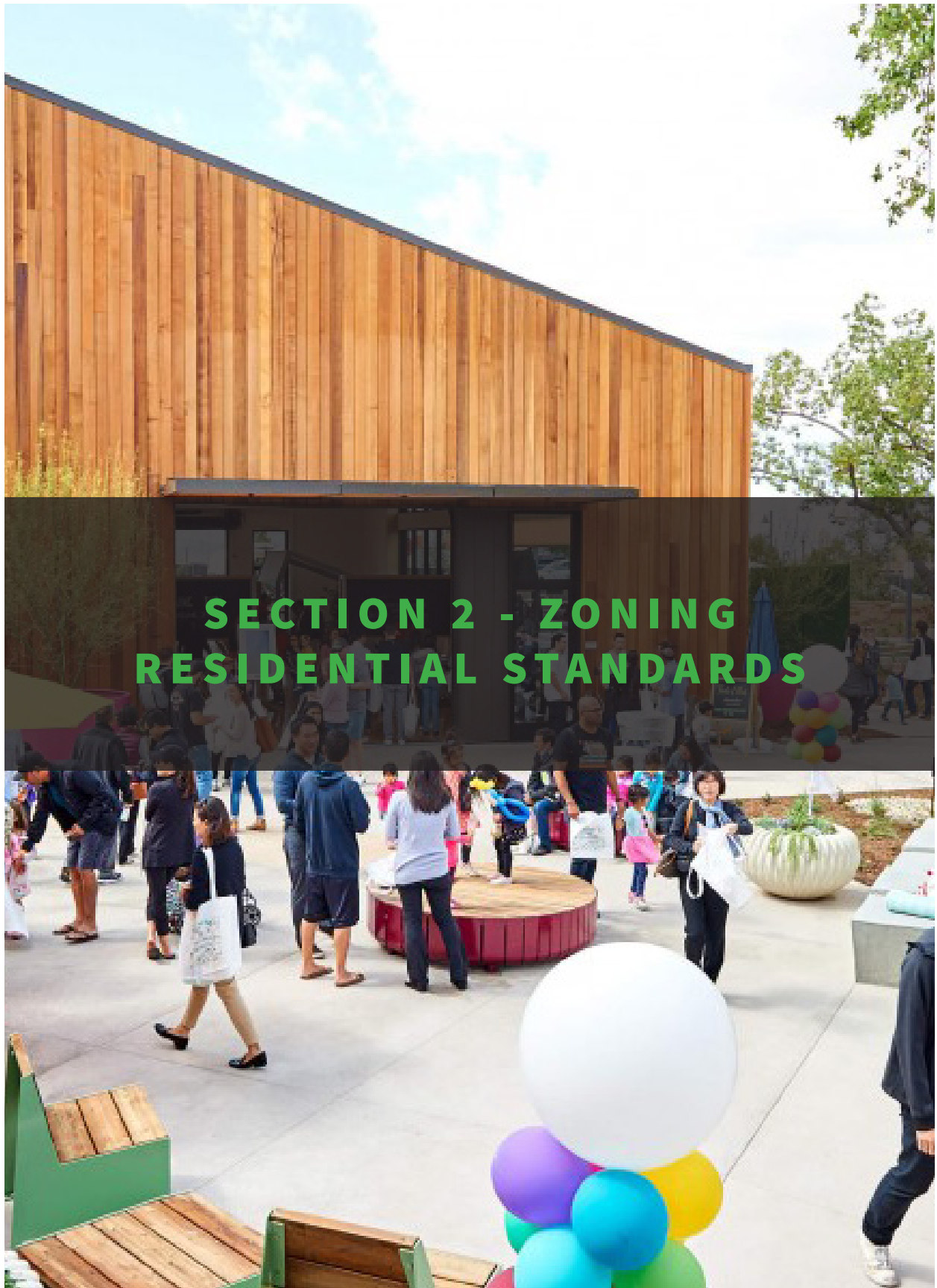


EXHIBIT 1.D: LOCATION MAP





## SECTION 2 - ZONING RESIDENTIAL STANDARDS

# 2. ZONING RESIDENTIAL STANDARDS

## 2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

### 2.A.1 Sunstone R-1 Single Family Residential District

Standard	Sunstone R-1 Standards
Housing Types	Single Family Detached
Sunstone Land Use Category	L, ML
Minimum Lot Size s.f.	4,500
Dwelling Units per Lot	1
Min. Lot Width	40'
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
<b>Main Building</b>	
Front (measured from sidewalk)	14' to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10' at single-story living or porch for 30% of building). *** 20' to second story elements 20' to face of front entry garage door
Side	5'
Corner Side	8' to ground level Porch 10' to Living from sidewalk or 5' from common element
Rear	10'
<b>Detached Accessory Structure (Single-Story only; including Casita*,** &amp; Detached Side-Entry Garages)</b>	
Front	14' (May be reduced to 10' for 30% of building). ***
Side (Measured to roof eave)	5' to single story element (14' maximum height)
Corner Side (Measured to roof eave)	10'
Rear (Measured to roof eave)	5' to single story element (14' maximum height)
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)***

## 2.A.1 Sunstone R-1 Single Family Residential District

<b>Rear Patio Cover, Sundeck, or Balcony</b>  A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.  A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally Cantilevered from the adjacent wall plane with no support posts extending to the ground.  A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.	
Rear	5' to post or edge of patio cover 3' to roof overhang for patio cover 15' to post or edge of sundeck or balcony (may be reduced to 10' at perimeter edge with average 15' typ.) 13' to roof overhang of sundeck or balcony (may be reduced to 8' at perimeter edge with average 13' typ.)
Side	5' to post or edge of patio cover, sundeck or balcony, 3' to roof overhang
Corner Side	10' to post or edge of patio cover, sun deck or balcony 8' to roof overhang (2-story element) 8' to roof overhang (single story element)
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>Front</li> <li>Side</li> <li>Corner Side</li> </ul>	5' Setback 5' Setback 5' Setback
<b>Max Lot Coverage</b> (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted)	60% or less (includes detached structures and garage area)
<b>Max. Building Height</b>  Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building <ul style="list-style-type: none"> <li>3 Stories max. (Front/rear wall planes must be offset, box on box not allowed)</li> <li>35' max. height</li> </ul> Accessory Structure <ul style="list-style-type: none"> <li>14' maximum (single-story only)</li> </ul>
<b>Parking</b>	2 unimpeded spaces per unit
<b>Landscape Buffers</b> <ul style="list-style-type: none"> <li>Minimum Zone Depths</li> </ul>	Adjacent to Right of Way: 6' or building setback, whichever is less

## 2.A.1 Sunstone R-1 Single Family Residential District

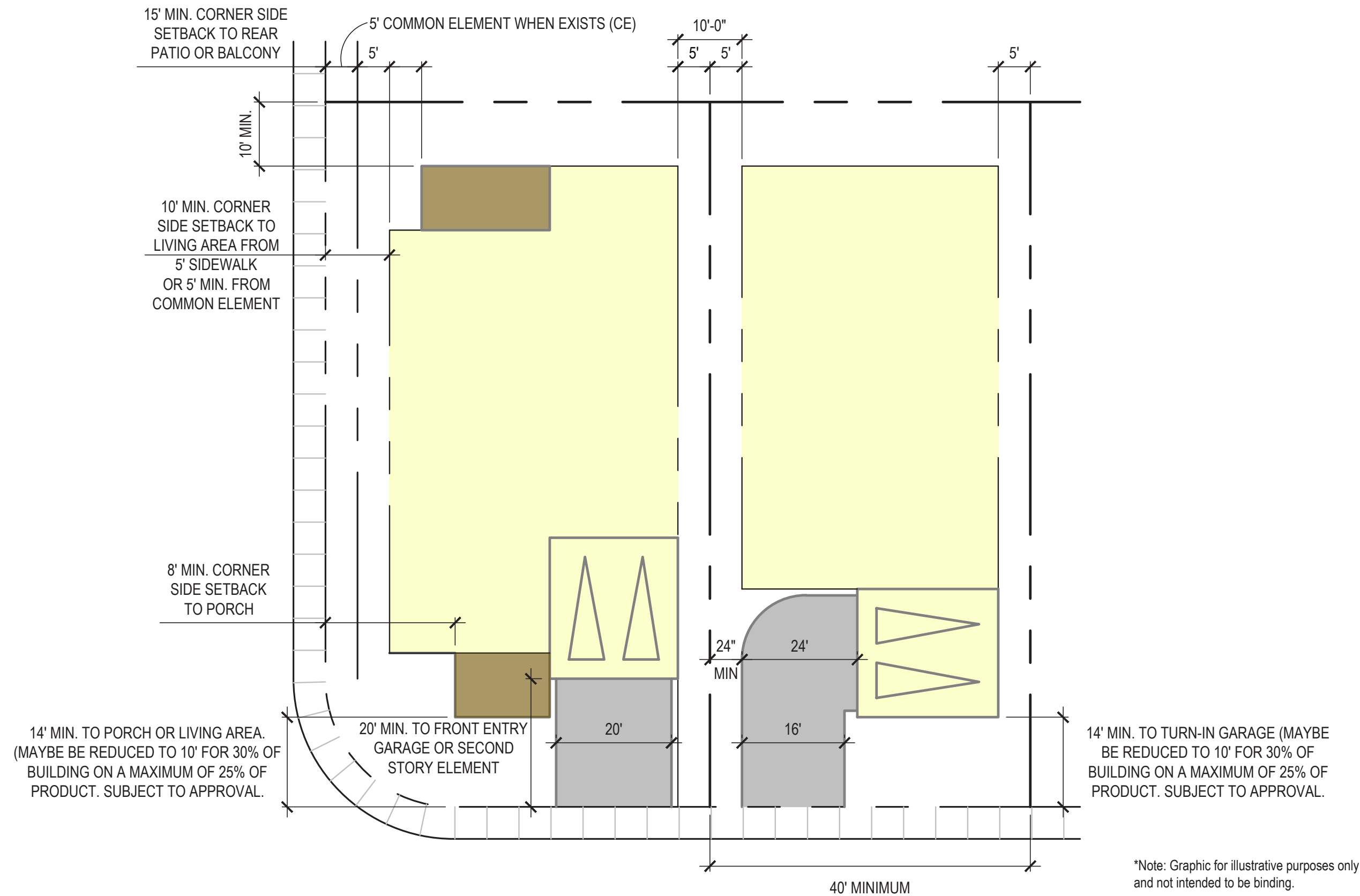
<b>Walls and Fences</b>	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>Maximum Height</li> </ul>	4'-6" (3' Solid wall + 18" iron). Pilasters one course above wall
<b>Perimeter and Retaining Walls</b> <ul style="list-style-type: none"> <li>Max. Overall Height</li> <li>Perimeter Wall Height</li> <li>Max. Retaining Wall Height</li> <li>Max. Pilaster Height</li> <li>Contrasting Material</li> </ul>	<ul style="list-style-type: none"> <li>12' Exterior – 14' Interior</li> <li>6'-8'</li> <li>6' Exterior – 8' Interior</li> <li>One course above wall (may extend 18")</li> <li>20%</li> </ul>
<b>Perimeter and Retaining Walls Standard Stepback</b> <ul style="list-style-type: none"> <li>Max. Primary Wall Height</li> <li>Max. Secondary Wall Height</li> <li>Min. spacing between wall sections – Inside Dimensions</li> <li>Max. Pilaster Height</li> <li>Min. spacing between wall sections – Outside Dimensions</li> </ul>	<ul style="list-style-type: none"> <li>6'-12' Exterior / 6'-14' Interior</li> <li>4'</li> <li>4'</li> <li>One course above wall (18")</li> <li>5'</li> </ul>

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

\*\*Casitas are not required to have internal access to the principal dwelling and may be attached.

\*\*\*The Master Developer shall submit as part of the building permit for a residential dwelling unit an approval letter that includes a tracking matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.





## 2.A.2 Sunstone R-SL Residential Small Lot District

Standard	Sunstone R-SL Standards
Housing Types	Single Family Detached
Sunstone Land Use Category	L, ML
Minimum Lot Size s.f.	2,800
Dwelling Units per Lot	1
Min. Lot Width	35'
<b>Minimum Setbacks</b>  Refer to Exhibit 2.A.2 for Setback Diagram  All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
<b>Main Building</b>	
Front (measured from sidewalk)	14' to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10' for single-story living or porch for 30% of building). ***  20' to second story elements  25' to third story elements  5' (cluster product only) or 18' to face of Front Entry Garage Door
Side	5'
Corner Side	8' to ground level Porch 10' to first and second story living from sidewalk, or 5' from common element 10' to third story elements



## 2.A.2 Sunstone R-SL Residential Small Lot District

Rear	<p>10' to single story Living element</p> <p>15' to second story Living element (May be reduced by 5' for 50% of building width).***</p> <p>15' minimum backyards are strongly encouraged.</p> <p>20' to third story element</p>
<b>Detached Accessory Structure (Single-Story only; including Casita*,** &amp; Detached Side-Entry Garages)</b>	
Front	Match principle structure requirement
Side (Measured to roof eave)	3'
Corner Side (Measured to roof eave)	10'
Rear (Measured to roof eave)	3' to single story element (14' maximum height)
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**
<b>Rear Patio Cover, Sundeck, or Balcony</b> <p>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</p> <p>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally Cantilevered from the adjacent wall plane with no support posts extending to the ground.</p> <p>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</p>	
Rear	<p>5' to patio cover post or edge of patio cover</p> <p>3' to roof overhang for patio cover</p> <p>15' to patio cover post or edge of rear patio cover, sundeck, or balcony</p> <p>(may be reduced to 10' at perimeter edge with average 15' typ.)</p> <p>13' to roof overhang of sundeck or balcony (may be reduced to 8' at perimeter edge with average 13' typ.)</p>
Side	5' to patio cover post or edge of rear patio cover, sundeck, or balcony
Corner Side	<p>8' to patio cover post or edge of rear patio cover, sundeck, or balcony</p> <p>6' to roof overhang</p>

## 2.A.2 Sunstone R-SL Residential Small Lot District

<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Corner Side</li> </ul>	<p>5' Setback</p> <p>0' Setback</p> <p>5' Setback</p>
<b>Max Lot Coverage</b> (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted)	60% or less (includes detached structures and garage area)
<b>Max. Building Height</b>  Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	<b>Main Building</b> <ul style="list-style-type: none"> <li>• 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed)</li> <li>• 35' max. height</li> </ul> <b>Accessory Structure</b> <ul style="list-style-type: none"> <li>• 14' maximum (single-story only)</li> </ul>
<b>Parking</b>	2 unimpeded spaces per unit
<b>Landscape Buffers</b> <ul style="list-style-type: none"> <li>• Minimum Zone Depths</li> </ul>	Adjacent to Right of Way: 6' or building setback, whichever is less
<b>Walls and Fences</b>	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>• Maximum Height</li> </ul>	4'-6" (3' Solid wall + 18" iron). Pilasters one course above wall (may extend 18")





## 2.A.2 Sunstone R-SL Residential Small Lot District

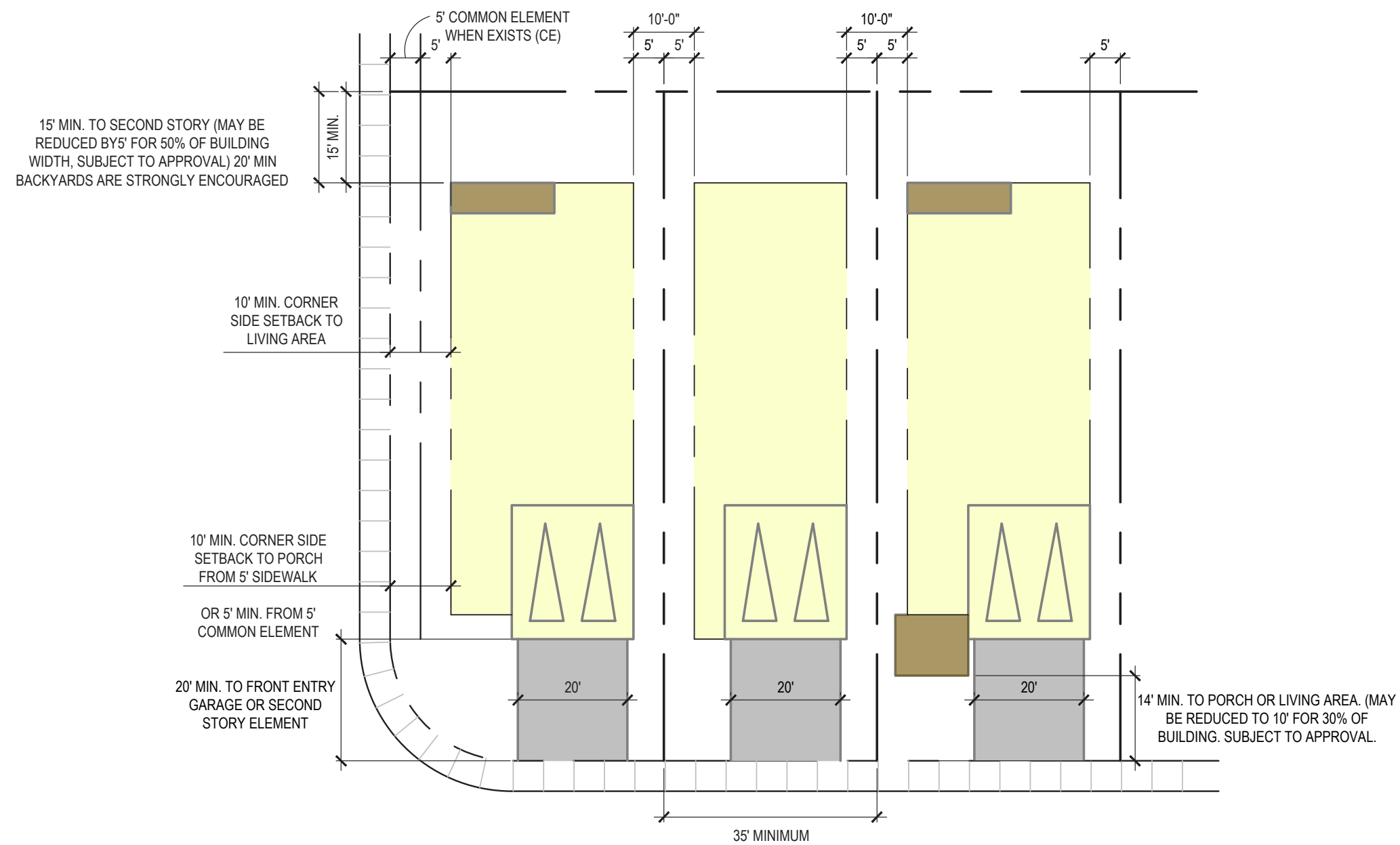
<b>Perimeter and Retaining Walls</b> <ul style="list-style-type: none"> <li>• Max. Overall Height</li> <li>• Perimeter Wall Height</li> <li>• Max. Retaining Wall Height</li> <li>• Max. Pilaster Height</li> <li>• Contrasting Material</li> </ul>	<ul style="list-style-type: none"> <li>• 12' Exterior – 14' Interior</li> <li>• 6'-8'</li> <li>• 6' Exterior – 8' Interior</li> <li>• One course above wall (may extend 18")</li> <li>• 20%</li> </ul>
<b>Perimeter and Retaining Walls Standard Stepback</b> <ul style="list-style-type: none"> <li>• Max. Primary Wall Height</li> <li>• Max. Secondary Wall Height</li> <li>• Min. spacing between wall sections – Inside Dimensions</li> <li>• Max. Pilaster Height</li> <li>• Min. spacing between wall sections – Outside Dimensions</li> </ul>	<ul style="list-style-type: none"> <li>• 6'-12' Exterior / 6'-14' Interior</li> <li>• 4'</li> <li>• 4'</li> <li>• One course above wall</li> <li>• 5'</li> </ul>

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

\*\*Casitas are not required to have internal access to the principal dwelling and may be attached.

\*\*\*The Master Developer shall submit as part of the building permit for a residential dwelling unit an approval letter that includes a tracking matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.

2.A.2 Sunstone R-SL Residential Small Lot District



\*Note: Graphic for illustrative purposed only and not intended to be binding

### 2.A.3 Sunstone R-CL Compact-Lot District

Standard	Sunstone R-CL Standards
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
Sunstone Land Use Category	L, ML, MLA
Minimum Lot Size s.f.	Conventional: 2,000 Cluster or Alley: 2,000
Dwelling Units per Lot	1
Min. Lot Width	NA
<b>Minimum Setbacks</b>  Refer to Exhibit 2.A.3 for Setback Diagram  All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
<b>Main Building</b>	
Front	<u>From Interior Street, Paseo or Common Open Space</u>  5' to Porch  10' to Single-Story Living  14' to Second Story Living (only 50% of façade must be setback, remaining 50% can be at 10' setback)*, **  5' max. or 18'+ min. to face of Front Entry Garage Door  <u>From Street or Drive Aisle</u>  5' to Second Story Living over Garage  5' to Porch  5' to Single Story Living  5' to Second Story Living  5' max. or 18'+ min. to face of Garage Door
Side	0' at common wall  5' at building end wall
Corner Side	5'
Rear	<u>Rear Yard with No Alley</u>  5'  <u>Rear Yard from Alley</u>  5' max. or 18'+ min. to face of Garage Door

## 2.A.3 Sunstone R-CL Compact-Lot District

<b>Detached Accessory Structure</b>	
Front	Same as Main Building
Side (Measured to roof eave)	5'
Corner Side (Measured to roof eave)	5'
Rear (Measured to roof eave)	5'
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit
<b>Rear Patio Cover, Sundeck, or Balcony</b>  <p>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</p> <p>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</p> <p>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</p>	
Rear	5' to patio cover post or edge of sundeck or balcony
Side	5' to patio cover post or edge of sundeck or balcony
Corner Side	5' to patio cover post or edge of sundeck or balcony
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>• Interior Street</li> <li>• Street, Drive Aisle or Parking</li> <li>• Paseo or Common Open Space</li> <li>• Corner Side</li> </ul>	5' Setback  2' Setback  0' Setback  2'
<b>Min. Distance Between Buildings</b>	10'
<b>Max Lot Coverage</b> (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted)	95%
<b>Max. Building Height</b>  Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building <ul style="list-style-type: none"> <li>• 3 Stories max.; 35 feet max.</li> </ul> Accessory Structure <ul style="list-style-type: none"> <li>• 14' maximum (single-story only)</li> </ul>
<b>Parking</b>	Two (2) unimpeded spaces per unit
<b>Landscape Buffers</b> <ul style="list-style-type: none"> <li>• Minimum Zone Depths</li> </ul>	Adjacent to Right of Way: 6' or building setback, whichever is less

## 2.A.3 Sunstone R-CL Compact-Lot District

<b>Walls and Fences</b>	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>Maximum Height</li> </ul>	4'-6" (3' Solid wall + 18" iron). Pilasters one course above wall
<b>Perimeter and Retaining Walls</b> <ul style="list-style-type: none"> <li>Max. Overall Height</li> <li>Perimeter Wall Height</li> <li>Max. Retaining Wall Height</li> <li>Max. Pilaster Height</li> <li>Contrasting Material</li> </ul>	<ul style="list-style-type: none"> <li>12' Exterior – 14' Interior</li> <li>6'-8'</li> <li>6' Exterior – 8' Interior</li> <li>One course above wall</li> <li>20%</li> </ul>
<b>Perimeter and Retaining Walls Standard Stepback</b> <ul style="list-style-type: none"> <li>Max. Primary Wall Height</li> <li>Max. Secondary Wall Height</li> <li>Min. spacing between wall sections – Inside Dimensions</li> <li>Max. Pilaster Height</li> <li>Min. spacing between wall sections – Outside Dimensions</li> </ul>	<ul style="list-style-type: none"> <li>6'-12' Exterior / 6'-14' Interior</li> <li>4'</li> <li>4'</li> <li>One course above wall (may extend 18")</li> <li>5'</li> </ul>
<b>Open Space</b>	
Common Open Space	<p>150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f</p> <p>The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20' in width.</p>

\*Casitas may include kitchenette in which no oven and cook-top are provided.

