



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map / Modification to Design Guidelines

Project Address (Location) Dorrell/Puli

Project Name BLM 270 Parcel C-1 **Proposed Use** Residential

Assessor's Parcel #(s) 126-23-610-001 **Ward #** 6

General Plan: Existing CV Proposed NA **Zoning:** Existing CV Proposed NA

Additional Information _____

Property Owner 190 Octane FT Partners, LLC **Contact** Chris Armstrong

Address 11411 Southern Highlands Parkway, Suite 300 **City** Las Vegas **State** NV **Zip** 89141

E-mail carmstrong@olympiacompanies.com **Phone** _____

Applicant 190 Octane FT Partners, LLC **Contact** Chris Armstrong

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Representative Westwood Professional Services **Contact** Roxanne Leigh

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To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

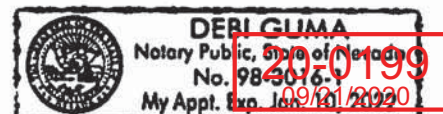
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Chris Armstrong

Subscribed and sworn before me

This 15 day of SEPTEMBER, 2020

[Signature]
Notary Public in and for said County and State





(BLM 270)

DESIGN GUIDELINES

Submittal Date:
January 16, 2020
Amended February 24, 2020
Amended March 2, 2020
Amended April 9, 2020
Amended September 3, 2020
Amended September 17, 2020
Amended October 14, 2020

PREPARED FOR:

High Octane

**IN ITS CAPACITY AS AUTHORIZED MANAGER FOR
190 Octane FT Partners, LLC**

**11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141**

PREPARED BY:

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

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SECTION 1

COMMUNITY THEME

1.1 PURPOSE AND INTENT

Situated adjacent to the proposed Sheep Mountain Parkway in the northwest Las Vegas valley, SKYE HILLS is designed to provide a graceful transition from the rural development to its south, while respecting the densities and design of the Providence Community. The purpose of the Design Guidelines is to establish the procedures and evaluation criteria for proposed builder neighborhoods within SKYE HILLS, the guidelines described herein establish general concepts and provide the direction for the expression of the built environment within SKYE HILLS. They are intended to provide an overall framework for future development, in order to achieve a sense of community identity, character, scale and sensitivity in the development of SKYE HILLS.

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

The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives. The authority for determining whether a proposed design or feature of a design shall be acceptable rests with the Declarant ("Declarant") and/or the various review committees it designates.

1.2 SUPPORTING DOCUMENTS

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

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

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Where conflicts arise between documents, standards within this document, SKYE HILLS Design Guidelines, shall apply unless otherwise approved by the Declarant. Further, issues not addressed herein shall be governed by Title 19.

The design criteria are subject to interpretation by the Declarant. The Declarant may amend or augment the Design Guidelines to meet specific site or functional requirements of property within the community, consistent with the basic objectives of the Declarant.

1.3 RESPONSIBILITY OF REVIEW

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

1.4 PROJECT LOCATION

SKYE HILLS is a Neighborhood Community Area consisting of approximately 270 +/- acres in the northwest region of Las Vegas. It is on the east side of the Sheep Mountain Parkway alignment with Farm Road as the northern boundary and Tropical Parkway as the southern boundary. The community, planned for up to 1,600 dwelling units (maximum) features a variety of residential land uses and infrastructure improvements that enhance and protect the quality of life for residents and visitors alike. Please refer to Exhibit 1.4, Location Map.

1.5 SKYE HILLS LAND USE CATEGORIES

- *Residential Medium Low (maximum 15 du/ac; average 6.2 du/ac)*
The purpose of the Residential Low Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses with an average density not to exceed 56.2 du/ac.
- *Residential Medium Low Attached (maximum 25 du/ac; average 14.4 du/ac)*
The purpose of the Residential Medium Low Attached Category is to provide for the development of single-family detached dwellings, duplex units and other customary residential uses on a smaller lot size with an average density not to exceed 14.4 du/ac.
- *Infrastructure including roadways, public facilities, detention basins, electrical sub-stations, utility easements, etc.*
Within all SKYE HILLS land use categories, public facilities shall be in accordance with the Civic (C-V) category of the City of Las Vegas Unified Development Code.
- *Public Facility (PF)*
The permitted uses and development standards for the Public Facility parcels are as prescribed by the Civic (C-V) zoning district within the City of Las Vegas Unified Development Code. In addition to the public and quasi-public uses permitted by the C-V zoning district, for profit schools are also a permitted use on Public Facility parcels within the Community.

Any development on a Public Facility parcel that is adjacent to residential uses within the R-1, R-CL designations shall be subject to the height standards, landscape standards, and the parking standards of the adjacent land use and if standards don't exist, then designations shall be subject to the City of Las Vegas Unified Development Code.

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

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

Cell Towers shall be a permitted use on Parcel A and Parcel E, or other similar parcel within 200 feet of Sheep Mountain Parkway Right-of-Way.

1.6 SKYE HILLS ZONING CATEGORIES

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

SKYE HILLS Land Use Category		SKYE HILLS Development Standard
ML	Residential Medium Low (maximum 15 du/ac; average 5.49 du/ac)	R-1, R-CL, AA-1
MLA	Residential Medium Low Attached (maximum 15 du/ac; average 5.49 du/ac)	R-1, R-CL, AA-1, R-TH
PF	Public Facility	C-V

Allowable uses shall be single family detached, single family attached, townhomes, duplexes, schools, parks, cell towers and public facilities. Uses not specifically identified here are not allowed.

1.7 SKYE HILLS MARKET SEGMENT DEFINITIONS

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

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

Exhibit 1.4
LOCATION MAP

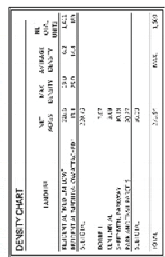


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Exhibit 1.5



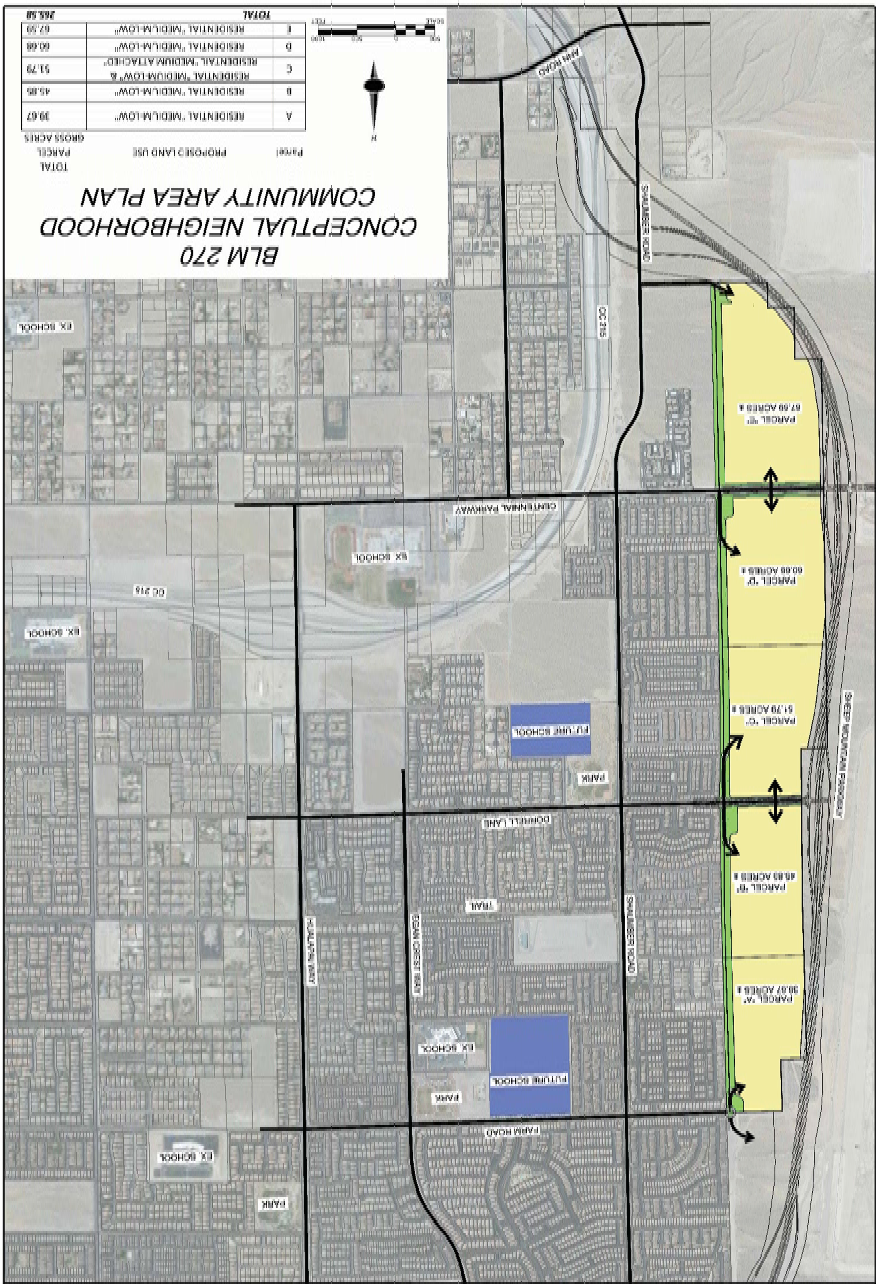
2.1 COMMUNITY DESIGN THEME

The natural beauty of the Spring Mountain range is the backdrop to the west of SKYE HILLS, your new home. As a resident of SKYE HILLS, the *great outdoors* is amplified through the use of the dedicated bike lanes and trails.

The streets and neighborhoods are enhanced with the lush yet sustainable foliage of a landscape palette that keeps nature at your finger-tips. The visual landscape and aroma of the landscaping is enhanced by the occasional sound of the trees blowing in the breeze that flows from the nearby mountains.

An evening stroll will be enlightened along the trails. The outdoor spaces of the community, complete with benches and other outdoor furnishing become an extension of your own backyard. The great outdoors has never been a better place to live, than in SKYE HILLS.

Please refer to Exhibit 2.1, Conceptual Neighborhood Community Area



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3.1 SUBDIVISION DESIGN CONCEPTS

3.1.1 PARCEL ENTRIES

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

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

Please refer to Section 6 for conceptual design direction for primary parcel entries. Exhibit 6.1.3 provides design direction for a gated entry. These exhibits should be considered the minimum requirement and builders are encouraged to embellish the design with upgraded landscaping, lighting and materials that are consistent with the architecture of the parcel. Further articulation on the style, materials, character, and planting design of the three-tier hierarchy of entries are in Section 6, Iconic Monuments and Wall Guidelines.

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

3.1.2 STREET LAYOUT

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

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

- Straight streets are permitted primarily in Entry level neighborhoods; street design shall encourage connectivity within the subdivision and the perimeter areas.

Site specific design considerations affecting street layout shall be reviewed between the Declarant and Builder during the Preliminary Concept Site Plan Review discussed above.

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- Move-Up neighborhoods may feature a blend of straight streets and curvilinear streets, subject to the above criteria.
- The layout of neighborhood streets should discourage excessive speed and through traffic, enhancing pedestrian safety.
- Streets that are generally oriented in an east / west direction are preferred, providing a desirable north/south orientation for residences.

3.1.3 PEDESTRIAN ACCESS

On parcels that are adjacent to a planned roadway or open space, pedestrian access must be provided along each parcel edge having such frontage. However, Applicants may petition the ARC for waivers to this requirement. We encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets. Please refer to Exhibit 3.1.3 and Section 5.3.6 for a depiction of pedestrian access concepts.

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

3.1.4 COMMON OPEN SPACE

Residential parcels shall provide 8,000 s.f. of centrally located Common Open Space.

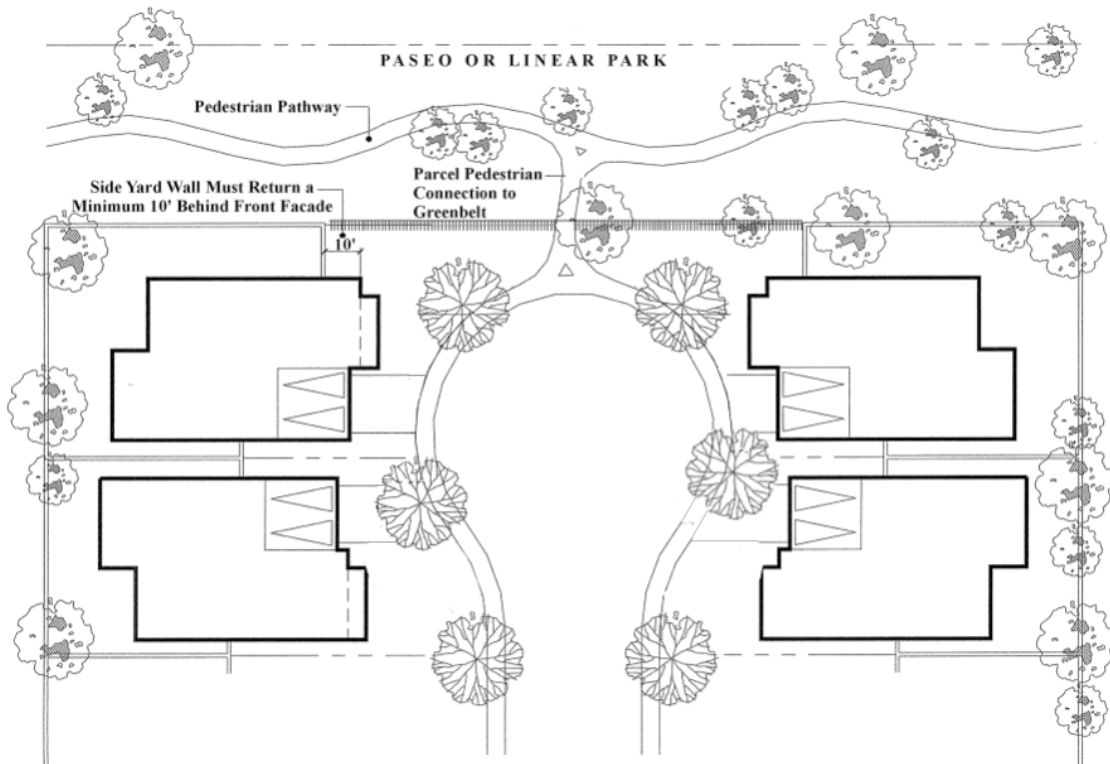
The required minimum common open space area shall be oriented in such a manner that it is visible from the parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations,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

Exhibit 3.1.3
PEDESTRIAN CONNECTIONS

PEDESTRIAN CONNECTIONS

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

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



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3.2 PRODUCT PLOTTING CRITERIA

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

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

3.2.1 PLOTTING

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

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

3.2.2 ARTICULATED BUILDING MASSING

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

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

3.2.3 GARAGE PLACEMENT AND CONFIGURATION

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

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

- **Architectural Elements Forward of the Garage Plane**
Architectural elements that are situated forward of the plane of the garage provide visual interest to the street scene while minimizing the appearance of the garage door on the street scene. Examples of such elements include porches, portal elements and courtyard walls.
- **Articulation Above the Garage**
Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade. Second floor elements that project forward of the garage plane are particularly effective as they cast a strong shadow across the garage door, minimizing its appearance on the street scene. Examples include principle windows with thickened walls, sun decks and miradors (roofed outdoor rooms located on the 2nd floor).
- **Articulation in Front of Garage**
The use of articulation elements such as free-standing arbor directly in front of the garage door, or an attached trellis element over the entire width of the garage door provide visual interest to the street scene while de-emphasizing the appearance of the garage door.
- **Living Spaces Forward of the Garage**
Where product width allows, “architecture forward” lets the active living spaces of the house be the predominate feature of the front elevation, with the garage setback further from the street.
- **Deep Recesses**
Deep garage door recesses (greater than the minimum 12”) into surrounding wall planes result in strong shadows being cast across the garage doors, de-emphasizing their appearance on the street scene. Second floor elements above are either cantilevered or supported with piers extending to ground plane.
- **Extended Roof Elements**
The use of extended roof elements provides the opportunity to emphasize the architectural design of the home while minimizing the appearance of the garage on the street scene. For example, when a porch is provided on the front elevation, extending the single story roof line across the entire driveway width in front of the garage creates a deep shadow on the garage door, effectively allowing the garage door to “disappear” into the shadow. Similarly, a vehicular porte-cochere element provides additional shade to the front of the house and the garage is generally behind the front façade of the home.

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

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

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

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

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

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

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

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

Exhibit 3.2.4-1

ARCHITECTURAL ELEMENTS FORWARD OF GARAGE PLANE

Porches



Portals



Courtyards



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Exhibit 3.2.4-2

ARTICULATION ABOVE GARAGE



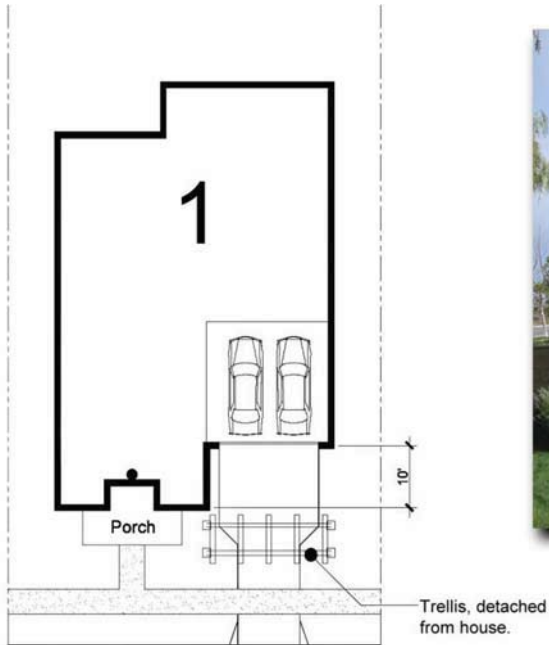
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Exhibit 3.2.4-3

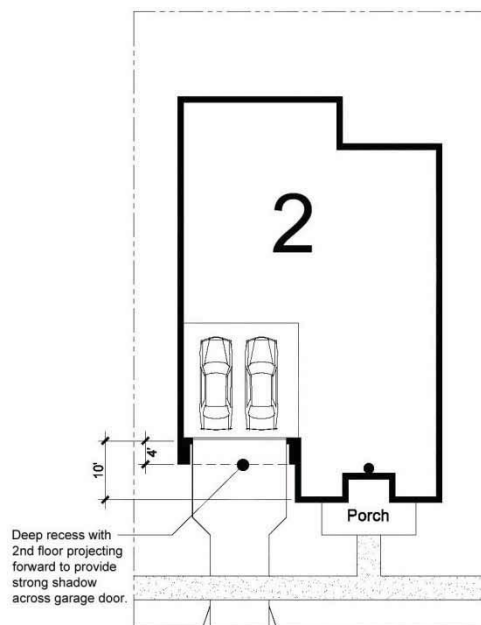
ARTICULATION IN FRONT OF GARAGE



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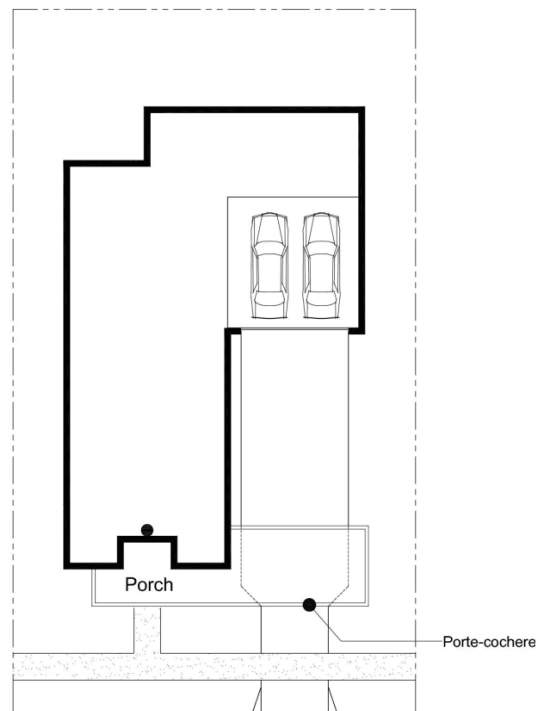
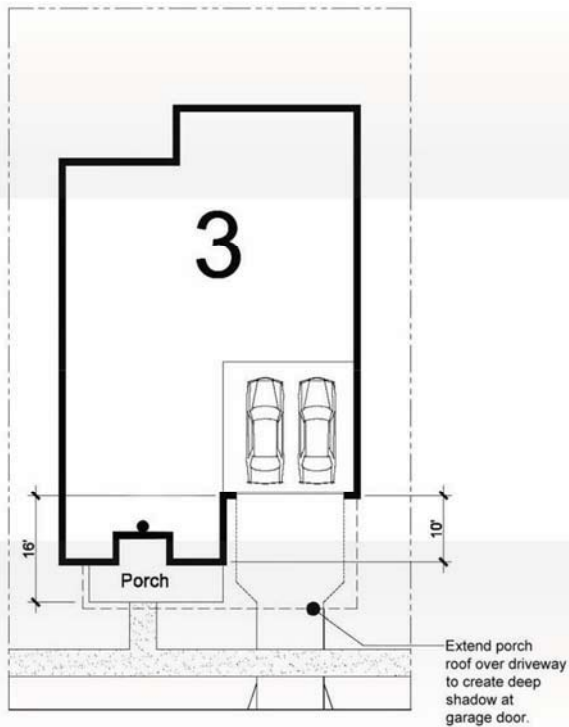
*Exhibit 3.2.4-4***LIVING SPACES FORWARD OF GARAGE***Exhibit 3.2.4-5***DEEP GARAGE DOOR RECESSES FROM ADJACENT WALL PLANE****SKYE HILLS**

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Exhibit 3.2.4-6

EXTENDED ROOF ELEMENTS



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*Exhibit 3.2.4-7***AVOID INAPPROPRIATE GARAGE TREATMENTS**

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



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



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

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3.2.4 CORNER LOTS

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

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

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

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

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

A principle window is required on corner side elevations.

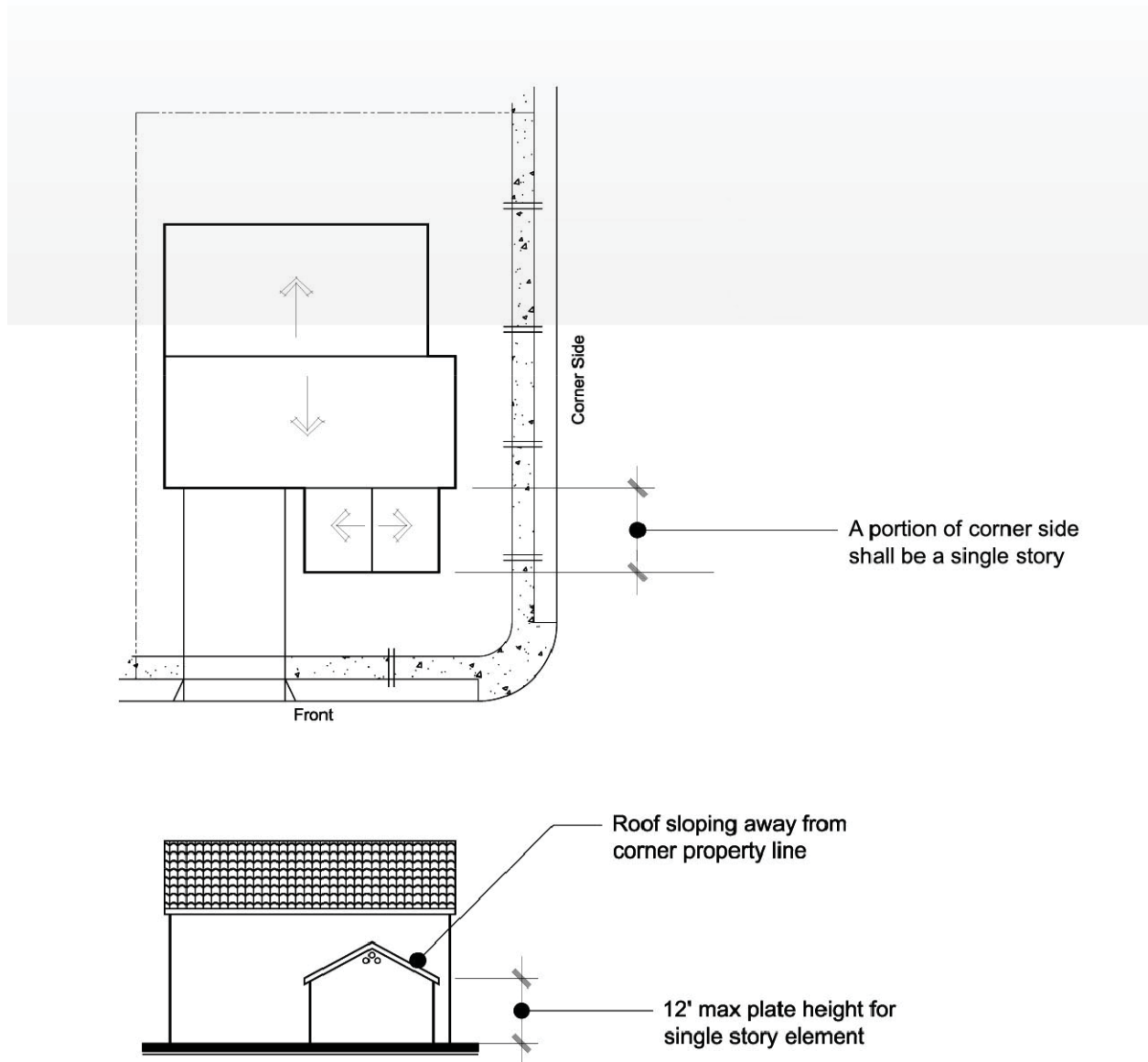
The portions of such side elevations that are not screened by solid walls should have architectural treatments consistent with the front elevation, including materials, detailing and roof plane breaks.

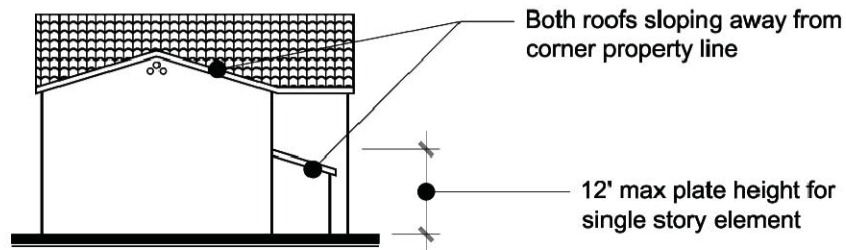
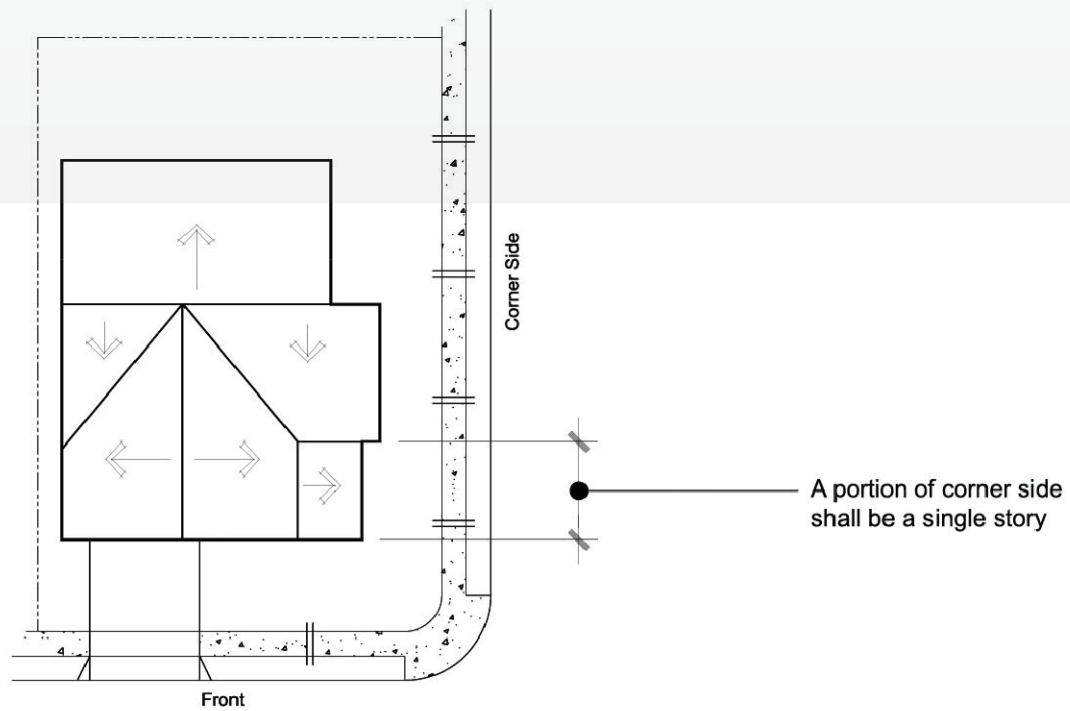
Side yard privacy screen walls are required. The walls shall be forward of the rear corner of the house by at least 1/3 the length of the house

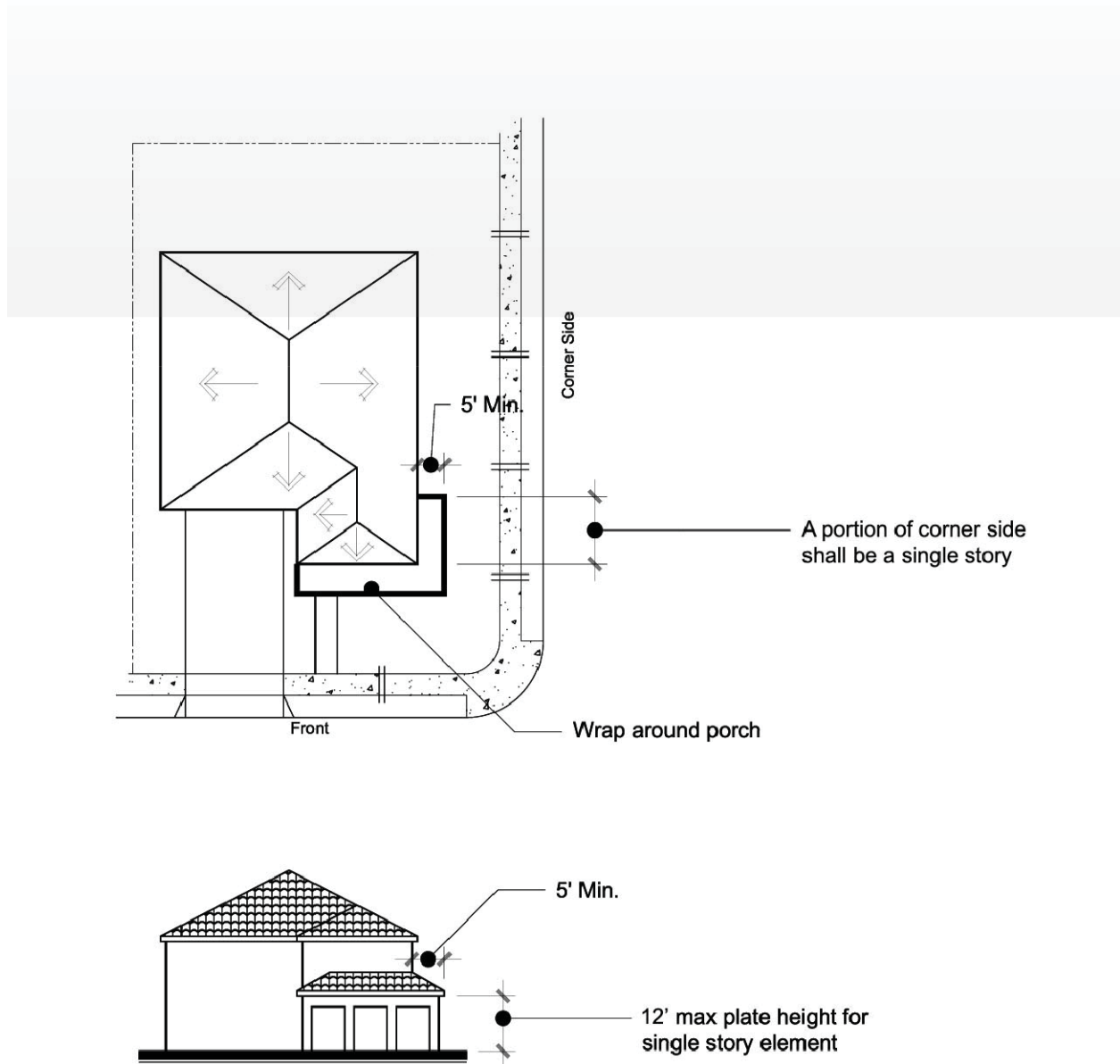
Privacy walls shall be set back 5' minimum from the back of a walk and 2' minimum from a drive aisle.

