

DESERT PINES

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES



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Cover images courtesy of the City of Las Vegas.

Submitted to:
City of Las Vegas
Planning and Zoning Department
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240000

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1. INTRODUCTION

Located on the southeast corner of Mojave Road and Bonanza Road in the City of Las Vegas ("City") is an approximately ninety-four and ninety three hundredths (94.93) gross acre site referred to as Desert Pines (hereafter referred to as "Desert Pines" or "Site"). Refer to **Exhibit 1A: Regional Vicinity Map** and **Exhibit 1B: Vicinity Map** for location details.

The Desert Pines Development Standards and Design Guidelines ("DPSG"), serves as the regulatory framework for development within Desert Pines. This document provides:

- A. Development Standards ("Standards") which are objective, mandatory criteria regulating measurable and enforceable aspects of the project, such as building setbacks, heights, and parking ratios that must be followed to ensure compliance with the project's regulatory requirements. These requirements are detailed in **Chapter 3: Desert Pines Development Standards** and further outlined in **Appendix A: Application for DRC Submittal**, which provides the submittal checklist for all Standard requirements. These Standards will be the primary focus of the City's review for conformance.
- B. Design Guidelines ("Guidelines") which are qualitative, intent-driven recommendations that encourage creativity while aligning with the overarching vision for Desert Pines. The Design Review Committee (DRC) will evaluate adherence to these Guidelines as well as the Standards during their review process.

Together, these Standards and Guidelines support high quality development and ensure consistency with the goals and vision of the City of Las Vegas 2050 Master Plan.

1.1 PURPOSE AND INTENT

The purpose of this document is to establish clear and enforceable Development Standards while providing flexible Design Guidelines that promote innovation and align with the vision for Desert Pines.

The Master Developer and the DRC will conduct the initial review of all submittals to ensure compliance with the DPSG before submission to the City. The City will then review submissions for consistency with the Development Agreement (DA) and the City of Las Vegas Unified Development Code ("Unified Development Code"). In the event of disputes, the City Council will serve as the ultimate arbiter.

1.2 COMMUNITY VISION

Desert Pines is designed to be a vibrant, modern community that resonates with the distinctive arid environment of Nevada and positions itself as a desirable lifestyle destination for both current and prospective residents of Las Vegas. The DPSG fosters a strong sense of identity and community cohesion.

The Standards and Guidelines address key elements such as architecture, site planning, landscape architecture, lighting, and signage, ensuring consistency and excellence by providing a detailed framework for the community's physical layout. While providing clear development standards, the DPSG also allows for innovative alternative designs and technologies that align with the community's vision.

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1.3 PROJECT LOCATION

The Site is located at the southeast corner of Mojave Road and Bonanza Road, north of Interstate 515 in the City of Las Vegas, within the East Las Vegas planning area in the City's 2050 Master Plan. The Site was previously developed as the Desert Pines golf course and is bounded by Mojave Road, Bonanza Road, Interstate 515, and Pecos Road. Refer to **Exhibit 1A: Regional Vicinity Map** and **Exhibit 1B: Vicinity Map** for more information on the location of Desert Pines.

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EXHIBIT 1B: VICINITY MAP



1.4 ADMINISTRATION

1.4.1 Supporting Documents

The DPSG supplements the following documents, which must also be consulted during the design and development of individual Parcels within Desert Pines:

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

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

While the Master Developer has discretion in interpreting the design criteria, all interpretations will be reviewed by the City for consistency with the Development Agreement and the DPSG. In the event of disputes, the City Council will serve as the ultimate arbiter.

1.4.2 Modifications to the Master Development Plan and DPSG

Changes to the approved Desert Pines Master Development Plan and DPSG must follow the process and criteria outlined in the Development Agreement.

1.4.2.1 Appealing a Decision from the Planning Commission

The Master Developer may appeal any action of the Planning Commission by providing a written request for an appeal with the City Clerk within ten (10) days of the Planning Commission action. Such appeal shall be scheduled for a hearing at the next available City Council meeting.

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1.5 DEFINITIONS

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

- 1. Alley:** A private or public way which affords only a secondary means of access to abutting property, and which is not intended for general travel or circulation. Alleys are not considered a type of street.
- 2. Alternate (non-solar) energy technologies:** Refers to innovative methods and systems used for generating energy that do not rely on solar power. These technologies are those approved for implementation within a residential development and are aimed to promote diverse, sustainable, and efficient energy sources.
- 3. Animal Training School:** A facility that specializes in the training of household animals.
- 4. Applicant:** means the party or representative making a formal application to build or improve portions of Desert Pines.
- 5. Artificial Turf:** Artificial turf is a surface of synthetic fibers made to look like natural grass.
- 6. Autonomous Transportation Pick-Up/Drop-Off:** Designated areas for the pick-up and drop-off of passengers by autonomous vehicles, including cars, buses, and shuttles that operate without direct human control. This category encompasses specific locations where passengers can safely enter and exit autonomous vehicles.
- 7. Balcony:** a projecting non-enclosed position of the house located three (3) feet or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.
- 8. Call Center/Data Center:** A facility primarily used for telemarketing, customer service, and electronic data storage and processing. Call centers handle large volumes of telephonic customer interactions, while data centers provide infrastructure to house computer systems and associated components, such as telecommunications and storage systems. These facilities require advanced technological and telecommunications infrastructure to support continuous operations and may also include offices for administrative staff, technical support, and security operations.
- 9. Car Charging Stations:** Facilities equipped to charge electric vehicles, consisting of charging equipment and designated parking spaces. These stations may be standalone or incorporated into existing parking areas and can range from basic slow-charging units to rapid-charging stations.
- 10. Code:** means the City Las Vegas Unified Development Code, including all ordinances, rules, regulations, standards, criteria, manuals and other references adopted therein.
- 11. Design Review Committee (DRC):** 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 Desert Pines.

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- 12. Dog Park:** A designated outdoor public area specifically designed for dogs to exercise, play, and socialize off-leash in a controlled environment under the supervision of their owners. These facilities typically include fencing, waste disposal stations, water fountains, shade structures, and separate sections for different sizes and temperaments of dogs. Dog parks must adhere to local health and safety regulations to ensure a clean and safe environment for both pets and their owners.
- 13. Farmers Market:** A building, structure, or tract of land with open air stands that is used for the primary purpose of retail sales of fresh fruits, vegetables, flowers, herbs, or plants. This definition may also include the accessory sales of other unprocessed foodstuffs, home processed food products, baked goods, and homemade handicrafts.
- 14. Food Truck Court:** A commercial property where multiple mobile food vendors (i.e. food trucks) may operate simultaneously. In addition to providing spaces or stalls for mobile food vendors, food truck courts shall, at a minimum, provide for restroom facilities, drinking fountains, trash and recycling receptacles, shade and seating. Recreational or entertainment activities, such as playground equipment or live music, may be provided on-site. All portions of a food truck court site used for parking (of customer vehicles or food trucks) and/or circulation must be an approved paved surface. Though individual vendors within a food truck court may change cyclically, the food truck court use itself is considered permanent or semi-permanent.
- 15. Food Truck; Mobile Food Vendor:** A food truck or Mobile food vendor means any person who owns, controls, manages or leases a mobile food unit or contracts with a person to prepare foods and vend from, drive or operate a mobile food unit.
- 16. Ghost Kitchen:** A commercial cooking facility designed for the preparation of restaurant meals exclusively for delivery or takeout. These kitchens do not provide dine-in space and typically operate multiple culinary brands or menus from a single location. They rely on online ordering and third-party delivery services.
- 17. Hydroponics (Excluding Marijuana):** A method of growing plants using mineral nutrient solutions in water, without soil. This use is designated for the cultivation of fruits, vegetables, herbs, and ornamental plants but explicitly excludes the cultivation of marijuana. Facilities may include, but are not limited to, greenhouses, indoor farming environments, and associated retail spaces.
- 18. Large Lot:** generally defined as lots larger than six thousand (6,000) square feet.
- 19. Living Turf:** living turf is defined as the surface or layer of the Earth with living grass plants, sod or peat. Living turf must follow the drought requirements of Las Vegas Municipal Code Title 14.11.
- 20. Maker Space:** A facility dedicated to community and educational activities, providing tools and space for individuals to collaborate on various hands-on projects and innovations. This space supports activities such as woodworking, electronics, 3D printing, and crafts. Facilities are designed to not exceed thirty thousand (30,000) square feet, accommodating equipment, workstations, and collaborative areas while ensuring compliance with local building and safety codes.

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- 21. Max Lot Coverage:** The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway, not including utility easements, is subtracted.
- 22. Patio Cover:** an attached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.
- 23. Private Drive:** A private drive typically is a dead-end or looped roadway that intersects with a public roadway. A private roadway provides access:
- a. To a limited number of individual dwelling units and their respective garage units, driveways or parking spaces within developments in which the private drive is held in common; or
 - b. Within a commercial subdivision.
- 24. Research Laboratory:** A facility for conducting medical or scientific research, investigation, testing, or experimentation; however, this does not include facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition includes electronic and telecommunications laboratories, including assembly.
- 25. Residential, Single-Family Attached:** A dwelling unit attached to one (1) or more other dwelling units where each dwelling unit is located on a separate lot. Such a dwelling unit could include duplexes, townhouses, multi-plex condo, etc.
- 26. Residential, Single-Family Detached:** A dwelling unit that is not attached to any other dwelling unit by any means, is located on a separate and individually owned lot, is surrounded by open space or yards, and is for the exclusive use of a single family maintaining a household. Except where specifically provided in Unified Development Code, no such unit may have more than one (1) kitchen, and all rooms use for human habitation must have interior access to one another.
- 27. Site Improvements:** means any physical improvements made to a development area.
- 28. Small Lot:** generally defined as lots smaller than six thousand (6,000) square feet.
- 29. Sundeck:** an attached unenclosed portion of the house located three (3) feet or more above the ground. It may or may not have support posts extending to the ground.
- 30. Thematic Lettering Signage:** Freestanding signage installations composed of large-scale lettering that reflect the name, identity, or theme of a community or development. These installations are designed to be visually prominent and interactive, allowing for public engagement and photography while contributing to the creation of a unique sense of place. Thematic Lettering Signage is distinct from public art in that its primary function is to identify and brand the location as part of the signage plan.
- 31. Walls:** various wall types are used in the DPSG. The standards for these walls are dictated by their purpose, use on-site, and the character of the development product:
- a. Courtyard wall – A wall located in the front yard of homes, framing a courtyard to create an enclosed, private outdoor space.
 - b. Front yard wall/fence – A structure designed to delineate or provide security along the front property line of a residential parcel or within the front setback area of a residential parcel. This wall or fence shall complement the architectural character of the development and adhere to visibility and height standards.

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- c. Perimeter wall – A wall located along the outer boundary of the development to delineate its perimeter and serve as a visual and physical barrier. Perimeter walls are designed to provide security, screening, and aesthetic cohesion and are visible from adjacent public spaces, roadways, or neighboring properties.
- d. Retaining wall – A wall designed to retain soil at a specified elevation to manage changes in grade between one side of the wall and the other.
- e. Screen wall – An opaque structure designed to screen objects from view, provide privacy, or mitigate visual or noise impacts. Screen walls are commonly used to shield air conditioning units, pool equipment, or waste bins in residential areas or to reduce headlight glare between roadways and parking lots in non-residential parcels.

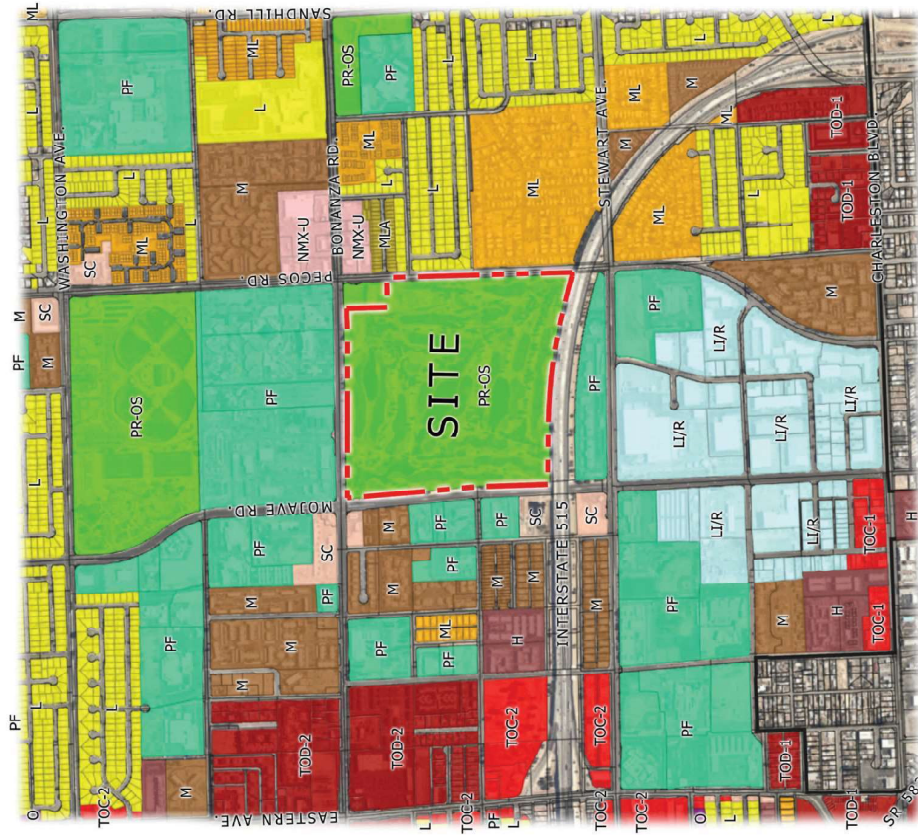
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2. LAND USE AND ZONING

The previous land use designation for Desert Pines was Parks, Recreation, and Open Space (PR-OS) in the City of Las Vegas General Plan Map. The land use has been updated to Traditional Neighborhood Development (TND). Refer to **Exhibit 2: Existing and Designated Land Use Map** for more information.

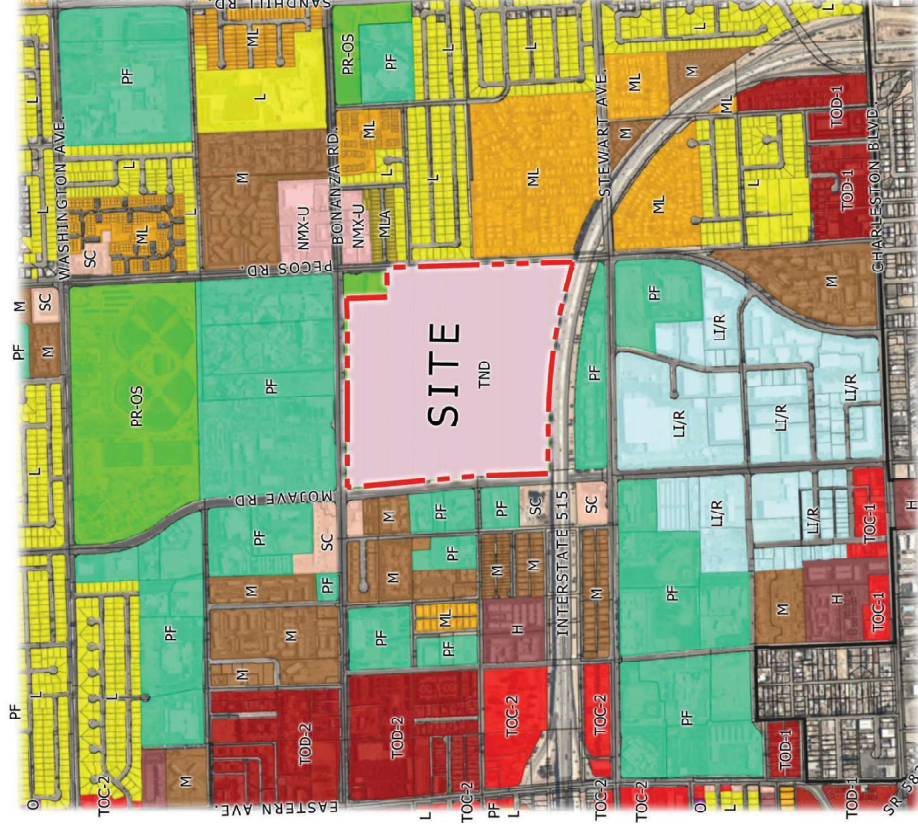
The designated land use for the Site supports the zoning of Traditional Development (T-D). The DPSG establish Development Groups that regulate the types of products permitted in Desert Pines and their associated standards.

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EXISTING LAND USE

PR-OS PARKS/RECREATION/ OPEN SPACE



DESIGNATED LAND USE

TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

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EXHIBIT 2: EXISTING AND DESIGNATED LAND USE MAP



2.1 DESERT PINES DEVELOPMENT GROUP CATEGORIES

Development Groups represent the categories of development allowed within the land use of TND and the zoning of T-D. These categories include residential, mixed-use, and non-residential development types. Refer to **Table 2.1: Desert Pines Land Use, Zoning, and Development Group Categories** for a summary of these groups.

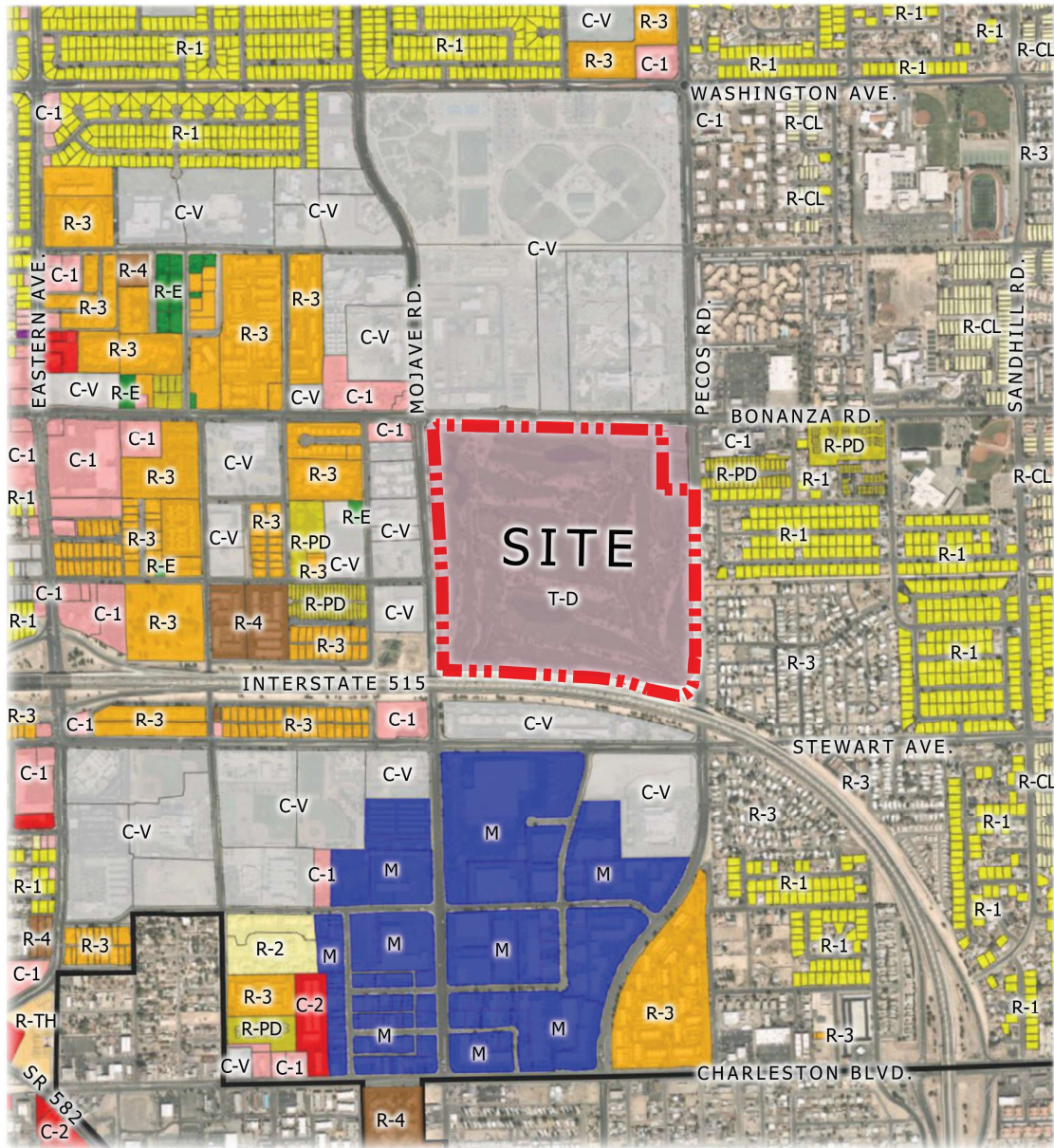
Table 2.1: Desert Pines Land Use, Zoning, and Development Group Categories			
Desert Pines Land Use Category	Zoning	Desert Pines Development Group	Desert Pines Development Group Description
Traditional Neighborhood Development (TND)	Traditional Development (T-D)	DP-CLD	Desert Pines Residential Compact Lot Detached
		DP-1	Desert Pines Residential R-1
		DP-TH	Desert Pines Residential Townhomes
		DP-CO	Desert Pines Residential Condominium
		DP-4	Desert Pines Multi-Family
		DP-MU	Desert Pines Mixed-Use
		DP-C	Desert Pines Commercial
		DP-CV	Desert Pines Civic
		DP-RA	Desert Pines Recreation Area

2.2 DESERT PINES ZONING DESIGNATION

The designated zoning is Traditional Development (T-D) as shown on **Exhibit 2.2: Designated Zoning Map**. This zoning aligns with the TND land use designation and supports the Development Groups outlined above. Overall density ranges for each Development Group has been illustrated in **Table 2.2: Desert Pines Development Group Categories**.

Table 2.2: Desert Pines Development Group Categories			
Zoning	Development Group	Density Range	Development Group Description
Traditional Development (T-D)	DP-CLD	4-8 du/ac	Desert Pines Residential Compact Lot Detached
	DP-1		Desert Pines Residential R-1
	DP-TH	10-20 du/ac	Desert Pines Residential Townhomes
	CP-CO		Desert Pines Residential Condominium
	DP-4	16-42 du/ac	Desert Pines Multi-Family
	DP-MU	0-50 du/ac	Desert Pines Mixed-Use
	DP-C		Desert Pines Commercial
	DP-CV		Desert Pines Civic
	DP-RA		Desert Pines Recreation Area

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DESIGNATED ZONING

T-D TRADITIONAL DEVELOPMENT

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EXHIBIT 2.2: DESIGNATED ZONING MAP



2.3 DESERT PINES PERMITTED USES

Those uses permitted within each Development Group are detailed in **Table 2.3: Desert Pines Permitted Uses**. Uses not included in this table are prohibited unless addressed under **Section 2.3.2: Classification of New and Unlisted Uses**.

Table 2.3: Desert Pines Permitted Uses									
Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per Unified Development Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Alcohol Production, Craft	NP	NP	NP	NP	NP	S	S	NP	Alcohol Production, Craft
Alcohol, Off-Premise Ancillary	NP	NP	NP	NP	NP	S	S	NP	Alcohol, Off-Premise Ancillary
Alcohol, Off-Premise Beer/Wine	NP	NP	NP	NP	NP	S	S	NP	Alcohol, Off-Premise Beer/Wine
Alcohol, Off-Premise Full	NP	NP	NP	NP	NP	S	S	NP	Alcohol, Off-Premise Full
Alcohol, On-Premise Beer/Wine	NP	NP	NP	NP	NP	S	S	NP	Alcohol, On-Premise Beer/Wine
Alcohol, On-Premise Full	NP	NP	NP	NP	NP	S	S	NP	Alcohol, On-Premise Full
Alternate (non-solar) energy technologies	NP	NP	NP	NP	NP	NP	P	NP	Utility Installation, Other Than Listed
Animal Hospital, Clinic, Or Shelter (With No Outside Pens)	NP	NP	NP	NP	NP	P	P	NP	Animal Hospital, Clinic, Or Shelter (With No Outside Pens)
Animal Training School	NP	NP	NP	NP	NP	P	P	NP	Animal Hospital, Clinic, Or Shelter (With No Outside Pens)
Assisted Living Apartments	NP	NP	P	P	P	P	P	NP	Assisted Living Apartments
Auto Sales Showroom	NP	NP	NP	NP	NP	P	P	NP	Auto Sales Showroom
Autonomous Transportation Pick-Up/ Drop-Off	NP	NP	P	P	P	P	P	NP	Not Applicable
Business School	NP	NP	NP	NP	P	P	P	NP	Business School
Call Center Or Data Center	NP	NP	NP	NP	NP	C	C	NP	Office, Other than Listed
Car Charging Stations	P	P	P	P	P	P	P	NP	Based on primary use
Catering Service	NP	NP	NP	NP	NP	P	P	NP	Catering Service

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Table 2.3: Desert Pines Permitted Uses Continued

Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per City of Las Vegas Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Church/ House of Worship/ Religious Assembly -Synagogues, Temples, Chapels, Or Similar Places of Worship Related Facilities	S	S	S	S	S	P	P	NP	Church/ House of Worship
Clinic	NP	NP	NP	NP	NP	P	P	NP	Clinic
College, University, Or Seminary	NP	NP	NP	NP	NP	P	P	NP	College, University, Or Seminary
Commercial Recreation/ Amusement (Indoor)	NP	NP	NP	NP	NP	P	P	NP	Commercial Recreation/ Amusement (Indoor)
Community Center, Private (Accessory)	C	C	A	A	A	P	A	NP	Community Center, Private (Accessory)
Community Garden	C	C	C	C	C	C	C	P	Community Garden
Community Recreational Facility (Public)	NP	NP	NP	NP	NP	P	P	P	Community Recreational Facility (Public)
Community Residence (including Family Community Residence and Transitional Community Residence)	C	C	C	C	C	C	C	NP	Community Residence (including Family Community Residence and Transitional Community Residence)
Convalescent Care Facility/Nursing Home	NP	NP	NP	NP	NP	S	S	NP	Convalescent Care Facility/ Nursing Home
Crop Production	NP	NP	NP	NP	NP	NP	P	NP	Crop Production
Custom & Craft Work	NP	NP	NP	NP	NP	P	P	NP	Custom & Craft Work
Dog Parks	P	P	P	P	P	P	P	P	Community Recreational Facility (Public)
Electric Utility Substation	NP	NP	NP	NP	NP	S	S	NP	Electric Utility Substation
Emergency Ambulance Services, Ground	NP	NP	NP	NP	NP	P	P	NP	Emergency Ambulance Services, Ground
Employment Agency	NP	NP	NP	NP	NP	P	P	NP	Employment Agency
Farmers Market	P	P	P	P	P	P	P	NP	Based on primary use
Financial Institution, General	NP	NP	NP	NP	NP	P	P	NP	Financial Institution, General
Food Processing	NP	NP	NP	NP	NP	P	P	NP	Food Processing
Food Trucks; Mobile Food Vendor	P	P	P	P	P	P	P	P	Based on primary use

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Table 2.3: Desert Pines Permitted Uses Continued

Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per City of Las Vegas Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Gaming Establishment, Restricted	NP	NP	NP	NP	NP	S	S	NP	Gaming Establishment, Restricted
Garden Supply/Plant Nursery	NP	NP	NP	NP	NP	S	S	NP	Garden Supply/Plant Nursery
General Personal Service	NP	NP	NP	NP	NP	P	P	NP	General Personal Service
General Retail Store, Other Than Listed	NP	NP	NP	NP	NP	P	P	NP	General Retail Store, Other Than Listed
Ghost Kitchens	NP	NP	NP	NP	NP	C	C	NP	Based on primary use
Government Facility	NP	NP	NP	NP	NP	P	P	NP	Government Facility
Gun Club, Skeet Or Target Range, Or Archery Club (Indoor)	NP	NP	NP	NP	NP	S	S	NP	Gun Club, Skeet Or Target Range, Or Archery Club (Indoor)
Health Club	NP	NP	NP	NP	NP	P	P	NP	Health Club
Home Occupation	P	P	P	P	P	P	P	NP	Home Occupation
Hospice	NP	NP	C	C	C	P	P	NP	Hospice
Hydroponics (Excluding Marijuana)	NP	NP	NP	NP	NP	P	P	NP	Crop Production
Individual Care - Family Home	P	P	P	P	P	NP	NP	NP	Individual Care - Family Home
Individual Care - Group Home	S	S	S	S	S	NP	NP	NP	Individual Care - Group Home
Individual Care Center	NP	NP	NP	NP	NP	C	C	NP	Individual Care Center
Laboratory, Medical Or Dental	NP	NP	NP	NP	NP	P	P	NP	Laboratory, Medical Or Dental
Laundry, Self-Service	NP	NP	NP	NP	NP	P	P	NP	Laundry, Self-Service
Library, Art Gallery or Museum (Public)	NP	NP	NP	NP	NP	P	P	NP	Library, Art Gallery or Museum (Public)
Light Assembly & Fabrication	NP	NP	NP	NP	NP	C	C	NP	Light Assembly & Fabrication
Maker Space	C	C	C	P	P	P	P	NP	Based on primary use
Martial Arts Studio	NP	NP	NP	NP	NP	P	P	NP	Martial Arts Studio
Massage Establishment	NP	NP	NP	NP	NP	S	S	NP	Massage Establishment
Massage, Accessory	NP	NP	NP	NP	NP	A	A	NP	Massage, Accessory
Mixed-Use	NP	NP	NP	P	P	P	P	NP	Mixed-Use
Mounted Antenna over 15 Feet (Ultimate Height)	S	S	S	S	S	P	P	NP	Mounted Antenna over 15 Feet (Ultimate Height)

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Table 2.3: Desert Pines Permitted Uses Continued

Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per City of Las Vegas Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Museum, Art Display, Or Art Sales (Private)	NP	NP	NP	NP	NP	P	P	NP	Museum, Art Display, Or Art Sales (Private)
Office, Medical or Dental	NP	NP	NP	NP	NP	P	P	NP	Office, Medical or Dental
Office, Other than Listed	NP	NP	NP	NP	NP	P	P	NP	Office, Other than Listed
Open Air Vending/ Transient Sales Lot	NP	NP	NP	NP	NP	P	P	P	Open Air Vending/ Transient Sales Lot
Parking Facility	NP	NP	NP	NP	NP	P	P	NP	Parking Facility
Parking Lot/Sidewalk Sale	NP	NP	NP	NP	NP	T	T	T	Parking Lot/Sidewalk Sale
Pet Boarding	NP	NP	NP	NP	NP	C	C	NP	Pet Boarding
Pet Shop	NP	NP	NP	NP	NP	C	C	NP	Pet Shop
Post Office, Local Service	NP	NP	NP	NP	NP	P	P	NP	Post Office, Local Service
Post Office, Regional	NP	NP	NP	NP	NP	P	P	NP	Post Office, Regional
Printing & Publishing	NP	NP	NP	NP	NP	P	P	NP	Printing & Publishing
Private Club, Lodge Or Fraternal Organization	NP	NP	NP	NP	NP	C	C	NP	Private Club, Lodge Or Fraternal Organization
Private Street	C	C	C	C	C	C	C	NP	Private Street
Public or Private School, Secondary	S	S	S	S	S	S	S	NP	Public or Private School, Secondary
Public Park or Playground	P	P	P	P	P	P	P	P	Public Park or Playground
Public or Private School, Primary	S	S	S	S	S	S	S	NP	Public or Private School, Primary
Radio, TV Or Microwave Communication Tower	NP	NP	NP	S	S	S	S	NP	Radio, TV Or Microwave Communication Tower
Rental Store	NP	NP	NP	NP	NP	P	P	NP	Rental Store
Research Laboratory	NP	NP	NP	NP	NP	C	C	NP	Laboratory, Medical Or Dental
Residential Accessory Structure	C	C	C	C	C	NP	NP	NP	Residential Accessory Structure
Residential, Accessory Dwelling Unit	S	S	NP	NP	NP	NP	NP	NP	Residential, Accessory Dwelling Unit
Residential, Duplex and Active Adult	NP	NP	P	P	P	NP	NP	NP	Residential, Duplex

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Table 2.3: Desert Pines Permitted Uses Continued

Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per City of Las Vegas Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Residential, Multi-Family and Active Adult	NP	NP	NP	NP	P	P	P	NP	Refer to Section 10.1.2: Multi-Family and Active Adult Parking in this Design Guideline document.
Residential, Single Family, Detached	P	P	NP	NP	NP	NP	NP	NP	
Residential, Single-Family and Active Adult for Rent	P	P	P	P	NP	NP	NP	NP	
Residential, Single-Family and Active Adult, Attached	NP	NP	P	P	NP 1	NP	NP	NP	Residential, Single Family, Attached
Residential, Single-Family and Active Adult, Detached	P	P	NP	NP	NP	NP	NP	NP	Residential, Single Family, Detached
Residential, Single-Family and Active Adult, Zero Lot Line	NP	NP	P	P	NP	NP	NP	NP	Residential, Single-Family, Zero Lot Line
Residential, Townhouse and Active Adult	NP	NP	P	P	NP 1	NP	NP	NP	Residential, Townhouse
Residential, Two-Family Dwelling and Active Adult	NP	NP	P	P	NP 1	NP	NP	NP	Two-Family Dwelling
Restaurant	NP	NP	NP	NP	P	P	P	NP	Restaurant
Seasonal Outdoor Sales	NP	NP	NP	NP	NP	T	T	NP	Seasonal Outdoor Sales
Senior Citizen Apartments	NP	NP	NP	P	P	P	P	NP	Senior Citizen Apartments
Shopping Center	NP	NP	NP	NP	NP	P	P	NP	Shopping Center
Small Wind Energy System	C	C	C	C	C	C	C	C	Small Wind Energy System
Social Service Facility	NP	NP	NP	NP	NP	C	C	NP	Social Service Facility
Solar Panel	C	C	C	C	C	C	C	C	Solar Panel
Sound Stage	NP	NP	NP	NP	NP	S	S	S	Sound Stage
Tattoo Parlor/Body Piercing Studio	NP	NP	NP	NP	NP	S	S	NP	Tattoo Parlor/Body Piercing Studio
Teen Dance Center	NP	NP	NP	NP	NP	C	C	C	Teen Dance Center
Temporary Contractor's Construction Yard	T	T	T	T	T	T	T	T	Temporary Contractor's Construction Yard
Temporary Outdoor Commercial Event	NP	NP	NP	NP	NP	T	T	T	Temporary Outdoor Commercial Event

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Table 2.3: Desert Pines Permitted Uses Continued

Use	Residential Development					Mixed-Use and Non-Residential Development		Recreation Area	Base Parking Requirements per City of Las Vegas Code 19.12.070, see Chapter 10: Parking Design Guidelines for Permitted Reductions
	DP-CLD	DP-1	DP-TH	DP-CO	DP-4	DP-MU	DP-C	DP-RA	
Temporary Real Estate Sales Office	P	P	P	P	NP	C	C	NP	Temporary Real Estate Sales Office
Thematic Lettering Signage	NP	NP	NP	NP	NP	P	P	P	
Thrift Shop	NP	NP	NP	NP	NP	P	P	NP	Thrift Shop
Trade School	NP	NP	NP	NP	NP	P	P	NP	Trade School
Tutoring Center	NP	NP	NP	NP	NP	C	C	NP	Tutoring Center
TV Broadcasting & Other Communication Service	NP	NP	NP	NP	NP	S	S	NP	TV Broadcasting & Other Communication Service
Utility Installation, Other Than Listed	S	S	S	S	S	S	S	S	Utility Installation, Other Than Listed
Utility Transmission Line (Class II)	C	C	C	C	C	C	C	C	Utility Transmission Line (Class II)
Utility Transmission Lines (Class I)	S	S	S	S	S	S	S	S	Utility Transmission Lines (Class I)
Valet Parking	NP	NP	NP	NP	NP	P	P	NP	Valet Parking
Vehicle Parking, Storage or Repair in Residential Zoning Districts	C	C	C	C	C	NP	NP	NP	Vehicle Parking, Storage or Repair in Residential Zoning Districts
Wedding Chapel	NP	NP	NP	NP	NP	P	P	NP	Wedding Chapel
Wholesale Showroom Facility	NP	NP	NP	NP	NP	C	C	NP	Wholesale Showroom Facility
Wireless Communication Facility, Stealth Design	C	C	C	C	C	C	C	C	Wireless Communication Facility, Stealth Design

Notes:

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

Note: Refer to **Chapter 10: Parking Design Guidelines** and Section 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements of Unified Development Code for parking requirements.

1. Parcel 11 is permitted to be developed as single-family attached, multi-family or a combination.

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2.3.1 Restricted Uses

The Master Developer and/or the Designated Builder shall satisfy all Unified Development Code requirements for filing an application for a special use permit. For requirements for conditional uses and special uses, refer to Section 19.12.070 of Unified Development Code.

2.3.2 Classification of New and Unlisted Uses

If the Master Developer identifies a use category or type not specifically listed in **Table 2.3: Desert Pines Permitted Uses**, the Master Developer may submit a request to the City as outlined below:

- A. A description of the proposed use must be submitted in writing to the Department for consideration under Section 19.12.100 of Unified Development Code.
 1. The Director shall determine its compatibility based on factors such as dwelling activity, sales, processing, product type, storage requirements, and impacts on utilities, noise, and transportation.
 2. Depending on the determination, the use may be permitted administratively, through a special use permit, or not permitted.

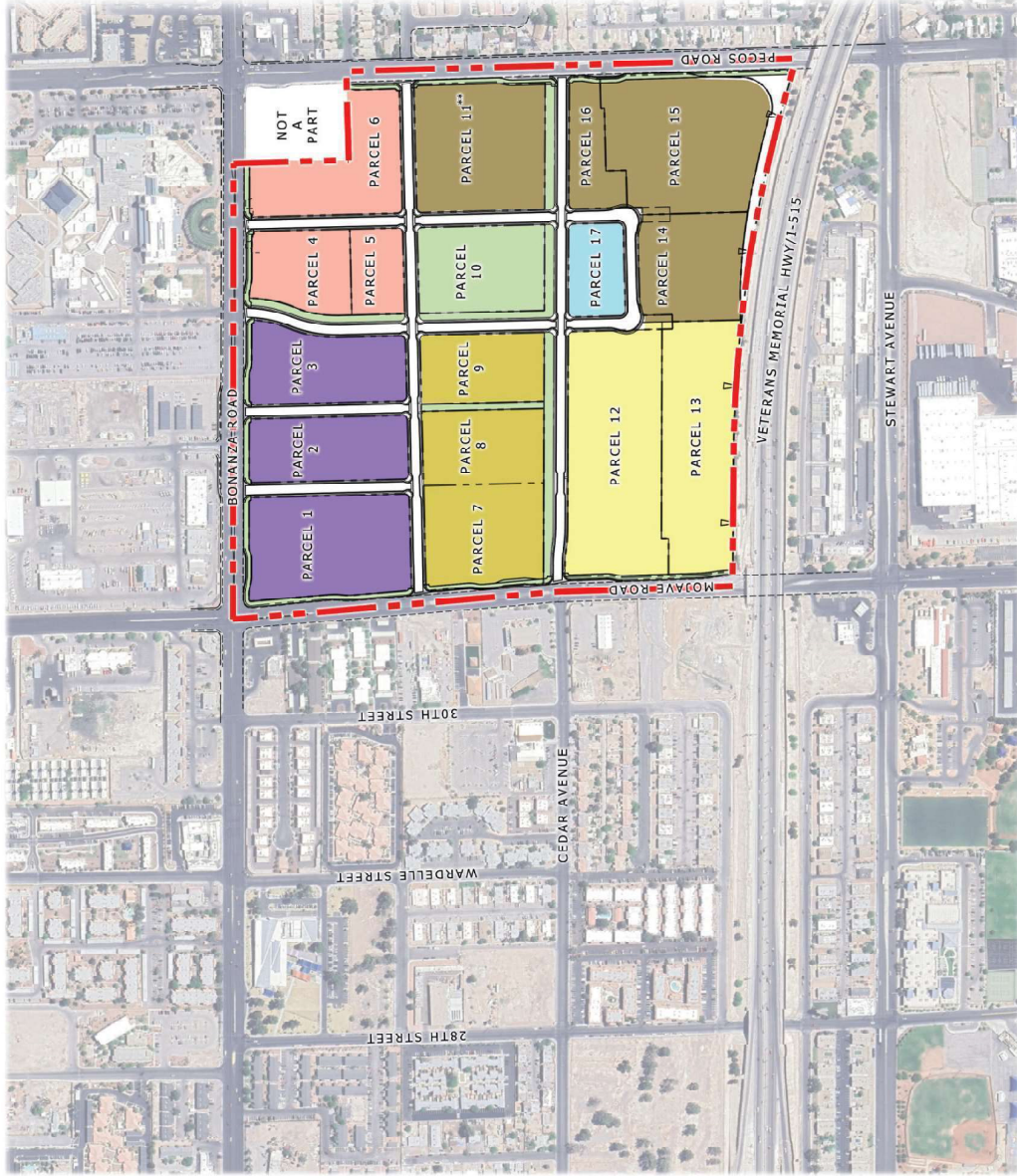
2.4 DESERT PINES MASTER PLAN

A master plan for Desert Pines has been developed and is illustrated in **Exhibit 2.4: Master Plan**. This plan provides a comprehensive overview of the proposed roadway network, the distribution of residential dwelling units, and the non-residential gross floor area within the Site. Additional details on the roadway system can be found in **Exhibit 6.1A: Perimeter Streets Plan** and **Exhibit 6.1B: Primary Streets Plan**.