\*\* Casitas are not required to have internal access to the principal dwelling and may be attached.

\*\*\*The Master Developer shall submit as part of the building permit for a residential dwelling unit an approval letter that includes a tracking matrix of all units that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed dwelling unit is located. The Master Developer shall also be responsible for providing an approval letter for all proposed detached accessory structures building permits that were not included in the original permitting of the residential dwelling unit and provide a tracking matrix of all detached accessory structures that have been approved for such reduction in setback requirements for the respective subdivision in which the proposed detached accessory structure is located.





## 2.A.4 Sunstone R-TH Single Family Attached District

Standard	Sunstone R-TH Standards
Housing Types	Single Family Attached
Sunstone Land Use Category	MLA
Minimum Lot Size s.f.	1,280
Dwelling Units per Lot	1
Min. Lot Width	20'
Min. Lot Depth	NA
<b>Minimum Setbacks</b>  Refer to Exhibit 2.A.4 for Setback Diagram  All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback.	
<b>Main Building</b>	
Front	<u>From Interior Street, Paseo or Common Open Space</u>  5' to Porch  8' to Single-Story Living  5' max. or 18'+ min. to face of Front Entry Garage Door  <u>From Street or Drive Aisle</u>  5' to Second Story Living over Garage 5' to Porch  10' to Single Story Living  10' to Second Story Living  5' max. or 18'+ min. to face of Garage Door
Side	0' at common wall  5' at building end wall
Corner Side	5'
Rear	<u>Rear Yard with No Alley</u>  5'  <u>Rear Yard from Alley</u>  5' max. or 18'+ min. to face of Garage Door
<b>Detached Accessory Structure (Single-Story only; including Casita* &amp; Detached Side-Entry Garages)</b>	
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit

## 2.A.4 Sunstone R-TH Single Family Attached District

<b>Rear Patio Cover, Sundeck, Balcony</b>  A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.  A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally Cantilevered from the adjacent wall plane with no support posts extending to the ground.  A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.	
Rear	5' to patio cover post or edge of sundeck or balcony
Side	5' to patio cover post or edge of sundeck or balcony
Corner Side	5' to patio cover post or edge of sundeck or balcony
<b>Courtyard Walls</b> <ul style="list-style-type: none"> <li>Interior Street</li> <li>Street, Drive Aisle or Parking</li> <li>Paseo or Common Open Space</li> <li>Parcel Boundary Adjacent to Perimeter Street</li> <li>Adjacent Parcel PL</li> </ul>	2' Setback 2' Setback 0' Setback 10' 10'
<b>Min. Distance Between Buildings</b>  (PPrimary Walls are those walls which contain the primary glazing and/or private outdoor space per unit. All other elevations are considered Secondary Walls.)	10'
<b>Max Lot Coverage</b> (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted)	95%
<b>Max. Building Height</b>  Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building <ul style="list-style-type: none"> <li>3 Stories max.; 45 feet max.</li> </ul> Accessory Structure <ul style="list-style-type: none"> <li>14' maximum (single-story only)</li> </ul>
<b>Parking</b>	1 unimpeded space per dwelling unit, plus 1 guest parking space per 6 units. In neighborhoods where 5' driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.
<b>Landscape Buffers</b> <ul style="list-style-type: none"> <li>Minimum Zone Depths</li> <li>Parking Lot Screening</li> </ul>	Adjacent to Right of Way: 6' or building setback, whichever is less  Screening from adjacent roadways shall be provided

## 2.A.4 Sunstone R-TH Single Family Attached District

<b>Walls and Fences</b>	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
<b>Courtyard Walls</b> <ul style="list-style-type: none"><li>Maximum Height</li></ul>	4'-6" (3' Solid wall + 18" iron). Pilasters one course above wall



## 2.A.4 Sunstone R-TH Single Family Attached District

<b>Perimeter and Retaining Walls</b> <ul style="list-style-type: none"> <li>• Max. Overall Height</li> <li>• Perimeter Wall Height</li> <li>• Max. Retaining Wall Height</li> <li>• Max. Pilaster Height</li> <li>• Contrasting Material</li> </ul>	<ul style="list-style-type: none"> <li>• 12' Exterior – 14' Interior</li> <li>• 6'-8'</li> <li>• 6' Exterior – 8' Interior</li> <li>• One course above wall (may extend 18")</li> <li>• 20%</li> </ul>
<b>Perimeter and Retaining Walls Standard Stepback</b> <ul style="list-style-type: none"> <li>• Max. Primary Wall Height</li> <li>• Max. Secondary Wall Height</li> <li>• Min. spacing between wall sections – Inside Dimensions</li> <li>• Max. Pilaster Height</li> <li>• Min. spacing between wall sections – Outside Dimensions</li> </ul>	<ul style="list-style-type: none"> <li>• 6'-12' Exterior / 6'-14' Interior</li> <li>• 4'</li> <li>• 4'</li> <li>• One course above wall (may extend 18")</li> <li>• 5'</li> </ul>
<b>Open Space</b>	
Common Open Space	<p>150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f.</p> <p>The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20' in width.</p>

\*Casitas may include kitchenette in which no oven and cook-top are provided.

\*\*Casitas are not required to have internal access to the principal dwelling and may be attached.



\*Note: Graphic for illustrative purposes only and not intended to be binding



## 2.A.5 Sunstone R-3 Medium Density Residential

Standard	Sunstone R-3 Standards
Housing Types	Duplex and Townhome Units (Conventional, Cluster or Alley configurations) and Medium Density Apartments
Sunstone Land Use Category	MLA
Minimum Lot Size s.f.	<u>Duplex and Townhome Units</u> Conventional: 1,800 Cluster or Alley: 1,800 <u>Medium Density Apartments</u> 6,500
Dwelling Units per Lot	NA
Min. Lot Width	NA
<b>Minimum Setbacks</b>  Refer to Exhibit 2.A.5 for Setback Diagram  All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
<b>Main Building</b>	
Front	<u>From Interior Street, Paseo or Common Open Space</u> 5' to Porch 8' to Single-Story Living 8' to Second Story Living 18' to face of Front Entry Garage Door <u>From Street or Drive Aisle</u> 5' to Second Story Living over Garage 5' to Single Story Living or Porch 5' to Second Story Living 5' max. or 18'+ min. to face of Garage Door <u>Medium Density Apartments</u> 10'

## 2.A.5 Sunstone R-3 Medium Density Residential

Side	<u>Duplex and Townhome Units</u> 0' at common wall 5' at building end wall <u>Medium Density Apartments</u> 5'
Corner Side	<u>Duplex and Townhome Units</u> 5' <u>Medium Density Apartments</u> 5'
Rear	<b>Duplex and Townhome Units:</b> <ul style="list-style-type: none"> <li><u>Rear Yard with No Alley</u> 5'</li> <li><u>Rear Yard from Alley</u> 5' 5' max. or 18'+ min. to face of Garage Door</li> </ul> <b>Medium Density Apartments</b> <ul style="list-style-type: none"> <li><u>From common Property: Line between two adjacent parcels:</u> 10' to Porch 10' to Living</li> <li><u>From Property Line adjacent to Community Open Space</u> 10' to Porch 10' to Living</li> </ul>
<b>Accessory Structure</b> Accessory structures for R-3 Medium Density Apartment housing types may include but are not limited to leasing offices, pool buildings and cabanas, pool equipment buildings, clubhouse and recreation buildings, detached garages and storage buildings, and other similar structures that are customary for R-3 Medium Density housing types. Kitchen facilities for catering purposes only are allowed.	
Front	Same as Main Building
Side (Measured to roof eave)	5'
Corner Side (Measured to roof eave)	5'
Rear (Measured to roof eave)	5'
Min. Separation to Main Building	6'
Size and Coverage	NA

## 2.A.5 Sunstone R-3 Medium Density Residential

### Rear Patio Cover, Sundeck, Balcony

A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.

A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally Cantilevered from the adjacent wall plane with no support posts extending to the ground.

A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.

#### Duplex and Townhome Units

Rear

5' to patio cover post or edge of sundeck or balcony

Side

5' to patio cover post or edge of sundeck or balcony

Corner Side

5' to patio cover post or edge of sundeck or balcony

#### Medium Density Apartments

Rear

5' to patio cover post or edge of sundeck or balcony

Side

5' to patio cover post or edge of sundeck or balcony

Corner Side

5' to patio cover post or edge of sundeck or balcony

### Walls and Fences

Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.

### Courtyard Walls

- Interior Street
- Maximum height

5' Setback

4'-6" (3' Solid wall + 18" iron) Pilasters one course above adjacent wall/fence

### Perimeter and Retaining Walls

- Max. Overall Height
- Perimeter Wall Height
- Max. Retaining Wall Height
- Max. Pilaster Height
- Contrasting Material

- 12' Exterior – 14' Interior
- 6'-8'
- 6' Exterior – 8' Interior
- One course above wall (may extend 18")
- 20%



## 2.A.5 Sunstone R-3 Medium Density Residential

<b>Perimeter and Retaining Walls Standard Stepback</b> <ul style="list-style-type: none"> <li>• Max. Primary Wall Height</li> <li>• Max. Secondary Wall Height</li> <li>• Min. spacing between wall sections – Inside Dimensions</li> <li>• Max. Pilaster Height</li> <li>• Min. spacing between wall sections – Outside Dimensions</li> </ul>	<ul style="list-style-type: none"> <li>• 6'-12' Exterior / 6'-14' Interior</li> <li>• 4'</li> <li>• 4'</li> <li>• One course above wall (may extend 18")</li> <li>• 5'</li> </ul>
<b>Min. Distance Between Buildings</b>	Duplex and Townhome Units: 10' Medium Density Apartments: 10'
<b>Max Lot Coverage</b> (The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted)	NA
<b>Max. Building Height</b>  Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building <ul style="list-style-type: none"> <li>• 3 Stories Permitted; (Up to 5 Stories max. with ARC review and approval.)</li> <li>• 60' max. (Front/rear wall planes must be offset, box on box not allowed).</li> </ul> Accessory Structure <ul style="list-style-type: none"> <li>• Not to exceed 3 stories, 35 feet in height or the height of the principle dwelling unit, whichever is less. (Front/rear wall planes must be offset, box on box not allowed).</li> </ul>

## 2.A.5 Sunstone R-3 Medium Density Residential

<b>Parking</b>	<p><u>Duplex and Townhome Units</u></p> <p>2 unimpeded spaces per unit with at least one space in an enclosed garage, plus 1 guest space for every 6 units. In neighborhoods where 5' driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.</p> <p>Project on-street parking can be counted toward guest parking requirement.</p> <p><u>Medium Density Apartments</u></p> <p>SR Apt: .75/unit</p> <p>All others:</p> <p>Studio &amp; 1BR: 1.25/unit</p> <p>2 BR: 1.75/unit</p> <p>3 BR &amp; Above: 2/unit</p> <p>Plus:</p> <p>1 guest space for every 6 units, (Project on-street parallel parking, if any, shall conform to UDC requirements and can be counted toward guest parking requirement. Adopted City of Las Vegas parallel parking space standards apply.)</p>
<b>Landscape Buffers</b> <ul style="list-style-type: none"> <li>Minimum Zone Depths</li> </ul>	<p>Adjacent to Right of Way: 10' or building setback, whichever is less</p>
<b>Open Space</b>	
<p>Private Outdoor Space</p>	<p><u>Medium Density Apartments:</u></p> <p>Ground level patios:</p> <p>96 s.f. with minimum 8' dimension. (Maximum paved area shall be 80%)</p> <p>Balconies:</p> <p>48 s.f. with minimum 6' dimension</p> <p>Outdoor Living Space requirement as defined in Section 4.F may be counted toward the Private Open Space requirement. Private Outdoor Space and Private Open Space shall be the responsibility of the master developer to enforce.</p>

## 2.A.5 Sunstone R-3 Medium Density Residential

Common Open Space	<p>150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f.</p> <p>The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20' in width.</p>
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\*Note: Graphic for illustrative purposes only and not intended to be binding



## 2.B DRIVEWAY CRITERIA

All driveway materials shall be constructed using pavers or non-gray concrete.

### 2.B.1 Minimum Length of Driveways

Minimum driveway lengths are specified in the Development Standards Matrices in Section 2.A.1 through 2.A.6.

### 2.B.2 Parking

In multi-family development, parking shall conform to City of Las Vegas ADA standards.

## 2.C MODEL HOME COMPLEXES

### 2.C.1 Parking

Model Home parking lots shall be paved or unpaved (unpaved areas must be 2" deep decomposed granite or chat for dust control). A minimum of 4 paved spaces shall be provided with handicapped spaces in accordance with City of Las Vegas requirements (with prior approval by the ARC).

### 2.C.2 Signage

Model home signage shall be subject to ARC approval.

### 2.C.3 Fencing

All fencing within the model complex shall be compatible with the community wall and fence and design. Chain link, wood, plastic or vinyl fences are prohibited. Model home fencing is subject to the approval of the ARC.

## 2.D STREET LIGHTING

A light pole standard has been selected for use on arterial streets throughout the Sunstone. Please refer to Exhibit "N" in the Sunstone Development Agreement.

This will be the light pole used on all public streets within the Sunstone Development. See Exhibits 5.W.2.A & 5.W.2.B for alternative light poles to be used on private streets.

Other street light standards are permitted subject to ARC approval, are decorative in nature, are compatible with the Sunstone architectural style and meet the City of Las Vegas minimum candle-watt criteria.

Private street subdivisions must meet City of Las Vegas lighting requirements. Coach lighting on photo-cells are required where City of Las Vegas allows minimal street light installations.

## 2.E STREETS

Refer to Section 5.U for street design standards.

## 2.F ENVIRONMENTAL STANDARDS

All residential product builders within Sunstone shall meet the following requirements for all residential products.

### 2.F.1 Water Conservation

- Front yards shall be landscaped with trees, shrubs and ground cover. No living lawns are permitted. Artificial turf is allowed. Non-turf areas will include a minimum 2-inch layer of approved groundcover or decomposed granular mulch, weed barrier fabric is discouraged.
- If rear yard landscaping is provided by builder, the lawn area, living or artificial turf, shall be less than 50% of total landscape-able area of backyard, but not to exceed 1,000 square feet.

- No builder installed ornamental water features at homes or in common areas are permitted, except within model complexes and must meet City of Las Vegas requirements.
- All irrigation systems, if properly operated and maintained, can sustain the landscape without creating flow or spray that leaves the property.
- Builder installed irrigation systems shall have separate control zones (valves) for different plant and irrigation types.
- Builder installed sprinkler heads in turf areas must extend 4" or higher. Only turf areas may use spray irrigation. Drip irrigation is required for planter beds.
- Builder installed drip irrigation systems shall be equipped with pressure regulator, filter and flush end assembly.
- Master Developer to create a plan for educating residents about solid waste disposal and recycling systems.

## 2.F.2 Solid Waste Disposal

The Developer will meet with Republic Services or the City's contractor for solid waste removal at that time and arrange a program for all of Sunstone to have trash removal on a once a week basis and recycling pick up on a once a week basis.

## 2.F.3 Required Homebuyers Options

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

- Energy Star Certified Homes or similarly approved equal (HERS);
- Solar water heaters or tankless water heater(s);
- Compact fluorescent lighting or LED lighting; and,
- Energy Star appliances.





## **SECTION 3 - SITE PLANNING GUIDELINES**



# 3. SITE PLANNING GUIDELINES

## 3.A SUBDIVISION DESIGN CONCEPTS

### 3.A.1 Parcel Entries

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

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

Please refer to Section 6 for conceptual design direction for primary builder parcel entries. The exhibits in this section should be considered the minimum requirement and builders are encouraged/allowed to embellish the design with upgraded landscaping, lighting and materials that are consistent with the architecture of the builder parcel. Further articulation on the style, materials, character, and planting design of the three-tier hierarchy of entries are in Section 6, Iconic Monuments and Wall Guidelines.

Secondary/ Community Arterial Entries and Tertiary/ Interior Subdivision: Residential Entries have been designed to complement the Primary/ Community Entries. Further articulation may be found in Section 6, Iconic Monuments and Wall Guidelines.

### 3.A.2 Street Layout

A Preliminary Concept Site Plan must be reviewed and approved by ARC prior to preparation of tentative maps, to ensure compliance with the design intent of the site

planning guidelines, including street layout.

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

- Long straight street segments should be avoided over 1,000 feet. Street segments over 1,000 feet should incorporate a curve, angled turn, mid-block roundabout, or other site design features to effectively lessen the visual length of an otherwise straight street. Site specific design considerations affecting street layout shall be reviewed between the Master Developer and Builder during the Preliminary Concept Site Plan Review discussed above.
- Curvilinear streets are preferred, particularly in larger lot neighborhoods. Curvilinear streets are not restricted in length.
- Smaller lot neighborhoods may feature a blend of straight streets and curvilinear streets, subject to the above criteria.
- The layout of neighborhood streets should discourage excessive speed and through traffic, enhancing pedestrian safety.
- Streets that are generally oriented in an east / west direction are preferred, providing a desirable north/south orientation for residences.

### 3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open space, pedestrian access must be provided along each builder parcel edge having such frontage. However, Applicants may petition the ARC for waivers to this requirement. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel



## SECTION 3 - SITE PLANNING GUIDELINES

abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways. Coordination with Master Developer and the ARC is required.

### 3.A.4 Common Open Space

Common open space area shall be oriented in such a manner that it is visible from the builder parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has an approximate dimension of 25 feet in width (20' minimum per Residential Standards, Section 2.A). Common open space will be essential in neighborhoods with cluster and alley- loaded homes in order to provide adequate open and recreational areas. Developer approved amenities are recommended as a part of each pocket park design. Amenities may include play structures, picnic tables, and benches, and are subject to ARC review.

## 3.B PRODUCT PLOTTING CRITERIA

The plotting of residences that are adjacent to Master Development Plan roadways or Open Space, must be submitted to the ARC for review and approval to ensure compliance with the design intent of the site planning guidelines, including product plotting criteria. The submittal must include Plan numbers, elevations, and rear elevation options. The Master Developer shall be responsible for the tracking of the implementation and the enforcement of the criteria included in this section.

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

### 3.B.1 Plotting

A 2 or 3-story plan may be plotted adjacent to another 3-story plan or a 2-story plan only, except that no more than three 3-story plans may be plotted in a row. A 3-story plan shall not be plotted adjacent to a 1-story plan.

### 3.B.2 Articulated Building Massing

Boxy building forms that overwhelm the street scene are discouraged. Rather the building mass shall be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene.

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

### 3.B.3 Garage Placement and Configuration

The placement and configuration of the garage often drives the look and feel of the neighborhood. Therefore, special care and consideration shall be used to de-emphasize the garage door on the street scene. In addition to conventional front entry garages, there are



many additional garage configurations that can be used such as turn-in garages, split entry garages, tandem garage spaces, etc. When conventional front entry garages are used, special thought should be given to using techniques such as the following:

#### Living Spaces Forward of the Garage

- Where product width allows, “architecture forward” lets the active living spaces of the house be the predominate feature of the front elevation, with the garage setback further from the street.

#### Deep Recesses

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

#### Extended Roof Elements

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

No more than three front facing garage spaces are permitted on an individual residence, however, the minimum width of a lot having a 3-car front facing garage shall be 45'. Additional garages spaces, if provided, must be in a turn-in configuration, tandem, deep-recessed with a long driveway or motor-court, or other configurations in which the garage door de-emphasized from the front. On lots that are 7,000 sq. ft. or greater, four garage spaces may face the street, subject to design review and approval.

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

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

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

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

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

In calculating the parking available on site, parking spaces within tandem garages that are impeded by



driveway parking will not be counted towards the required parking number.

### 3.B.4 Corner Lots

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

- Single story-building walls with a maximum plate height of 12' and roofs sloping away from the side lot line.
- Single story building walls with a maximum plate height of 12' with second story walls set back 4' minimum from the first-floor walls and both roofs sloping away from the side lot line.
- Wrap-around porches with a maximum plate height of 12'.
- Alternative design solutions that add architectural dimension or character to corner lots.

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

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

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

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

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

### 3.B.5 Perimeter Edges

The development edges of the builder parcels are a key element to the appearance and sustainability of the overall community, as well as its interface with the surrounding desert environment. For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges

## SECTION 3 - SITE PLANNING GUIDELINES

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

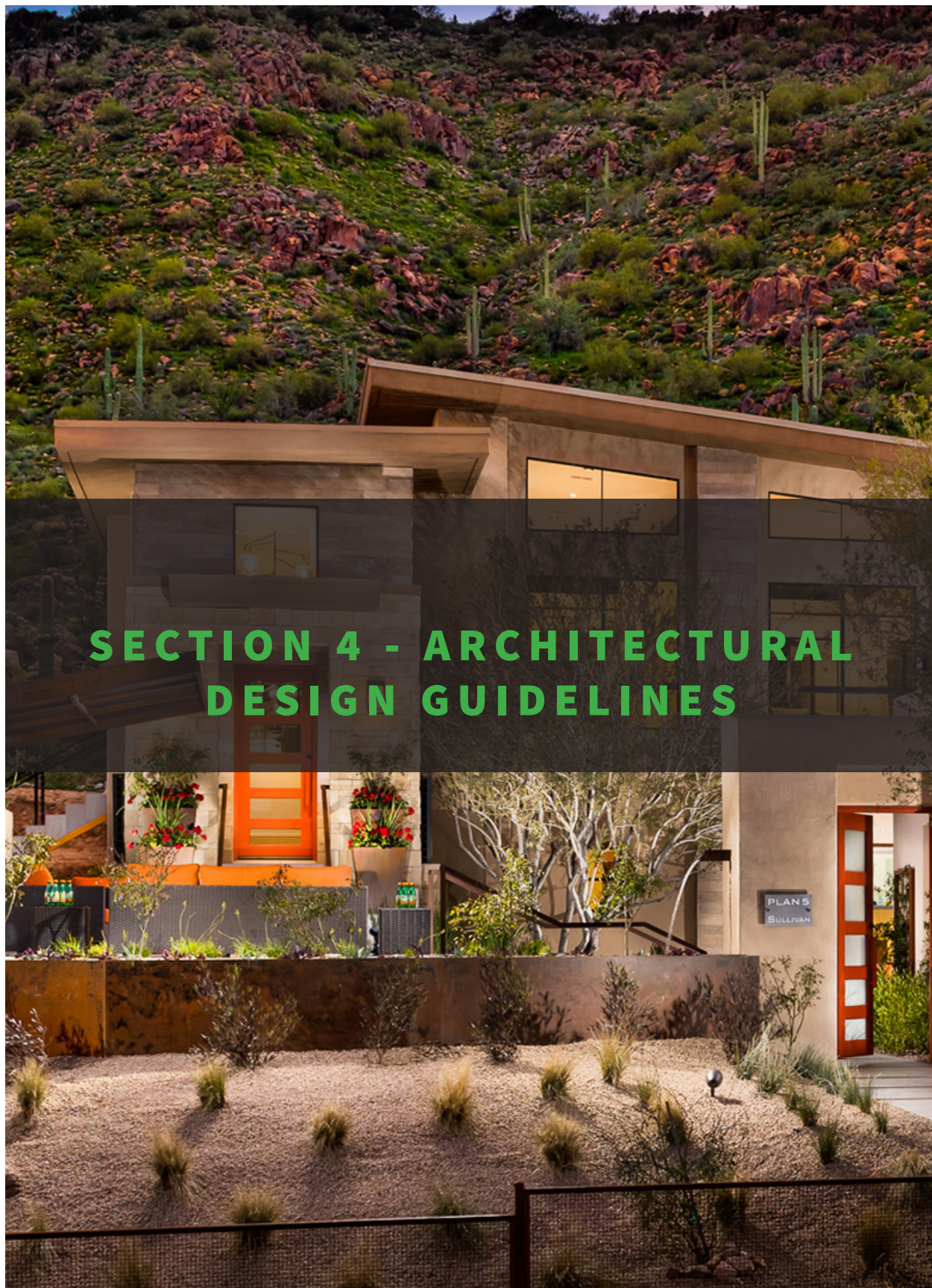
- Builder parcel edges that are adjacent to Master Development Planned roadways;
- Builder parcel edges that are adjacent to Open Space areas;
- Builder parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc; and,
- A tier of lots within a tract that is at least 15' higher than the tier of lots below.