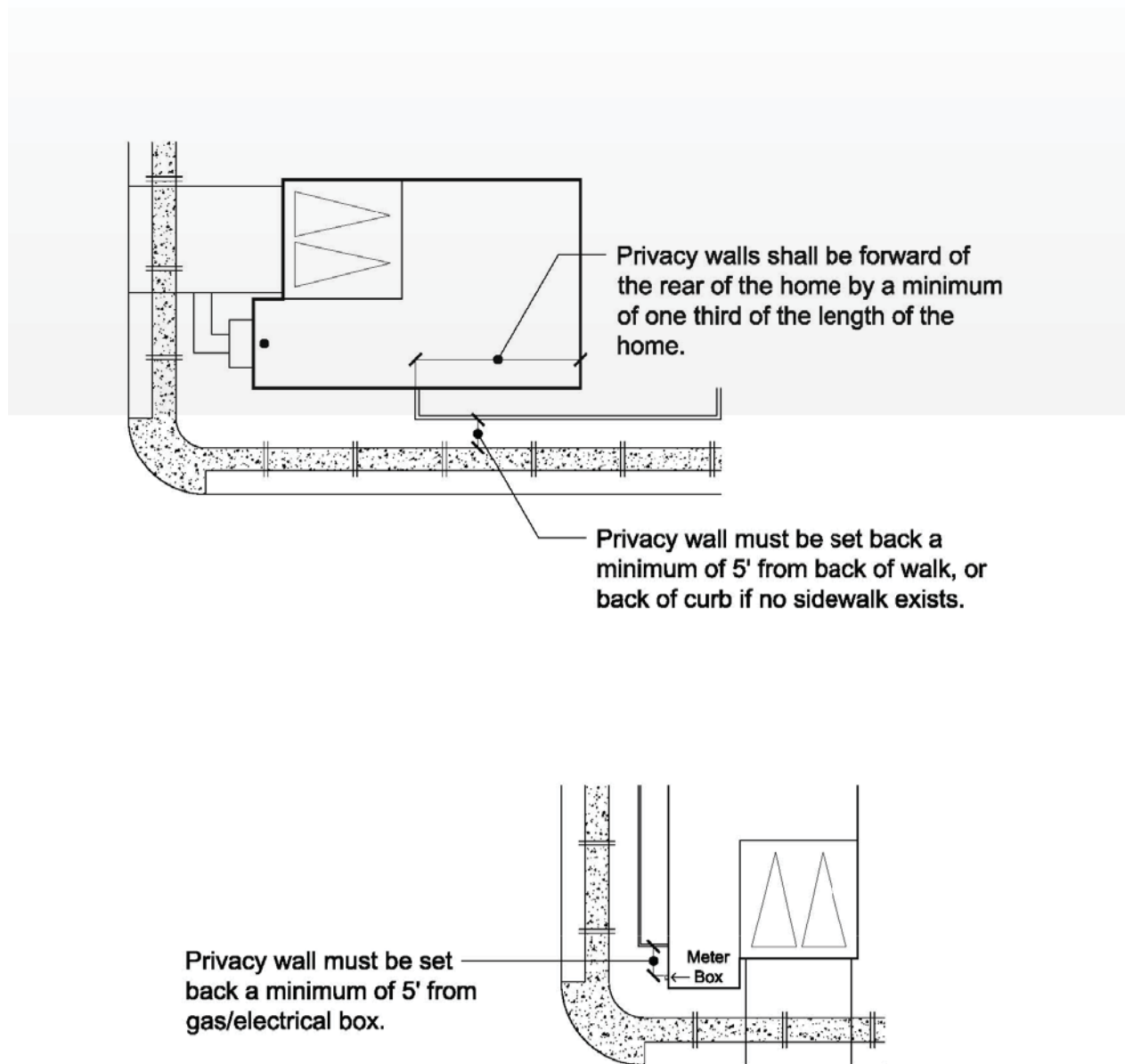
Privacy walls shall screen air conditioner condenser units from view from the street.

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

*Exhibit 3.2.5-1***CORNER SIDE SINGLE STORY ARTICULATION**

*Exhibit 3.2.5-2***CORNER SIDE SINGLE STORY ARTICULATION**

*Exhibit 3.2.5-3***CORNER SIDE SINGLE STORY ARTICULATION**

*Exhibit 3.2.5-4***PRIVACY WALL SETBACK***SKYE HILLS*

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3.2.5 PERIMETER EDGES

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

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

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

- Variation of building massing and forms
- Variation in roof form. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. In no case are uninterrupted side to side gables allowed on perimeter conditions. Ridgelines of adjacent residences should be in different directions to the extent feasible.
- 2nd floor roof and wall projections offset a minimum of 12" horizontally and vertically. Building articulation is preferred over added 12" wall planes as a means to create visual interest.
- Multiple building wall planes are required on visible rear elevations as follows:
 - Entry Level / Move-Up (+2,000 - 4,000 sq. ft lots) Minimum 3 wall planes at 2nd floor
 - 2nd Move-Up (+ 5,500 sq. ft lots) Minimum 3 wall planes at 2nd floor
 - Estates (+ 6,000 sq. ft lots) Minimum 4 wall planes at 2nd floor
- The use of a principle window on the 2nd floor
- The use of at least one pair of shutters compatible with the architectural style of the residence. (Shutters may be in conjunction with the principle window or any other window on the visible elevation.)

- A single story element may be used to break the plane of a 2-story building façade.
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade may be used.
- The use of a principle window on corner side elevations.
- Cantilevered projections used to accomplish the required wall plane offsets may encroach in to setbacks (Maximum 24" encroachment).
- Architectural treatments and articulation consistent with the front elevation

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

3.3 DEVELOPMENT STANDARDS AND SETBACK CRITERIA

3.3.1 R-1 Single Family Residential District

STANDARD	R – 1 STANDARDS
Housing Types	Single Family Detached
SKYE HILLS Land Use Category	R-1, R-CL
Minimum Lot Size s.f.	3,500
Dwelling Units per Lot	1
Min. Lot Width	40' (cul-de-sac or knuckle lots which do not meet minimum width at the street are allowed while maintaining minimum lot sizes, subject to ARC review)
MINIMUM SETBACKS <i>Refer to Exhibit 3.3.1 for Setback Diagram.</i> <i>All setbacks measured from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas site visibility requirements. Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.</i>	
Main Building	
<ul style="list-style-type: none"> Front (measured from sidewalk) 	14' to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10' at single-story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20' to second story elements 25' to third story elements 5' (cluster product only) or 20' to face of Front Entry Garage Door
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	8' to ground level Porch 10' to first and second story living 15' to third story elements
<ul style="list-style-type: none"> Rear 	15' to single story Living element 20' to second story Living element (May be reduced by 5' for 50% of building width for a maximum of 25% of product, subject to ARC approval). 20' minimum backyards are strongly encouraged. 25' to third story element
Detached Accessory Structure	
<i>(Single-Story only; including Casita* & Detached Side-Entry Garages)</i>	
<ul style="list-style-type: none"> Front 	Match principle structure requirement
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	10'
<ul style="list-style-type: none"> Rear 	5' to single story element (14' maximum height)
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i> <i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	
<ul style="list-style-type: none"> Rear 	10' to post or edge of patio cover 8' to roof overhang 15' to post or edge of sundeck or balcony (may be reduced to 10' at perimeter edge with average 15' typ.) 13' to roof overhang (may be reduced to 8' at perimeter edge with average 13' typ.)

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STANDARD	R – 1 STANDARDS
Housing Types	Single Family Detached
<ul style="list-style-type: none"> Side Corner Side 	5' to post or edge of patio cover, sundeck or balcony 8' to post or edge of patio cover, sundeck or balcony 6' to roof overhang
Courtyard Walls	
<ul style="list-style-type: none"> Front Side Corner Side 	5' Setback 0' Setback 5' Setback
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not including utility easements) is subtracted.</i>	70% or less (Includes detached structures)
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	Main Building <ul style="list-style-type: none"> 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) 35' max. height Accessory Structure 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
<ul style="list-style-type: none"> Minimum Zone Depths 	<ul style="list-style-type: none"> Adjacent to Right-of-Way: 5' or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
<ul style="list-style-type: none"> Maximum height 	4' – 6" (3' Solid wall + 18" iron). Pilasters one course above wall
Perimeter and Retaining Walls	
<ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height 	12' Exterior – 16' Interior (10' retaining + 6' screen wall or view fence above) 6' Retaining, 6' Screen wall or view fence, 12' total wall height Exterior 6' Exterior – 10' Interior (10' retaining + 6' screen wall or view fence above) / 12' + 6' View Fence at lots adjacent to Open Space along Puli Trail
<ul style="list-style-type: none"> Rockery Walls Max. Pilaster Height Contrasting Material 	6' Exterior / 15' Interior (shallow root planting only within 6' of base of wall). See Exhibit 6.2.5 One course above adjacent wall 20%
Perimeter and Retaining Walls Standard Stepback	
<ul style="list-style-type: none"> Max. Primary Wall Height Max. Secondary Wall Height Min. spacing between wall sections – Inside Dimensions Max. Pilaster Height Min. spacing between wall sections – Outside Dimensions 	6' - 12' Exterior / 10'-16' Interior (10' retaining + 6' screen wall or view fence above) 4' Exterior – 6' Interior 4' One course above adjacent wall 5'-4"

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

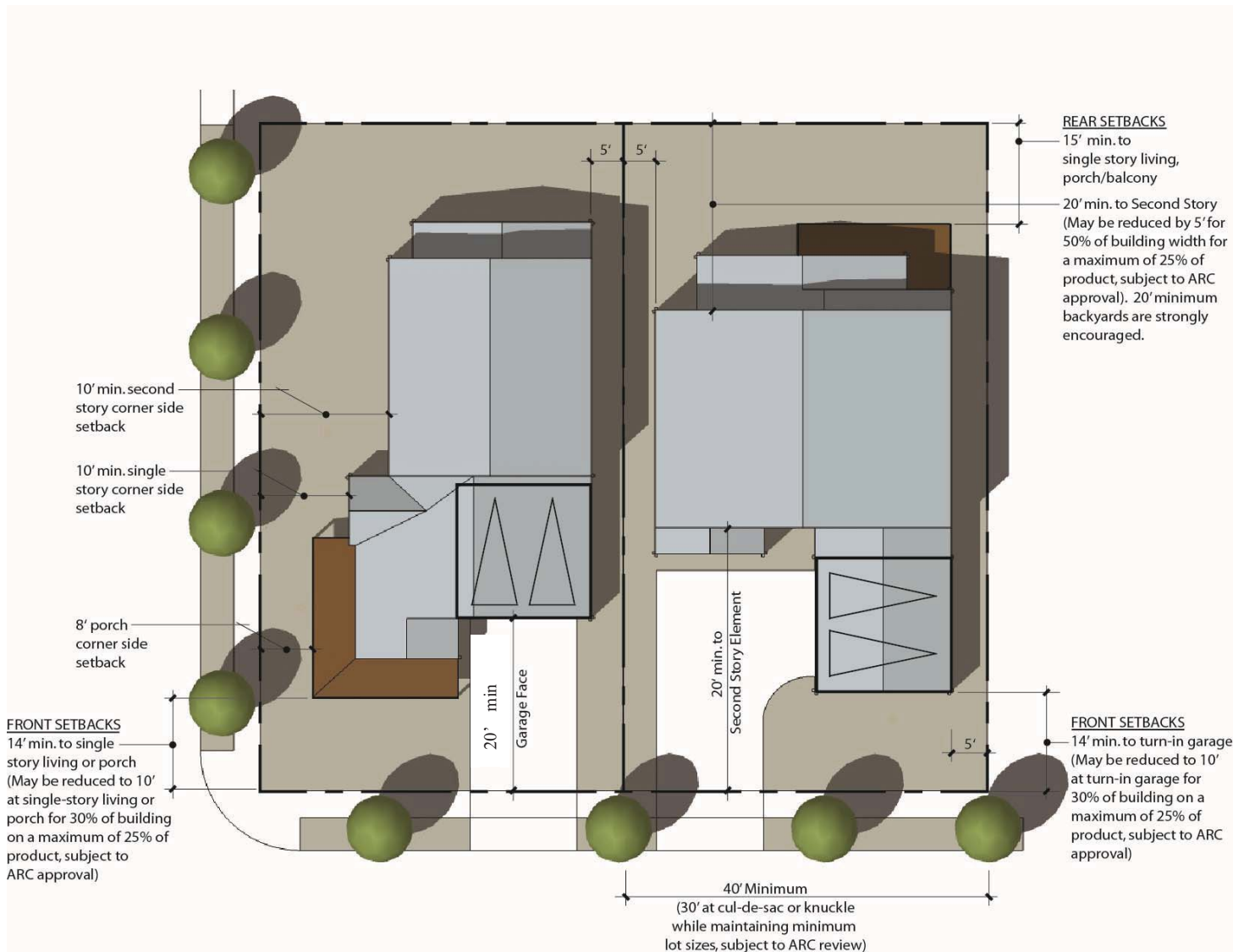
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Exhibit 3.3.1: R-1 Conventional SFD

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3.3.2 R-1 Single Family Residential District

STANDARD	R – 1 STANDARDS (Wide/Shallow Product –4000)
Housing Types	Single Family Detached: Front-loaded and/or Alley-loaded
SKYE HILLS Land Use Category	R-1, R-CL
Minimum Lot Size s.f.	4,000
Dwelling Units per Lot	1
Min. Lot Width	40' (cul-de-sac or knuckle lots which do not meet minimum width at the street are allowed while maintaining minimum lot sizes, subject to ARC review)
Min. Lot Depths	80'
MINIMUM SETBACKS <i>Refer to Exhibit 3.3.2 for Setback Diagram.</i> <i>All setbacks measured from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas site visibility requirements. Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.</i>	
Main Building	
<ul style="list-style-type: none"> Front (measured from sidewalk) 	14' to single story Living, Porch or Attached Side Entry Garage elements (May be reduced to 10' at single-story living or porch for 30% of building on a maximum of 25% of product, subject to ARC approval). 20' to second story elements 20' to face of Front Entry Garage Door
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	8' to ground level Porch 10' to Living
<ul style="list-style-type: none"> Rear 	Rear Yard with No Alley 15' to single story Living element 20' to second story Living element (May be reduced by 5' for 50% of building width for a maximum of 25% of product, subject to ARC approval). 15' minimum backyards are strongly encouraged, however, integration of sideyard to function as outdoor living space may be acceptable with ARC approval Rear Yard with Alley 5' to Second Story Living over Garage (cantilevered) 5' to Porch, Portico, Courtyard Wall or similar element 5' to Single Story Living 5' to Second Story Living 5' or 20'+ to face of Garage Door
Detached Accessory Structure (Single-Story only; including Casita* & Detached Side-Entry Garages)	
<ul style="list-style-type: none"> Front 	14' (May be reduced to 10' for 30% of building on a maximum of 25% of product, subject to ARC approval).
<ul style="list-style-type: none"> Side 	5' to single story element (14' maximum height)
<ul style="list-style-type: none"> Corner Side 	10'
<ul style="list-style-type: none"> Rear 	5' to single story element (14' maximum height)
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principle dwelling unit. (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i>	

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STANDARD	R – 1 STANDARDS (Wide/Shallow Product –4000)
Housing Types	Single Family Detached: Front-loaded and/or Alley-loaded
<i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	
<ul style="list-style-type: none"> Rear Side Corner Side 	10' to post or edge of patio cover 8' to roof overhang 15' to post or edge of sundeck or balcony (may be reduced to 10' at perimeter edge with average 15' typ.) 13' to roof overhang (may be reduced to 8' at perimeter edge with average 13' typ.) 5' to post or edge of patio cover, sundeck or balcony 15' to post or edge of patio cover, sundeck or balcony 13' to roof overhang (2-story element) 8' to roof overhang (single story element)
Courtyard Walls	
<ul style="list-style-type: none"> Front Side Corner Side 	5' Setback 5' Setback 5' Setback
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not inc. utility esmt's) is subtracted.</i>	70% or less (includes detached structures)
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	Main Building <ul style="list-style-type: none"> 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) 35' max. height Accessory Structure 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
<ul style="list-style-type: none"> Minimum Zone Depths 	<ul style="list-style-type: none"> Adjacent to Right-of-Way: 6' or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
<ul style="list-style-type: none"> Maximum height 	4' -6" (3' Solid wall + 18" iron). Pilasters one course above wall
Perimeter and Retaining Walls	
<ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Rockery Walls Max. Pilaster Height Contrasting Material 	12' Exterior – 16' Interior (10' retaining + 6' screen wall or view fence above) 6' Retaining, 6' Screen, 12' total wall height Exterior 6' Exterior – 10' Interior (10' retaining + 6' screen wall or view fence above) / 12' + 6' View Fence at lots adjacent to Open Space along Pule Trail 6' Exterior / 15' Interior (shallow root planting only within 6' of base of wall). See Exhibit 6.2.5 One course above wall 20%
Perimeter and Retaining Walls Standard Stepback	
<ul style="list-style-type: none"> Max. Primary Wall Height Max. Secondary Wall Height Min. spacing between wall sections – Inside Dimensions Max. Pilaster Height 	6' - 12' Exterior / 10'-16' Interior (10' retaining + 6' screen wall or view fence above) 4' Exterior – 6' Interior 4' One course above wall

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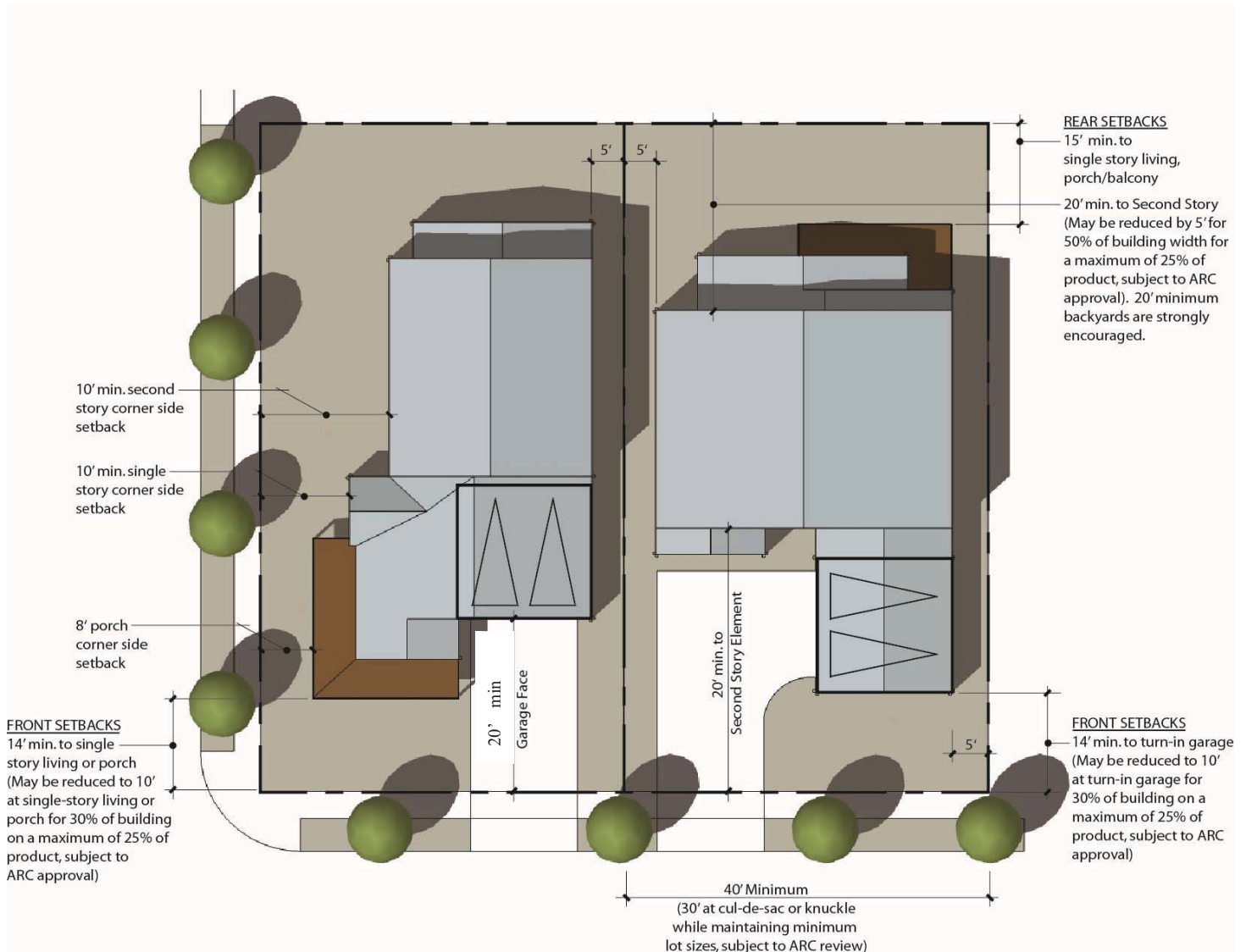
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STANDARD	R – 1 STANDARDS (Wide/Shallow Product –4000)
Housing Types	Single Family Detached: Front-loaded and/or Alley-loaded
<ul style="list-style-type: none"> Min. spacing between wall sections – Outside Dimensions 	5'-4"

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

Exhibit 3.3.2: R-1 Wide/Shallow SFD (4000)



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3.3.3 R-CL Medium-Low Density Residential District

STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
SKYE HILLS Land Use Category	R-1, R-CL
Minimum Lot Size s.f.	Conventional: 2,000 Cluster or Alley: 2,000
Units per Gross Acre	6-12
Min. Lot Width	NA
MINIMUM SETBACKS <i>Refer to Exhibit 3.3.6 for Setback Diagram All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements.</i> Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.	
Main Building	
<ul style="list-style-type: none"> Front 	From Interior Street, Paseo or Common Open Space 5' to Porch 10' to Single Story Living 14' to Second Story Living 20' + to face of Front Entry Garage Door From Court Street or Drive Aisle 5' to Second Story Living over Garage 5' to Porch 5' to Single Story Living 5' to Second Story Living 20' + to face of Garage Door
<ul style="list-style-type: none"> Side 	0' at common wall 5' at building end wall
<ul style="list-style-type: none"> Corner Side 	10' to Right of Way or back of sidewalk (where occurs)
<ul style="list-style-type: none"> Rear 	Rear Yard with No Alley 15' Rear Yard with Alley 5' to Second Story Living over Garage (cantilevered) 5' to Single Story Living or Porch 5' to Second Story Living 20' + to face of Garage Door
Detached Accessory Structures	
<ul style="list-style-type: none"> Front 	Same as Main Building
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	10'
<ul style="list-style-type: none"> Rear 	5'
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principle dwelling unit
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i> <i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	
<ul style="list-style-type: none"> Rear 	5' to post or edge of sundeck or balcony
<ul style="list-style-type: none"> Side 	5' to post or edge of sundeck or balcony
<ul style="list-style-type: none"> Corner Side 	5' to post or edge of sundeck or balcony

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STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
Courtyard Walls	
• From Interior Street	5'
• From Court St., Drive Aisle or Alley	2'
• From Paseo or Common Open Space	0'
• Corner Side	2'
Min. Distance Between Buildings	10'
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not including utility easements) is subtracted.</i>	NA
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	Main Building 3 Stories max.; 38' max. (Front/rear wall planes must be offset, box on box not allowed). Accessory Structure 14' maximum (single-story only)
Parking	3 unimpeded spaces per unit with at least one space in an enclosed garage. In neighborhoods where 5' driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	• Adjacent to Right-of-Way: 6' or building setback whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
• Maximum height	4' -6" (3' Solid wall + 18" iron) Pilasters one course above adjacent wall/fence
Perimeter and Retaining Walls	
• Max. Overall Height	12' Exterior – 16' Interior (10' retaining + 6' screen wall or view fence above)
• Perimeter Wall Height	6' Retaining, 6' Screen, 12' total wall height Exterior
• Max. Retaining Wall Height	6' Exterior – 10' Interior (10' retaining + 6' screen wall or view fence above) / 12' + 6' View Fence at lots adjacent to Open Space along Puli Trail
• Rockery Walls	6' Exterior / 15' Interior (shallow root planting only within 6' of base of wall). See Exhibit 6.2.5
• Max. Pilaster Height	One course above wall
• Contrasting Material	20%
Perimeter and Retaining Walls Standard Stepback	
• Max. Primary Wall Height	6' - 12' Exterior / 10'-16' Interior (10' retaining + 6' screen wall or view fence above)
• Max. Secondary Wall Height	4' Exterior – 6' Interior
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	One course above wall
• Min. spacing between wall sections – Outside Dimensions	5'-4"
OPEN SPACE	
Private Outdoor Space	125 s.f. with 8' minimum dimension and 75% open to the sky (May be located on the front, side or rear of unit)

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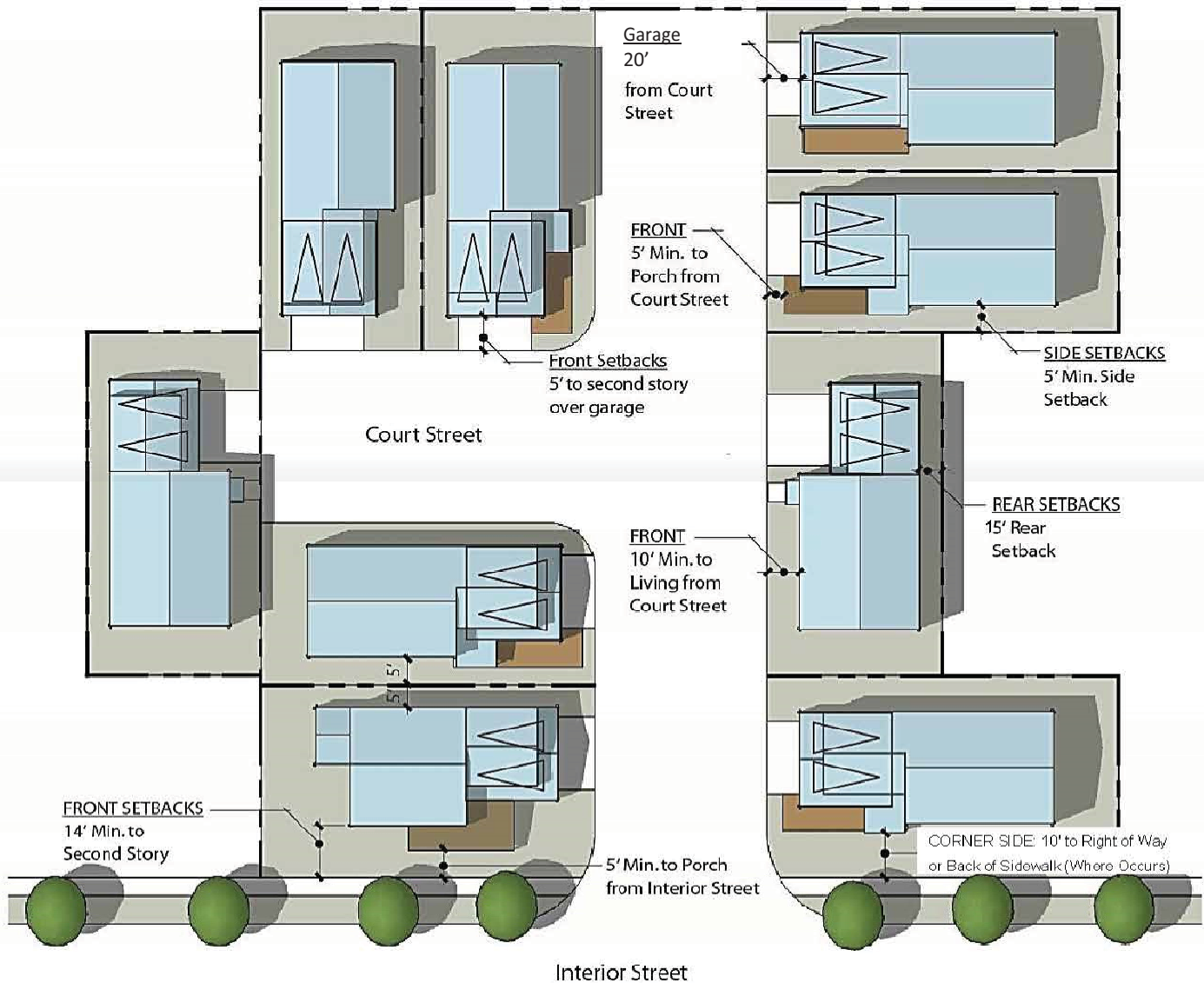
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STANDARD	R - CL STANDARDS
Housing Types	Single Family Detached, Duplex (Conventional, Cluster or Alley configurations)
	<p>On perimeter or corner lots, Private Open Space shall be located adjacent to the exposed property line to provide articulation to the building mass on these visible edges. Privacy wall or fence may enclose Private Open Space in such cases.</p> <p>Outdoor Living Space requirement as defined in Section 4.5 may be counted toward the Private Open Space requirement.</p>
Common Open Space	<p>Minimum Common Open Space element is 10,000 s.f., <i>plus</i> 50 sq. ft. for each unit in excess of 100 within the project.</p> <p>The minimum 10,000 s.f common open space requirement may be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20'.</p> <p>Outdoor Living Space requirement as defined in Section 4.5 may be counted toward the Private Open Space requirement.</p>

Exhibit 3.3.3: R-CL Conventional



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3.3.4 AA-1 Single Family Residential District

STANDARD	AA – 1 STANDARDS
Housing Types	Active Adult Single Family Detached
SKYE HILLS Land Use Category	R-1, R-CL, AA-1
Minimum Lot Size s.f.	3,500
Dwelling Units per Lot	1
Min. Lot Width	40' (cul-de-sac or knuckle lots which do not meet minimum width at the street are allowed while maintaining minimum lot sizes, subject to ARC review)
MINIMUM SETBACKS <i>Refer to Exhibit 3.3.1 for Setback Diagram.</i> <i>All setbacks measured from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas site visibility requirements. Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.</i>	
Main Building	
<ul style="list-style-type: none"> Front (measured from sidewalk) 	10' to single story Living, Porch or Attached Side Entry Garage elements 14' to second story elements 20' to third story elements 5' (cluster product only) or 20' to face of Front Entry Garage Door
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	8' to ground level Porch 10' to first and second story living 15' to third story elements
<ul style="list-style-type: none"> Rear 	10' to single story Living element 15' to second story Living element (May be reduced by 5' for 50% of building width for a maximum of 25% of product, subject to ARC approval). 20' minimum backyards are strongly encouraged. 20' to third story element
Detached Accessory Structure <i>(Single-Story only; including Casita* & Detached Side-Entry Garages)</i>	
<ul style="list-style-type: none"> Front 	Match principle structure requirement
<ul style="list-style-type: none"> Side 	5'
<ul style="list-style-type: none"> Corner Side 	10'
<ul style="list-style-type: none"> Rear 	5' to single story element (14' maximum height)
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 70% total lot coverage maximum)
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i> <i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	
<ul style="list-style-type: none"> Rear 	10' to post or edge of patio cover 8' to roof overhang 15' to post or edge of sundeck or balcony (may be reduced to 10' at perimeter edge with average 15' typ.) 13' to roof overhang (may be reduced to 8' at perimeter edge with average 13' typ.)