The Site will be accessible via multiple entry points along Pecos Road, Mojave Road, and Bonanza Road. Additionally, an existing underground canal runs east to west beneath the Site, emerging further to the east. The alignment of Cedar Avenue, as shown in **Exhibit 2.4: Master Plan**, generally follows the utility easement and road layout.

The Site proposes a maximum of one thousand six hundred and five (1,605) total dwelling units and a maximum of one hundred seventy thousand five hundred (70,500) square feet of total non-residential gross floor area ("GFA") over the approximately 94.93 net developable acres of developable area. The Site has been divided into seventeen (17) development parcel areas. Overall, the proposed density for Desert Pines is 16.50 dwelling units per acre over its approximately 94.93 gross acres of property.

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SITE DATA			
DESCRIPTION	ACREAGE	DWELLING UNITS PER ACRE	
GROSS ACREAGE	94.93 AC	16.50 DU/AC	
NET ACREAGE	94.93 AC		
RECREATION AREA		10.08 AC	
MAXIMUM DWELLING UNITS		1,450 DU	
MAXIMUM TOTAL DEVELOPMENTAL GROSS FLOOR AREA		70,500 SF	

PARCEL DATA			
PARCEL	ACREAGE	DEVELOPMENT GROUPS	SUGGESTED UNITS/NON-RESIDENTIAL DENSITY ¹ GFA SF
PARCEL 1	6.24 AC	DP-MU	186 DU
PARCEL 2	3.91 AC	DP-MU	7,400 SF
PARCEL 3	4.23 AC	DP-MU	6,580 SF
PARCEL 4	2.99 AC	DP-C	136 DU
PARCEL 5	1.76 AC	DP-C	11,500 SF
PARCEL 6	4.57 AC	DP-C	105 DU
PARCEL 7	4.54 AC	DP-C	62 DU
PARCEL 8	3.51 AC	DP-C	32 DU
PARCEL 9	3.31 AC	DP-CIA, DP-CONDO, OR DP-TH	35.21 DU/AC
PARCEL 10	4.20 AC	DP-CIA, DP-CONDO, DP-TH	32.82 DU/AC
PARCEL 11**	6.41 AC	DP-CIA, DP-CONDO, DP-TH	15,000 SF
PARCEL 12	9.04 AC	DP-CIA, DP-CONDO, DP-TH	91 DU
PARCEL 13	7.06 AC	DP-CIA, DP-CONDO, DP-TH	70 DU
PARCEL 14	4.29 AC	DP-C	55 DU
PARCEL 15	7.79 AC	DP-C	16.61 DU/AC
PARCEL 16	2.03 AC	DP-C	18.25 DU/AC
PARCEL 17	2.00 AC	DP-CV	6.86 DU/AC
TOTAL	77.88 AC		20.11 DU/AC

TOTAL PARCEL DATA			
RESIDENTIAL MULTI-FAMILY	28.57 AC	DP-4	923 U.U.
RESIDENTIAL SINGLE-FAMILY ATTACHED	3.31 AC	DP-CIA, DP-CONDO, OR DP-TH	55 DU
RESIDENTIAL SINGLE-FAMILY DETACHED	15.10 AC	DP-CIA, DP-CONDO, OR DP-TH	108 U.U.
COMMERCIAL	9.12 AC	DP-C	6.90%
MIXED USE	4.39 AC	DP-MU	30.65%
SCHOOL	2.00 AC	DP-CV	1,566 DU
TOTAL	77.88 AC		20.11 DU/AC

*NOTE: REFER TO RECREATION AREA MASTER PLAN

**NOTE: PARCEL 11 MAY BE DEVELOPED AS MULTI-FAMILY, SINGLE-FAMILY ATTACHED, OR A COMBINATION.

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3. DESERT PINES DEVELOPMENT STANDARDS

The following development standards establish the baseline requirements for development. The City shall review submittals based on these base requirements as outlined in the DPSG. However, the Design Review Committee (DRC) reserves the right to impose additional or more restrictive standards as needed. Any such more restrictive requirements shall be subject to DRC review, ensuring alignment with the overall vision and quality standards set forth by the Master Developer.

For more detailed information on the specific Standards and Guidelines for each aspect, refer to the relevant chapters within the DPSG. These chapters provide comprehensive guidance to ensure compliance with the vision and quality standards established by the Master Developer. Additionally, **Appendix A: Application for DRC Submittal** includes a checklist of all Standard requirements, which will be reviewed by both the DRC and the City to confirm adherence to the approved Development Agreement and Unified Development Code.

- A. For information on open space requirements, refer to **Chapter 7: Open Space, Parks, and Trails Design Guidelines**.
- B. For more information on landscape requirements, refer to **Chapter 8: Landscape Architectural Design Guidelines**.
- C. For details on site planning guidelines, refer to **Chapter 4: Site Planning Guidelines**.
- D. For information on architectural standards, refer to **Chapter 5: Architecture Design Guidelines**.
- E. For guidelines on circulation and street design, refer to **Chapter 6: Circulation and Street Design Guidelines**.
- F. For requirements related to walls, fences, and gates, refer to **Chapter 9: Walls, Fences, and Gates Design Guidelines**.
- G. For standards on parking design, refer to **Chapter 10: Parking Design Guidelines**.
- H. For standards on signage, refer to **Chapter 11: Signage Standards**.
- I. While the details of drainage easements are not included in the graphics for residential Development Standards, all lots are required to provide adequate drainage and comply with all drainage easement requirements.
 - 1. Where drainage is anticipated to flow from one lot to another, a concrete-lined public drainage easement or other approved drainage solution may be required. Such solutions must be approved through a technical drainage study.
- J. All development is required to comply with sight visibility zone requirements.

3.1 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The Residential Development Standards set forth in this section establish the criteria for all residential development, including both single-family detached and attached projects.

- A. For single-family detached products, refer to **Exhibit 3.1.A: Residential Development Standards – Single-Family Detached**.
- B. For single-family attached products, refer to **Exhibit 3.1.B: Residential Development Standards – Single-Family Attached**.

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Single-Family Detached		
Development Group ¹ :	DP-CLD	DP-1
Minimum Lot Area:	1,600 SF	3,500 SF
Minimum Lot Width ² :	30'	40'
Maximum Lot Coverage ³ :	70%	70%
Maximum Building Height ⁴ :	35' (3-Story Max)	35' (3-Story Max)
Setback Where Abutting Recreation Area	0'	0'
Building Placement		
Ⓐ Front Setbacks ⁵ :		
Front Load Products:		
To Ground Story Living Or Porch	10'	10'
To Second Story Living	10'	20'
To Third Story Living	20'	25'
Courtyard Walls	5'	5'
Paseo Lot Products:		
To Ground Story Living	8'	N/A - Not Permitted
To Second Story Living	10'	
To Second Story Living Over Garage (Cantilevered)	5'	
To Porch, Portico, Courtyard Wall, Or Similar Element	5'	
Rear Load Products		
To Ground Story Living Or Porch	5'	N/A - Not Permitted
To Second Story Living	10'	
To Third Story Living	10'	
Courtyard Walls	3'	
Ⓑ Garage Setback And Driveway Length: ^{4,7}		
Side Entry	NA	14'
Driveway Length Without Driveway Parking From Property Line	5' Max	5' Max
Driveway Length With Driveway Parking From Property Line	20'	20'
Driveway Length Without Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	5' Max	5' Max
Driveway Length With Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	20'	20'
Ⓒ Rear Setbacks ⁴ :		
Front Loaded Products:		
To Ground Story Living	10'	15'
To Second Story Living	10'	15'
To Third Story Living	15'	15'
To Post Or Edge Of Patio, Sundeck, Or Balcony	10'	10'
To Roof Overhang Of Patio, Sundeck, Or Balcony	8'	8'
Paseo Lot Products:		
Between Buildings Across Paseo ⁸	30'	N/A - Not Permitted
Courtyards (Landscape Area)	0'	
Rear Load Products:		
To Ground Story Living	8'	N/A - Not Permitted
To Second Story Living	10'	
To Second Story Living Over Garage (Cantilevered)	5'	
To Porch, Portico, Courtyard Wall, Or Similar Element	5'	
Ⓓ Interior Side Setbacks:		
To Living	5'	5'
To Post Or Edge Of Patio, Sundeck, Or Balcony	3'	3'
Courtyard Walls	0'	0'

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Single-Family Detached Continued		
E) Corner Side Setback:		
To Ground Level Porch	8'	8'
To Ground Level And Second Story Living	10'	10'
To Third Story Living	15'	15'
To Post Or Edge Of Patio, Sundeck, Or Balcony	5'	8'
To Structural Support For Patio Cover, Sundeck, Or Balcony	6'	6'
To Structural Support For Patio Cover, Sundeck, Or Balcony (2Nd Story Element)	13'	N/A
To Courtyard Wall	5'	5'
Accessory Structures		
Attached Accessory Structures :	Follow Setbacks for the Primary Structure	
Detached Accessory Structures ⁶:		
From Principle Structure	6'	6'
From Front Lot Line	Match principle structure requirement	Match principle structure requirement
From Side Lot Line	5'	5'
From Rear Lot Line To Single Story Element	5'	5'
From Corner Side Yard	10'	5'
Maximum Size	Not to exceed 50% of principle structure floor area or 70% total lot coverage	Not to exceed 50% of principle structure floor area or 70% total lot coverage
Maximum Accessory Bldg. Height	14'	14'
Shade Structures		
Attached Shade Structures	Follow Setbacks for the Primary Structure	
Detached Shade Structure	Not permitted in the front yards Projections into a setback shall be a minimum distance of 5' from the property line. Where a setback is less than the above, the setback shall take precedence.	

Footnotes

1. Refer to illustrative diagrams for more information.

2. Cul-de-sac or knuckle lots which do not meet minimum width at the street are allowed while maintaining minimum lot sizes, subject to DRC review

3. Includes detached structures

4. Front/rear wall planes must be offset, box on box not permitted

5. Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.

6. Single-story only including casita and detached side-entry garages

7. Measured from back of abutting sidewalk or back of curb where sidewalk does not occur.

8. Upper floors may cantilever up to 2' into the building separation.

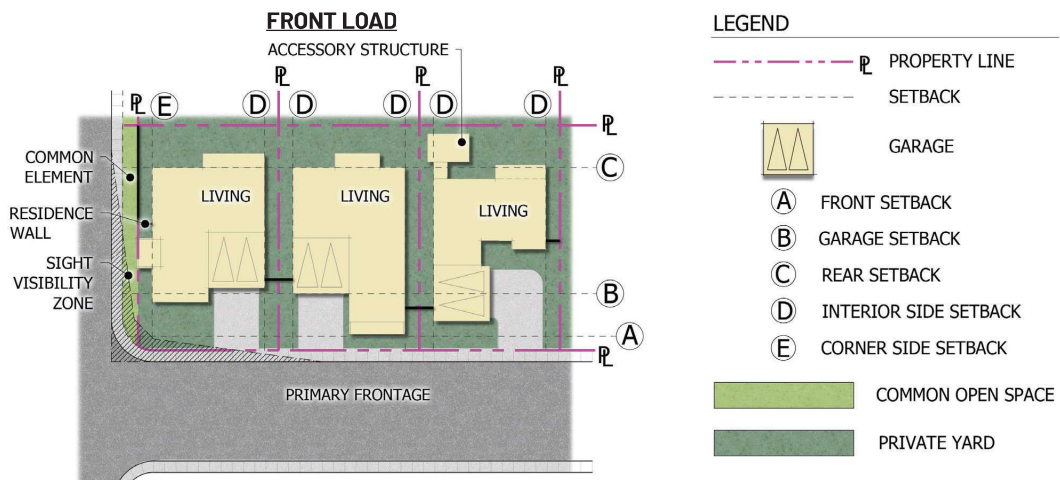
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Illustrative Product Diagrams for DP-CLD and DP-1

DP-CLD



DP-1



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

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Open Space Standards For DP-CLD And DP-1	
Required Open Space Per Dwelling Unit	80 square feet
Landscape Standards For DP-CLD And DP-1	
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas Refer to	
Trees	1 tree every 30' on center, Minimum 24" box
Shrubs	4 shrubs per tree, Minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Standards For DP-CLD And DP-1	
Parking Requirements	Refer to Section 10.1: General Parking Requirements and Section 19.12.60 Parking Requirements in Unified Development Code.
Fence And Wall Standards For DP-CLD And DP-1	
Perimeter Walls, Refer To Section 9.1.1: Perimeter Walls	
Max Wall Height	6'
Max Wall Height With Retaining	12'
Retaining Walls, Refer To Section 9.1.3: Retaining Walls	
Max Wall Height	8'
Courtyard Walls, Refer To Section 9.1.4: Courtyard Walls	
Max Wall Height	4'-6"
View Fences, Refer To Section 9.2.1: View Fences	
Max Wall Height	6' or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6' Screen Wall max - 6' Combined retaining and view fence max - 10' on visible edge and 12' on homeowner side.
Combination View Fence, Refer To Section 9.2.2: Combination View Fences	
Max Wall Height	6'
Utility And Mechanical Screening Standards For DP-CLD And DP-1	
Mechanical Equipment Screening, Refer To Section 9.3.1: Mechanical Screening	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof or property line wall.
Mechanical Devices	Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces. Dormer style tile roof vents are not allowed.
Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.
Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.3.2: Residential Waste Management Screening Requirements	
Trash Receptacles	Individual rolling trash receptacles are stored out of view of public streets and open spaces on non-collection days.
Signage Standards For DP-CLD And DP-1	
Refer To R-1 Sign Standards From Section 19.06.140 From Unified Development Code	

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Single Family Attached		
Development Group¹:	DP-TH	DP-CO
Minimum Lot Area:	1,200 SF	6,500 SF
Minimum Lot Width:	20'	N/A
Maximum Lot Coverage:	95%	N/A
Maximum Building Height²:	45' (3-Story Max)	45' (3-Story Max)
Minimum Building Spacing:	10'	10'
Setback Where Abutting Recreation Area	0'	0'
Building Placement		
(A) Front Setbacks³:		
Front Load Products		
To Porch	5'	5' ⁵
To Single Story Living	8'	10' ⁵
To Second Story Living	12' ⁴	10' ^{4,5}
Courtyards	5'	0' ⁵
Paseo Lot Products		
To Single Story Living	10'	5' ⁵
To Second Story Living	5'	5' ⁵
To Second Story Living Over Garage (Cantilevered)	5' ⁴	4' ⁵
To Porch, Portico, Courtyard Wall Or Similar Element	5'	3' ⁵
Rear Load Products		
To Porch	5'	5' ⁵
To Single Story Living	10'	10' ⁵
To Second Story Living	10'	10' ⁵
Courtyards (Alley)	3'	3' ⁵
(B) Garage Setback And Driveway Length:⁶		
Driveway Length Without Driveway Parking From Property Line	5' Max	5' Max ⁵
Driveway Length With Driveway Parking From Property Line	20'	20' ⁵
Driveway Length Without Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	5' Max	5' Max ⁵
Driveway Length With Driveway Parking From Back Of Sidewalk Or Back Of Curb (If No Sidewalk)	20'	20' ⁵
(C) Rear Setbacks:		
Front Load Products		
To Living	10'	10' ⁵
To Post Or Edge Of Sundeck Or Balcony	5'	5' ⁵
Paseo Lot		
Between Buildings Across Paseo 7	30'	30' ⁵
Courtyards (Landscape Area)	0'	0' ⁵
Rear Loaded³:		
To Single Story Living	10'	10' ⁵
To Second Story Living	5'	5' ⁵
To Second Story Living Over Garage (Cantilevered)	5' ⁴	5' ^{4,5}
To Porch, Portico, Courtyard Wall Or Similar Element	5'	5' ⁵

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Single Family Attached Continued		
D Interior Side Setbacks:		
To Common Wall	0'	0'
To Building End Wall	5'	5'
Between Buildings	10'	10'
To Post Or Edge Of Sundeck Or Balcony	5'	5'
E Corner Side Setback:		
To Living	10'	10' ⁵
To Post Or Edge Of Sundeck Or Balcony	5'	5' ⁵
Accessory Structures:	Not Permitted	

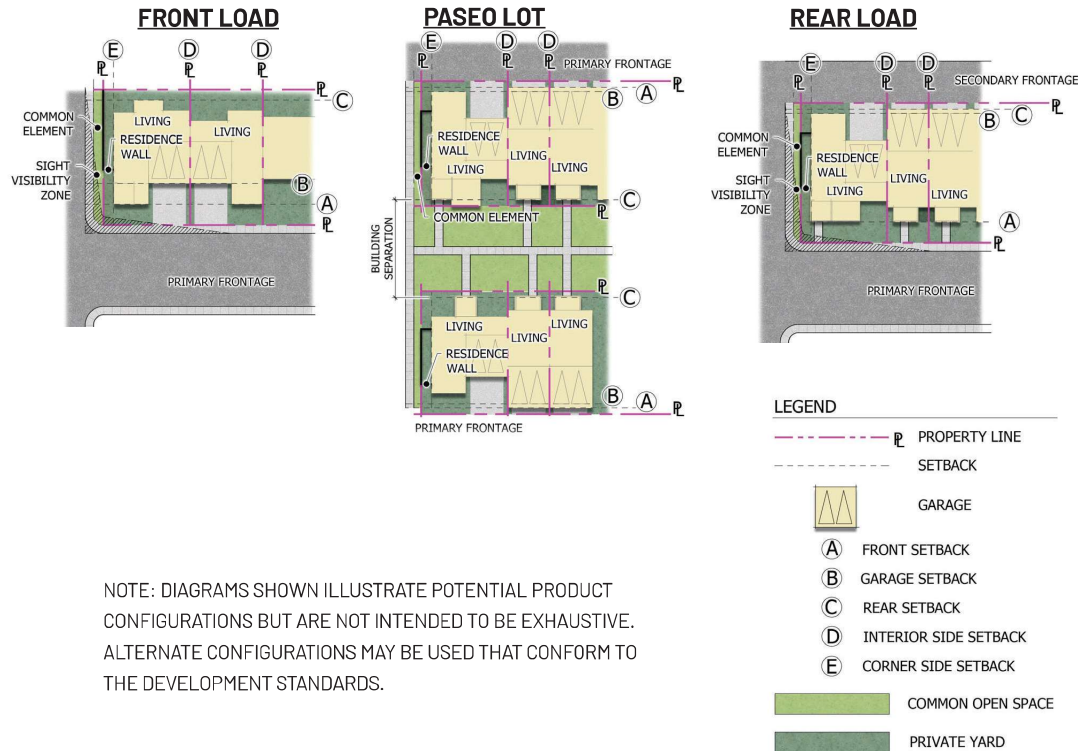
Footnotes

1. Refer to illustrative diagrams for more information.
2. Front/rear wall planes must be offset, box on box not permitted
3. Encroachments no more than 12' in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.
4. An exception allowing the second floor to cantilever up to four (4) feet into the setback may be permitted, provided the ground floor incorporates building face offsets to enhance openness and provide visual and spatial relief. These offsets must include at least two (2) horizontal variations in the building face, each with a minimum depth of three (3) feet. This design approach opens up the ground floor, creating a more inviting pedestrian experience while reducing the visual massing of the building along the streetscape.
5. Measured from back of abutting sidewalk, abutting roadway, or back of curb where sidewalk does not occur. If no adjacent roadway, measured to property line.
6. Measured from back of abutting sidewalk or back of curb where sidewalk does not occur.
7. Upper floors may cantilever up to 2' into the building separation.

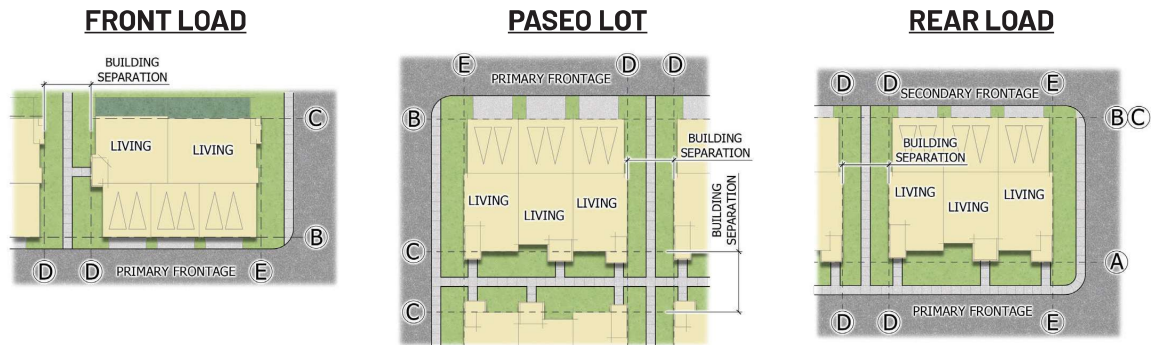
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Illustrative Product Diagrams for DP-TH and DP-CO

DP-TH (Townhome)



DP-CO (Condominium)



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Open Space Standards For DP-TH And DP-CO	
Required Open Space Per Dwelling Unit	80 square feet
Landscape Standards For DP-TH And DP-CO	
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas	
Trees	1 tree every 30' on center, Minimum 24" box
Shrubs	4 shrubs per tree, Minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Standards For DP-TH And DP-CO	
Parking Requirements	Refer to Section 10.1: General Parking Requirements and Section 19.12.60 Parking Requirements in Unified Development Code.
Fence And Wall Standards For DP-TH And DP-CO	
Perimeter Walls, Refer To Section 9.1.1: Perimeter Walls	
Max Wall Height	6'
Max Wall Height With Retaining	12'
Retaining Walls, Refer To Section 9.1.3: Retaining Walls	
Max Wall Height	8'
Courtyard Walls, Refer To Section 9.1.4: Courtyard Walls	
Max Wall Height	4'-6"
View Fences, Refer To Section 9.2.1: View Fences	
Max Wall Height	6' or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6' Screen Wall max - 6' Combined retaining and view fence max - 10' on visible edge and 12' on homeowner side.
Combination View Fence, Refer To Section 9.2.2: Combination View Fences	
Max Wall Height	6'
Utility And Mechanical Screening Standards For DP-TH And DP-CO	
Mechanical Equipment Screening, Refer To Section 9.3.1: Mechanical Screening	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof or property line wall.
Mechanical Devices	Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces. Dormer style tile roof vents are not allowed.
Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.
Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.3.2: Residential Waste Management Screening Requirements	
Trash Receptacles	Individual rolling trash receptacles are stored out of view of public streets and open spaces on non-collection days.
Signage Standards For DP-TH And DP-CO	
Refer To R-1 Sign Standards From Section 19.06.140 From Unified Development Code	

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3.2 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

The Multi-Family Residential Standards include standards for multi-family development. For more information, refer to **Exhibit 3.2: Residential Development Standards – Multi-Family** for more details.

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Multi-Family	
Development Group ¹:	DP-4
Minimum Lot Area:	6,500 SF
Maximum Building Height:	55' (5-Story Max)
Building Placement	
Setback Where Abutting Recreation Area	0'
(A) Front Setbacks:	
From Street	10'
Front To Front On Open Space	20'
Courtyards	0'
Paseo Lot Product ²:	
To Living	4'
To 2nd Story Living Over Garage	4'
Balcony	4'
(B) Garage Setbacks And Driveway Length ²:	
Side Entry	10'
Driveway Length Without Driveway Parking ³	5' Max.
Driveway Length With Driveway Parking ³	20'
From Property Boundary (Where Wall Occurs)	10'
From Property Boundary (Without Wall)	5'
(C) Rear Setbacks ²:	
To Living	5'
To Street	15'
Covered Patio	3'
Balcony	3'
Rear Yard (Min.)	8'
(D) Minimum Building Spacing:	20'
(E) Interior Side Setbacks ²:	
Between End Units Of Buildings	10'
To Street	10'
(F) Corner Side Setbacks ²:	
	5'
(G) Perimeter Setbacks - (Excludes Paseo Lot Or Front Loaded Product Types):	
Up To 2 Stories	15'
(H) Internal Setbacks ⁴:	
To Street Or Parking	10'
Attached Walls	0'
Sidewalk Separation From Building:	5'

Footnotes

1. Refer to illustrative diagrams for more information.
2. Setbacks are measured from the property line unless otherwise noted.
3. Measured from back of curb.
4. Setback applies to front, rear, and sides.

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

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Illustrative Product Diagrams for DP-4



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

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Open Space Standards For DP-4	
Common Open Space	Minimum dimension of 20' in any direction to facilitate functional leisure or recreational activities.
Private Open Space	
Ground Floor	Minimum of 60 square feet, no horizontal dimension may be less than 6'
Above Ground Floor	Minimum dimension of 4' depth x 6' wide when the depth is measured perpendicular to the building plane.
Landscape Standards For DP-4	
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas:	
Trees	1 tree every 30' on center Minimum 24" box
Shrubs	4 shrubs per tree Minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Standards For DP-4	
Parking Requirements	Minimum of 40% of the parking requirement indicated in Section 19.12.070 from Unified Development Code.
Visitor Parking	One (1) space per 12 units
ADA Parking	Refer to Section 10.1: General Parking Requirements and Section 10.1.1: Accessible Parking Standards
Fence And Wall Standards For DP-4	
Perimeter Walls, Refer To Section 9.1.1: Perimeter Walls:	
Max Wall Height	6'
Max Wall Height With Retaining	12'
Retaining Walls, Refer To Section 9.1.3: Retaining Walls:	
Max Wall Height	8'
Courtyard Walls, Refer To Section 9.1.4: Courtyard Walls:	
Max Wall Height	4'-6"
View Fences, Refer To Section 9.2.1: View Fences:	
Max Wall Height	6' or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6' Screen Wall max - 6' Combined retaining and view fence max - 10' on visible edge and 12' on homeowner side.
Combination View Fence, Refer To Section 9.2.2: Combination View Fences:	
Max Wall Height	6'

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Utility And Mechanical Screening Standards For DP-4	
Mechanical Equipment Screening, Refer To Section 9.3.1: Mechanical Screening:	
Prohibited Roof And Property Line Wall Mounting	Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas, and other such devices shall not be mounted on any roof or property line wall.
Mechanical Devices	Mechanical devices such as exhaust fans, vents and pipes shall be painted to match adjacent roof surfaces. Dormer style tile roof vents are not allowed.
Ground Mounted Air Conditioning Units	Located behind side yard privacy return walls or screened from view of the street or open space element by a screen wall.
Pool And Spa Equipment	All pool and spa equipment must be screened from view of neighboring property on lots with view fencing. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.
Residential Waste Management Screening, Refer To Section 9.3.2: Residential Waste Management Screening Requirements:	
Trash Enclosures	Masonry wall to screen, minimum 6' in height Roofed structure Opaque metal gates
Signage Standards For DP-4	
Refer To R-3 Sign Standards From Section 19.06.140 From Unified Development Code	

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3.3 MIXED-USE AND NON-RESIDENTIAL DEVELOPMENT STANDARDS

Desert Pines permits a variety of mixed-use and non-residential development types. Refer to **Exhibit 3.3: Development Standards – Mixed-Use and Non-Residential** for more details.

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Mixed-Use And Non-Residential		
Development Group:	DP-MU	DP-C
Development Category:	Mixed-Use	Commercial
Maximum Building Height:		
Stories	100' (10-Story Max)	80' (8-Story Max)
Setback Where Abutting Recreation Area	0'	0'
(A) Front Setbacks:		
From Street	10'	10'
(B) Rear Setbacks:		
From Street	10'	10'
From Property Line	10'	10'
(C) Minimum Building Spacing:		
Up To 2 Stories	10'	20'
3 And Above	20'	20'
(D) Side Setbacks:		
From Street	10'	20'
From Property Line	10'	20'

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

Open Space Standards For DP-MU And DP-C	
Developments Over 5 Acres	Minimum of 50 square feet of plaza space per acre
Landscape Standards For DP-MU And DP-C	
Streetscape, Refer To Table 6.1: Street Standards And Section 8.8: Streetscapes And Vehicular Areas:	
Trees	One (1) 24" box tree every 30' on center Minimum 24" box
Shrubs	Four (4) 5 gallon shrubs per tree Minimum 5 gallon
Groundcover	Minimum 75% coverage within one year installation
Parking Areas, Refer To Section 8.8.2: Landscape Within Parking Areas/ Lots And Section 19.08.110(C)(12) Of City Of Las Vegas Unified Development Code	
Parking Standards For DP-MU And DP-C	
Parking Requirements	Minimum of 40% of the parking requirement indicated in Section 19.12.070 from Unified Development Code.
ADA Parking	Refer to Section 10.1: General Parking Requirements and Section 10.1.2: Accessible Parking Standards

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Fence And Wall Standards For DP-MU And DP-C	
Perimeter Walls, Refer To Section 9.1.1: Perimeter Walls:	
Max Wall Height	6'
Max Wall Height With Retaining	12'
Retaining Walls, Refer To Section 9.1.3: Retaining Walls:	
Max Wall Height	8'
Courtyard Walls, Refer To Section 9.1.4: Courtyard Walls:	
Max Wall Height	4'-6'
View Fences, Refer To Section 9.2.1: View Fences:	
Max Wall Height	6' or meet jurisdictional height for pool fencing code when applicable
Max Wall Height With Retaining	Retaining wall max - 6' Screen Wall max - 6' Combined retaining and view fence max - 10' on visible edge and 12' on homeowner side.
Combination View Fence, Refer To Section 9.2.2: Combination View Fences:	
Max Wall Height	6'
Utility And Mechanical Screening Standards For DP-MU And DP-C	
Mechanical Equipment Screening, Refer To Section 9.3.1: Mechanical Screening:	
Required Screening	Trash collection areas, mechanical equipment, storage tanks, electrical equipment, emergency generators, utility meters, satellite dishes, grouped mailboxes, and commercial projects adjacent to residential properties.
Outdoor Storage	Screened in accordance with Section 19.08.040(E)(4) from Unified Development Code
Parking Screen Walls	Max height 3'-6"
Interior Screen Walls	Max height 8'
Non-Residential And Mixed-Use Waste Management Screening, Refer To Section 9.3.4: Non-Residential Waste Management Screening Requirements:	
Trash Enclosures	Masonry wall to screen, minimum 6' in height Roofed structure Opaque metal gates
Signage Standards For DP-MU And DP-C	
Refer To C-2 Sign Standards From Section 19.06.140 From Unified Development Code	

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4. SITE PLANNING GUIDELINES

The site design typically takes cues from surrounding roadway and housing patterns. The scale of buildings, size of blocks, width of roadways, building setbacks, and side yard widths between buildings should be in keeping with the surrounding context and follow the requirements of this section and the DPSG.

4.1 RESIDENTIAL PLANNING GUIDELINES

4.1.1 Parcel Entries

- A. The location of entries into each parcel will be identified by the Master Developer at the time of the purchase and sale agreement and in conformance with the approved traffic analysis.
- B. It is the responsibility of the Designated Builder to design a subdivision plan that incorporates these points of access.
- C. Other points of access that do not impede the overall efficiency of planned roadways may be possible but require specific approval from the Master Developer and the City of Las Vegas.
- D. In some cases, parcel entries or interconnections will be coordinated with an adjacent parcel. Where parcel entries are on opposing sides of the street from one another, their locations shall be coordinated to avoid creating left turn conflicts.
 - 1. Parcel entries shall align with parcel entries on the opposing side of the street (if any) and shall be offset by a minimum of two hundred twenty(220) feet from an intersection with another street or entry, unless otherwise approved by the City Traffic Engineer.

4.1.2 Neighborhood Roadway Layout

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

- A. Long straight roadway segments over one thousand (1,000) feet should be avoided.
 - 1. Roadway segments over one thousand (1,000) feet should incorporate a curve, angled turn, mid-block roundabout, or other site design features to effectively lessen the visual length of an otherwise straight roadway.
- B. Smaller lot neighborhoods may feature a blend of straight roadways and curvilinear roadways, subject to the above criteria.
- C. The layout of neighborhood roadways should discourage excessive speed and through traffic, enhancing pedestrian safety.
- D. Roadways are generally oriented in an east / west direction are preferred, providing a desirable north/south orientation for residences.
- E. For more requirements related to architectural streetscape diversity, see **Section 5.1: Residential Architectural Guidelines**.

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4.1.3 Pedestrian Access

- A. At least one (1) pedestrian connection shall be installed on each side of the parcel where the parcel abuts a roadway or common area, unless otherwise approved by both the DRC and the City.
 - 1. Exceptions may be considered for small parcel sizes, proximity to other pedestrian connections, or if the connection is determined to be unnecessary.
- B. The connection should be installed mid-parcel and be designed to encourage safe pedestrian crossing and dissuade jaywalking. Traffic calming elements may be considered, coordinated with the Master Developer, and must be approved by the City Traffic Engineer.
- C. The Designated Builder shall complete the connection between their parcel and any common area pedestrian path or trail.
- D. Coordination with the DRC and the City Traffic Engineer on the placement of pedestrian connection points is required. Pedestrian studies will be required for all Designated Builder parcel developments to ensure safe and effective connections.
- E. For more information on requirements for pedestrian connections, see **Chapter 7: Open Space, Amenities, and Trails Design Guidelines**.

4.1.3.1 Pedestrian Access in Multi-Family Development

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

- A. Safe and convenient pedestrian access points must be provided in multi-family development that connect the interior walkways of the development to adjacent neighborhoods, exterior services (e.g., storage, laundry, trash/ recycling), parks, open space or trail networks, and/or to the adjacent roadway.
- B. Shared front entries or stairways are permitted for groupings of two (2) to four (4) dwelling units per floor. Long exterior balconies served by two (2) or fewer stairways to a single, continuous path are prohibited.

4.1.4 Vehicular Access for Multi-Family Development

Multi-family developments are to be served by the Perimeter Streets, Primary Streets, and in certain instances, shared local roadway connections and shall comply with the following standards:

- A. A minimum of one (1) secondary point of vehicular ingress/egress into a multi-family development shall be required in accordance with the City of Las Vegas specifications; and
- B. Primary access to a multi-family development may be granted via a local roadway, provided this roadway connects to a Primary Street or Perimeter Street and serves exclusively as the entry point for a single-family detached development that does not include homes fronting the local roadway.
 - 1. Additionally, emergency vehicle access may be provided, as appropriate in accordance with the City of Las Vegas specifications.

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4.1.5 Product Plotting Criteria

Residences should be plotted in a manner that creates a diverse and visually interesting neighborhood roadway scene.

4.1.5.1 Plotting

- A. In single-family neighborhoods, adjacent residences shall not have the same plan, elevation, or color scheme.
- B. Reverse footprints of the same plan are permitted so long as they have different elevation styles and color schemes.
- C. No more than two (2) adjacent lots shall have the same floor plan with the same elevation style next to one another.
- D. Duplication of the same roof line is not permitted on adjacent lots.
- E. A three (3) story plan may not be plotted adjacent to a single-story plan.
- F. In multi-family development, buildings facades which incorporate fenestration, are site planned with varied setbacks, alternative building orientations, varying building heights, and other site layout techniques should be incorporated into the design of the development along Primary Street and Perimeter Street frontages to create varied streetscapes, provide views into or out of the development, and avoid monotonous appearance created by uniform rows of buildings. Refer to **Section 5.1.2: Multi-Family Residential Architecture** for more information.
 - 1. Certain architectural themes and certain multi-family building types provide for more rhythmic patterns, therefore where appropriate, a more linear building approach may be utilized.

4.1.5.2 Articulated Building Massing

- A. Avoid bulky building forms that dominate the roadway view. Break down the building mass into smaller elements, where possible, to add visual appeal and enhance the character of the neighborhood roadway scene.
- B. Refer to **Chapter 5: Architectural Design Guidelines** for more information.
- C. Lots located at corners that are visible from public roadways and/or open space have additional articulation requirements detailed in **Section 5.1.1.3: Additional Articulation on Corner Lots**.

4.1.6 Perimeter Edges

The development edges of the builder parcels are a key element to the appearance and sustainability of the overall community, as well as its interface with the surrounding desert environment. For that reason, careful consideration must be undertaken in the design and plotting of residences along the visible perimeter edges of development parcels. For more details on architectural requirements for single-family architecture at edge conditions, see **Section 5.1.1.2.1: Architectural Enhancements at Edge Conditions in Single-Family Development**.

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

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

4.1.7 Accessory Structures

- A. Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible with the architectural style of the main residence.
- B. Accessory structures may be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.
- C. Casitas, guest houses, or accessory dwelling units may be added without internal access to the primary structure and shall adhere to the setback requirements of the primary structure..

4.1.8 Garage Configuration

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

- A. A maximum of three (3) garage doors may be facing the roadway on an individual residence.
- B. Additional garages spaces beyond the three (3) facing the roadway are permitted so long as they employ one of the following techniques to de-emphasize the garage:
 - 1. turn-in configuration;
 - 2. tandem;
 - 3. deep-recessed with a long driveway or motor-court; or
 - 4. other configurations in which the garage door de-emphasized from the front as approved by DRC.
- C. Front loaded three (3) car garages, where provided, must have a two (2) feet minimum offset between the single and double garage elements. This can be accomplished by offsetting the garage doors, offsetting the garage facades, or both.
 - 1. Three (3) single car garage doors are not required to be offset.
- D. Driveway must also be setback from any building element (front porch, building wall, courtyard wall) by a twenty-four (24) inch minimum planting area.
- E. In calculating the parking available on site, parking spaces within tandem garages that are impeded by driveway parking may be counted towards the required parking number.
- F. Refer to **Section 4.1.8.1: Garage Placement and Configuration in Single-Family Development** for the architectural requirements for garages.