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

- Variation of building massing and forms;
- 2<sup>nd</sup> floor roof and wall projections offset a minimum of 12" horizontally and vertically. Building articulation is preferred over added 12" wall planes as a means to create visual interest;
- The use of principle window on the 2<sup>nd</sup> floor;
- A single-story element may be used to break the plane of a 2-story building façade;
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the facade may be used;
- The use of a principle window on corner side elevations;
- Cantilevered projections used to accomplish the required wall plane offsets may encroach in to setbacks (Maximum 24" encroachment per Section 2. Zoning Residential Standards); and,
- Architectural treatments and articulation consistent with the front elevation.

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





## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES



# 4. ARCHITECTURAL DESIGN GUIDELINES

## 4.A COMMUNITY DESIGN THEME

Sunstone is envisioned to be a vibrant development that allows for the greatest amount of land use flexibility and creates a unique lifestyle destination and desirable neighborhood designed to meet the needs of today's varied lifestyles.

Establishing a sense of “place” while preserving the natural resources and beauty of the Sheep Mountain Range is paramount at Sunstone. Energy and resources will be conserved through sustainable measures while creating a beautiful, livable, and vibrant series of developments. Open space, trails and the outdoors are a prominent feature at Sunstone. The programmed parks, trail corridors, and paseos, will focus on pedestrians and will allow for ease of movement throughout the community for a true walkable and livable community.

The underlying design philosophy for Sunstone is to create a community character and quality that reflects

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

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

Please refer to Exhibit F: Master Land Use Plan, in the Development Agreement.



## 4.B INTRODUCTION TO ARCHITECTURAL GUIDELINES

The Architectural Design Guidelines for the residential areas of Sunstone are intended to facilitate the creation of diverse and varied streetscapes, while creating a cohesive sense of place in keeping with the overall community design concept. These design guidelines are criteria in which builders are to use in consideration to the development and plotting of their products and are enforced by the Master Developer's Architectural Review Committee (ARC). Architecturally, Sunstone employs a few key features that will define the community and elevate the designs by all builders:

- 18' minimum setback for front-facing garages (or 5' maximum if less than 18') or 20' minimum setback for front-facing garages dependent on zoning category that applies. See Section 2.A for Residential Standards.
- 5' minimum side-yard setback to structure, See Section 2.A; and,
- Multiple wall plane breaks required which creates interest in the street scene.

The architectural styles permitted within Sunstone are Western Regional, Modern Regional, Desert Contemporary, and Modern Spanish. An Architectural image board of each style is presented in this section. The image boards provide visual examples of each style and their primary identifying characteristics.

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

Updated interpretations may consider the following:

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

- Multiple ridge heights;
- Bold use of color to accentuate building forms;
- Simplicity of details, exaggerated for emphasis;
- Simplified use of materials on accenting wall planes; and,
- Materials used and applied in unique manner.

Each single family or paired home neighborhood with more than 125 units shall consist of at least 8 distinct combinations of plans and elevations. For example,

- 2 plans with 4 elevations each
- 4 plans with 2 elevations each

Neighborhoods with up to 125 units shall consist of at least 6 distinct combinations of plans and elevations. For example:

- 2 plans with 3 elevations each.

Single Family Attached and Multi-Family neighborhoods with up to 150 units may be designed with one architectural style for a cohesive neighborhood thematic design concept. An additional architectural style is required for each additional 150 units or portion thereof.

Sections 4.B through 4.F contain the general architectural requirements for all Single-Family residences within the community regardless of the architectural style selected. Sections 4.G through 4.I contain checklists of the primary identifying characteristics of each style and the requirements that must be included on residences designed for each selected style.

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

## 4.C SINGLE FAMILY DETACHED

The architecture of a house is comprised of four basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, Drives, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of the Sunstone Master Development Plan.

## 4.D BUILDING FACADES

### 4.D.1 Building Massing and Form

- For total living area square footage refer to Section 2.A for maximums.
- On 2-story residences, the second story (including volume spaces over 12' high) floor area is limited to 90% of the building footprint area, including garage.
- Variety in building forms provide diversity and visual interest to the neighborhood street scene. The following shall be incorporated into the design of residential structures:
  - o Articulation of wall planes;
  - o Projections and recesses to provide shadow and depth;
  - o Simple bold forms; and,
  - o Combinations of one and two story forms.
- Building wall planes, on the front elevation, shall be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.
- Residential design shall provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.

### 4.D.2 Building Materials and Colors

- The design of residences shall use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style, including but not limited to:
  - o Stucco;
  - o Cementitious Wood Siding or Shingles;
  - o Brick; and
  - o Stone.
- All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in

their entirety.

- Material changes shall occur at inside corners with 3' minimum returns.
- Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.
- Building, trim and accent colors must be approved by the ARC. Refer to Section 7 for additional Color criteria.

## 4.E ROOFS

### 4.E.1 Roof Form and Slope

- Roof treatments shall be consistent with the architectural style of the dwelling.
- Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout Sunstone, including the use of gable, cross-gable, hip, shed, flat or a combination of these roof forms.
- Gable ends shall feature detail elements that are compatible with the architectural style of the residence and shall vary per elevation style.
- Shed roof forms used in conjunction with an "updated" interpretation of the selected architectural style may have slopes greater than or shallower than that permitted by its corresponding "traditional" architectural interpretation.
- Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
- Minimum overhangs shall be as identified on the architectural checklist for each style.
- Roof slopes shall be consistent with the architectural style of the residence as indicated on the architectural checklist for each style.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel and Mansard roof forms are prohibited.



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

### 4.E.2 Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Sunstone in order to avoid a monotonous roofscape appearance. Roof materials shall be barrel or s-shaped clay or concrete tiles.
- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights/solar tubes are permitted but shall be designed as an integral part of the roof. Solar tubes with PV cells to power ambient night lights within homes are to have shutters to eliminate uplighting from the tubes. Clear skylights or white “bubble” skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- Permitted Materials:
  - o Clay or concrete barrel shaped or S-tiles;
  - o Standing seam metal roofing as an accent material (subject to design review and approval);
  - o Photo-Voltaic roof tiles, subject to the design criteria below; and,
  - o Flat concrete tiles.
- Prohibited Materials:
  - o Shake, unless otherwise approved by the ARC;
  - o Wood Shake;
  - o Fiberglass Shingles;
  - o Simulated Tile including fiberglass or metal unless otherwise approved by the ARC;
  - o Rolled roofing material unless otherwise approved by the ARC; and,
  - o Dormer style tile roof vents.

- Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable. Frames must be colored to complement the roof. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
  - o All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

### 4.F DRIVEWAYS

#### 4.F.1 Maximum Width of Driveways

Front entry driveways shall not exceed the width of the garage door by more than one foot (1'-0") on each side, including center columns, if any. Any driveway that exceeds 20' in width along the street must have additional enhancements. Enhancement options include exposed aggregate, contrasting textures, paving bands or other similar treatments to break up expansive areas.

Front entry driveways that are 20' in width or less do not require enhancement.

The maximum width of a driveway at the street for a turn-in garage shall not exceed 16'.

On turn-in garages, the distance from the face of the garage door to the side yard lot line have the following minimum dimensions:

- 6,000 and under sq. ft. lots: 26' (24' pavement + 2' landscape area)
- 6,001 and over sq. ft. lots: 28' (24' pavement + 4' landscape area)

Driveways must be separated from any building element (front porch, building wall, courtyard wall) by a 24" minimum planting area.

#### 4.F.2 Maximum Slope of Driveways

The maximum slope of residential driveways is 12%. No inverted crown streets will be permitted. Front driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.



## 4.G ARCHITECTURAL FEATURES AND ACCENTS

### Perimeter Edge Conditions

The development edges of the builder parcels are a key element to the appearance of the overall community as well as its interface with the surrounding desert environment. For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges of development builder parcels. The visible perimeter edges will be identified by the Master Developer and are generally defined as one or more of the following:

- Builder parcel edges that are adjacent to Master Development Planned roadways;
- Builder parcel edges that are adjacent to Open Space areas;
- Builder parcel edges that are adjacent to Public or Quasi-Public Spaces such as schools, libraries, houses of worship, etc.; and,
- A tier of lots within a tract that is at least 15' higher than the tier of lots below.

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

- Variation of building massing and forms;
- Variation in roof form;
- 2nd floor roof and wall projections offset horizontally and vertically;
- The use of a principle window on the 2nd floor;
- Where architecturally compatible, the use of at least one pair of shutters (Shutters may be in conjunction with the principle window or any other window on the visible elevation.);
- A single-story element may break the plane of a 2-story building façade;
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade; and,
- Architectural treatments and articulation consistent with the front elevation.

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

### Building Wall Planes

- Front/rear wall planes must be offset, box on box not allowed.

### Entries

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

### Courtyards

- Courtyard walls, when provided, shall be finished to match the house and may be embellished with decorative block, stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.
- The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation.
- Courtyard walls must extend to the ground with drainage provided through small openings at the base of the wall, Sheet flow through a continuous opening along the base of the wall is not permitted.

### Porches

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

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- Porches are encouraged to have railings, and must be fully covered in one of the following ways:
  - o Roof element and tile matching the residence;
  - o Trellis structure constructed of steel; and,
  - o Second floor balcony or overhang.
- Second story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

### Outdoor Living Spaces

Outdoor Living Spaces are encouraged throughout all the residential neighborhoods within Sunstone. Outdoor living spaces, when provided, shall comply with the following requirements.

Outdoor living spaces include any of the following:

- Courtyards - Ground level outdoor spaces, partially or fully enclosed on all four sides by building or courtyard walls, and integral to the floor plan (10' minimum);
- Loggias - Covered outdoor spaces, generally defined by colonnades or similar elements, with one or more access points into the residence. Loggias may occur on the first or second floor (8' minimum); and,
- Front Porches - Covered outdoor spaces at the front of the residence with one or more access points into the residence. Porches with the front door as the sole access to the residence do not qualify as outdoor living spaces (8' minimum).

Each neighborhood should feature one or more outdoor living space types. These may occur on individual residences or may be distributed among the different plans offered in a neighborhood. Outdoor living spaces must be designed as an interactive component of the floor plan, not merely leftover space enclosed by a low wall. They may be located in a variety of locations, such as along front, side, and rear elevations or interior of the dwelling, as well as on the 1<sup>st</sup> or 2<sup>nd</sup> story.

Outdoor Living Space requirement as defined in the development standards tables (Section 2.A) may be counted toward the Private Open Space requirement.

### Columns and Archways

Columns and archways shall be appropriate to the architectural style of the residence and shall be scaled appropriately to provide a sense of strength and support.

### Entry Porticoes

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

### Turrets

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

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

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

When abutting a two-story element, the turret's cornice may be 1½ stories or greater and must break the adjacent roof-line to ensure that the roof form of the turret is clearly discernible from that of the main building.

### Patio Covers

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

- Sloping roof element with roof tile matching the residence (min 3:12 pitch); and,
- Trellis element constructed of steel or Aluma Wood (or similar) subject to criteria below.

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

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

### Trellis and Arbors

Trellises and arbors, when used, should be constructed of steel or similar material. Trellises and arbors, if proposed, are subject to ARC approval.

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

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

#### Balconies and Sundecks

Balconies and sundecks, when provided, should have a minimum 50% solid rail measured either horizontally or vertically. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 16" square (or L-shape). Decorative balconies and sundecks that are less than 6' in depth may have an open rail provided the design is consistent with the architectural style of the residence.

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

#### Rooftop Decks

- All components of the rooftop deck shall be

designed consistent with the architectural style of the residence.

- Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the builder parcel.
- Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- Parapets may be solid wall to match the architecture of the residence or open rail in a design that is compatible with the architecture of the residence.
- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- Exposed parapet walls on front elevations are permitted.
- A sloped roof to disguise at least 2/3 of the height of the parapet element is required if parapet is used.
- Rooftop decks shall meet the setbacks of the principle structure.
- Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element.
- Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.
- Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted.

#### Window Openings

- At least one principle window is required on front elevations. Principle windows are defined as one of the following:
  - o A prominent window offset a minimum of 12" from the surrounding wall plane;
  - o A bay window with a minimum 24"

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projection and detailing appropriate to the architectural style of the residence;

- o A minimum 12" deep pot-shelf with corresponding roof element and corbels;
- o An overhead trellis element projecting a minimum of 12" and extending over the entire width of the window. Trellis must be constructed of steel; and
- o Decorative iron window grille projecting forward of the wall plane a minimum of 12" (non-egress windows only).
- Rear and side elevations that are visible from perimeter conditions require the use of at least one principle window as defined above.
- The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
- All windows should feature minimum 2" trim surrounds, around the entire window, and shall be consistent with the architectural style of the residence. Additional depth and trim thickness is encouraged.
- Trim style and design shall vary per elevation style for each plan.
- Trim surrounds are encouraged to be a minimum of 2" deep with 2" offsets between trim elements.
- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square corners. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges. Alternate trim designs are subject to ARC approval.
- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged. Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors and are subject to ARC approval. Mill finish windows are not permitted.
- Glazing may be either clear or tinted. Reflective glass is not permitted.

### Detail Elements

- Detail Elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/ or other similar features shall be used to provide visual interest to the residential architecture consistent with the architectural style.
- Shutters shall match the size and shape of the window opening and shall be consistent with the architectural style of the residence.
- Exposed gutters and downspouts shall be colored to match or complement the surface to which they are attached.

### Awnings/Canopies

Awnings and canopies, when used, must be designed as an integral part of the architecture and colored to match or complement the wall surface to which they are attached. Acceptable awnings or canopies include:

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

### Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas shall be in accordance with Master Developer specifications. Please refer to Section 6.

### Garages

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

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



### Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimney caps are required and shall be compatible with the architecture of the building.

### Exterior Lighting

- The level of on-site lighting as well as lighting fixtures, shall comply with any and all applicable requirements and policies of The City of Las Vegas. Energy conservation, safety and security shall be emphasized when designing any lighting system.
- Coach lights, or architecturally similar features, on photo-cells are required on the front elevation.
- All light fixtures shall be compatible with the architectural style of the residence. The style of light fixtures shall vary per elevation and shall be consistent throughout the product line. Manufacturer's cut sheets must be submitted with the material and color sample boards.
- All exterior lighting locations must be noted on architectural plans.
- Light fixtures with cutoff or concealed light sources are preferred. Lighting which produces excessive glare or shines on an adjacent lot or neighborhood is not permitted.
- Soffit lighting is allowed only as accent lighting, limited primarily to doorways and garages. Continuous soffit lighting along eaves is prohibited.
- Bright brass fixtures are not allowed.
- Single Family and Multi-Family residential address display shall be in compliance with the adopted City of Las Vegas Addressing Ordinance.

### Accessory Structures

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

### Mechanical Equipment

- Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof or property line wall.
- Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces. Dormer style tile roof vents are not allowed.
- Ground mounted air conditioning units must be located behind side yard privacy return walls or screened from view of the street or open space element by a privacy wall.

### Resident Trash Receptacles

Dedicated storage space for outdoor resident trash receptacles must be provided on each lot and be screened from view from any street or open space element (can be located within garages or anywhere behind property walls).

### Prohibited Materials

- Standard gray cinder block walls;
- Walls without caps;
- Plastic/vinyl fencing, unless otherwise approved by ARC; and,
- Clear sky lights.

## 4.H WESTERN REGIONAL

Western Regional architecture—from the rustic territorial ranch compound to the more agrarian country house—is reminiscent of the distinct dwellings of the Western landscape. These dwellings are distinguished by either generous roof overhangs, wide covered porches and patios, and shaded galleries, or massive walls with deep recessed windows, each intended to create a cooler interior environment so that windows may remain open to promote natural cross-ventilation. Just as the roof overhangs provide cooling shade in the warmer months, the lower angle of the sun during the winter months helps warm the interior spaces. Other traditional characteristics include the incorporation of indigenous building materials. These unique features inherent to the Western Styles build an ideal platform for embracing the outdoors and creating a wonderful environment perfect for entertaining and socializing (see Exhibit 4.F).

### 4.H.1 Building Form

- Asymmetrical combination of 1 and 2 story building forms
- Low lines with simple wide projecting roofs

### 4.H.2 Roofs

- Predominantly gable roofs, with the use of shed or hip roofs over porches
- Hip roof possible, but less common
- Pitched dormers; shed dormers are possible, but less common
- Roof pitch ranges from 4/12 to 8/12, with occasional lower slopes at shed roofs, generally over terraces

### 4.H.3 Walls

- Stucco only, or in combination with a stone base

- Stone used as accents, such as chimneys, or as an exterior wainscot
- Cladding (as depicted in example images)
- Traditional Western brick (rather than Eastern) with a less rustic-looking texture than the Ranch

### 4.H.4 Windows

- Square or rectilinear window shapes with standard divided lite configurations.

### 4.H.5 Entries and Doors

- Rectilinear single or French door shapes with standard divided lite configurations

### 4.H.6 Garage Doors

- Sectional flat or raised panel doors
- Enhanced carriage style doors consistent with the building architecture.
- Window lites in garage doors are not required. If provided, window lites shall be square or rectangular in shape. No muntin patterns are allowed on window lites.

### 4.H.7 Detail Elements

- Wood posts, post to beam brackets, beams, and rafter tails.
- Wood window and door trim, or composite products for fire protection.
- Shutters. Porch railings.
- Sometimes tile or metal roof awnings over windows.



SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES



EXHIBIT 4.F: WESTERN REGIONAL ARCHITECTURAL IMAGE BOARD



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

### 4.1 MODERN REGIONAL

The Modern Regional style is organic in nature and integrated with the land and uses natural materials and abstracted natural forms. Its strong horizontal lines, low-pitched roof with large overhanging eaves, and windows assembled in horizontal bands are indicative of this style. The Modern Regional style is also known for incorporating open floor plans within the home. The Modern Regional style will add a strong horizontal aspect within the Sunstone community (see Exhibit 4.G).

#### 4.1.1 Building Form

- Form is one or two-story with strong horizontal massing.
- Secondary masses are perpendicular to the primary forms.
- Massive chimney forms wrapped in stone or brick is an enhanced detail of this style.
- Terraces covered by the primary roof form with large rectilinear stone piers for roof support is typical.

#### 4.1.2 Roofs

- Roofs are long horizontal low-pitched hip roofs with large overhanging eaves that emphasize the horizontal planes.
- Roof overhangs are 24" maximum.
- Roof pitch ranges from 3.5:12 to 4:12 typically with flat concrete tile or equal.

#### 4.1.3 Walls

- Stucco walls with ledge stone or masonry is typical.

- Extensive use of ledge stone or brick to emphasize the horizontal planes is indicative of the Regional style.

#### 4.1.4 Windows

- Square or rectangular windows with wood trim may be grouped to emphasize the geometry of the building form.
- Ribbons of windows arranged in horizontal bands is common.
- Large windows in either traditional ribbon format or modern configurations

#### 4.1.5 Entries and Doors

- Modern front door with glazed panels.

#### 4.1.6 Garage Doors

- Slab garage door with glazing.

#### 4.1.7 Detail Elements

- Low, sloped hip rooflines.
- Simple trims.
- Large windows in consistent configurations.
- Large heavy columns.
- Smooth Masonry finish.
- Horizontal elements.
- Strong vertical wing walls.
- Single story wings or box-outs.
- Contrasting wall materials.





EXHIBIT 4.G: MODERN REGIONAL ARCHITECTURAL IMAGE BOARD



## 4.J DESERT CONTEMPORARY

Desert contemporary is not southwestern. There are no decorative horse blankets, cattle skulls, or Kokopelli in this trend. Instead, the style is marked by seamlessly blending interior and exterior spaces, essentially inviting the outdoors in, and vice versa. Spacious windows under large overhangs allow desert beauty to naturally enter the home's interior, while creating functional shaded spaces outside. As well, outdoor rooms, including sitting areas and even kitchens, create physical and visual connections between both spaces, and celebrate the home's surroundings. Rather than erecting forcible boundaries designed to keep nature out, desert contemporary honors native beauty by blurring boundaries and bringing the environment into the forefront of the home's design (see Exhibit 4.H).

The palette reflects natural colors, with warm brown and beige tones mimicking the setting, and blue accents simulating bright desert skies. Textures are important also, with stone and wood represented alongside copper, brass, brushed steel, and surfaced and colored glass. Rustic and warm, this style epitomizes upscale desert design.

### 4.J.1 Building Form

- Form is one or two-story with vertical and horizontal planes to create more aesthetically pleasing structures.
- Cantilevered arrangements and deep recesses.
- Covered porches and indoor/outdoor gathering spaces.

### 4.J.2 Roofs

- Flat or shed roofs, eschewing the traditional peaked roofline in favor of a smooth and clean look.

### 4.J.3 Walls

- Smooth concrete and/or stucco walls with stone, wood or metal accents are typical.

### 4.J.4 Windows

- Square or rectangular windows with minimal trim may be grouped to emphasize the geometry of the building form.
- Large windows in either traditional ribbon format or modern configurations.
- Windows that take advantage of passive heating and cooling, as well as views are preferred.

### 4.J.5 Entries and Doors

- Rustic front door to match natural elements, or modern door with or without glazed panels to match style of home.

### 4.J.6 Garage Doors

- Slab garage door, or garage door made of matching architectural accent materials such as metal or natural wood.

### 4.J.7 Detail Elements

- Erect straight edges.
- Simple trims.
- Expansive glass.
- Whitewash finishes.
- Green and efficient elements.
- Horizontal elements.
- Deep Recesses.
- Cantilevered elements.
- Contrasting wall materials.





EXHIBIT 4.H: DESERT CONTEMPORARY ARCHITECTURAL IMAGE BOARD



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

### 4.K MODERN SPANISH

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional modern elements and details. Key features of this style were adapted to the modern lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures (see Exhibit 4.I).

#### 4.K.1 Building Form

- Plan form is typically rectangular or “L”-shaped.
- Asymmetrical forms.