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DEVELOPMENT STANDARDS



STANDARD	AA – 1 STANDARDS
Housing Types	Active Adult Single Family Detached
<ul style="list-style-type: none"> Side Corner Side 	5' to post or edge of patio cover, sundeck or balcony 8' to post or edge of patio cover, sundeck or balcony 6' to roof overhang
Courtyard Walls	
<ul style="list-style-type: none"> Front Side Corner Side 	5' Setback 0' Setback 5' Setback
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not including utility easements) is subtracted.</i>	70% or less (Includes detached structures)
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	Main Building <ul style="list-style-type: none"> 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) 35' max. height Accessory Structure 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
Landscape Buffers and Turf Limitations	
<ul style="list-style-type: none"> Minimum Zone Depths 	<ul style="list-style-type: none"> Adjacent to Right-of-Way: 5' or building setback, whichever is less
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls separating single family detached homes may be eliminated subject to prior Developer review and approval. -Air conditioner condenser unit screening is always required.
Courtyard Walls	
<ul style="list-style-type: none"> Maximum height 	4' – 6" (3' Solid wall + 18" iron). Pilasters one course above wall
Perimeter and Retaining Walls	
<ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height 	12' Exterior – 16' Interior (10' retaining + 6' screen wall or view fence above) 6' Retaining, 6' Screen, 12' total wall height Exterior 6' Exterior – 10' Interior (10' retaining + 6' screen wall or view fence above) / 12' + 6' View Fence at lots adjacent to Open Space along Puli Trail
<ul style="list-style-type: none"> Rockery Walls Max. Pilaster Height Contrasting Material 	6' Exterior / 15' Interior (shallow root planting only within 6' of base of wall). See Exhibit 6.2.5 One course above wall 20%
Perimeter and Retaining Walls Standard Stepback	
<ul style="list-style-type: none"> Max. Primary Wall Height Max. Secondary Wall Height Min. spacing between wall sections – Inside Dimensions Max. Pilaster Height Min. spacing between wall sections – Outside Dimensions 	6' - 12' Exterior / 10'-16' Interior (10' retaining + 6' screen wall or view fence above) 4' Exterior – 6' Interior 4' One course above wall 5'-4"

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

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3.3.5 Single Family Attached District

STANDARD	R – TH STANDARDS
Housing Types	Single Family Attached Residences
Skye Canyon Land Use Category	MLA
Min. Lot Size s.f.	1,280
DU's per Lot	1
Min. Lot Width (ft)	16'
MINIMUM SETBACKS <i>Refer to Exhibit 3.3.5 for Setback Diagram. All setbacks measured from property line. Corner side setbacks are subject to City of Las Vegas site visibility requirements. All setbacks are subject to the Residential Adjacency Standards described in the City of Las Vegas Unified Development Code, Section 19.06.040, Sub-section I.</i>	
Encroachments no more than 12" in depth consisting of non-livable architectural projections are permitted into the front setback. When a 10' front setback occurs, the setback shall be inclusive of all architectural projections, and shall not permit encroachments.	
Main Buildings	
<ul style="list-style-type: none"> Front 	<ul style="list-style-type: none"> <u>From Interior Street, Paseo or Common Open Space</u> 5' to Porch 8' to Single Story Living 12' to Second Story Living ** 5' or 20' + to face of Front Entry Garage Door <u>From Alley</u> 5' to Second Story Living over Garage ** 5' to Porch 10' to Single Story Living 10' to Second Story Living 5' or 20' + to face of Garage Door <p>** Exception: A 4' reduction to the minimum setback may be allowed if a minimum of (2) 3' horizontal offsets within a building and 12" horizontal massing feature are constructed.</p>
<ul style="list-style-type: none"> Side 	<ul style="list-style-type: none"> 0' at common wall 5' at building end wall 10' between buildings
<ul style="list-style-type: none"> Corner Side 	10'
<ul style="list-style-type: none"> Rear 	<ul style="list-style-type: none"> <u>Rear Yard with No Alley</u> 10' <u>Rear Yard from Alley</u> 5' to Second Story Living over Garage (cantilevered) ** 5' to Porch, Portico, Courtyard Wall or similar element 8' to Single Story Living 5' to Second Story Living 5' or 20' + to face of Garage Door <p>** Exception: A 4' reduction to the minimum setback may be allowed if a minimum of (2) 3' horizontal offsets within a building and 12" horizontal massing feature are constructed.</p>
Detached Accessory Structures	
<ul style="list-style-type: none"> Min. Separation to Main Bldg. 	6'
<ul style="list-style-type: none"> Size and Coverage 	Not to exceed 50% of the floor area of the principle dwelling unit
Rear Patio Cover, Sundeck, Balcony <i>A Patio Cover is an attached or detached accessory structure which is not enclosed and provides sheltered outdoor space. It is generally supported by posts extending to the ground.</i> <i>A Balcony is a projecting non-enclosed portion of the house located 3' or more above the ground. It is generally cantilevered from the adjacent wall plane with no support posts extending to the ground.</i> <i>A Sundeck is an attached unenclosed portion of the house located 3' or more above the ground. It may or may not have support posts extending to the ground.</i>	

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Section 3

SITE PLANNING GUIDELINES

<ul style="list-style-type: none"> • Rear • Side • Corner Side 	<p>5' to post or edge of sundeck or balcony</p> <p>5' to post or edge of sundeck or balcony 5' to post or edge of sundeck or balcony</p>
---	--

STANDARD	SKYE R – TH STANDARDS
Courtyard Walls	
• From Interior Street	2'
• From Court St., Drive Aisle or Parking	2'
• From Paseo or Common Open Space	0'
• From Parcel Boundary Adjacent to Perimeter Street	10'
• From Adjacent Parcel PL	10'

Min. Distance Between Buildings <i>(Primary Walls are those walls which contain the primary glazing and/or private outdoor space per unit. All other elevations are considered Secondary Walls.)</i>	10'
Max. Lot Coverage <i>The percentage of lot area covered by all buildings and structures after the area required for dedicated public roadway (not including utility easements) is subtracted.</i>	95%
Max. Building Height <i>(Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof.)</i>	<p>Main Building 3 stories max.; 45 feet max. (Front/rear wall planes must be offset, box on box not allowed).</p> <p>Accessory Structure 14' maximum (single-story only)</p>
Parking	1 unimpeded space per dwelling unit, plus 1 guest parking space per 6 units. In neighborhoods where 5' driveways are proposed, additional off-street parking must be provided, subject to ARC review and approval.
Landscape Buffers and Turf Limitations	
• Minimum Zone Depths	Adjacent to Right-of-Way: 6' or building setback, whichever is less
• Parking Lot Screening	Screening from adjacent roadways shall be provided
• Turf Coverage	0%
WALLS AND FENCES	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building.
Courtyard Walls	
• Maximum height	4' -6" (3' Solid wall + 18" iron) Pilasters one course above adjacent wall/fence
Perimeter and Retaining Walls	
• Max. Overall Height	12' Exterior – 16' Interior (10' retaining + 6' screen wall or view fence above)
• Perimeter Wall Height	6 — 12'
• Max. Retaining Wall Height	6' Exterior – 10' Interior (10' retaining + 6' screen wall or view fence above) / 12' + 6' View Fence at lots adjacent to Open Space along Puli Trail
• Rockery Walls	6' Exterior / 15' Interior (shallow root planting only within 6' of base of wall). See Exhibit 6.2.5
• Max. Pilaster Height	One course above wall
• Contrasting Material	20%

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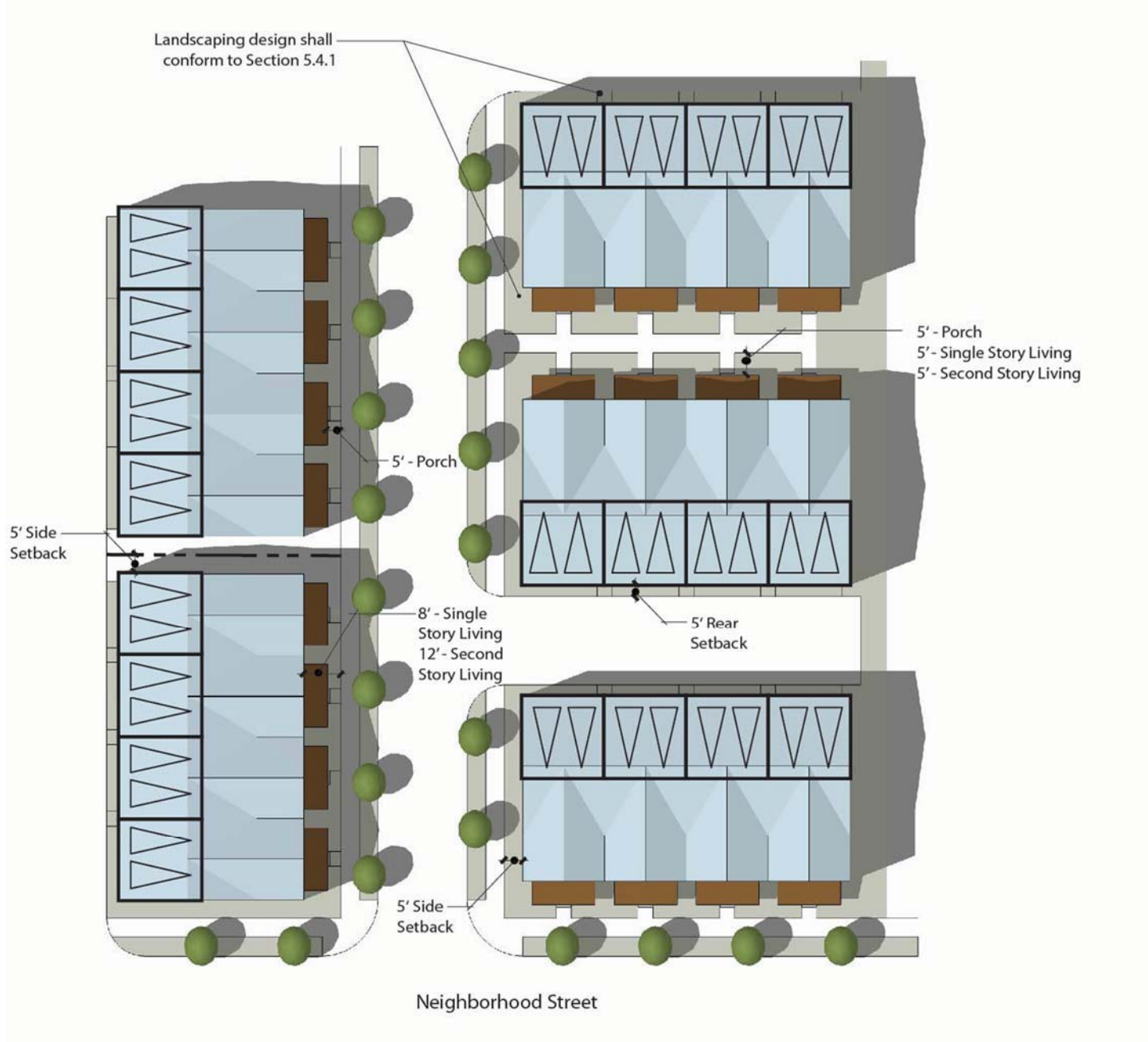
SITE PLANNING GUIDELINES

Perimeter and Retaining Walls Standard Stepback	
• Max. Primary Wall Height	6' - 12' Exterior / 10'-16' Interior (10' retaining + 6' screen wall or view fence above)
• Max. Secondary Wall Height	4' Exterior – 6' Interior
• Min. spacing between wall sections – Inside Dimensions	4'
• Max. Pilaster Height	One course above wall
• Min. spacing between wall sections – Outside Dimensions	5'-4"
•	
Open Space	
Private Outdoor Space	125 s.f. with 8' minimum dimension and 75% open to the sky (May be located on the front, side or rear of unit)
	On perimeter or corner lots, Private Open Space shall be located adjacent to the exposed property line to provide articulation to the building mass on these visible edges. Privacy wall or fence may enclose Private Open Space in such cases. Outdoor Living Space requirement as defined in Section 4.5 may be counted toward the Private Open Space requirement.
Common Open Space	100 sq. ft. per unit for the first 100 units, <i>plus</i> 50 sq. ft. for each additional unit. The first 10,000 s.f. of required common open space shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20'. Outdoor Living Space requirement as defined in Section 4.5 may be counted toward the Private Open Space requirement.

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3.4 STREET LIGHTING

A light pole standard has been selected for use on arterial streets throughout the SKYE HILLS. Please refer to Exhibit 5.6.2.

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

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

3.5 STREETS

Refer to Section 5 for street exhibits.

SECTION 4

ARCHITECTURAL DESIGN GUIDELINES

4.1 INTRODUCTION

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

SKYE HILLS ARCHITECTURAL STYLES

- Andalusian
- Italian
- Mediterranean
- Nevada Living / Rustic Contemporary
- Spanish Colonial
- Tuscan

- 20' minimum setback for front-facing garages
- Use of flat-tile roofing materials is permitted when authorized by the ARC.
- 5' minimum side-yard setback to structure
- Multiple wall plane breaks required which creates interest in the street scene

The architectural styles permitted within SKYE HILLS are Andalusian, Italian, Mediterranean, Nevada Living / Rustic Contemporary, Spanish Colonial, and Tuscan. An architectural image board of each style is presented in this section. The image boards provide visual examples of each style and their primary identifying characteristics.

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

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

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

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

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

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

- 3 plans with 3 elevations styles each.

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

Sections 4.2 through 4.5 contain the general architectural requirements for all Single Family residences within the community regardless of the architectural style selected. Sections 4.9 through 12 contain checklists of the primary identifying characteristics of each style and the requirements that must be included on residences designed for each selected style.

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

4.2 SINGLE FAMILY DETACHED

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

ARCHITECTURAL COMPONENTS

- BUILDING FACADES
- ROOFS
- DETAIL ELEMENTS

4.3 BUILDING FACADES

- **BUILDING MASSING AND FORM**
 - Total living area square footage (excluding garage area) is limited to 70% of the lot size. Unit square footage may exceed 70% so long as an enhanced product and/or site plan concept is provided, subject to review and approval by the Declarant.
 - On 2-story residences, the second story (including volume spaces over 12' high) floor area is limited to 90% of the building footprint area, including garage.
 - Variety in building forms provide diversity and visual interest to the neighborhood street scene. The following shall be incorporated into the design of residential structures:
 - Articulation of wall planes
 - Projections and recesses to provide shadow and depth
 - Simple bold forms
 - Combinations of one and two story forms.
 - Building wall planes, on the front elevation, shall be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony. The minimum offset between wall planes shall be 12". Building articulation is preferred over added 12" wall planes as a means to create visual interest.

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

- Residential design shall provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.
- The use of second story balconies along the front elevation is encouraged to provide visual interest to the street scene.
- **BUILDING MATERIALS AND COLORS**
 - The design of residences shall use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style, including:
 - Stucco
 - Cementitious Wood Siding or Shingles
 - Brick
 - Stone
 - Stucco surfaces shall be as follows:
 - **Entry Level / Move-Up Product**

Primary Wall Surfaces:	Light lace or smoother
Trim, stucco eaves, banding, etc.:	Light lace or smoother
 - **2nd Move-Up, Estate Product**

Primary Wall Surfaces:	Stucco with dash or sand finish
Trim, stucco eaves, banding, etc.:	Sand or smooth finish
 - **Multi-Family Product**

Primary Wall Surfaces:	Light lace or smoother
Trim, stucco eaves, banding, etc.:	Light lace or smoother
 - All surface treatments or materials shall be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.
 - Material changes shall occur at inside corners. Materials applied to any elevation shall turn the outside corner and end at a logical termination point related to the architecture such as roof lines or building massing when they are available, otherwise return shall be 3' minimum before terminating.
 - Color or material breaks at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation.
 - Building, trim and accent colors must be approved by the ARC. Refer to Section 7 for additional Color criteria.

4.4 ROOFS

4.4.1 ROOF FORM AND SLOPE

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

4.4.2 ROOF MATERIALS

- A variety of roof materials is encouraged throughout the neighborhoods of SKYE HILLS in order to avoid a monotonous roofscape appearance. Roof materials shall be barrel or s-shaped clay or concrete tiles. Flat tile is permitted when approved by the ARC.
- Roof materials shall be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.
- Roof materials shall have a matte finish to minimize glare.
- Fascias may be either stucco, wood, or tile. If wood is used, it shall be stained or painted.
- Skylights are permitted, but shall be designed as an integral part of the roof. Clear skylights or white “bubble” skylights are not permitted. Skylight framing material shall be bronze anodized or colored to match the adjacent roof.
- **Permitted Materials**
 - Clay or concrete barrel shaped or S-tiles
 - Flat concrete tiles or shakes, when specifically approved by the ARC
 - Standing seam metal roofing as an accent material (subject to design review and approval)
 - Photo-Voltaic roof tiles, subject to the design criteria below.
- **Prohibited Materials**
 - Wood Shake
 - Fiberglass Shingles
 - Simulated Tile including fiberglass or metal unless otherwise approved by the ARC
 - Rolled roofing material unless otherwise approved by the ARC
 - Dormer style tile roof vents
- Solar panels are to be integrated into the roof design, preferably flush with the roof slope, but parallel is acceptable. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.
- Photo-Voltaic roof tiles shall conform to the following criteria:
 - All conduit line sets shall be integrated into the design of the home. Any exposed conduit shall be painted to match adjacent wall surface.

4.5 ARCHITECTURAL FEATURES AND ACCENTS

Perimeter Edge Conditions

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

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

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

- Variation of building massing and forms
- Variation in roof form. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. In no case are uninterrupted side to side gables allowed in visible perimeter edges. Ridgelines of adjacent residences should be in different directions to the extent feasible.
- 2nd floor roof and wall projections offset a minimum of 12" horizontally and vertically. On corner side elevations, a minimum of 3 wall planes are required on the 2nd story façade.
- Building articulation is preferred over added 12" wall planes to create visual interest.
- Multiple building wall planes are on visible rear elevations as follows:
 - Entry Level / Move-Up (+2,000 - 4,000 sq. ft. lots) Minimum 3 wall planes at 2nd floor
 - 2nd Move-Up (+ 5,500 sq. ft. lots) Minimum 3 wall planes at 2nd floor
 - Estates (+ 6,000 sq. ft. lots) Minimum 4 wall planes at 2nd floor
- The use of a principle window on the 2nd floor
- The use of at least one pair of shutters compatible with the architectural style of the residence. (Shutters may be in conjunction with the principle window or any other window on the visible elevation.)
- A single story element may break the plane of a 2-story building façade.
- Enhancements such as a patio cover, 2nd story deck or balcony that provides vertical or horizontal plane breaks to the façade.
- Architectural treatments and articulation consistent with the front elevation

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

Rooftop decks shall meet the setbacks of the principle structure.

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Entries

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

Courtyards

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

Porches

- At least one elevation per product shall feature an at-grade front porch that contains a minimum of 40 s.f.
- Porch design must be integrated and appropriate to the architectural style of the residence.
- Porches are encouraged to have railings, and must be fully covered in one of the following ways:
 - Roof element and tile matching the residence
 - Trellis structure constructed of steel (Wood trellises are not allowed)
 - Second floor balcony or overhang
- Second story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

Outdoor Living Spaces

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

Outdoor living spaces include any of the following:

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

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

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

Outdoor living spaces must be designed as an interactive component of the floor plan, not merely leftover space enclosed by a low wall. They may be located in a variety of locations, such as along front, side, and rear elevations or interior of the dwelling, as well as on the 1st or 2nd story.

The minimum dimensions of outdoor living spaces are as follows:

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

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

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

Columns and Archways

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

Entry Porticoes

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

Turrets

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

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

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

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

Patio Covers

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

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

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

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

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

Trellis and Arbors

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

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

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

Balconies and Sundecks

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

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

Rooftop Decks

- All components of the rooftop deck shall be designed consistent with the architectural style of the residence.
- Rooftop decks, including parapet walls, rails, stair or elevator towers, trellis or other overhead elements shall not exceed the maximum height of the residential category of the parcel.
- Stair or elevator towers that provide access to the rooftop deck shall be designed as an integral component of the architectural composition of the elevation.
- Parapets may be solid wall to match the architecture of the residence or open rail in a design that is compatible with the architecture of the residence.
- Rooftop decks enclosed by solid parapet walls must use scuppers and/or internal drains for drainage.
- Exposed parapet walls on front elevations are permitted on Andalusian, Italian, Mediterranean, and Spanish Colonial architectural styles only and must feature a cornice detail.
- An exposed parapet wall on front elevations is not permitted on Nevada Living or Tuscan architectural styles. These styles must feature a sloped roof to disguise at least 2/3 of the height of the parapet element.
- Rooftop decks shall meet the setbacks of the principle structure.
- Exposed parapet walls to enclose the rooftop decks are not allowed on corner side elevations regardless of architectural style. When rooftop decks are plotted on corner lots, a sloped roof must be used to disguise at least 2/3 of the height of the parapet element.
- Side facing parapets are permitted for the full length of the rooftop deck on interior side lot lines, regardless of architectural style.

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

Window Openings

- At least one principle window is required on front elevations. Principle windows are defined as one of the following:
 - A prominent window offset a minimum of 12" from the surrounding wall plane.
 - A bay window with a minimum 24" projection and detailing appropriate to the architectural style of the residence.
 - A minimum 12" deep pot-shelf with corresponding roof element and corbels.
 - An overhead trellis element projecting a minimum of 12" and extending over the entire width of the window. Trellis must be constructed of steel.
 - Decorative iron window grille projecting forward of the wall plane a minimum of 12" (non-egress windows only)
- Rear and Side elevations that are visible from perimeter conditions require the use of at least one principle window as defined above.
- The style of windows including mullion and muntin patterns shall be compatible with the architectural style of the residence.
- All windows shall feature minimum 2" trim surrounds, around the entire window, and shall be consistent with the architectural style of the residence. Additional depth and trim thickness is encouraged.
- Trim style and design shall vary per elevation style for each plan.
- Trim surrounds shall be a minimum of 2" deep, and there shall be a 2" offset between trim elements.
- Stucco finished trim elements, when used, shall be sand or smooth finish. Stucco trim elements shall have square corners. The use of Corner-Aid (or similar) is the encouraged construction technique over bull-nosed edges. Alternate trim designs are subject to ARC approval.
- Stone, brick, ceramic tiles or pre-cast surrounds may also be used as trim elements and are encouraged.
- Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors and are subject to ARC approval. Mill finish windows are not permitted.

- Glazing may be either clear or tinted. Reflective glass is not permitted.
- The shape and size of shutters, when used, shall be proportionate to the window opening.

Detail Elements

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

Awnings/Canopies

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

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

Walls and Fences

- Walls and fences that are visible from streets, open space, or other public areas shall be in accordance with Declarant specifications. Please refer to Section 6.
- All site walls must have a cap detail.

Garage Placement and Configurations

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

- Architectural Elements Forward of the Garage Plane

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

- Articulation Above the Garage

Architectural elements located over the garage can effectively draw attention away from the garage door and provide strong visual articulation to the front façade. Second floor elements that project forward of the garage plane are particularly effective as they cast a strong shadow across the garage door, minimizing its appearance on the street scene. Examples include principle windows with thickened walls, sun decks and miradors (roofed outdoor rooms located on the 2nd floor).

- Articulation in Front of Garage

The use of articulation elements such as a free-standing arbor directly in front of the garage door, or an attached trellis element over the entire width of the garage door provide visual interest to the street scene while de-emphasizing the appearance of the garage door.

- Living Spaces Forward of the Garage

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

- Deep Recesses

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

- Extended Roof Elements

The use of extended roof elements provides the opportunity to emphasize the architectural design of the home while minimizing the appearance of the garage on the street scene. For example, when a porch is provided on the front elevation, extending its single story roof line across the entire driveway width in front of the

garage creates a deep shadow on the garage door, effectively allowing the garage door to “disappear” into the shadow. Similarly, a vehicular porte-cochere element provides additional shade to the front of the house and the garage is generally behind the front façade of the home.

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

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

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

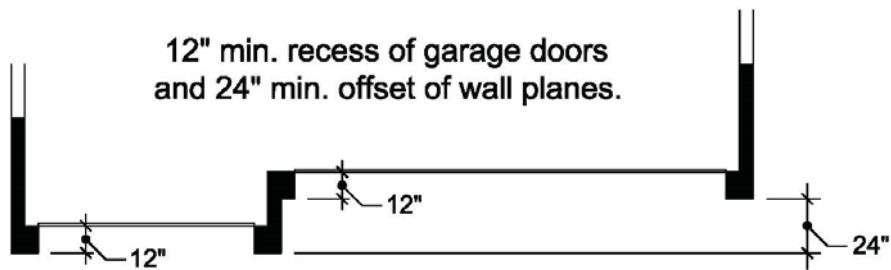
The face of garage doors shall be recessed a minimum of 12” from the adjacent wall surface.

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

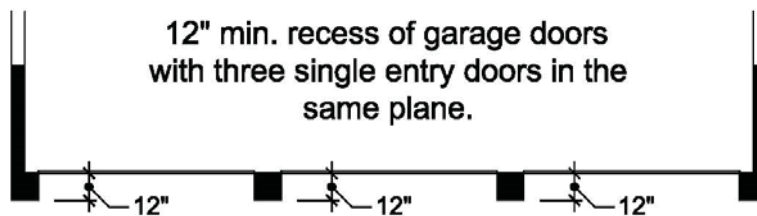
Decorative window lites, when used shall be appropriate to the architecture of the residence. Arched window lites are not permitted.

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

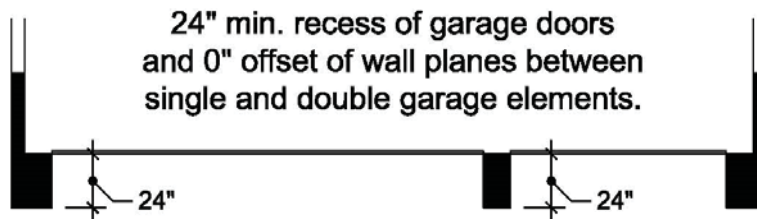
Front facing windows on side-entry garages shall feature window coverings, translucent glass, or other design elements that effectively screen the view in to the garage from the street.

*Exhibit 4.5.1***GARAGE OFFSET**

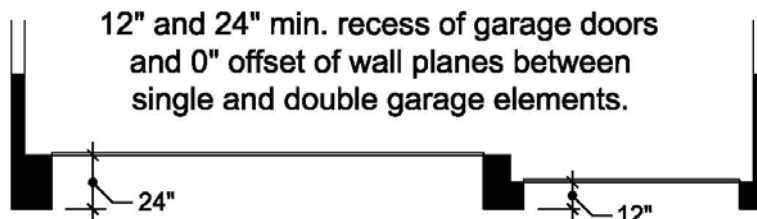
OR

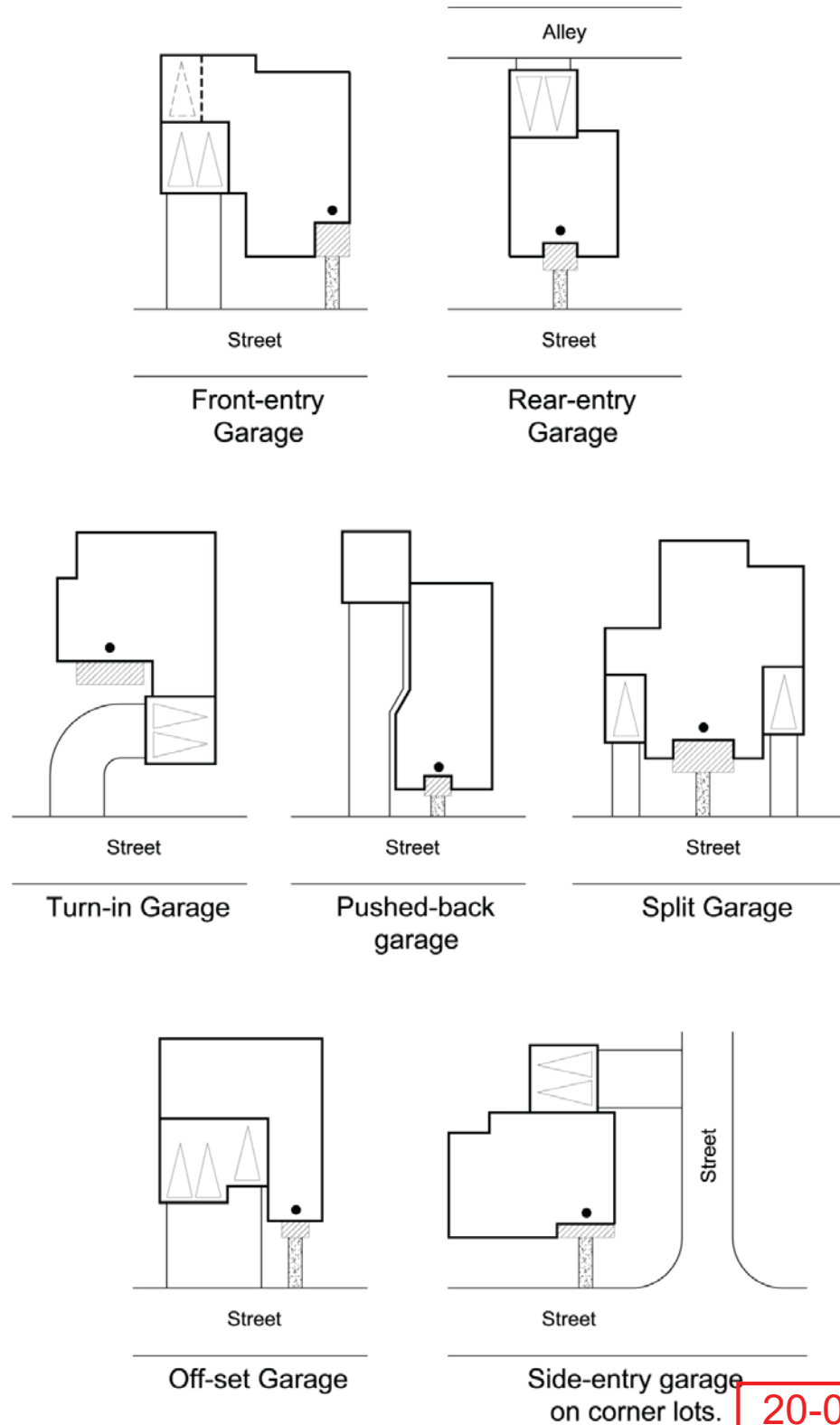


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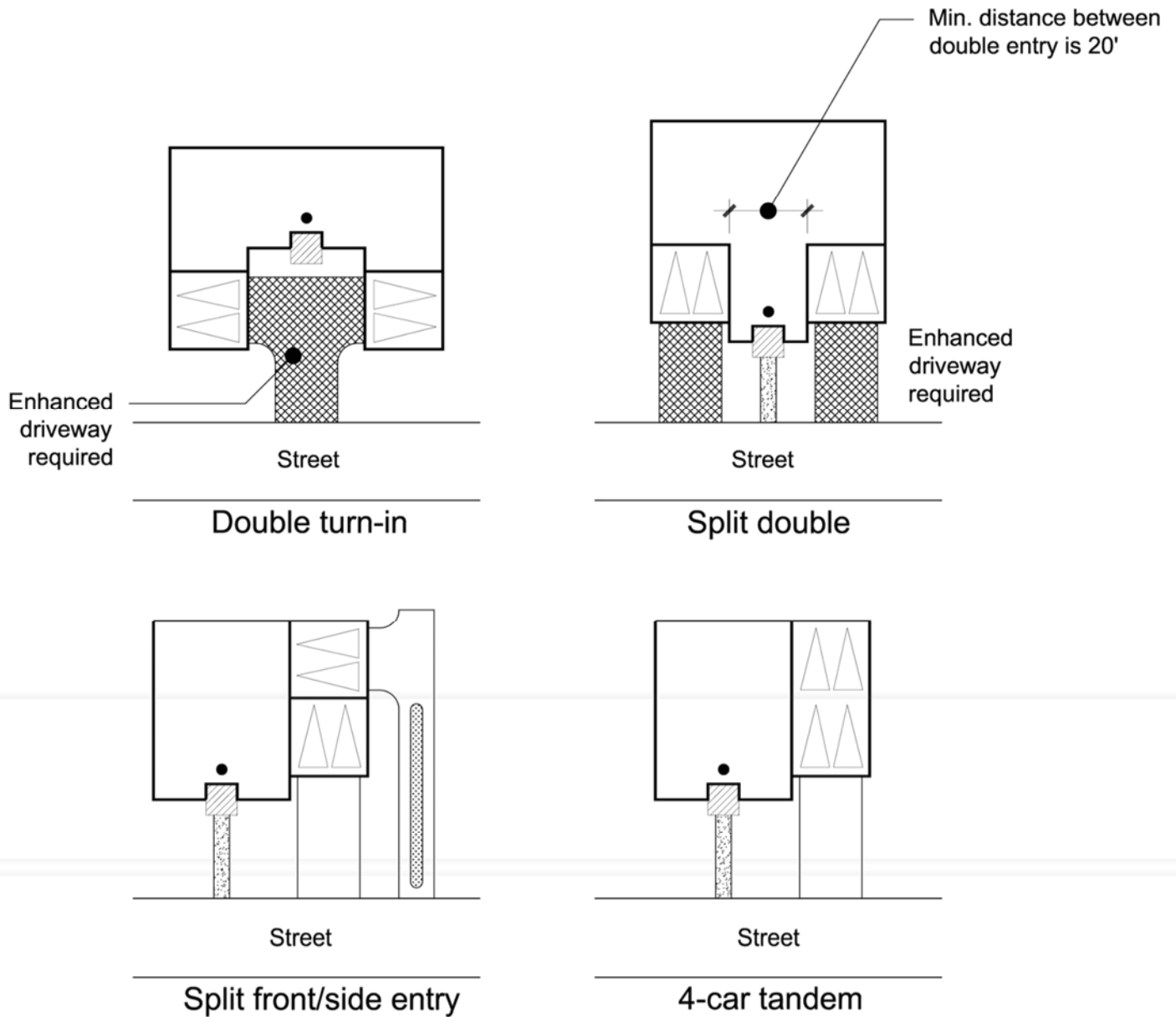


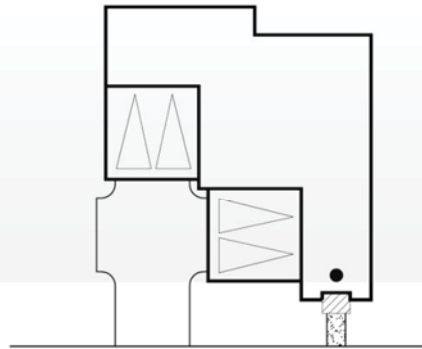
*Exhibit 4.5.2***GARAGE CONFIGURATIONS****SKYE HILLS**

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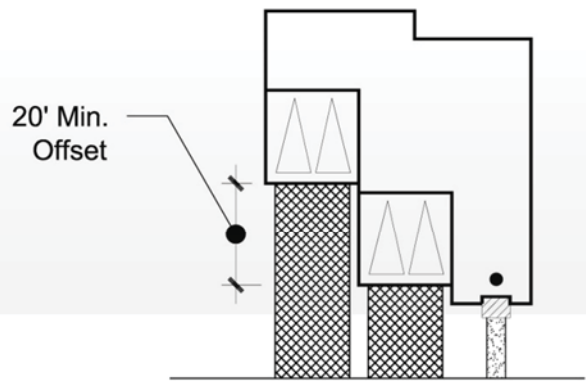
Side-entry garage
 on corner lots.