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4.1.8.1 Garage Placement and Configuration in Single-Family Development

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

A. Garages on lots less than or equal to forty (40) foot wide:

1. Varying lot shapes, including pie shaped, lots on curves, and corner lots, which increase the lot width above the forty (40) foot threshold for the garage standards do not necessitate the use of the standards for lots greater than forty (40) foot wide.
2. Refer to **Chapter 3: Desert Pines Development Standards** for setback requirements for garages.
3. Double width garage doors that do not incorporate an Enhanced Garage design as described in **Section 5.1.1.8.4: Enhanced Garage Design**, must be an architectural style appropriate color to the main color of the structure.
4. Elements from the following categories shall be included in the design of each dwelling or lot. A minimum total of two (2) elements from the following (any combination thereof):
 - a. **Section 5.1.1.8.4: Enhanced Garage Design.**
 - b. **Section 5.1.1.8.5: Garage Massing**
 - c. **Section 5.1.1.9: Decorative Driveway Materials and Treatments.**

B. Garages on lots greater than forty (40) foot wide:

1. Refer to **Chapter 3: Desert Pines Development Standards** for setback requirements for garages.
2. Where multiple garage doors on the same façade are allowed based on the product type and proposed architectural style, a minimum separation of at least one (1) foot shall be provided between each garage door or other method based on the proposed architectural style.
 - a. Where three (3) car garages are proposed, based on product type, the third car stall shall consider the following options:
 - b. A tandem;
 - c. The garages can be separated with two (2) stalls having front access and a third stall being side-loaded; or
 - d. The third stall shall project or be recessed two (2) feet from the front plane of the remainder of the garage.
3. Side-loaded garages shall contain a minimum aggregate window area of twelve (12) square feet.
4. In a proposed development with at least two (2) product types, a front walled courtyard may be utilized in lieu of the six (6) foot garage recess if it meets the following standards:
 - a. The courtyard, or aggregate of livable area and courtyard, must project a minimum of ten (10) feet in front of the face of the garage door.

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- b. The minimum courtyard width is eight (8) feet.
- c. Where a courtyard wall is proposed between the property line and the required front or corner side yard setback, the courtyard wall (and any composition thereof) must be forty-two (42) inches in height. If a courtyard wall is located between the building and the required front or corner side yard setback, the maximum height shall be six (6) feet.
- d. Courtyard walls must be constructed of decorative, solid masonry (stone, brick, painted stucco, etc.) that matches the architectural style of the house.
- e. Exposed concrete block, including splitface or slumpstone, is not acceptable.
- f. The wall must be architecturally integrated with the house.

4.1.8.2 Maximum Slope of Driveways

- A. The maximum slope of residential driveways is twelve (12) percent.
- B. Driveway length to be measured from back of sidewalk or back of curb where sidewalk does not exist.

4.1.9 Parking in Residential Areas

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

4.2 NON-RESIDENTIAL AND MIXED-USE PLANNING GUIDELINES

- A. Non-residential and mixed-use buildings shall be oriented toward street frontage along Perimeter Streets, with emphasis on adjacency to intersections. The design of these buildings shall prioritize their intended function and use, with parking located at the rear or sides and screened from adjacent public streets through landscaping or other screening features.
 - 1. Where site access, topography, or other constraints make strict compliance impractical, alternative orientations and parking configurations may be permitted, subject to approval by the Master Developer and the City of Las Vegas, provided the overall design intent and visual quality are maintained.
- B. Non-residential and mixed-use buildings situated along Perimeter Streets shall incorporate pedestrian entrances and storefronts or faux storefronts along the street-facing frontage to enhance the streetscape and promote pedestrian engagement.

4.2.1 Articulated Building Massing

- A. Box-like or single, monolithic forms must be relieved by variations in massing or articulation of facades.
- B. The perceived height and bulk of buildings shall be reduced by dividing the building mass into smaller scale components in order to relate to human scale.

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- C. Buildings shall incorporate jogs, offsets or other architectural features to reduce the visual length of long walls.
- D. Variation of roof lines is required to reduce the apparent size of commercial buildings and provide visual interest.
- E. Building faces over twenty (20) feet high or fifty (50) feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.
- F. Buildings should be compatible with the scale of development allowed by the applicable land uses for the surrounding area as established at the time of application and should be sited and designed to provide a sensitive transition to nearby, less intensive areas.
- G. Projects on the edges of zoning districts should be developed in a manner that minimizes the adverse impacts resulting from incongruous height, bulk and scale of large buildings.
 - 1. Alternatives to mitigate such impacts include, but are not limited to, siting and design, additional building setbacks or stepping back of upper floors, and the actual physical reduction of the height, bulk and scale of a project.
- H. For more information regarding the architectural design of non-residential structures, see **Section 5.2: Non-Residential Architectural Guidelines.**

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5. ARCHITECTURAL DESIGN GUIDELINES

In Desert Pines, architecture is a key element in defining the community's identity. It not only establishes the character and tone but also contributes to a unified sense of place, achieved through a consistent quality and finish across various architectural styles. The architectural guidelines act as a cornerstone, ensuring that both residential and non-residential developments adhere to the overarching community vision for Desert Pines, thus maintaining coherence and continuity in design. Proposed architecture for development within Desert Pines is reviewed as part of the DRC review process outlined in **Chapter 12: Design Review**. Refer to **Section 5.1.1.16: Mechanical Equipment in Single-Family Development** and **Section 5.1.2.13: Mechanical Equipment in Multi-Family Development** and **Section 9.3: Screening and Mechanical Equipment** for requirements for screening.

5.1 RESIDENTIAL ARCHITECTURAL GUIDELINES

The architectural design for residential development should embrace the key elements outlined in this Chapter, ranging from architectural variability in building massing and form to the thoughtful integration of outdoor living spaces.

5.1.1 Single-Family Architecture

Architectural diversity along a streetscape is an essential component to creating an enduring community of quality. An overall unified theme can be maintained while creating an animated and distinctly different streetscape.

The Guidelines included here shall apply to all single-family product types, detached and attached. To truly be distinctly different, a dwelling regardless of product type, must differ from other dwellings within a Parcel by providing at least one (1) of the following:

A. A change in architectural style

1. Single-family attached dwellings designed using the Desert Contemporary architectural style are not recommended to be intermixed with other architectural styles within the same single-family attached development. The Desert Contemporary style's break from historical form offers a wide variety of design possibilities that is most cohesive when located beside other Desert Contemporary designs.

B. Dwelling units within a parcel comprised of the same architectural style must provide a change in at least three (3) of the following:

1. Material and color
2. Insets or offsets
3. Balconies or overhangs
4. Variations in roofline
5. Door or window placement

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5.1.1.1 Single-Family Residential Architectural Styles

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

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

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

5.1.1.1.1 Craftsman/ Modern Craftsman

Originating in California, the Craftsman/ Modern Craftsman style is celebrated for its elegant simplicity and functional design. Rooted in the English Arts and Crafts movement of the late 19th century, it represents a departure from the elaborate Victorian aesthetic. The Craftsman/ Modern Craftsman style emphasizes natural materials and straightforward forms. It is known for its distinctive hip and gable roofs, expansive porches, and broad overhanging eaves. Refer to **Exhibit 5.1.1.1.1: Craftsman/ Modern Craftsman** for representation of common design characteristics and features of this style.

5.1.1.1.2 Contemporary/ Desert Contemporary

“Contemporary” design themes encompass a wide range of forms, materials, and colors to offer various interpretations such as Desert Contemporary and Western Regional architectural styles. These styles diverge from traditional, historic based designs, by not adhering to a fixed set of design parameters or historic references. The Desert Contemporary style is tailored to harmonize with the climate and landscape of the native desert whereas Western Regional architecture draws on inspiration from rustic ranches and agrarian homes to feature elements such as wide porches, shaded galleries, and recessed windows to blend indoor and outdoor living. The Contemporary style can also be used within the context of several existing styles such as farmhouse, ranch, etc. Refer to **Exhibit 5.1.1.1.2: Contemporary/ Desert Contemporary Character** for representation of common design characteristics and features of this style.

5.1.1.1.3 Mid Century Modern

Mid-Century Modern architecture marks a departure from the historical influences and formal visuals of historical styles, embracing instead geometric shapes, asymmetry, and a minimalist aesthetic. This style is often characterized by flat planes, clean lines, monochromatic color work

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with occasional color highlights, and a strong indoor-outdoor connection. The emphasis on angular structures and a clutter-free approach embodies the modernist strategies of contrasting from the more ornate designs of other styles. Refer to **Exhibit 5.1.1.1.3: Mid-Century Modern** for representation of common design characteristics and features of this style.

5.1.1.1.4 Modern Farmhouse

Merging the rustic charm of traditional farmhouses with the sleekness of modern design, the Modern Farmhouse style stands out through the use of smooth lines, neutral color schemes, and innovative use of materials. A defining feature of this style is the upright gable roof that not only adds to the visual height of the structure but also serves as a symbol of this architectural blend. The Modern Farmhouse marries the coziness of county living with the elegance of contemporary aesthetics that are highlighted in design characteristics that balance functionality with style. Refer to **Exhibit 5.1.1.1.4: Modern Farmhouse** for representation of common design characteristics and features of this style.

5.1.1.1.5 Modern Rambler

The Modern Rambler style is characterized by an extended, low-profile minimalistic design. This style marries modernist principles with the essence of the American West's ranching period. Rambler style promotes an informal and relaxed lifestyle with a strong focus on indoor and outdoor spaces. The contemporary evolution of the Rambler style integrates modern materials, clean lines, and large windows that offer a simple yet functional residential architecture. Refer to **Exhibit 5.1.1.1.5: Modern Rambler** for representation of common design characteristics and features of this style.

5.1.1.1.6 Prairie/ Modern Prairie

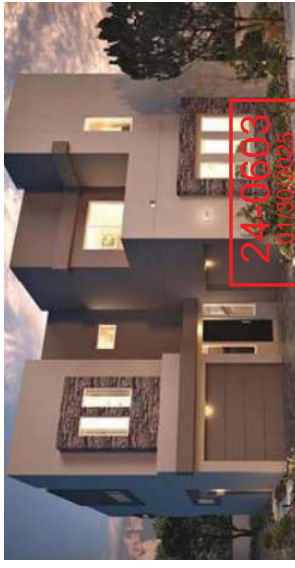
Originating as a response to the ornate Victorian style, Prairie style architecture was known for its emphasis on horizontal lines, large square or rectangular forms, and integration with the landscape. The Modern Prairie style is an evolution of the Prairie style, embracing refined lines and asymmetrical building masses with low-pitched roofs and materials such as wood and smooth stucco. The Modern Prairie style maintains the open floor plan concept of the Prairie style but further simplifies the aesthetic to achieve a sleek, natural, minimalistic approach. Refer to **Exhibit 5.1.1.1.6: Prairie/ Modern Prairie** for representation of common design characteristics and features of this style.

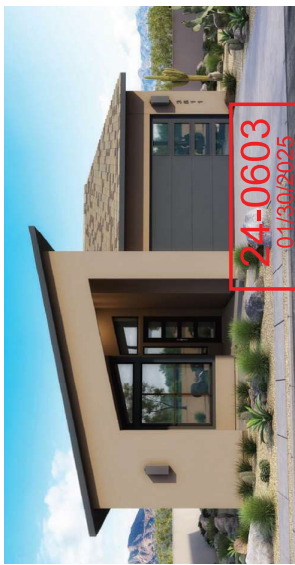
5.1.1.1.7 Spanish/ Modern Spanish

The Spanish architectural style emerged as a fusion of Mission Revival and Latin American influences after 1915. The Spanish style was particularly suited to the Southwest's arid climate and featured local materials like stone and clay. The style became known for courtyards that optimize shade and airflow and has evolved to the Modern Spanish style which incorporates contemporary materials while maintaining simplicity and warmth. The Spanish/ Modern Spanish style stands out for its adaptability, informal layout centered around courtyards, and the blend of textures and materials that underscore a unique charm and functionality. Refer to **Exhibit 5.1.1.1.7: Spanish/ Modern Spanish** for representation of common design characteristics and features of this style.

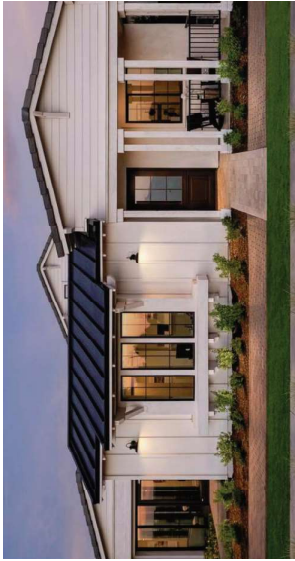


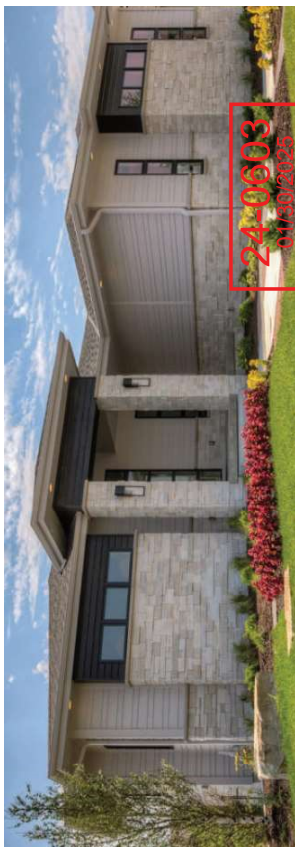
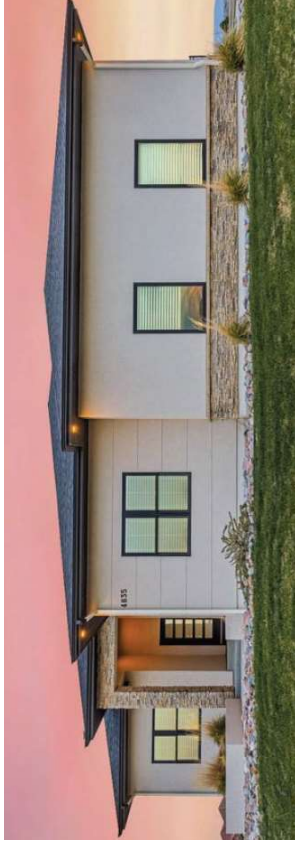
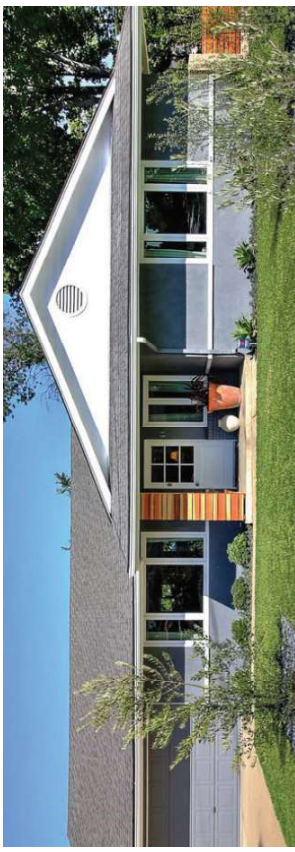
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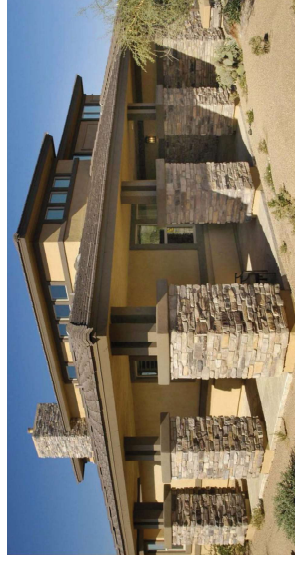
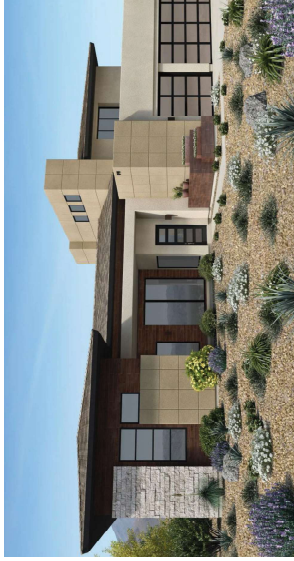




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5.1.1.2 Building Massing and Form in Single-Family Development

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

- A. Building wall planes, on the front elevation, shall be staggered to create interest along the roadway scene, to provide a desirable human scale, and to avoid visual monotony.
- B. Provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community, see **Section 5.1.1.2.1: Architectural Enhancements at Edge Conditions in Single-Family Development**.
- C. Front/rear wall planes must be offset. Box on box not allowed.
- D. The use of second story balconies along the front elevation is encouraged to provide visual interest to the roadway scene, where compatible with the architectural style.
- E. Vertical articulation is encouraged. Single level homes interspersed with multi-level homes creates a streetscape that accentuates variety.
- F. On two (2) story residences, the second story (including volume spaces over twelve [12] feet high) floor area is limited to ninety (90) percent of the building footprint area, including garage.
- G. On three (3) story dwellings, no more than forty (40) percent of the width of an exposed elevation (front or rear) may consist of a single continuous vertical wall plan. The remaining third floor wall plane area, if any, shall be setback at least five (5) feet from the second-floor footprint.
- H. Any enclosed third story is limited to sixty (60) percent of the building footprint.
- I. Three (3) story wall planes are not allowed on front or rear elevations.

5.1.1.2.1 Architectural Enhancements at Edge Conditions in Single-Family Development

Generally, visible perimeter edges are defined in **Section 4.1.6: Perimeter Edges** and are key in defining the visual character of the overall community as more sides of structures at these locations are visible. To ensure perimeter edges contribute to a positive community environment, the visible elevations plotted along these edges shall incorporate the following guidelines:

- A. Variation of building massing and forms
- B. Variation in roof form
- C. Second floor roof and wall projections are offset a minimum of one (1) foot horizontally and vertically. Building articulation is preferred over added one (1) foot wall planes as a means to create visual interest.
- D. The use of an enhanced window on the second floor.
- E. A single-story element may be used to break the plane of a second-story building façade
- F. Enhancements such as a patio cover, second-story deck or balcony that provides vertical or horizontal plane breaks to the façade may be used.

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- G. The use of an enhanced window on corner side elevations.
- H. Cantilevered projections used to accomplish the required wall plane offsets may encroach into setbacks to a maximum of twenty-four (24) inches of encroachment.
- I. Architectural treatments and articulation consistent with the front elevation.
- J. If homes with rooftop decks, if any, are plotted with side elevations facing a perimeter edge of a parcel, a sloped roof must be used to disguise at least two-thirds (2/3) of the parapet element's height.
 - 1. Rooftop decks shall meet the setbacks of the principle structure.

5.1.1.3 Additional Articulation on Corner Lots

This Section outlines strategies that ensure corner lots contribute positively to the streetscape, emphasizing architectural variety, engaging elevations, and maintaining consistency with the overall visual appeal and architectural diversity of Desert Pines.

- A. Single-story elevations or having a single-story element along the exposed side lot line facing public or private roadways or facing public or private open space are encouraged. One-story elements may include the following:
 - 1. Single story-building walls with a maximum plate height of twelve (12) feet and roofs sloping away from the side lot line.
 - 2. Single story building walls with a maximum plate height of twelve (12) feet with second story walls set back four (4) feet minimum from the first-floor walls and both roofs sloping away from the side lot line.
 - 3. Wrap-around porches with a maximum plate height of twelve (12) feet.
 - 4. Alternative design solutions that add architectural dimension or character to corner lots.
- B. On corner side elevations, the following are required on the second story façade:
 - 1. A portion of the second-story façade must be popped out at a minimum of twelve (12) inches and contain a roof element unless an acceptable alternative treatment is provided, as approved by DRC.
 - 2. A minimum of three (3) wall planes are required on the second-story façade.
 - 3. Minimum offset between wall planes is twelve (12) inches.
 - 4. Building articulation is preferred over added twelve (12) inch wall planes to create visual interest.
- C. The plotting of three (3) story plans on corner lots is discouraged.
 - 1. If plotted, however, the third-story element on exposed corner side yards must be setback at least ten (10) feet from the second-floor footprint.
- D. An enhanced window is required on corner side elevations.
- E. The portions of such side elevations that are not screened by solid walls should have architectural treatments consistent with the front elevation, including materials, detailing and roof plane breaks.

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- F. Side yard screen walls are required.
 - 1. The walls shall be forward of the rear corner of the house by at least one third (1/3) the length of the house.
- G. Screen walls shall be set back five (5) foot minimum from the back of a walk and two (2) foot minimum from drive aisle.
- H. Screen walls shall screen air conditioner condenser units from view from the roadway.
- I. When homes with rooftop decks, if any, are plotted on corner lots, a sloped roof must be used to disguise at least two thirds (2/3) of the height of the parapet element, regardless of architectural style. Rooftop decks shall meet the setbacks of the zoning category under the rear patio cover, sundeck, or balcony.

5.1.1.4 Roof Form and Slope in Single-Family Development

- A. Roof treatments shall be consistent with the architectural style of the dwelling.
- B. A variety of roof design, treatments, and ridgeline heights and alignments is encouraged to provide visual interest through roof forms as appropriate to the architectural style.
 - 1. Roofs of adjoining residences are required to vary ridge heights, roof forms, and direction of gables.
- C. Variety in roofline is required to avoid a common roof line along neighborhood roadways.
- D. Gable ends shall feature detail elements that are compatible with the architectural style of the residence and shall vary per elevation style.
- E. Shed roof forms used in conjunction with a contemporary interpretation of the selected architectural style may have slopes greater than or shallower than that permitted by its corresponding historical architectural interpretation.
- F. Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods.
 - 1. No more than two (2) adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel.
 - 2. In no case are uninterrupted side to side gable roofs allowed on perimeter edges.
- G. Minimum overhangs shall be identified on elevations of each style.
- H. Roof slopes shall be consistent with the architectural style of the residence.
- I. Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.
- J. Gambrel and Mansard roof forms are prohibited.

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5.1.1.5 Roof Materials and Colors in Single-Family Development

- A. A variety of roof materials is encouraged based on architectural style to avoid a monotonous roofscape appearance.
- B. Roof materials shall be compatible with the architectural style of the residence.
- C. Roof material should utilize materials and finishes that minimize glare.
- D. Fascia may be either stucco, wood, stone, or tile. If wood is used, it shall be stained or painted.
- E. Permitted Materials:
 - 1. Clay or concrete barrel shaped or S-tiles;
 - 2. Standing seam metal roofing as an accent material (subject to design review and approval) subject to Architectural Style;
 - 3. Photo-Voltaic roof tiles, see: **Section 5.1.1.16: Mechanical Equipment in Single-Family Development.**
 - 4. Shake, if used only as an accent where appropriate to the architectural style;
 - 5. Flat concrete tiles.
- F. Prohibited Materials:
 - 1. Corrugated metal finish
 - 2. Wood, wood shake;
 - 3. Fiberglass Shingles;
 - 4. Simulated Tile including fiberglass or metal;
 - 5. Rolled roofing material; and,
 - 6. Dormer style tile roof vents.

5.1.1.6 Rooftop Decks in Single-Family Development

- A. All components of the rooftop deck shall be designed consistent with the architectural style of the residence.
- B. Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the builder parcel.
- C. Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- D. Parapets may be solid wall to match the architecture of the residence or open rail in a design that is compatible with the architecture of the residence.
- E. Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- F. Exposed parapet walls on front elevations are permitted.
- G. A sloped roof to disguise at least two thirds (2/3) of the height of the parapet element is required if parapet is used.

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- H. Rooftop decks shall meet the setbacks of the principal structure.
- I. Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style.
 - 1. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least two thirds (2/3) of the height of the parapet element.
- J. Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.

5.1.1.7 Window Openings in Single-Family Development

- A. At least one enhanced window is required on front elevations and is consistent with the architectural style. Enhanced windows are defined as one (1) of the following:
 - 1. A prominent window offset a minimum of twelve (12) inches from the surrounding wall plane;
 - 2. A bay window with a minimum twenty-four (24) inch projection and detailing appropriate to the architectural style of the residence;
 - 3. A minimum twelve (12) inch deep pot-shelf with corresponding roof element and corbels;
 - 4. An overhead trellis element projecting a minimum of twelve (12) inches and extending over the entire width of the window; and
 - 5. Decorative iron window grille projecting forward of the wall plane a minimum of twelve (12) inches (non-egress windows only).
 - 6. Other window techniques may be utilized that are consistent with the proposed architectural style and approved by the DRC.
- B. The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
- C. All windows on all elevations shall be designed with features consistent with the architectural style(s) such as:
 - 1. Pop-out trim surrounding window;
 - 2. Header or sill trim;
 - a. Trim style and design shall vary per elevation style for each plan.
 - b. Trim surrounds are encouraged to be a minimum of two (2) inches deep with two (2) inches offsets between trim elements.
 - c. Additional depth and trim thickness is encouraged.
 - d. Stucco finished trim elements, when used and compatible with the architectural style, shall be as follows:
 - e. Stucco trim elements shall have square corners.
 - f. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges.
 - g. Alternate trim designs are subject to DRC approval.
 - h. Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
 - 3. Shutter accents, canopies, or other architectural feature compatible with the architectural style of the residence;

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4. Awnings appropriate to the architectural style;
 5. Recessed windows a minimum depth of two (2) inches either through a flush recess with the wall plane or a pop-out consistent with the proposed architectural style;
 6. Scored stucco features adjacent to windows to create interest; or
 7. Other techniques that are consistent with the proposed architectural style(s).
- D. Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim.
 - E. Mill finish windows are not permitted.
 - F. Glazing may be either clear or tinted. Reflective glass is not permitted.

5.1.1.8 Building Entries In Single-Family Development

- A. The entry to a residential dwelling shall be articulated as a focal point of the building's front elevation. The use of features consistent with the architectural style such as roof elements, columns, towers, turrets, porches, recesses, projections, and other architectural features can draw focus to the entry.
- B. Residences with front doors that are not visible from the roadway should feature a courtyard, trellis, portal element, or similar architectural feature as compatible with the architectural style to provide a sense of arrival to the dwelling.
- C. Front doors should be styled to be consistent with the architectural style of the residence and vary between elevations.

5.1.1.8.1 Entry Porticoes in Single-Family Development

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

5.1.1.8.2 Columns and Archways in Single-Family Development

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

5.1.1.8.3 Turrets in Single-Family Development

- A. Turrets may be round, square, or octagonal in shape and shall feature a separate roof element than that of the main building.
- B. Turrets must project forward of their adjacent wall planes a distance that is equal to or greater than fifty (50) percent of the diameter or width of the turret.
- C. When abutting a single-story element, turrets shall extend higher than the cornice line of the element.
 1. The maximum differential between the cornice line of the single-story element and that of the turret shall be six (6) feet.
- D. When abutting a two-story element, the turret's cornice may be one-and-a-half (1½) stories greater and must break the adjacent roofline to ensure that the roof form of the turret is clearly discernible from that of the main building.

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5.1.1.8.4 Enhanced Garage Design

The design of garages may be enhanced by the following elements:

- A. "Carriage" style doors or other decorative style door as appropriate to the architectural style of the home.
- B. Windows in patterned/ paneled doors as appropriate to the architectural style of the home.
 - 1. One (1) row of windows with one (1) window per column of panels.
 - 2. Window to occupy at least fifty (50) percent of the individual panel area.
- C. Shallow arched or other non-rectangular door opening as appropriate to selected architectural style.
- D. Deep recessed door from surrounding face of structure for a substantial shadow line. This requires a minimum recess of twelve (12) inches.
- E. Exterior trim or surrounds around the door frame(s) as appropriate to the selected architectural style.
- F. Full width architectural elements in front of the garage door.
 - 1. Elements shall be of a depth and design that are appropriate to the selected architectural style of the house.
 - 2. Examples include attached or free-standing trellis structure or extension of ground level porch roofline.

5.1.1.8.5 Garage Massing

Variations in the garage massing can help create visual diversity along a streetscape.

- A. Include at least three (3) different planes on the front façade including projecting or "pop-out" portions. A minimum offset of twelve (12) inches between planes.
- B. Single-story garage (or partial garage) element with deep overhanging roof element to create a deep shadow line.
 - 1. Such element shall project a minimum of eight (8) feet from a taller recessed element.
- C. A minimum garage offset of two (2) feet behind the face of living space or covered front porch.
 - 1. Minimum useable porch width must be six (6) feet.
- D. Roofed or partially roofed balcony over the garage.
 - 1. Balcony shall have a minimum depth of five (5) feet and a minimum width of eight (8) feet.

5.1.1.8.6 Garage Doors in Single-Family Architecture

- A. Garage doors shall be compatible with the architectural style of the residence and shall vary per elevation style.
- B. Garages shall be appropriately treated with decorative relief cuts, panels, etc.
- C. Front facing windows on side-entry garages shall feature window coverings, translucent glass, or other design elements compatible with the architectural style that effectively screen the view into the garage from the roadway.

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- D. Garage doors must be an appropriate style and color to the main structure of the home.
- E. Refer to **Section 4.1.8: Garage Configuration** for garage siting requirements.

5.1.1.9 Decorative Driveway Materials and Treatments

Enhancements to driveways are encouraged in the form of incorporating decorative materials or treatments.

- A. Stained or colored concrete - medium and darker colors are preferred.
- B. Stamped concrete - must also be stained/ colored.
- C. Decorative pavers - contrasting patterns are preferred.
- D. Landscaped center strip between tire track pads - these may be xeriscape, ground cover, or artificial turf.
 - 1. Maximum tire track pad width of eighteen (18) inches.

5.1.1.10 Maximum Width of Driveways

- A. Front entry driveways shall not exceed the width of the garage door by more than one (1) foot on each side, including center columns, if any.
- B. Any driveway that exceeds twenty (20) feet in width along the roadway must have additional enhancements.
 - 1. Enhancement options include exposed aggregate, contrasting textures, paving bands, or other similar treatments to break up expansive areas.
- C. Front entry driveways that are twenty (20) feet in width or less do not require enhancement.
- D. The maximum width of a driveway at the roadway for a turn-in garage shall not exceed sixteen (16) feet.
- E. On turn-in garages, the distance from the face of the garage door to the side yard lot line have the following minimum dimensions:
 - 1. Six thousand (6,000) and under square feet lots: twenty-six (26) feet (twenty-four (24) feet pavement + two [2] feet landscape area)
 - 2. Six thousand one (6,001) and over square feet lots: twenty-eight (28) feet (twenty-four [24] foot pavement + four (4) foot landscape area)

5.1.1.11 Driveway Materials

All driveway materials shall be constructed using pavers, concrete, or other material approved by DRC.

5.1.1.12 Detail Elements in Single-Family Development

Incorporating detail elements into architectural designs significantly enhances visual interest and should be chosen to complement the architectural style of the home. These features are intended to enhance the building's aesthetic while adhering to design consistency.

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- A. Detail elements provide visual interest and should be used as appropriate for the architectural style:
1. exposed rafter ends or cross beams,
 2. decorative grille work,
 3. decorative stucco,
 4. clay pipe vents,
 5. shutters,
 6. stucco expansion joint,
 7. use of cantilevers as architectural expression on second story volumes,
 8. decorative ceramic tile, and/ or
 9. other techniques that are consistent with the proposed architectural style(s) as approved by the DRC.
- B. Shutters, when used, shall match the size and shape of the window opening and shall be consistent with the architectural style of the residence.
- C. For detail requirements along visible perimeter edges, refer to **Section 5.1.1.2.1: Architectural Enhancements at Edge Conditions in Single-Family Development** for more information.

5.1.1.13 Materials and Colors of Single-Family Development

- A. Buildings shall utilize colors and materials that are appropriate for the architectural style.
- B. All surface treatments or materials shall be designed to appear as an integral part of the design and not appear as merely surface applications.
1. All materials shall wrap columns, porches, or balconies in their entirety.
- C. Utilize materials in an appropriate manner of style.
1. Use heavier materials as bases. Traditionally heavy-appearing materials such as stone or masonry should not "float" above lighter appearing materials.
- D. Material changes shall occur at inside corners with three (3) feet minimum returns or to a building plane shift, roofline, or other building feature.
- E. Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.
- F. Materials on the front façade shall not change at outside corners and shall continue alongside elevations for at least four (4) feet beyond the outside corner or to a natural termination point such as, but not limited to, a window edge, frame or trim, a column or similar feature, stucco expansion joint, edge of roof, or wall return.
- G. The front façade materials, colors, and architectural embellishments shall continue along any side elevation abutting a roadway right-of-way, open space, or a cluster driveway to a natural termination point of a minimum of four (4) feet.
1. Such natural termination point may be, but is not limited to, a minimum four (4) foot high decorative wall or fence, window edge, frame or trim, a column or similar feature, stucco expansion joint, edge of roof, or wall return.
- H. Building, trim, and accent colors must be approved by the DRC.

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5.1.1.13.1 Number of Color Schemes for Single-Family Architecture

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

5.1.1.13.2 Building Colors for Single-Family Architecture

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

5.1.1.13.3 Roof Colors for Single-Family Architecture

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

5.1.1.13.4 Color Plotting Criteria for Single-Family Architecture

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

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5.1.1.13.5 Prohibited Materials in Single-Family Development

- A. Standard gray cinder block walls;
- B. Walls without caps, except on walls between homes;
- C. Corrugated metal finish;
- D. Plastic/vinyl fencing; and,
- E. Clear sky lights.

5.1.1.14 Access Ramps in Single-Family Development

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

5.1.1.15 Accessory Structures in Single-Family Development

Casitas, guest houses, detached garages, greenhouses, and other similar accessory structures shall be compatible with the architectural style, materials, and color as the main residence.

Such structures must be visually related to the main residence through the use of courtyards, garden walls, or other landscape elements.

5.1.1.16 Mechanical Equipment in Single-Family Development

Building practices are encouraged to utilize sustainable building practices, taking into consideration alternative power sources and water conservation techniques when designing and building. Care should be taken to ensure that mechanical systems become an integral part of the exterior design of the home.

- A. All mechanical equipment should be located in areas that have minimal public exposure and are screened from view.
- B. Mechanical devices such as exhaust fans, vents, pipes, and other equipment shall be painted to match the adjacent surfaces.
 - 1. Dormer style tile roof vents are not allowed.
- C. Exposed piping and conduits are not permitted on building facades that are in public view unless they are located at interior corners of buildings.
 - 1. Exposed piping out of the public view shall be sleeved and painted to match the building.
- D. Air conditioning compressors are not permitted within setback areas along public roadways and should be located behind residential walls.
 - 1. Air conditioning compressors on rear-loaded or attached residential units may be placed behind courtyard walls that are a minimum of three (3) feet in height to screen.

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- E. Solar panels, if offered by the developer, are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable.
 - 1. Frames must be colored to complement the roof.
 - 2. Support solar equipment shall be enclosed and screened from view.
- F. Photo-Voltaic roof tiles shall conform to the following criteria:
 - 1. All conduit line sets shall be integrated into the design of the home.
 - 2. Any exposed conduit shall be painted to match the adjacent wall surface.
- G. Roof-mounted mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennas and other such devices are not permitted on rooftop decks.

5.1.1.17 Mail Kiosks in Single-Family Development

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

5.1.1.18 Satellite Dishes in Single-Family Development

Satellite dishes are permitted as an accessory use, subject to the following:

- A. Satellite dishes are permitted in the rear yard only, except that dishes eighteen (18) inches in diameter or smaller are also permitted in the side yards. In districts other than single family residential, satellite dishes are allowed in yard areas or on rooftops.
- B. Satellite dishes shall be fully screened from view of roadways and public open areas. When located on ground level, they shall be screened to the full height of the structure with landscaping. When located on a rooftop, they shall be located and screened so as to minimize visual impact from other properties in the area.
- C. Satellite dishes shall not exceed ten (10) feet in diameter, nor twelve (12) feet in height when the dish is vertically positioned.

5.1.2 Multi-Family Residential Architecture

5.1.2.1 Building Massing and Form in Multi-Family Development

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

- A. The scale of multi-family buildings shall vary through building massing and forms on a single structure.
- B. Buildings shall incorporate significant offsets both horizontally and vertically, minimizing expansive uninterrupted wall planes.
 - 1. Any building façade over two hundred (200) feet wide shall be designed to reflect as a series of buildings no wider than seventy-five (75) feet each.

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- C. Multi-family buildings located along Perimeter Streets shall be oriented towards the street front or corner of a corner lot along these frontages, unless otherwise approved by the DRC and the City.
 - 1. Exceptions may be considered where site constraints, such as access limitations, topography, or proximity to other pedestrian connections, make strict compliance impractical, provided the overall design intent is maintained.
- D. Multi-family buildings shall incorporate strong corner elements for design such as, but not limited to:
 - 1. Large open or wrapped porches and balconies at building corners to provide negative space;
 - 2. Shed roof forms; and,
 - 3. Material changes.
- E. All building facades that face a public and/or private roadway shall features the following elements:
 - 1. A minimum of one (1) enhanced window per floor per elevation, with remaining windows including features such as trim surrounds, headers, or sills consistent with the architectural style.
 - 2. Recessed or covered entry doors.
 - 3. Window groupings.
 - 4. Color and use of materials consistent with the architectural style.
 - 5. Rooflines through the use of sloping roofs, modulated building heights, gables, dormers, and other roofing details.
 - 6. Wall planes that are offset from the main building façade to provide additional articulation to the building mass.
 - 7. Centralized ground-floor entrances that are proportionate to the overall scale of the building and/or ground floor entrances to the individual dwelling units.

5.1.2.2 Building Materials and Colors in Multi-Family Development

- A. Buildings shall utilize colors and materials that are appropriate for the architectural style.
- B. All surface treatments or materials shall be designed to appear as an integral part of the design and not appear as merely surface applications.
 - 1. All materials shall wrap columns, porches, or balconies in their entirety.
- C. Utilize materials in an appropriate manner of style.
 - 1. Use heavier materials as bases. Traditionally heavy-appearing materials such as stone or masonry should not “float” above lighter appearing materials.
- D. Material changes shall occur at inside corners with three (3) feet minimum returns or to a building plane shift, roofline, or other building feature.
- E. Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.

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- F. Building, trim, and accent colors must be approved by the DRC.
- G. Each building must feature at least two (2) colors on the roof, ensuring a visually engaging and diverse aesthetic that complements the overall architectural theme.
 - 1. Roof designs, including flat, hip, angular, gable, and parapet styles, shall be considered integral parts of the building's architecture and part of the count towards the required number of roof colors.

5.1.2.3 Exterior Stairs in Multi-Family Development

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

5.1.2.4 Roof Form and Slope in Multi-Family Development

- A. Roof treatments and roof slopes shall be consistent with the architectural style of the building.
- B. Roof forms shall be designed to correspond and denote building elements and functions such as entrances, arcades, etc.
- C. Variety of roof design, treatments, ridge heights, and direction of gables are required in order to avoid monotonous roof lines.
- D. Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

5.1.2.5 Roof Materials in Multi-Family Development

- A. A variety of roof materials is encouraged to avoid a monotonous roof-scape appearance.
- B. Roof materials shall be compatible with the architectural style of the building.
- C. Roof materials shall have a matte finish to minimize glare, except where solar is proposed and solar applications are subject to review and approval by the DRC, see **Section 5.1.2.13.2: Solar Panels in Multi-Family Development**.
- D. Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the DRC.
- E. Fascia may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- F. Skylights are permitted but shall be designed as an integral part of the roof.
 - 1. Clear or white "bubble" skylights are not permitted.
 - 2. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.

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5.1.2.5.1 Permitted Roof Materials in Multi-Family Development:

- A. Clay or Concrete Barrel or S-shaped Tiles, Flat tiles, architectural grade asphalt shingles, flat roofs complimented with parapet membranes, or other quality materials;
- B. Standing Seam Metal Roofing as an accent element subject to DRC approval; and,
- C. Photo-Voltaic roof tiles, subject to the criteria in **Section 5.1.2.13: Mechanical Equipment in Multi-Family Development.**

5.1.2.5.2 Prohibited Roof Materials in Multi-Family Development:

- A. Shake, unless otherwise approved by the DRC;
- B. Fiberglass Shingles;
- C. Simulated Tile including fiberglass or metal unless otherwise approved by the DRC;
- D. Rolled roofing material unless otherwise approved by the DRC; and,
- E. Dormer style tile roof vents

5.1.2.6 Rooftop Decks in Multi-Family Development

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

5.1.2.7 Building Walls in Multi-Family Development

- A. Any building façade over two hundred (200) feet wide shall be designed to reflect as a series of buildings no wider than fifty (50) feet each.
- B. Include wall planes that are offset from the main building façade to provide additional articulation to the building mass.
- C. Buildings that exceed three (3) stories shall have a distinct base and cap.