#### 4.K.2 Roofs

- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.

#### 4.K.3 Walls

- Wall materials are typically stucco.
- Decorative “wood” beams or trim or typical.

#### 4.K.4 Windows

- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.

#### 4.K.5 Entries and Doors

- Arcades are sometimes utilized.

- Porched entries/courtyards.
- Arches, arched doorways.

#### 4.K.6 Garage Doors

- Recessed garage door with decorative panel.
- Sectional flat or raised panel doors.
- Enhanced carriage style doors consistent with the building architecture.
- Window lites in garage doors are not required. If provided, window lites shall be square or rectangular in shape. Muntin patterns, if provided, shall be consistent with the building architecture.

#### 4.K.7 Detail Elements

- Use of metal frames and ironwork at entrances.
- Doors may be typically carved wood or other ornate type door.
- Paint body white, with a second trim color. A third color may be introduced on window frames.
- Use of stucco or plaster walls.
- Introduce balconies on multi-story buildings.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.





EXHIBIT 4.I: MODERN SPANISH ARCHITECTURAL IMAGE BOARD



## 4.L MULTI-FAMILY ARCHITECTURAL CRITERIA

### 4.L.1 Building Facades

The scale of multi-family buildings shall be broken down through the use of varied building massing and forms on a single structure.

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

Multi-family buildings shall incorporate height reducing elements such as:

- Stepping down of three-story buildings to two story at prominent corners;
- Large open balconies at building corners to provide negative space;
- Shed roof forms; and,
- Material changes.

All elevations of a multi-family building shall be treated as a “front” elevation and shall include:

- A minimum of one principle window per floor per elevation, with remaining windows featuring trim surrounds, headers or sills consistent with the architectural style of the building;
- Recessed or covered entry doors;
- Window groupings; and,
- Sufficient articulation of building walls to provide interest.

### 4.L.2 Roofs

- Roof treatments shall be consistent with the



architectural style of the building.

- Variety in roof forms, ridge heights and direction of gables is required in order to avoid monotonous roof lines along Master Development Planned streets and paseos.
- Minimum overhangs shall be as identified on the architectural checklist for each style.
- Roof slopes shall be consistent with the architectural style of the building as indicated on the architectural checklist for each style.
- Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- Gambrel, Dutch and Mansard roof forms are prohibited.

### 4.L.3 Roof Materials

- A variety of roof materials is encouraged throughout the neighborhoods of Sunstone in order to avoid a monotonous roof-scape appearance. Roof materials may include clay or concrete barrel or S-tiles.
- Roof materials shall be compatible with the architectural style of the building as indicated on the architectural checklist for each style.
- Roof materials shall have a matte finish to minimize glare.
- Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the ARC.
- Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted but shall be designed



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

as an integral part of the roof. Clear or white “bubble” skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.

- Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
  - o The shape and profile of the photo voltaic tile shall match the shape and profile of the main roof tile of the dwelling;
  - o The color of the photo-voltaic roof tiles shall not unduly contrast with the primary roof tiles;
  - o The appearance of the Photo-Voltaic roof tiles shall blend seamlessly with the primary roof material; and,
  - o All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

### Permitted Materials:

- Clay or Concrete Barrel or S-shaped Tiles, Flat tiles with ARC approval;
- Standing Seam Metal Roofing as an accent element, unless otherwise approved by ARC; and,
- Photo-Voltaic roof tiles, subject to the criteria below.

### Prohibited Materials:

- Fiberglass Shingles;
- Simulated Tile including fiberglass or metal unless otherwise approved by the ARC;
- Rolled roofing material unless otherwise approved by the ARC; and,
- Dormer style tile roof vents

## 4.L.4 Architectural Features and Accents

### Windows

- Principle windows are required on all elevations and are defined as one of the following:
  - o A prominent window offset a minimum of 12” from the surrounding wall plane;
  - o A bay window with a minimum 24” projection and detailing appropriate to the architectural style of the building;
  - o A minimum 12” deep pot-shelf with roof element and corbels;
  - o An overhead trellis element projecting a minimum of 12” and extending over the entire width of the window. Trellis must be construction of steel;
  - o Decorative iron window grille projecting forward of the wall plane a minimum of 12” (non-egress windows only);
  - o Windows must be grouped or located near strong architectural elements and shall be proportional to the building massing of the structure; and,
  - o The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
- All windows shall feature minimum 2” trim surrounds and shall be consistent with the architectural style of the building. Additional depth and trim thickness is encouraged.
- Trim style and design shall vary per elevation style.
- Trim surrounds shall be a minimum of 2” deep, and there shall be a 2” offset between trim elements.
- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square comers. The use of Comer-Aid (or similar) is the encouraged construction technique over bull-nosed edges. Alternate trim designs are subject to ARC approval.

- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
- Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors and are subject to ARC approval. Mill finish windows are not permitted.
- Glazing may be either clear or tinted. Reflective glass is not permitted.
- The shape and size of shutters, when used, shall be proportionate to the window opening.

#### Front Entry Doors

- Front entry doors and entryways shall provide a focal point to each residential unit and shall be sun protected with overhangs, recesses, porches, or trellises.
- The style of entry doors shall be consistent with the architectural style of the building and shall vary from elevation to elevation.

#### Courtyards

- Courtyards are encouraged on multi-family buildings and, when used, shall appear as an extension of the architecture of the main building.
- Courtyard walls shall be finished to match the building and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the building.
- The design of courtyard gates shall be compatible with the architectural style of the residence and shall vary per elevation. (Wood gates are prohibited.)
- Courtyard walls must extend to the ground with drainage provided through small openings at the base of the wall. Sheet flow through a continuous opening along the base of the wall is not permitted.

#### Balconies

- Balconies, when provided, shall be designed to be in scale and proportion with the architecture of the adjoining building.
- Covered or trellised balconies are preferred.

Trellised balconies shall be constructed of steel.

- Balconies and sun decks shall have a minimum 50% solid rail measured either horizontally or vertically. Open rails may extend to the floor, but each corner must have a support that extends to the full guardrail height and shall be a minimum of 16" square (or L-shape). Decorative balconies and sun decks that are less than 6' in depth may have an open rail as long as the design is consistent with the architectural style of the residence.
- Scuppers or internal drains are required on all solid rail balconies and sun decks. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor. Sun deck support columns shall be a minimum 16" square and be proportional to the size of the sun deck.
- Balconies are considered part of the building envelope and shall conform to the setback criteria.

#### Rooftop Decks

- All components of the rooftop deck shall be designed consistent with the architectural style of the building.
- Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the pod.
- Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- Parapets may be solid wall to match the architecture of the building or open rail in a design that is compatible with the architecture of the building.
- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- Rooftop decks shall meet the setbacks of the principle structure.
- Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers,



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

television and radio antennas and other such devices are not permitted.

### Chimneys

- Chimneys, when provided, shall be compatible in design, material, and color with the adjoining building.
- Chimneys caps are required and shall be compatible with the architecture of the building.

### Vents

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

### Exterior Stairs

- Exterior stairs must be designed as an integral part of the architecture.
- Stairs are included in the setback calculation and must remain within the building envelope, as defined by an outermost wall and/or roof.
- Stair guardrail design must be consistent with the architecture of the building.

### Awnings

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

### Mechanical Equipment

- No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment.
- Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities.
- Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

### Meters

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

### Solar Panels

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



## SECTION 4 - ARCHITECTURAL DESIGN GUIDELINES

- Photo-Voltaic roof tiles shall conform to the following criteria:
  - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.
- Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.

### Satellite Dishes

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

### Gutters and Downspouts

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

### 4.L.5 Accessory Structures

#### Clubhouse and Recreation Buildings

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

#### Storage Buildings

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

### Detached Garages

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

### Carports

- Carports are permitted in Sunstone as long as they match the architectural theme of the main structure.

### Trash Enclosures

- Trash enclosures shall be constructed of concrete masonry units finished similar to buildings or walls in the development.
- All trash enclosures shall have opaque metal gates that are designed consistent with the development.
- Each trash enclosure shall have a lighted access that meets federal accessibility standards.
- Trash enclosures shall meet CLV municipal standards.





**SECTION 5 - LANDSCAPE  
ARCHITECTURAL DESIGN GUIDELINES**



# 5. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

Sunstone will be designed and developed with the utilization of a consistent landscape theme. The implementation of this theme, as established by these guidelines, will be a consistent and unifying element of Sunstone and will provide a logical, orderly, safe and visually pleasing environment for residents and visitors. It shall promote and enhance human and environmental health and provide a comfortable interaction between vehicular and pedestrian traffic.

## 5.A MASTER LANDSCAPE CONCEPT

The landscape character of Sunstone is based on an urban town philosophy with an informal landscape overlay to emphasize the pedestrian orientation of the commercial, hospitality, multi-family residential, and recreational areas within the development.

Providing shade and protection for pedestrians throughout Sunstone while promoting interaction and connectivity for residents and visitors is one of Sunstone's guiding principles. A system of trails, sidewalks, walkways, and paseos will allow for

uninterrupted connectivity between commercial, single-family, and multi-family residential areas of the development.

The landscape character within Sunstone is based on sustainable principles in which there is a strong relationship between people, nature and the built environment. The incorporation of previous surfaces through the use of more plant material and less hardscape is a goal of the overall design. Plant materials have been selected based on their sustainability in the Nevada climate and durability as low water use, drought tolerate plant materials.

Water conservation will have a major emphasis on the planting designs and irrigation systems. Water efficient landscape and efficient irrigations systems will be required within all landscape areas. Landscape areas will be designed with a direct correlation between water use and activity levels. The plant palettes will be defined into four (4) distinctive levels relating to activity levels within landscaped areas, commercial, mixed-use, and multi-family residential neighborhoods.





## SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

### 5.B OPEN SPACE AND CIRCULATION

#### 5.B.1 Open Space

Sunstone delivers a comprehensive blend of both active and passive recreation opportunities through a combination of play areas, pocket parks, paseos, neighborhood parks, and community trails. Open space and recreational opportunities will exist throughout the Sunstone development with amenities that are connected by trails, creating a comprehensive network of recreation experiences with a focus on connectivity as an essential design feature.

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

#### 5.B.2 Circulation

Circulation not only provides for the movement and connectivity of pedestrians, bicycles, and vehicles, but it also has a significant role in establishing the character of Sunstone. The design of each piece of the system contributes to prioritizing pedestrians and bicycles over vehicles while providing adequate functionality for vehicular needs. Circulation design creates comfortable, safe and interesting spaces for all i.e. universal design, which welcomes all including young and old, able-bodied and disabled. Infrastructure and utilities should be incorporated in a manner to minimize their impact or contribute to the urban design goals, rather than driving the design, dominating the Public Realm, or detracting from Pedestrian Friendliness. The following Standards cover a continuum of facilities and should be included throughout Sunstone.

Multiple Routes. Multiple routes should be provided to each land use and building. On-site connections should be configured to allow multiple routes to any destination and to minimize, for vehicular routes, the length and number of queuing lanes needed for signalized intersections.

Universal Design. A circulation system shall be established that creates comfortable, safe and interesting spaces for all, including the young and old, able-bodied and disabled.

Visual Cues. The function of the Circulation Facilities should be readily apparent to the user through its

appearance, design, and other nonverbal tools. Signal transitions to drivers when they are entering a shared or pedestrian priority space. For instance, changes in materials (type, color, texture) to draw driver's attention to pedestrian crossings, narrow travel lanes where drivers need to slow down, vertical or horizontal treatments, more detailed materials or art at important pedestrian intersections.

Multi-functionality. A variety of Circulation Facilities should be provided that accommodate the multiple functions that may occur such as connectivity, recreation, passive use, informal gathering, and Stormwater.

Pedestrian Safety Measures. Pedestrian safety measures should be incorporated, where appropriate, such as changes in paving, narrowing or strategic necking down of roads, pedestrian tables, etc. Selected pedestrian safety measures should minimally impact emergency and possible transit vehicle use of the Circulation Facilities through placement and design.

Sidewalk Width. Provide wider sidewalks and pedestrian facilities where there is likely to be more activity, such as adjacent to retail, restaurants, gathering spaces.

Connections to Surrounding Circulation Facilities and Properties. Motorized and non-motorized (including pedestrian, bicycle, and transit) connections to adjacent streets and properties shall be provided to create a functional circulation system that connects to existing or future circulation facilities.

### 5.C PLANT PALETTE

The plant materials palette for Sunstone has been carefully developed based on a High Desert character and feel, while minimizing exotic species and plants that are not drought tolerant. In order to maintain the consistent appearance described, a uniform plant materials palette has been developed consisting of Desert Revegetation, Desert Adaptive, Enhanced Desert and Regionally Ornamental. The palettes are designed to be complimentary from the more native, less intense to the more decorative and colorful. Palettes are listed below in order of intensity. Below is a general description of the application of each plant material palette, for a list of approved plant material, refer to Exhibit 5.AC.

#### 5.C.1 Desert Revegetation

This palette is comprised of Mohave and Sonoran Desert materials and is intended for transition to native or existing native landscape areas. The installation of the materials will be non-irrigated and maintained through establishment and sustainability of the plant materials by

a qualified contractor. The materials must be established and weaned off supplemental watering to ensure mortality. The use of this palette can be integrated into a park setting where a native appearance is desired or blended on a streetscape to merge a native desert look with a transitional desert blend. Desert Revegetation should not be used as a sole solution in highly visible public spaces such as streetscapes, parks, open space and common areas unless it is blended with other, more intense palettes. Desert Revegetation can be used exclusively to transition to an existing native area or to recreate native area(s). The following areas are appropriate for Desert Revegetation:

- Disturbed native areas;
- Transition from native landscape areas to a Desert Adaptive palette; and
- Within streetscapes, parks or open space areas when combined with Desert Adaptive and Enhanced Desert palettes.

### 5.C.2 Desert Adaptive

This palette is intended for a transition from Desert Revegetation or as a common palette for creating a native appearance with added seasonal color and layering. The palette is required to be irrigated and can be blended with Desert Revegetation to create a more scalable appearance in the landscape. The use of the palette can be integrated into a park setting where an irrigated, more colorful native appearance is desired, or blended on a streetscape to merge a native desert look with an Enhanced Desert blend. Desert Adaptive should not be used as a sole solution in highly visible public spaces such as streetscapes, parks, open space and common areas unless it is blended with other, more intense palettes. Desert Adaptive can be used exclusively to transition from Desert Revegetation to an Enhanced Desert palette. The following areas are appropriate for Desert Adaptive:

- Disturbed native areas to compliment an existing similar palette;
- Transition from Desert Revegetation areas to an Enhanced Desert palette; and
- Within streetscapes, parks or open space areas when combined with Enhanced Desert palettes.

### 5.C.3 Enhanced Desert

This palette is intended for a transition from Desert Adaptive or as a common palette for creating an

ornamental desert appearance with a full range of seasonal color and layering. The palette is required to be irrigated and can be blended with Desert Revegetation and Desert Adaptive to create an overall more scalable appearance in the landscape. The use of this palette is a staple in park settings, streetscapes or any open space area. Enhanced Desert can be used exclusively or to transition from the Desert Adaptive palette. Enhanced Desert should not be used solely to recreate a native plant area or to blend from Desert Revegetation without the addition of the Desert Adaptive palette. The following areas are appropriate for Enhanced Desert:

- Transition from Desert Adaptive areas to a Regionally Ornamental palette;
- Commercial, mixed-use and multi-family open spaces and pedestrian areas;
- Exclusively within streetscapes, parks or open space areas; and
- Front yard landscape or models.

### 5.C.4 Regionally Ornamental

This palette is intended for a transition from Enhanced Desert or as a common palette for creating a highly ornamental desert garden appearance with a full range of seasonal color and layering. The palette is required to be irrigated and can be blended with the Enhanced Desert palette only to create a layered or patterned landscape. The use of this palette is a staple in gardens, plazas, park settings, streetscapes or open space areas where a structured appearance is desired. The Regionally Ornamental palette can be used exclusively or to transition from the Enhanced Desert palette. The Regionally Ornamental palette cannot be used to recreate Revegetation areas and cannot be used within the Desert Revegetation or Desert Adaptives. The following areas are appropriate for the Regionally Ornamental palette:

- Within streetscapes when blended with the Enhanced Desert palette;
- Commercial, mixed-use and multi-family open spaces and pedestrian focal points and entryways;
- Exclusively within parks or open space areas where a patterned or structured landscape is desired; and
- Front yard landscape or models.

## 5.D PARCEL AND GATED ENTRIES

Enhanced hardscape and landscape at Parcel Entries helps to establish the feel and character of the streetscape. These landscape entries include increased tree size and landscape character. A neighborhood entry is defined as an area with fifty feet (50) on either side of the access drive and a minimum of one (1) lot depth. The Builder is to select one (1) of the three (3) parcel entries including the parcel gates (see Exhibit 5.D). The selected Parcel Entry is to be further defined on the approved landscape construction documents for each parcel and submitted to ARC for review.

Required Parcel Entry landscape improvements:

- Enhanced landscape including Trees and shrubs to be installed based on approved landscape plans;
- Minimum of six (6) 36" box or larger trees for the total landscape area (as defined above), arranged on both sides and median;
- Seventy-five percent (75%) live coverage measured at one year's growth. A minimum of fifty percent (50%) of the required material are at least five-gallon, and all of the remaining material are at least one gallon;
- Automatic irrigation System, meter, power source and/or irrigation controller (hidden from primary view);
- Low Voltage Lighting, a minimum of two (2) trees per side with one (1) light per tree with additional lighting to highlight the entry and exit gates and columns;
- Decorative pavement at the entry to the parcel;
- Signage for all parcels entries to be as specified on the Exhibits;

Parcel entries will be installed by the builder based on the approved landscape construction documents. The maintenance and irrigation will be the responsibility of the Home Owners association (see Exhibit 5.D).

## 5.E COMMUNITY WALLS AND FENCING

### 5.E.1 Privacy Walls & Equipment Screening Walls

All pool and spa equipment must be screened from view of neighboring property on Lots with view fencing. Lots with view fencing must submit plans for location and screening to the Sunstone ARC for approval. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.

### 5.E.2 Pool Fencing

The specifications for rear yard wrought iron pool fencing on a lot with view fencing shall be of a neutral earth tone color to match or blend with the exterior color of the home and meet all Local Municipality, County, State and Federal requirements.

### 5.E.3 Mail Kiosk

The specifications for the mailbox kiosk based on the approved landscape construction documents. Install per manufacturers specifications.

## 5.F DECOMPOSED GRANITE

All shrub and ground cover areas shall be covered with a minimum of two inches (2") deep top dressing of gravel, stone, or decomposed granite mulch. The developer is to establish the allowable granite colors. Granite colors are to maintain consistency between lots and neighborhoods. River Rock beds are discouraged; use of alternates such as granite cobble is encouraged. The cobble should match with the rock mulch or granite selection for the Development.

All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth. The use of landscape fabric under the granite and river rock is not allowed within the front yards. Only one color of decomposed granite is permitted to be installed. Ground cover, inert material and other landscaping, softscape, or hardscape shall not be used to spell out or form words, images or symbols of any kind.

## 5.G BOULDERS

Use of boulders to create a natural setting is permitted subject to the following criteria:

Boulders must be buried with one-third of the boulder being underground. Boulders shall be installed in a



naturalistic manner (groupings) and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring. Boulders to match or contrast the selected decomposed granite within the front yard.

## 5.H MOUNDING

Mounding and other proposed grade changes will be closely scrutinized by the ARC to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms must not impede drainage in any way. Maintain a minimum of 24" from property lines and structures for all mounding. Maximum allowable slope on mounding to be 3:1.

## 5.I POTS AND PLANTING CONTAINERS

Pots and planting containers are encouraged to provide additional color, accents and additional structure in the landscape. All pots and plant containers shall be selected in colors and materials that complement the architecture and hardscape forms. Irrigation must be provided to pot locations with the use of drip irrigation. Pots and planters must always have live foliage at all times.

## 5.J TURF

Turf is permitted in backyard landscaping only. Front yard turf is prohibited, with the exception of Artificial turf. Real turf is allowed in the rear yard providing that the following conditions are met:

- Turf areas shall avoid small strips and unusable shapes (minimum dimensions are six feet (6') wide and ten feet (10') in length);
- Turf shall connect to the hardscape, drives, and walks;
- Turf shall maintain a minimum setback of thirty-six inches (36") from walls, retaining walls, or building; and
- Turf to be contained with one of the following: four-inch by four-inch (4"x4") concrete header, grouted stone, side-by-side brick header, or steel edging set flush with grade.

Artificial turf shall be of a high-quality material, installed per manufacturer's recommendations and carry a minimum of a ten (10) year warranty, maintained in like-new condition at all times and shall be approved by the

Sunstone ARC. A sample of the product and a copy of the warranty must be submitted.

Turf within the rear yard is allowed provided that no turf or spray irrigation shall abut walls or fences. A five (5) foot buffer is required between walls, fences, structures and turf or associated spray irrigation. Great care should be taken to avoid spraying of walls, fences and other structures that may cause damage and void any warranty. Drainage should flow away from all walls and any structures.

All turf must have a permanent border such as, extruded concrete curbing, side-by-side brick border or other permanent material approved by the Sunstone ARC.

## 5.K BORDER MATERIAL

The community encourages the sharing of common granite colors between neighbors and therefore, the use of border material along property lines is prohibited. Brick, concrete and flagstone borders are approved border materials for containing sod and granite areas. Bender Board or plastic edging is prohibited. The use of plant material to make a solid hedge along an adjacent property line is also prohibited. The selected plant material should blend and compliment with the adjacent lot if it is installed.

## 5.L IRRIGATION

All landscape irrigation must be underground, automatic and low water use drip systems, except for turf or flowerbed areas, which may use spray systems. Overspray onto sidewalks, walls and streets is strictly prohibited. Great care should be taken to avoid spray of walls, fences and other structures that may cause damage and void any warranty. Maintain a minimum of 24" from the edge of the house and walls with all plant material and irrigation lines.

## 5.M LANDSCAPE LIGHTING

Landscape lighting shall be low-voltage only and is encouraged to be LED if possible. Landscape lighting must be controlled with an electric clock or photo-cell device for a dusk to dawn operation. Light sources must be shielded from pedestrian and vehicular view.

Fixtures must be constructed of metal. Plastic fixtures are prohibited. All wiring for light fixtures must be buried below grade per local municipality codes, state codes and manufacturer's requirements. Controller equipment must be located in a discrete location or screened

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from view from the street or adjacent property. Lighting must be kept in good working condition at all times. A maximum of forty (40) watts per fixture.

### 5.N FRONT YARD RESIDENTIAL LANDSCAPING

Front yard landscape plans shall be submitted to the Sunstone ARC prior to model opening.

The Homebuilder is responsible to install the initial

Minimum requirements for the Front Yards are as follows (see Exhibits 5.N.1 and 5.N.2):

Lot Width	Primary Tree	Accent Tree
Up to 45'	1-24" Box	NA
46'-70'	1-24" Box	1-15 gal.
71' and larger	2-24" Box	1-15 gal.

#### 5.N.2 Shrubs

One (1) plant per forty (40) square feet of landscape area (excluding walks, driveways and patios);

- Shrubs sizes shall be a minimum of seventy percent (70%) five-gallon or larger and thirty percent (30%) one-gallon;
- Trees, shrubs or annuals selected from approved plant list should complement the architecture elevation and enhance the aesthetic appeal of walls, planters, walks, etc. The landscape design should be designed to "flow" from one yard to the next allowing an open feel along the street frontage;
- Artificial Turf (not to exceed thirty-three percent (33%) of the front yard) and must be attached to sidewalk or drive and must maintain a minimum of 36" from side property line;
- 2" deep decomposed granite to all landscape areas; and
- No plant material greater than 24" in height to be planted within sight visibility triangles.