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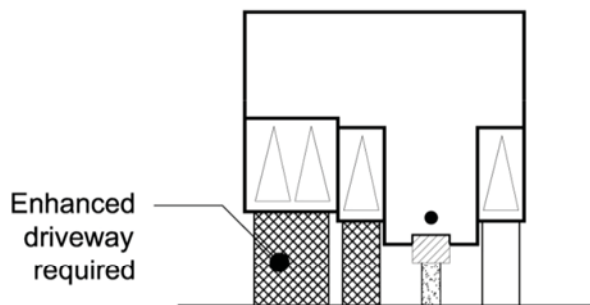
*Exhibit 4.5.3***4-STALL GARAGES**

*Exhibit 4.5.4***4-STALL GARAGES**

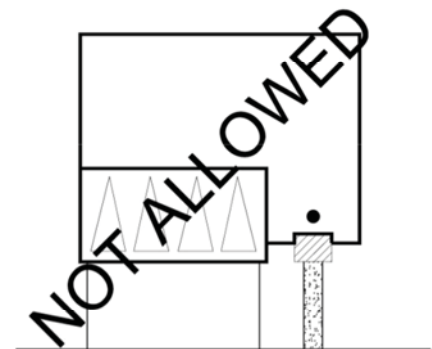
Street

Split front / turn-in

Street

Offset double

Street

Split 3-car / 1-car

Street

**Straight front-entry
4-car**

Chimneys

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

Exterior Lighting

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

Accessory Structures

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

Mechanical Equipment

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

Resident Trash Receptacles

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

Prohibited Materials

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

4.6 Andalusian

Building Form

- Asymmetrical building forms
- Occasional 2nd floor cantilevered elements

Roofs

- Roof Form: Hip, gable or a combination of both
- Roof Material: Clay or concrete barrel shaped or S-tiles
- Roof Slope: 3:12 to 5:12
- Minimum Overhangs as follows:

Product	Rake	Eave
• Entry Level / Move-Up	0" or 6"+	12"
• Move-Up	0" or 6"+	12"
• 2 nd Move-Up	0" or 12"+	18"
• Estate	0" or 18"+	24"

Walls

- Stucco, refer to Section 4.3.2 for material finish requirements
- Brick as an accent element
- Light colors for stucco and brick surfaces. Darker colors allowed only as accent elements.

Windows

- Windows generally have a tall, narrow proportion on front elevations.
- Muntins, if provided, shall be horizontal or grid patterns.

Entries and Doors

- Entries generally enclosed by a courtyard
- Front doors of plank design, generally featuring a half-round arch top.

Garage Doors

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

Detail Elements

- Use of square columns on portico, balcony or porch elements, minimum 18" square stucco columns
- Exterior staircase with "stepped" balustrades
- Balustrades with an "x" motif of clay or concrete tiles used on balcony or porch rails and repeated as decorative ornamentation on other elements or wall surfaces as appropriate
- Use of round or arched stacked tile accents, especially as wall accents or at gable ends.
- Use of colorful decorative tile in such elements as trims, decorative recesses, and stair risers.
- Cantilevered 2nd floor elements or projecting balconies supported by large corbels or brackets
- Use of parabolic or ogee shaped element (window, door, surround)
- Over scaled stucco trim surround for emphasis, particularly on principle windows (min width of 8")
- A small "mirador" or covered 2nd floor outdoor room set in a square tower form



ANDALUSIAN

ASYMMETRICAL ONE AND TWO STORY BUILDINGS ARE THE BASIS FOR THIS STYLE. ENTRIES ARE MONUMENTED BY FORECOURTS OR COURTYARD WITH SHAPED TRIM ELEMENTS. ABUNDANT USE OF COLORFUL TILE ACCENTS NICELY DETAILS THE STYLE.



PARABOLIC ACCENTED WINDOWS & DOORS



TILED ACCENTS AND
PATTERNED BALUSTRADES



LARGE CORBELS OR BRACKETS



STEPPED BALUSTRADES
ON STAIRCASE

SKYE HILLS

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4.7 Italian

Building Form

- Formal massing of building forms

Roof

- Primarily hipped
- Roof Material: Clay or concrete barrel shaped or S-tiles
- Roof Slope: 4:12 to 5:12
- Minimum Overhang as follows:

Product	Rake	Eave
• Entry Level / Move-Up	12"+	12"
• 2 nd Move-Up	12"+	18"
• Estate	18"+	18"

Walls

- Stucco, refer to Section 4.3.2 for material finish requirements

Windows

- Windows should be tall and narrow in proportion.
- Arched windows are encourage, particularly on the first floor.
- Window muntin pattern shall be horizontal or grid

Entries and Doors

- Entry articulated as a focal element through the use of a porch, portico, tower element or other element to accentuate the sense of arrival.

Garage Doors

- Sectional flat or raised panel doors
- Enhanced carriage style doors, with decorative metal straps and hinges, consistent with the building architecture.

Detail Elements

- The front elevation shall feature half round arch elements as described below. Arch elements may be used in conjunction with the entry door, porch or portico elements, or feature window.
 - Entry Level / Move-Up: At least 1 arch element
 - 2nd Move Up: At least 2 arch elements
 - Estate: At least 3 arch elements
- Use of pre-cast surrounds at feature windows and/or entries
- Enhanced horizontal banding with smooth finish (or pre-cast) at first or second story plate heights.
- Stucco soffits with paired eave brackets or dentil detailing.
- Use of quoins at outside corners
- Square columns on front elevation.
- Juliette balconies
- Wide overhangs with decorative brackets



ITALIAN

THIS STYLE BEGINS WITH FORMAL BOX-LIKE MASSING TOPPED WITH A LOW-PITCHED HIP ROOF WITH BARREL SHAPED OR FLAT ROOF TILES. THE ROOF LINE SPILLS OVER WITH WIDE OVERHANGING EAVES SUPPORTED BY DECORATIVE BRACKETS. FACADE TREATMENT IS GENERALLY SYMMETRICAL WITH ARCHED WINDOWS AND DOORS COMMON ON THE FIRST FLOOR. THE ENTRY IS OFTEN ACCENTUATED WITH CLASSICAL COLUMNS.



ACCENTUATED
ENTRY



DETAIL ELEMENTS



ROUNDED ARCH ELEMENTS



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4.8 Mediterranean

Building Form

- Asymmetrical combination of 1 and 2 story building forms
- Often “L” or “U” shaped to form an entry courtyard
- Accentuated with tower element(s) with separate roof forms

Roofs

- Primarily gable roof forms (with detail in gable ends)
- Occasional use of hip roof forms
- Roof Material: Clay or concrete barrel shaped or S-tiles
- Roof Slope: 4:12 to 5:12
- Minimum Overhang as follows:

Product	Rake	Eave
• Entry Level / Move-Up	0” or 8”+	12”
• 2 nd Move-Up	0” or 8”+	18”
• Estate	0” or 12”+	18”

Walls

- Stucco, refer to Section 4.3.2 for material finish requirements

Windows

- At least one feature window recessed a minimum of 6” from the surrounding wall plane.
- Vertically proportioned and rounded windows
- Windows should be grouped to form a classic rhythm. Window groupings should be connected with implied columns and strong, continuous sills.

Entries and Doors

- Entry courtyards to define a transition from public to private space.
- Raised panel or plank door at main entry

Garage Doors

- Sectional flat or raised panel doors
- Enhanced carriage style doors, with decorative metal straps and hinges, consistent with the building architecture.

Detail Elements

- Courtyard incorporated into the overall building form of the residence.
- Thickened appearance of walls at key locations such as at entries, arcades, miradors, or feature windows.
- Over-scaled stucco or precast surrounds for emphasis, particularly at entries or feature windows.
- Use of ½ round arch elements at doors and feature windows
- Use of Bermuda style shutters
- Decorative iron railings, grille work or other ornamental features.
- Use of colorful decorative tile in such elements as trims or decorative recesses.



MEDITERRANEAN

ASYMETRICAL COMBINATION OF 1 AND 2-STORY BUILDING MASSES ARTICULATED WITH TOWER ELEMENTS OR ARCADES. LOW PITCHED GABLE ROOF FORMS ARE PREDOMINANT WITH OCCASIONAL HIPS DONE IN RED TILE. USE OF ARCH ELEMENTS AT DOORS OR FEATURED WINDOWS AND ABUNDANT USE OF DECORATIVE ELEMENTS SUCH AS PATTERNED TILES, GRILLE WORK AND SHUTTERS.



ENTRY
COURTYARD



VERTICALLY PROPORTIONAL
& ROUNDED WINDOWS



ACCENTUATED ENTRY
AND TOWER ELEMENTS



DECORATIVE TILE



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4.9 Nevada Living / Rustic Contemporary

Building Form

- Informal asymmetrical grouping of building masses
- Low lines with simple wide projecting roofs

Roofs

- Primarily gable roof forms (with detail in gable ends)
- Occasional use of hip roof forms or combination gable/hip roof forms
- Roof Material: Clay or concrete barrel shaped or S-tiles, Standing Seam Metal Roof (as accent), Flat concrete tile subject to ARC approval.
- Roof Slope: 4:12 to 5:12
- Broken roof pitches encouraged as appropriate to architecture of the house
- Minimum Overhang as follows:

Product	Rake	Eave
• Entry Level / Move-Up	12”+	12”
• 2 nd Move-Up	18”+	18”
• Estate	24”+	24”

Walls

- Cementitious wood product (board/batten, siding or shingles)
- Stone, brick or slump-stone
- Stucco, refer to Section 4.3.2 for material finish requirements. (Stucco, when used, shall not comprise more than 70% of the front elevation or any other elevation visible from public view)
- Differing materials should be used to accentuate building massing rather than arbitrary material breaks on a façade.

Windows

- Large picture window as feature window
- Single or double hung windows, casement windows, or picture windows are appropriate
- Windows often grouped together in horizontal clusters with continuous sill
- Muntins are not required. If provided, muntins may be horizontal or grid.

Entries and Doors

- Entries sheltered by covered front porch
- Raised panel or plank door with or without sidelights

Garage Doors

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

Detail Elements

- The use of panel, plank or lazy-z shutters, proportional in shape and size to the window opening, as follows:
 - Entry Level/ Move-Up At least one pair
 - 2nd Move-Up At least two pair
 - Estate At least three pair
- Exposed outlookers, rafter tails, or brackets
- Brace detail at top of porch columns or gable ends
- 2 x 6 window and door trim with emphasis on lintel element.
- Covered/trellised porch or veranda element, typically with simulated (wood-like) post and beam construction.

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NEVADA LIVING / Rustic Contemporary

INFORMAL GROUPING OF BUILDING MASSES, TYPICALLY ASYMMETRICAL. THIS STYLE USES STONE, BRICK OR SLUMP-STONE TO ACCENTUATE BUILDING MASSING. FEATURES COVERED PORCHES AND BROAD OVERHANGS. ROOF FORMS ARE PRIMARILY GABLE, WITH DETAIL IN GABLE ENDS.

ACCENT SHUTTERS



COVERED FRONT PORCHES



USE OF BRICK AND STONE



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4.10 Spanish Colonial

Building Form

- Asymmetrical one and/or two-story building forms

Roofs

- Primarily gable roof forms with at least one intersecting cross-gable.
- Primary hip roof forms are permitted with the use of at least two intersecting cross-gables.
- Gable ends shall have detail elements
- Red tile roof with barrel shaped or “S” tiles.
- Roof slope: Varies from 4:12 to 5:12.
- Minimum Overhangs as follows:

Product	Rake	Eave
Entry Level / Move-Up	0” or 12”+	12”
2 nd Move-Up	0” or 18”+	18”
Estate	0” or 18”+	18”

Walls

- Stucco, refer to Section 4.3.2 for material finish requirements
- Accent material, if any, shall be slump-stone

Windows

- At least one feature window recessed a minimum of 12” from the adjacent wall planes.
- Tall, narrow proportion to windows
- Single, double hung, or casement windows encouraged
- Muntin pattern shall be horizontal or grid design

Entries Doors

- Entry Level / Move-Up Plank with optional clavos and speakeasy, or Raised Panel
- 2nd Move-Up Plank with optional clavos and speakeasy
- Estate Plank with optional clavos and speakeasy
- Arched top doors are encouraged, particularly on 2nd Move-Up and Estate product lines.

Garage doors

- Sectional flat or raised panel doors
- Enhanced carriage style doors, with decorative metal straps and hinges, consistent with the building architecture.
- Window lites in garage doors are discouraged. If used, window lites shall be square or rectangular in shape only. Arched or sunburst window lites are not permitted.

Detail Elements

- The use of plank shutters, proportional in shape and size to the window opening, as follows:
 - Entry Level / Move-Up At least one pair
 - 2nd Move-Up At least two pair
 - Estate At least three pair
- At least one ½ round arch element on the front. Often in conjunction with a feature window, entry door or porch.
- Use of decorative details such as wrought iron (metal) railings or grille work, decorative clay vents at gable ends, ceramic tile accents or surrounds
- Use of tower elements (may be round, square, or octagonal)
- Elaborated chimney tops, often with small tiled roof
- Use of an arcade element with multiple arch openings
- Decorative stucco reveals or projections

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SPANISH COLONIAL

THIS STYLE IS DEFINED BY FULLY ROUNDED ARCH ELEMENTS, RED BARREL TILE ROOFS AND ENTRY COURTYARDS WITH GATE. DETAILS ON THE FACADE INCLUDE COLONNADED ARCADES, DEEP RECESSED PRIMARY WINDOWS OR DOORS AS WELL AS WROUGHT IRON, CLAY VENTS AND CERAMIC TILES.



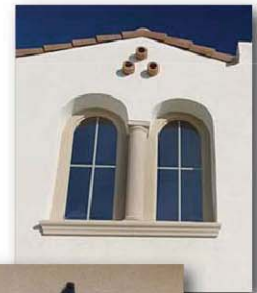
WROUGHT IRON
RAILING



PLANK &
PANEL SHUTTERS



DECORATIVE
DETAIL
ELEMENTS



ROUNDED ARCH ELEMENTS



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4.11 Tuscan

Building Form

- Informal, asymmetrical building forms

Roofs

- Primary roof form that is gable, hip, shed, or combination of these.
- Clay or concrete barrel shaped or S-tiles, with a blend of at least 3 compatible colors
- Roof slope: 4:12 to 5:12
- Minimum Overhangs as follows:

Product	Rake	Eave
• Entry Level / Move-Up	12"	12"
• 2 nd Move-Up	18"	18"
• Estate	18"	24"
•		

Walls

- Each residence shall feature a mix of building materials to give the appearance of a rambling structure added on to over time. Differing materials should be used to accentuate building massing rather than arbitrary material breaks.
- The following materials may be used:
 - Stucco, refer to Section 4.3.2 for material finish requirements
 - Use of fieldstone is required on a percentage of the front elevation (calculation excludes window area) as follows:
 - Entry Level/ Move-Up: 20% minimum
 - 2nd Move-Up: 30% minimum
 - Estate: 30% minimum
 - Brick may be used as an accent or trim element only.

Windows

- At least one feature window recessed a minimum of 12" from the adjacent wall planes.
- Windows shall have a tall and narrow proportion.
- Muntins are required in a full grid pattern.
- Arched windows and/or other openings are encouraged with half-round or segmented arches.

Entries and Doors

- Heavy plank doors are encouraged.
- Entry articulated through the use of a porch, loggia, or tower element. (Minimum porch or loggia shall be 50% of the width of the elevation, excluding garage. Min. depth is 6'.)

Garage Doors

- Sectional flat or raised panel doors
- Enhanced carriage style doors consistent with the building architecture.
- Window lites in garage doors are not required. If provided, window lites shall be square or rectangular in shape. Muntins are not required, but when provided shall have a grid pattern.

Detail Elements

- The front elevation shall feature half round or segmented arch elements as described below. Arch elements may be used in conjunction with the entry door, porch or portico elements, feature window or garage.
 - Entry Level: At least 1 arch element
 - Move Up: At least 2 arch elements
 - 2nd Move Up: At least 2 arch elements
 - Estate: At least 3 arch elements
- Decorative iron work with ornamental detailing (flat iron is not considered "ornamental" and is prohibited).
- Plank shutters that match the size and shape of the window opening



TUSCAN

INFORMAL ARRANGEMENT OF BUILDING FORMS WITH MOSTLY HIPPED ROOF, ACCENTED BY THE OCCASIONAL GABLE OR CROSS-GABLE. RED TILE ROOFS ABOVE TALL, NARROW, WINDOWS WITH OR WITHOUT SHUTTERS. USE OF FIELDSTONE OR OTHER RUSTIC MATERIAL COMPLETES THE RURAL APPEARANCE OF THIS STYLE.



USE OF FIELD STONE



DECORATIVE WROUGHT IRON RAILING



EMPHASIZED ENTRIES

DETAIL ELEMENTS



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SECTION 5

LANDSCAPE

ARCHITECTURAL DESIGN GUIDELINES

5.1 PROLOGUE

This section endeavors to provide an initial framework for accomplishing the proposed landscape design strategies in addition to addressing the landscape architects' guiding principles, ideology, and philosophy, pictorialized with accompanying graphic exhibits.

Landscape Architecture is a perspective on 'image infrastructure' – the uniform use of a defined palette of materials, patterns, colors, textures, and elements that create sequential scenes imparting a subliminal story as one takes a journey into and through a series of outdoor rooms. It should provide visual orientation and harmoniously define a certain personality or fabric of the public realm. Place making. Sense of space. Visual Unity. Visual Continuity.

Picturesque landscape design (whether intuitive or deliberate) should include scale, contrast, movement, variety, rhythm, and an interplay of the ground plan treatments and upper-story in horizontal and vertical directions.

5.2 CONCEPT INTENTION

The landscape architecture design elements and associated plant palette reflect SKYE HILLS's proximity to adjacent Federal Land.

Inspiration was derived from the natural, alpine settings of the surrounding environs, in particular of Mt Charleston and the Toyabe National Forest to the west of SKYE HILLS. Rustic yet contemporary in nature. Seasonal adaptability and color. Memorable brand identity. Outdoor living destination.

One of the goals is to generate distinctive image infrastructure vocabulary utilizing applicable proportions of softscape, hardscape (horizontally and vertically), amenities, features, focal points, and aesthetic treatments to portray a welcoming and emotionally appealing green environment. The landscape architecture philosophy has been developed to promote vitality and synergy to the community's rustic urban village pedestrian experience.

To this end, a harmonious network of pedestrian domains have been created and are linked by a contiguous decorative ground texture, human scale trees, and themed site furniture. Placement of site furniture and planting will consider the principles of Crime Prevention Through Environmental Design (CPTED), the nationally recognized set of strategies and planning guidelines for defensible spaces – emphasizing composition, mobility and access analysis, sight line visibility, propriety spaces, and community stewardship.

There has been an effort to balance augmenting the architectural themes within the landscape context, furthering amplifying the hierarchical status while creating individualized characteristic statement of identities for the various sub-components within the Neighborhood Community.

In general, the planting design represents naturalized groupings or masses with a suitable multi-tiered layering of groundcover, shrubs, and a mixture of deciduous and evergreen trees. Spaces have been defined by this regular rhythmic repetition. Foliage is a mixture of contrasting and complimentary textures and colors. Seasonal flowering patterns and forms are frequent. Hierarchy, sequence, and visual order is the prevailing creative approach.

The plant palette (refer to Exhibit **5.2**) was formulated not only to be regionally characteristic but when utilized in formal and informal patterns becomes an attraction itself. Selection for the palette includes natives, drought tolerant species, and ornamental plants which are horticulturally adaptive to the natural characteristics of the site, such as climate and soils.

Exhibit 5.2: Recommended Plant List

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

TREES		
Common Name	Botanical Name	Plant Coverage Value (Square Feet)
African Sumac **	Rhus lancea	236
Arizona Ash	Fraxinum veluntina	530
Bay Laurel Tree **	Laurus nobilis	100
Bottle Tree **	Brachychiton populneum	100
Chaste Tree	Vitax agnus-castus	368
Chilean Mesquite **	Prosopis chilensis	530
Chinese Flame Tree	Koelreuteria bipinnata	625
Chinese Hackberry	Celtis sinensis	750
Chinese Pistache	Pistacia chinensis	530
Desert Willow **	Chilipsis linearis	236
Dwarf Southern Magnolia **	Magnolia gra. 'Little Gem'	236
Modell Pine **	Pinus eldarica	500
Fan-Tex Ash	Fraxinum veluntina 'Rio Grande'	530
Flowering Plum	Prunus cerasifera 'Krauter Vesuvius'	133
Golden Rain Tree	Koelreuteria paniculata	530
Heritage Oak **	Quercus virginiana 'Heritage'	236
Holly Oak **	Quercus ilex	236
Italian Stone Pine **	Pinus pinea	942
Japanese Blueberry **	Elaeocarpus decipiens	100
Japanese Privet **	Lugustrum japonicum	225
Olive **	Olea europaea 'Swan Hill'	530
Shademaster Honey Locust	Gleditsia triacanthos 'Shademaster'	530
Southern Live Oak **	Quercus virginiana	236
Southern Magnolia **	Magnolia grandiflora	236
Strawberry Tree **	Arbutus unedo	59

- Shallow rooted trees shall not be used in front yards

** Evergreen

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

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

PROHIBITED PLANT LIST	
Common Name	Botanical Name
Common Bermuda Grass	Cynodon dactylon
Cottonwood	Populus species
Lombardy Poplar	Populus nigra 'Italica'
Mulberry Species	Morus alba
Pampas Grass	Cortaderia selloana
Weeping Willow	Salix species

5.3 STREETSAPES AND VEHICLE AREAS

A hierarchy of streetscapes / roadways comprise the vehicular and pedestrian circulation system. Arterial boulevards will provide the major backbone system connecting multiple frontage avenues and collector roads. Consistency in walls, fencing, site furniture, and plant materials will create the desired, cohesive, and unifying community character. They create, support, and subliminally repeat the desired brand / image of SKYE HILLS.

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

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

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

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

More significant intersections will be distinguishable from lesser important crossings.

Refer to Section 6, Iconic Monuments and Wall Guidelines.

5.3.1 RESIDENTIAL STREET

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

5.3.2 INTERSECTIONS

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

Refer to the graphic plan-view pictorial in Exhibit **5.3.4**.

5.3.3 ENHANCED VEHICULAR PAVING

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

5.3.4 PEDESTRIAN REALM

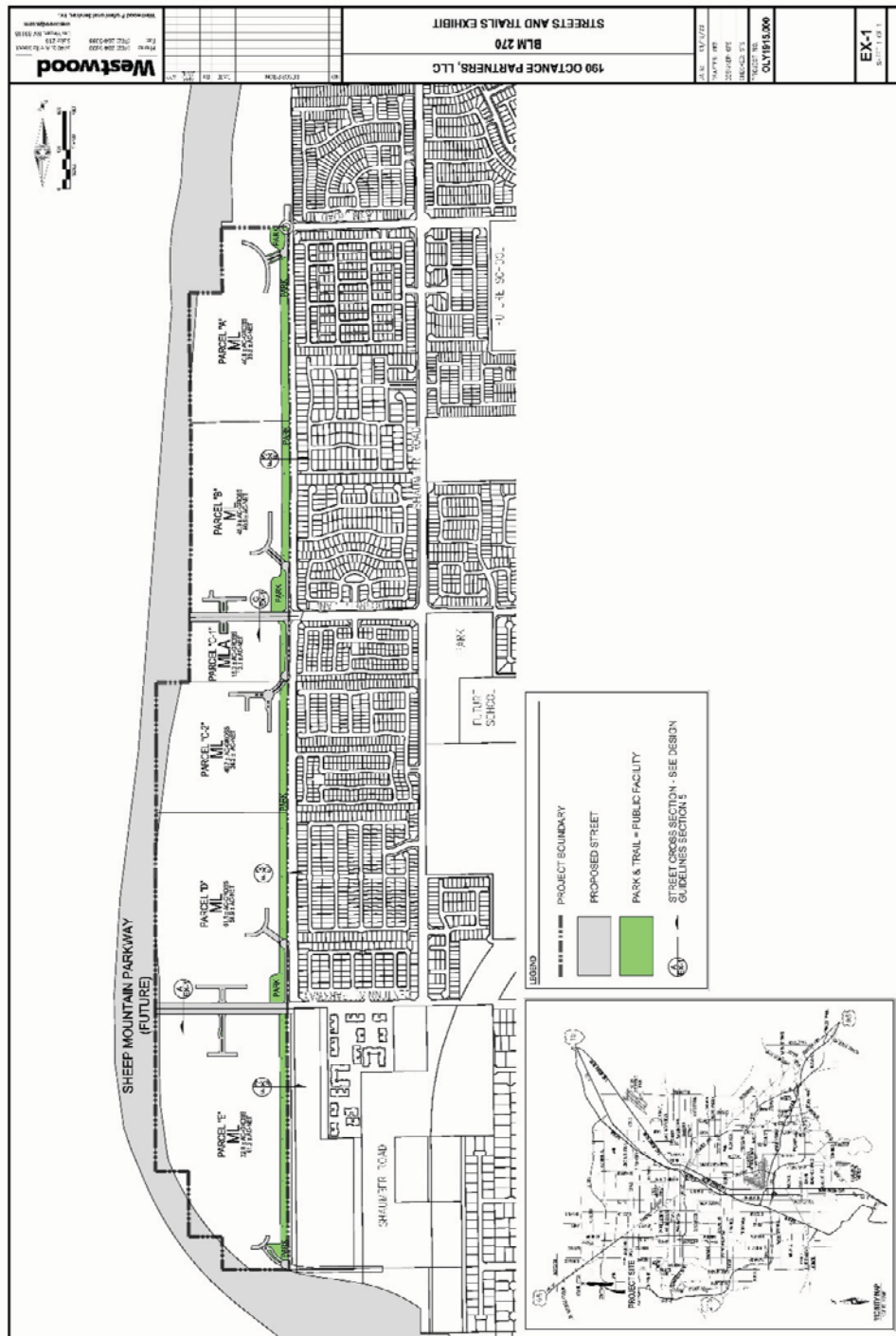
Pedestrian paving shall consist of decorative ground texture that provides for a safe and pleasurable walking experience. Material shall be interlocking pavers, decomposed granite, and / or flagstone.