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5.1.2.8 Windows Openings and Doors in Multi-Family Development

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

- A. Enhanced windows are defined as one (1) of the following:
 - 1. A prominent window offset a minimum of twelve (12) inches from the surrounding wall plane;
 - 2. A bay window with a minimum twenty-four (24) inches projection and detailing appropriate to the architectural style of the building;
 - 3. A minimum twelve (12) inches deep pot-shelf with roof element and corbels;
 - 4. An overhead trellis element projecting a minimum of twelve (12) inches and extending over the entire width of the window.
 - a. Trellis must be constructed of steel and be consistent with the architectural style;
 - 5. Decorative iron window grille projecting forward of the wall plane a minimum of twelve (12) inches (non-egress windows only);
 - 6. Windows must be grouped or located near strong architectural elements and shall be proportional to the building massing of the structure; and,
 - 7. The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
 - 8. Other window techniques may be utilized that are consistent with the proposed architectural style and approved by the DRC.
- B. All windows and exterior doors on all elevations shall be designed with features consistent with the architectural style(s) such as:
 - 1. Pop-out trim surrounding window;
 - 2. Header or sill trim;
 - a. Trim style and design shall vary per elevation style.
 - b. Trim surrounds are encouraged to be a minimum of two (2) inches deep with two (2) inches offsets between trim elements.
 - i. Additional depth and trim thickness is encouraged.
 - c. Stucco finished trim elements, when used, shall be have a light lace or smoother finish.
 - i. Stucco trim elements shall have square corners.
 - ii. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges.
 - d. Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
 - 3. Shutter accents, canopies, or other architectural feature compatible with the architectural style of the residence;
 - 4. Awnings, where used, shall be appropriate to the architectural style;

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5. Recessed windows a minimum depth of two (2) inches either through a flush recess with the wall plane or a pop-out consistent with the proposed architectural style;
 6. Scored stucco features adjacent to windows to create interest; or
 7. Other techniques that are consistent with the proposed architectural style(s) and approved by the DRC.
- C. Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors. Mill finish windows are not permitted.
 - D. Glazing may be either clear or tinted. Reflective glass is not permitted.
 - E. The shape and size of shutters, when used, shall be proportionate to the window opening.

5.1.2.9 Exterior Front Entry Doors in Multi-Family Development

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

5.1.2.10 Courtyards in Multi-Family Development

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

5.1.2.11 Balconies in Multi-Family Development

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

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1. Trellis must be constructed of steel or painted/stained wood and be consistent with the architectural style.
 2. Decorative balconies and sun decks may have an open rail as long as the design is consistent with the architectural style of the residence.
- C. Scuppers or internal drains are required on all solid rail balconies and sun decks.
1. Continuous openings for sheet drainage are allowed only where an open rail extends to the floor.
 2. Sun deck support columns shall be a minimum sixteen (16) inches square and be proportional to the size of the sun deck.
- D. Balconies are considered part of the building envelope and shall conform to the setback criteria.

5.1.2.12 Awnings in Multi-Family Development

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

5.1.2.13 Mechanical Equipment in Multi-Family Development

Building practices are encouraged to utilize sustainable building practices, taking into consideration alternative power sources and water conservation techniques when designing and building. Care should be taken to ensure that mechanical systems become an integral part of the exterior design of the building.

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

5.1.2.13.1 Meters in Multi-Family Development

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

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5.1.2.13.2 Solar Panels in Multi-Family Development

- A. Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable.
 - 1. Frames must be colored to complement the roof.
 - 2. Mill finish aluminum frames are prohibited.
 - 3. Support solar equipment shall be enclosed and screened from view.
 - 4. Solar panels are permitted on flat roofs provided they are positioned to be screened from view. This can be achieved through the use of setbacks or the incorporation of architectural features designed for screening purposes that complement the architectural style of the building.
- B. Photovoltaic roof tiles shall conform to the following criteria:
 - 1. The shape and profile of the photovoltaic tile shall match the shape and profile of the main roof tile of the dwelling;
 - 2. The color of the photovoltaic roof tiles shall not unduly contrast with the primary roof tiles;
 - 3. The appearance of the photovoltaic roof tiles shall blend seamlessly with the primary roof material; and,
 - 4. All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.
- C. Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment.

5.1.2.13.3 Satellite Dishes in Multi-Family Development

- A. Antenna and satellite dishes shall not be installed on property line walls.
- B. Satellite dishes shall be fully screened from view of roadways and public open areas. When located on ground level, they shall be screened to the full height of the structure with landscaping. When located on a rooftop, they shall be located and screened so as to minimize visual impact from other properties in the area.
- C. Satellite dishes shall not exceed ten (10) feet in diameter, nor twelve (12) feet in height when the dish is vertically positioned.

5.1.2.13.4 Gutters and Downspouts in Multi-Family Development

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

5.1.2.14 Clubhouse and Recreation Buildings in Multi-Family Development

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

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5.1.2.15 Storage Buildings in Multi-Family Development

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

5.1.2.16 Detached Garages in Multi-Family Development

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

5.1.2.17 Carports in Multi-Family Development

Carports are permitted in Desert Pines so long as they match the architectural theme of the main structure.

5.1.2.18 Covered Parking in Multi-Family Development

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

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

5.1.2.19 Trash Enclosures in Multi-Family Development

Refer to **Section 9.3.4 Residential Trash Receptacle Requirements** for information on the standards for multi-family trash enclosures, including requirements for full enclosure with a masonry wall, roofed structures, opaque metal gates, and materials that complement the development's architecture, as well as placement criteria to minimize visual and operational impacts.

5.1.2.20 Exterior Laundry Areas in Multi-Family Development

- A. Community laundry rooms shall be visible from common, walking, and driving areas.
- B. The community laundry rooms shall have at least a minimum of five (5) foot maintainable candles of light at all times.
- C. All laundry rooms shall have vision panels to view in to the room prior to entering.

5.1.2.21 Exterior Mail Kiosks in Multi-Family Development

- A. Mail kiosk(s) shall be located in high-visibility and/or well-lit areas.
- B. The specifications for the mailbox kiosk are based on the approved landscape construction documents and shall be installed per manufacturers specifications.

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5.2 NON-RESIDENTIAL ARCHITECTURAL GUIDELINES

Non-residential uses must be compatible with these guidelines. Non-residential uses are subject to DRC review and approval and must be compatible with these guidelines.

5.2.1 Exterior Materials and Finishes in Non-Residential Architecture

- A. Concrete or clay tile and architectural metal should be used on all sloped roofs.
 - 1. Standard three-tab asphalt shingles, fiberglass shingles, and wood shingles and shakes are prohibited.
- B. Preferred materials for building exteriors include stone, stucco, colored or exposed aggregate concrete with textured finishes, decorative block, brick, and Hardie board.
 - 1. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable so long as they are consistent with the proposed architectural style.
- C. Highly reflective, shiny or mirror-like materials and unplastered exposed standard concrete, standard concrete masonry units and glazed tile should not be used except as accents.
 - 1. Reflective glass at the pedestrian level is prohibited.
 - 2. Glass on the second floor and above shall not be greater than twenty-two (22) percent reflectivity so as not to reflect light and solar heat on other buildings, roadways and sidewalks.

5.2.2 Colors in Non-Residential Architecture

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

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6. CIRCULATION AND ROADWAY DESIGN GUIDELINES

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

The following Standards outline essential facilities throughout Desert Pines:

A. Vehicular Routes

1. Provide access routes to each land use and parcel.

B. Universal Design

1. Establish a circulation system that accommodates all ability levels comfortably and safely.

C. Visual Cues

1. Clearly communicate the function of circulation facilities through appearance, design, and nonverbal signals, especially at transitions to shared or pedestrian priority spaces.

D. Multi-functionality

1. Design circulation facilities to fulfill various roles, including connectivity, recreation, passive use, informal gathering, and stormwater management.

E. Pedestrian Safety Measures

1. Integrate safety measures, such as changes in paving, strategic road narrowing, and pedestrian tables, with minimal impact on emergency and transit vehicle use.

F. Sidewalk Width

1. Provide wider sidewalks and pedestrian facilities, particularly near retail, restaurants, and gathering spaces.

G. Connections to Surrounding Circulation Facilities and Properties

1. Establish motorized and non-motorized connections (pedestrian, bicycle, and transit) to adjacent roadways and properties, creating a functional circulation system that seamlessly connects to existing or future facilities.

6.1 CIRCULATION MASTER PLAN

A significant portion of the public space within Desert Pines is situated along its roadways. The roadway network assumes a pivotal role in ensuring an active, safe, and aesthetically pleasing experience for pedestrians, vehicles, and cyclists as they navigate through the community. Access to Desert Pines will be from Pecos Road, Mojave Road, and Bonanza Road. These roads are classified as Perimeter Streets, as shown on **Exhibit 6.1A: Perimeter Streets Plan**. The conceptual alignment of the internal roadway network is illustrated on **Exhibit 6.1B: Primary Streets Plan**.

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

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- A. The roadway network should be developed according to the hierarchy, layout, and cross-sections described in **Table 6.1: Street Standards**.
 - 1. Refer to **Exhibit 6.1C: Street Sections** for illustrated sections of each of the roadway types.
- B. Roadways shall be landscaped according to the requirements in **Chapter 8: Landscape Architectural Design Guidelines**.
- C. The configuration of on-site connections should facilitate multiple routes to any destination while reducing the travel length and travel times.
- D. The circulation system should ensure spaces are safe, comfortable, and accessible to all demographics and ability levels.
- E. The appearance, design, and non-verbal cues of the circulation network should be clear to users.
 - 1. The design should indicate clearly to drivers when they are entering areas shared with pedestrians or pedestrian prioritized zones. Examples of techniques include;
 - a. Using different material type, color, and/or texture at pedestrian crossing;
 - b. Narrowing travel lanes to encourage slower driving speeds
 - c. Vertical or horizontal treatments
 - d. Enhanced material details at key pedestrian intersections

6.1.1 Perimeter Streets

Perimeter Streets are the principle transportation corridors around the periphery of the community, providing access to the Site. The Perimeter Streets define the edges of specific, prominent land uses and provide opportunities for several types of travel - vehicular, public transit, cyclist, bicyclist, and pedestrian. Refer to **Exhibit 6.1A: Perimeter Streets Plan**, **Table 6.1: Street Standards**, and **Exhibit 6.1C: Street Sections** for more information.

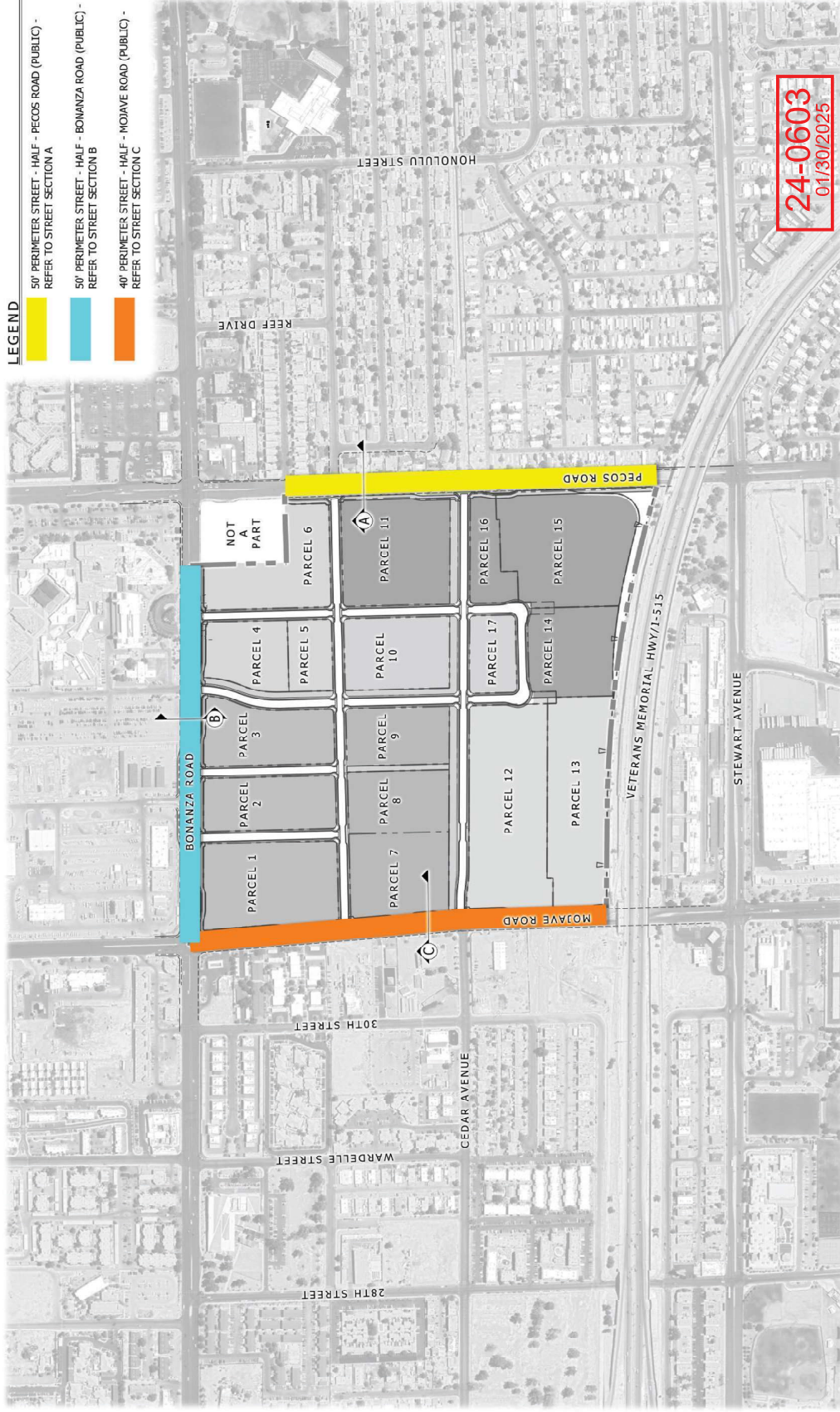
6.1.2 Primary Streets

To cultivate a pedestrian friendly environment, Primary Streets serve as the prominent roadways linking the different uses, neighborhoods, recreational amenities, and the Desert Pines Trails network. Refer to **Exhibit 6.1B: Primary Streets Plan**, **Table 6.1: Street Standards**, and **Exhibit 6.1C: Street Sections** for more information.

6.1.3 Residential Streets

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

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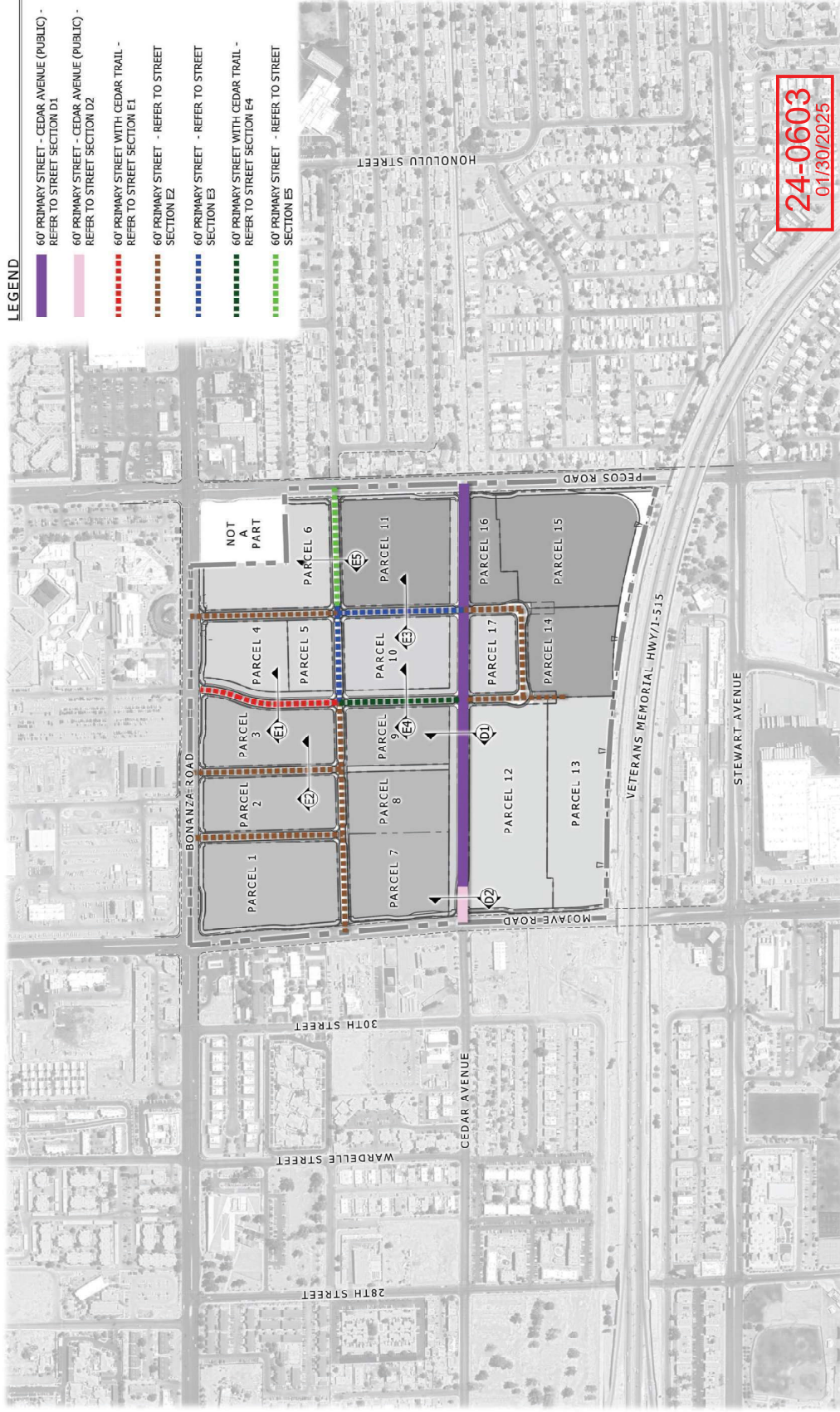


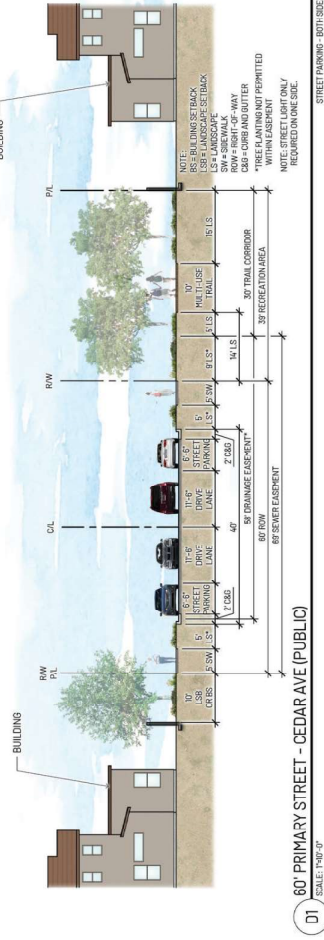
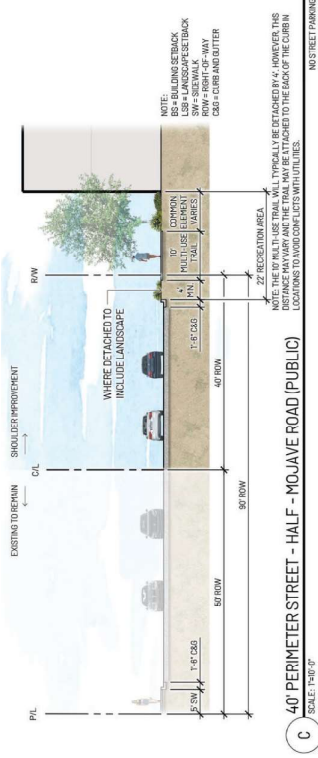
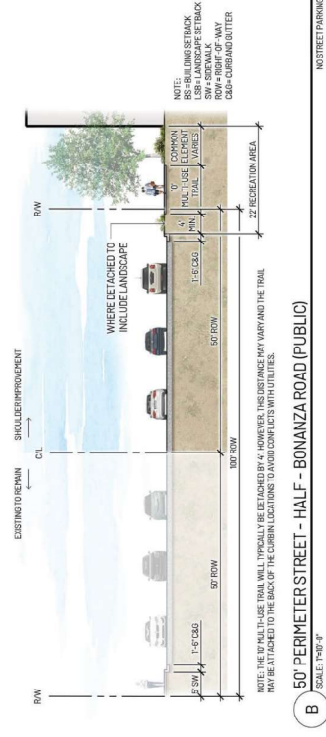
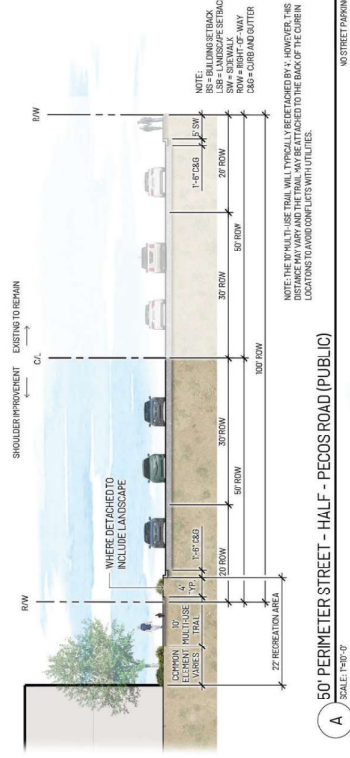
Table 6.1: Street Standards								
	Name	Lanes	Parking	Bike Lane	Median	Common Element/ Landscape Buffer (Minimum Width)	Sidewalk	
Perimeter Streets	A	50' Perimeter Street - Half - Pecos Road	Three travel lanes		N/A	N/A	22' Recreation Area - Perimeter Trail	10' Detached Multi-Use Path
	B	50' Perimeter Street - Half - Bonanza Road	Three travel lanes		N/A	Median may be required per Traffic Study	22' Recreation Area - Perimeter Trail	10' Detached Multi-Use Path
	C	40' Perimeter Street - Half - Mojave Road	Two travel lanes		N/A	N/A	22' Recreation Area - Perimeter Trail	10' Detached Multi-Use Path
Primary Streets	D1-D2	60' Primary Street - Cedar Avenue	Two travel lanes	Both Sides	N/A	N/A	5' landscape buffer and 9' landscape on other side, 30' Recreation Area - Cedar Trail	5' Detached (Both sides), 10' Trail (option to meander) in trail corridor
	E1-E5	60' Local Street	Two travel lanes	Both Sides	N/A	N/A	5' landscape buffer (both sides)	5' Detached (Both sides)
	F	51' Residential Entry Street (No Gate, Public)	Two travel lanes		N/A	N/A	6' landscape buffer (both sides)	5' Detached (Both sides)
	G	49' Residential Entry Street (Gated, Private)	Four travel lanes		N/A	4' raised	15' landscape buffer (both sides)	5' Detached (Both sides) as part of the landscape buffer, not ROW
	H	49' Residential Street (Roll Curb, Public)	Two travel lanes		N/A	N/A	N/A	5' Attached (Both sides)
	I	47' Residential Street (Private)	Two travel lanes		N/A	N/A	3' landscape buffer (both sides)	5' Detached (Both sides)
	J	43' Residential Street (Roll Curb, Private)	Two travel lanes	Both Sides	N/A	N/A	N/A	4' Attached (One side)
	K	42' Residential Street (Private)	Two travel lanes	Both Sides	N/A	N/A	N/A	5' Attached (One side)
	L	40' Residential Street (Roll Curb, Private)	Two travel lanes	Both Sides	N/A	N/A	N/A	4' Attached (One side)
	M	39' Residential Street (Roll Curb, Private)	Two travel lanes	Both Sides	N/A	N/A	N/A	4' Attached (One side)
	N	39' Residential Street (Roll Curb, Private)	Two travel lanes	Both Sides	N/A	N/A	10' landscape buffer (one side)	5' Detached (One side)
	O1	36' Residential Street (Roll Curb, Private)	Two travel lanes	One Side	N/A	N/A	N/A	4' Attached (One side)
	O2	36' Residential Street (Roll Curb, Private)	Two travel lanes	One Side	N/A	N/A	N/A	4' Attached (One side)
	P	35' Residential Street (Roll Curb, Private)	Two Travel lanes	One Side	N/A	N/A	10' landscape buffer (one side)	4' Attached (One side)
	O	33' Fire Access Alley (Private)	Two travel lanes	N/A	N/A	N/A	3' buffer on both sides	N/A
	R	27' Residential Street (Roll Curb, Private)	Two travel lanes	N/A	N/A	N/A	N/A	N/A
	S	20' Alley (Roll Curb, Private)	Two travel lanes	N/A	N/A	N/A	N/A	N/A
	Cul-de-sac	Geometry and pavement to be designed per the City of Las Vegas Public Works Standards		N/A	Optional Raised Island			5' Attached

Final selection of street sections utilized shall be coordinated with the utility layout to ensure compatibility with underground utility separation requirements.

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

For landscape requirements along streetscapes and common elements, planting shall include one (1) tree every thirty (30) feet on center, with a minimum box size of twenty-four (24) inches, and four (4) shrubs per tree, each at least five (5) years old. Planting shall provide a minimum of seventy-five (75) percent live coverage within one year of installation. For additional details and guidelines, refer to **Chapter 8: Landscape Architectural Design Guidelines**.

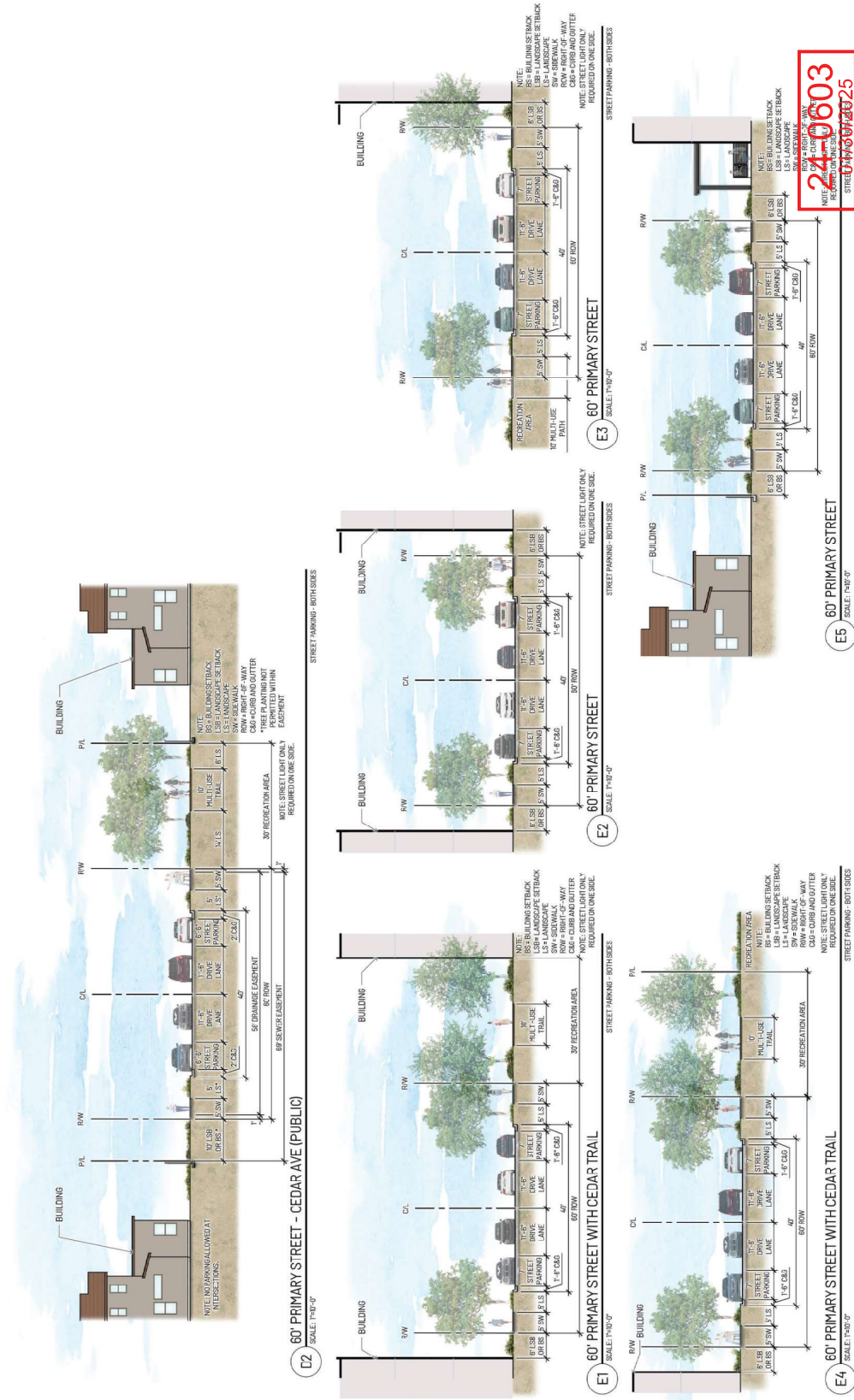
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For landscape requirements, refer to **Chapter 8: Landscape Architectural Design Guidelines**.

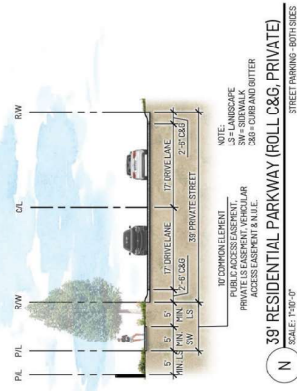
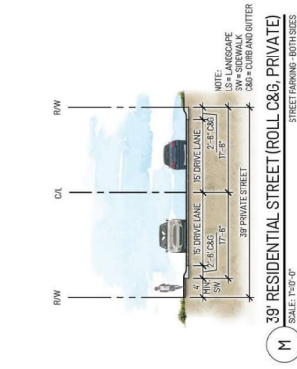
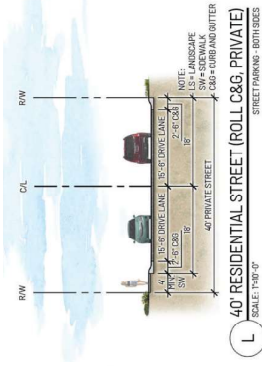
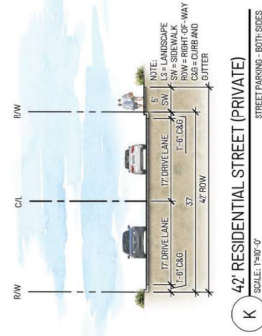
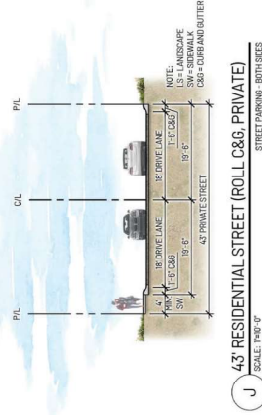
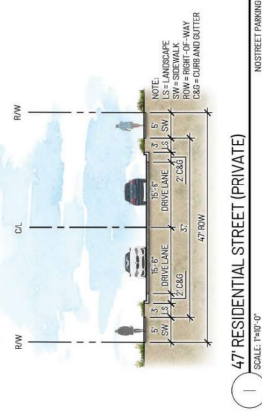
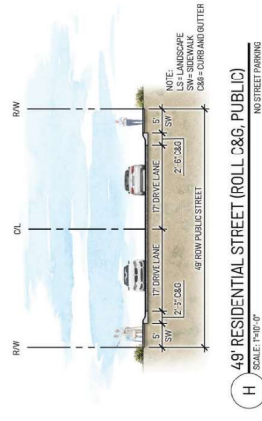
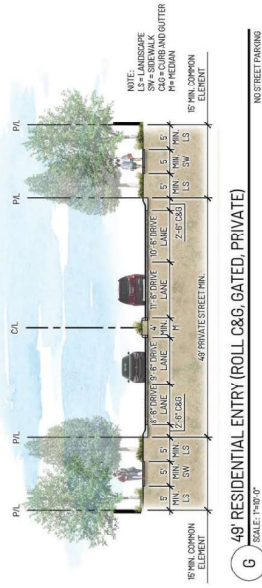
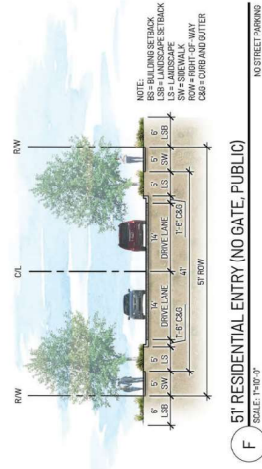
EXHIBIT 6.1C: STREET SECTIONS

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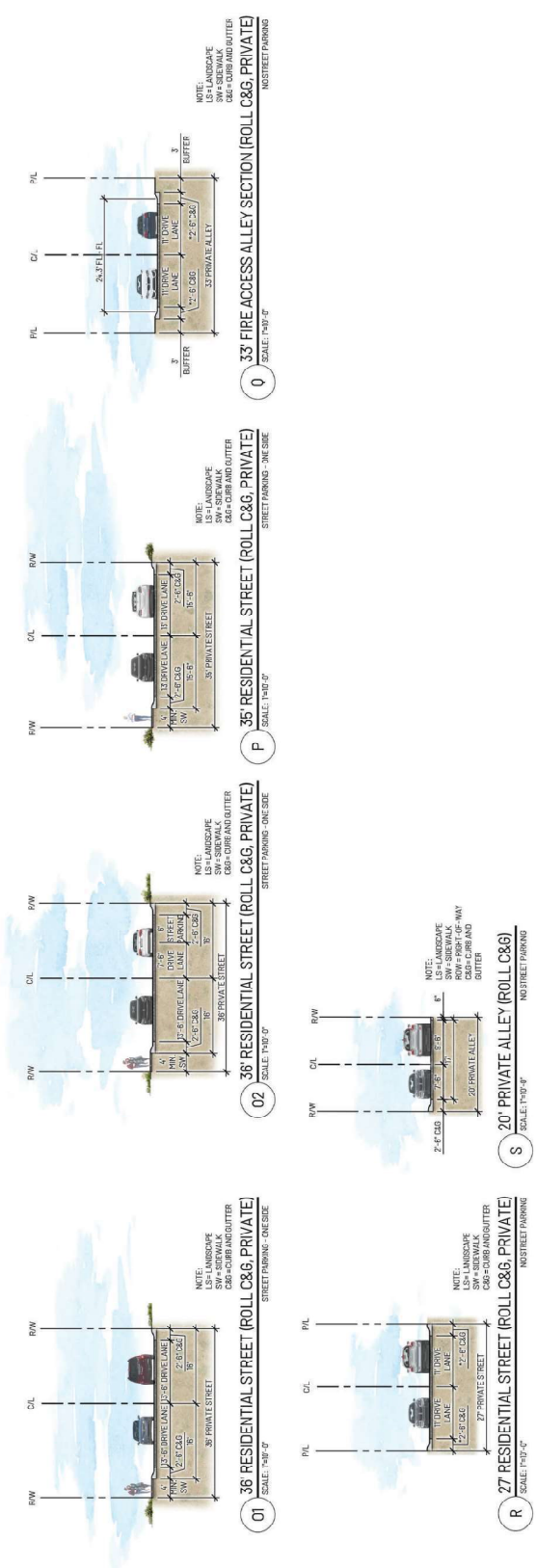


For landscape requirements, refer to **Chapter 8: Landscape Architectural Design Guidelines**.

EXHIBIT 6.1C: STREET SECTIONS CONTINUED



For landscape requirements, refer to **Chapter 8: Landscape Architectural Design Guidelines**.



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For landscape requirements, refer to Chapter 8: Landscape Architectural Design Guidelines.

6.1.4 Intersections

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

- A. Enhanced planting
 - 1. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for more information on plant material and requirements for landscape in Desert Pines.
- B. Signage and entry monumentation
- C. Meaningful and accentuated nodes, parks, and/or open space. Refer to **Section 6.1.9: Pedestrian Realm** and **Section 7.9.2: Pedestrian Nodes** for more information.
- D. Traffic calming elements, refer to **Section 6.1.5: Traffic Calming Elements**

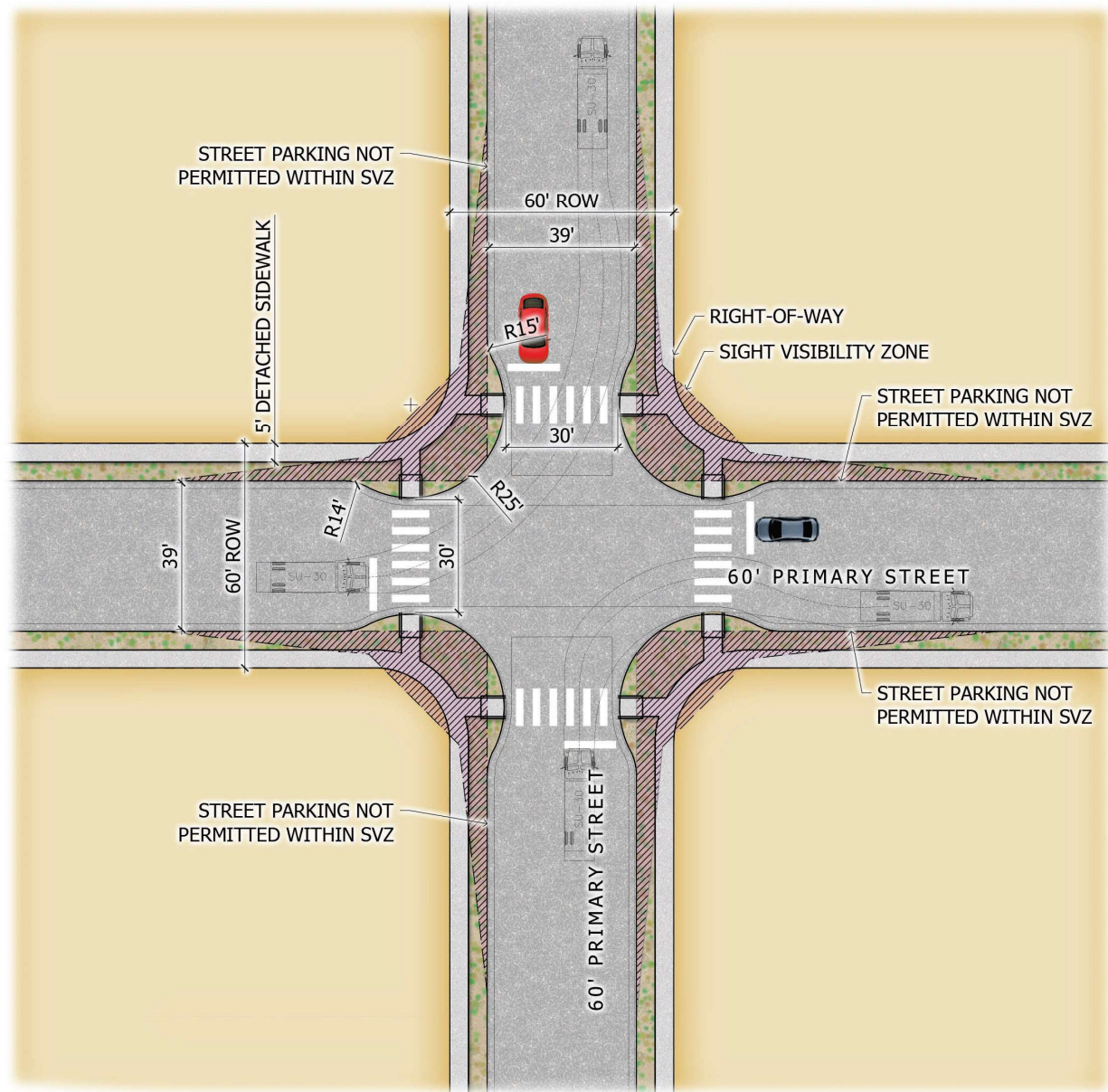
6.1.5 Traffic Calming Elements

Traffic calming measures are encouraged along the roadways of Desert Pines. Traffic calming measures are elements that reduce vehicle speeds to improve safety for all road users, including pedestrians, cyclists, and motorists. By deliberately slowing traffic, these measures help to decrease the likelihood and severity of accidents, and discourage through-traffic on neighborhood roadways.