Trees should be placed no closer than fifteen (15') feet apart unless they are of the same species.

Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier. Root barrier to be a minimum of three times the

front yard landscaping per the approved guidelines. All subsequent and future installation will be the responsibility of the Home Owner and will need to be submitted to the Sunstone ARC and adhere to the approved guidelines. Installation of all landscaping improvements, together with any underground drip irrigation systems to be sufficient to adequately water the landscaping improvements in the front yard of their Lot. All landscaping improvements within the front yards including the initial and future installations in shall be approved by the Sunstone ARC prior to installation. Plants must be selected from the approved plant list.

#### 5.N.1 Trees

width of the root ball or box size and must be centered on the tree.

All plants and irrigation must be setback a minimum of two (2) feet from all house foundations, concrete slabs including driveway, sidewalks and walls.

Each front yard is to contain a maximum of eight (8) different species as selected from the approved plant list. Plant massings shall be used in groupings of similar species to provide overall mass and structure to the yard.

Foundation planting shall be used to screen visible portions of the house base, including backflow preventers at one (1) year's growth.

### 5.O CUL-DE-SAC AND OVERSIZED LOT FRONT YARD LANDSCAPE

Cul-de-sac and oversized lot Front Yard Landscape requirements include:

- One (1) additional twenty-four inch (24") box tree; and
- Additional shrub material per plan (minimum of 1 shrub per 45 square feet).

## 5.P ALLEY AND CLUSTER LOT - YARD LANDSCAPE

All areas outside of alley right-of-way and between a product or retaining wall shall be planted using a palette consistent with the parcel theme. Screen planting shall be used whenever possible to hide expanses of walls with hedging and espaliers. Consideration should be taken in landscape designs to accommodate emergency vehicle maneuvering in the alleys.

The lot owner must maintain landscape areas between walls and edge of pavement. This planting area must be irrigated by the individual lot irrigation system. All landscape in the Alley Zone must be installed on each lot prior to close of escrow.

Minimum requirements for the Alley Zone are:

One (1) 24" box tree or 5-gallon large shrub\* per lot on one side of the alley only or staggered one side to the other;

Shrub density shall be one (1) plant per twenty-five (25) square feet;

Shrub materials sizes: Twenty-five percent (25%) of the required material are at least five- gallon and all of the remaining material are at least one-gallon;

- Living lawn or artificial turf is prohibited;
- Eighteen inch (18") maximum height for groundcovers within the first three feet (3') of landscape area adjacent to pavement; and
- Full coverage of gravel mulch.

\*Shrubs must be 5-gallon or larger and of the following approved shrub species: Tecoma, Sophora, Arizona Rosewood, Hopbush, or Yellow Bird. Shrubs must also be maintained as a tree.

## 5.Q BACKYARD LANDSCAPING

All lots that have view fence are required to submit to the Sunstone ARC for approval. Lots completely enclosed by a solid 6'-0" tall walls are not required to submit plans for the backyard. All landscaping Improvements installed in such areas must be approved by the Sunstone ARC prior to installation. (Pools, Spas, Ramadas, Shade Sails, Splash Pads, etc. must be submitted to the local municipality for permits after approval by ARC). Backyard landscape plans shall be submitted to Sunstone ARC within sixty (60) days of closing and installed within one hundred twenty (120) days after close of escrow.

### 5.Q.1 Trees/Shrubs

- One (1) twenty-four-inch (24") box canopy tree per 800 square feet.
- One (1) plant per seventy-five (75) square feet.
- Trees, shrubs or annuals selected from approved plant list should complement the architecture elevation and enhance the aesthetic appeal of walls, planters, walks, etc.
- Living Turf (not to exceed thirty-three percent (33%) of the Rear yard), artificial turf only allowed in front yard.
- 2" deep decomposed granite to all landscape areas.
- Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier. Root barrier to be a minimum of three times the width of the root ball or box size and must be centered on the tree.
- No shrubs or irrigation to be placed closer than 24" from edge of structure or wall.

All visible portions of the Lot within the Community are subject to the following guidelines:

- Owners shall maintain all visible landscape areas in a clean, neat and weed-free condition.
- All dead and dying plants must be replaced with same species or other appropriate plants.
- Yard tools, equipment and general storage items should be stored out of sight when not in use. Parking of vehicles of any sort in a backyard shall require screening from view of Neighboring Property at all times.
- Any hardscape additions such as concrete work, built in barbecues, fire-pits, fireplaces, etc. must be approved by the Sunstone ARC prior to installation.

## 5.R FLOWER AND VEGETABLE GARDENS

Gardens of flowers or vegetables varieties not exceeding 100 square feet in size with flowering plants growing to a height of no more than 5 feet and vegetable plants



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growing to a height of no more than 2 feet may be planted in the rear yard only. Annual flower gardens not exceeding 30 square feet in size are allowed in front yards, vegetable gardens are not allowed in the front yards.

### 5.S MODEL COMPLEXES

Landscape for model homes for both single-family alley products and multi-family developments shall be consistent with these Standards. Enhanced landscape plantings must be installed. Larger sized plant materials are required, with the model home landscape resembling the homeowner landscape package at maturity.

Model complex requirements:

- Minimum of one (1) thirty-six inch (36") box tree for every seven hundred (700) square feet of landscape area;
- Seventy-five percent (75%) live coverage measured at one year's growth. Seventy-five percent (75%) of the required material are at least five-gallon and all of the remaining material are at least one-gallon;
- Automatic underground irrigation system with backflow prevention device;
- Natural appearing grading;
- Boulders and inert groundcover under all



planting;

- Must comply with minimum landscape requirements for front yard landscape;
- All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the Plant Palette (Exhibit 5.AC) are required to meet the Arizona Nurserymen's Association requirements for minimum plant size; and
- Landscape lighting for safety.

### 5.T MULTI-FAMILY RESIDENTIAL LANDSCAPE STANDARDS

The intent of these multi-family residential streetscape and landscape guidelines is to encourage and aid in the thoughtful planning of outdoor spaces. Well-designed open spaces weave sites together, enhance pedestrian activity, and extend usable space to the outdoors. Site designs should pay careful attention to pedestrian circulation and strive to create convenient and hospitable connections to adjacent sites, indoor uses, and outdoor gathering spaces.

#### 5.T.1 Common Outdoor Open Space

Common open space(s) should be designed to be shared amenities for use by all residents. They should be located central to the development to ensure that the amenity serves all units, amenities should not be located at an extreme edge of the property. Common open space can be on the ground, or in courtyards



above the ground level. The following criteria should be considered when designing common multi-family open spaces within Sunstone. All projects must provide 150 square feet of on-site open space per dwelling unit, with a minimum Common Open Space element of 10,000 s.f. The minimum 10,000 s.f. of required common open space shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20' in width. Acceptable types of open space include:

#### Courtyards, Plazas, and Green Spaces

Common outdoor open space includes landscaped courtyards, shared decks, gardens with pathways, children's play areas, pools, water features, accessible (unfenced) areas used for stormwater retention or other multipurpose recreational or green spaces to which all residents have access. Special requirements for common open spaces include the following:

- Required setback areas shall not count toward the open space requirement unless they are part of an open space that meets the other requirements of common open space;
- Open space shall have a minimum dimension of 20 feet in any direction to provide functional leisure or recreational activity. This dimension can be waived based on site conditions such as topography or irregular lot geometry;
- Open space shall feature paths or walkable areas, landscaping, seating, lighting, play structures, sports courts or other pedestrian amenities to make the area more functional and enjoyable for a range of users, taking into consideration potential noise issues related to hard court sports such as basketball, tennis and handball;
- Common space shall be separated from ground level windows, streets, service areas and parking lots with landscaping, low-level decorative fencing (no chain link), or other treatments as approved by the Administrator that enhance safety and privacy for both the common open space and dwelling units;
- The space shall be oriented to receive sunlight and preferably face south, if possible. Open space may also face east or west, but not north,

unless the Administrator determines that site conditions such as topography or irregular lot geometry warrant waiving this requirement; and,

- The space must be accessible from the dwelling units. Ideally, it should be centrally located, if practical. The space must be oriented to encourage activity from local residents.

#### Rooftop Decks and Terraces

Rooftop decks and terraces should meet the following requirements:

- Space must be accessible to all dwelling units and ADA compliant;
- Space must provide amenities such as seating areas, barbecues, fireplaces, recreational spaces, landscaping, etc;
- Space must feature surfacing which enables residents to use the open space; and,
- Space must incorporate features that provide for the safety of residents, such as appropriate lighting levels.

#### 5.T.2 Private Open Space: Yards, Patios, and Balconies

Private open space should be included for residents within multi-family developments. Outdoor Living Space requirement as defined in Section 4.G may be counted toward the Private Open Space requirement. The following criteria should be considered when designing private multi-family open spaces within Sunstone:

- Locate private open space in patios, balconies, decks, or other outdoor spaces attached to individual units; and,
- Dimension private open space so there is room for a table and chairs where residents can sit outside.

## 5.U STREETSCAPES AND VEHICULAR AREAS

A hierarchy of streetscapes / roadways comprise the vehicular and pedestrian circulation system. Arterial boulevards will provide the major backbone system connecting multiple frontage avenues and collector roads. Consistency in walls, fencing, site furniture, and

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plant materials will create the desired, cohesive, and unifying community character. They create, support, and subliminally repeat the desired brand/ image of Sunstone.

A balanced composition of visual elements based on the functional streetscape hierarchy shall be implemented for primary, secondary, and tertiary travel ways. A strong, rhythmic street tree pattern defines the circulation configuration and provides the appropriate closure or openness, creates a sense of containment, embellishes or supports meaningful vistas, and minimizes visual impact of undesirable areas like parking lots or service areas.

Traffic calming, pedestrian-oriented components may include, but not be limited to: extended planting areas, enhanced paving in traffic lanes at crosswalks, and appropriate placement of aesthetically pleasing street furniture.

Streetscapes, in general, shall incorporate 'design for safety' standards in regards to plant growth height and intersection cone of sight distances and conform to City of Las Vegas standards.

Streetscapes include, but are not limited to: sidewalks; multi-use trails; in street, painted buffer, Class II bicycle lanes, and equestrian paths, providing a favorable atmosphere for recreation pursuits, alternative commuter transportation options, and efficient pedestrian and/ or vehicular travel throughout the community. Striping and symbol painting for Class II bicycle lanes shall be in accordance with local and state standards.

More significant intersections will be distinguishable from lesser important crossings.

### 5.U.1 Arterial Boulevards

Arterial boulevards are the principle transportation corridors within the community, providing connections between varieties of Master Development Planned mixed land uses. Arterial boulevards define the edges of specific, prominent land uses and provide opportunities for several types of travel -vehicular, public transit, cyclist, bicyclist, equestrian, and pedestrian. Where desired, community walls, open view fences, and rustic/ rail fences may be used to provide definition between arterial streets and adjacent land uses. In most cases, sidewalks and multi-use trails will be separated from the street to provide for an enjoyable, safe pedestrian environment.

Planting, in particular, along the arterial transportation

corridors will endeavor to preserve and/ or direct view orientation to panoramic or scenic natural vistas while filtering / screening adjacent land uses. Where appropriate, dense evergreens will camouflage perimeter walls.

Planting scenarios will offer a visual and seasonal interest interplay of background and foreground, modulating negative and positive spatial relationships. Arterial medians and parkways shall be predominately planted with Honey mesquite, Texas Mountain Laurel, Desert Willow or other ARC approved tree species. The under-story will be a combination grasses, succulents, flowering groundcovers, boulders and cobble.

### 5.U.2 Major Collector Street

To create even more of a pedestrian friendly environment, collector streets will serve as the prominent parkways linking several individual residential neighborhoods, recreation amenities/ pursuits, and The Sunstone Trails network. Commercial properties defer to Section 3.22 of the Sunstone Development Agreement wherein they are held to C-2 development standards of the Unified Development Code or as further restricted by Section 1.H of the Sunstone Design Guidelines.

### 5.U.3 Residential Street

Residential streets, private or public, are designed to be more intimate in scale and create a distinctive sense of neighborhood identity.

### 5.U.4 Intersections

To reinforce an experiential transportation framework for both pedestrian and vehicular traffic, special attention has been devoted to design treatments at key intersections. Punctuation and accentuation at such crossroads affords the opportunity to celebrate and engage in meaningful and accentuated nodes / points of entry, rather than simply passing through them. The image infrastructure elements are decisive communicators of the overall Sunstone brand / image, accomplished through hard- and softscape features, demonstrate thoughtful design vision to residents, guests, and visitors.

### 5.U.5 Enhanced Vehicular Paving

Enhanced paving in streets shall consist of decorative concrete in a compatible pattern and color to the community theme. These materials at crosswalks, intersections, and periodic focal point spaces will provide an acoustical, tactile, and a visual sense for traffic flow / speed calming.



### 5.U.6 Pedestrian Realm

Pedestrian paving shall consist of decorative ground texture that provides for a safe and pleasurable walking experience. Material shall be interlocking pavers, decomposed granite, and/ or flagstone.

Sidewalks shall be five feet (5') in width to promote a pedestrian friendly atmosphere and punctuated along the way with the appropriate amenities and / or site furniture; including, but not limited to:

- Benches;
- Directional Signage;
- Public Art;
- Trash Receptacles;
- Identification Markers;
- Transit Shelters;
- Information Kiosks;
- Tree Grates; and
- Bike Racks.

Refer to Section 5.W.2.A for type and height of pedestrian-scale lighting. Refer to the graphic plan-view pictorial in Exhibit 5.W.2.B.

### 5.U.7 Parking Areas / Lots

Trees within parking areas shall be a minimum of twenty-four inch (24") box and planted in accordance with City guidelines. Tree wells and / or strips shall be protected by curbs with a net inside curb face-to-curb face planting dimension of five feet (5'). Longer planting strips/ islands shall have periodic openings in the curb for the planting area to function as a bio-swale.

Any tree within six feet (6') of any wall, structure, hardscape or synthetic turf shall be installed with a root barrier. Linear root barriers shall be installed continuous along the edge of a wall, structure, or hardscape -extending a minimum of five feet (5') past the gallon/ box edge.

Where vehicular parking is headed into planted areas, parking space shall be so designed with an addition 24" clearance from curb to plant, wheelstops are acceptable, in such a manner that no vehicle will overhang the curb and/ or be in a position to damage the planting area.

Surface parking areas shall be provided with predominately large deciduous and evergreen canopy trees to reduce heat-island effect, glare, preserve site lines, and maintain

cooler temperatures of the pavement during summer. Tree planting shall be coordinated with site lighting so minimum illumination levels are not compromised as trees mature.

Plant material shall be selected for its seasonal color (flowers and / or leaves), sculptural forms, elegance, texture, and playfulness. The edge / peripheral treatment of parking lots shall be low profile hedge-like material that will visually screen the cars and especially the headlights at night. Accent trees in focal/ entry areas shall be of a flowering variety.

Commercial properties defer to Section 3.22 of the Sunstone Development Agreement wherein they are held to C-2 development standards of the Unified Development Code or as further restricted by Section 1.H of the Sunstone Design Guidelines.

## 5.V PARKS AND COMMUNITY TRAILS

Sunstone is passionate about providing the right mix of venues for a wide array of outdoor and wellness activities. These set-aside passive / active recreation areas shall be designed to contribute to a vivid and distinct set of ambiances, impressions, and perceptions for a broad and diverse multi-generational, multi-ability population. Multi-use trails / pathways shall link residential areas, schools, and recreation areas. These trails / pathways shall be shared by pedestrians, strollers, and bicyclists. They provide the opportunity to connect the community-at-large with existing regional trails leading to a broader base of recreation and/ or commercial facilities.

Multi-use trails/ pathways shall be 8' to 10' wide with a surface of asphalt, concrete, or decomposed granite. Removable bollards or equal ways of preventing vehicular access, should be placed at all entry points to prevent unauthorized motorized access.

## 5.W LIGHTING

### 5.W.1 Design Objective

- Lighting principles shall include, but not be limited to: illuminate roadways and the public realm while achieving safety standards; and,
- Serve as repetitive elements while reinforcing the image, desired style, and brand of Sunstone.

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

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

All lighting shall be designed and conform to city, state, local utility, and IES standards and illumination requirements.

### 5.W.2 Roadway and Parking Lot Lighting

Along arterials, frontage avenues, collectors, and public/private streets, illumination shall be at intervals fitting the specific roadway guidelines. Promoting safety, visual continuity, and community identity shall be foremost.

Street lights on the arterial boulevards shall be per Exhibit "N" in the Sunstone Development Agreement.

Lighting for parking lots and common areas shall be tempered in scale and form. Human scale along with the 'rustic' feel for the brand / image of Sunstone will influence the height and style of standards and fixtures. Illumination shall be subtle, but creative, and shall be encouraged to be expressed in several formats.

Parking lot lighting shall utilize an alternative decorative style, form, and complimentary color to the adjacent street lighting. Control of parking lot illumination shall be coordinated with timers or solar panels to reflect hours of operation and reasonable security requirements for pedestrians (see Exhibit 5.W.2.b).

### 5.W.3 Parks and Community Trails Ambiance

Low-level, pole light ambiance lighting along pathways, steps/ stairs, and trails will encourage safe pedestrian travel during sunrise and sunset activities. Some more open plaza areas, like trailheads, may need additional lighting for safety and security.

## 5.X IDENTIFICATION SIGNAGE

Identification of streets, trails, residential neighborhoods, and recreation facilities throughout Sunstone may appear in a variety of formats utilizing the designated palette of materials, patterns, and forms. These may include identification, directional, informational, and / or functional signs. Sign materials may be in metal individual signs or metal plaques on battered stone veneer pilasters -each type will display the Sunstone 'logo', subject to Master Developer approval.

## 5.Y UTILITIES

Where possible, traffic signal control boxes, light controller boxes, and other above ground utility structures shall be located out-of-sight, away from any iconic structures, pedestrian pathways or plazas, and/ or outside of the right-of-way. Utilities shall be consolidated at central locations, generally inconspicuous to pedestrian view and access. City of Las Vegas will permit Sunstone Master Development Planned community to submit alternate standard trenching detail to accompany improvement plans (see Exhibit 5.Y.1).

## 5.Z PUBLIC REALM GRADING AND DRAINAGE

Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape.

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

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

## 5.AA PUBLIC REALM IRRIGATION STANDARDS

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

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

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

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

Water efficient irrigation systems include pressure-controlled, matched precipitation rate nozzles, separation of irrigation zones by plant water requirements, and use

## SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

of the newest technology to control the systems. Other considerations include the use of drip emitters, low volume bubblers, pop-up spiders, stream bubblers, and subsurface drip / agricultural micro-irrigation solutions.

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

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

### 5.AB PUBLIC REALM MAINTENANCE STRATEGY

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

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

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

### 5.AC APPROVED / PROHIBITED PLANT LISTS

See Exhibit A5.AC for Approved Sunstone Plant List.

The following plants are prohibited within the Sunstone Community

- Baccharis sarothroides – Desert Broom
- Olea europaea – Olive (fruit producing)
- Pennisetum setaceum – Fountain Grass (green variety)
- Morus alba – Fruiting Mulberry
- Tamarix spp. – Tamarisk
- Oleander spp. - Oleander

### 5.AD LANDSCAPE SUBMITTAL REQUIREMENTS / PROCESS

All landscape improvements and designs for the front yards including side yards, as required, must be submitted and approved by the Sunstone ARC, prior to beginning of construction or installation. All Lots with view fence or partial view fencing in the rear yard must submit landscape improvements and designs for the rear yard. This includes the installation of all trees, shrubs, ground covers, turf, borders, pools, spas, pool equipment, screening and hardscape materials. Landscaping in a rear yard that is fully enclosed with a solid block wall does not need to be submitted. All lots regardless of walls must follow the approved plant list and may not install any plant material listed on the Prohibited Plants List. All structures located in the rear yards, such as swing sets, gazebos, ramadas, fireplaces, and all other structures that are taller than the block portion of any fence, (6'-0") must be reviewed and approved by the ARC prior to construction. Refer to Section 1.G – Sunstone Zoning Categories for accessory structure setbacks. Maintain all lot grading and drainage requirements.