Sidewalks shall be four feet (4') in width to promote a pedestrian friendly atmosphere and punctuated along the way with the appropriate amenities and / or site furniture; including, but not limited to:

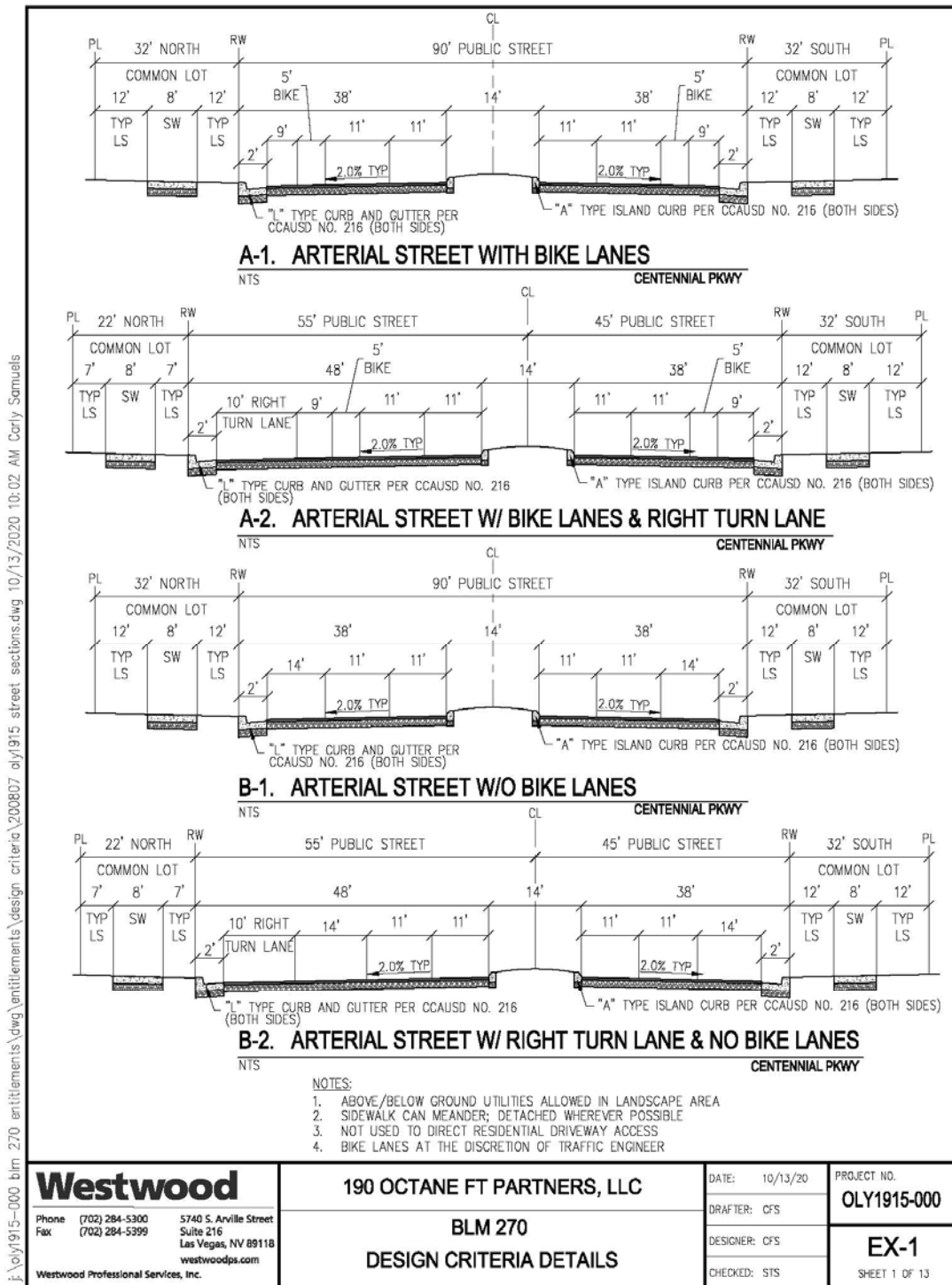
Benches	Trash Receptacles	Information Kiosks
Directional Signage	Identification Markers	Tree Grates
Public Art	Transit Shelters	Bike Racks

Refer to Section **5.6** for type and height of pedestrian-scale lighting.

Refer to the graphic plan-view pictorial in Exhibit **5.3.6**

Exhibit 5.3.0: Streets and Trails*(Final discretion by City of Las Vegas Traffic Engineer, typical all street sections)***SKYE HILLS**

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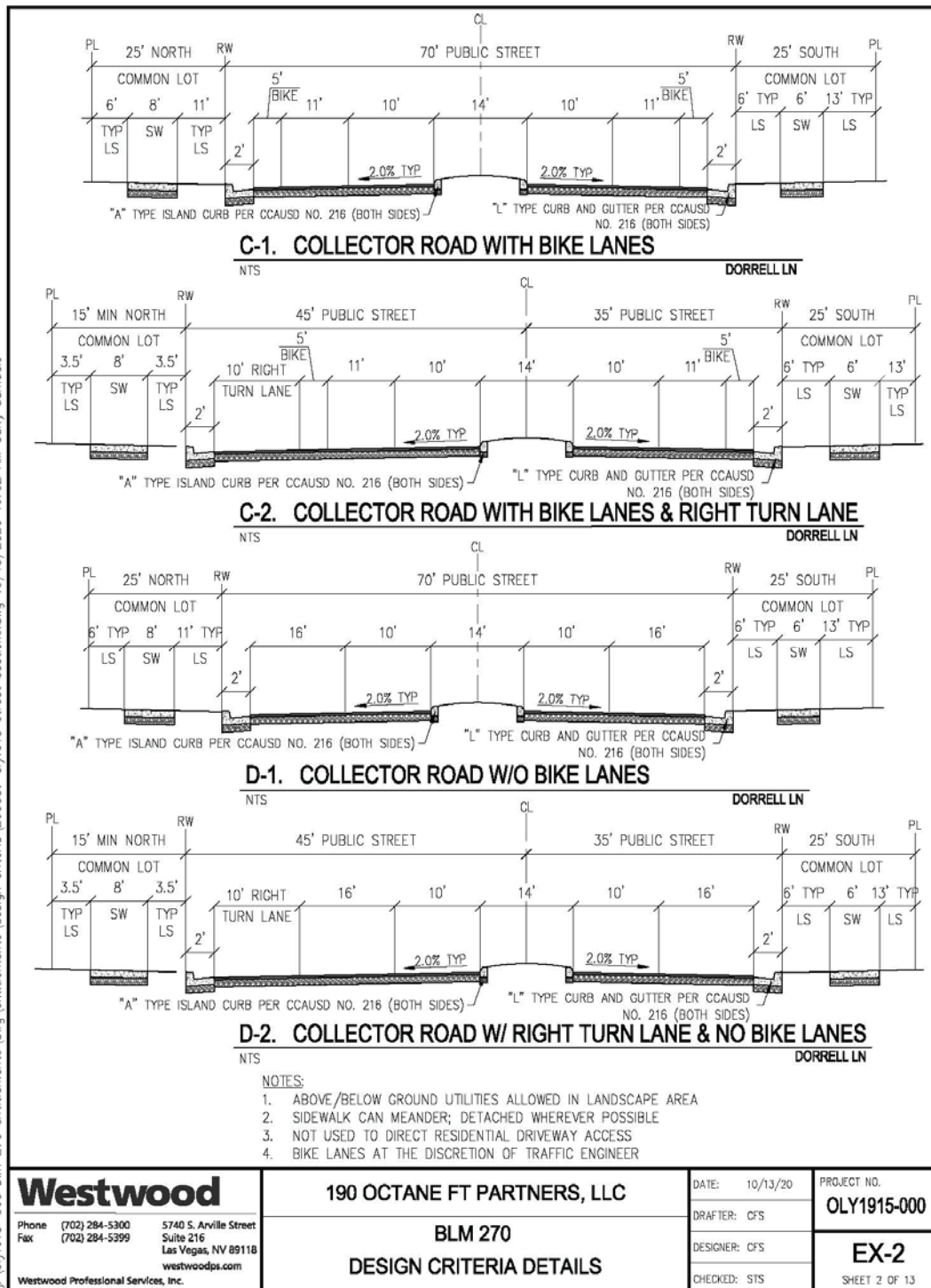


*Final discretion by City of Las Vegas Traffic Engineer, typical all street sections

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*Final discretion by City of Las Vegas Traffic Engineer, typical all street sections

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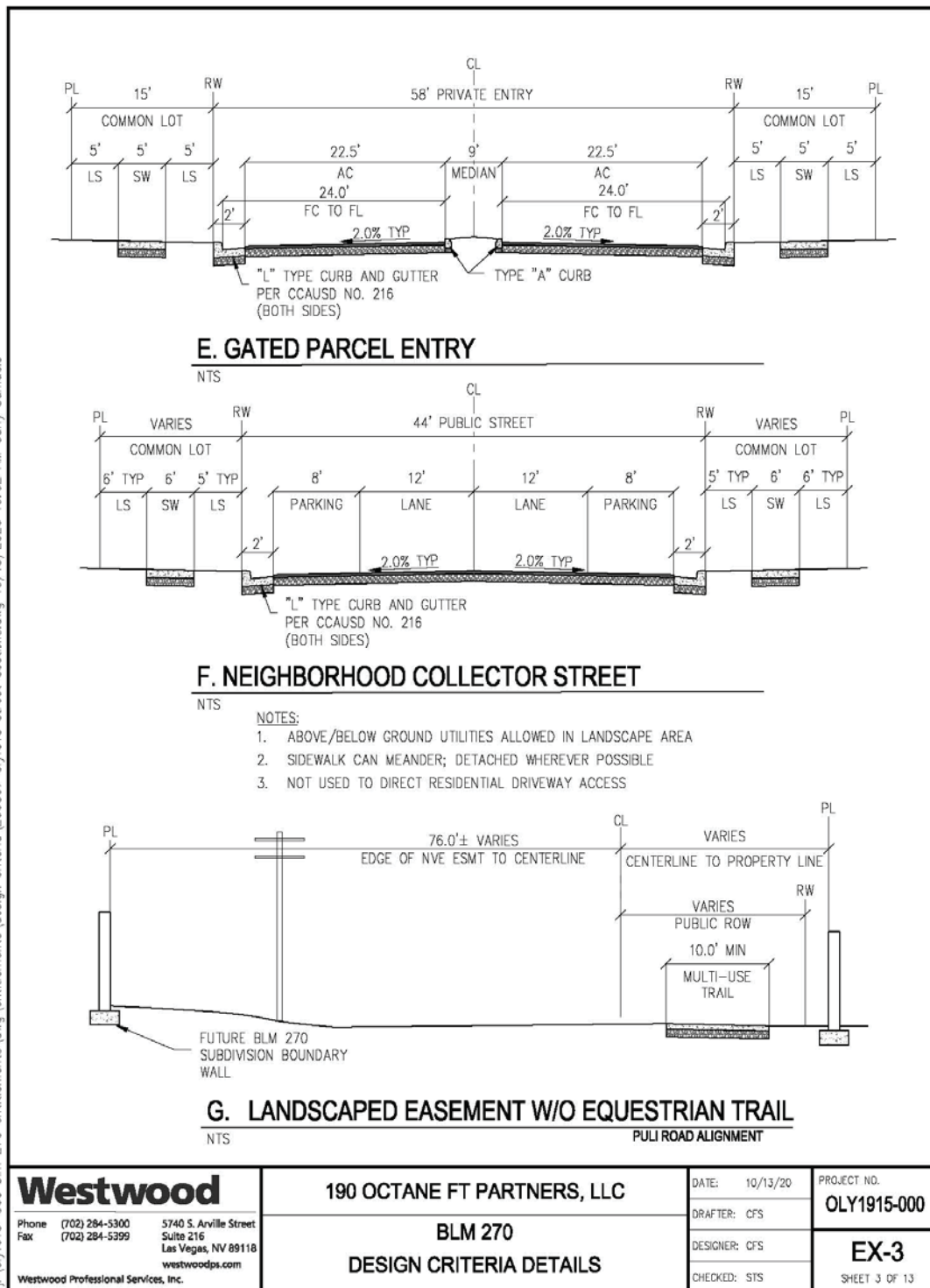
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*Final discretion by City of Las Vegas Traffic Engineer, typical all street sections

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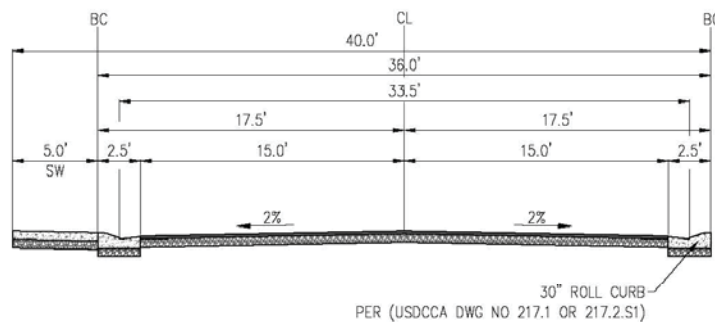
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H. PRIVATE RESIDENTIAL STREET SECTION W/ PARKING BOTH SIDES/SIDEWALK ONE SIDE

NTS

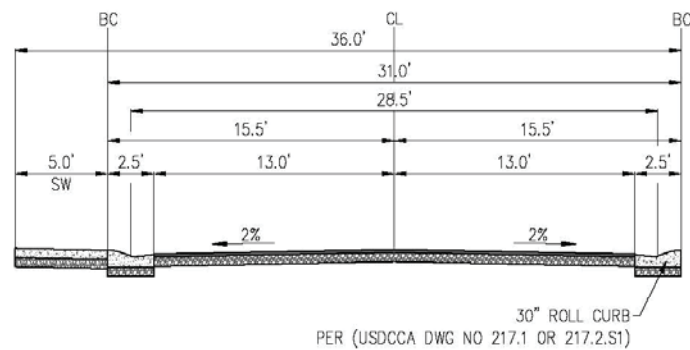
Westwood Phone (702) 284-5300 5740 S. Arville Street Fax (702) 284-5399 Suite 216 Las Vegas, NV 89118 westwoodps.com Westwood Professional Services, Inc.	190 OCTANE FT PARTNERS, LLC BLM 270 DESIGN CRITERIA DETAILS	DATE: 10/13/20	PROJECT NO.
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		DESIGNER: CFS	EX-4
		CHECKED: STS	SHEET 4 OF 13

**Final discretion by City of Las Vegas Traffic Engineer, typical all street sections*

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I. PRIVATE RESIDENTIAL STREET SECTION W/ PARKING ONE SIDE/SIDEWALK ONE SIDE

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westwoodps.com
Westwood Professional Services, Inc.

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EX-5

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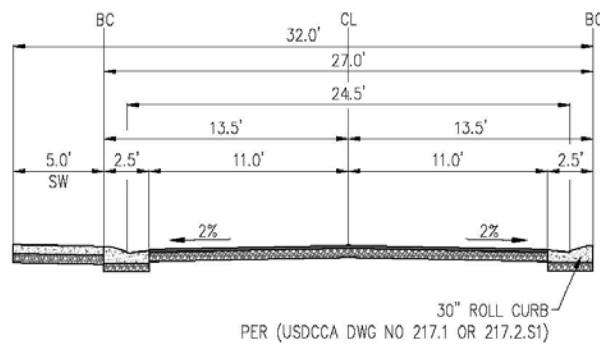
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J. PRIVATE RESIDENTIAL STREET SECTION W/ NO PARKING/SIDEWALK ONE SIDE

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EX-6

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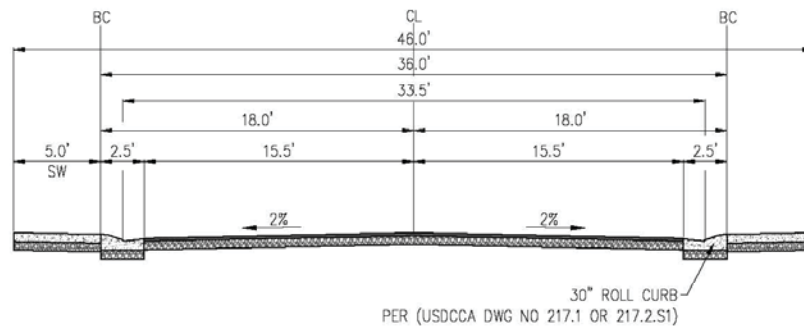
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**K. PRIVATE RESIDENTIAL STREET SECTION W/
PARKING BOTH SIDES/SIDEWALK BOTH SIDES**

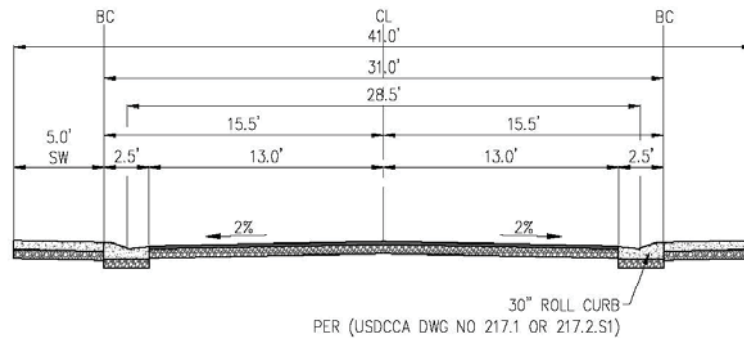
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		DESIGNER: CFS	EX-7
		CHECKED: STS	SHEET 7 OF 13

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**L. PRIVATE RESIDENTIAL STREET SECTION W/
PARKING ONE SIDE/SIDEWALK BOTH SIDES**

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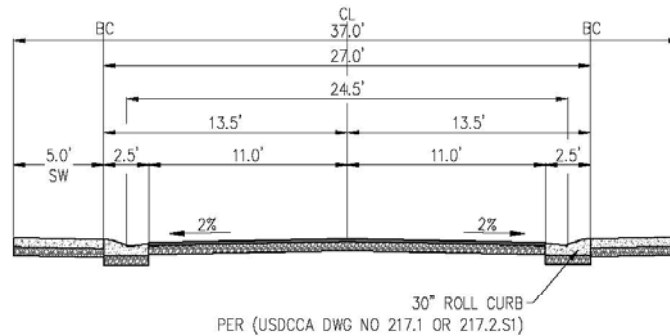
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M. PRIVATE RESIDENTIAL STREET SECTION W/ NO PARKING/SIDEWALK BOTH SIDES

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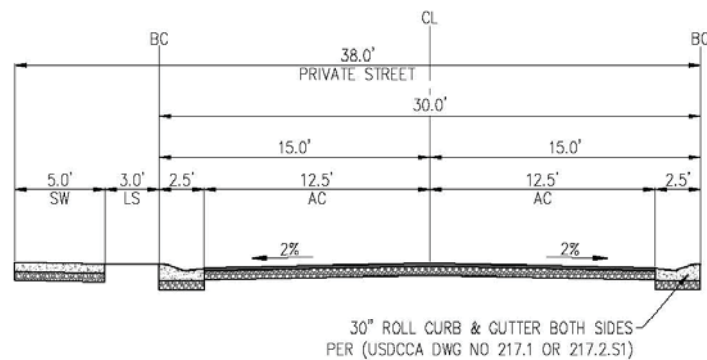
SHEET 9 OF 13

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**N. PRIVATE RESIDENTIAL STREET SECTION
W/ NO PARKING & SIDEWALK ONE SIDE -
NARROWED FOR TRAFFIC CALMING**

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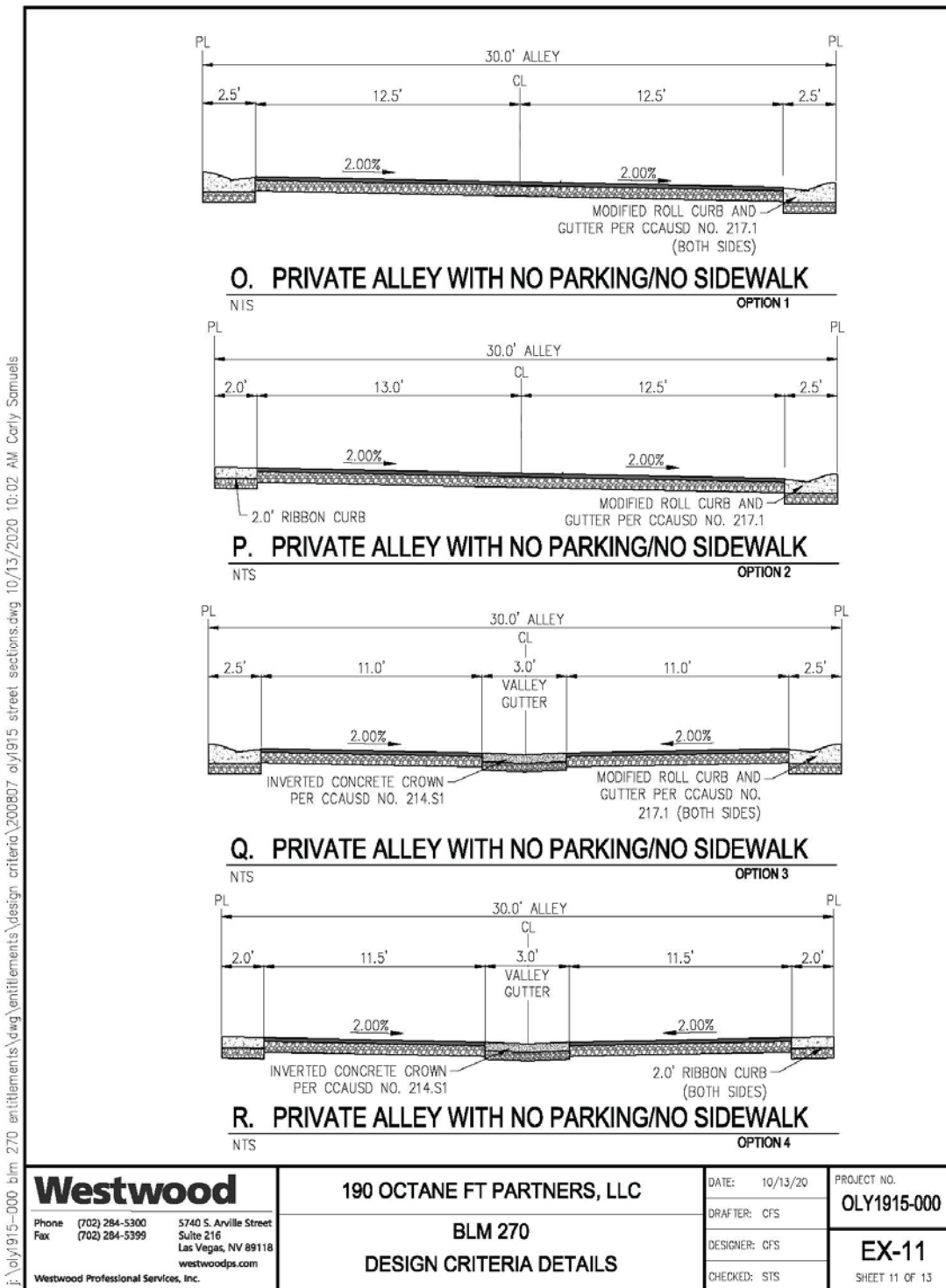
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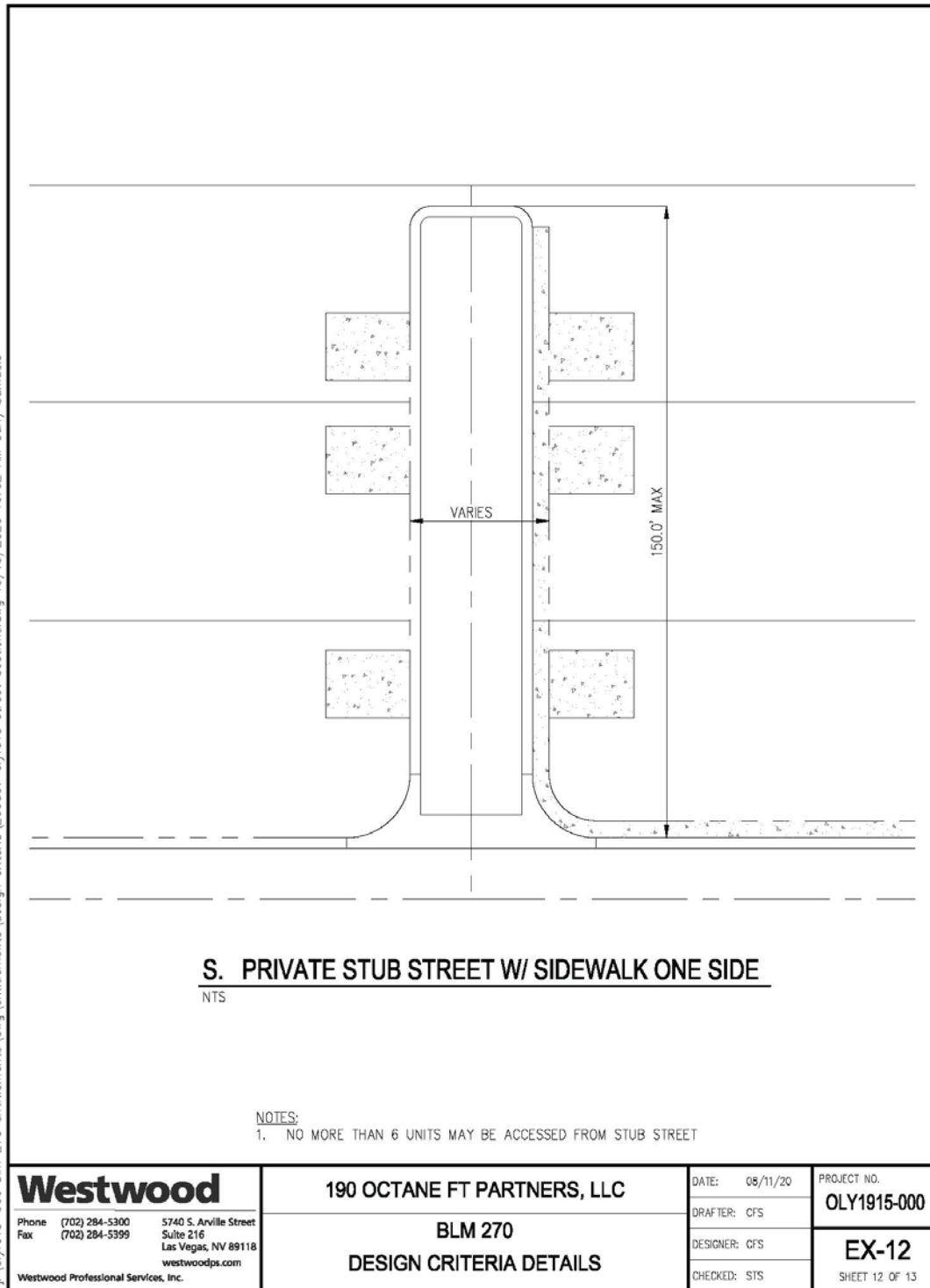
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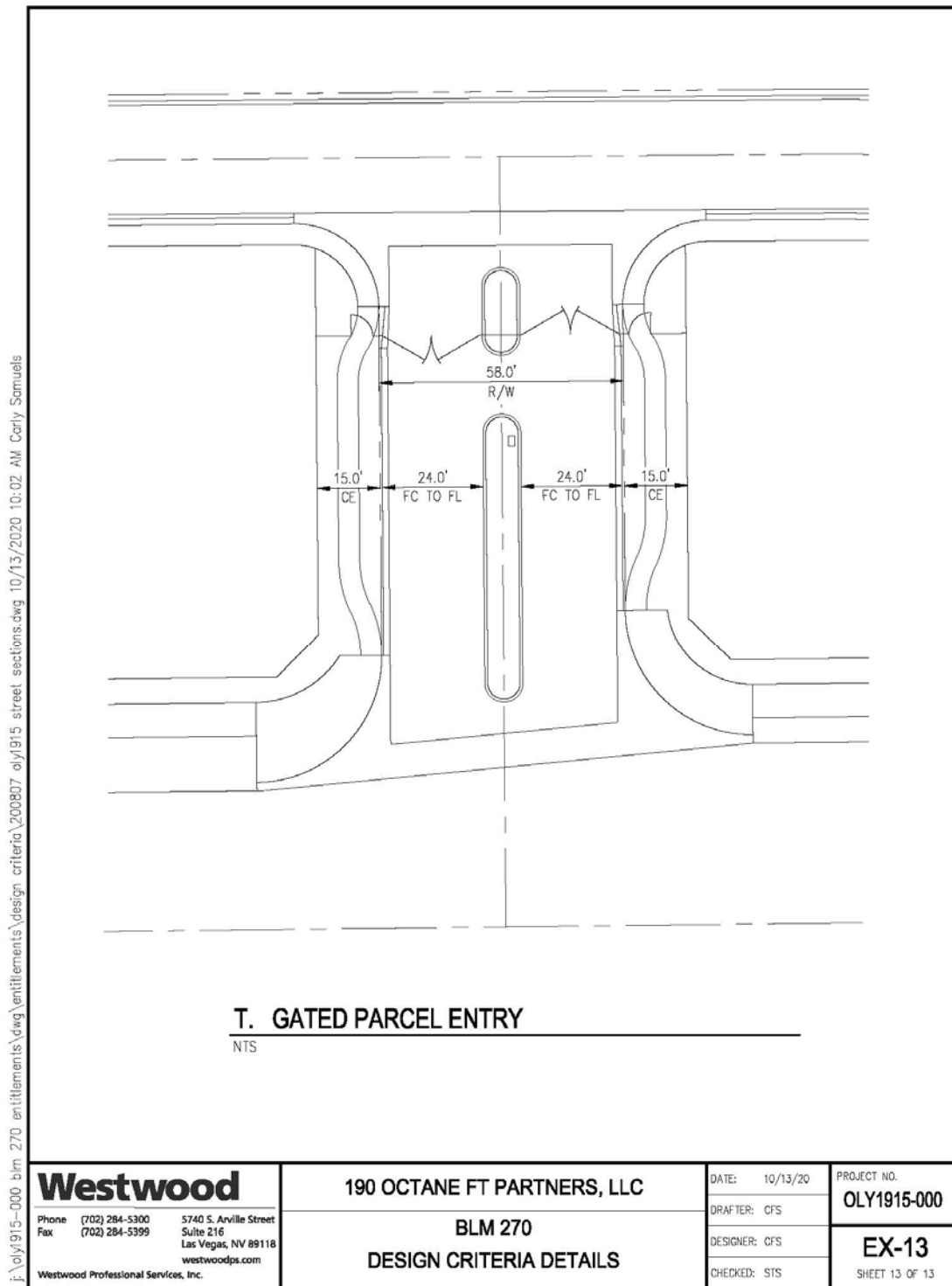
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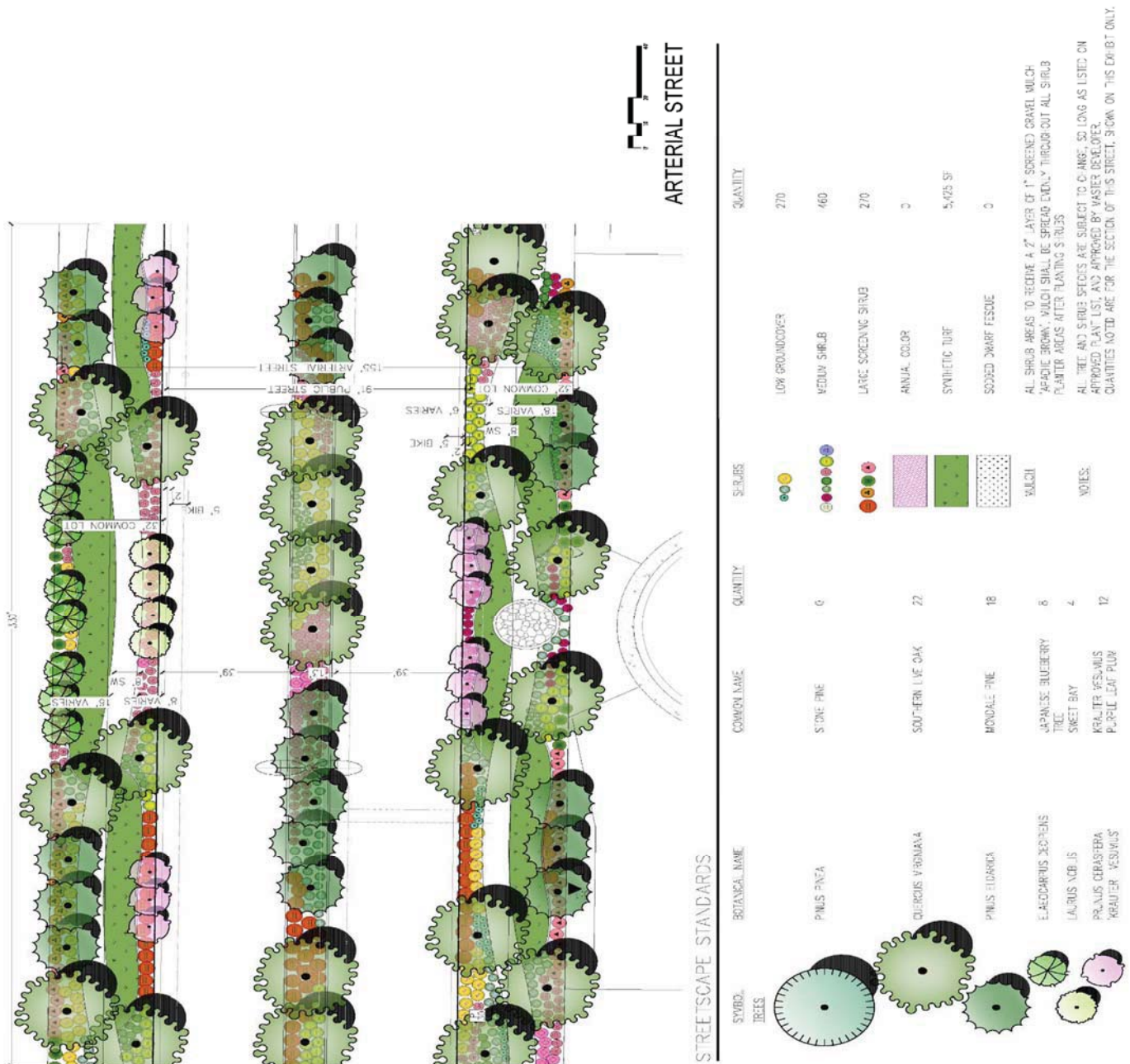
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Exhibit 5.3.1: Arterial Streets