Common strategies include, but are not limited to, narrowed roads, curb extensions, and bulb-out intersections. Refer to **Figure 6.1.5: Bulb-Out Intersections**.

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Figure 5.1.5: Bulb-Out Intersections



Note: This graphic is for illustrative purposes only. Detailed engineering details must be prepared and approved prior to construction.

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

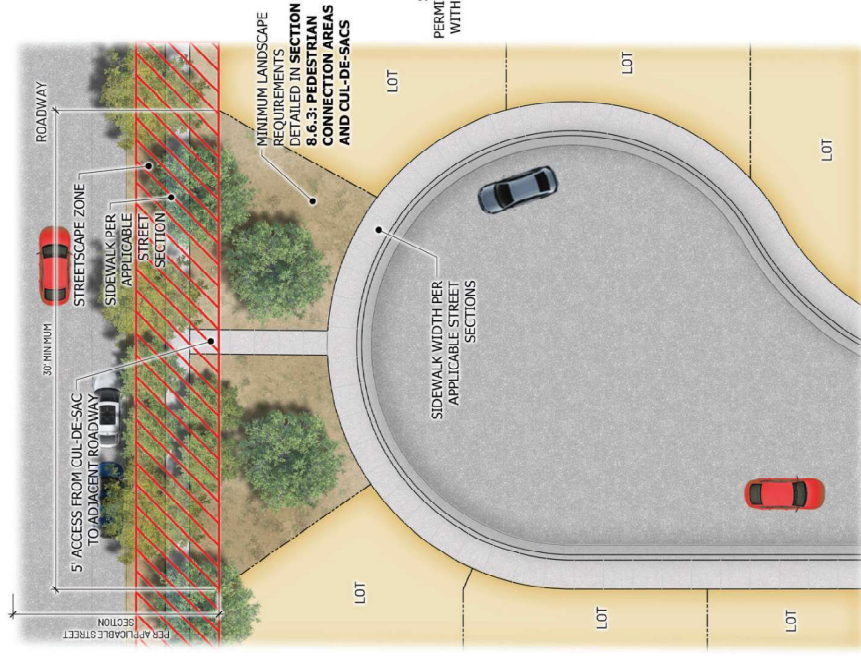
These standards apply to all residential development but do not include gated private driveways on individual detached houses.

- A. Public roadways may not be gated.
- B. Gates that restrict roadways, driveway, alley, or pedestrian access must be approved by DRC.
- C. Refer to **Chapter 9: Walls, Fences, and Gates Design Guidelines** for more information on the design requirements for gates.
- D. Refer to **Exhibit 6.1C: Street Sections** for information on gated residential entries.

6.1.7 Cul-de-sacs

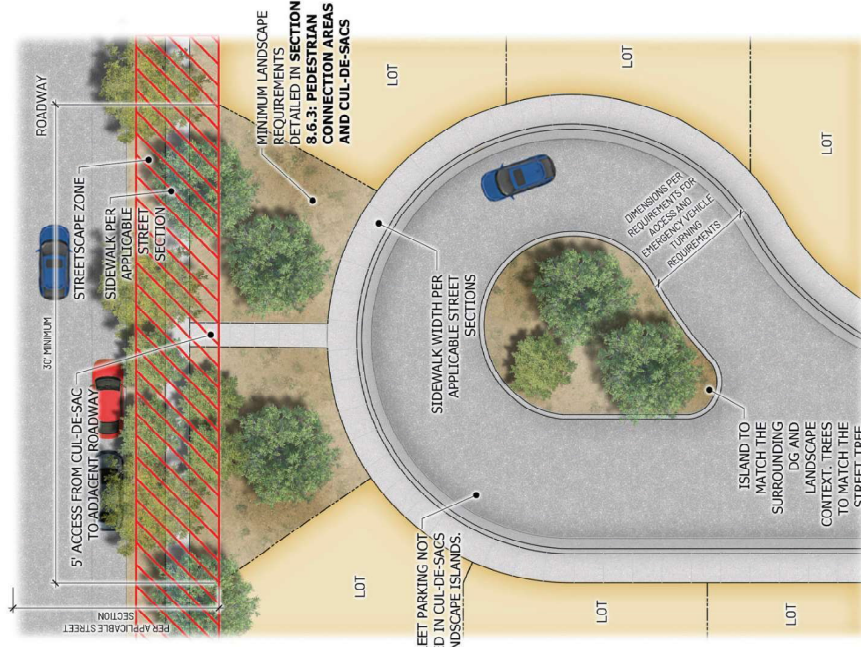
- A. Internal sidewalks at open cul-de-sac conditions shall connect to the community trail and path network. Refer to **Exhibit 6.1.7: Cul-de-sac**.
- B. A cul-de-sac may be developed with or without a center island.
 - 1. Cul-de-sac islands must include landscape. Refer to **Chapter 8: Landscape Architectural Design Guidelines** for the planting requirements.
 - 2. Where cul-de-sac includes an island, street parking is not permitted.

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V1 CUL-DE-SAC
SCALE: 1"=20'-0"

STREETSCAPE ZONE - PLANTING PER APPLICABLE STREETSCAPE



V2 CUL-DE-SAC WITH ISLAND
SCALE: 1"=20'-0"

STREETSCAPE ZONE - PLANTING PER APPLICABLE STREETSCAPE



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EXHIBIT 6.1.7: CUL-DE-SACS

6.1.8 Enhanced Vehicular Paving

Where included, enhanced paving in roadways 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 provide an acoustical, tactile, and a visual sense for traffic flow / speed calming.

Desert Pines envisions including decorative paving between Parcel 5, Parcel 10, and Parcel 17 to create a flexible space that may be used for community and cultural events. Decorative paving will be maintained by the HOA and comply with all vehicular rating, safety requirements, and on public streets, in conformance with all requirements of the Manual on Uniform Traffic Control Devices (MUTCD).

6.1.9 Pedestrian Realm

- A. Sidewalks shall be developed as described in **Table 6.1: Street Standards** and as shown on **Exhibit 6.1A: Perimeter Streets Plan, Exhibit 6.1B: Primary Streets Plan, Exhibit 6.1C: Street Sections**. These requirements include the width and location of sidewalks. For information on the requirements for trails and pedestrian pathways, refer to **Section 7.9: Pedestrian Circulation and Trails Master Plan**.
- B. Traffic calming, pedestrian-oriented components may include, but are not limited to, design elements such;
 - 1. Extended and/or enhanced planting areas;
 - 2. Enhanced paving in traffic lanes at crosswalks;
 - 3. Appropriate placement of aesthetically pleasing street furniture;
 - 4. For more information on traffic calming, refer to **Section 6.1.5: Traffic Calming Elements**.
- C. Pedestrian paving shall consist of decorative ground texture that provides for a safe and pleasurable walking experience that conforms with the requirements of MUTCD.
 - 1. Material shall be interlocking pavers, decomposed granite, and/ or flagstone.
- D. Sidewalks shall promote a pedestrian friendly atmosphere and be punctuated along the way with the appropriate amenities and / or site furniture while maintaining Public Right-Of-Way Accessibility Guidelines (PROWAG); including, but not limited to:
 - 1. Benches;
 - 2. Directional Signage;
 - 3. Public Art;
 - 4. Trash Receptacles;
 - 5. Identification Markers;
 - 6. Transit Shelters;
 - 7. Information Kiosks;
 - 8. Tree Grates;
 - 9. Lighting; and
 - 10. Bike Racks.
 - 11. Refer to **Exhibit 7.9.2: Pedestrian Nodes** and **Exhibit 7.9.3: Trail Nodes**.

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6.1.10 Opposing Driveway Alignments

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

6.1.11 Vehicular Access in Multi-Family Developments

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

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

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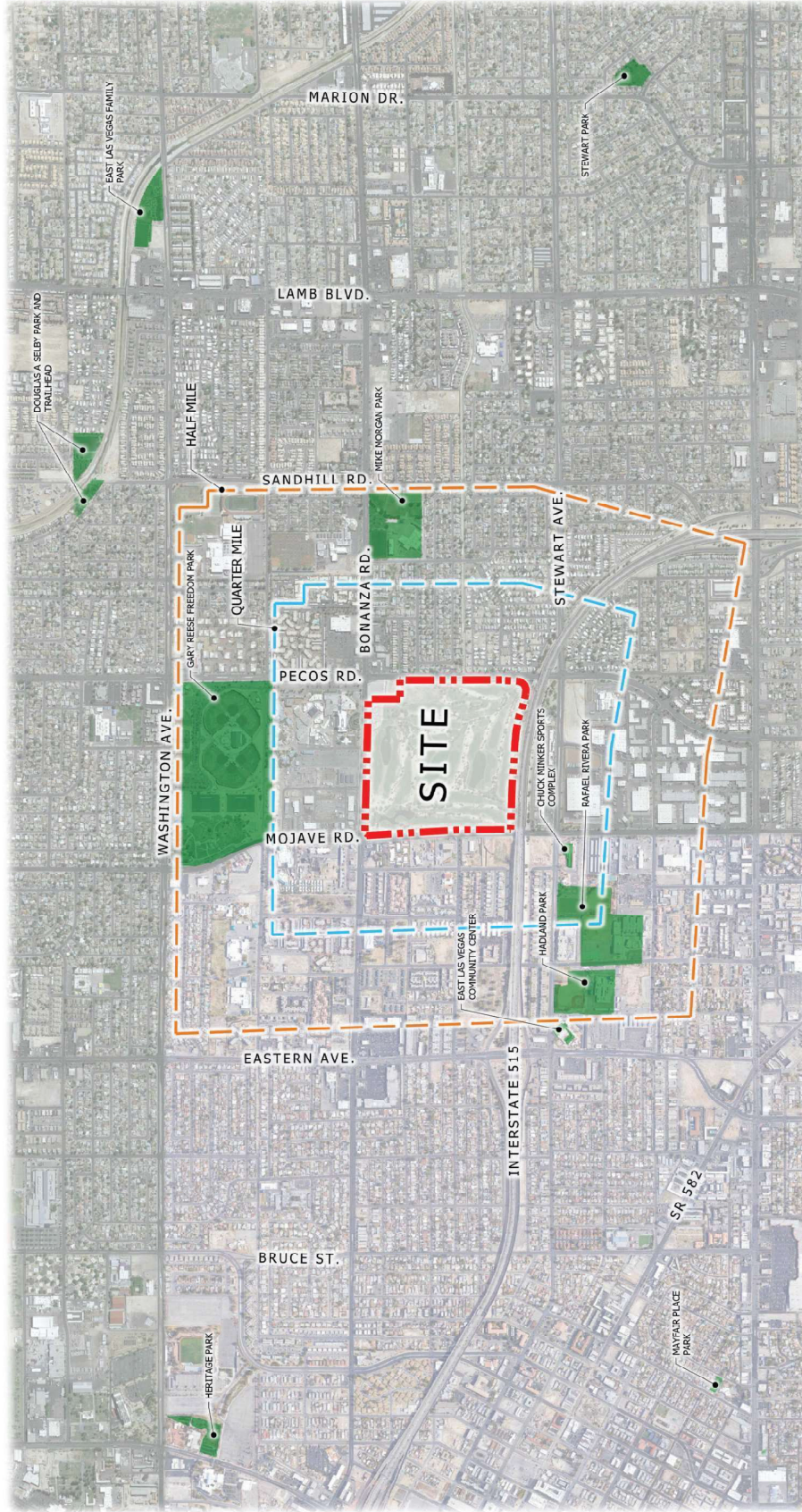
7. OPEN SPACE, AMENITIES, AND TRAILS DESIGN GUIDELINES

Desert Pines delivers a comprehensive blend of both active and passive recreation opportunities, emphasizing the vital role of open spaces, amenities, and trails in fostering a vibrant and inclusive community. Desert Pines aims to elevate outdoor areas to truly public spaces by creating comfort and amenities available to everyone. Public open spaces can accommodate and encourage the interaction of the wide social, cultural, ethnic, economic, and age diversity. At each scale, the design of these spaces should always seek to allow residents and visitors to interact in comfort and safety. Trails and Pathways within Desert Pines not only provide essential connectivity, but also encourage healthy lifestyles and recreational activities that further enrich the community experience.

7.1 OPEN SPACE AND PARKS CONTEXT

Desert Pines is located within a network of publicly accessible open space as shown in **Exhibit 7.1: Open Space and Parks Context Plan - Parkserve**. Within a half (1/2) mile radius from the Site, there are approximately ninety-four (94) acres of amenitized open space. These surrounding areas promote health and well-being through easy access to outdoor activities for all residents in the area. The location of Desert Pines in proximity to these existing resources aligns with the City of Las Vegas's intent that residents have convenient access to a network of parks and recreational areas. The external recreation areas complement the internal recreation features planned within Desert Pines, creating a holistic environment that supports active and passive recreational pursuits.

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LEGEND

DESERT PINES OPEN SPACE AND PARKS	
DESCRIPTION	ACREAGE +/-
PARK WITH PUBLIC ACCESS	
PARKS WITHIN A QUARTER MILE RADIUS	12,800 AC.
PARKS WITHIN A HALF (1/2) MILE	56,813 AC.
TOTAL	69,613 AC.

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7.2 OPEN SPACE AND AMENITIES MASTER PLAN

Desert Pines establishes a structured hierarchy of amenities and open spaces to offer a wide variety of outdoor exploration and recreational opportunities for residents. **Exhibit 7.2: Open Space and Amenity Master Plan** delineates the allocation of open space for trail corridors and the Recreation Activity Area location. Parcel amenities are located within single-family residential parcels and integrated as part of the parcel designs, but are not depicted on the master plan. Final design of parcel amenities will be detailed within site plans and preliminary plats.

7.3 OPEN SPACE AND AMENITIES GUIDELINES

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

7.3.1 Trail Corridors

For more information on Trail Corridors, including the dimensions of corridor widths, refer to **Section 7.9: Pedestrian Circulation and Trails Master Plan** and **Exhibit 7.9B: Trails Sections**.

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7.4 OPEN SPACE FOR SINGLE-FAMILY RESIDENTIAL

- A. In single-family residential areas, common open spaces should serve as shared amenities accessible to all residents.
- B. **Table 7.4: Open Space Requirements for Single-Family Residential** details the required calculation of open space for each single-family residential Parcel.

Table 7.4: Open Space Requirements for Single-Family Residential		
Type of Single-Family Residential	Square Footage Required	Per Dwelling Units
Single-Family Detached	80 sf	1 unit
Single-Family Attached	80 sf	1 unit

- C. In lieu of providing open space per single-family residential unit as shown in **Table 7.4: Open Space Requirements for Single-Family Residential**, a Parcel may instead provide a four thousand (4,000) square foot minimum Common Open Space Element. Refer to **Section 7.4.1: Common Open Space Element Requirements for Single-Family Residential** for details on these requirements.

7.4.1 Common Open Space Element Requirements for Single-Family Residential

The following requirements are for where a Common Open Space Element is included in Single-Family residential:

- A. The Common Open Space Element area shall be oriented in such a manner that it is visible from the Parcel entry to the extent feasible.
- B. The minimum dimension of any area of the Common Open Space Element area shall be no smaller than forty (40) feet.
- C. Where a Common Open Space Element area includes turf, it must comply with the requirements of Section 14.11 Drought Plan of Unified Development Code.
- D. Include a minimum useable area of one thousand (1,000) square feet. Useable area for a Common Open Space Element is defined as portion(s) of a Common Open Space Element designated and designed for active and passive recreational use by the community.
 - 1. This includes areas that provide recreational, social, and leisure opportunity for the community such as;
 - a. Playgrounds and play structures;
 - b. Picnic areas equipped with tables and seating;
 - c. Walking, jogging, and/or cycling paths;
 - d. Dedicated space for public gatherings, performances, or art installations;
 - e. Functional turf/ open play turf areas following the requirements in Section 14.11: Drought Plan of Unified Development Code.
 - f. Refer to **Table 7.8: Amenity Features** for more information on amenities.
 - 2. This does not include areas for recreational infrastructure like maintenance yards, service roads, parking lots, and other non-recreational infrastructure.

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7.5 OPEN SPACE FOR MULTI-FAMILY RESIDENTIAL

7.5.1 Common Outdoor Open Space – Courtyards, Plazas, and Green Spaces

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

- A. Required setback areas are only included in the open space calculation if they form part of an area that fulfills the other criteria for common open space.
- A. Each open space must have the minimum dimension of twenty (20) feet in any direction to facilitate functional leisure or recreational activities.
 - 1. Exceptions to this rule may be considered by DRC based on unique site conditions such as topography or irregular lot shapes.
- B. Features such as paths, walkable areas, landscaping, seating, lighting, play structures, sports courts, and other pedestrian amenities must be incorporated into open spaces. These additions should enhance functionality and enjoyment for a diverse range of users, with consideration given to noise from activities like basketball, tennis, and handball.
- C. Common spaces need to be distinct and separated from ground level windows, streets, service areas, and parking lots. This separation can be achieved through landscaping, low-level decorative fencing (excluding chain link), or other approved methods that improve safety and privacy for both the common open space and adjacent dwelling units.
- D. Solar orientation is a key consideration in the planning of these spaces, with a preference for south, east, or west-facing orientations to maximize solar benefits.
- E. Accessibility from the dwelling units is paramount, and the space should ideally be centrally located to encourage activity and interaction among local residents. The orientation of the space should foster engagement and use by the community.

7.5.2 Rooftop Decks and Terraces

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

- A. Space must provide amenities such as, but not limited to, seating areas, barbecues, fireplaces, recreational spaces, landscaping, etc;
- B. Space must feature surfacing which enables residents to use the open space; and,
- C. Space must incorporate features that provide for the safety of residents, such as appropriate lighting levels.
- D. Refer to **Chapter 3: Desert Pines Development Standards** for building height requirements.

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7.5.3 Private Open Space: Yards, Patios, and Balconies

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

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

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

7.6 OPEN SPACE FOR NON-RESIDENTIAL DEVELOPMENT

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

- A. Outdoor pedestrian spaces and plazas must provide shade, rest areas, and relief from traffic and noise, facilitating activities such as vending and dining.
- B. The size of pedestrian open spaces and plazas should be proportional to the development's scale, as detailed in the site plan. These areas must be distributed throughout the development and be ADA compliant.
 1. Developments over five (5) acres are required to provide a minimum of fifty (50) square feet of plaza space for each one (1) acre.
- C. Pedestrian spaces should be integral to the commercial development's design, situated in high-traffic areas, and remain open during standard business hours.
- D. The minimum size for any individual pedestrian open space is two hundred fifty (250) square feet.
- E. Site amenities such as benches, pergolas, landscaped arbors, and artwork should be incorporated into each space's design.

7.7 AMENITIES

Amenities serve as focal points, fostering connections with nature and the community. For the existing context of open spaces and amenities around Desert Pines, refer to **Exhibit 7.1 Open Space and Parks Context Plan - Parkserve**. Internally, a carefully organized hierarchy of amenities and open space ensures diverse recreational opportunities. Desert Pines includes a centrally located Recreation Activity Area that will serve all residents. **Exhibit 7.2: Open Space and Amenity Master Plan** outlines the anticipated Recreation Activity Area location.

The DPSG acknowledges the *East Las Vegas Legacy Park Feasibility Study* and incorporates the intent as part of the overarching goal of the amenities within Desert Pines – to create vibrant and inclusive community spaces that enhance the quality of life for all residents. These spaces are designed to promote social connection, recreational activities, and a sense of belonging. By integrating diverse amenities, Desert Pines aims to provide opportunities for physical activity, relaxation, and community engagement, ensuring that every resident has access to meaningful

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and enjoyable outdoor experiences.

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

7.7.1 Conformance with City of Las Vegas Park General Requirements

The City of Las Vegas 2050 Master Plan set a target goal of seven (7) acres of park space per one thousand (1,000) residents to be located within a quarter (1/4) mile walking distance. While the Desert Pines project may not meet this specific acreage requirement, it prioritizes the intent of accessible and engaging recreational spaces for all residents.

Desert Pines will feature a Recreation Activity Area that serves as a focal point for leisure and physical activities, offering valuable and easily accessible amenities. Cedar Trail, a recreational amenitized trail designed to promote active lifestyles and community interaction, will enhance connectivity. These amenity areas, combined with the network of trails and pathways, provide a variety of recreational opportunities for residents within walkable access. Refer to **Exhibit 7.2: Open Space and Amenity Master Plan** and **Exhibit 7.9A: Trails Master Plan**. These efforts align with the City's objectives, fostering a vibrant and healthy community environment within Desert Pines.

To further align with the City of Las Vegas Master Plan, the recreation area and associated amenities within Desert Pines will emphasize the following sustainable and ecological benefits:

A. Shade and tree canopy

1. Tree planting and strategically places shade structures will provide shade creating cooler, more comfortable environments for outdoor activities.
2. This not only enhances user comfort but contributes to the reduction of the urban heat island effect, promoting a more sustainable and pleasant microclimate within the community.

B. Urban heat island mitigation

1. Desert Pines will integrate spaces with landscape, shaded areas, and green space to mitigate urban heat island effect.
2. Additional methods for addressing urban heat island encouraged are:
 - a. The use of reflective and light-colored materials.
 - b. The use of permeable materials.
 - c. Dense areas of tree canopy and tree shaded walkways
 - d. Other green infrastructure strategies that absorb heat and reduce surface temperatures.

C. Biodiversity and ecological support

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1. The landscape design in Desert Pines will support local biodiversity by incorporating native plant species, drought tolerant, and low water use vegetation. Refer to **Section 8: Landscape Architectural Guidelines** and **Section 8.4: Approved Plant Palette** for more information on landscape design in Desert Pines.
- D. Healthy lifestyles and connectivity
1. The network of trails and pathways will promote active lifestyles by providing safe and accessible routes for walking, running, and cycling.
 2. These connections will link residential areas with key amenities and open spaces, fostering a sense of community and encouraging physical activity.

7.7.2 Recreation Activity Area

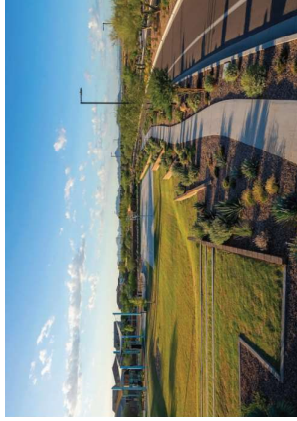
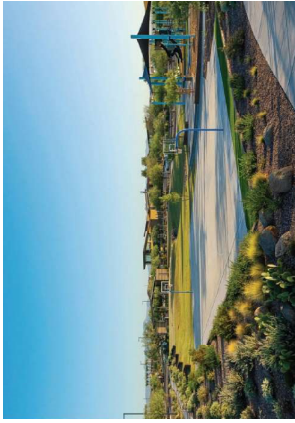
The Recreation Activity Area within Desert Pines is centrally located and serves as a vital community hub, providing residents with accessible spaces for leisure and physical activities. This thoughtfully designed area offers significant sustainable and ecological benefits, enhancing the quality of life for all residents.

Tree plantings along the Recreation Activity Area's pathways offer much-needed shade and help reduce heat, creating a cooler, more comfortable environment for outdoor activities. Additionally, the landscape areas contribute to cleaner air, support local biodiversity, and help manage stormwater effectively..

By incorporating these elements, the Recreation Activity Area encourages social interaction, physical well-being, and a welcoming atmosphere for community members.

- A. The location of the Recreation Activity Area has been identified on **Exhibit 7.2: Open Space and Amenity Master Plan**
- B. The Recreation Activity Area must include at least six (6) features from **Table 7.8: Amenity Features**.
- C. Refer to **Exhibit 7.7.2: Recreation Activity Area Character** for character examples for the Recreation Activity Area.

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EXHIBIT 7.7.2: RECREATION ACTIVITY AREA CHARACTER



7.8 AMENITY FEATURES

Table 7.8: Amenity Features presents a baseline selection of amenities for each amenity type. Amenities marked with the required symbol in the table must be provided as part of the minimum number of required amenities. Alternative amenities may be utilized with the approval of the DRC and the City, provided they meet the established standards for quality, intensity, and programming. The table is not exhaustive and allows for the incorporation of additional program elements, subject to DRC approval, that align with these standards..

Table 7.8: Amenity Features				
Description	Recreation Activity Area	Parcel Amenity	Trail Node	Pedestrian Node
Minimum Number of Amenities Required from the Below List ¹	6	3	2	2
Amphitheater	X			
Bag Toss Courts	X			
Barbeque Grill	X	X		
Baseball/Softball Fields	X			
Basketball Court	X			
Bench	X	0	0	0
Bicycle Parking	X	X		
Bocce Ball Courts	X			
Community Garden	X			
Covered Large Play Structure (Ages 5-12)	X	X		
Covered Small Play Structure (Ages 5-12)	0	X		
Covered Tot Lot (Ages 2-5)	0	X		
Dog Park	X			
Drinking Fountain		X		
Fire Pit	X			
Football Field	X			
Functional Turf - minimum of 1,500 square feet	X	X		
Internal Trails and Paths	X	X		X
Little League Fields	X			
Multi-Use Sports Field - minimum 40,000 square feet	0			
Nature Trail System/Decomposed Granite	X	X	X	X
Open Space	X			
Outdoor Fitness/Stretch Equipment	X	X	X	X
Park Internal Interpretive Level Signage	X		X	
Parking Facilities	X	X		

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Table 7.8: Amenity Features Continued

Description	Recreation Activity Area	Parcel Amenity	Trail Node	Pedestrian Node
Minimum Number of Amenities Required from the Below List¹	6	3	2	2
Parking Facilities With Trailer Parking & Equestrian Staging Area	X			
Pet Waste Station	X	0	X	X
Pickleball Court	0			
Picnic Table	X	X		X
Plaza				X
Pond	X			
Restroom Facilities	X			
Public Sculpture/Art	X	X	X	X
Seating Nodes		X	X	X
Shade Structure	0	X		X
Shade Trees	X	X	X	X
Skate Parks	X	X		
Soccer Field	X			
Splash Pad	X	X		
Stage	X			
Tennis Court	X			
Thematic Signage ⁴	X			
Trash Receptacle	X	0	0	0
Volleyball Court	X			

1. Additional amenities not listed may be substituted

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

3. 0 = Required amenity. For more information, refer to the Development Agreement.

4. Refer to **Exhibit 11.2: Thematic Lettering Signage Character**.

Note: All areas of natural turf must meet the Southern Nevada Water Authority (SNWA) requirements for functional turf, including minimum size standards, water efficiency measures, and placement restrictions.

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7.8.1 Public Art Guidelines

The integration of public art, including murals, wrought iron sculptures, photographs, plaques, and similar artistic expressions is encouraged within the Desert Pines community to enhance aesthetic appeal and cultural richness. Public art located outside of privately owned areas shall follow the requirements and submittal procedures of the City of Las Vegas Public Art Master Plan. The following standards apply to art installations outside privately owned property within Desert Pines:

A. Art location and context

1. Art installations should be prominently placed in areas with high visibility to the public such as community plazas, amenities, or near pedestrian routes but other locations may be acceptable. Locations outside privately owned areas shall be approved by the City of Las Vegas Parks, Recreation, and Cultural Affairs department or their appointed designee committees such as the City of Las Vegas Arts Commission (Arts Commission).
2. Chosen locations should complement and enhance the surrounding environment and community character.

B. Diversity of art form

1. A variety of art forms from diverse artistic traditions and cultures is encouraged.
2. The diversity should reflect the community's demographics and historical context, promoting inclusivity and broad cultural representation.

C. Quality and design

1. All public art must meet high standards of quality and craftsmanship.
2. Materials and designs should be durable, safe, and suited for long-term outdoor display, with considerations for weather resistance and minimal maintenance needs.
 - a. Temporary art displays shall follow the requirements for temporary public art by the City of Las Vegas Parks, Recreation, and Cultural Affairs department or their appointed designee committees such as the Arts Commission.

D. Community involvement

1. The selection process for public art installations outside privately owned areas should involve community stakeholders to ensure the artworks resonate with residents and are contextually relevant.
2. This may include consultations, public meetings, or panels comprising community members and local artists as deemed by the Arts Commission.

E. Maintenance

1. A maintenance plan must be included for each artwork to ensure its upkeep and preservation.
2. This plan should detail regular cleaning, damage repair, and any necessary conservation work.

F. Compliance and approval

1. Proposals for public art installations outside privately owned areas must go through a review and approval process by the City of Las Vegas Parks, Recreation, and Cultural Affairs department or their appointed designee committees such as the Arts Commission.

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2. This process will include the submission of detailed proposal including conceptual design, artist information, and site integration plans.

7.9 PEDESTRIAN CIRCULATION AND TRAILS MASTER PLAN

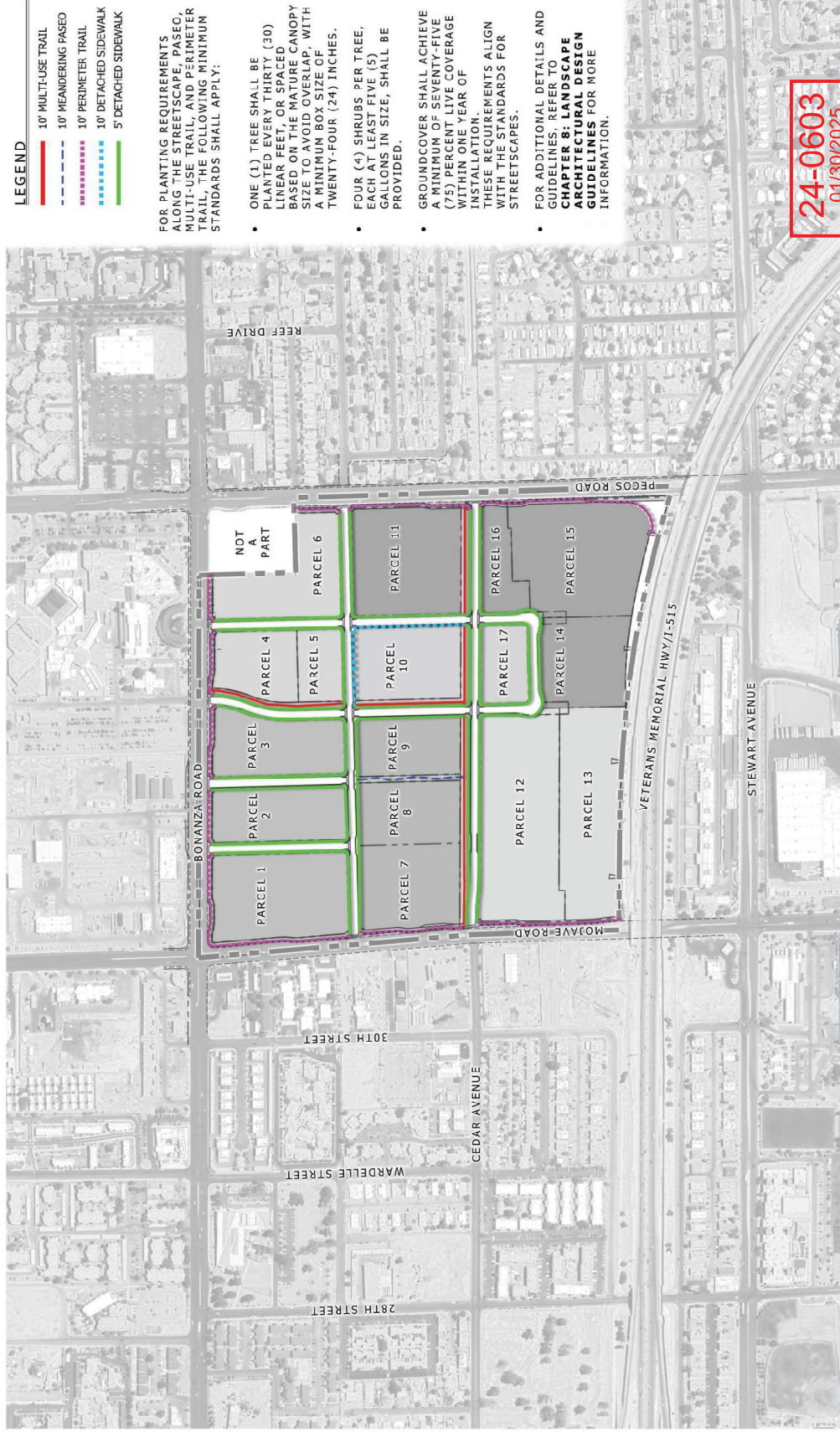
Desert Pines creates a varied pedestrian experience by incorporating diverse roadway types and integrated landscapes. A hierarchy of trails and paths connects roadways, neighborhoods, open space, and amenities. This provides residents with a diverse array of active and passive recreational opportunities. Refer to **Exhibit 7.9A: Trails Master Plan** for information and conceptual locations of trails and **Exhibit 6.1C: Street Sections** for more information on paths.

The design intent is to seamlessly interconnect the community and facilitate recreation and access for pedestrians, joggers, hikers, and cyclists. Cross sections of the different trail types have been included in **Exhibit 7.9B: Trail Sections**. For information on planting requirements see **Chapter 8: Landscape Architectural Design Guidelines**.

7.9.1 Pedestrian Connections

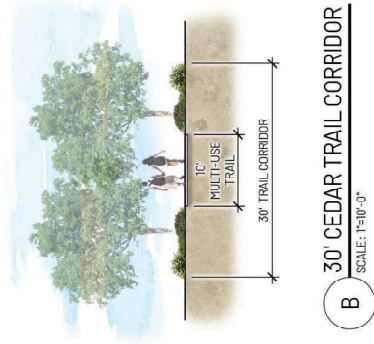
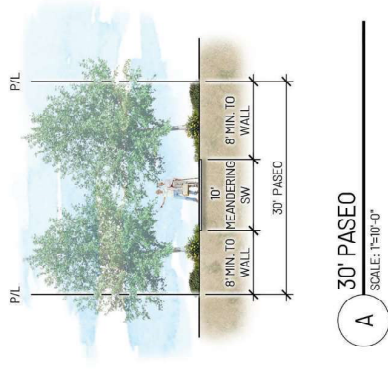
- A. Parcels that are adjacent to a roadway, common area, amenities, or trail must provide pedestrian access along each parcel edge having such frontage. Designated Builders shall complete the connection utilizing paving materials to match.
- B. Crossings shall be located in proper locations that dissuade jay-walking and facilitate safe pedestrian crossing at streets.
- C. Refer to **Exhibit 6.1.7: Cul-de-sacs** for an example of a pedestrian connection.

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For landscape requirements, refer to Chapter 8: Landscape Architectural Design Guidelines.

EXHIBIT 7.9A: TRAILS MASTER PLAN



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For landscape requirements, refer to **Chapter 8: Landscape Architectural Design Guidelines**.

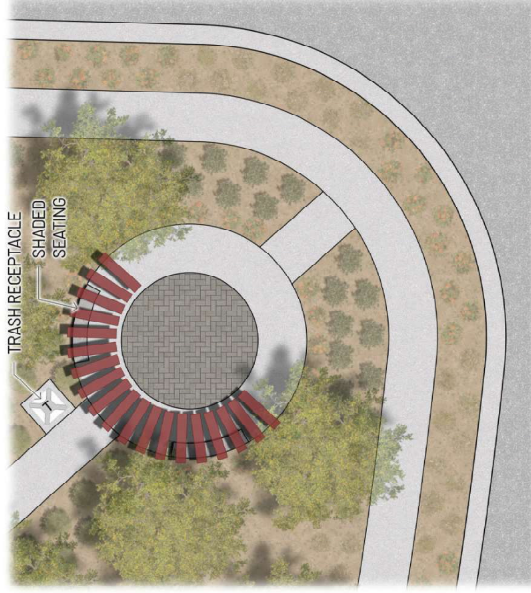
7.9.2 Pedestrian Nodes

Pedestrian nodes are thoughtfully designed amenity areas located at the corners of intersections, aimed at enhancing the pedestrian experience. These spaces transform otherwise mundane intersections into inviting, engaging environments that encourage walking and social interaction. By incorporating elements such as seating, landscaping, public art, and shade structures, pedestrian nodes create a welcoming atmosphere that not only improves safety but also promotes a sense of community. These nodes serve as focal points that attract foot traffic, providing a place for pedestrians to pause, rest, and enjoy their surroundings, thereby fostering a more vibrant and connected urban landscape.

Designated Builders are encouraged to incorporate at least one (1) or more pedestrian nodes at intersections to enhance the pedestrian experience. Each Pedestrian Node must feature at least two (2) amenities listed in **Table 7.8: Amenity Features**.

By integrating these amenities, developers can ensure that the nodes offer valuable, usable spaces that contribute positively to the social and recreational fabric of the community. For a graphical representation of an example Pedestrian Node, refer to **Exhibit 7.9.2: Pedestrian Node**.

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PEDESTRIAN NODES

LIST OF POTENTIAL PROGRAMMING

SELECT AT LEAST TWO (2)
FEATURES TO INCLUDE:

- BENCH
- TRASH RECEPTACLE
- PET REFUSE BAG DISPOSAL
- TREE SHADED SEATING
- SHADED SEATING

NOTE: MAY PROVIDE ALTERNATIVE
FEATURES PER THE MASTER
DEVELOPER'S APPROVAL.

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7.9.2.1 Paseos

Paseos are landscaped pedestrian pathways that connect sidewalks, trails, neighboring parcels, and amenities, offering a pleasant and safe alternative to walking along roadways. These pathways play a crucial role in linking neighborhoods, enhancing connectivity, and promoting pedestrian access.

Exhibit 7.2: Open Space and Amenity Master Plan and **Exhibit 7.9A: Trails Master Plan** identify the Recreation Area Paseo that serves as a connection between different parcels. In contrast, smaller internal paseos and common areas may be included within individual parcels to provide additional pedestrian routes and recreational spaces. These smaller paseos complement the larger network by connecting internal amenities and ensuring that residents have easy access to communal spaces. Together, these elements create a cohesive and accessible environment, enhancing the overall pedestrian experience and fostering a sense of community. Refer to the following requirements and **Exhibit 7.9B: Trail Sections** when designing paseos:

- A. Paseos may occur within a Parcel, in between Parcels, or in any other areas where pedestrian connection is needed.
- B. The minimum width of the Recreation Area Paseo identified on **Exhibit 7.2: Open Space and Amenity Master Plan** and **Exhibit 7.9A: Trails Master Plan** is thirty (30) feet.
 - 1. When between lots, the paseo is measured from the structure/ wall to structure/wall which exceeds thirty (30) inches in height.

7.9.3 Trail Nodes

Strategically placed trail nodes equipped with amenities may be included to offer residents localized access to diverse features and enriching their outdoor experience. Nodes are designed to include, at minimum, two (2) amenities from the list of trail node amenity options from **Table 7.8: Amenity Features** but this is not an exhaustive list. Additional amenity selections may be presented to DRC for review and approval. Refer to **Exhibit 7.9.3A: Trail Nodes** for examples of trail nodes.

Refer to **Exhibit 7.9.3B: Corner Trail Node Locations** for conceptual locations of trail nodes at the intersections of the Cedar Trail. Additional trail nodes may be included and final locations for all nodes to be determined at the time of site plan or subdivision plat.