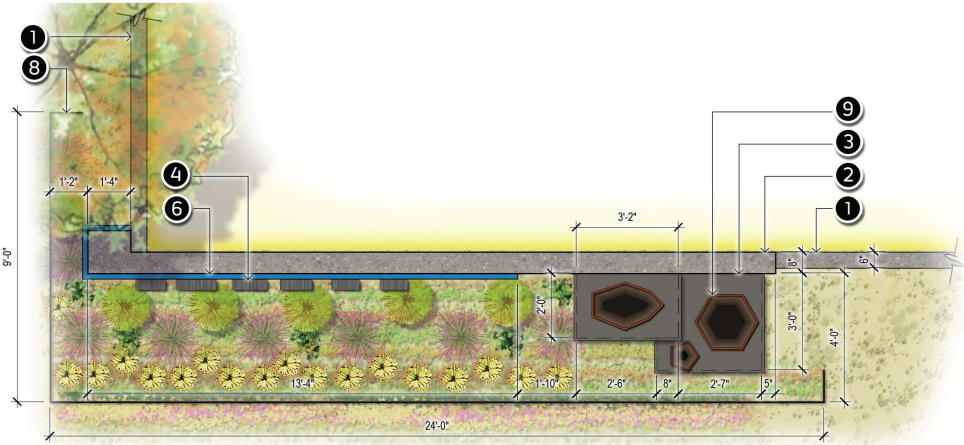


SECTION 5 -LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

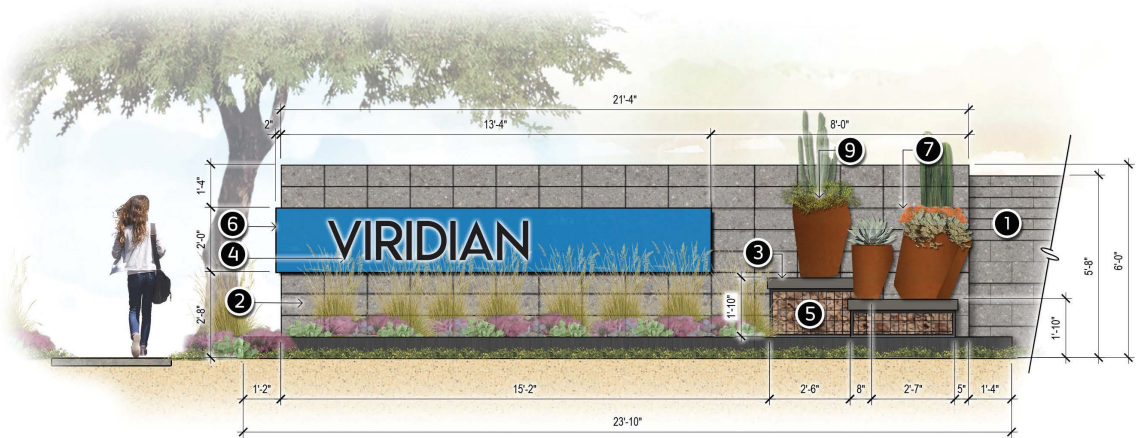


Neighborhood Entry Plan

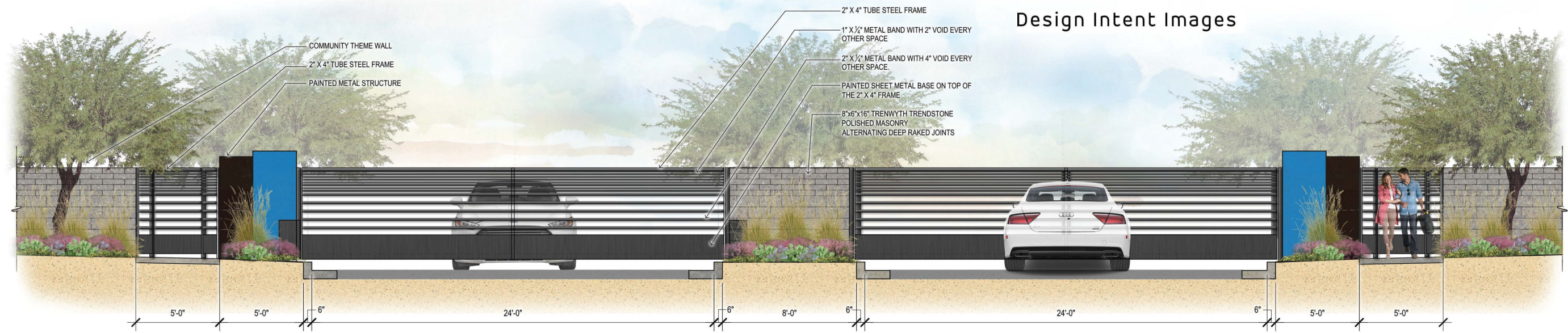
- KEYNOTES
- 1 THEME WALL
  - 2 8"x8"x16" SMOOTH STACKED BLOCK
  - 3 4" PRECAST CAP
  - 4 PARCEL SIGN (HALO BACKLIT)
  - 5 GABION BASKET (RANDOM STACK)
  - 6 PAINTED METAL BOX
  - 7 8"x8"x16" SMOOTH STACKED BLOCK WITH DEEP RAKED JOINTS
  - 8 METAL BANDING
  - 9 GEOMETRIC PLANTER
  - 10 DECORATIVE PAVEMENT



Entry Monument Plan



Entry Monument Elevation



Design Intent Images

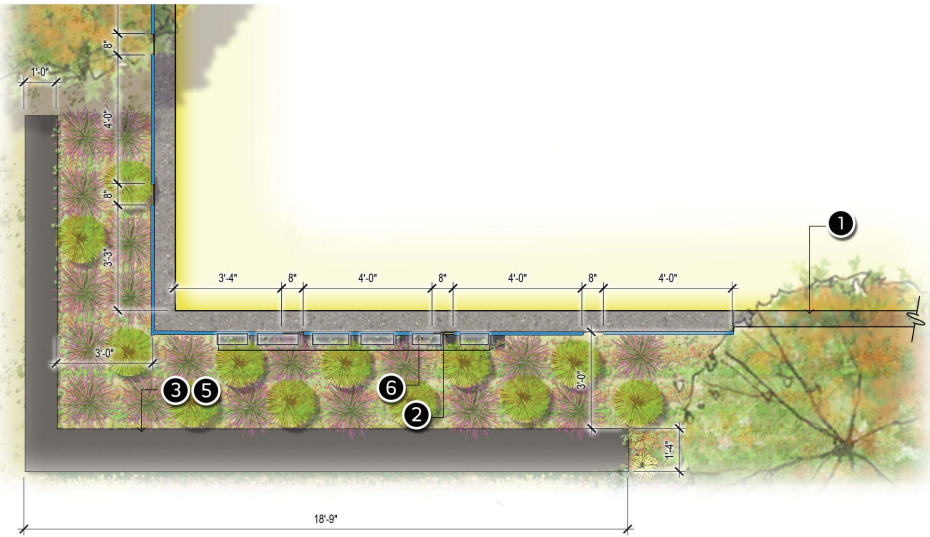


SECTION 5 -LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES



Neighborhood Entry Plan

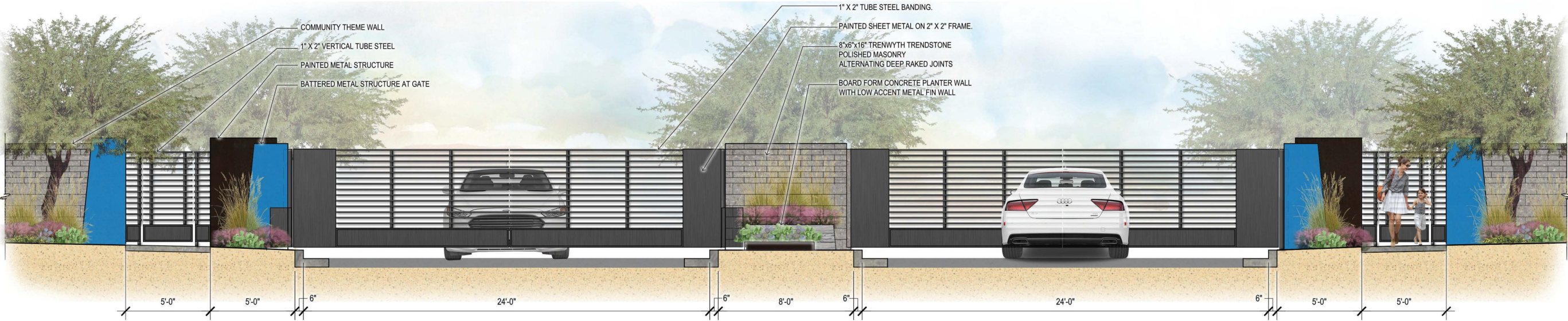
- KEYNOTES**
- ① THEME WALL
  - ② 8"x8"x16" SMOOTH STACKED BLOCK
  - ③ 4" PRECAST CAP
  - ④ PARCEL SIGN (HALO BACKLIT)
  - ⑤ GABION BASKET (FORMAL STACK)
  - ⑥ CHROMA 3FORM PANEL
  - ⑦ METAL SHELF SUPPORTS PARCEL SIGN
  - ⑧ DECORATIVE PAVING



Entry Monument Plan



Entry Monument Elevation



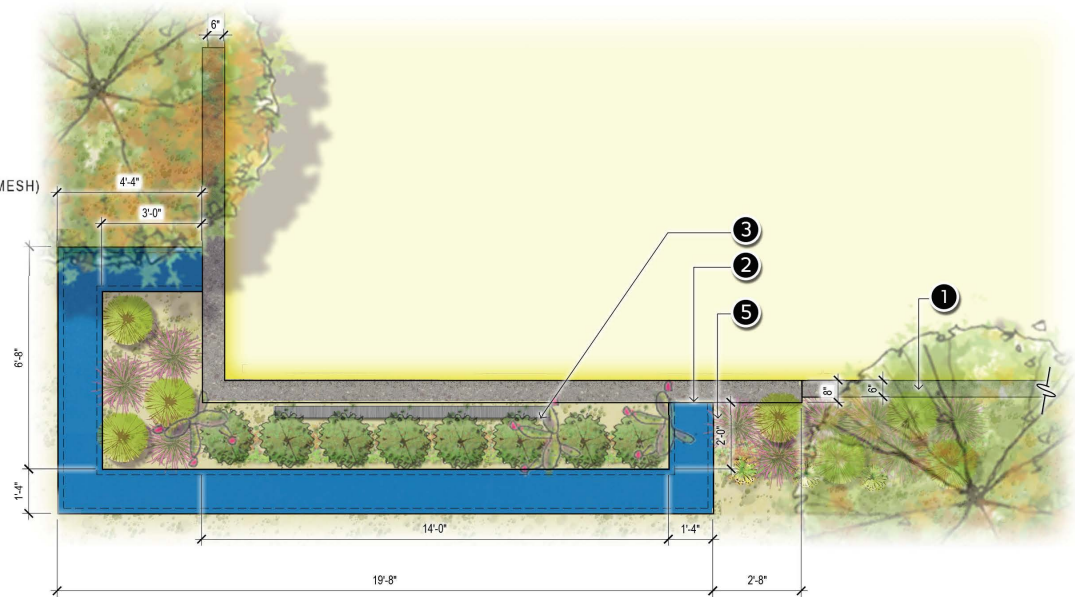


SECTION 5 -LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

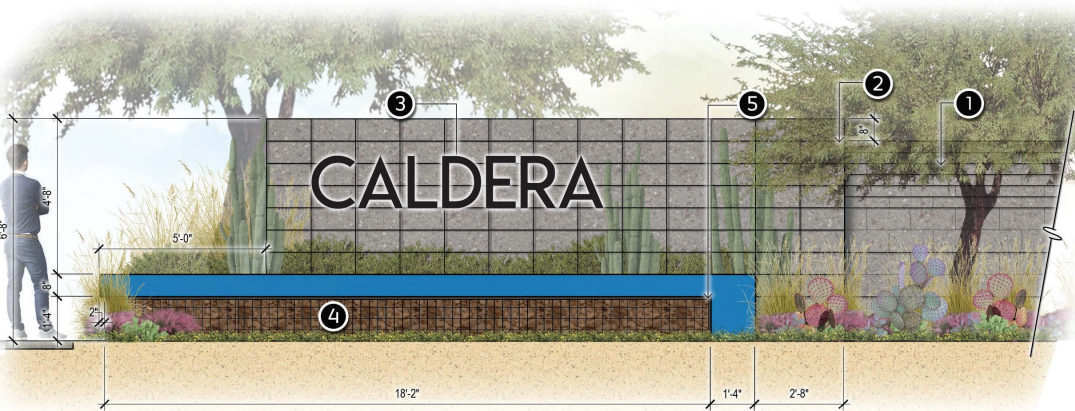


Neighborhood Entry Plan

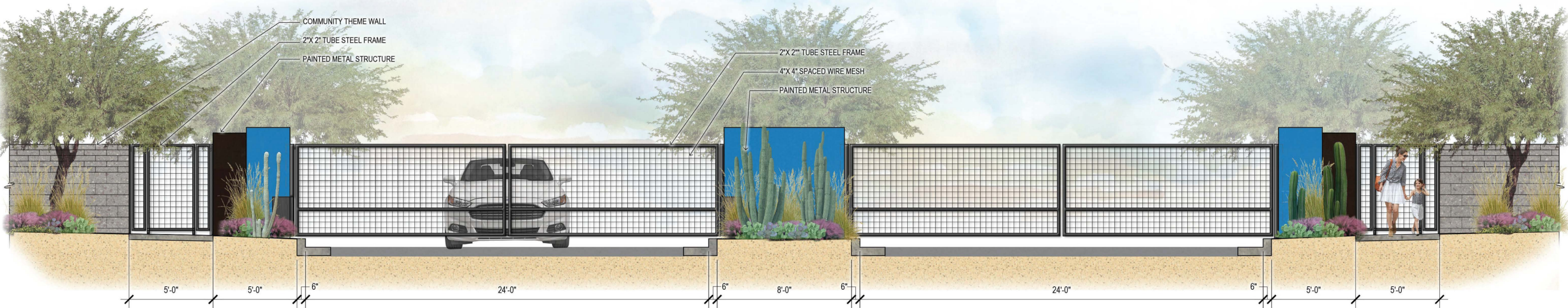
- KEYNOTES**
- ① THEME WALL
  - ② 8"x8"x16" SMOOTH STACKED BLOCK
  - ③ PARCEL SIGN (HALO BACKLIT)
  - ④ GABION BASKET (STONE WITH METAL MESH)
  - ⑤ PAINTED METAL BO
  - ⑥ DECORATIVE PAVING



Entry Monument Plan



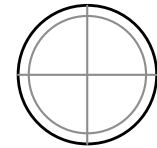





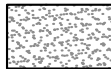
Entry Monument Elevation

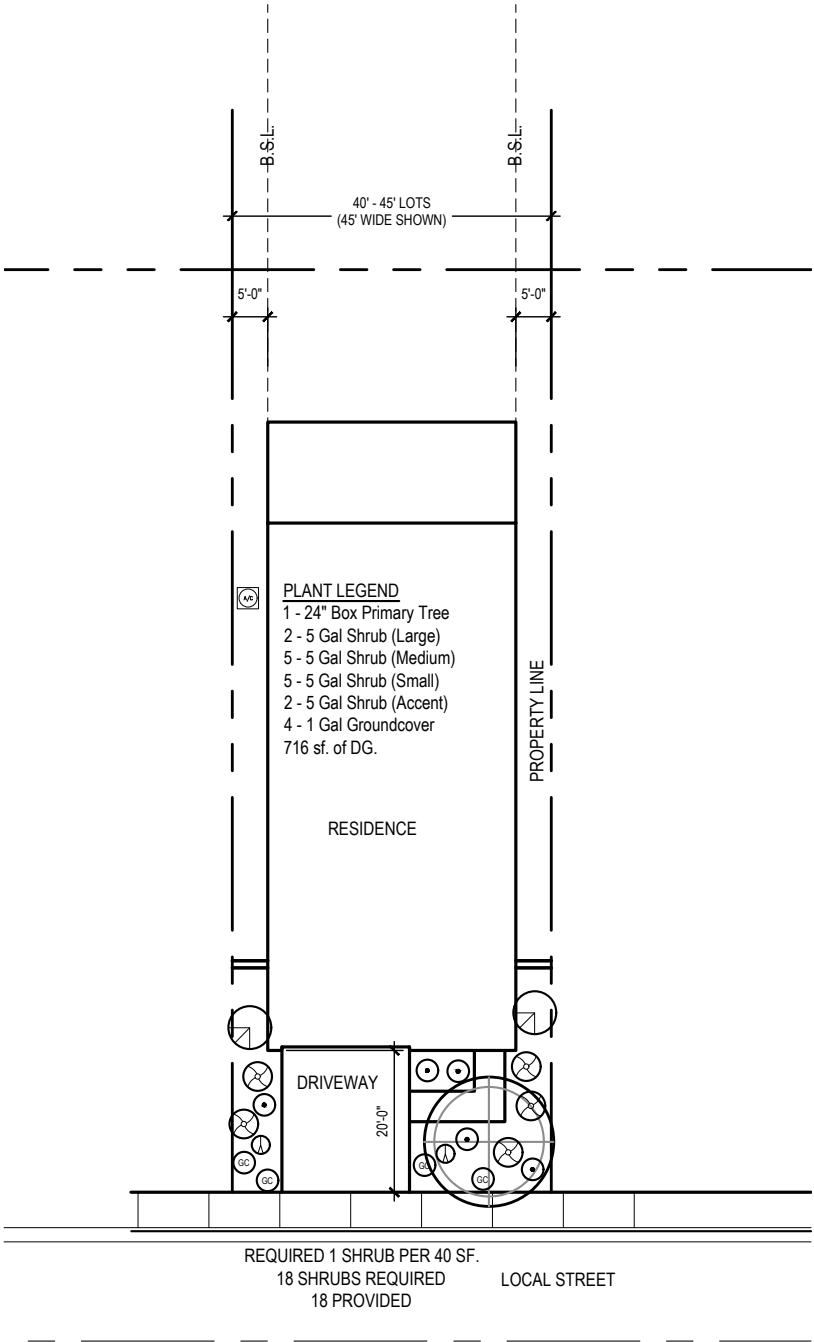




DESCRIPTION	QTY.
TOTAL FRONT YARD LANDSCAPE AREA	716 SF.
TOTAL PLANTS PROVIDED (1/40 SF. REQUIRED)	18 TOTAL
TOTAL SHRUBS PROVIDED 5 GAL. (70% MIN.)	14 TOTAL (78%)
TOTAL GROUND COVERS PROVIDED (30% MIN.)	4 TOTAL (22%)

Plant Legend

Symbol	Description
Trees	
	24" BOX PRIMARY TREE
Shrubs	
	5 GAL. SHRUB (LARGE)
	5 GAL. SHRUB (MEDIUM)
	5 GAL. SHRUB (SMALL)
	5 GAL. ACCENT PLANT (ACCENT/GRASSES)
	1 GAL. GROUNDCOVER
Inerts	
	2" DEEP DECOMPOSED GRANITE
	3/4" SCREENED PER GUIDELINES



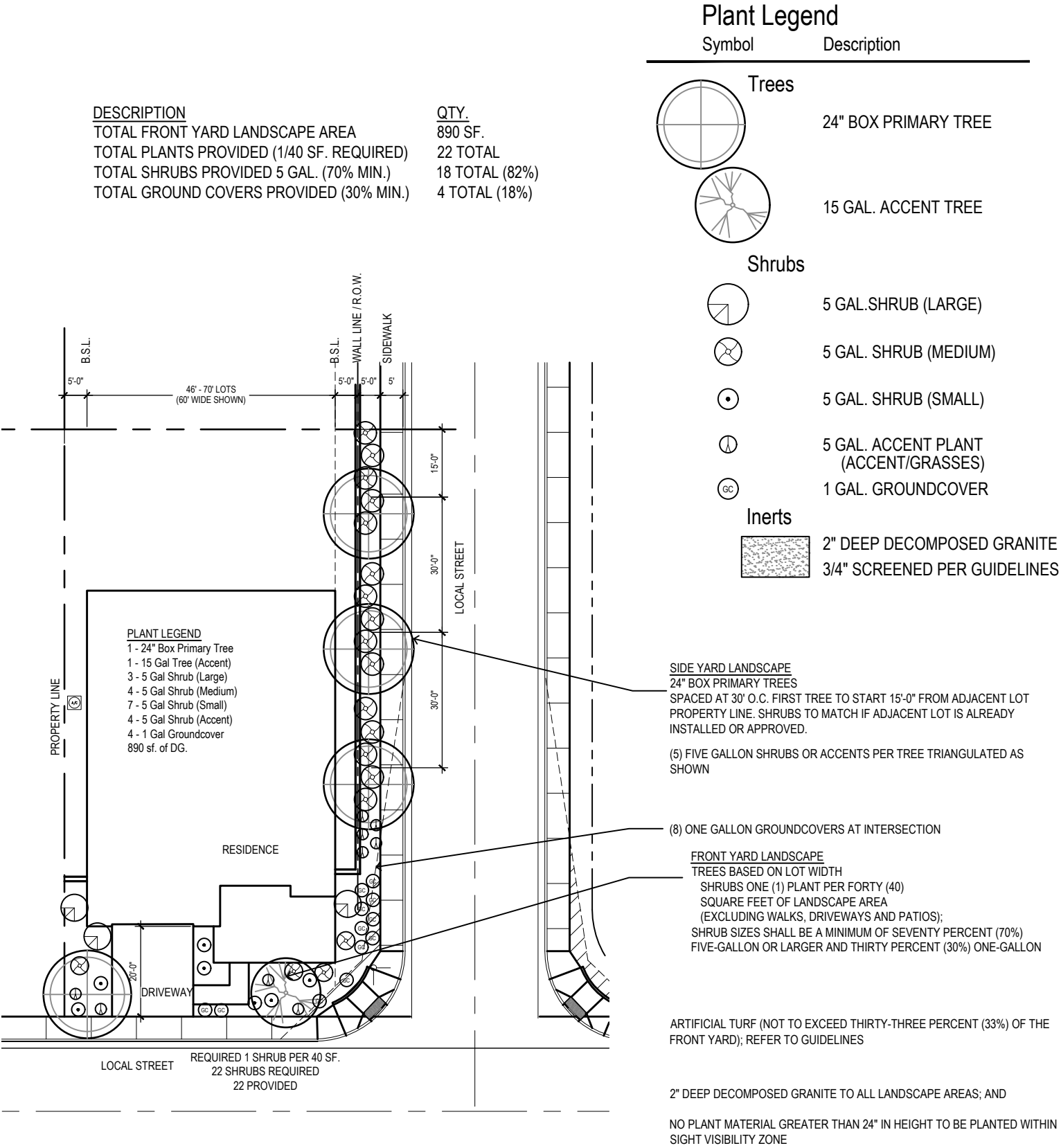
FRONT YARD LANDSCAPE  
TREES BASED ON LOT WIDTH  
SHRUBS ONE (1) PLANT PER FORTY (40)  
SQUARE FEET OF LANDSCAPE AREA  
(EXCLUDING WALKS, DRIVEWAYS AND PATIOS);  
SHRUB SIZES SHALL BE A MINIMUM OF SEVENTY PERCENT (70%)  
FIVE-GALLON OR LARGER AND THIRTY PERCENT (30%) ONE-GALLON

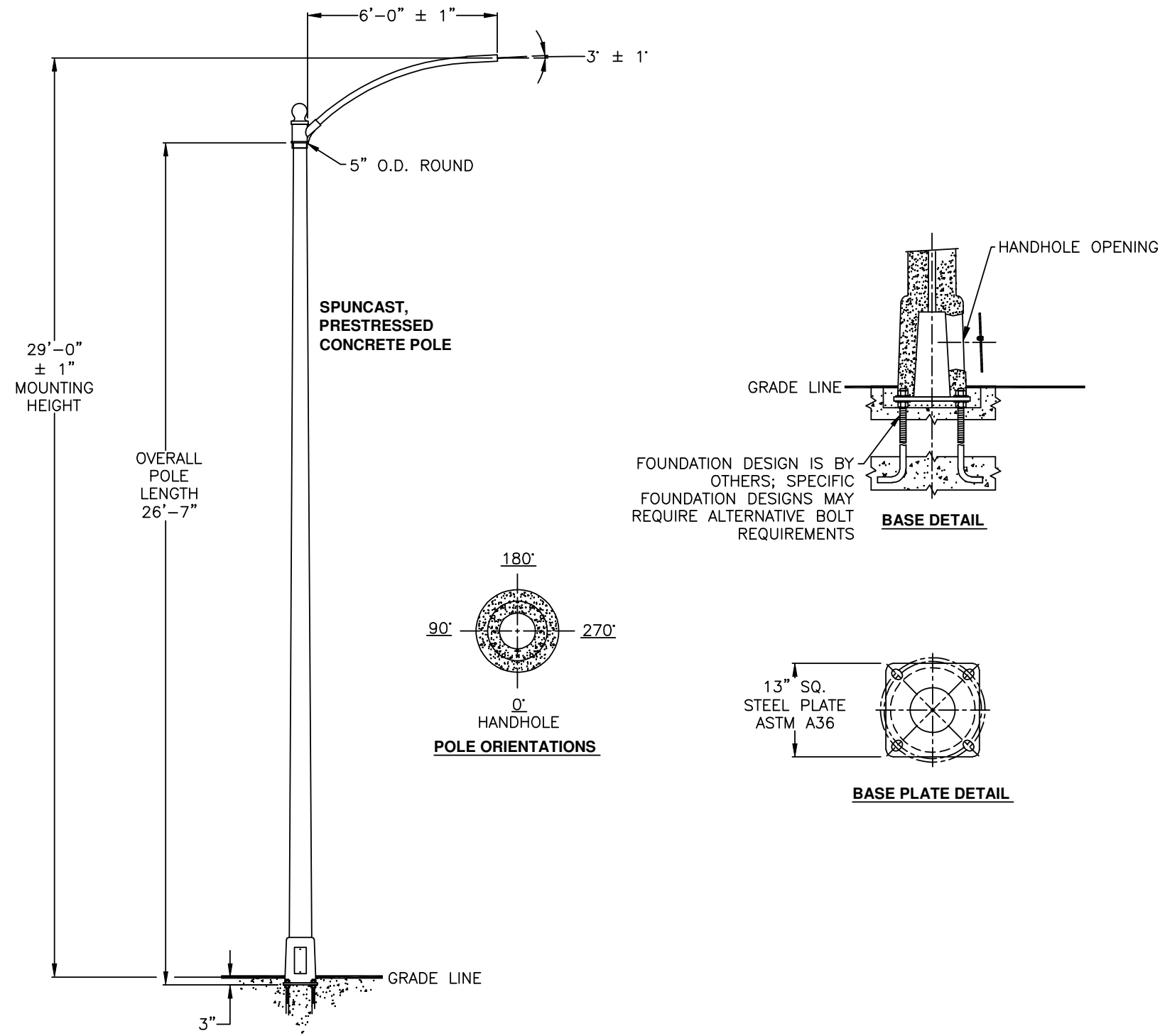
ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33%) OF THE  
FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND