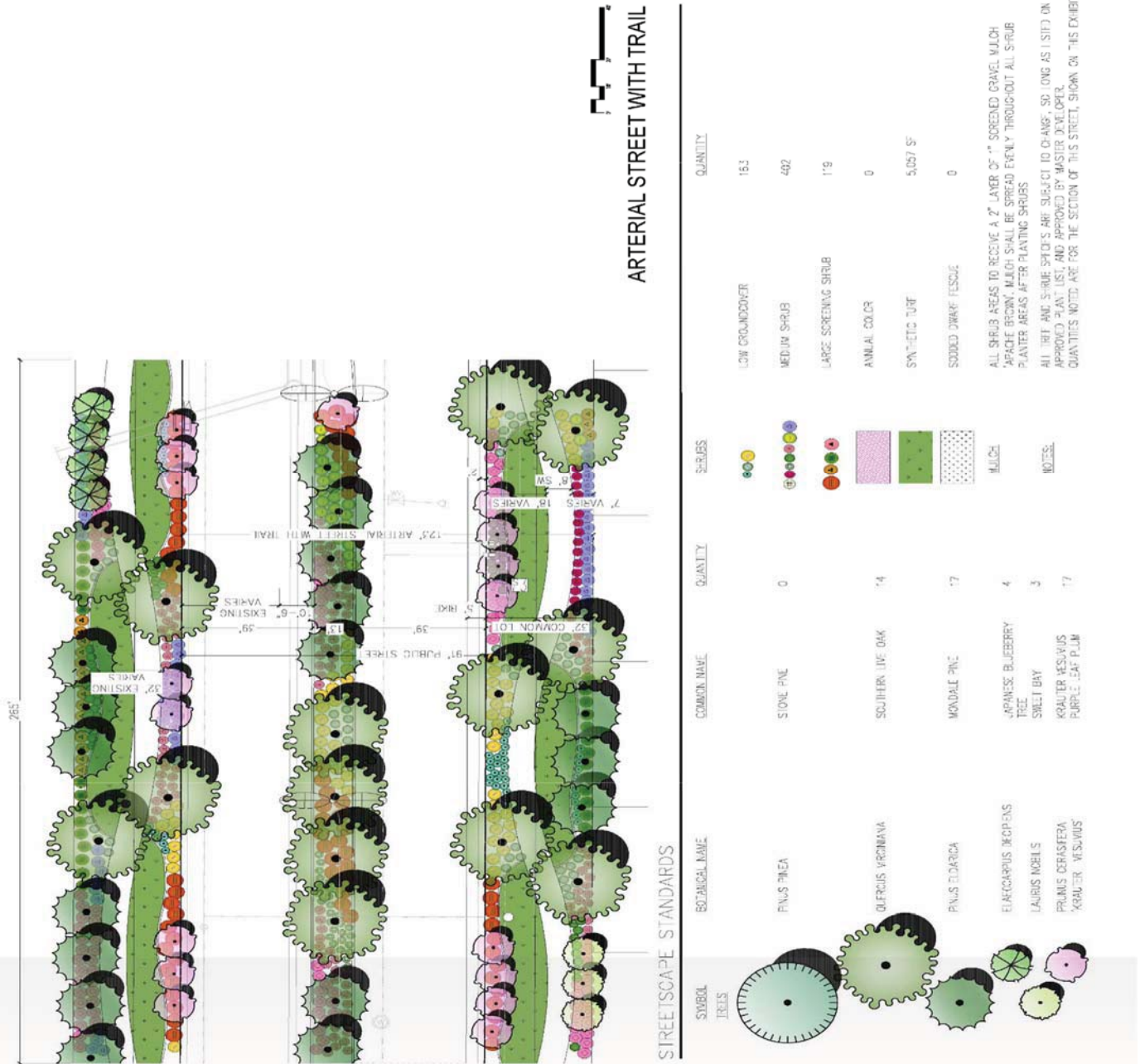


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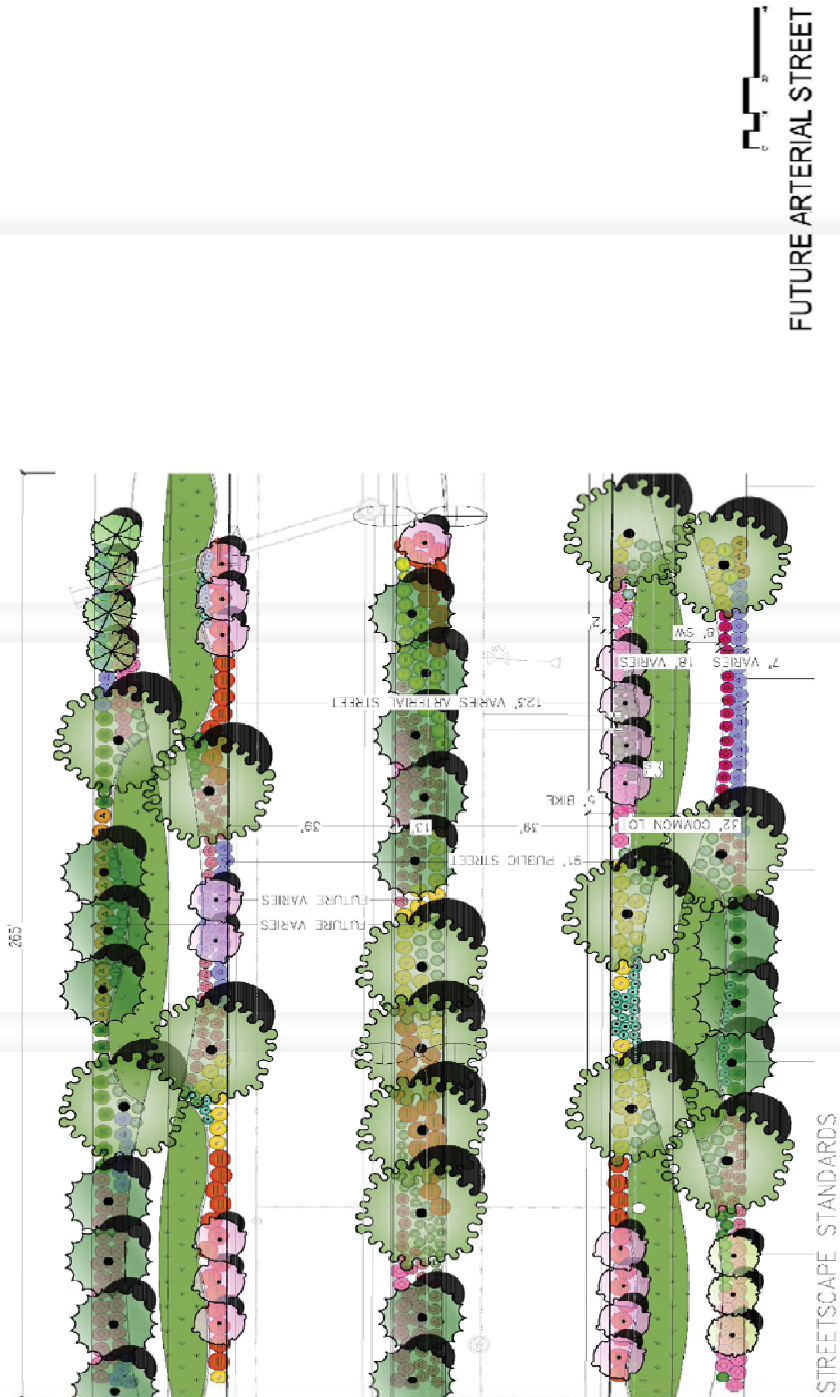
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FUTURE ARTERIAL STREET

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY
	PINUS PICEA	STONE PINE	0		LOW GROUNDCOVER
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	14		MEDIUM SHRUB
	PINUS ELATRIDA	MONDALE PINE	17		LARGE SCREENING SHRUB
	ELAEOAGNUS ARGENTEA	JAPANESE BLUEBERRY TREE	4		ANNUAL COLOR
	LAURUS NOBILIS	SWEET BAY	3		SYNTHETIC TURF
	PRUNUS CRATAEGUS	KRAUTER VESUVIUS	17		SODDED DWAFF FESCUE
	KRAUTER VESUVIUS	PURPLE LEAF PLUM	17		MULCH

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SODDED GRAVE. MULCH "SPACHE BROWN" MULCH SHALL BE SPREAD EARLY THROUGHOUT ALL SHRUB PLANTER AREAS AFTER PLANTING SHRUBS.

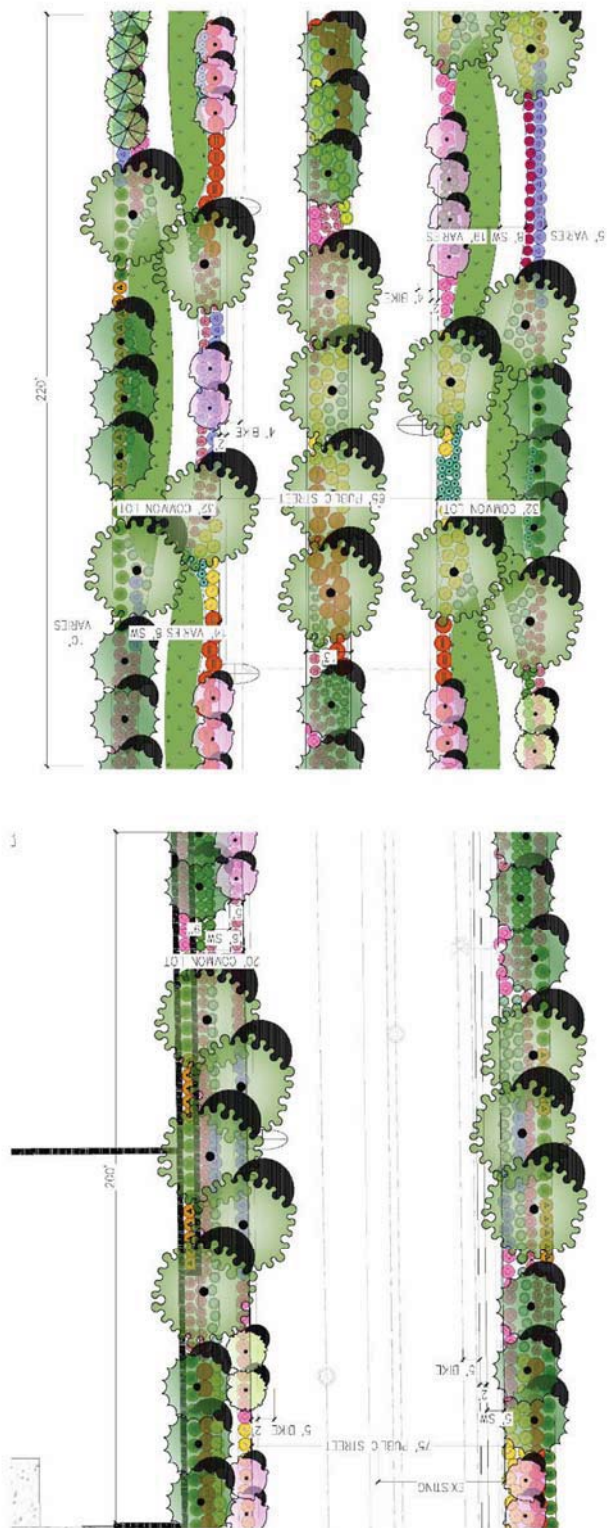
ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SCALING AS LISTED ON APPROVED PLANT LIST, AND AFFECTED BY WIND, DROUGHT, DISEASE.

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

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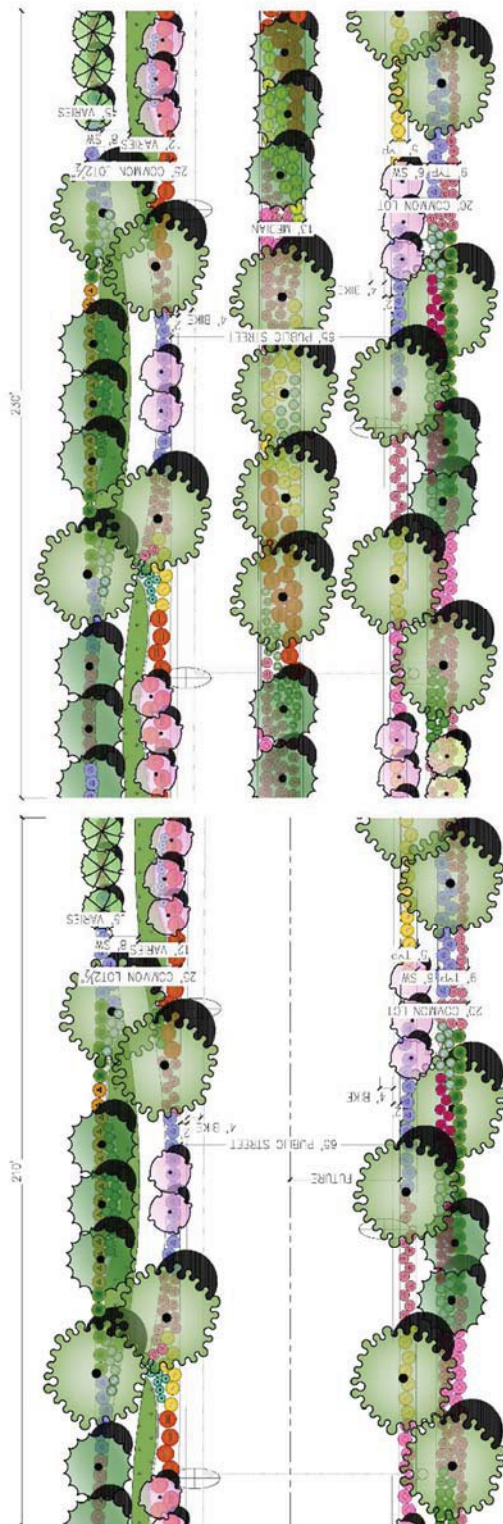


MAJOR COLLECTOR STREET

STREETSCAPE STANDARDS

SYMBOL TREES	Botanical Name	Common Name	Quantity	Shrubs	Quantity
	PINUS -NAKA	STONE PINE	0		262
	QUERCUS VIRGINIANA	SCUPEEN LIVE OAK	20		596
	PINUS -LATACA	BONDALE PINE	20		197
	ELEAGNUS DECIPIENS	JAPANESE BUTTERFLY TREE	4		0
	LAURUS NOBILIS	SWEET BAY	3		4,300 SF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	18		0
	PRUNUS VESUVIUS	PURPLE LEAF PLUM	18		

ALL SHRUB AREAS TO RECEIVE A 2" LAYER OF 1" SCREENED GRAVEL MULCH
"APACHE BROWN". MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL SHRUB
PLANTER AREAS AFTER PLANTING SHRUBS
ALL TREE AND SHRUB SPECIES ARE SUBJECT TO CHANGE, SO LONG AS LISTED ON
APPROVED PLANT LIST, AND APPROVED BY MASTER DEVELOPER.
QUANTITIES NOTED ARE FOR THE SECTIONS OF THIS SHEET, SHOWN ON THIS EXHIBIT ONLY.



MAJOR COLLECTOR STREET WITH TRAIL

STREETSCAPE STANDARDS			MAJOR COLLECTOR STREET WITH TRAIL		
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SYMBOLS	QUANTITY
	PINUS PINASTER	STONE PINE	0		2055
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	22		609
	PINUS F. BARKER	MONDALE PINE	15		172
	ELAEOAGNUS DECIPIENS	JAPANESE BLUEBERRY TREE	6		0
	LAURUS NOBILIS	SWEET BAY	2		2,441 SF
	PRUNUS CERASIFERA	KRAUTER VESUVIUS	22		0
	KRATIER VESUVIUS	PURPLE LEAF PLUM	22		0

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

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

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

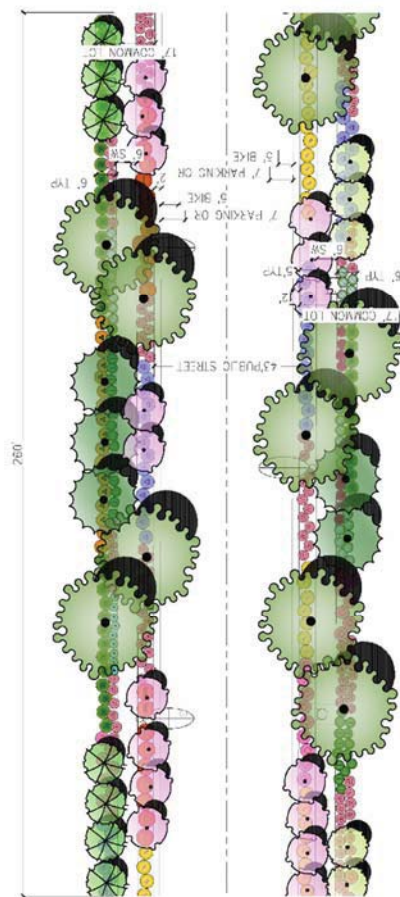
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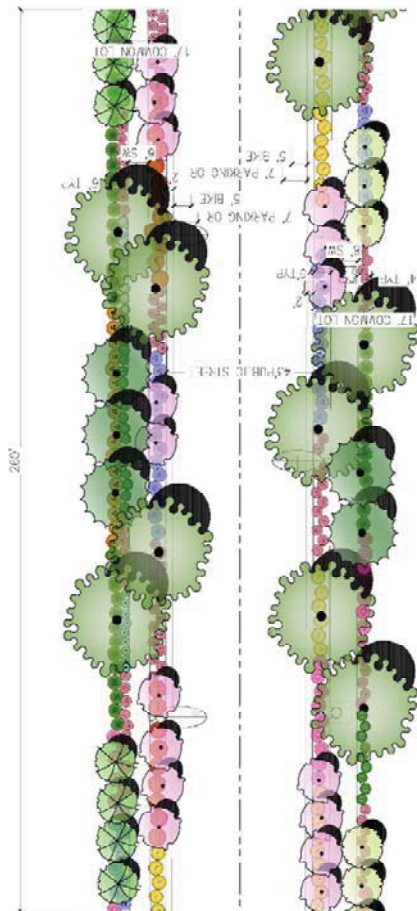
MINOR COLLECTOR STREET

STREETSCAPE STANDARDS			MINOR COLLECTOR STREET		
BOTANICAL NAME	COMMON NAME	QUANTITY	SHRUBS	QUANTITY	LOW GROUND COVER
PINUS PINA	S. ONE PINE	0		58	VELUM SHRUB
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	8		240	LARGE SCOTTISH SHRUB
PINUS ELDERICA	MONDALE PINE	5		56	ANNUAL COLOR
ELAEAGARBUS DEUTENS	JAPANESE BLUEBERRY TREE	7		0	SYNTHETIC TURF
LAURUS NOBIS	SWEET BAY	5		0	SCOTTISH DWARF FESCUE
PRUNUS CERASIFERA	KRAUTER VESUVIUS	15		0	
KRAUTER VESUVIUS	PURPLE LEAF PLUM	15		0	

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

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

QUANTITIES WOULD BE FOR THE SECTION OF THIS STREET SHOWN ON THIS EXHIBIT ONLY.



MINOR COLLECTOR STREET WITH TRAIL

STREETSCAPE STANDARDS				MINOR COLLECTOR STREET WITH TRAIL	
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SERIES	QUANTITY
	PNUS PINEA	STONE PINE	0		61
	QUERCUS VIMBRANA	SOUTHERN LIVE OAK	8		201
	PNUS ELDERICA	WINDY PINE	5		87
	ELAEAGNUS OLIVEA	JAPANESE BLUEBERRY	7		0
	LAURUS NOBILIS	SHUTTLEWORTH	5		5,415 SF
	PRUNUS SPINOSA	BLACK CHERRY	16		0
	CRATAEGUS MONSIEUR	PURPLE LEAF PLUM	16		0

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Exhibit 5.3.2
Major Collector Street

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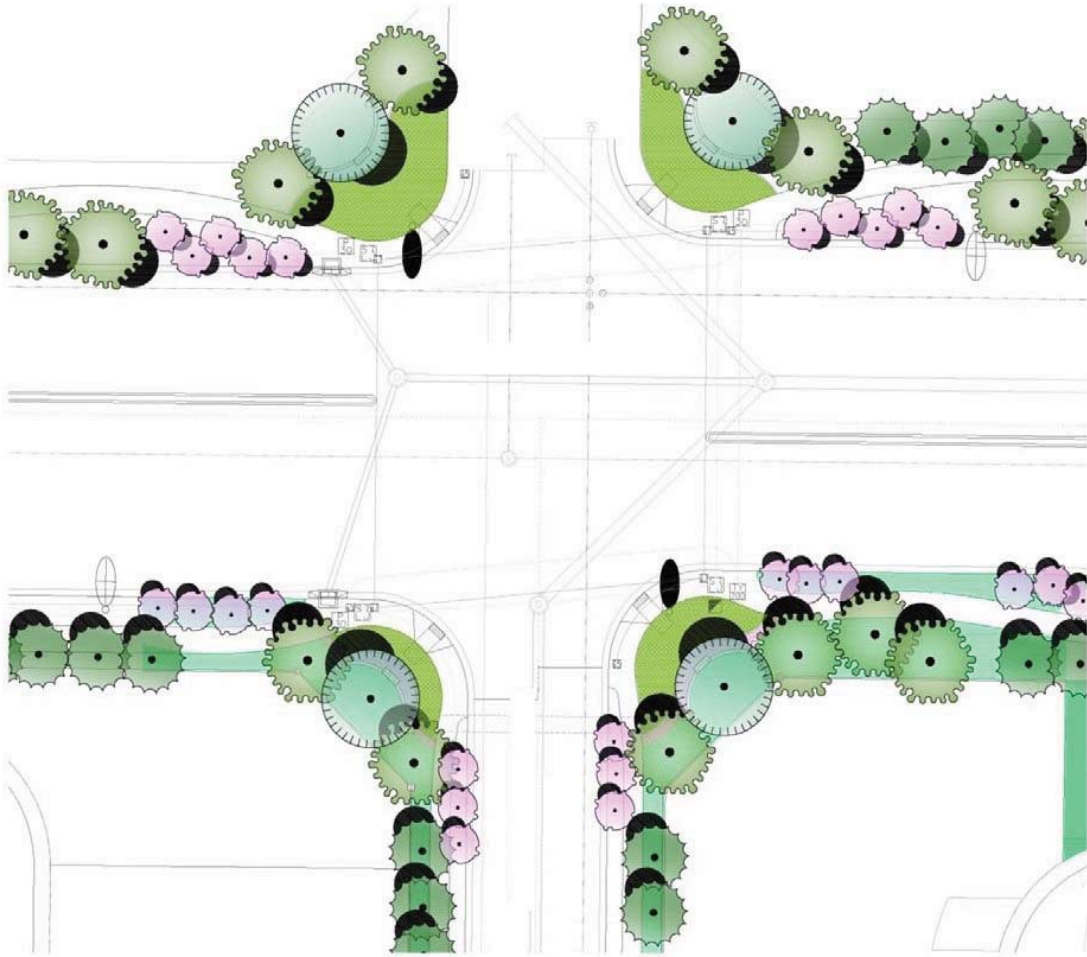


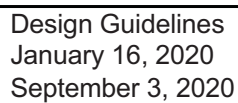
Exhibit 5.3.4
Intersections

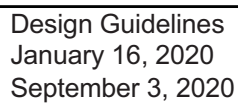
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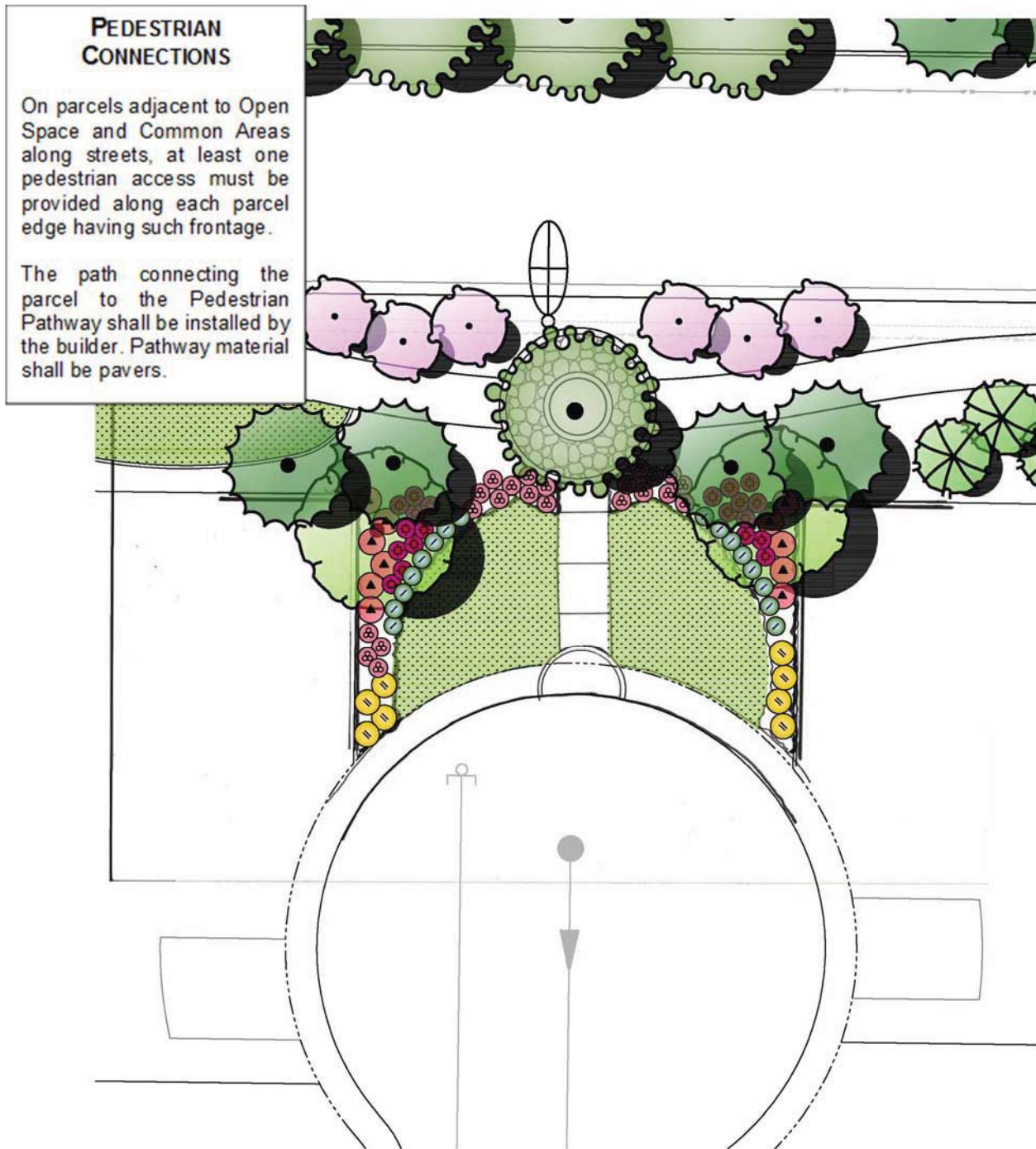


Exhibit 5.3.6
Pedestrian Realm Lot Access Point

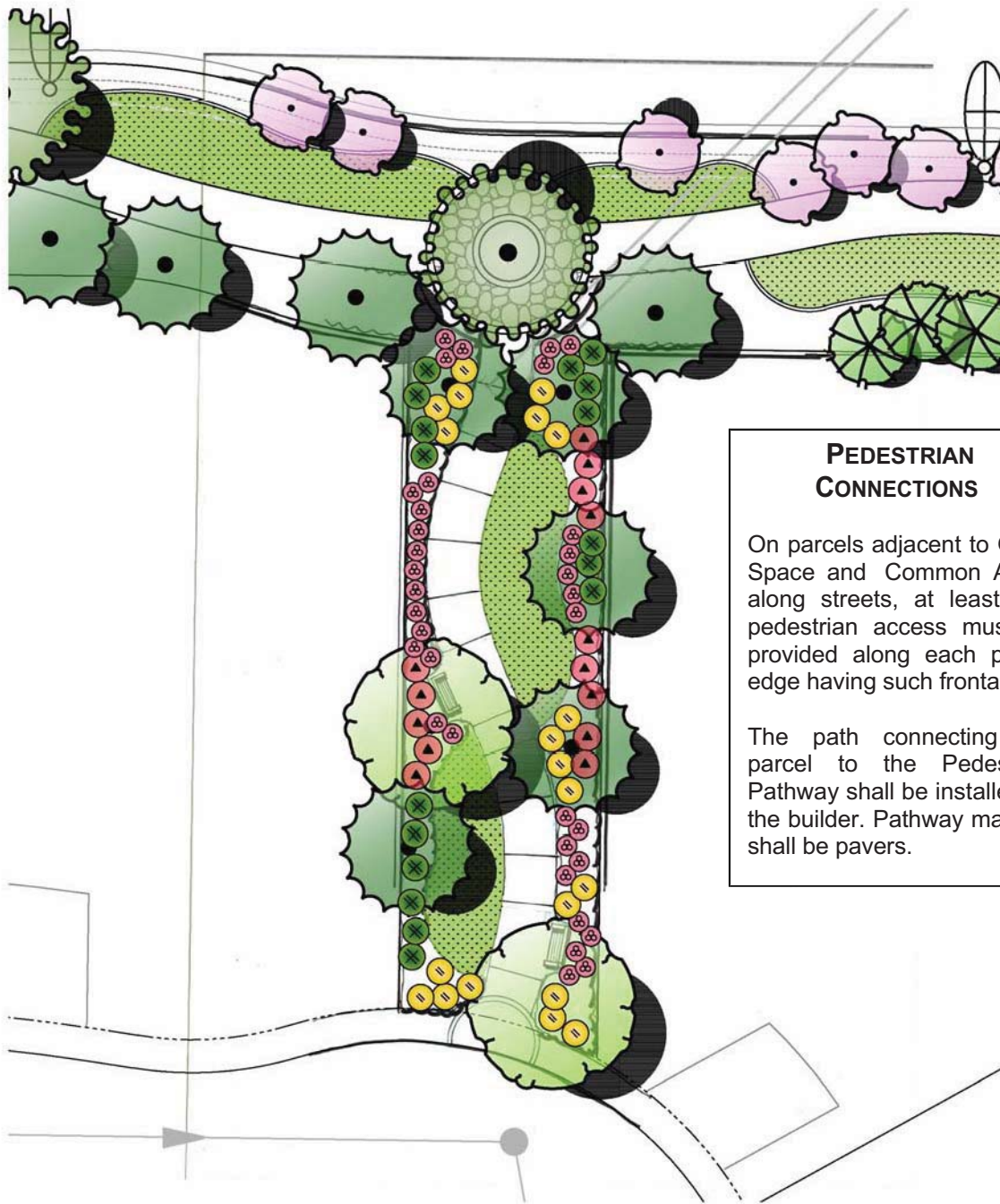
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PEDESTRIAN CONNECTIONS

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

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

Exhibit 5.3.6 A
Pedestrian Corridors Lot Access Point

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5.4 RESIDENTIAL AREAS

5.4.1 GENERAL LANDSCAPE STANDARDS

Builder(s) shall install landscape elements per the minimum standards as outlined herein.