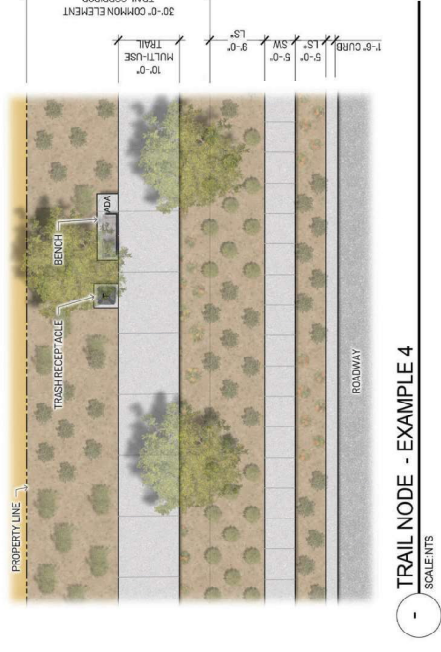
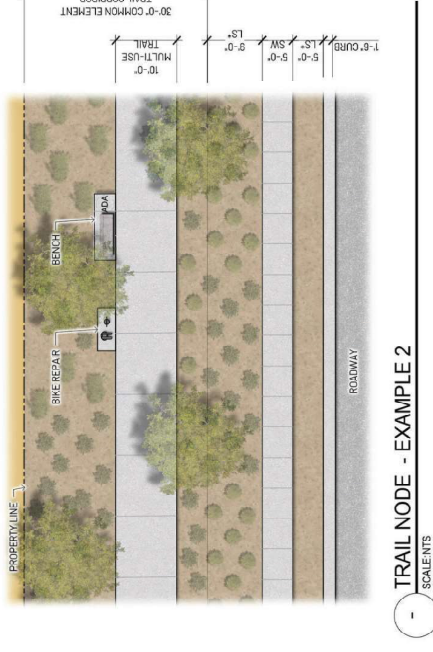
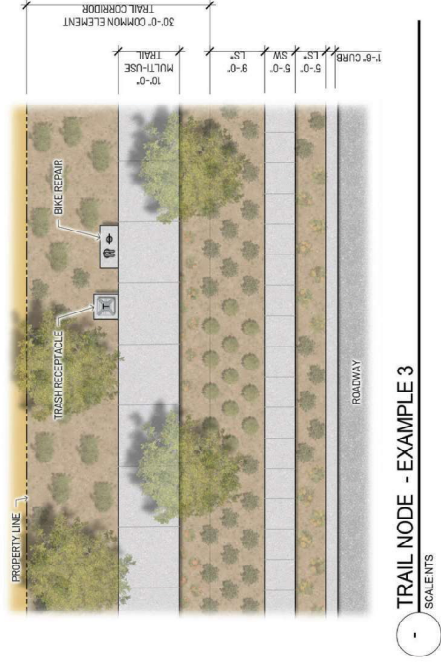
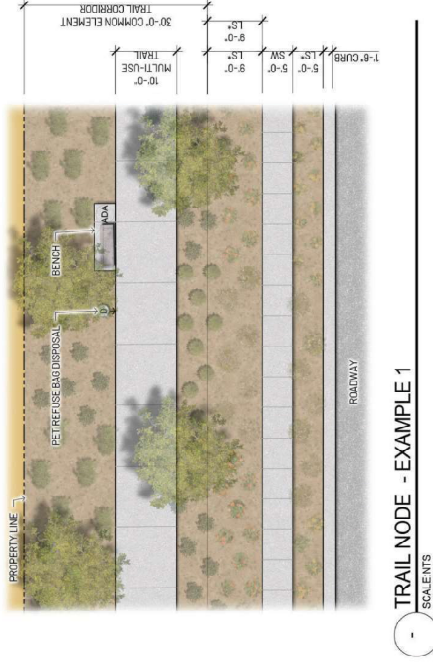
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TRAIL NODES

LIST OF POTENTIAL TRAIL PROGRAMMING

SELECT AT LEAST TWO (2) AMENITIES TO INCLUDE:

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



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EXHIBIT 7.9.3B: CORNER TRAIL NODE LOCATIONS



8. LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

The landscape architecture guidelines for Desert Pines are designed to shape visually appealing and functional landscapes. The DPSG aims to distinguish Desert Pines by enhancing residential and recreational spaces with planting design that utilizes thoughtful selection of colors, plant variety, patterns, and long-term maintenance.

8.1 PUBLIC REALM GRADING AND DRAINAGE

- A. Planting areas shall be graded at a maximum of 3:1 to facilitate drainage away from buildings and hardscape. Additionally, the slope between the back of curb and the back of sidewalk shall not exceed a 12:1 maximum slope to address landscape area drainage and safety concerns.
- B. Hardscape areas shall be graded at a minimum of one (1) percent to facilitate drainage away from buildings, but in accordance with ADA guidelines for access/egress and path-of-travel.
- C. Subsurface drains shall be provided where minimum grades, as described herein, cannot be accommodated or where required by field conditions to prevent ponding or over saturation of surface or subsurface soils.

8.2 PUBLIC REALM IRRIGATION STANDARDS

- A. A permanent underground, automatic irrigation system shall be installed in all landscape areas throughout the public realm areas. Design shall incorporate water saving techniques and equipment and shall meet the requirements of SNWA.
- B. Irrigation design should maximize water efficiency by incorporating hydro-zoning techniques and the use of Remote Irrigation Control Systems (RICS) principles.
- C. Irrigation systems shall be valved separately depending on plant ecosystems and their orientation and exposure to sun, shade, and wind. Systems shall be sensitive to the water requirements of the plant material selected and similar water using plants grouped together.
- D. Systems should be efficiently designed to reduce overspray onto hardscape areas.
- E. Water efficient irrigation systems include pressure-controlled, matched precipitation rate nozzles, separation of irrigation zones by plant water requirements, and use of the newest technology to control the systems. Other considerations include the use of drip emitters, low volume bubblers, pop-up spiders, stream bubblers, and subsurface drip/agricultural micro-irrigation solutions.
- F. In some areas, erosion control measures may need to be implemented to reduce the loss of soil due to the action of water and / or wind in addition to prevent water pollution. Water shall be delivered in sufficient quantities and application/ precipitation rates adjusted to compensate for seasonal conditions and plant growth requirements.
- G. Irrigation equipment shall be located and installed to minimize visual impact, but easily reachable by maintenance personnel.

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8.3 PUBLIC REALM MAINTENANCE STRATEGY

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

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

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

8.4 APPROVED PLANT PALETTE

The approved plant palette is derived from the Southern Nevada Water Authority (SNWA) list, emphasizing selections that fulfill both design and water criteria. Refer to **Table 8.4: Plant Palette** for more information.

Table 8.4: Plant Palette
Trees
E = Evergreen, S = Semi-Evergreen, D = Deciduous SNWA Star Rating: 1-5
BOTANICAL NAME/ COMMON NAME
Acacia aneura (E5)/ Mulga Acacia
Acacia jennerae (E4)/ Coonawittra Wattle
Acacia pendula (E5)/ Weeping Acacia
Acacia salicina (E4)/ Willow Acacia
Acacia stenophylla (E3)/ Shoestring Acacia
Arbutus unedo (E3)/ Strawberry Tree
Bauhinia lunaroides (D5)/ Orchid Tree
Bauhinia macranthera (D4)/ Chuahuan Orchid Tree
Celtis occidentalis (D4)/ Common Hackberry

Table 8.4: Plant Palette Continued
Trees Continued
Cercis canadensis v. 'mexicana' (D4)/ Mexican Redbud
Chilopsis linearis species (D4)/ Desert Willow
Cordia boissierii (S5)/ Texas Olive
Ebenopsis ebano (= Pithecellobium) (S4)/ Texas Ebony
Fraxinus greggii (E)/ Little Leaf Ash
Havardia mexicana (D5)/ Mexican Ebony
Koelreuteria paniculata (D3)/ Goldenrain Tree
Laurus nobilis (E4)/ Bay Laurel
Leucaena retusa (E5)/ Golden Leadball Tree
Lysiloma watsonii (E5)/ Fern of the Desert
Olea europea 'wilsonii' (E5)/ Swan Hill Olive, Wilsonii Olive (non-fruiting)

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Table 8.4: Plant Palette Continued
Trees Continued
Parkinsonia x 'Desert Museum' (S3)/ Desert Museum Palo Verde
Parkinsonia microphylla (D5)/ Foothills Palo Verde
Parkinsonia praecox (D5)/ Palo Brea
Pinus eldarica (E2)/ Mondell Pine
Pistacia chinensis (D4)/ Red Pistache
Pistacia lentiscus (E4)/ Mastic Tree
Platanus mexicana (D3)/ Mexican Sycamore
Prosopis x alba (S4)/ Thornless Hybrid Mesquite
Prosopis glandulosa species (D4)/ Texas Honey Mesquite 'Thornless'
Prosopis hybrid species (D4)/ 'Phoenix' Mesquite, 'Azt', Argentine Mesquite, Thornless South American Mesquite, Chilean Mesquite
Prosopis velutina (S5)/ Velvet Mesquite
Punica granatum (D3)/ Pomegranate
Quercus buckleyi 'Red Rock' (D3)/ Buckley/ Texas Red Oak
Quercus fusiformis (E4)/ Escarpment Oak
Quercus lobata (D3)/ Valley Oak
Quercus muehlenbergii (D4)/ Chinquapin/Chinkapin Oak
Quercus virginiana species (S4)/ Southern Live Oak, Cathedral Live Oak, Empire
Salix gooddingii (D3)/ Goodding's Willow
Sambucus mexicana (S5)/ Mexican Elderberry
Searsia lancea (=Rhus) (E3)/ African Sumac

Table 8.4: Plant Palette Continued
Trees Continued
Sophora secundiflora (E5)/ Texas Mountain Laurel
Unquadia speciosa (D4)/ Mexican Buckeye

Table 8.4: Plant Palette Continued		
Shrubs		
BOTANICAL NAME / COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous	Plant Size Category *based on averaged size
		XL = Extra Large L = Large M = Medium S = Small
Abelia x grandiflora/ Glossy Abelia	E	L
Alyogyne huegelii/ Blue Hibiscus	E	L
Ambrosia deltoidea/ Triangle Leaf Bursage	D	M
Ambrosia dumosa/ White Bursage, Burrobush	E	M
Anisacanthus quadrifidus-wrightii / Mexican Flame	D	M
Anisacanthus thurberi/ Desert Honeysuckle	D	M
Artemisia ludoviciana/ Prairie Sage	D	S
Asclepias subulata/ Desert Milkweed	E	M
Atriplex canescens/ Four-wing salt bush	S	XL
Atriplex confertifolia/ Shadscale	D	S
Atriplex lentiformis/ Quailbush, Big Saltbush	D	XL
Baccharis sarothroides/ Desert Broom, Coyote Bush	E	24-0603 01/30/2025

Table 8.4: Plant Palette Continued		
Shrubs Continued		
Buddleia marrubifolia/ Woolly Butterfly Bush	E	L
Buxus microphylla 'Japonica'/ Japanese Boxwood	E	M
Caesalpinia gilliesii/ Yellow Bird of Paradise	D,E	L
Caesalpinia mexicana/ Mexican Bird of Paradise	D,E	L
Caesalpinia pulcherrima/ Red Bird of Paradise	D,E	L
Calliandra californica/ Red Fairy Duster	E	L
Calliandra eriophylla/ Pink Fairy Duster	E	S
Calliandra X 'Sierra Starr'/ Sierra Starr Fairy Duster	E	M
Callistemon 'Little John'/ Little John Dwarf Bottle Bush	E	S
Chrysactinia mexicana/ Damianita	E	S
Convolvulus cneorum/ Bush Morning Glory	E	S
Cordia parvifolia/ Little leaf cordia	E	XL
Cotoneaster lacteus/ Red Clusterberry	E	L
Dalea bicolor v. argyrea/ Silver Dalea		L
Dalea frutescens 'Sierra Negra' TM/ Sierra Negra Dalea	S	L
Dalea frutescens/ Black Dalea	S	L
Dalea pulchra/ Pink Indigo Bush	E	L
Dodonaea viscosa 'Green'/ Green Hopseed Bush	E	L
Dodonaea viscosa/ Purple Hopseed Bush	E	L
Elaeagnus x ebbingei/ Ebbing's Silverberry	E	XL

Table 8.4: Plant Palette Continued		
Shrubs Continued		
Ephedra viridis/ Mormon Tea	E	S
Epilobium canum/ Hummingbird Flower	D	M
Eremophila glabra spp./ Winter Blaze, Outback Sunrise Emu	E	M
Eremophila hygrophana/ Blue Bells	E	M
Eremophila maculata 'valentine'/ Valentine Emu Bush	E	M
Eremophila racemosa/ Easter Egg Bush	E	M
Eremophila sp./ Eremophila	E	M
Ericameria laricifolia/ Turpentine Bush	D	S
Ericameria nauseosa/ Golden Rabbit Bush	D	S
Euonymus japonica/ Evergreen Euonymus	E	L
Gaura lindheimeri/ White Gaura	D	M
Grayia spinosa / Hopsage	E,D	S
Juniperus chinensis procumbens/ Japanese Garden Juniper	E	M
Juniperus chinensis spp./ Juniper	E	M
Juniperus sabina ' Buffalo'/ Buffalo Juniper	E	XL
Justicia californica/ Chuparosa	D	M
Justicia candicans/ Red Justicia	D	S
Justicia spicigera/ Mexican Honeysuckle	E	M
Lantana camara/ Bush Lantana	E	S
Lantana spp./ Lantana	E	S

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Table 8.4: Plant Palette Continued		
Shrubs Continued		
Larrea tridentata/ Creosote Bush	E	L
Lavandula sp./ Lavender	E	S
Lavandula stoechas/ Goodwin Creek Lavender	E	S
Leucophyllum candidum 'Silver Cloud'/ Silver Cloud Texas Ranger	E	M
Leucophyllum candidum/ Thunder Cloud Texas Ranger	E	M
Leucophyllum frutescens 'Compacta'/ Compact Texas Ranger	E	L
Leucophyllum frutescens green cloud/ Green Cloud Texas Ranger	E	L
Leucophyllum laevigatum/ Chihuahuan Sage	E	L
Leucophyllum langmaniae 'Lynn's Legacy'/ Lynn's Legacy Sage	E	L
Leucophyllum langmaniae rio bravo / Rio Bravo Texas Ranger	E	L
Leucophyllum pruinum 'Sierra Bouquet'/ Sierra Bouquet Texas Ranger	E	L
Leucophyllum sp./ Sage (large)	E	L
Leucophyllum sp./ Sage (small)	E	L
Leucophyllum X Heavenly Cloud/ Blue Texas Ranger, Cimarron	E	L
Leucophyllum zygophyllum 'Cimarron'/ Blue Texas Ranger, Cimarron Ranger	E	M
Ligustrum japonicum/ Japanese Privet	E	L

Table 8.4: Plant Palette Continued		
Shrubs Continued		
Lycium andersonii/ Wolfberry	D	M
Melampodium leucanthum/ Blackfoot Daisy	S	S
Myrtus communis v. 'Compacta'/ Compact Myrtle	E	L
Nandina domestica/ Heavenly bamboo	E, S	M
Perovskia atriplicifolia/ Russian sage	D	M
Punica granatum 'Nana'/ Dwarf Pomegranate	D	S
Purshia stansburiana (=Cowania)/ Cliff Rose	E	L
Pyracantha santa cruz/ Hybrid Pyracantha	E	XL
Pyracantha varieties/ Pyracantha	E	XL
Rhaphiolepis indica 'Pink Lady'/ Indian Hawthorn	E	M
Rhus ovata/ Sugarbush	E	XL
Rhus virens/ Evergreen Sumac	E	XL
Rosmarinus officinalis/ Tuscan Blue Rosemary	E	S
Russelia equisetiformis/ Coral Fountain	E, S	M
Salvia clevelandii/ Chaparral Sage	E	L
Salvia greggii/ Autumn Sage, Red Salvia	S	S
Salvia leucantha/ Mexican Bush Sage	S	M
Santolina chamaecyparissus/ Lavender Cotton, Gray Santolina	E	S

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Table 8.4: Plant Palette Continued		
Shrubs Continued		
Santolina rosmarinifolia (=S. virens)/ Green Santolina	E	S
Senna Artemisioides (=Cassia)/ Feathery Senna, Feathery Cassia	E	M
Senna covesii/ Desert Senna	S	S
Senna nemophila (=Cassia)/ Desert Senna, Desert Cassia	E	L
Senna phyllodinea (=Cassia)/ Silvery Senna, Silver Leaf Cassia	E	L
Senna wislizenii (=Cassia)/ Shrubby Senna, Shrubby Cassia	D	L
Simmondsia chinensis/ Jojoba	E	L
Sphaeralcea ambigua 'Louis Hamilton'/ Louis Hamilton Globe Mallow	E, S	S
Sphaeralcea ambigua/ Globe Mallow	E, S	S
Tagetes lemmonii/ Mountain Marigold	S	M
Tagetes lucida/ Mexican Tarragon, Mexican Marigold	S	S
Tecoma stans 'Orange Jubilee'/ Orange Tecoma Stans	D, S	XL
Tecoma stans spp./ Tecoma Stans	S	XL
Tecoma x 'Bells of Fire'/ Bells of Fire	D, S	XL
Teucrium chamaedrys 'prostratum'/ Prostrate Germander	E	S

Table 8.4: Plant Palette Continued		
Shrubs Continued		
Teucrium fruticans/ Bush Germander	E	S
Vauquelinia californica/ Arizona Rosewood	E	XL
Viburnum sp. Tinus/ Viburnu, Spring Bouquet	E	XL
Viguiera parishii (=deltoidea)/ Goldeneye	S	S
Xylosma congesta 'Compacta'/ Dwarf shiny Xylosma	E	L
Xylosma congesta/ Xylosma	E	L

Table 8.4: Plant Palette Continued	
Groundcovers	
BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi-Evergreen, D = Deciduous
Acacia redolens 'Desert Carpet'/ Desert Carpet Creeping Acacia	E
Baileya multiradiata/ Desert Marigold	D
Calylophus hartwegii/ Sierra Sundrop	D
Chrysactinia mexicana/ Damianita	E
Convolvulus cneorum/ Bush Morning Glory	E
Dalea captata 'Sierra Gold'/ Dalea	D, S
Dalea greggii/ Prostrate Indigo Bush	E
Drosanthemum cooperi/ Purple Iceplant	E, S
Eremophila glabra 'Outback Sunrise'/ Outback Sunrise	E

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Table 8.4: Plant Palette Continued	
Groundcovers Continued	
Euphorbia rigida/ Spurge, Gopher Plant	E
Gaura lindeimeri/ Gaura	D,S
Gazania rigens 'Sun Gold'/ Ganzia sp.	E
Gazania rigida/ Gazania	D
Glandularia gooddingii (=Verbena)/ Goodding Verbena	D
Glandularia peruviana (=Verbena)/ Peruvian Verbena	D
Glandularia pulchella (= Verbena)/ Moss Verbena	E
Lantana montevidensis/ Trailing Lantana	E
Lantana spp./ Lantana	E
Lonicera japonica 'Halliana'/ Hall's Japanese Honeysuckle	E
Melampodium leucanthum/ Blackfoot Daisy	S
Myoporum parvifolium/ Prostrate Myoporum	D
Oenothera berlandieri/ Mexican Evening Primrose	E
Psilostrophe cooperi/ Paper Flower	D
Pyracantha fortuneana 'Santa Cruz'/ Firethorn	E
Rosmarinus officinalis Prostrata/ Prostrate Rosemary	E
Tetraneuris acaulis (=Hymenoxys)/ Angelita Daisy	E
Teucrium chamaedrys/ Germander	E
Thymophylla pentachaeta (=Dyssodia)Golden Dogbane, Golden Dyssodia	E

Table 8.4: Plant Palette Continued	
Groundcovers Continued	
Verbena rigida/ Sandpaper Verbena, Coarse Verbena	E
Verbena temari/ Purple Verbena	S
Zinnia grandiflora/ Little Golden Zinnia	D

Table 8.4: Plant Palette Continued	
Accents	
BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi- Evergreen, D = Deciduous
Achnatherum hymenoides (=Oryzopsis)/ Indian Ricegrass	D
Agave americana 'Marginata'/ Variegated Century Plant	E
Agave americana/ Century Plant	E
Agave angustifolia/ Caribbean Agave	E
Agave bovicornuta/ Cow's Horn Agave	E
Agave colorata/ Mescal Ceniza	E
Agave geminiflora/ Twin Flowered Agave	E
Agave havardiana/ Harvard Agave	E
Agave murpheyi/ Murphey's Agave	E
Agave parryi - huachucensis/ Parry's Agave	E
Agave salmiana ssp. Ferox/ Ferox Agave	E
Agave schidigera 'Durango Delight'/ Durango Delight Agave	E
Agave sisalana/ Sisal Agave	E

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Table 8.4: Plant Palette Continued	
Accents	
Agave sp./ Agave	E
Agave victoriae-reginae/ Queen Victoria Agave	E
Aloe barbadensis/ Yellow Aloe	E
Aloe nobilius/ Gold Tooth Aloe	E
Aloe saponaria/ African Aloe	E
Aloe x 'Blue Elf'/ Blue Elf Aloe	Y
Aristida purpurea/ Purple Three Awn	E
Asclepias subulata/ Desert Milkweed	E
Bouteloua curtipendula/ Side Oats Gramma	D
Bouteloua gracilis/ Blue Grama Grass, Blond Ambition	E,S
Cereus hildmannianus (= peruvianus)/ Peruvian Apple	E
Cereus spp./ Cereus Varieties	E
Chrysactinia mexicana/ Damianita	E
Dasyllirion acrotriche/ Green Desert Spoon	E
Dasyllirion longissimum/ Mexican Tree Grass	E
Dasyllirion quadrangulatum/ Toothless Desert Spoon	E
Dasyllirion wheelerii/ Desert Spoon	E
Drosanthemum hispidum/ Ice Plant	E
Echinocactus grusonii/ Golden Barrel Cactus	E
Echinocereus engelmannii/ Strawberry Hedgehog	E
Ferocactus acanthodes/ Fire Barrel	E

Table 8.4: Plant Palette Continued	
Accents	
Ferocactus cylindraceus/ California Barrel Cactus	E
Ferocactus wislizenii/ Native Barrel Cactus	E
Fouquieria splendens/ Ocotillo	E
Hesperaloe funifera/ Giant Hesperaloe	E
Hesperaloe nocturna/ Night Blooming Hesperaloe	E
Hesperaloe parviflora/ Yellow/Red Hesperaloe	E
Hesperaloe parvifolia 'brakelights'/ Stoplights Hesperaloe	E
Hesperaloe sp. 'pink parade'/ Pink Parade Hesperaloe	E
Muhlenbergia capillaris ' Regal Mist'/ Regal Mist, Muhly Grass	D
Muhlenbergia dumosa/ Bamboo Muhly, Fairy Bamboo	E,S
Muhlenbergia lindheimeri 'Autumn Glow'/ Autumn Glow	D
Muhlenbergia lindheimeri/ Lindheimer's Muhly	D
Muhlenbergia rigens/ Deegrass	D
Nolina microcarpa/ Beargrass	E
Opuntia basilaris/ Beavertail Prickly Pear	E
Opuntia santa rita 'Tubac' / Purple Prickly Pear, Purple Pancake	E
Opuntia sp 'kelly's choice'/ Kelly's Choice Prickly Pear	E
Opuntia sp./ Prickly Pear	E
Pennisetum x advena 'Rubrum' 'Cupreum'/ Purple Fountain Grass	S

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Table 8.4: Plant Palette Continued	
Accents	
Penstemon baccharifolius 'Del Rio'/ Del Rio Penstemon	S
Penstemon eatonii/ Firecracker Penstemon	E
Penstemon palmeri/ Scented Penstemon	E
Penstemon parryi/ Parry's Penstemon	E
Penstemon pseudospectabilis/ Canyon Penstemon	E
Penstemon strictus/ Rocky Mountain Penstemon	E
Penstemon superbus/ Superb Penstemon, Coral Bear Tongue	E
Sporobolus airoides/ Alkali Sacaton	D
Yucca aloifolia/ Spanish Bayonet	E
Yucca baccata/ Banana Yucca	E
Yucca brevifolia/ Joshua Tree	E
Yucca elata/ Soaptree Yucca	E
Yucca faxoniana/ Palm Yucca	E
Yucca gloriosa var. tristis/ Weeping Yucca, Pendulous Yucca	E
Yucca gloriosa/ Spanish Dagger	E
Yucca pallida/ Pale Leaf Yucca	E
Yucca rostrata/ Beaked Yucca	E
Yucca rupicola/ Twisted Leaf Yucca	E

Table 8.4: Plant Palette Continued	
Vines	
BOTANICAL NAME /COMMON NAME	E = Evergreen, S = Semi- Evergreen, D = Deciduous
Campsis sp. Radicans/ Trumpet Creeper	D
Cissus trifoliata var. incisa/ Grape Ivy, Arizona Grape Ivy	S
Jasminum polyanthum/ Pink Jasmine, Climbing Jasmine	S
Lonicera japonica 'halliana'/ Hall's Japanese Honeysuckle	E
Pyracantha sp./ Pyracantha, Firethornv	E
Rosa banksiae/ Landy Banks Rose	E
Trachelospermum jasminoides/ Star Jasmine	E

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8.5 PROHIBITED PLANT LISTS

The following plants are **prohibited** within the Desert Pines Community

- A. Baccharis sarothroides – Desert Broom
- B. Cortaderia selloana – Pampas Grass
- C. Cynodon dactylon – Common Bermuda Grass
- D. Olea europaea – Olive (fruit producing)
- E. Pennisetum setaceum – Fountain Grass (green variety)
- F. Populus species – Cottonwood
- G. Populus nigra 'Italica' – Lombardy Poplar
- H. Morus alba – Mulberry Species
- I. Salix species – Weeping Willow
- J. Tamarix spp. – Tamarisk
- K. Oleander spp. – Oleander
- L. All species of Palm Trees

8.6 GENERAL LANDSCAPE STANDARDS

8.6.1 Parcel and Gated Entries

Enhanced hardscape and landscape at the entry locations helps to establish the feel and character of the streetscape. These landscape entries include increased tree size and landscape character. An entry is defined as an area within fifty feet (50) on either side of the access drive and a minimum of one (1) lot depth.

Parcel Entry signage is to be further defined on approved landscape construction documents for each parcel and submitted for DRC to review. All planting design will maintain appropriate sight visibility requirements per AASHTO guidelines.

Required Parcel Entry landscape improvements for primary parcel entries:

- A. Enhanced landscape including trees and shrubs to be installed based on approved landscape plans;
- B. Minimum of fifty (50) percent of trees at thirty-six (36) inch box or larger trees and fifty (50) percent of trees at twenty-four (24) inch box for the total landscape area (as defined above), arranged on both sides and median;
- C. Seventy-five (75) percent live coverage measured at one year's growth.
 - 1. A minimum of fifty (50) percent of the required material are at least five-gallon, and all of the remaining material are at least one gallon;
- D. Automatic irrigation System, meter, power source and/or irrigation controller (hidden from primary view);
- E. Low Voltage Lighting, a minimum of two (2) trees per side with one (1) light per tree with additional lighting to highlight the entry and exit gates and columns;

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- F. Decorative pavement or pavers at the entry to the parcel;
- G. Parcel entries will be installed by the builder based on the approved landscape construction documents.
- H. The maintenance and irrigation will be the responsibility of the Homeowners association.

8.6.2 Paseos

- A. Paseos shall be planted with a minimum of one (1) shrub per one hundred (100) square feet and one (1) tree provided per thirty (30) linear feet or per the mature tree canopy size so that the edges of the mature tree canopies do not overlap.
 - 1. Planting is subject to restrictions by utility easements.
- B. Refer to **Exhibit 7.9B: Trail Sections** for more information. Decomposed granite shall match the surrounding context.

8.6.3 Pedestrian Connection Areas and Cul-de-sacs

Unless otherwise stated, a minimum of one (1) tree per six hundred (600) square feet of landscape area is to be planted in pedestrian connection areas and areas of cul-de-sacs that are not a part of a streetscape or lot. Four (4) shrubs shall be planted per tree. Refer to **Exhibit 6.1.7: Cul-de-sacs** for more information. Decomposed granite shall match the surrounding context.

8.6.4 General Landscape Materials

8.6.4.1 Decomposed Granite

- A. All shrub and ground cover areas shall be covered with a minimum of two (2) inches deep top dressing of gravel, stone, or decomposed granite mulch.
- B. All common areas shall utilize the Vista Brown decomposed granite color.
- C. Areas other than common areas may use Apache Gold or Jericho Brown decomposed granite.
 - 1. DRC may approve alternate colors but all entries need to match the common area granite. Internal granite may have additional options per approval by the DRC.
- D. 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.
- E. All granite areas must be treated with a pre-emergent weed control at regular intervals to retard weed growth.
- F. The use of landscape fabric under the granite and river rock is not allowed within the front yards.
- G. Only one color of decomposed granite is permitted to be installed on a lot. A community is limited to no more than two (2) colors of decomposed granite.
- H. 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.

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8.6.4.2 Boulders

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

- A. Boulders must be buried with one-third (1/3) of the boulder being underground.
- B. Boulders shall be installed in a naturalistic manner (groupings) and integrated within the landscape including other boulders or landscape materials such as plants, decomposed granite and contouring.
- C. Boulders are to match or contrast the selected decomposed granite within the location.
- D. Use of manufactured or faux boulders shall not be permitted.

8.6.4.3 Mounding

- A. Mounding and other proposed grade changes should appear natural.
- B. Mounds should be a maximum of twenty-four (24) inches in height and have natural looking shapes.
- C. Berms must not impede drainage in any way.
- D. Maintain a minimum of twenty-four (24) inches from property lines and structures for all mounding.
- E. Maximum allowable slope on mounding to be 3:1.

8.6.4.4 Pots and Planting Containers

- A. Pots and planting containers are encouraged to provide additional color, accents and additional structure in the landscape.
- B. All pots and plant containers shall be selected in colors and materials that complement the architecture and hardscape forms.
- C. Irrigation must be provided to pot locations with the use of drip irrigation.
- D. Pots and planters must always have live foliage at all times.
- E. Potted planting shall be used as accent only, not as the primary method of adding landscape.

8.6.4.5 Living Turf

The use of living turf is permitted only in active recreation areas. All turf must conform to the Section 14.11 Drought Plan of Unified Development Code.

8.6.4.6 Artificial Turf

Artificial turf shall adhere to the following guidelines:

- A. Be of a high-quality material, subject to DRC approval.
- B. Installed per manufacturer's recommendations and carry a minimum of a ten (10) year warranty.
- C. Be maintained in like-new condition at all times.
- D. A sample of the product and a copy of the warranty must be submitted to the DRC.

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8.7 RESIDENTIAL LANDSCAPE STANDARDS

8.7.1 Single-Family Residential Landscape Standards

This section outlines the Single-Family Residential Landscape Standards applicable to various forms of single-family residential developments, including traditional detached homes, townhomes, duplexes, and other single-family residential types. These standards are designed to enhance both the aesthetic and ecological attributes of each property, ensuring harmonious integration within the broader community. The guidelines aim to foster neighborhoods that are visually appealing, functional, and welcoming.

8.7.1.1 Residential Artificial Turf

A. Living turf is prohibited in residential yards. Artificial turf is permitted.

1. Artificial turf in the front yard is subject to DRC approval.

B. Xeriscape is an acceptable alternative to artificial turf.

C. Artificial/ Synthetic Turf

1. If artificial turf is proposed, the Owner must submit manufacturer sample and specifications for DRC review and approval prior to installation and must meet or the requirements of **Section 8.6.4.6: Artificial Turf**.

2. In the event of deterioration or fading, DRC reserves the right to require the Lot Owner to remove the artificial turf and replace it with DRC approved alternative at the Lot Owner's expense.

3. Artificial turf must be installed in a manner consistent with natural turf installation.

4. Combinations of living turf and artificial turf will not be permitted, nor will combinations of different types of artificial turf be permitted.

5. Each application for installation must be supported by the specifications of the product and method of installation.

a. Minimum specifications must meet or exceed the requirements of **Section 8.6.4.6: Artificial Turf**:

b. Installation must follow the following requirements:

c. Artificial turf must be placed over sand and other fine aggregate that measures two (2) inches in depth and it must be mechanically compacted.

d. No concrete or reject sand will be permitted under the artificial turf.

e. Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water therefore deep root or subsurface irrigation techniques should be incorporated into irrigation plans.

f. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve (12) inches beyond the mature caliper of the tree. The rings must be covered with approved mulch.

g. Artificial turf must be edged with a hard surface material such as pavers, flagstones, boulders, decorative or retention walls, mow curbs, steel, etc.

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- h. A hardscape border of a neutral-colored concrete curbing or brick must separate turf and granite areas.
 - i. A minimum of twelve (12) inches of separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.
 - j. Drainage across the lot cannot be altered no impact a neighbor's lot.
 - k. Entire installation must be by a licensed contractor that has documented artificial turf experience and references.
 - l. To avoid "turf islands", all artificial turf areas in the front yard must have at least one (1) edge adjacent to a sidewalk or patio surface.
- D. Drainage should flow away from all walls and any structures.

8.7.1.2 Border Material

Desert Pines encourages the sharing of common granite colors between neighbors and therefore, the use of border material along property lines is prohibited.

- A. Brick, concrete, and flagstone borders are approved border materials for containing sod and granite areas.
- B. Bender Board or plastic edging is prohibited.
- C. The use of plant material to make a solid hedge along an adjacent property line is also prohibited.
- D. The selected plant material should blend and compliment with the adjacent lot if it is installed.

8.7.1.3 Irrigation

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

8.7.1.4 Front Yard Residential Landscape

- A. The Designated Builder is responsible for installing the initial front yard landscaping per the approved guidelines.
- B. All subsequent and future installation will be the responsibility of the Homeowner and adhere to the approved guidelines.
- C. Installation of all landscaping improvements, together with any underground drip irrigation systems to be sufficient to adequately water the landscaping Improvements in the front yard of their Lot.

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- D. Two (2) inches deep decomposed granite to all landscape areas.
- E. All plants and irrigation must be setback a minimum of two (2) feet from all house foundations, concrete slabs including driveway, sidewalks and walls.
- F. No plant material greater than twenty-four (24) inches in height to be planted within sight visibility zones.
- G. Artificial Turf (not to exceed thirty-three (33) percent of the front yard) and must be attached to sidewalk or drive and must maintain a minimum of thirty-six (36) inches from side property line.
- H. Plants must be selected from the approved plant list, refer to **Table 8.4: Plant Palette**.
 - 1. For examples of planting the minimum requirements for front yards, refer to the following exhibits;
 - a. **Exhibit 8.7.1.4A: Typical Front Yard – Single-Family Detached;**
 - b. **Exhibit 8.7.1.4B: Typical Front Yard – Single-Family Detached – Paseo Lot;**
 - c. **Exhibit 8.7.1.4C: Typical Front Yard – Single-Family Attached;**
 - d. **Exhibit 8.7.1.4D: Typical Front Yard – Single-Family Attached – Paseo Lot;**
 - e. **Exhibit 8.7.1.4E: Typical Front Yard – Cul-de-sac**
 - 2. 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 roadway frontage;
 - 3. Front yard planting standards shall be applicable to oversized, corner, and cul-de-sac lot conditions.
 - 4. The standard lot plant quantities shall increase at the oversized, corner, and cul-de-sac lot conditions to ensure that planting requirements are met, refer to the typical front yard exhibits.
 - 5. For cul-de-sac and oversized lots refer to **Section 8.7.1.5: Cul-de-sac and Oversized Lot Front Yard Landscape Requirements**.
- I. Total front yard landscape area is determined by measuring the area of the front yard and then excluding any walks, driveways, paved courtyards, and patios.
- J. Designated Builders shall utilize **Table 8.7.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for each product type to demonstrate conformance to the DPSG.
 - 1. Designated Builders must include **Table 8.7.1.4: Front Yard Planting Coverage Calculations** as part of submittal to DRC.

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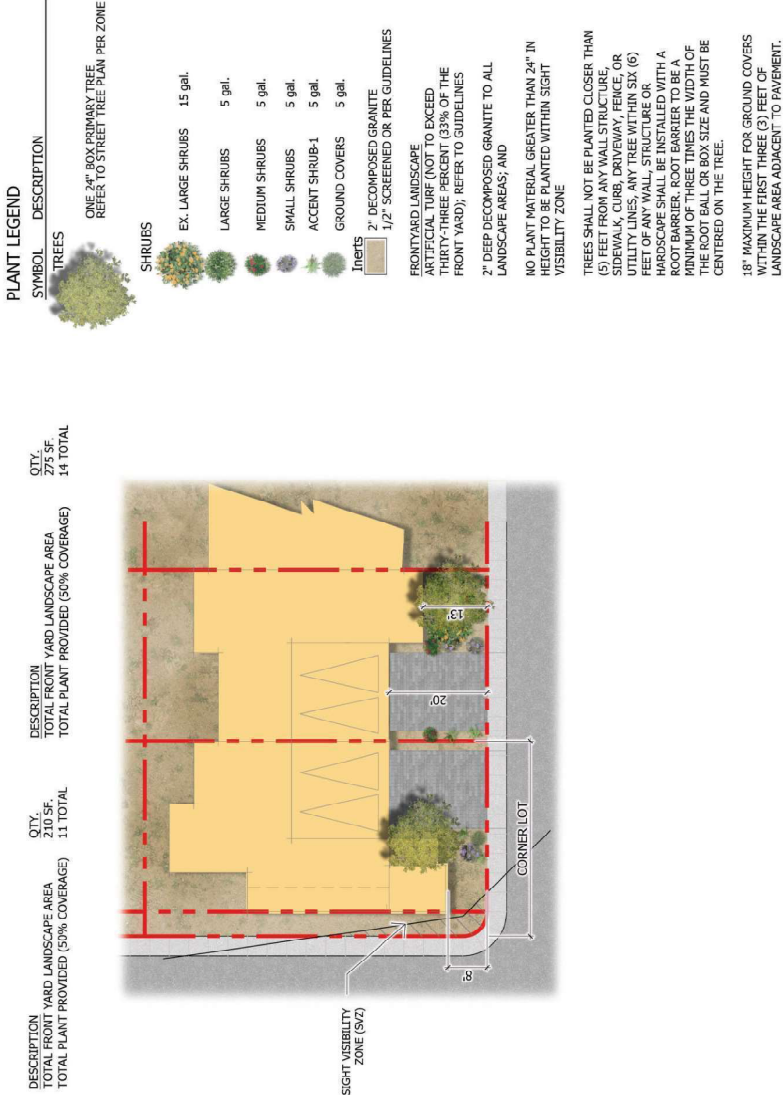
Table 8.7.1.4: Front Yard Planting Coverage Calculations					
Plant Type	Radius (ft)	Coverage Per Plant*	Size	Plant Quantities	Total Coverage
Ex. Large Shrub	3.5	38.47	15 gal.		
L. Shrub	2.5	19.63	5 gal.		
Med. Shrub	1.75	9.62	5 gal.		
Small Shrub	1.25	4.91	5 gal.		
Ground Covers	1.75	9.62	5 gal.		
Accent	1.25	4.91	5 gal.		
Total Coverage Provided					
Total Landscape Area					1.00
Total Coverage Required				50%	0.50
Percentage of Coverage					0.00%

**Plant coverage calculated as an average mature size*

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PLANT LEGEND

SYMBOL

DESCRIPTION

TREES

ONE 24" BOX PRIMARY TREE
REFER TO STREET TREE PLAN PER ZONE

SHRUBS

EX. LARGE SHRUBS 15 gal.

LARGE SHRUBS 5 gal.

MEDIUM SHRUBS 5 gal.

SMALL SHRUBS 5 gal.

ACCENT SHRUB-1 5 gal.

GROUND COVERS 5 gal.