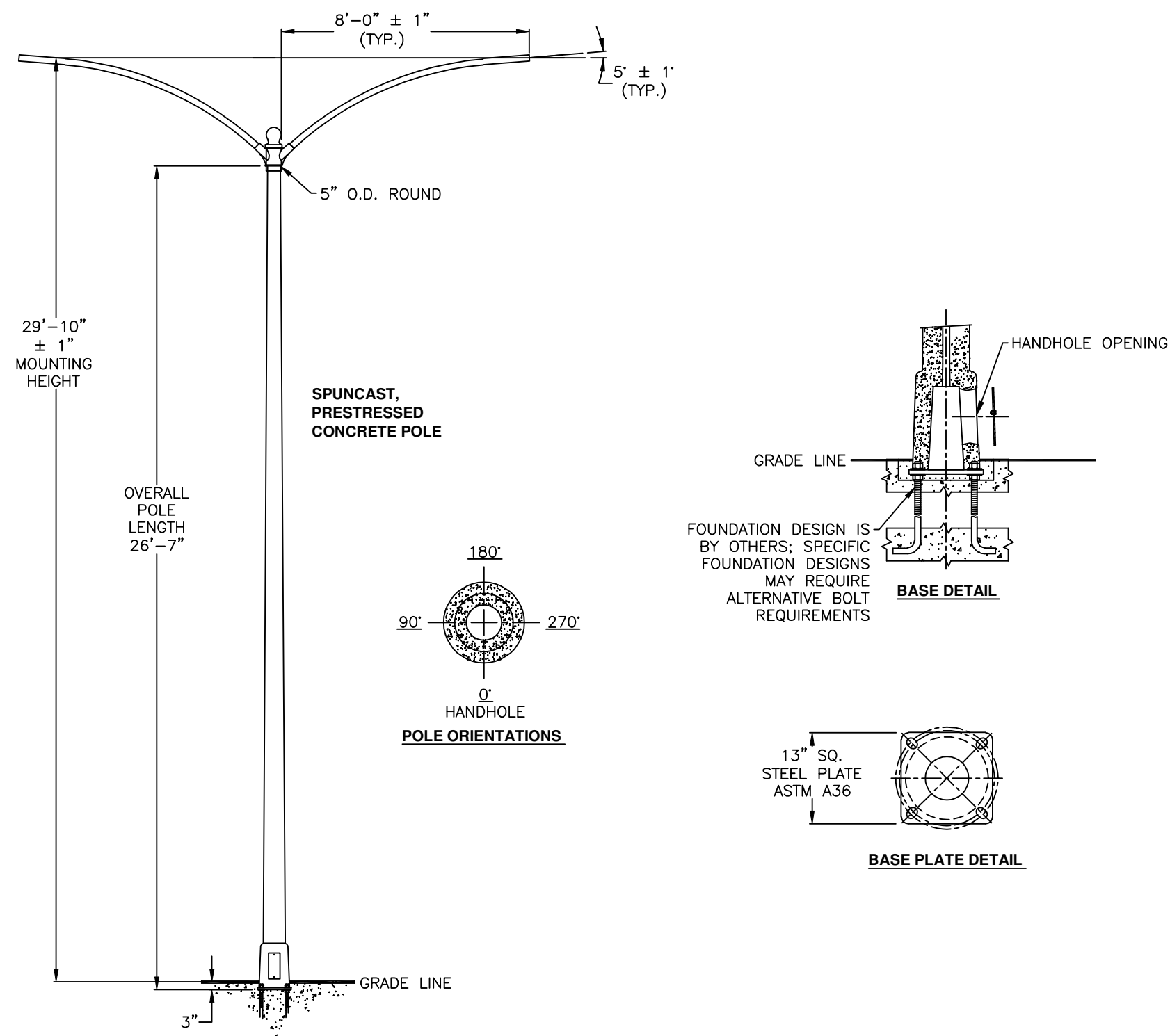
NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN  
SIGHT VISIBILITY ZONE

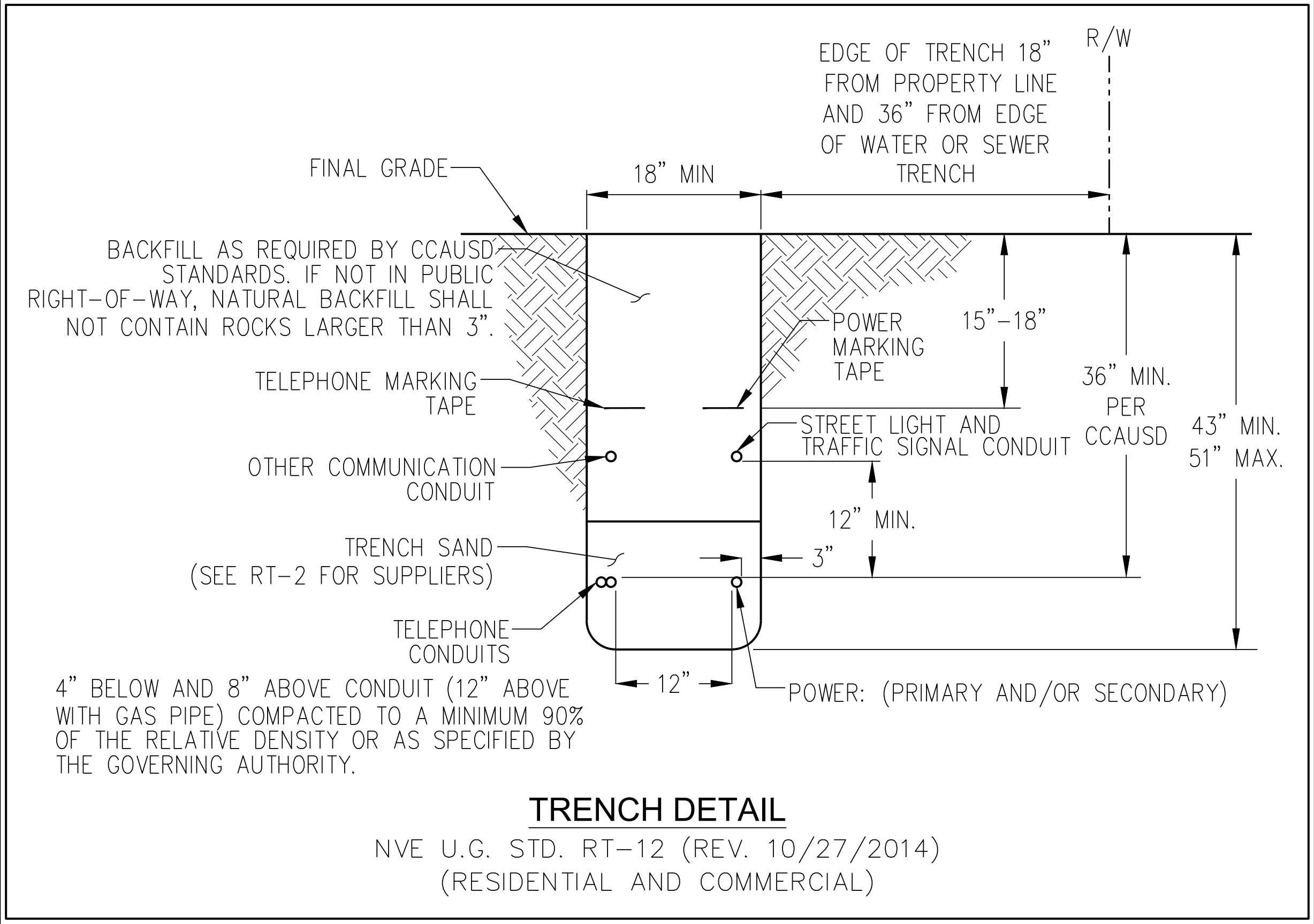
EXHIBIT 5.N.1: TYPICAL FRONT YARD LANDSCAPE (40' WIDE)











KEY				USE							
TREE SIZE: Small (<25 ft.), Medium (25-40ft.), Large (>40 ft.)											
				CANOPY SHADE TREE	ACCENT TREE	TREE SIZE	DESERT/VEGETATION	DESERT ADAPTIVE	ENHANCED DESERT	REGIONALLY ORNAMENTAL	
BOTANICAL NAME	COMMON NAME	WATER USAGE	WILDLIFE ATTRACTANT								
TREES											
Acacia anuera	Mulga	low	habitat				S		•	•	•
Acacia berlandien	Guajillo	low					S		•	•	•
Acacia craspedocarpa	Leather Leaf Acacia	low					S		•	•	•
Acacia smallii	Sweet Acacia	low	bee, habitat	•	•		S	•	•	•	•
Caesalpina cacalaco	Cascalote	low	habitat		•		S		•	•	•
Cercis candensis var. Mexicana	Mexican Redbud	low					S				
Chilopsis linearis	Desert Willow	low	hummingbird, wildlife food, habitat		•		M	•	•	•	•
Cordia boisseri	Texas Olive	low					S				
Ebonopsis ebano	Texas Ebony	low		•			S			•	•
Fraxinus oxycarpa 'Raywood'	Raywood Ash	moderate		•			M				
Fraxinus velutina	Arizona Ash	moderate		•	•		L			•	•
Fraxinus velutina 'Fan-Tex'	Fan-Tex Ash	moderate			•		L			•	•
Koelreuteria paniculata	Golden Rain Tree	moderate	bee				M				
Laurus nobilis	Bay Laurel	moderate					S				
Olea europaea 'Swan Hill' or 'Wilsonii'	Swan Hill Olive	moderate	habitat	•			M			•	•
Parkinsonia floridum	Blue Palo Verde	moderate					M	•			
Parkinsonia hyb.	'Desert Museum' Palo Verde	moderate					M			•	
Parkinsonia microphylla	Foothills Palo Verde	moderate					M	•			
Parkinsonia praecox	Palo Brea	moderate					M			•	
Pistacia chinensis 'Red Push'	Red Push Pistache	moderate	habitat	•			L				•
Pistacia lentiscus	Mastic Tree	low					S				
Prosopis SA hybrid 'Thornless'	Thornless Mesquite	low	habitat	•			M		•	•	•
Prosopis glandulosa 'Glandulosa' Thornless	Texas Honey Mesquite	low	bee, habitat	•	•		M	•	•	•	•
Prosopis velutina	Velvet Mesquite	low	habitat	•			M	•	•	•	•
Prunus caroliniana	Carolina Laurel Cherry	moderate			•		S				•
Quercus buckleyi 'Red Rock'	Red Rock Oak	moderate	wildlife food, habitat	•			M				
Quercus lobata	Valley Oak	moderate	wildlife food, habitat	•			M				•
Quercus virginiana 'Cathedral'	Cathedral Live Oak	low	wildlife food, habitat	•			L				•
Rhus lancea	African Sumac	low		•	•		M		•	•	•
Robinia ambigua 'Purple Robe'	Purple Robe Locust	moderate			•		M				•
Robinia ambigua 'Idahoensis'	Common Locust	moderate			•		M				•
Sophora secundiflora 'Silver Peso'	Texas Mountain Laurel	low		•	•		S		•	•	•
Ulmus parvifolia	Lacebark Elm	low	habitat	•	•		L				•
Vitex agnus-castus	Chaste Tree	low	habitat	•	•		S			•	
Yucca brevifolia	Joshua Tree	low					S		•	•	•
SHRUBS											
Atriplex canescens	Four-Wing Saltbush	low						•	•	•	•
Bulbine frutescens	Bulbine	low	butterfly, bee						•	•	•
Buxus microphylla	Japanese Boxwood	moderate									•
Caesalpinia gilliesii	Yellow Bird of Paradise	low									•
Caesalpinia mexicana	Mexican Bird of Paradise	moderate									•
Caesalpinia pulcherrima	Red Bird of Paradise	low									•
Calliandra californica	Baja Red Fairy Duster	low	hummingbird, habitat						•	•	•
Calliandra eriophylla	Fairy Duster	low	hummingbird, habitat					•	•	•	•
Cassia artemisioides	Feathery Cassia	low							•	•	•
Cassia nemophila	Desert Cassia	low							•	•	•
Cassia phyllodenia	Silver Leaf Cassia	low							•	•	•
Chrysactinia mexicana	Damianita	low							•	•	•
Cordia parvifolia	Little Leaf Cordia	low	habitat						•	•	•
Dodonaea viscosa 'Green'	Hop Bush 'Green'	low							•	•	•
Elaeocarpus decipens	Japanese Blueberry	moderate									•
Eremophila species	Eremophila	low								•	•
Ericamerica laricifolia	Turpentine Bush	low						•	•		•
Feijoa sellowiana	Pineapple Guava	moderate									•
Guara lindheimeri	Pink Guara	low									
Ilex vomitoria 'perdula'	Dwarf Youpon Holly	moderate									•
Juniperus sp.	Junipers	low-moderate	wildlife food								•
Larrea tridentata	Creosote Bush	low							•	•	•
Leucophyllum candidum 'Thunder Cloud'	Thundercloud Texas Ranger	low	bee, habitat						•	•	•
Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	low	bee, habitat						•	•	•
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Ranger	low	bee, habitat						•	•	•
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	low	bee, habitat						•	•	•
Ligustrum japonicum 'Texanum'	Texas Privet	moderate									•
Punica granatum	Dwarf Pomegranate	moderate									
Pyracantha Santa Cruz	Hybrid Pyracantha	moderate	wildlife food, habitat								•
Rhapiolepis indica	Indian Hawthorne	moderate	wildlife food								•
Rosemary officinalis 'Collingswood Ingram'	Collingswood Ingram Rosemary	low	bee							•	•
Rosemary officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	low	bee							•	•
Russellia equisetiformis	Coral Fountain	moderate									
Salvia clevelandii	Chaparral Sage	low	hummingbird								•
Salvia greggii	Red Salvia	low									•
Salvia leucantha	Mexican Bush Sage	moderate	hummingbird						•	•	•
Simmondsia chinensis	Jojoba	low						•	•		•
Tecoma stans - Variety	Yellowbells	low								•	•
Teucrium chamaedrys	Prostrate Germander	moderate									
Teucrium fruticans	Bush Germander	moderate	bee							•	•
Viguira deltoidea	Goldeneye	low							•	•	
Xylosma congestum	Shiny Xylosma	moderate	habitat								•
Xylosma congestum ' Compactum'	Dwarf Shiny Xylosma	moderate	habitat								•



## SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

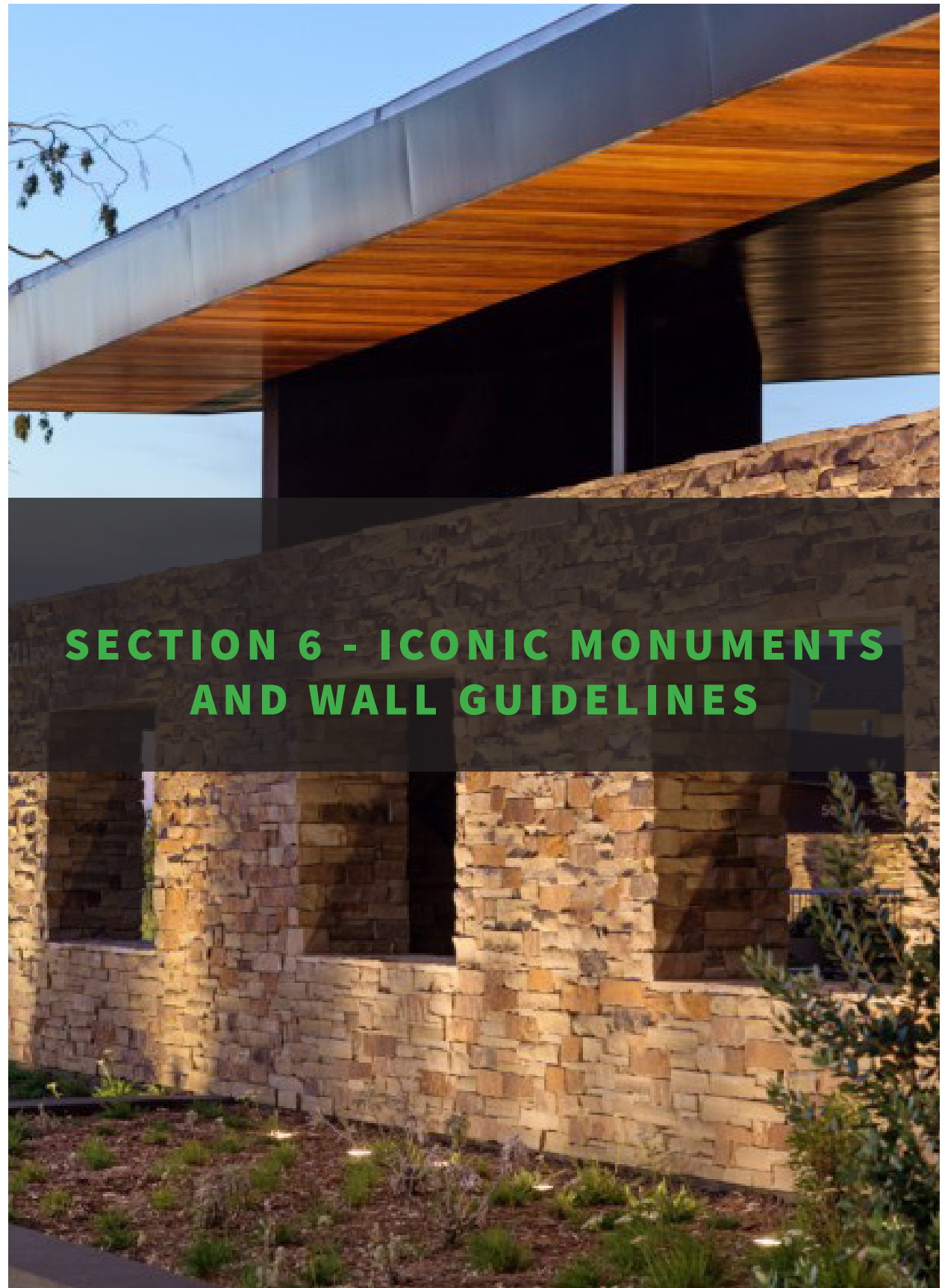
KEY				USE							
TREE SIZE: Small (<25 ft.), Medium (25-40ft.), Large (>40 ft.)				CANOPY SHADE TREE	ACCENT TREE	TREE SIZE	DESERT/REVEGETATION	DESERT ADAPTIVE	ENHANCED DESERT	REGIONALLY ORNAMENTAL	
<b>ACCENTS</b>											
Agave americana	Century Plant	low									
Agave american 'Marginata'	Variegated Century Plant	low									
Agave augustifolia	Nanew Leaf Agave	low									
Agave bovicornita	Cow's Horn Agave	low									
Agave gemmiflora	Twin Flowered Agave	low									
Agave parryi-huachuensis	Parry's Agave	low									
Aloe ferox	Tree Aloe	low									
Aloe X 'Blue Elf'	Blue Elf Aloe	low									
Asclepias subulata	Desert Milkweed	low									
Bulbine frutescens	Shrubby Bulbine	low									
Cereus sp.	Cereus	low									
Cylindropuntia echinocarpa	Silver Cholla	low									
Dasyliirion acrotriche	Green Desert Spoon	low									
Dasyliirion longissimum	Toothless Desert Spoon	low									
Dasyliirion wheeleri	Desert Spoon	low									
Dietes bicolor	Fortnight Lily	moderate									
Dietes indioides 'vegata'	Butterfly Iris/African Iris	moderate									
Echinocactus grusonii	Golden Barrel Cactus	low									
Echinocarpus engelmannii	Hedgehog	low									
Euphorbia antisyphilitica	Candelilla	low									
Euphorbia resinifera	Moroccan Mound	low									
Ferocactus acanthoides	Compass Barrel Cactus	low									
Ferocactus cylindraceus	California Barrel Cactus	low									
Ferocactus wislizenii	Fishhook Barrel Cactus	low									
Fouqueria splendens	Ocotillo	low									
Hesperaloe parvifolia 'Brakelights'	Brakelights Hesperaloe	low									
Hesperaloe parvifolia	Red/Yellow Yucca	low									
Opuntia sp.	Prickly Pear	low									
Pachycereus marginatus	Mexican Fence Post Cactus	low									
Pedilanthus macrocarpus	Lady Slipper Plant	low									
Yucca baccatta	Banana Yucca	low									
Yucca brevifolia	Joshua Tree	low									
Yucca elata	Soap Tree Yucca	low									
Yucca pallida	Pale Leaf Yucca	low									
Yucca schidigera	Mohave Yucca	low									
Yucca recurvifolia	Pendulous Yucca	low									
Yucca rupicola	Twisted Leaf Yucca	low									
<b>GRASSES</b>											
Bouteloua gracilis	Blonde Ambition	low									
Festuca glauca*	Blue Fescue	low									
Muhlenbergia capillaris	Regal Mist	low									
Muhlenbergia dumosa	Bamboo Muhly	low									
Muhlenbergia lindheimeri	Autumn Glow	low									
Muhlenbergia rigens	Deer Grass	low									
Nolina microcarpa	Bear Grass	low									
Nolina nelsoni	Blue Nolina	low									
Ophiopogon jaburan 'Dwarf Kyoto'	Dwarf Mondo Grass	moderate									
Ophiopogon japonicus*	Mondo Grass	moderate									
Phyllostachys aurea	Golden Bamboo	moderate									
<b>GROUND COVERS</b>											
Artemisia arborescens 'Powis Castle'	Powis Castle Artemisia	low									
Callistemon sp.	Little John Bottle Brush	moderate									
Chrysactinia mexicana	Damianta	low									
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	low									
Eremophila glabra 'Outback Sunrise'	Outback Sunrise Eremophila	low									
Erigeron divergens 'Effusion'	Native Fleabane	low									
Euphorbia rigida	Spurge (Gopher Plant)	low									
Gaura lindheimeri	Gaura	low									
Gazania rigens	Gazania	low									
Hymenoxis acaulis	Angelita Daisy	low									
Juniperus procumbens 'Nana'	Prostrate Juniper	moderate									
Juniperus sabina 'Buffalo'	Buffalo Juniper	moderate									
Lantana spp.	Lantana spp	low									
Melampodium leucanthum	Blackfoot Daisy	low									
Pyracantha fortuneana 'Santa Cruz'	Firethorn	moderate									
Pyracantha koidzumii 'Red Elf'	Dwarf Pyracantha	moderate									
Rosemary officinalis 'Prostratus'	Trailing Rosemary	low									
Teucrium chamaedrys	Germander	moderate									
Trachelospermum asiaticum	Asiatic Jasmine	moderate									
Trachelospermum jasminoides	Star Jasmine	moderate									
<b>VINE</b>											
Clematis vitalba	Carolina Jasmine	moderate									
Hardenbergia violacea	Lilac Vine	moderate									
Rosa banksiae	Lady Banksrose	moderate									
Trachelospermum jasminoides	Star Jasmine	moderate									
Wisteria sinensis	Chinese Wisteria	moderate									

## EXHIBIT 5.AC: APPROVED/PROHIBITED PLANTING LIST

## SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

KEY TREE SIZE: Small (<25 ft.), Medium (25-40ft.), Large (>40 ft.)				USE						
				CANOPY SHADE TREE	ACCENT TREE	TREE SIZE	DESERT/REVEGETATION	DESERT ADAPTIVE	ENHANCED DESERT	REGIONALLY ORNAMENTAL
<b>Prohibited</b>										
Brachychiton populneus	Bottle tree									
Cenchrus ciliaris or Pennisetum ciliare	Buffel Grass									
Cynodon dactylon	Common Bermuda Grass									
Eragrostis lehmanniana	Lehmann's Lovegrass									
Gutierrezia sarothrae	Snakeweed									
Hordeum jubatum	Foxtail Barley									
Pennisetum sp.	Fountain Grass									
Oleander sp.	Oleanders - except for petite varieties									
Olea sp.	Olive Species - except for 'Swan Hill'									
Parkinsonia aculeata	Jerusalem Thorn/Mexican Palo Verde									
Prosopis chilensis	Chilean Mesquite - in pedestrian/vehicular areas									
Rhus lancea	African sumac									

EXHIBIT 5.AC: APPROVED/PROHIBITED PLANTING LIST



## SECTION 6 - ICONIC MONUMENTS AND WALL GUIDELINES



# 6. ICONIC MONUMENTS AND WALL GUIDELINES

## 6.A ICONIC MONUMENT HIERARCHY

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

### 6.A.1 Primary Community Entries

Primary / community entries create a clear sense of arrival.