Any damage by a builder to hardscape (vertical or horizontal), utilities, and / or landscape amenities installed by the Declarant, shall solely be the responsibility of the builder.

Mailboxes shall be designed to reflect the character of the particular residential neighborhood, incorporating the architectural styling and color of homes. Boxes will meet USPS standards and in the maximum allowable configuration for medium-high housing areas.

5.4.1.A SINGLE FAMILY DEVELOPMENTS

Refer to Section 5.4.1 General Landscape Standards above.

5.4.1.B CLUSTER, ALLEY-LOADED & MULTIFAMILY DEVELOPMENTS

Landscape design for cluster, alley-loaded and multifamily neighborhoods shall be focused towards paseos, common open space and pedestrian access as private usable open space within each lot is limited.

Similar to streetscape design guidelines, landscaping in these developments shall create a hierarchy between primary spaces and/or circulation and secondary spaces such as areas between garages and driveways. To ensure continuity and a smooth transition between streetscapes and residential landscapes, the design palette of plant species shall be limited to no less than five (5) no more than ten (10) from the recommended planting list in *Exhibit 5.2* per Section 5.4.3.2.

Common open space is essential to providing open and recreational areas in cluster, alley-loaded and multifamily developments, thus consideration shall be given to creating a balance between hardscape and softscape elements, achieving 30% plant coverage at time of install with at least 50% plant coverage at full maturity.

Accent trees of the flowering variety shall be used to highlight entry areas and augmented through a variety of planting techniques to provide privacy and create texture and color.

Screen plantings, smaller trees and bushes shall be located between garage doors in alley-loaded neighborhoods, where space allows. On-grade parking areas shall be adequately screened from open space areas to minimize the visibility of parked cars and headlights.

For additional requirements, refer to Section 5.4.3.

5.4.2 MODEL COMPLEXES

Model complexes designed and installed by builders shall adhere to the guidelines and restrictions as stated herein / below for Homeowner Landscape Zones.

5.4.3 HOMEOWNER LANDSCAPE ZONES

5.4.3.1 UNIVERSAL LANDSCAPE DESIGN OBJECTIVES

Planting in these zones should be designed to create a cohesive environment that enhances the SKYE HILLS architectural themes. The minimum tree and shrub quantity installed by the original builder shall be maintained.

While there are several approaches to take with residential planting, the main principle is to reinforce the rustic feel of the community with the use of complimentary plantings that define the neighborhoods.

Drainage patterns established by engineering requirements shall be Type 'A', but may be shaped into natural forms when possible, as long as the lot drains toward the street. The maximum allowable slope on a residential lot is 3:1.

All **plant material** installed by homeowners or their contractors (or builders in the case of model complexes) shall be nursery grown, free of disease, and representing the best qualities of the species. Plants shall be grouped together with plants that have similar growing conditions –soil type, sun exposure, water requirements, and temperature tolerance.

Trees shall be spaced at least fifteen feet (15') apart. If trees need to be spaced more closely, they should be of the same small tree species. Trees shall not be planted closer than three feet (3') from any wall, structure,

sidewalks, curbs, driveways, fences, or utility line. Any tree within six feet (6') of any wall, structure, or hardscape shall be installed with a root barrier. Linear root barriers shall be installed continuous along the edge of a wall, structure, or hardscape – extending a minimum of five feet (5') past the gallow / box edge. Shallow rooted trees shall not be used in front yards.

Flower or planting beds requiring overhead spray irrigation shall be limited to rear yards only or in pots with irrigation systems.

Informal plantings are appropriate in front yards. However, massing of planting is encouraged to create more structure within the yards. Landscape designs should incorporate grouping of similar plant materials and layering of shrubs and accents based on heights, color, and texture to create sweeping forms and plant hierarchy. Species should be selected to provide accents within densities that are consistent with the public realm landscape designs.

A combination of planting techniques should be utilized in the planting designs. Screen planting incorporates hedges and espaliers to provide relief to large expanses of hardscape, as well as to provide separation or privacy from neighboring uses. Mass planting of one species is used to create fields of color or texture.

Proposed plant material that is not listed on the approved Plant Palette herein (Exhibit 5.2) shall be submitted to the ARC for review and approval prior to any installation.

Pots / planters / containers provide beneficial locations for color accents as well as 'structure' within the landscape. All pots shall be selected in colors and materials that complement the architecture, hardscape, and 'brand / image' of SKYE HILLS. Drip irrigation shall be provided to pot locations. Potted planting shall be used as accent only, not as the primary method of landscaping.

Boulders and cobble can provide interesting accents in the landscape. If used, they shall be in natural patterns and / or clusters to accent grade changes or land patterns. Boulders shall be set one-third (1/3) of their height in the ground to appear as 'natural' as possible. Use of manufactured or faux boulders shall not be permitted in front yards.

All planting areas shall have a two inch (2") minimum depth cover of **gravel mulch / granite** utilizing three-quarter inch (3/4") gravel. Spec per developer.

5.4.3.2 FRONT YARD LANDSCAPE ZONE

Front yards are intended to be an extension of the house. Outdoor living spaces should be created to enhance the experience. Use of smaller, pedestrian friendly plantings and limited hardscape (vertically or horizontally) are encouraged.

This zone is that portion of the front yard measured from the back edge of the streetscape / public right-of-way to the wall plane of the house. Homeowners are encouraged to augment builder-provider landscape by submission of proposed plans to the ARC for review and approval prior to any implementation.

Planted areas shall contain enough living plant material to cover at least fifty percent (50%) of the area at full maturity. Of that plant material, 60% shall be evergreen planting. **Front yard planting standards shall be applicable to oversized, corner, and cul-de-sac lot conditions. The standard lot plant quantities shall increase at the oversized, corner, and cul-de-sac conditions to ensure percentages are maintained throughout. This includes end of street conditions.**

Foundation planting shall completely cover visible portions of the house's base, including any backflow prevention units, within one (1) year of installation. Shrubs shall be located a minimum of thirty inches (30") from the building face or wall.

Any **wall or structure** within the Front Yard Landscape Zone shall not abut a sidewalk or back-of-curb without a five foot (5') minimum landscape buffer.

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

To ensure similar coverage of plant materials and a smooth transition between streetscape design and lots, planting densities shall be based on planting area square footage (excluding any artificial / synthetic turf). In order to achieve this effect, the palette of plant species is limited to no less than five (5) no more than ten (10).

Minimum width of an **entry walk** shall be four feet (4'). A walkway parallel to a driveway shall be separated from the driveway by a twenty-four inch (24") minimum width planting area.

River rock beds are encouraged. Alternative material such as natural granite cobble may be acceptable.

Refer to the graphic plan-view pictorial of Front Yard Landscape Zone in Exhibits **5.4.3.2A and 5.4.3.2B**.

5.4.3.3 SIDE YARD AND REAR YARD LANDSCAPE ZONE

Enclosed side and rear yard landscape areas shall be sensitively designed, installed, and maintained by the homeowner. Any amenity that would exceed the height of the fence may require approval / acceptance of any neighbors on either side.

Side and rear yards granite colors / gravel mulch may vary. Where dissimilar colored ground cover is used, a header board must be installed.

Drainage where two (2) lots abut shall be similar, creating a unified treatment. Hard edges (as described herein) between lots shall not be allowed unless / except where needed for unique grading conditions.

5.4.3.4 TRANSITION AREA BETWEEN LOTS

Treatment of the landscape area between two (2) lots should be mutually acceptable similar, creating a unified, expanded landscape. A hard defining lot line edge (ie: mowstrips, edging walls, or the like) between lots will not be acceptable.

If an adjacent property has an existing granite color / gravel mulch, this color must be maintained until there is an acceptable transition formed by a hardscape feature such as a street, sidewalk, or driveway. Concrete headers, or the like, shall not be allowed to separate granite colors / gravel mulch from lot to lot.

Where there is a considerable elevation differential between adjacent lots, the area may be broken up with retaining walls.

5.4.3.5 CORNER LOT YARD LANDSCAPE ZONE

Corner lots shall be landscaped as an extension of the front yard zone. Consistent plant species and densities shall be continued /wrapped around the ‘corner’; including, but not limited to, extension of artificial / synthetic turf, planting areas, and applicable hardscape. Any exposed walls must be screened by plant material to break up expanses of the wall.

Any wall or structure within the Corner Lot Yard Landscape Zone shall not abut a sidewalk or back-of-curb without a five foot (5’) minimum landscape buffer.

Refer to the graphic plan-view pictorial of Corner Lot Yard Landscape Zone in Exhibits **5.4.3.5A and 5.4.3.5B.**

5.4.3.6 HOMEOWNER / BUILDER MAINTENANCE

All plant materials shall be installed according to sound nursery practices in a manner designed to encourage vigorous growth. All visible landscape materials and irrigation improvements shall be in place prior to issuance of the final certificate of occupancy.

Homeowners (or builders in case of model complexes) shall be responsible for regular maintenance operations; including but not 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.

Refer to Homeowner Design Guidelines.

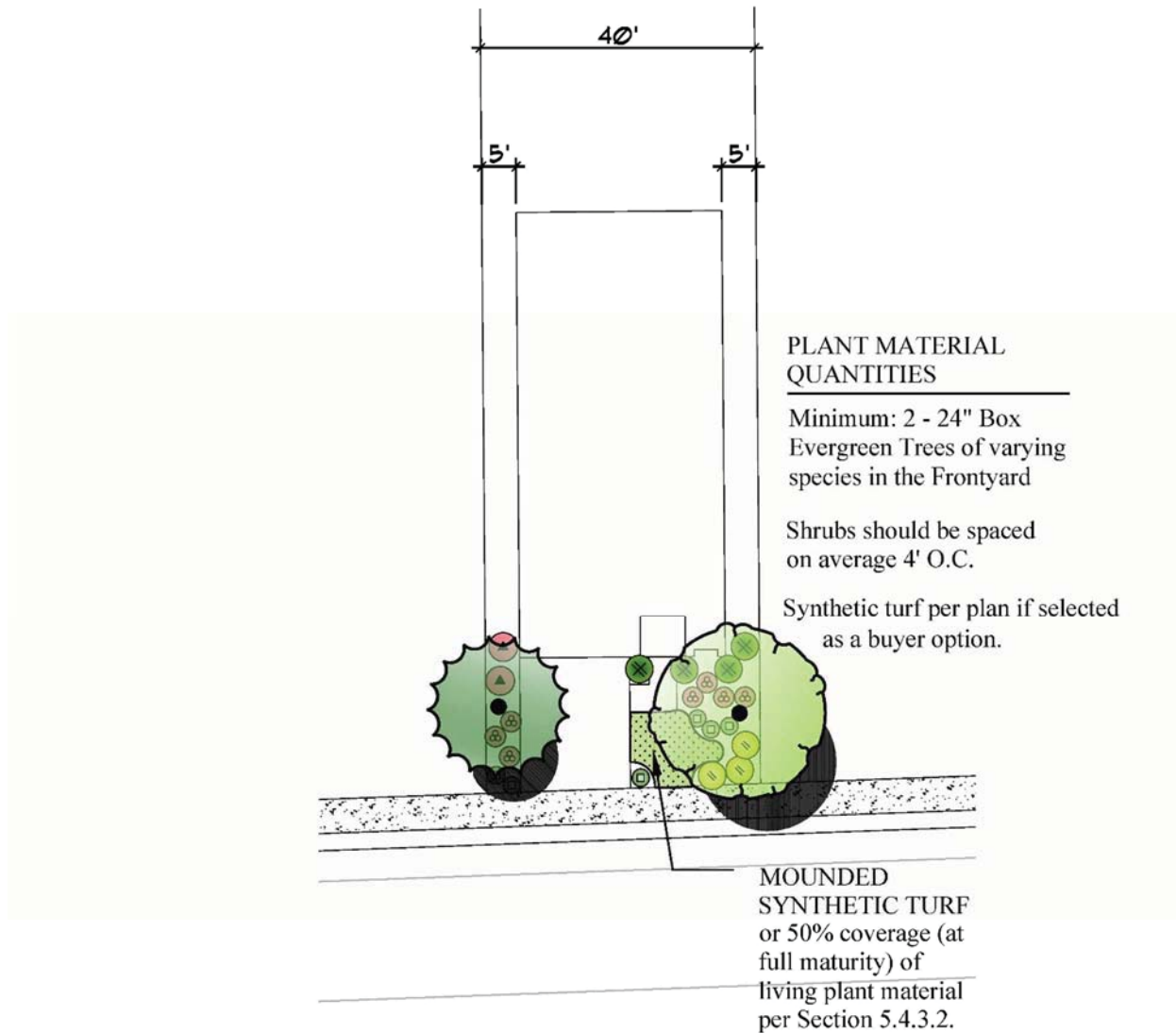
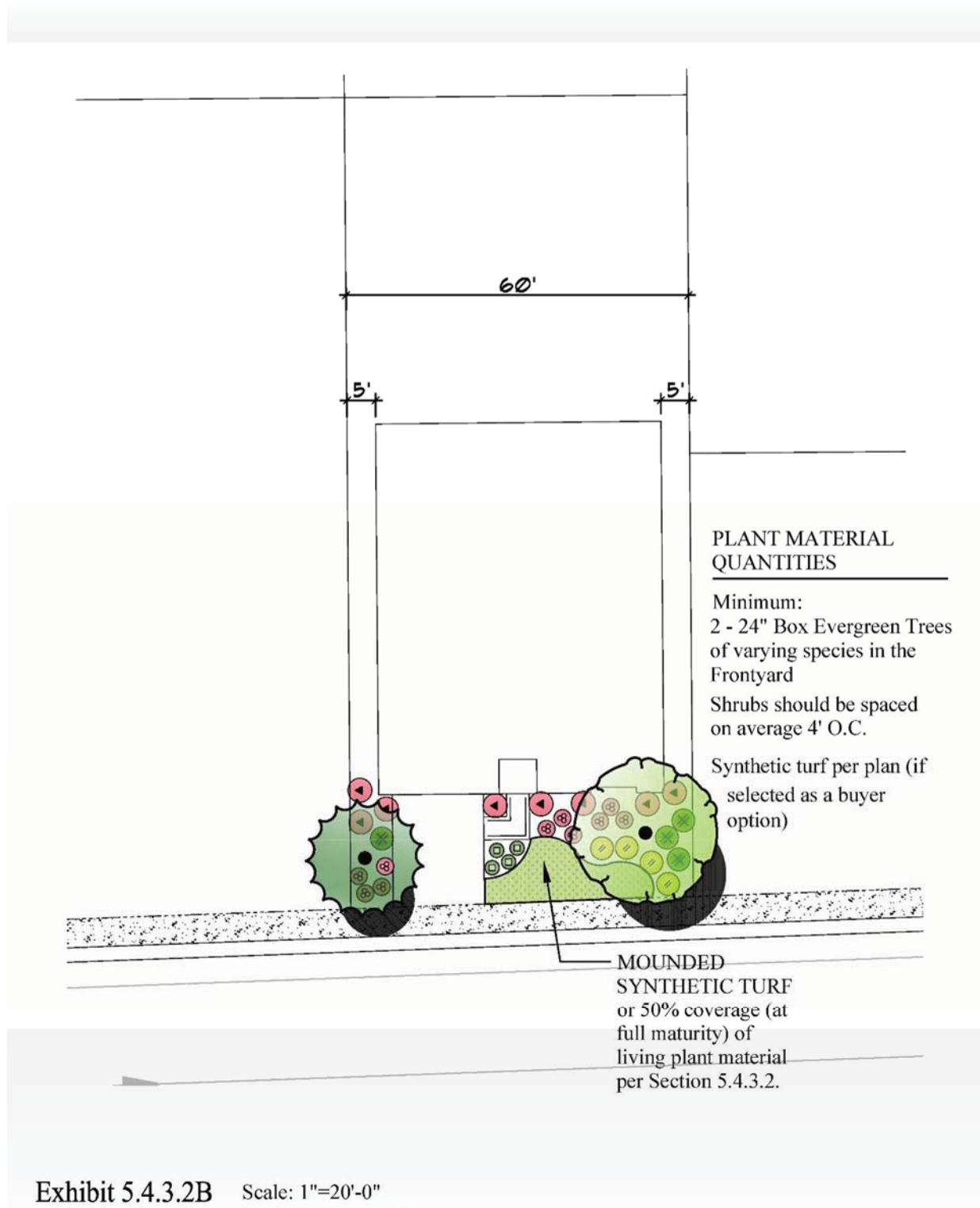


Exhibit 5.4.3.2A Scale: 1"=20'-0"
Neighborhood Typical Front Yard

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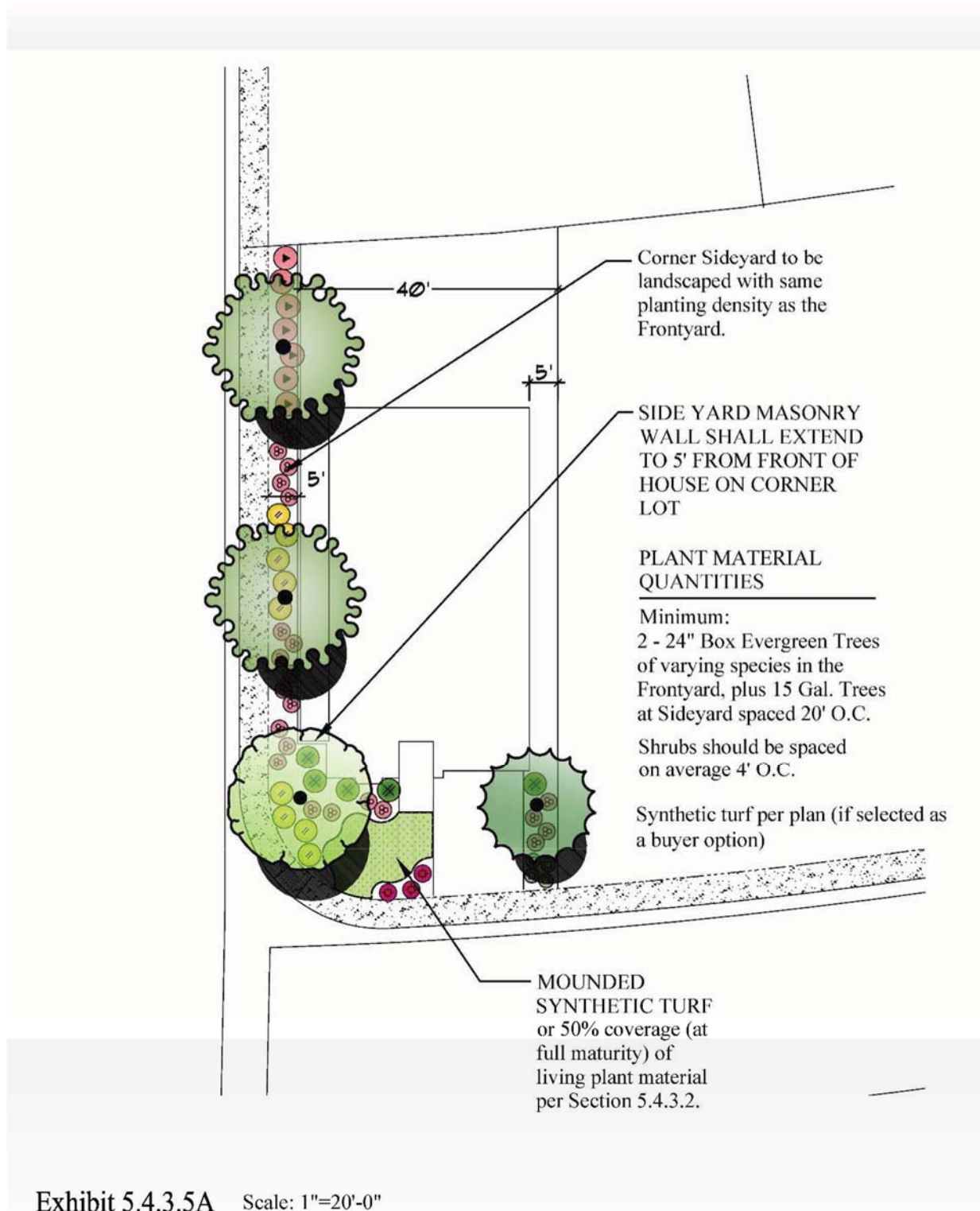


Exhibit 5.4.3.5A Scale: 1"=20'-0"
Neighborhood Typical Corner Front Yard

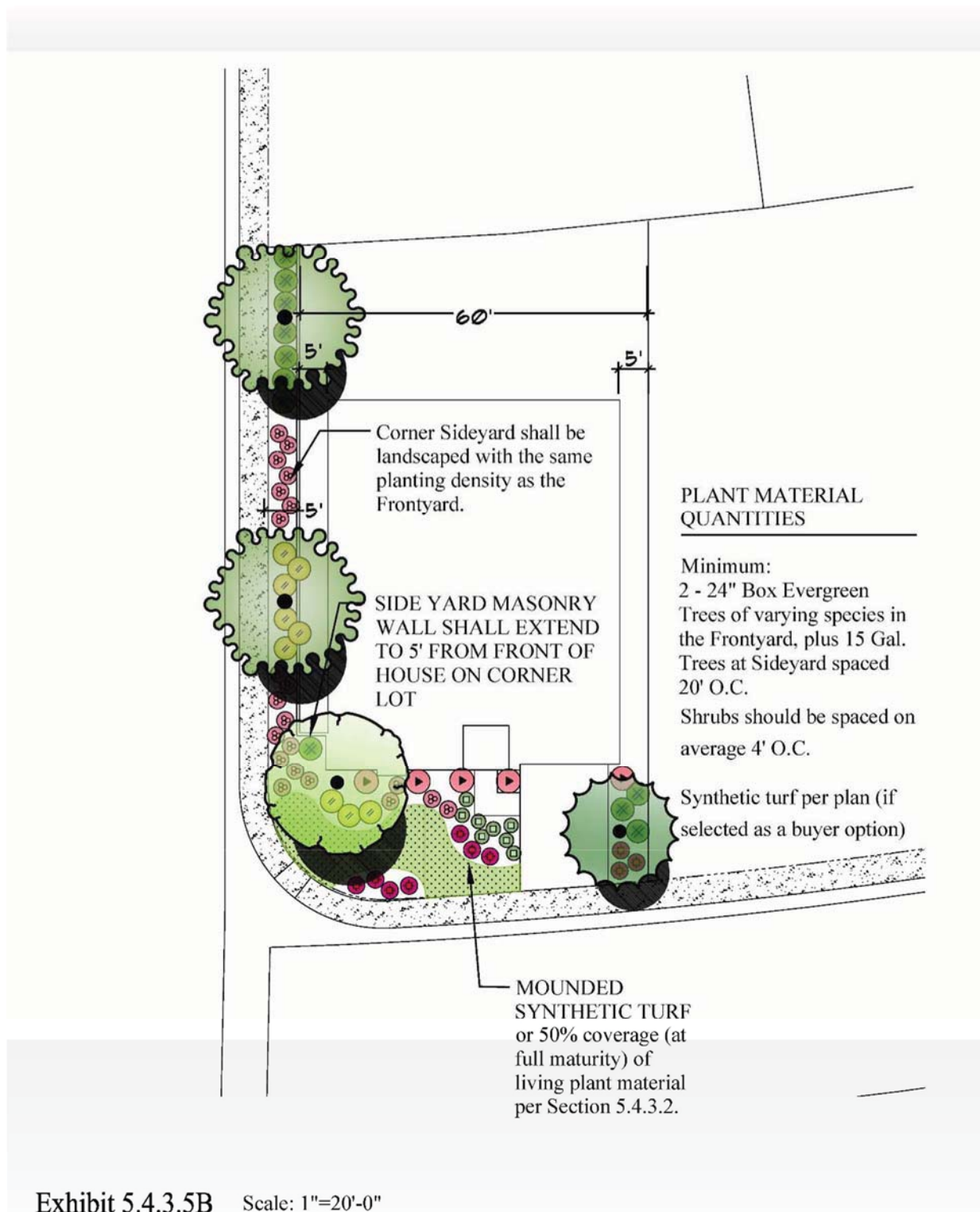


Exhibit 5.4.3.5B Scale: 1"=20'-0"
 Neighborhood Typical Corner Front Yard

5.5 NATURE PARKS AND REGIONAL TRAILS

The primary amenity of SKYE HILLS is the 110' wide lineal park that has multiple amenity zones. The park is designed to be the key focal point of the community that links the physical and social environment of SKYE HILLS. There are a series of parkettes (amenity zones) that provide unique passive and active recreation opportunities.

Multi-use trails / pathways shall link residential areas. These trails / pathways shall be shared by pedestrians, strollers, and bicyclists. They provide the opportunity to connect the community-at-large with existing regional trails leading to a broader base of recreation and / or commercial and public facilities.

5.6 LIGHTING

5.6.1 DESIGN OBJECTIVES

Lighting principles shall include, but not be limited to:

- + illuminate roadways and the public realm while achieving safety standards
- + serve as repetitive elements while reinforcing the image, desired style, and brand of SKYE HILLS

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

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

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

5.6.2 ROADWAY AND PARKING LOT LIGHTING

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

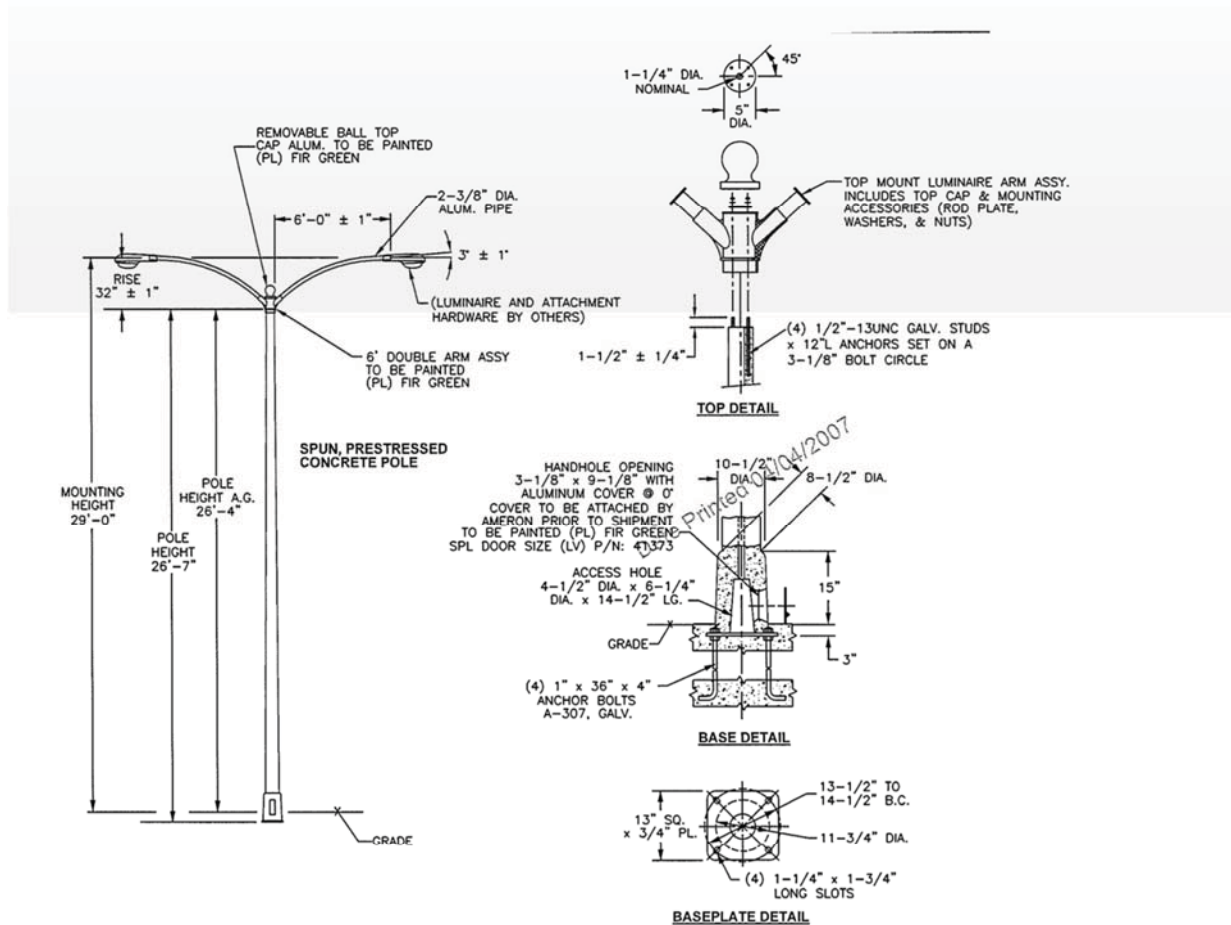
Street lights on the arterial boulevards shall be **per Exhibit 5.6.2**.

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

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

5.6.3 NATURE PARKS AND REGIONAL TRAILS AMBIANCE

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



DECORATIVE BASE-BASEPLATE-ROUND POLE

POLE DESIGNATION	POLE HEIGHT ABOVE GRADE	BUTT DIA. ABOVE BELL	BOLT CIRCLE	ULTIMATE G.L. MOMENT (ft.-lbs.)	WEIGHT (lbs.)
2B226	26'-4"	8-1/2"	14"	17,800	900

(1) POLES REQ'D EACH W/6" DOUBLE ALUM. PIPE ARM ASSY.
(P/N: 2AP6DVPLA)

NOTES:

1. FINISH: TBD
2. ASTM C-150 TYPE III GRAY CEMENT.
3. f_c @ 28 DAYS = 6,000 PSI, USING SPUN CYLINDER TEST.
4. f_c @ 28 DAYS = 5,000 PSI, USING ASTM C-31 CYLINDER TEST.
5. POLES MANUFACTURED PER ASTM C1089-97 SPECIFICATIONS.
6. ASTM A-36 STEEL BASE PLATE FULLY PRE-STRESSED WITH (4) ASTM A-416 PRESTRESSING CABLES.
7. ORDER ENTRY: SPECIAL DOOR "LV" FOR GROUNDING BOLT.