INERTS

2" DECOMPOSED GRANITE
1/2" SCREENED OR PER GUIDELINES

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

2" DEEP DECOMPOSED GRANITE TO ALL
LANDSCAPE AREAS; AND

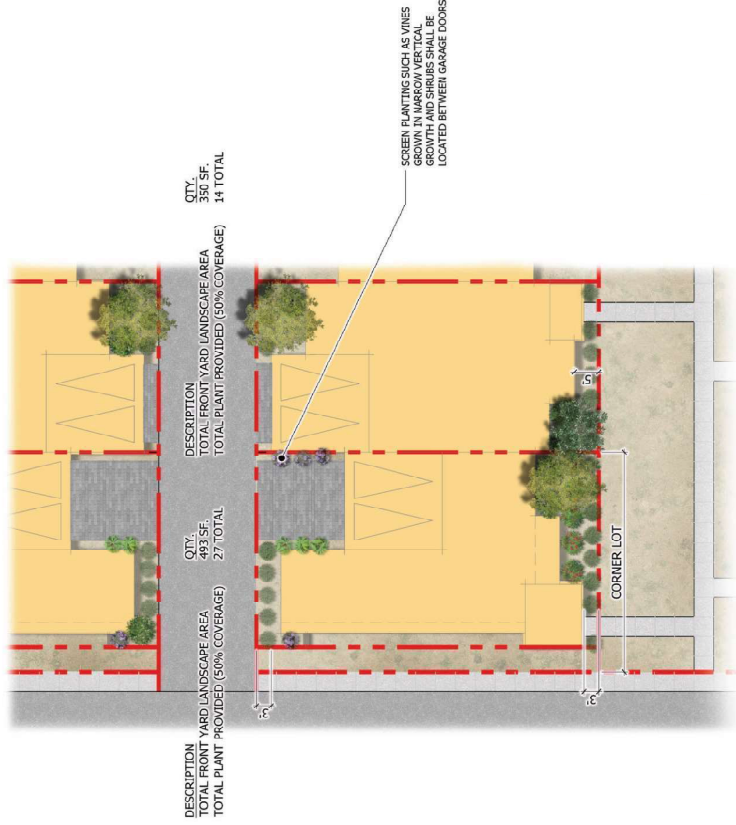
NO PLANT MATERIAL GREATER THAN 24" IN
HEIGHT TO BE PLANTED WITHIN SIGHT
VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN
(5) FEET FROM ANY WALL STRUCTURE,
SIDEWALK, CURB, DRIVEWAY, FENCE, OR
UTILITY LINES, ANY TREE WITHIN SIX (6)
FEET OF AN WALL STRUCTURE, DRIVEWAY,
HARDSCAPE SHALL BE INSTALLED WITH A
ROOT BARRIER. ROOT BARRIER TO BE A
MINIMUM OF THREE TIMES THE WIDTH OF
THE ROOT BALL OR BOX SIZE AND MUST BE
CENTERED ON THE TREE.

18" MAXIMUM HEIGHT FOR GROUND COVERS
WITHIN THE FIRST THREE (3) FEET OF
LANDSCAPE AREA ADJACENT TO PAVEMENT.

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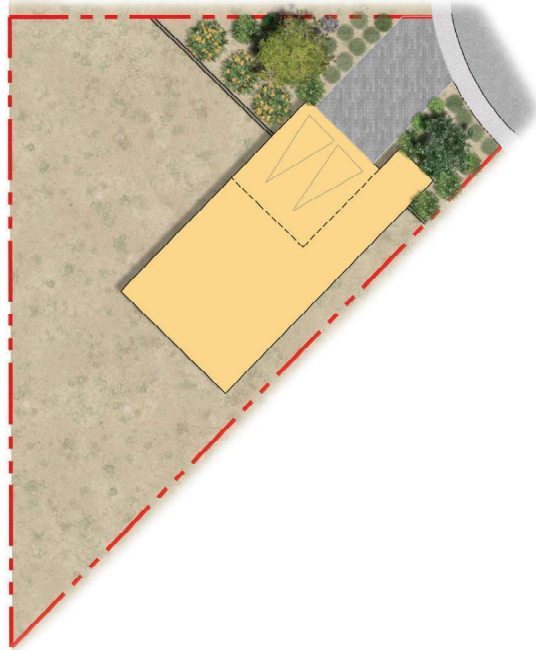
PLANT LEGEND

SYMBOL	DESCRIPTION
	TREES
	ONE 24" EX. PRIMARY TREE REFER TO STREET TREE PLAN PER ZONE
	ONE 15 GALLON ORNAMENTAL TREE
	SHRUBS
	EX. LARGE SHRUBS 15 gal.
	LARGE SHRUBS 5 gal.
	MEDIUM SHRUBS 5 gal.
	SMALL SHRUBS 5 gal.
	ACCENT SHRUB-1 5 gal.
	GROUND COVERS 5 gal.
	Inlets
	2" DECOMPOSED GRANITE 1/2" SCREENED OR PER GUIDELINES
	FRONTYARD LANDSCAPE ARTIFICIAL TURF (NOT TO EXCEED THIRTY-THREE PERCENT (33% OF THE FRONT YARD); REFER TO GUIDELINES
	2" DEEP DECOMPOSED GRANITE TO ALL LANDSCAPE AREAS; AND
	NO PLANT MATERIAL GREATER THAN 24" IN HEIGHT TO BE PLANTED WITHIN SIGHT VISIBILITY ZONE
	TREES SHALL NOT BE PLANTED CLOSER THAN (5) FEET FROM ANY WALL STRUCTURE, SIDEWALK, CURB, DRIVEWAY, FENCE, OR UTILITY LINES, ANY TREE WITHIN SIX (6) FEET OF ANY WALL, STRUCTURE OR HARDSCAPE SHALL BE INSTALLED WITH A 10" MINIMUM SPACING FROM ANY OTHER PLANT MATERIAL. THE MINIMUM SPACING SHALL BE A MINIMUM OF THREE TIMES THE WIDTH OF THE ROOT BALL OR BOX SIZE AND MUST BE CENTERED ON THE TREE.
	18" MAXIMUM HEIGHT FOR GROUND COVERS WITHIN THE FIRST THREE (3) FEET OF LANDSCAPE AREA ADJACENT TO PAVEMENT.

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DESCRIPTION
TOTAL FRONT YARD LANDSCAPE AREA
TOTAL PLANT PROVIDED (50% COVERAGE)

QTY.
928 SF.
34 TOTAL



PLANT LEGEND

SYMBOL DESCRIPTION

TREES

ONE 4" BOX PRIMARY TREE
REFER TO STREET TREE PLAN PER ZONE

ONE 15 GALLON ORNAMENTAL TREE

SHRUBS

EX. LARGE SHRUBS 15 gal.

LARGE SHRUBS 5 gal.

MEDIUM SHRUBS 5 gal.

SMALL SHRUBS 5 gal.

ACCENT SHRUB-1 5 gal.

GROUND COVERS 5 gal.

1 INCHES

2" DECOMPOSED GRANITE

1/2" SCREENED OR PER GUIDELINES

FRONT YARD LANDSCAPE

ARTIFICIAL TURF (NOT TO EXCEED

THIRTY-THREE PERCENT (33% OF THE

FRONT YARD); REFER TO GUIDELINES

2" DEEP DECOMPOSED GRANITE TO ALL

LANDSCAPE AREAS; AND

NO PLANT MATERIAL GREATER THAN 24" IN

HEIGHT TO BE PLANTED WITHIN SIGHT

VISIBILITY ZONE

TREES SHALL NOT BE PLANTED CLOSER THAN

(5) FEET FROM ANY WALL, STRUCTURE,

SIDEWALK, CURB, DRIVEWAY, FENCE, OR

UTILITY LINES; ANY TREE WITHIN SIX (6)

FEET OF ANY WALL, STRUCTURE OR

HAZARDOUS SHALL BE INSTALLED WITH A

ROOT BARRIER. ROOT BARRIER SHALL BE A

MINIMUM OF THREE FEET AND ONE OF

THE ROOT BALL OR 80% SIZE AND MUST BE

CENTERED ON THE TREE

18" MAXIMUM HEIGHT FOR GROUND COVERS

WITHIN THE FIRST THREE (3) FEET OF

LANDSCAPE AREA ADJACENT TO PAVEMENT.

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8.7.1.4.1 Single-Family Lot Tree Requirements

Trees planted in the front yards of homes in enhancing a neighborhood's character and appeal. Front yard trees will adhere to the Street Tree Program to ensure a cohesive and attractive streetscape where trees not only beautify individual properties but also contribute to the overall thematic consistency of the community.

- A. Trees should be placed no closer than fifteen (15) feet apart unless they are of the same species.
- B. Trees shall not be planted closer than five (5) feet from any wall, structure, sidewalk, curb, driveway, fence, or utility lines.
 - 1. Any tree within six (6) feet of any wall, structure or hardscape shall be installed with a root barrier.
 - 2. Root barrier to be a minimum of three (3) times the width of the root ball or box size and must be centered on the tree.
- C. Refer to **Section 8.8.1: Street Trees** and **Exhibit 8.8.1: Street Trees** for the recommended tree species.
- D. **Table 8.7.1.4.1: Single-Family Lot Tree Requirements** list the minimum tree requirements base on single-family product lot width.

Table 8.7.1.4.1: Single-Family Lot Tree Requirements		
Lot Width	Primary Tree	Accent Tree
Up to 50'	1-24" Box	NA
51'-75'	1-24" Box	1-15 gal.
75' and larger	2-24" Box	1-15 gal.

8.7.1.4.2 Single-Family Lot Shrub Requirement

- A. Front yards shall be planted to maintain fifty (50) percent shrub coverage.
 - 1. Required plant material are at least five (5) gallon;
 - 2. Sixty (60) percent of shrubs shall be evergreens.
- B. Each front yard is to contain a maximum of eight (8) different species as selected from the approved plant list. Plant massing shall be used in groupings of similar species to provide overall mass and structure to the yard.
- C. Foundation planting shall be used to screen visible portions of the house base, including backflow preventers at one (1) year's growth.

8.7.1.5 Cul-de-sac and Oversized Lot Front Yard Landscape Requirements

Cul-de-sac and oversized lot front yard landscape requirements include:

- A. One (1) additional twenty-four (24) inch box tree for each one hundred (100) square feet greater front yard area than the standard lot.

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- B. Designated Builders shall utilize **Table 8.7.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for a typical cul-de-sac lot and/or oversized lot, where applicable, to demonstrate conformance to the Design Guidelines.
 - 1. Designated Builders must include **Table 8.7.1.4: Front Yard Planting Coverage Calculations** as part of submittal to DRC.
- C. Refer to **Exhibit 8.7.1.4E: Typical Front Yard – Cul-de-sac** for more information for cul-de-sac lots.

8.7.1.6 Corner Lot Front Yard Landscape Requirements

Corner lot front yard landscape requirements include:

- A. One (1) additional twenty-four (24) inch box tree for each one hundred (100) square feet greater front yard area than the standard lot.
- B. Designated Builders shall utilize **Table 8.7.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for a typical corner lot to demonstrate conformance to the Design Guidelines.
 - 1. Designated Builders must include **Table 8.7.1.4: Front Yard Planting Coverage Calculations** as part of submittal to DRC.
- C. Design of planting material in corner lots will observe all requirements and planting restrictions for sight visibility zones.
 - 1. Plant material within the sight visibility zone not to exceed twenty-four (24) inches.

8.7.1.7 Paseo Lot, Rear-Loaded, and Cluster Lot – Yard Landscape

- A. All areas outside of the right-of-way and between a product or retaining wall shall be planted using a palette consistent with the parcel theme.
- B. Screen planting shall be used whenever possible to hide expanses of walls with hedging and espaliers.
- C. Consideration should be taken in landscape designs to accommodate emergency vehicle maneuvering in the roadways.
- D. The lot owner must maintain landscape areas between walls and edge of pavement.
- E. This planting area must be irrigated by the individual lot irrigation system.
- F. All landscape in the Private Roadway Zone must be installed on each lot prior to close of escrow.
- G. Minimum requirements for the Private Roadway Zone are:
 - 1. One (1) twenty-four (24) inch box tree or five (5) gallon large shrub per lot on one side of the roadway only or staggered one side to the other;
 - a. The following large shrubs must be five (5) gallon or larger and of the following approved shrub species: Tecoma, Arizona Rosewood, or Yellow Bird of Paradise. These shrubs must also be maintained as a tree.

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2. Shrub density shall be one (1) plant per twenty-five (25) square feet;
3. Shrub materials sizes: required plant material are at least five (5) gallon
4. Living lawn or artificial turf is prohibited;
5. Eighteen (18) inch maximum height for groundcovers within the first three (3) feet of landscape area adjacent to pavement; and
6. Full coverage of gravel mulch.

8.7.1.8 Flower and Vegetable Gardens

- A. Flower or planting beds requiring overhead spray irrigation shall be limited to rear yards only or in pots with irrigation systems.
- B. Annual flower gardens not exceeding thirty (30) square feet in size are allowed in front yards.
- C. Vegetable gardens are not allowed in the front yards.

8.7.1.9 Model Complexes

Landscape for model homes for both single-family rear loaded and paseo lot products and multi-family developments shall be consistent with these Standards.

- A. Enhanced landscape plantings must be installed.
- B. Larger sized (e.g.; box, caliper, gallon size) plant materials are required, with the model home landscape resembling the homeowner landscape package at maturity.

8.7.1.9.1 Model complex landscape requirements

- A. Minimum of two (2) twenty-four (24) inch box tree for every seven hundred (700) square feet of landscape area;
- B. Seventy-five (75) percent live coverage measured at one year's growth. Seventy-five (75) of the required material are at least five (5) gallon and all of the remaining material are at least one (1) gallon;
- C. Designated Builders shall utilize **Table 8.7.1.4: Front Yard Planting Coverage Calculations** when calculating the front yard planting requirements for model homes, where applicable, to demonstrate conformance to the Design Guidelines.
- D. Automatic underground irrigation system with backflow prevention device;
- E. Natural appearing grading;
- F. Boulders and inert groundcover under all planting;
- G. Must comply with minimum landscape requirements for front yard landscape;
- H. All trees, shrubs, groundcovers, accents, vines, or any other plant materials listed on the **Table 8.4: Plant Palette** are required to meet the Arizona Nurserymen's Association requirements for minimum plant size; and
- I. Landscape lighting for safety.

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8.7.2 Cluster, Paseo Lot, Rear-Loaded, and Multi-Family Residential Landscape Standards

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

The landscape design for cluster, paseo lot, rear-loaded, and multi-family neighborhoods should prioritize paseos, common open spaces, and pedestrian pathways, reflecting the limited private usable open space typically available within multi-family developments. In these settings, landscape architecture must clearly distinguish between primary spaces, such as communal gathering areas, circulation paths, and secondary spaces, including the areas between garages or driveways. This structured approach ensures functional and aesthetic coherence across the development.

- A. To ensure continuity and a smooth transition between streetscapes and residential landscape, the design palette shall require at minimum five (5) plant species from the recommended planting list from **Table 8.4: Plant Palette**.
- B. Common open space shall create a balance between hardscape and softscape by achieving thirty (30) percent plant coverage at the time of install with at least fifty (50) percent of plant coverage at full maturity.
- C. Accent trees should highlight entry areas and be augmented through a variety of planting techniques with the goal of providing privacy and variation in texture and color.
- D. Screen planting such as smaller trees and shrubs shall be located between garage doors and rear-loaded and paseo lot product neighborhoods where space allows.
 - 1. On-grade parking areas shall be adequately screened from open space areas to minimize the visibility of parked cars and headlights.

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8.8 STREETSCAPES AND VEHICULAR AREAS

As described in **Chapter 6: Circulation and Roadway Design Guidelines**, the circulation system in Desert Pines is defined by a well-structures hierarchy of roadways and streetscapes. Arterial boulevards form the core network, linking a variety of frontage avenues and collector roads. This network is characterized by a design approach that uses walls, fencing, site furniture, and plant materials to create a cohesive community character.

The streetscape design includes:

- A. A balanced visual composition across primary, secondary, and tertiary circulation routes.
- B. A pattern of street trees that guides circulation, enhances vistas, and screens less appealing areas. Refer to **Section 8.8.1: Street Trees** for more information on the street tree characters within Desert Pines.
- C. Traffic calming measures such as expanded planting areas and enhanced paving at crosswalks shall be complimented by the inclusion of street furniture.
- D. All planting and landscape material within the streetscapes shall follow safety standards and plant height restrictions in sight visibility zones according to the City of Las Vegas standards.
- E. Streetscapes include sidewalks, multi-use trails, paths, buffers, bicycle lanes, and equestrian paths.
- F. Unless otherwise stated, a minimum of four (4) shrubs shall be provided per tree in landscape areas. One (1) tree to be planted every thirty (30) feet on center. Planting should take into consideration viewsheds so buildings and signage are not obstructed.
 - 1. Planting shall follow all requirements of sight visibility zones.

8.8.1 Street Trees

Street trees play a defining role in shaping the character of Desert Pines. **Exhibit 8.8.1: Street Trees** includes a suggested list of tree species for each area however, flexibility is allowed for additional diversity per the approval of DRC. Alternative tree species can be chosen from **Table 8.4: Plant Palette** or from the SNWA Regional Plant List so long as the tree species has a rating of three (3) stars or greater in the most recent publication.

Landscape material selected along local roadways shall not obstruct pedestrian movement along paths and trails, nor shall they obstruct the sight lines of vehicles.

8.8.1.1 Perimeter Streetscapes

Along Perimeter Streets, the selection and placement of plant material play a vital role in establishing the character and identity of the perimeter. The species choice, scale, and density are strategically used to reflect the hierarchical significance of arterial roadways.

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8.8.1.2 Primary Streetscape

The landscape strategy, particularly the use of trees, is key in defining the intermediate roles of collector roadway within Desert Pines. The species selection and arrangement of plant material along Primary Streets not only enhances the beauty of the roadways, but also indicates the transition between the residential roadways and Perimeter Streets.

8.8.2 Landscape within Parking Areas / Lots

- A. Trees within parking areas shall be a minimum of twenty-four (24) inch box and planted in accordance with Unified Development Code.
- B. Tree wells and planting strips shall be enclosed by curbs and must have a net planting area with an inside dimension of at least five (5) feet measured from curb face to curb face.
- C. Longer planting strips/ islands shall have periodic openings in the curb for the planting area to function as a bio-swale.
- D. Any tree within five (5) feet of any wall, structure, hardscape or synthetic turf shall be installed with a root barrier. Linear root barriers shall be installed continuously along the edge of a wall, structure, or hardscape -extending a minimum of five (5) feet past the gallon/ box edge.
- E. Where vehicular parking is headed into planted areas, parking space shall be so designed with an addition twenty-four (24) inches clearance from curb to plant, wheelstops are acceptable, in such a manner that no vehicle will overhang the curb and/ or be in a position to damage the planting area.
- F. Surface parking areas shall be provided with predominately large deciduous and evergreen canopy trees to reduce heat-island effect, glare, preserve site lines, and maintain cooler temperatures of the pavement during summer.
- G. Tree planting shall be coordinated with site lighting so minimum illumination levels are not compromised as trees mature.
- H. Plant material shall be selected for its seasonal color (flowers and / or leaves), sculptural forms, elegance, texture, and playfulness.
- I. The edge / peripheral treatment of parking lots shall be low profile hedge-like material that will visually screen the cars and especially the headlights at night.
- J. Accent trees in focal/ entry areas shall be of a flowering variety.

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8.8.3 Streetscape at Utilities

- A. Along roadways that border a residential subdivision, all utility boxes and above-ground utility installations, other than utility poles, that are in excess of forty (40) cubic feet in size and that are to be placed outside the right-of-way shall be installed with landscape on two (2) sides, with one (1) side being available for access by utility companies.
- B. The landscape must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures.
- C. If the required screening cannot be met due to technical reasons such as required clearance or other restrictions imposed by the utility company, artwork, or decorative wraps may be an acceptable screening method as determined on a case-by-case basis by both DRC and the City.
- D. Utility boxes and above-ground utility installations shall be located outside the trail path in all trail and streetscape corridors designated as Recreation Areas on the Desert Pines Master Plan.
 - 1. All utility boxes positioned adjacent to a trail corridor shall be oriented so that the access door opens parallel to the trail corridor, allowing full access without impacting the effectiveness of the landscape within the trail area.

8.9 PASEO AND TRAIL PLANTING STANDARDS

The following minimum planting standards shall apply to trails within Desert Pines, including the paseo, Multi-Use Trail, and Perimeter Trail, to ensure consistency and aesthetic continuity across the community:

- A. Trees
 - 1. One (1) tree shall be planted every thirty (30) linear feet or spaced based on the mature canopy size to prevent overlap.
 - 2. Trees shall have a minimum box size of twenty-four (24) inches.
- B. Shrubs
 - 1. Four (4) shrubs per tree, each at least five (5) gallons in size, shall be planted.
- C. Groundcovers
 - 1. Groundcover shall achieve a minimum of seventy-five (75) percent live coverage within one year of installation.
- D. Planting design shall integrate with surrounding landscapes to create seamless transitions between trails and adjacent areas.
- E. Sight visibility requirements must be maintained per applicable standards to ensure safety for pedestrians, cyclists, and other trail users.
- F. For additional details on planting materials, refer to **Table 8.4: Plant Palette** and other relevant sections in **Chapter 8: Landscape Architectural Design Guidelines**.

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8.10 NON-RESIDENTIAL AND MIXED-USE AREA PLANTING STANDARDS

The following planting standards apply to all non-residential and mixed-use developments within Desert Pines.

A. Trees

1. One (1) tree shall be planted for every three hundred (300) square feet of on-site landscape area.
2. All trees must have a minimum box size of twenty-four (24) inches at the time of installation.
3. Trees must be strategically placed to provide shading for pedestrian pathways, seating areas, and parking areas, while ensuring sight visibility and pedestrian safety.

B. Shrubs

1. A minimum of four (4) shrubs shall be planted per tree.
2. All shrubs must be at least five (5) gallons in size at the time of installation.
3. Shrubs shall be utilized to define building edges, screen utility areas, and enhance pedestrian areas.

C. Groundcovers

1. Groundcover shall achieve a minimum of seventy-five (75) percent live coverage within one (1) year of installation.

D. Planting design shall integrate with surrounding landscapes to create seamless transitions between adjacent areas.

E. Sight visibility requirements must be maintained per applicable standards to ensure safety for pedestrians, cyclists, and other trail users.

F. For additional details on planting materials, refer to **Table 8.4: Plant Palette** and other relevant sections in **Chapter 8: Landscape Architectural Design Guidelines**.

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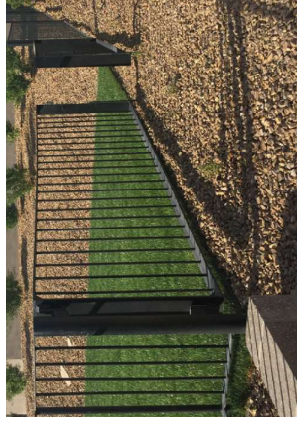
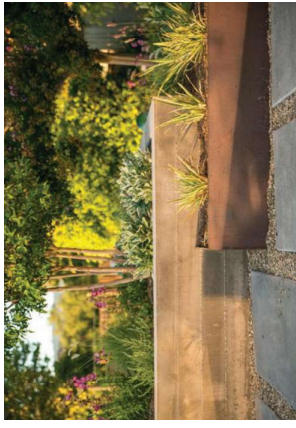
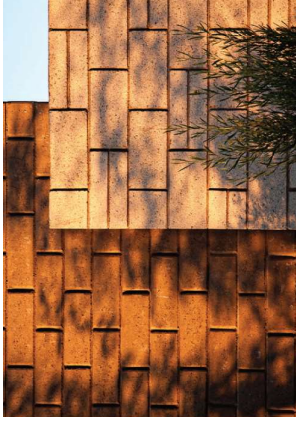
9. WALLS, FENCES, AND GATES DESIGN GUIDELINES

The requirements of the DPSG for Desert Pines ensure that walls, fences, and gates contribute to the community's overall quality and character. This approach not only fosters a cohesive community identity but also highlights key areas, providing visual cues, privacy, and continuity throughout the development. Importantly, the selection of materials for these structures must resonate with the architectural ethos of Desert Pines, ensuring harmony and aesthetic integrity. Refer to **Exhibit 9: Wall and Fence Character** for examples of the level of quality and finish expected for walls, fences, and gates.

All wall conditions, locations, and ultimate wall design shall be subject to review and approval by DRC.

- A. Materials for walls should complement the character and architecture of the community.
- B. Wall and fence types shall be defined in more detail at the time of preliminary plat or site plan submittal.
- C. All walls, including retaining walls, shall be located a minimum of five (5) feet from a sidewalk and remain outside of any sight visibility zones or public easements.
- D. Where a pedestrian connection occurs between residential lots, walls and fences along both sides of walkways are encouraged to be partially transparent. View fences or a combination of a view fence with a wall can not only enhances "eyes on the street" for increased safety but also fosters social interaction, allows natural light to permeate the area, and integrates the landscape with the built environment to create a sense of openness and connectivity within the community.

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EXHIBIT 9: WALL AND FENCE CHARACTER

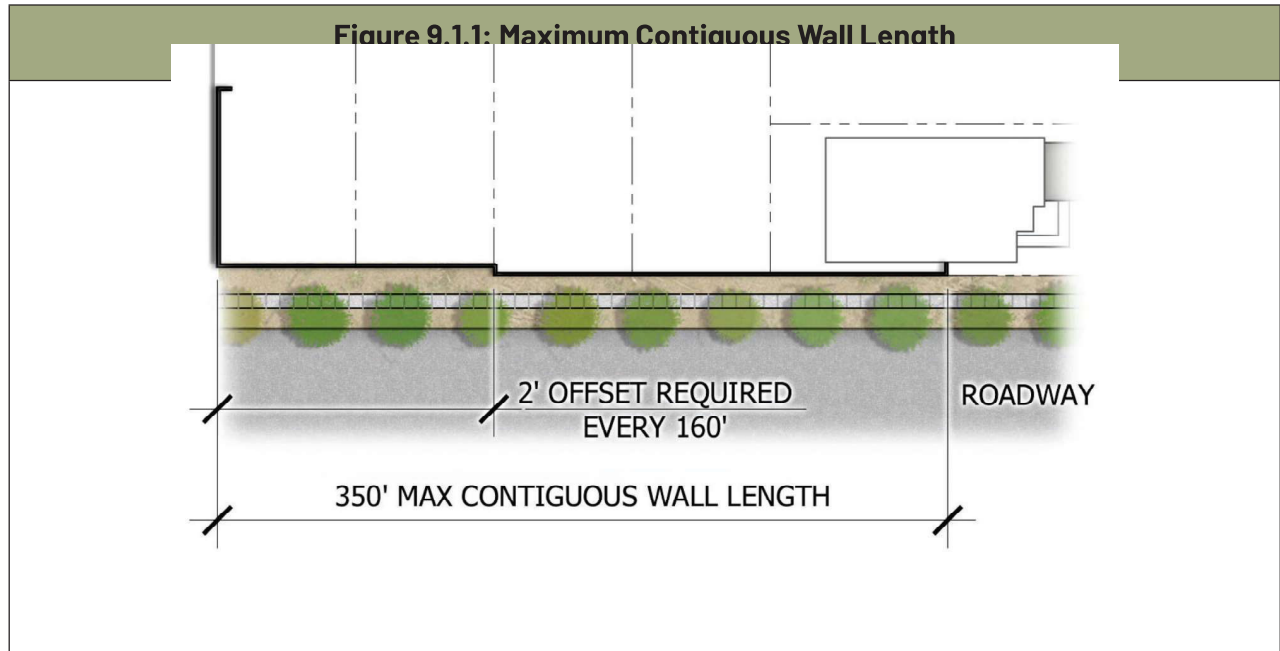
9.1 WALL TYPES

9.1.1 Perimeter Walls

- A. Perimeter walls are those walls that are visible from public spaces and roadways.
- B. Maximum wall height for perimeter walls is six (6) feet and where it includes a retaining wall, it shall not exceed twelve (12) feet.
- C. Must include decorative elements such as incorporating stone, decorative block, or contrasting elements such as a band of contrasting material, texture, or color.
 - 1. Maximum contiguous wall length that is generally parallel with the perimeter of the development may not exceed three hundred fifty (350) feet in length unless it complies with the subsection below. If a wall exceeds three hundred fifty (350) feet in length there must be variations in the wall design to break up the monotony of a long stretch of contiguous wall:
 - a. Placing an accent panel of an alternative material or design that protrudes at least eight (8) inches from the wall plane at an increment consistent with the scale of the accent panel being proposed (larger width accent panels may occur less frequent than smaller width accent panels);
 - i. Examples of such alternative material or design include, but are not limited to, stucco, differentiating colors, steel paneling or another alternative consistent with the proposed architectural character of the development.
 - ii. For the sake of determining landscape buffers, the width shall be measured to the primary wall plane and not include the protrusions as encroaching into the setback.
 - b. A horizontal offset of at least two (2) feet is required every one hundred sixty (160) feet to break up the linear appearance of the wall and allow for additional landscape area for screening.
 - i. The wall offset may occur with the same wall material, decorative pilaster, or fin wall made up of complimentary materials.
 - ii. Refer to **Figure 9.1.1: Maximum Contiguous Wall Length** for a graphic representation of the wall offset.
 - c. The use of decorative and capped column every one hundred sixty (160) feet.
 - d. Any other design proposed within the development consistent with the architectural style proposed and approved by the DRC. All proposed materials and colors are subject to the approval of the DRC.
 - e. If there is a change in the design of the wall, a transition to the new design must be

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incorporated in to the design of the proposed wall.



9.1.2 Temporary Fencing on Vacant or Undeveloped Property

Vacant or undeveloped property may be fenced for an indefinite period of time until such time as development occurs and a Certificate of Occupancy is obtained. Temporary fencing may be chain-link, not to exceed eight (8) feet in height. Such fencing shall be considered temporary for purposes of securing materials or limiting access to a construction site or vacant undeveloped property. No permit shall be required for fencing of vacant or undeveloped property.

9.1.3 Retaining Walls

Retaining walls shall be designed to be eight (8) foot interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Additional specifications:

- A. Retaining walls should match materials and color of adjacent walls where they occur;
- B. Retaining walls alongside lot lines may not exceed six (6) feet high within the front yard setback area and must terminate a minimum of five (5) feet from the back of sidewalk;
- C. Terraced walls must provide a four (4) foot wide landscape area between the back of the lower retaining wall and the face of the upper wall/fence/retaining wall;
- D. Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed fourteen (14) feet to the homeowner side;
- E. Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed ten (12) feet to the visible edge and fourteen (14) feet to the homeowner side; and
- F. All retaining walls to be waterproofed and adequately drained if required, on the surcharge side.

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9.1.4 Courtyard Walls

- A. Maximum height four (4) feet six (6) inches.
 - 1. Combination walls for courtyards may be a three (3) foot masonry wall with an eighteen (18) inch view fence.
 - 2. Pilasters to be one (1) course above the adjacent wall.
- B. Finished materials to match the architectural style of the home.

9.2 FENCE AND GATE TYPES

The fences in Desert Pines establish clear boundaries, enhance community safety by allowing for “eyes on the street”, and maintaining views out towards open spaces and amenities.

9.2.1 View Fences

View fencing shall be utilized where units abut Paseos and recreation areas. If a development is separated from the recreation area by a street or roadway, view fencing is not required.

- A. Where fence is located along any street edge, paseos, and enhanced and amenitized common areas, efforts should be made to add visual interest to long runs of uninterrupted fence, such as adding columns, pilasters, fin walls, or horizontal articulation.
- B. Lots with view fencing must submit plans for location and screening to DRC for approval.
- C. Color shall be black.
- D. Maximum height shall be six (6) feet or meet jurisdictional pool fencing codes when applicable.
- E. It is the responsibility of the homebuilder/owner to make sure that any wall or fence meets the jurisdictional requirements for a swimming pool safety barrier.
- F. View fences adjacent to streets are permitted to have retaining wall heights up to six (6) feet and screen walls up to six (6) feet, the height of both walls may not exceed ten (10) feet to the visible edge and twelve (12) feet to the homeowner side.

9.2.2 Combination View Fences

- A. Combination view fences blend solid and transparent sections to allow for both privacy and unobstructed views of the surrounding area.
- B. Combination view fences are to be used in areas that look out to open spaces, recreation areas, paseos, and views to the natural landscape surrounding Desert Pines. Integrating these dual features enhances the sense of openness and connectivity while maintaining distinct boundaries.
- A. Combination view fence and walls shall have a maximum height of six (6) feet.

9.2.3 Pool Fencing

All pool fencing to meet all Local Municipality, County, State and Federal requirements.

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9.2.4 Model Home Fencing

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

9.2.5 Vehicular Gates

Individual parcels in the development may feature gated entrances. The term “gates” within this Section encompass the physical barrier over the street with the associated pilasters and walls.

9.3 SCREENING AND MECHANICAL EQUIPMENT

Thoughtful integration of screening necessary, but visually intrusive, components such as mechanical equipment, parking lots, and other elements helps to preserve the visual harmony of Desert Pines. The following section includes the requirements for maintaining a design that is functional and pleasing to the eye. Refer to **Section 8.8.3: Streetscape at Utilities** for information on planting requirements for screening utilities along streetscapes.

9.3.1 Mechanical Equipment

- A. 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.
- B. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.
 - 1. Dormer style tile roof vents are not allowed.
- C. 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 screen wall.
- D. All pool and spa equipment must be screened from view of neighboring property on lots with view fencing.
 - 1. Pool equipment screening walls may not exceed five (5) feet in height and shall be painted to match the base color of the home.

9.3.2 Residential Waste Management Screening Requirements

- A. Single-Family Residential Lots
 - 1. Single-family residential lots do not require a formal trash enclosure but must ensure that individual rolling trash receptacles are stored out of view from public streets and open spaces on non-collection days. Receptacles may be stored in garages or behind property walls or fences, ensuring they are screened from public view as required by the Unified Development Code.

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B. Multi-Family Residential Lots

1. Multi-family developments are required to provide communal trash enclosures designed to house larger waste containers, such as dumpsters, serving multiple units. These enclosures must:
2. Be fully enclosed on all sides with a masonry wall at least six (6) feet in height to screen dumpsters or trash bins from public view.
3. Include a roofed structure to provide additional screening and protection from weather, ensuring compliance with City requirements.
4. All trash enclosures shall have opaque metal gates that are designed consistent with the development.
5. Utilize materials and design elements that complement the architecture of the development, incorporating decorative features such as stucco, stone veneer, or painted surfaces to blend with the surrounding environment.
6. Be positioned in locations that are accessible for residents and collection vehicles while minimizing impact on nearby units and common areas. Trash enclosures shall not be located within required front yard setbacks or in prominent areas that place them at the front and center of the project. A minimum setback of five (5) feet from property lines is required to ensure adequate separation and screening.

9.3.3 Screening in Non-Residential Development

A. General Screening Requirements:

1. All trash collection areas, outdoor storage, mechanical equipment, storage tanks, electrical equipment, emergency generators, utility meters, satellite dishes, grouped mailboxes, and commercial projects adjacent to residential properties must be screened from public view.
 - a. This includes screening from rights-of-way, pedestrian areas, and parking lots using solid walls or dense landscaping.
 - b. Any outdoor storage will need to be screened in accordance with Section 19.08 of the Unified Development Code.

B. Screen Walls

1. Used between streets and parking lots to minimize headlight glare.
2. Maximum height of three (3) feet six (6) inches.

C. Interior Screen Walls:

1. Service and loading areas require screening with walls or dense landscaping as a visual and noise barrier.
 - a. The minimum height for such screening is eight (8) feet, with potential adjustments based on specific use.
2. Walls should be architecturally integrated with the development.

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9.3.4 Non-Residential Waste Management Screening Requirements

A. General Requirements

1. Non-residential developments must provide communal trash enclosures adhering to the City of Las Vegas standards. These enclosures are designed to house large waste containers used by multiple occupants or businesses.
2. Trash enclosures shall be fully screened to minimize visibility from public streets, adjacent properties, and pedestrian areas.

B. Enclosure Standards

1. Construct enclosures with a masonry wall fully enclosing all sides, with a minimum height of six (6) feet.
2. Equip enclosures with opaque, durable gates that remain closed when not in use.
3. Include a roofed structure or trellis to provide additional screening and weather protection, as required by City standards.

C. Design and Integration

1. Ensure materials and finishes for trash enclosures complement the architectural style of the primary building(s) on the site.
2. Incorporate decorative elements to blend with the surrounding development.

D. Location and Accessibility

1. Trash enclosures must be positioned to allow easy access for collection vehicles while minimizing impact on adjacent properties, pedestrian pathways, and public spaces.
2. Enclosures shall not be located within required front yard setbacks or obstruct vehicular or pedestrian circulation.
3. Sites must comply with all access and clearance requirements specified by waste management services to ensure safe and efficient operations.

E. Maintenance and Odor Control

1. Trash enclosures must be regularly maintained to prevent litter, graffiti, and deterioration.
2. Odor control measures shall be implemented as necessary, including the use of sealed containers and scheduled pickups to avoid overflow.

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10. PARKING DESIGN GUIDELINES

The following Chapter aims to ensure that parking areas not only serve their practical purpose but also contribute positively to the visual and environmental quality of Desert Pines.

10.1 GENERAL PARKING REQUIREMENTS

Due to the nature of Desert Pines as an infill development, all required parking is at a reduction from the requirements detailed in Section 19.12.070 of Unified Development Code.

To calculate the required number of parking per use, use the following steps:

- A. Find the parking requirements for all uses on site, as established in Section 19.12.060 Parking Requirements in Unified Development Code and calculate the amount of parking required.
- B. Subtract two thousand (2,000) square feet from any non-residential use in calculation.
- C. The required parking for commercial, reduced income housing development, and multi-family rental housing will be calculated at forty (40) percent of the parking requirement indicated in Section 19.12.070. Forty (40) percent is the minimum parking requirement, and there is no penalty for including additional parking above this amount.
 1. Single-family residential parking will be calculated and one hundred (100) percent of the parking requirements per Section 19.12.060 Parking Requirements in Unified Development Code.
 2. Required visitor parking for the multi-family residential parking will be one (1) space per twelve (12) units.
 3. For example: If Section 19.12.060 of Unified Development Code would require a total of twenty (20) parking spaces, the reduced minimum required parking space total is now eight (8) spaces.
- D. ADA parking requirements shall be calculated based on the reduced parking totals with the exception of ADA parking required for ADA dwelling units. ADA accessible parking for multi-family residential units shall be provided at the rate of one (1) space for each dwelling unit designed for ADA accessible occupancy or as otherwise required by the Building Code or the most recent version of the ADA Standards for Accessible Design issued by the Department of Justice. However, Parcel 3 development will incorporate universal design standards (allowing all units in the development to be fully accessible). For this development parcel (and others that may incorporate universal design standards for an entire Parcel phase), the parking ratio for ADA Accessible parking shall be consistent with the Building Code requirements applicable to the parcel.
 1. The development will utilize the Federal Accessible Design standards for the parking spaces. Refer to **Section 10.1.2: Accessible Parking Standards** for more information.
- E. Parking requirements for a use not specifically listed in **Table 2.3: Desert Pines Permitted Uses** shall refer to **Section 2.3.2: Classification of New and Unlisted Uses** and shall be determined by the Planning Director based on the requirements for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
- F. Refer to **Section 8.8.2: Landscape Within Parking Areas/ Lots** for information on landscape requirements in parking areas.

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10.1.1 Dimensional Standards for Parking Spaces

All standard and compact parking spaces shall adhere to the dimensional requirements specified in Section 19.08.110 of the Unified Development Code.

10.1.2 Accessible Parking Standards

The following standards detail the Federal Accessible Design standards for accessible parking spaces.

A. Access aisles

1. Accessible parking spaces must have access aisles and must be marked, the same length as the parking space, and level with the parking space.
2. Access aisle can share access between two (2) parking spaces except in angled parking conditions.
3. An access aisle can be placed on either side of the parking space except in the case of angled parking, where access aisles must be located on the passenger side of the parking space.