Plant materials shall be consistent with the Sunstone Recommended Plant List in Exhibit 5.AC, Master Developer project design, and/or other ARC approved species. Any secondary community entry design to be approved by ARC at a future time.

Refer to the graphic plan view pictorial in Exhibit 6.A.1.

### 6.A.2 Community Identification

Community identification will enhance the community branding with layered massings of landscape, trees, low walls and way finding signage. Materials will be consistent with materials used at the primary community entry (see Exhibit 6.A.2).

Plant materials shall be consistent with the Sunstone Recommended Plant List in Exhibit 5.AC, Master Developer project design, and/or other ARC approved species.

### 6.A.3 Monument Lighting

Monument lighting, depending on the height of the structure, may be a combination of down-lighting, on-structure lighting, and/or ground level uplighting. Type of lighting shall also be sensitive to the proximity of the monument to residential dwelling units.

## 6.B BUILDER SUBDIVISION WALLS

A consistent wall design is important to create a cohesive appearance. All walls visible from public spaces shall be decorative walls. Builders shall provide a minimum ten foot (10') wide planting strip between sidewalk or common element and the wall, unless otherwise indicated in Section 2.A Within the Sunstone Design Guidelines. All walls (including retaining walls) need to be located a minimum of five feet (5') from all sidewalks.

Where walkways or pass-throughs are located between residential lots, the retaining walls and fences along both sides of walkways should be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths through the use of low walls and rail fences along property lines.

### 6.B.1 Theme Walls

Theme walls shall be defined as those walls that are adjacent to streets N Skye Canyon Park Dr, Log Cabin Way, Moccasin Rd, Sky Pointe Dr, Skye Village Rd, Sunbridge Pointe Way, Ohare Rd, and US95 . Theme walls visible from public spaces shall be trendstone polished masonry with deep raked joints, top cap to be a 4" x 6" x 16" reverse bond beam with all edges finished. Powder coated steel columns to be used to transition from different wall types (re: secondary walls, view fence, etc..) and on high visible corners, refer to the graphic pictorials in Exhibits 6.B for design.

### 6.B.2 Interior Walls

Walls separating lots shall be 6' high minimum, precision block walls. Wall color shall match color of theme walls. Waterproof material shall be applied to wall as applicable. These walls shall not extend above the height of any theme wall or view fence on the perimeter. The location of the walls adjacent to common elements or open spaces shall be located entirely within the lot of the residence and shall be maintained by the property owner.

## SECTION 6 - ICONIC MONUMENTS AND WALL GUIDELINES

### 6.B.3 Retaining Walls

Retaining walls shall be designed to be 6-0" interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Additional specifications:

Rockery retaining walls may be used in lots instead of masonry retaining walls. These walls shall be treated with Permeon or other approved equal;

Retaining walls should match materials and color of adjacent walls where they occur;

Retaining walls alongside lot lines may not exceed six feet (6') high within the front yard setback area and must terminate a minimum of five feet (5') from the back of sidewalk;

Terraced walls must provide a four foot (4') wide landscape area between the back of the lower retaining wall and the face of the upper wall/fence/retaining wall;

Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed twelve feet (12') to the homeowner side;

Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed ten feet (10') to the visible edge and twelve feet (12') to the homeowner side; and

All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

### 6.B.4 View Fences

View fencing shall be utilized along Paseos, Trails, and Parks. Refer to the graphic pictorial in 6.B for design. View fencing shall meet the following criteria:

Where fence is located along any street edge, paseos, and enhanced and amenitized common areas, efforts should be made to add visual interest to long runs of uninterrupted fence, such as adding columns, pilasters, fin walls, or horizontal articulation;

Color shall be black;

Maximum height shall be six feet (6') or meet jurisdictional pool fencing codes when applicable;

Combination fence and walls shall have a maximum height of six feet (6'); and

It is the responsibility of the homebuilder/owner to make sure that any wall or fence meets the jurisdictional requirements for a swimming pool safety barrier.

View fences adjacent to streets within any zoning district are permitted to have retaining wall heights up to 6' and screen walls up to 6', the height of both walls may not exceed ten feet (10') to the visible edge and twelve feet (12') to the homeowner side.





Limestone Blocks



Sunstone



Koda 3Form Light Box



limestone Veneer



SECTION 6 -ICONIC MONUMENTS AND WALL GUIDELINES



- KEYNOTES
- 1 PRIMARY BOARDFORM DIRECTIONAL WALL 10'-6" HIGH FROM CURB
  - 2 SECONDARY BOARDFORM DIRECTIONAL WALL 3'-6" HIGH ON LOW SIDE
  - 3 COBBLE LANDSCAPE BUFFER
  - 4 TERTIARY BOARDFORM DIRECTIONAL WALL 6'-6" HIGH
  - 5 ELEVATED GRADE IN CENTAL LANDSCAPE AREA
  - 6 LANDSCAPE TO FEATURE GRASSES, SUCCULENTS, AND EVERGREEN SHRUBS
  - 7 4' GRANULAR TRAIL
  - 8 PEDESTRIAN CROSSING



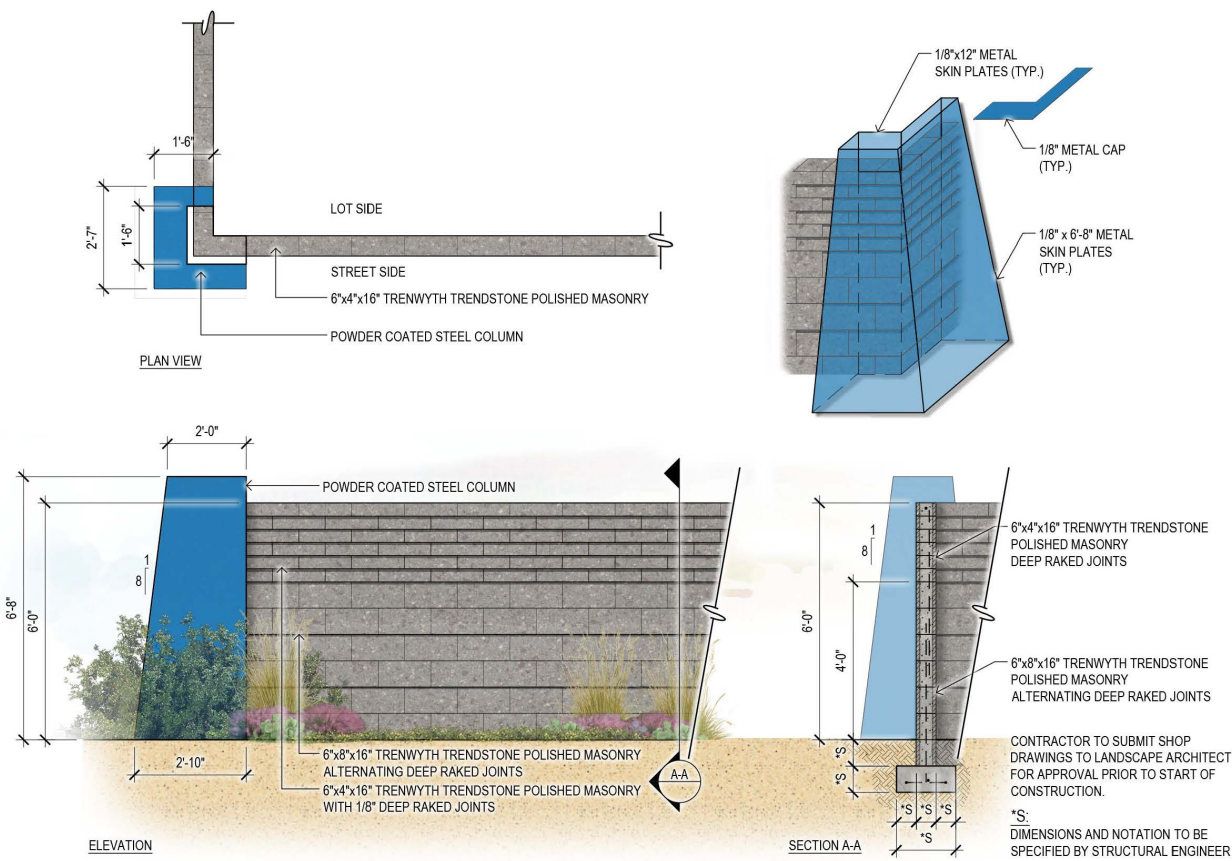
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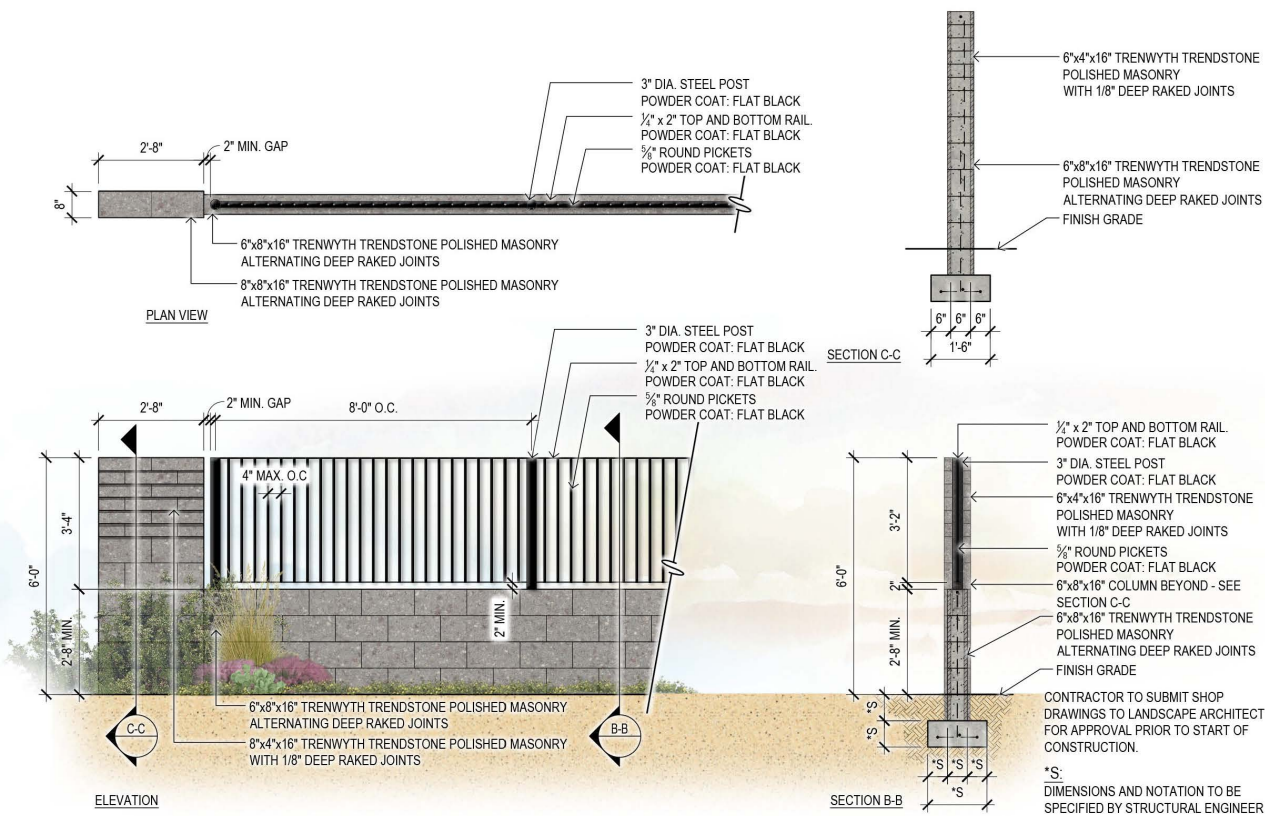
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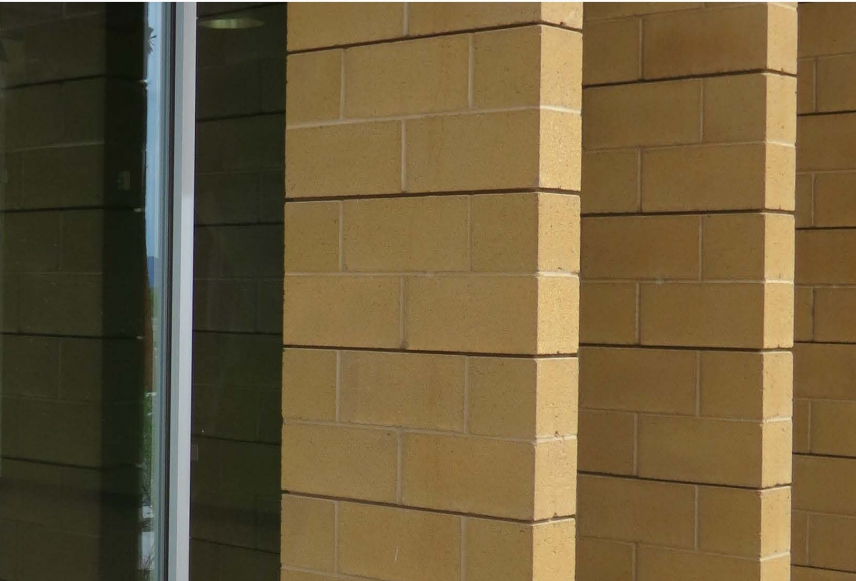
SECTION 6 -ICONIC MONUMENTS AND WALL GUIDELINES



Theme Wall & Column



Full View Fence









# 7. COLOR

## 7.A NUMBER OF COLOR SCHEMES

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

Each single-family attached neighborhood shall have at least three color schemes for each elevation style.

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

## 7.B BUILDING COLORS

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

### Primary Base Color

- Stucco, masonry, or siding on primary wall surfaces.

### Secondary Base Color and Fascia

- Stucco, masonry, or siding on primary wall surfaces and fascia.

### Trim Color

- Window and door trim.

### Accent Color

- Entry doors, shutters and iron.

Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture and logical color termination points are identified early on.

Color changes should occur at inside corners only.

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

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

Likewise, where masonry is used at the base of the building, the visible wall surface below the level of the weep screed, shall be painted a color that closely matches the masonry color directly above.

## 7.C ROOF COLORS

Blended roof colors are encouraged.

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

Single-family attached and Multi-family neighborhoods shall have at least two individual roof colors.

## 7.D COLOR PLOTTING CRITERIA

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



# 8. DESIGN REVIEW

## 8.A INTRODUCTION

The Master Developer shall administer all project submittals and approvals for development within Sunstone with regard to the implementation of the Design Guidelines. The procedure described below shall be used to administer the implementation process.

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

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

## 8.B IMPROVEMENTS REQUIRING REVIEW

All parcel improvements by the builder will require review and approval by the Master Developer.

Improvements requiring review include but are not limited to residential product including new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures.

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

## 8.C ARCHITECTURAL REVIEW COMMITTEE

The Master Developer shall establish an Architectural Review Committee (ARC) to review each project submittal. The ARC shall consist of representatives from the Master Developer along with an architectural

consultant, landscape consultant, and civil engineering consultant. In addition, the ARC may consult with other professional advisors as deemed appropriate. Projects for design review shall be submitted to the Architectural Review Committee at the address listed below. Complete submissions are required in order for the ARC to make an expeditious review.

## 8.D SUBMITTAL REQUIREMENTS

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

### Preliminary Concept Site Plan (Per Production Neighborhood)

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

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

### Detailed Development Plan (Per Production Phase):

- Proposed street locations and dimensions;
- Proposed lot lines and dimensions;
- Proposed pedestrian connections;
- Building footprints (Model and elevation must be specified);
- Driveway and/or alley placement;
- Wall Plans;
- Wall and Fence locations and heights;



## SECTION 8 - DESIGN REVIEW

- Adjacent street(s) and open space; and,
- Lot Fit.

### Architectural Plans:

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

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

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

### Landscape Plan:

- Typical front yard landscape plans (one plan for each elevation)
- Model complex landscaping;
- Street tree species, size and location;
- Neighborhood entries;
- Planting and fencing details;
- Marketing / community signage;
- Monumentation; and,
- Common open space landscape.

## 8.E PLAN CHECK FEES

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

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

Upon review of the submittal, additional fees may be required to cover expenses incurred by the ARC.

## 8.F DESIGN REVIEW AND APPROVAL PROCESS

The Architectural Review Committee (ARC), established by the Master Developer, shall review each project submittal. Within 10 business days of receipt of a complete submittal, the ARC shall recommend "approved", "approved with conditions", or "denied". Failure to approve is denial. The ARC shall summarize its finding in a written response letter to the Master Developer. The Master Developer shall make the final decision regarding approval of the submittal.

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

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



## 8.G ADMINISTRATION

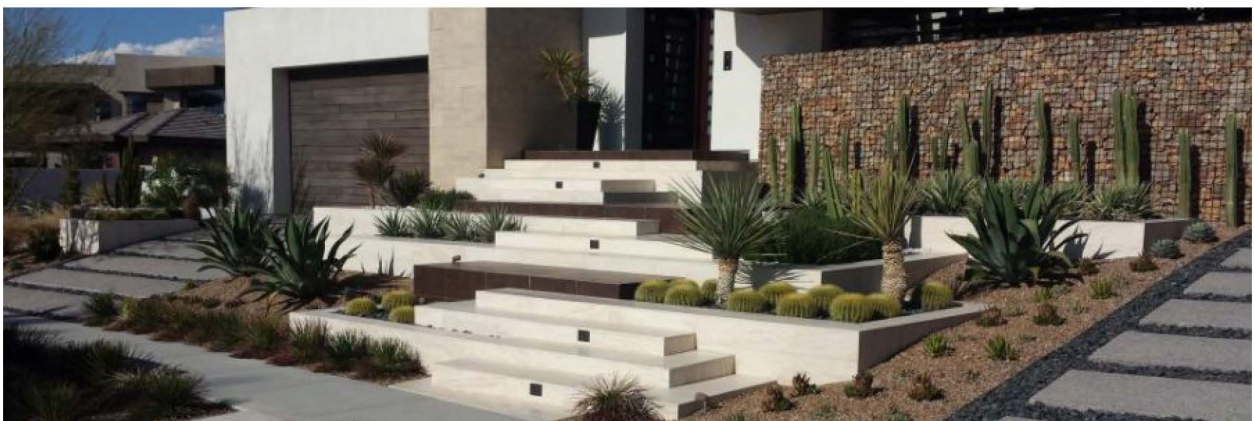
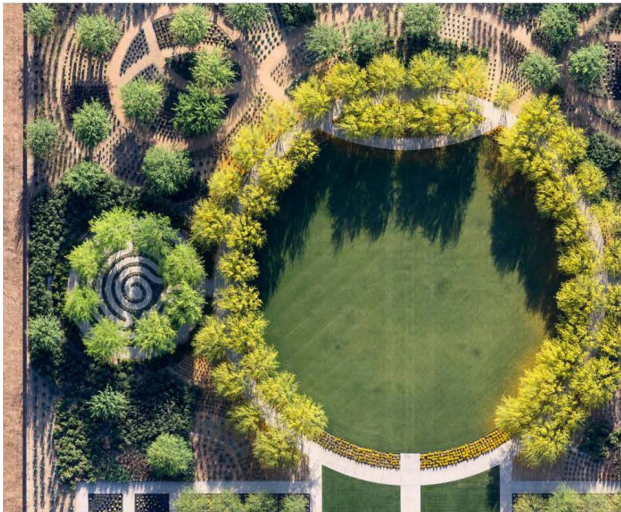
### 8.G.1 Amendment

The Design Guidelines may be amended from time to time by the Master Developer through the process called out in Section 3.05 in the Sunstone Development

Agreement.

### 8.G.2 Prevalence of Declaration

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





## SECTION 8 - DESIGN REVIEW

### 8.G.3 Miscellaneous

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

### 8.G.4 Prosecution of Work After Approval

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

### 8.G.5 Violations

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

### 8.G.6 Recordation of Notice

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

### 8.G.7 Rule Making Authority

The Master Developer adopts these Design Guidelines for the purpose of interpreting, applying, supplementing and implementing the provisions of the Master CC&Rs pertaining to the design of site improvements. A copy of the Design Guidelines as from time to time adopted, amended or repealed, shall be maintained in the office of the Master Developer and shall be available for inspection during normal business hours by any

applicant or any architect or agent of any such applicant. It shall be the responsibility of the applicant or architect or agent of any such applicant to inform themselves as to any and all such changes of these Design Guidelines.

### 8.G.8 Sunstone Community Association Design Review

Any subsequent additions or remodels to any home by a private homeowner shall be subject to design review and approval as administered through the Sunstone Community Association. Refer to supplemental Homeowner Design Manual.

### 8.G.9 Liability of Committee

Provided that the Master Developer acts in good faith, neither the Master Developer nor any representative thereof shall be liable to any applicant or any other person for any damage, loss or prejudice suffered or claimed on account of the review of any plans, specifications or materials. The review and delivery of a form of approval or disapproval is not to be considered an opinion as to whether or not the plans are defective or whether the construction methods or performance of the work proposed therein is defective, or whether the facts therein are correct or meet The City of Las Vegas Building Codes.

### 8.G.10 Professional Advice

The Master Developer may employ the services of an architect, attorney, land planner, landscape architect or engineer to render professional advice and may charge the cost for services of such a professional to the applicant, but only after the applicant has been informed in advance such compensation shall be so charged.





# SUNSTONE

## Design Guidelines

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9275 W. Russell Road, Suite 400  
Las Vegas, Nevada 89148  
Attention: Robert Johnson, Vice President  
Email: [robert.johnson@lennar.com](mailto:robert.johnson@lennar.com)