B. Accessible parking spaces

1. Car accessible spaces must:
 - a. Be at least ninety-six (96) inches wide;
 - b. Have an access aisle at least sixty (60) inches wide;
 - c. Have no more than a 1:48 (2.08%) slope in all directions;
 - d. Have a surface that is firm, stable, and slip-resistant;
 - e. Have a sign with the international symbol of accessibility on it, mounted at least sixty (60) inches above the ground when measured to the bottom of the sign.
2. Van accessible spaces must be provided at a rate of one (1) van accessible space per six (6) accessible spaces
 - a. Design Option 1
 - i. Be at least one hundred thirty-two (132) inches wide;
 - ii. Have an access aisle at least sixty (60) inches wide;
 - b. Design Option 2
 - i. Be at least ninety-six (96) inches wide;
 - ii. Have an access aisle at least ninety-six (96) inches wide;
 - iii. Have no more than a 1:48 (2.08%) slope in all directions;
 - iv. Provide at least ninety-eight (98) inches of vertical clearance (van height) for the parking space, access aisles, and vehicular route;
 - v. Have a surface that is firm, stable, and slip-resistant;
 - vi. Have two (2) signs, mounted at least sixty (60) inches above the ground when measured to the bottom of the sign.

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- vii. The first sign shall have the international symbol of accessibility.
- viii. The second sign shall state that the space is van accessible.
- 3. On-Street public parking shall be required to meet PROWAG requirements in both number of stalls and stall dimensions.
- C. Curb ramps
 - 1. If a curb separates the parking area from the accessible route, a curb ramp with a maximum slope of 1:12 is required.

10.2 RESIDENTIAL PARKING

10.2.1 Model Home Parking

- A. Model Home parking lots shall be paved or unpaved.
 - 1. Unpaved areas must be two (2) inches deep decomposed granite or chat for dust control in compliance with Nevada Division of Environmental Protection (NDEP) requirements.
 - 2. Additional dust control measures, such as regular maintenance or soil stabilization treatments, shall be implemented as necessary to meet air quality standards.
- B. A minimum of four (4) paved spaces shall be provided with handicapped spaces designated and marked in accordance with City of Las Vegas requirements.
 - 1. For model home parking lots that are unpaved, an ADA-compliant surface must be provided for accessible parking spaces, including an ADA-compliant pathway from the accessible parking area to the model homes.

10.2.2 Multi-Family and Active Adult Parking

Visitor parking, where required, shall be evenly spread throughout the multi-family development.

10.3 SHARED PARKING

The large Recreation Area on Parcel 10 in Desert Pines is designed to serve the daily recreational needs of the residents and guests. The pedestrian-oriented design includes walkable streets which preclude the need for on-site parking at this parcel for local residents. Trails within the Site will promote walking, jogging, and cycling as the preferred modes of transportation to and from Parcel 10.

Additionally, the Recreation Area can accommodate community and civic events. Given the proximity of Parcels 4 and 5, which are commercial parcels, shared parking arrangements will efficiently meet the parking needs for larger events, allowing invited guests to park conveniently.

To address the parking needs for the Recreation Area, the following shared parking strategy will be implemented:

- A. Shared parking with Parcels 4 and Parcel 5
 - 1. Parcels 4 and Parcel 5, which are just north of the Recreation Area, will allow use of parking spaces during community and civic events.
 - 2. This includes evenings and weekends when the demand for parking within these commercial parcels is typically lower.

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11. SIGNAGE STANDARDS

The Signage Standards for Desert Pines are established to ensure consistency, enhance community identity, and promote functional and visually appealing signage across all development types. These standards address signage requirements for single-family residential, multi-family residential, mixed-use, and non-residential areas, as well as specific guidelines for thematic lettering signage.

11.1 GENERAL SIGNAGE

- A. Single-family residential signage shall conform to the standards of the R-1 Zone, as outlined in Section 19.06.140 from Unified Development Code.
- B. Multi-family residential signage shall conform to the standards of the R-3 Zone, as outlined in Section 19.06.140 from Unified Development Code.
- C. Mixed-use and non-residential signage shall conform to the standards of the C-2 Zone, as outlined in Section 19.06.140 from Unified Development Code.

11.2 THEMATIC LETTERING SIGNAGE

Thematic Lettering Signage is permitted as shown in **Table 2.3: Desert Pines Permitted Uses** and is subject to the following standards. **Refer to Exhibit 11.2: Thematic Lettering Signage Character** for design inspiration and examples.

- A. Purpose
 - 1. Thematic Lettering Signage serves to enhance community identity, contribute to placemaking, and provide interactive opportunities for residents and visitors.
- B. Scale
 - 1. Maximum height of ten (10) feet above the average grade at the base of the signage.
 - 2. Each letter shall not exceed six (6) feet in height and four (4) feet in width unless otherwise approved by the DRC.
- C. Materials
 - 1. Materials shall be durable, weather-resistant, and suitable for outdoor conditions.
 - 2. Acceptable materials include metal, concrete, stone, or similar high-quality materials.
 - 3. Painted finishes, coatings, or artistic embellishments must maintain their appearance for a minimum of five (5) years.
- D. Location
 - 1. The signage shall be situated in prominent, publicly accessible areas such as plazas, recreation hubs, or building entryways.
 - 2. Placement shall not obstruct pedestrian or vehicular circulation.
 - 3. Signage must comply with sightline and setback requirements established in **Section 6.1: Circulation Master Plan**.

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E. Master Developer Oversight

1. Thematic Lettering Signage installations shall require approval from the Master Developer.
2. The Master Developer retains the discretion to approve, modify, or reject proposals based on alignment with the community vision and these guidelines.
3. Modifications or exceptions may be granted on a case-by-case basis if the proposed signage demonstrates exceptional design quality.

F. Design Integration

1. Signage must complement the surrounding architecture and landscape design.
2. Lighting or other interactive elements may be included but must conform to City standards for brightness and glare control.

11.3 SIGNAGE REVIEW AND APPROVAL PROCESS

A. Approval by DRC

1. All signage proposals must be initially reviewed and approved by the DRC to ensure compliance with the DPSG.

B. Coordination with the City

1. The City shall confirm compliance with applicable provisions of the UDC, including dimensional requirements, placement, and lighting standards.

C. Exceptions and Modifications

1. Exceptions to these standards may be proposed but require approval from both the DRC and the City to ensure alignment with the community's vision.

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12. DESIGN REVIEW

12.1 INTRODUCTION

The DPSG serve as an embodiment of the Master Developer's vision for Desert Pines, offering Designated Builders comprehensive guidance during the design process. While the DPSG outline criteria and illustrate methods for realizing the community vision, the Master Developer encourages creativity, innovation, and diversity within Desert Pines. Designated Builders may present alternative design solutions, provided they align with the overarching goals of the community vision and DPSG.

The Master Developer is responsible for initial evaluation of development applications and granting approvals for all development activities in Desert Pines, ensuring alignment with the DPSG. The Design Review process is outlined in this section. Applications for proposed development must be reviewed and approved, or approved with conditions by the DRC, prior to submittal to the City of Las Vegas.

12.2 IMPROVEMENTS REQUIRING REVIEW

- A. All parcel improvements by Designated Builders or "Applicant" will require review and approval by the Master Developer.
- B. Improvements requiring review include, but are not limited to;
 - 1. Residential development such as new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures,
- C. Non-residential development such as office, industrial, commercial, or any other proposed development not considered residential development.

12.3 DESIGN REVIEW COMMITTEE (DRC)

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

*Attention: Mike Saunders
Director – Design and Construction
McCormack Baron Salazar St. Louis Corporate Headquarters
100 North Broadway, Suite 100
St. Louis, MO 63102*

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12.4 APPLICATION PROCEDURE

- A. Designated Builders are encouraged to meet with the Master Developer prior to making an application submittal for development to discuss the development concept, the review and approval process, and the submittal requirements.
- B. The Master Developer shall maintain a copy of the most current adopted version of the DPSG and it shall be the responsibility of the Designated Builder to obtain a copy of this version to guide development of the application materials.
- C. An application form has been included as **Appendix A: Application for DRC Submittal** and is to be filled out and submitted along with the appropriate materials for each step of the design review process.
- D. All submittal documents shall be submitted to the DRC in a pdf electronic file format.
- E. CAD drawings may be requested by the DRC in formats compatible with AutoCAD.

12.4.1 Conceptual Site Plan Submittal

The Conceptual Site Plan Submittal is intended to ensure the overall proposed design by the Designated Builder is consistent with the intent of the DPSG.

The Designated Builder will submit the completed application and the following required materials for review by the DRC depending on the development type:

- A. Conceptual Site Plan for residential development will include:
 - 1. layout of roadways,
 - 2. lot layout,
 - 3. pedestrian circulation and connection to open space,
 - 4. proposed open space, parks, and trails,
 - 5. any adjacent roadways, open space, parks, and trails,
 - 6. proposed parking and parking ratio (for multi-family residential development),
 - 7. walls and screening (for multi-family residential development).
- B. Conceptual Site Plan for non-residential development will include:
 - 1. layout of roadways and/or private drives,
 - 2. building locations and access points to interior spaces,
 - 3. proposed parking and parking ratio,
 - 4. walls and screening.

The DRC will review the application and Conceptual Site Plan materials within ten (10) business days of receipt of a complete submittal. The DRC shall respond in writing to the Designated Builder with any comments and/or questions and inform the Designated Builder if they may proceed to First Submittal.

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12.4.2 First Submittal (Per Phase As Applicable)

The First Submittal will address all comments received from DRC on the Conceptual Site Plan submittal and include the following materials depending on development type:

A. Residential Development Plans will include:

1. Site Plan

- a. Proposed roadway locations and dimensions
- b. Proposed lot lines and dimensions
- c. Lot diagrams per product type
- d. Building footprints (model and elevation must be specified)
- e. Driveway and/or alley location
- f. Wall Plans that include wall/ fence locations and heights
 - i. Wall and screening locations (for multi-family development)
- g. Include adjacent roadway(s), open space, parks, and trails
- h. Proposed parking and parking ratios (for multi-family development)

2. Architectural Plans

- a. Floorplans with dimensions
- b. Elevations for all four (4) sides with dimensions
 - i. Material call-outs and depth of recesses or pop-outs should be identified
- c. Floor area calculations including 1st floor living, 2nd floor living, and garage square footage
- d. Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, and sidewalk locations

3. Landscape Plan

- a. Model complex landscape
- b. Street tree (and parking lot tree if applicable) species, size, and location celebratory
- c. Neighborhood entries and monumentation
- d. Planting and fencing details
- e. Marketing/ community signage
- f. Common open space landscape

4. Material and Color Package

- a. Noted or color coded elevations
- b. Primary stucco color(s)
- c. Secondary stucco color(s)
- d. Accent and trim colors
- e. Accent materials such as stone, brick, etc
- f. Roof tile

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B. Non-Residential Development Plans will include:

1. Site Plan
 - a. Proposed roadway and/or private drive locations and dimensions
 - b. Building locations and footprints (model and elevation must be specified)
 - c. Proposed pedestrian connections
 - d. Wall and fence locations and screening
 - e. Proposed parking layout and parking ratios
 - f. Adjacent roadway(s) and open space
2. Architectural Plans
 - a. Floor plans with dimensions
 - b. Elevations for all four (4) sides with dimensions
 - i. Material call-outs and depth of recesses or pop-outs should be identified
 - ii. Floor area calculations
3. Landscape Plan
 - a. Model complex landscape
 - b. Street and parking lot tree species, size, and location celebratory
 - c. Entry signage/ monumentation
 - d. Common open space
4. Material and Color Package
 - a. Noted or color coded elevations
 - b. Primary stucco color(s)
 - c. Secondary stucco color(s)
 - d. Accent and trim colors
 - e. Accent materials such as stone, brick, etc
 - f. Roof tile and/or other roof material

The DRC will review the application and First Submittal materials within thirty (30) business days of receipt of a complete submittal. DRC will respond in writing to the Designated Builder with comments or approval. DRC shall recommend “approved”, “approved with conditions”, or “denied”. Submittals that are “approved with conditions” or “denied” shall be revised and necessary. Changes and modifications that result from this review or other review shall be resubmitted until an approval is provided by the DRC. A failure to approve is a denial. Additional reviews beyond the First Submittal require a subsequent submittal fee, see **Section 12.5: Plan Fees** for more details. The DRC shall summarize its findings in a written response letter to the Master Developer. The Master Developer shall make the final decision regarding approval of the submittal. Final Plans are considered those plans that have been deemed “approved” or “approved with conditions” by DRC.

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Submittals that are “approved” by the DRC may then be submitted to the City of Las Vegas, if required. The DRC is not responsible for the review of submissions to determine conformance to any applicable codes and standards established by public agencies.

The City of Las Vegas will not accept an application for entitlement or permit without a DRC approval letter and a copy of the completed DRC checklist, including any imposed conditions, submitted with the request.

12.5 PLAN FEES

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

- A. Conceptual Site Plan: No fee;
- B. First Submittal including: No fee;
 - 1. Detailed Development Plan;
 - 2. Architectural Plans;
 - 3. Landscape Plan
 - 4. Material and Color Sample Board;
- C. Subsequent Submittals after First Submittal (if necessary): \$1,000 per submittal.

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

12.5.1 Miscellaneous

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

12.5.2 Verification of Compliance

After approval of the final plans by the Master Developer, the construction, alteration or other work described therein shall be commenced and completed in accordance with the rules set forth in the DPSG 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 DPSG or Declarations at any time, without advance notice to the lot owner nor fear of trespass and liability.

12.5.3 Violations

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

12.5.4 Recordation of Notice

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

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12.5.5 Rule Making Authority

The Master Developer adopts the DPSG for the purpose of interpreting, applying, supplementing, and implementing the provisions of the Master CC&Rs pertaining to the design of site improvements.

12.5.6 Desert Pines Community Association Design Review

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

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APPENDIX A: APPLICATION FOR DRC SUBMITTAL

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DESERT PINES

Development Standards and Design Guideline Requirements Checklist

Project Name: _____

Date: _____

Parcel Number(s): _____

Project Acreage (to the nearest one tenth of an acre [1/10]): _____

Applicant Name: _____

Address: _____

Telephone Number: _____

Email: _____

For DRC Use Only

Approved

Approved with Conditions

Denied

The following checklist has been developed to assist with ensuring that applications adhere to the DPSG. Refer to the referenced section for full details of requirements.

CHAPTER 4: SITE PLANNING GUIDELINES

Applicant

DRC

Yes No Yes No Does the proposed include residential? If no, the rest of this section pertaining to residential may be left blank.

RESIDENTIAL PLANNING GUIDELINES (SECTION 4.1)

Yes No Yes No Does the proposed design comply with the clearance requirements of sight visibility zones?

Yes No Yes No Does the design of proposed residential comply with all easement and drainage requirements?

Parcel Entries (see Section 4.1.1)

Yes No Yes No Do(es) the location of the entry/entries to each Parcel conform with the location identified by the Master Developer at the time of the purchase and sale agreement?

Yes No Yes No Is/are the entry locations in conformance with the approved traffic analysis?

Yes No Yes No Is this proposal requesting any additional points of access? If yes, are these points of access clearly identified for approval by the Master Developer and the City?

Neighborhood Roadway Layout (see Section 3.1.2)

Yes No Yes No Does the proposed include any roadway frontage within the residential development that exceeds one thousand (1,000) feet in length?

Pedestrian Access (see Section 3.1.3)

Yes No Yes No Does the proposed include at least one (1) pedestrian connection on each side of the parcel where the parcel abuts a roadway or common area?

Yes No Yes No Do any of the pedestrian connections proposed include traffic calming elements to be coordinated with the Master Developer?

Yes No Yes No Does the proposed design include connection points between the Parcel(s) and any abutting common area pedestrian path or trail?

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Pedestrian Access in Multi-Family Development (see Section 3.1.3.1)

Yes No **Yes No** Does the proposed include multi-family?

Yes No **Yes No** If no, the rest of this section pertaining to multi-family may be left blank.

Yes No **Yes No** Does the design provide safe and convenient pedestrian access points that connect the interior walkways of the proposed development to adjacent neighborhoods, any provided exterior services (such as laundry, storage, trash/recycling), Recreation Areas, open space, path and trail network, and/or any abutting roadways?

Vehicular Access for Multi-Family Development (see Section 3.1.4)

Yes No **Yes No** Does the proposed multi-family include at least one (1) secondary point of vehicular ingress/egress?

Plotting (see Section 3.1.5.1)

Yes No **Yes No** In any proposed single-family residential, are units plotted so that adjacent residences do not have the same plan, elevation, color scheme, or roof line?

Yes No **Yes No** Where reverse footprints of the same plan are utilized adjacent to one another, are they limited to no more than two (2) and do the reversed floor plans have a different elevation style and color scheme?

Yes No **Yes No** Has the site layout been designed to ensure that no three-story plan is placed adjacent to a single-story plan?

Yes No **Yes No** In any proposed multi-family residential, are buildings designed and located to create a varied streetscape, provide views into or out of the development, and avoid monotonous appearance created by uniform rows of buildings?

Articulated Building Massing (see Section 3.1.5.2)

Yes No **Yes No** Has the building massing been broken into smaller elements where possible, to add visual appeal and enhance the character of the roadway neighborhood scene?

Perimeter Edges (see Section 3.1.6)

Yes No **Yes No** Does the proposed include any areas identified as perimeter edges by the Master Developer?

Accessory Structures (see Section 3.1.7)

Yes No **Yes No** Are all proposed accessory structures compatible with the architectural style of the main structure?

Garage Configuration (see Section 3.1.8)

Yes No **Yes No** Does the design of any individual residence include three (3) or more garage spaces?

Yes No **Yes No** If yes, does the layout of the garages comply with the requirements of Section 4.1.8? If no, this question may be left blank.

Garage Placement and Configuration in Single-Family Development (see Section 3.1.8.1)

Yes No **Yes No** Does the proposed include garages on lots greater than forty (40) feet wide?

Yes No **Yes No** If the proposed includes garages on lots greater than forty (40) feet wide, do they comply with the requirements of Section 3.1.8.1.A?

Yes No **Yes No** Does the proposed include garages on lots less than or equal to forty (40) feet wide?

Yes No **Yes No** If the proposed includes garages on lots less than or equal to forty (40) feet wide, do they comply with the requirements of Section 3.1.8.1.B?

Maximum Slope of Driveways (see Section 3.1.8.2)

Yes No **Yes No** Area all driveways designed to not exceed twelve (12) percent slope?

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NON-RESIDENTIAL AND MIXED-USE PLANNING GUIDELINES (SECTION 3.2)

Applicant	DRC	
Yes No	Yes No	Do the proposed non-residential and/or mixed-use buildings orient towards the street frontage along Perimeter Streets and incorporate pedestrian entrances or storefronts/ faux storefronts along the Perimeter Street facing frontage?
Yes No	Yes No	Does the design of the proposed non-residential and/or mixed-use development comply with the clearance requirements of sight visibility zones?
Yes No	Yes No	Does the design of proposed non-residential and/or mixed-use development comply with all easement and drainage requirements?

Articulated Building Massing (see Section 3.2.1)

Yes No	Yes No	Does the building articulation follow the requirements of Section 3.2.1?
--------	--------	--

CHAPTER 4: ARCHITECTURAL DESIGN GUIDELINES

Single-Family Architecture (see section 4.1.1)

Yes No	Yes No	Does the proposed include single-family residential? If no, the rest of this section may be left blank.
Yes No	Yes No	Does the proposed include multiple architectural styles? If yes, please list the styles.
Yes No	Yes No	If the proposed is providing only one (1) architectural style, does it provide at least a minimum of three (3) elevations per floorplan?

Building Massing and Form in Single-Family Development (see section 5.1.1.2)

Yes No	Yes No	Are building wall planes on the front elevation staggered to create interest along the roadway scene?
Yes No	Yes No	Do the units that are visible from public spaces within the community provide articulation to the rear and side?
Yes No	Yes No	Are front/ rear wall planes offset to prevent box on box?
Yes No	Yes No	Where the proposed includes two (2) story dwellings, does the second floor comprise no more than ninety (90) percent of the building footprint area including the garage?
Yes No	Yes No	For three-story single-family residential dwellings:
Yes No	Yes No	Does no more than forty (40) percent of the width of an exposed elevation (front or rear) consist of a single continuous vertical wall plane?
Yes No	Yes No	Is any remaining third-floor wall plane set back at least five (5) feet from the second-floor footprint?
Yes No	Yes No	Is any enclosed third story limited to no more than sixty (60) percent of the building footprint?

Architectural Enhancements at Edge Conditions in Single-Family Development (see section 5.1.1.2.1)

Yes No	Yes No	Do units located along perimeter edges meet the requirements of Section 5.1.1.2.1?
--------	--------	--

Additional Articulation on Corner Lots (see section 5.1.1.3)

Yes No	Yes No	Do all corner side elevations include an enhanced window?
Yes No	Yes No	Do portions of side elevations that are not screened by solid walls have architectural treatments consistent with the front elevation, including materials, detailing, and roof plane breaks?
Yes No	Yes No	Do side yards have a screen wall that is forward of the rear corner of the house by at least one third (1/3) the length of the house?
Yes No	Yes No	Are screen walls set back at least five (5) feet from the back of a walks and at least two (2) feet from the drive aisle?

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Applicant **DRC**

For single-story units on corner lots, select all that are being used:

☐

Single story-building walls with a maximum plate height of twelve (12) feet and roofs sloping away from the side lot line.

Single story building walls with a maximum plate height of twelve (12) feet with second story walls set back four (4) feet 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 twelve (12) feet.

Alternative design solutions that add architectural dimension or character to corner lots.

For two-story units on corner lots, select all that are being used on corner side elevations:

☐

A portion of the second-story façade must be popped out at a minimum of twelve (12) inches and contain a roof element unless an acceptable alternative treatment is provided, as approved by DRC.

A minimum of three (3) wall planes on the second-story façade.

Minimum offset between wall planes is twelve (12) inches.

Roof Form and Slope in Single-Family Development (see section 5.1.1.4)

Yes	No	Yes	No	Are roof treatments consistent with the architectural style of the dwelling?
Yes	No	Yes	No	Do the roofs of any adjoining units vary in ridgeline height, roof form, and direction of gables?
Yes	No	Yes	No	Do gable ends feature detail elements that are compatible with the architectural style of the residence and vary per elevations style?
Yes	No	Yes	No	Are minimum overhangs identified on elevations of each style?

Roof Materials and Colors in Single-Family Development (see Section 5.1.1.5)

Yes	No	Yes	No	Do the roofs of proposed single-family residential comply with Section 5.1.1.5?
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Rooftop Decks in Single-Family Development (see Section 5.1.1.6)

Yes	No	Yes	No	Do rooftop decks in proposed single-family residential comply with Section 5.1.1.6?
------------	-----------	------------	-----------	---

Window Openings in Single-Family Development (see Section 5.1.1.7)

Yes	No	Yes	No	Do the windows of the proposed single-family residential comply with Section 5.1.1.7?
------------	-----------	------------	-----------	---

Maximum Width of Driveways (see Section 5.1.1.10)

Yes	No	Yes	No	Do driveways in proposed single-family residential comply with Section 5.1.1.10?
------------	-----------	------------	-----------	--

Materials and Colors of Single-Family Development (see Section 5.1.1.13)

Yes	No	Yes	No	Does the proposed single-family residential comply with the material and color requirements in Section 5.1.13?
Yes	No	Yes	No	Does the proposed single-family residential include at least three (3) color schemes per elevation style per Section 5.1.1.13.1?
Yes	No	Yes	No	Do building colors comply with the requirements of Section 5.1.1.13.2?
Yes	No	Yes	No	Does the proposed single-family residential have at least two (2) individual roof colors per Section 5.1.1.13.3?
Yes	No	Yes	No	Are colors plotted to have adjacent units vary colors per Section 5.1.1.13.4?

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Applicant **DRC**

Multi-Family Residential Architecture (see Section 5.1.2)

Yes	No	Yes	No	Does the proposed include multi-family residential? If no, the rest of this section may be left blank.
Yes	No	Yes	No	Does the scale of multi-family buildings vary through building massing and forms on each single structure?
Yes	No	Yes	No	Do buildings incorporate significant offsets both horizontally and vertically to minimize expansive uninterrupted wall planes?
Yes	No	Yes	No	If any building façade is over two hundred (200) feet wide, has it been designed to reflect as a series of buildings no wider than seventy-five (75) feet each?
Yes	No	Yes	No	Do buildings facades that face a public and/or private roadway feature include the features detailed in Section 5.1.2.1.D?

Building Massing and Form in Multi-Family Development (see Section 5.1.2.1)

Yes	No	Yes	No	Do multi-family buildings along Perimeter Streets orient towards the street frontage and/or street corner frontage?
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Building Materials and Colors in Multi-Family Development (see Section 5.1.2.2)

Yes	No	Yes	No	Do multi-family buildings follow the building material and color requirements detailed in Section 5.1.2.2?
Yes	No	Yes	No	Do roof materials of multi-family buildings meet the requirements of Section 5.1.2.5?

Exterior stairs in Multi-Family Development (see Section 5.1.2.3)

Yes	No	Yes	No	Do exterior stairs meet the requirements of Section 5.1.2.3?
-----	----	-----	----	--

Roof Form and Slope in Multi-Family Development (see Section 5.1.2.4)

Yes	No	Yes	No	Are the roof form and slope of multi-family buildings consistent with the architectural style of the building and vary in design, height, treatment, and direction in order to avoid monotonous roof lines?
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Building Walls in Multi-Family Development (see Section 5.1.2.7)

Yes	No	Yes	No	Are any building facades over two hundred (200) feet wide designed to reflect as a series of buildings no wider than fifty (50) feet each?
Yes	No	Yes	No	If the building exceeds three (3) stories, does it include a distinct base and cap?

Window Openings and Doors in Multi-Family Development (see Section 5.1.2.8)

Yes	No	Yes	No	Where consistent with the architectural style of the building, do all elevations have at least one (1) enhanced window per the requirements of Section 5.1.2.8?
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NON-RESIDENTIAL ARCHITECTURAL GUIDELINES (SEE SECTION 5.2)

Yes	No	Yes	No	Does the proposed include non-residential? If no, the rest of this section may be left blank.
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Exterior Materials and Finishes in Non-Residential Architecture (see Section 5.2.1)

Yes	No	Yes	No	Does the exterior finishes and materials of the proposed non-residential architecture meet the requirements of Section 5.2.1?
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CHAPTER 6: CIRCULATION AND ROADWAY DESIGN GUIDELINES

Yes	No	Yes	No	Is the roadway network developed according to the hierarchy, layout, and crossed sections as described in Table 6.1: Street Sections?
Yes	No	Yes	No	Are the roadways landscaped according to the requirements of Chapter 8: Landscape Architectural Design Guidelines?
Yes	No	Yes	No	Does the proposed include any traffic calming elements? Please list any included:
Yes	No	Yes	No	Is the proposed gated?
Yes	No	Yes	No	Are opposing driveways coordinated to either line up directly or be sufficiently separated to avoid creating left-turn conflicts?

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CHAPTER 7: OPEN SPACE, AMENITIES, AND TRAILS DESIGN GUIDELINES

OPEN SPACE FOR SINGLE-FAMILY RESIDENTIAL (SEE SECTION 7.4)

Applicant **DRC** If the proposed includes single-family residential, select which kind of open space it is providing:

☐

Eighty (80) square feet of open space per single-family residential unit

Four thousand (4,000) square foot minimum Common Open Space Element

Yes **No** **Yes** **No** If providing a Common Open Space Element, does it comply with the requirements of Section 7.4.1?

OPEN SPACE FOR MULTI-FAMILY RESIDENTIAL (SEE SECTION 7.5)

Applicant **DRC** If the proposed includes multi-family residential, please indicate what kind of common outdoor open space is being provided:

☐

Courtyards

Plazas

Green spaces

Rooftop decks

Terraces

Private Open Space: Yards, Patios, and Balconies (see Section 7.5.3)

Yes **No** **Yes** **No** Do the private open space areas of the proposed multi-family residential comply with the requirements of Section 7.5.3?

Yes **No** **Yes** **No** If the non-residential Parcel is five (5) acres or greater, does it provide at least fifty (50) square feet of plaza space per acre?

OPEN SPACE FOR NON-RESIDENTIAL DEVELOPMENT (SEE SECTION 7.6)

Yes **No** **Yes** **No** If the proposed includes non-residential development, does the open space follow the guidelines of Section 7.6?

Public Art Guidelines (see Section 7.8.1)

Yes **No** **Yes** **No** Does the proposed include public art located outside of privately owned areas? If no, the rest of this section may be left blank.

Yes **No** **Yes** **No** If yes, does the proposed public art meet the requirements of Section 7.8.1?

PEDESTRIAN CIRCULATION AND TRAILS MASTER PLAN (SEE SECTION 7.9)

Yes **No** **Yes** **No** Is the proposed Parcel adjacent to a roadway, common area, amenity, or trail? If yes, does it provide pedestrian access along each Parcel edge having such frontage.

Pedestrian Nodes (see Section 7.9.2)

Yes **No** **Yes** **No** Does the proposed design include any Pedestrian Nodes? If no, the rest of this section may be left blank.

Yes **No** **Yes** **No** If yes, is the location of any Pedestrian Nodes clearly called out and include at least two (2) amenities listed in Table 7.8: Amenity Features?

Trail Nodes (see Section 7.9.3)

Yes **No** **Yes** **No** Does the proposed design include any Trail Nodes? If no, the rest of this section may be left blank.

Yes **No** **Yes** **No** If yes, are the locations of the Trail Nodes clearly called out and include at least two (2) amenities listed in Table 7.8: Amenity Features?

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CHAPTER 8: LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

Public Realm Grading and Drainage (see Section 8.1)

Applicant	DRC	
Yes No	Yes No	Does the grading and drainage of all proposed public planting areas comply with the requirements of Section 8.1?

PUBLIC REALM IRRIGATION STANDARDS (SEE SECTION 8.2)

Yes No	Yes No	Does the irrigation of all proposed public planting areas comply with the requirements of Section 8.2?
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GENERAL LANDSCAPE STANDARDS (SEE SECTION 8.6)

Parcel and Gated Entries (see Section 8.6.1)

Yes No	Yes No	Do the proposed entry landscape(s) include enhanced landscape?
Yes No	Yes No	Are they planted to satisfy a minimum of fifty (50) percent of the trees at thirty-six (36) inch box or larger and the remaining fifty (50) percent of trees at twenty-four (24) inch box?
Yes No	Yes No	Is a minimum of fifty (50) percent of the plant material, aside from trees, at least five (5) gallon and the remaining material at least one (1) gallon?

Paseos (see Section 8.6.2)

Yes No	Yes No	If the proposed includes any paseos, are they planted to satisfy a minimum of one (1) shrub per one hundred (100) square feet and one (1) tree provided per thirty (30) linear feet or per the mature tree canopy size so that the edges of the mature tree canopies do not overlap?
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Pedestrian Connection Areas and Cul-de-sacs (see Section 8.6.3)

Yes No	Yes No	Where the proposed includes pedestrian connection areas and areas of cul-de-sacs that are not a part of a streetscape or lot, does the planting satisfy the requirement of at least one (1) tree per six hundred (600) square feet and four (4) shrubs per tree?
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General Landscape Materials (see Section 8.6.4)

Yes No	Yes No	Does the proposed decomposed granite comply with the requirements of Section 8.6.4.1?
Yes No	Yes No	Do any proposed boulders comply with the requirements of Section 8.6.4.2?
Yes No	Yes No	Does any proposed mounding comply with the requirements of Section 8.6.4.3?
Yes No	Yes No	Do any proposed pots and planting containers comply with the requirements of Section 8.6.4.4?
Yes No	Yes No	Does all proposed living turf comply with the requirements of Section 8.6.4.5 and Section 14.11 of Unified Development Code?
Yes No	Yes No	Does all proposed artificial turf comply with the requirements of Section 8.6.4.6?

RESIDENTIAL LANDSCAPE STANDARDS (SEE SECTION 8.7)

Single-Family Residential Landscape Standards (see Section 8.7.1)

Yes No	Yes No	Does the proposed use of border material in single-family residential comply with the requirements of Section 8.7.1.2?
Yes No	Yes No	Does the proposed use of irrigation in single-family residential comply with the requirements of Section 8.7.1.3?
Yes No	Yes No	Does all proposed front yard residential single-family residential comply with the requirements of Section 8.7.1.4 and include completed Table 8.7.1.4: Front Yard Planting Coverage Calculations as part of the DRC submittal?

Cluster, Paseo Lot, Rear-Loaded, and Multi-Family Landscape Standards (see Section 8.7.2)

Yes No	Yes No	Does the landscape design of any proposed cluster, paseo lot, rear-loaded, and multi-family neighborhoods comply with the requirements of Section 8.7.2?
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STREETSCAPES AND VEHICULAR AREA STANDARDS (SEE SECTION 8.8)

Applicant	DRC	
Yes No	Yes No	Does the streetscape planting meet the planting design requirements of Section 8.8?
Yes No	Yes No	Does it meet the minimum tree requirements of one (1) twenty-four (24) inch box tree located thirty (30) feet on center?
Yes No	Yes No	Does it meet the minimum shrub requirements of four (4) at least five (5) gallon shrubs per tree?
Yes No	Yes No	Does it meet the groundcover requirement of seventy-five (75) percent live coverage within one (1) year?

Landscape within Parking Areas/ Lots (see Section 8.8.2)

Yes No	Yes No	Do the trees within parking areas meet the minimum size of twenty-four (24) inch box?
Yes No	Yes No	If tree wells and/or strips are included, as they protected by curbs with a net inside dimension of at least five (5) feet measured from curb face to curb face?
Yes No	Yes No	If longer planting strips/islands are included, do they have periodic openings in the curb for the planting area to function as a bio-swale?
Yes No	Yes No	If any tree is located within five (5) feet of any wall, structure, hardscape, or synthetic turf is it installed with a root barrier?
Yes No	Yes No	Where vehicular parking is headed into planted areas, are the parking spaces designed with an additional twenty-four (24) inch clearance from curb to plant or include wheelstops to prevent the overhang from vehicles damaging planting areas?
Yes No	Yes No	Are the tree planting in surface parking areas predominantly large deciduous and evergreen canopy trees?

PASEO AND TRAIL PLANTING STANDARDS (SEE SECTION 8.9)

Yes No	Yes No	If the development includes the paseo, multi-use trail, and/or the Perimeter Trail, does the planting meet the planting design requirements of Section 8.9?
Yes No	Yes No	Does it meet the minimum tree requirements of one (1) twenty-four (24) inch box tree located thirty (30) feet on center?
Yes No	Yes No	Does it meet the minimum shrub requirements of four (4) at least five (5) gallon shrubs per tree?
Yes No	Yes No	Does it meet the groundcover requirement of seventy-five (75) percent live coverage within one (1) year?

NON-RESIDENTIAL AND MIXED-USE AREA PLANTING STANDARDS (SEE SECTION 8.10)

Yes No	Yes No	For non-residential and mixed-use areas, does the planting meet the requirements of Section 8.10?
Yes No	Yes No	Is at least one (1) twenty-four (24) inch box tree provided for every three hundred (300) square feet of on-site landscape area?
Yes No	Yes No	Does it meet the minimum shrub requirements of four (4) at least five (5) gallon shrubs per tree?
Yes No	Yes No	Does it meet the groundcover requirement of seventy-five (75) percent live coverage within one (1) year?

CHAPTER 9: FENCES, WALLS, AND GATES

Perimeter Walls (see Section 9.1.1)

Yes No	Yes No	Do the proposed perimeter walls comply with the maximum wall height limit of six (6) feet and where it includes a retaining wall does not exceed twelve (12) feet?
Yes No	Yes No	Do the proposed perimeter walls include decorative elements such as described in Section 9.1.1.C?

Temporary Fencing (see Section 9.1.2)

Yes No	Yes No	If temporary fencing is included, does it comply with height maximum of eight (8) feet?
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Retaining Walls (see Section 9.1.3)**Applicant****DRC**

Yes	No	Yes	No	Do proposed retaining walls comply with the maximum interior height limit of eight (8) feet before requiring a step-back? If additional height is needed, are the proposed retaining walls terraced?
Yes	No	Yes	No	Do the proposed retaining walls comply with the additional specifications in Section 9.3.1?

Courtyard Walls (see Section 9.1.4)

Yes	No	Yes	No	Do proposed courtyard walls comply with the maximum height limit of four (4) feet six (6) inches?
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View Fences (see Section 9.2.1)

Yes	No	Yes	No	Do proposed view fences comply with the maximum height limit of six (6) feet, or jurisdictional pool fencing codes where applicable?
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Combination View Fences (see Section 9.2.2)

Yes	No	Yes	No	Do proposed combination view fences comply with the maximum height limit of six (6) feet?
------------	-----------	------------	-----------	---

Pool Fencing (see Section 9.2.3)

Yes	No	Yes	No	If pool fencing is included, does it comply with the requirements of all local municipality, County, State, and Federal requirements?
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Model Home Fencing (see Section 9.2.4)

Yes	No	Yes	No	If model home fencing is included, does it comply with the requirements of Section 9.2.4?
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SCREENING AND MECHANICAL EQUIPMENT (SEE SECTION 9.3)

Yes	No	Yes	No	Are all proposed elements that are required to be screened, screened according to the requirements of Section 9.3?
Yes	No	Yes	No	Residential Waste Management Screening Requirements (see Section 9.3.2)
Yes	No	Yes	No	If the proposed includes multi-family, do all trash enclosures comply with screening requirements and roof requirements of Section 9.3.2?
Yes	No	Yes	No	Non-Residential Waste Management Screening Requirements (see Section 9.3.4)
Yes	No	Yes	No	If the proposed includes non-residential, do all trash enclosures comply with the screening requirements and roof requirements of Section 9.3.4?

CHAPTER 10: PARKING DESIGN GUIDELINES

GENERAL PARKING REQUIREMENTS (SEE SECTION 10.4)

Yes	No	Yes	No	Does the proposed include single-family residential? If no, the next question may be left blank.
Yes	No	Yes	No	If yes, does the parking for single-family residential follow the calculation requirements of Section 19.12.060 of Unified Development Code?
Yes	No	Yes	No	Does the proposed include commercial, mixed-use, multi-family residential, and/or reduced income housing? If no, the next two questions may be left blank.
Yes	No	Yes	No	Does the parking follow the reduction of 40% of the parking requirement from Section 19.12.070 of Unified Development Code?
Yes	No	Yes	No	If the proposed includes multi-family, does the visitor parking provide spaces at a ratio of one (1) space per twelve (12) units and ADA accessible parking as required in Section 10.1.D?

Dimensional Standards for Parking Spaces (see Section 10.1.1)

Yes	No	Yes	No	Do all standard and compact parking spaces adhere to the dimensional requirements of Section 19.08.110 of Unified Development Code?
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Accessible Parking Standards (see Section 10.1.2)

Applicant

DRC

Yes No

Yes No

Are all proposed accessible parking spaces in compliance with the requirements of Section 10.1.2 and the requirements for Federal Accessible Design?

Model Home Parking (see Section 10.2.1)

Yes No

Yes No

Does the proposed include any model home parking? If no, the rest of this section may be left blank.

Yes No

Yes No

Does the model home parking comply with the Nevada Division of Environmental Protection requirements for dust control?

Yes No

Yes No

Are there a minimum of four (4) paved or otherwise comprised of a ADA compliant surface included and marked in accordance with the City of Las Vegas requirements?

CHAPTER 11: SIGNAGE STANDARDS

Yes No

Yes No

Does the proposed signage comply with relevant portion of Section 19.06.140 of Unified Development Code? Single-family shall follow the signage requirements of R-1. Multi-family shall follow the signage requirements of R-3. Mixed-Use and Non-Residential shall follow the signage requirements of C-2.

THEMATIC LETTERING SIGNAGE (SEE SECTION 11.2)

Yes No

Yes No

Does the proposed include Thematic Lettering Signage? If no, the rest of this section may be left blank.

Yes No

Yes No

If yes, the proposed Thematic Lettering Signage follow the requirements of Section 11.2?

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