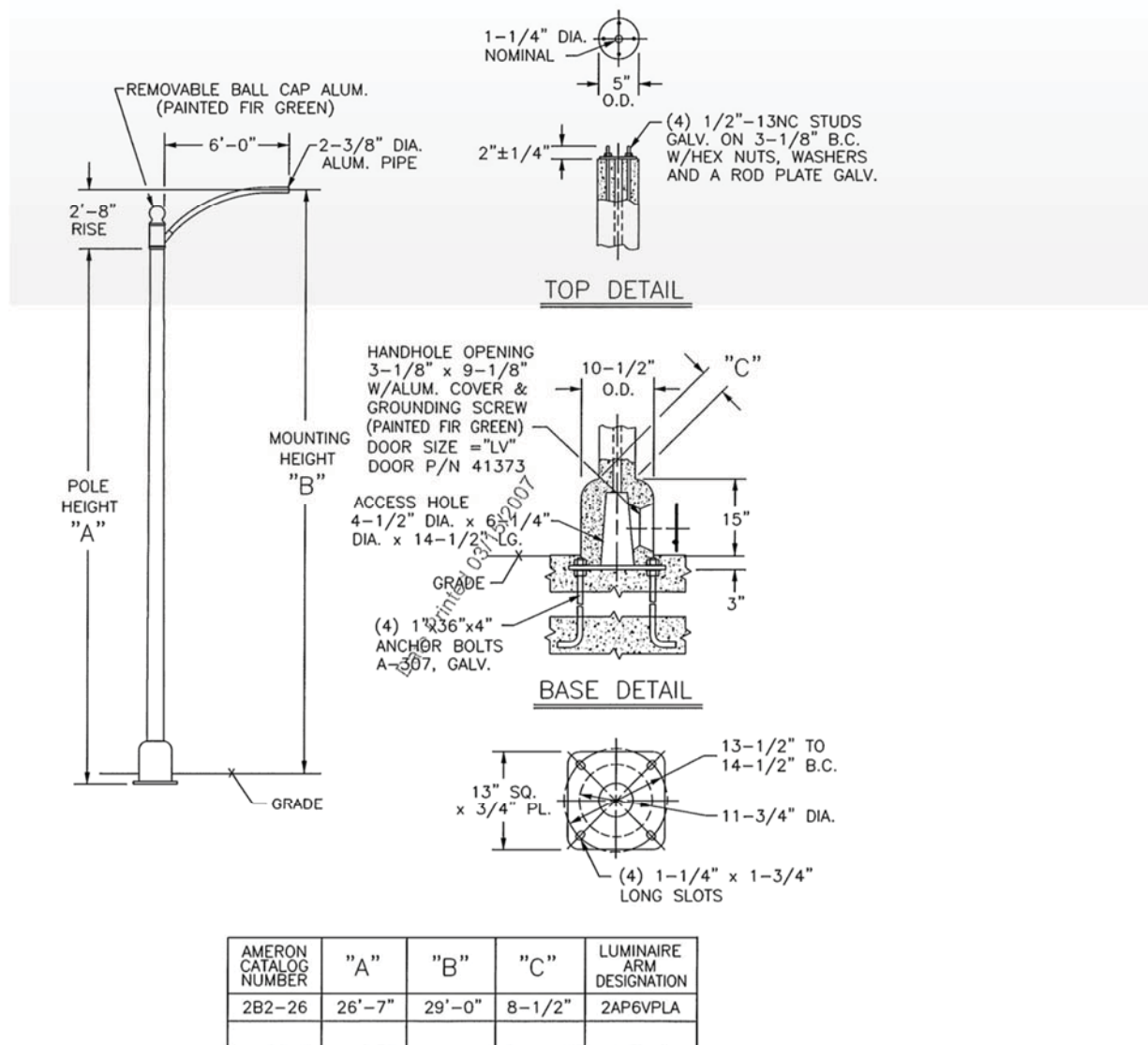
Exhibit 5.6.2

Roadway Lighting

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NOTES:

FINISH: TBD

CONCRETE TO BE 6,000 PSI COMPRESSION
MINIMUM IN 28 DAYS.

MANUFACTURED TO ASTM C-1089-97.

BASEPLATE ASTM A-36 FULLY PRESTRESSED
WITH (4) 5/16" DIA. A-416 WIRES.

ARMS & HANDHOLE COVER PAINTED FIRE
GREEN, RAL# 6009 (PL).

Exhibit 5.6.2 Roadway Lighting

5.7 LINEAR PARK

In lieu of Developer paying residential construction tax, developer agrees to design and construct (at developer's sole cost and expense) the linear park as depicted on Exhibit 5.3.5. The linear park is generally located along the 110' feet of the eastern boundary of the property and comprised of approximately 15 +/- acres. Developer agrees that the linear park shall contain those amenities and features described in Exhibit 5.3.5 ny proposed modifications shall be subject to an administrative design review by the City, and said approval shall not be reasonably withheld.

Master Developer shall commence design of the linear park prior to issuance of the 250th residential building permit and shall commence construction prior to issuance of the 500th residential building permit and shall be complete within eighteen (18) months of the start of construction.

5.8 IDENTIFICATION SIGNAGE

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

5.7 UTILITIES

Where possible, traffic signal control boxes, light controller boxes, and other above ground utility structures shall be located out-of-sight, away from any iconic structures, pedestrian pathways or plazas, and / or outside of the right-of-way. Utilities shall be consolidated at central locations, generally inconspicuous to pedestrian view and access.

5.8 PUBLIC REALM GRADING AND DRAINAGE

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

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

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

5.9 PUBLIC REALM IRRIGATION STANDARDS

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

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

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

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

Water efficient irrigation systems include pressure-controlled, matched precipitation rate nozzles, separation of irrigation zones by plant water requirements, and use of the newest technology to control the systems. Other considerations include the use of drip emitters, low volume bubblers, pop-up spiders, stream bubblers, and subsurface drip / agricultural micro-irrigation solutions.

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

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

5.10 PUBLIC REALM MAINTENANCE STRATEGY

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

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

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.

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SECTION 6

ICONIC MONUMENTS, WALLS AND SIGNAGE GUIDELINES

6.1 ICONIC MONUMENT HIERARCHY

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

6.1.1 PRIMARY / COMMUNITY ENTRIES

Primary / community entries create a clear sense of arrival with a well-positioned monument structure.

Each architecturally significant structure is prominently located with a stone sign wall with board form concrete pilasters and colorful foundation planting. These walls proudly display the SKYE HILLS name and symbol.

Enhanced paving within the crosswalks shall consist of concrete pavers.

Plant materials shall be consistent with the SKYE HILLS Recommended Plant List in Exhibit 5.2, Declarant project design, and / or other ARC approved species.

6.1.2 SECONDARY / COMMUNITY ARTERIAL ENTRIES

Secondary / community arterial entries / intersections shall be perceived as more pedestrian-oriented crossing experiences. These asymmetrical monuments welcome residents and guests to the community displaying the SKYE HILLS symbol and name. Each monument features a stone sign wall with board form concrete pilaster and colorful foundation planting.

Enhanced paving within the crosswalks shall consist of concrete pavers.

Plant materials shall be consistent with the SKYE HILLS Recommended Plant List in Exhibit 5.2, Declarant project design, and / or other ARC approved species.

6.1.3 BUILDER EXTERIOR SUBDIVISION RESIDENTIAL ENTRIES

Builder exterior subdivision residential entries shall be perceived as more pedestrian-oriented crossing experiences and shall display the name of the neighborhood. Builder signage and monuments require design review and approval.

SKYE HILLS

Each asymmetrical monument shall feature a stone sign wall with board form concrete pilaster and colorful foundation planting.

Enhanced paving within the crosswalks shall consist of concrete unit pavers and / or stamped concrete. Integrally colored and / or stamped concrete patterns are prohibited.

Plant materials shall be consistent with the SKYE HILLS Recommended Plant List in Exhibit 5.2, Declarant project design, and / or other ARC approved species

6.1.4 BUILDER INTERIOR SUBDIVISION RESIDENTIAL ENTRIES

Tertiary / interior subdivision residential entries will display the name of the neighborhood. The neighborhood name, engraved on granite, mounted on a stone veneer wall next to matching pilasters shall be on a forty-five degree (45°) angle to adjacent subdivision walls. Optional decorative lights mounted on the stone pilasters shall invite residents to their neighborhood. Builder signage and monuments require design review and approval.

Enhanced paving within the crosswalks shall consist of concrete unit pavers and / or stamped concrete. Integrally colored and / or stamped concrete patterns are prohibited.

Plant materials shall be consistent with the SKYE HILLS Recommended Plant List in Exhibit 5.2, Declarant project design, and / or other ARC approved species

Refer to the graphic plan-view pictorial in Exhibit 6.1.4.

6.1.5 MONUMENT LIGHTING

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

6.1.6 MARKETING SIGNAGE

All proposed builder signage shall be subject to design review and approval. Submittal of art, along with a map of signage placement shall be provided. When permits are required, the builder shall provide the design review approval letter from the Developer to the City with the permit application.

- Builders may install one (1) 8'x16' (max) post and panel sign per parcel.
- Builders may install flags along the perimeter of the parcel, within the perimeter wall boundary.
- Builders may install 4'x4' signage within the parcel to identify model complex location and parking.

Prohibited:

- Burma-Shave type of signage outside of builder parcel perimeter walls.
- A-Frame signage outside of builder parcel perimeter walls.
- Individual builder signage shall not be permitted in any common area or along streets.

Developer installed marketing directional signage shall consist of 4' wide x 12' tall ladder signs to be installed in common lots or medians. Design shall be similar to following examples:



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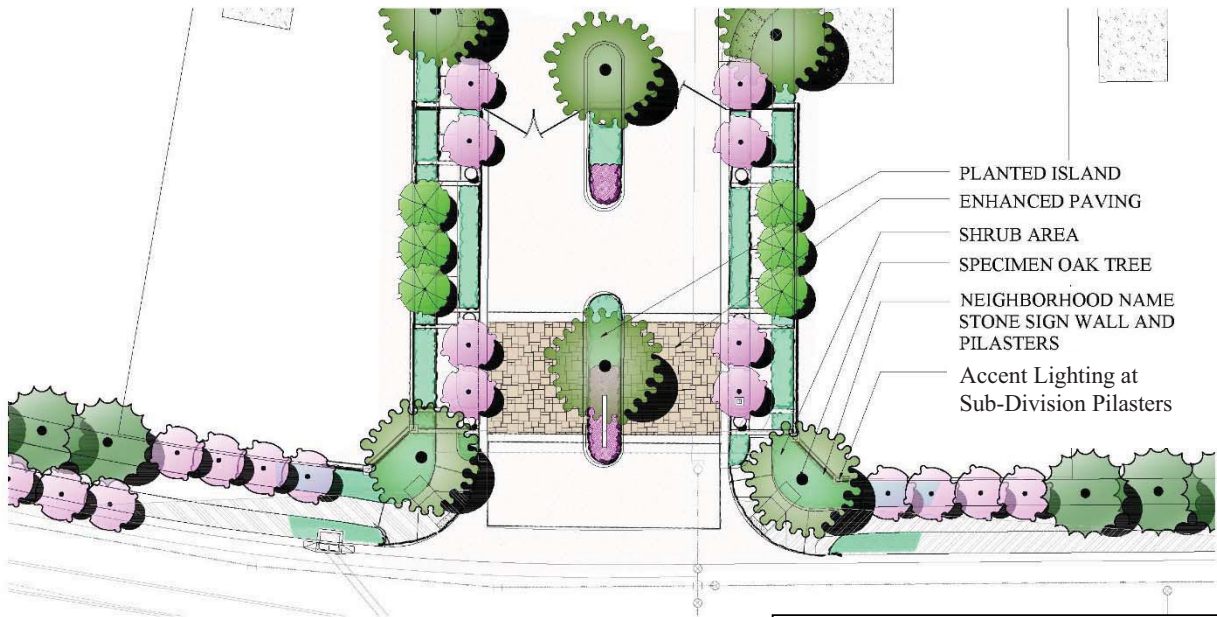
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MONUMENT ELEVATION

N.T.S.



PLAN VIEW

N.T.S.

Builders shall install this entry design. Other designs may be considered, and are subject to ARC review.

Exhibit 6.1.4 Builder Interior Subdivision Residential Entry

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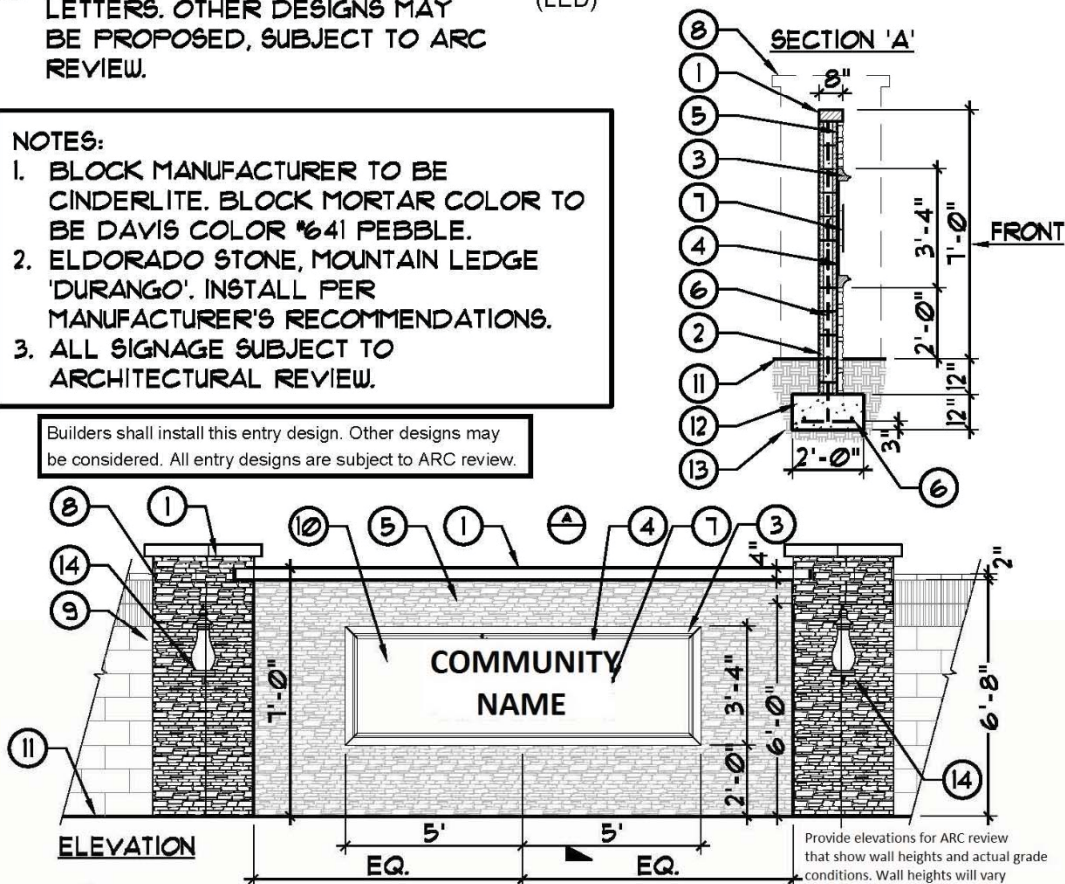
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- | | |
|---|---|
| <p>① 4" PRE-CAST CONCRETE CAP, DAVIS COLOR #611 OUTBACK.</p> <p>② 6x8x16 CMU GROUT SOLID.</p> <p>③ PRECAST CONCRETE MOLDING.</p> <p>④ GRANITE SLAB - MATERIAL SELECTION BY BUILDER, SUBJECT TO ARC REVIEW.</p> <p>⑤ LEDGER STONE VENEER.</p> <p>⑥ REBAR PER STRUCTURAL ENGINEER.</p> <p>⑦ LASER CUT CORTEN STEEL LETTERS. OTHER DESIGNS MAY BE PROPOSED, SUBJECT TO ARC REVIEW.</p> | <p>⑧ PERIMETER PILASTER.</p> <p>⑨ PERIMETER WALL.</p> <p>⑩ NEIGHBORHOOD ENTRY SIGNAGE.</p> <p>⑪ FINISH SURFACE.</p> <p>⑫ CONCRETE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER.</p> <p>⑬ UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.</p> <p>⑭ EXTERIOR WALL SCONCE LIGHT FIXTURE - FIXTURE SPECIFICATION TO BE PROVIDED. (LED)</p> |
|---|---|

NOTES:

1. BLOCK MANUFACTURER TO BE CINDERLITE. BLOCK MORTAR COLOR TO BE DAVIS COLOR #641 PEBBLE.
2. ELDORADO STONE, MOUNTAIN LEDGE 'DURANGO'. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL SIGNAGE SUBJECT TO ARCHITECTURAL REVIEW.

Builders shall install this entry design. Other designs may be considered. All entry designs are subject to ARC review.



A

BUILDER SUBDIVISION RESIDENTIAL ENTRY

SCALE: 1/4" = 1'-0"

Exhibit 6.1.4B

Builder Subdivision Residential Entry Walls and Pilasters

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6.2 BUILDER SUBDIVISION WALLS

6.2.1 SUBDIVISION PERIMETER

Subdivision perimeter walls abutting streets or common areas shall be 1-side split face block with a top header. Color shall be per Declarant.

Subdivision perimeter walls facing private lots shall be smooth precision block with two inch 2" cap) unless visible to the street. In which case the wall shall be double sided split face with double sided fluted block. Color shall be per Declarant.

Any wall abutting an interior street or common area shall be 1-side split face block with a top header. Color shall be per Declarant.

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

Refer to the graphic pictorials in Exhibits **6.2.1B through 6.2.1G**. Refer to **Exhibit 6.2.1H** for stepped wall conditions. Refer to **Exhibits 6.2.4 and 6.2.5** for stepped wall conditions at parcel interiors.

6.2.2 BETWEEN HOMES and INTERIOR PARCEL WALLS

Walls separating lots shall be 6' high, split face block. Wall color shall match color of common area walls. Waterproof material shall be applied to wall as applicable. These walls shall not extend above the height of any Subdivision Perimeter Wall. Refer to the graphic pictorial in Exhibit **6.2.2**. Refer to **Exhibits 6.2.4 and 6.2.5** for stepped wall conditions at parcel interiors.

- Prohibited: Vinyl Fencing

6.2.3 SHEEP MOUNTAIN PARKWAY PERIMETER WALLS

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

6.2.4 VIEW FENCE

Homes abutting Paseos, Trails, and Parks shall be wrought iron view fencing. Refer to the graphic pictorial in Exhibit **6.2.3B**.

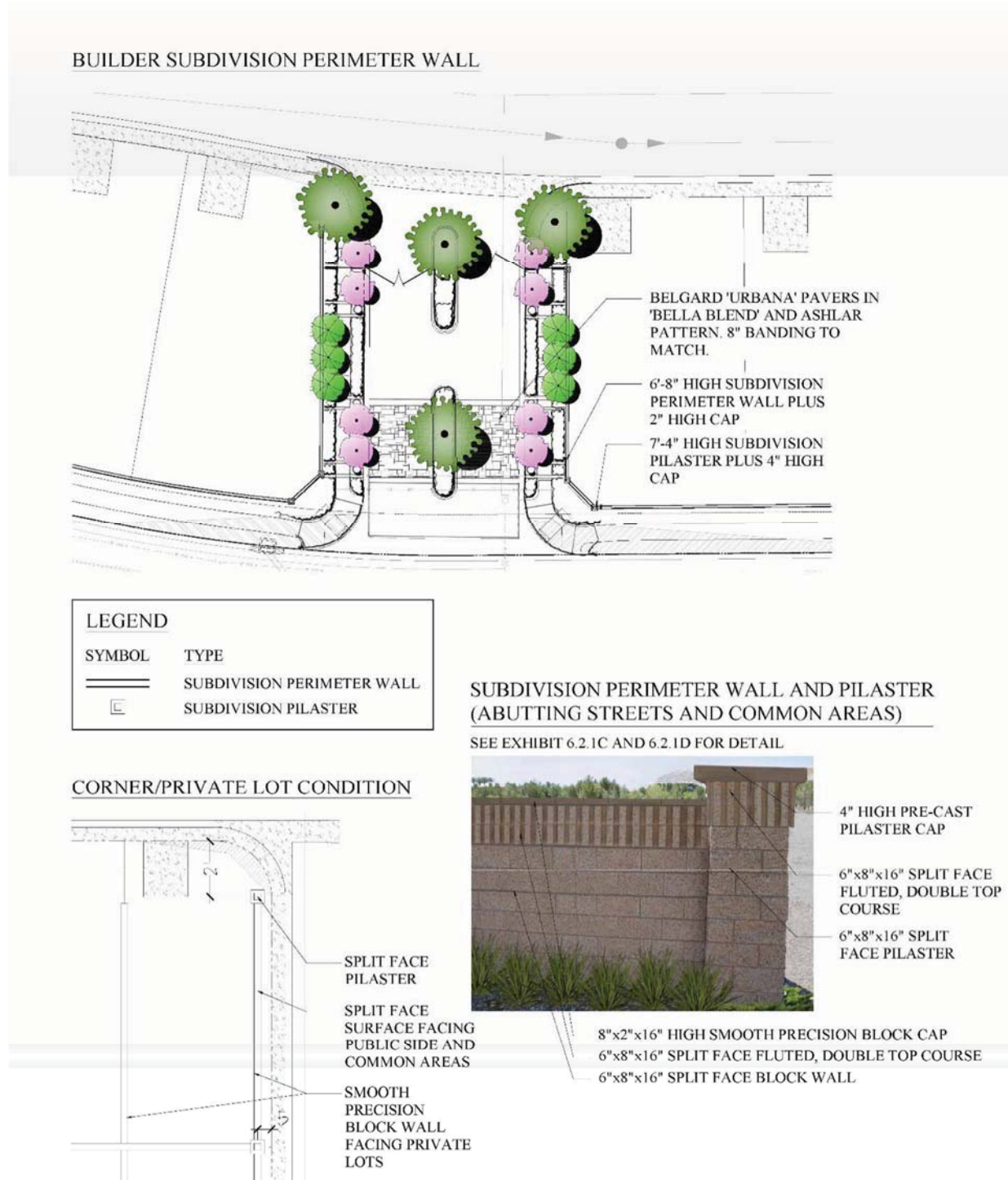
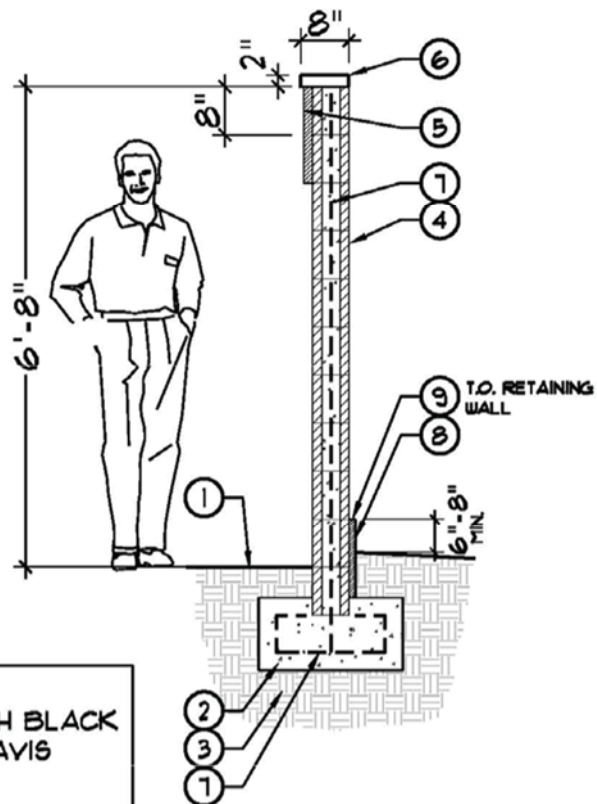


Exhibit 6.2.1B
Builder Subdivision Perimeter Wall

- ① FINISH GRADE
- ② CONCRETE FOOTING AND REINFORCING PER STRUCTURAL ENGINEER
- ③ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT.
- ④ 6x8x16 SPLITFACE BLOCK WALL - EXTERIOR IS SPLIT FACE, INTERIOR IS SMOOTH
- ⑤ 8x8x16 SPLITFACE I-SIDE, 4-SCORE FLUTED TOP COURSE (2)
- ⑥ 8x2x16 SMOOTH PRECISION CAP
- ⑦ REBAR PER STRUCTURAL ENGINEER
- ⑧ DELTA WATER PROOFING OR EQUAL AT ADJACENT FINISH GRADE (HEIGHT TO TOP OF RETAINING WALL, TYP.)
- ⑨ TOP OF RETAINING WALL TO BE 6"-8" MINIMUM ABOVE FINISH GRADE



NOTE:

1. COLOR SHALL BE TAN SPLIT FACE WITH BLACK CINDERS. MORTAR COLOR SHALL BE DAVIS COLOR #641. BLOCK AVAILABLE FROM CINDERLITE.

2. SPLIT FACE TO FACE ABUTTING STREET OR COMMON AREA

Double Sided Flutes and Split Face at all perimeter walls visible to streets and Open Space.

**6'-8" HIGH SPLIT FACE PERIMETER WALL**

SCALE: 1/2"=1'-0"

Exhibit 6.2.1C

Builder Subdivision Perimeter Wall

SKYE HILLS

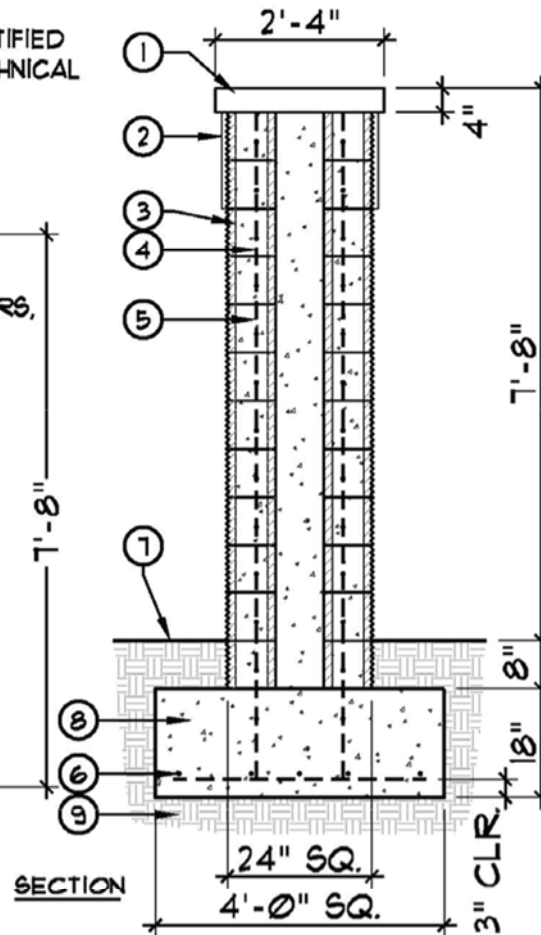
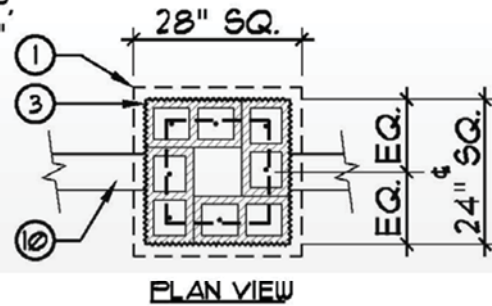
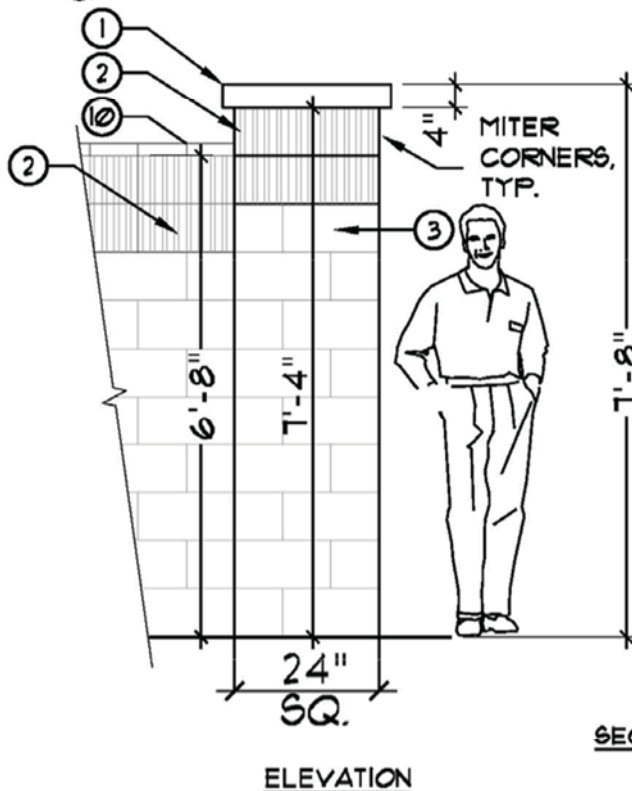
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- ① 8x4x16 PRE-CAST BLOCK PILASTER CAP, COLOR TO BE DAVIS COLOR "OUTBACK"
- ② 8x8x16 SPLIT FACE FLUTED TOP COURSE (?)
- ③ 6x8x16 CMU SPLIT FACE PILASTER-GROUT ALL CELLS SOLID
- ④ (8) #5 VERTICAL REBAR
- ⑤ #4 HORIZONTAL REBAR, TIES AT 8" O.C.
- ⑥ (6) #5 REBAR, EACH WAY
- ⑦ FINISH SURFACE
- ⑧ CONCRETE FOOTING PER STRUCTURAL ENGINEER
- ⑨ UNDISTURBED NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- ⑩ PERIMETER WALL



A

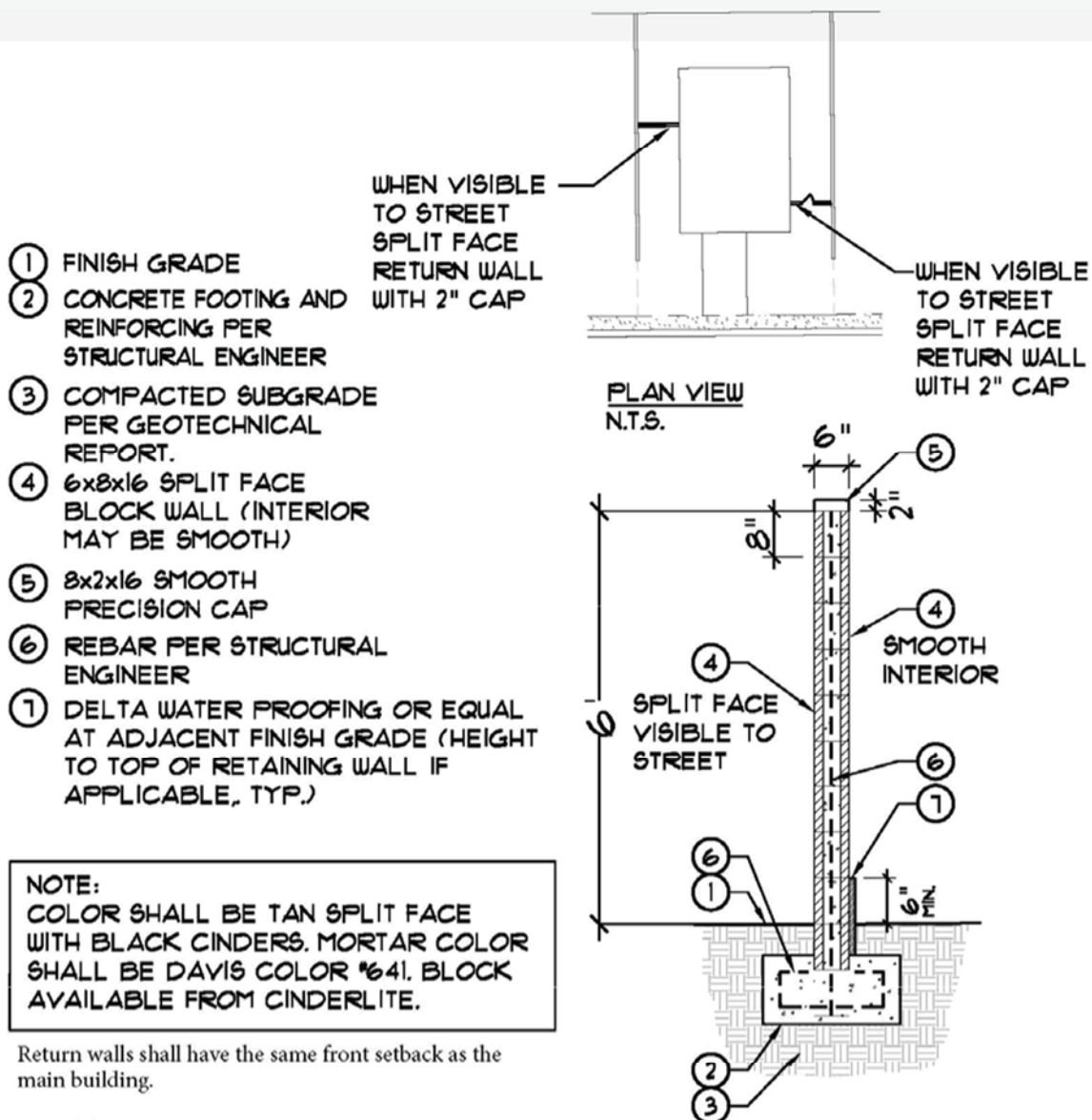
7'-4" HIGH SPLIT FACE PERIMETER PILASTERS
SCALE: 1/2"=1'-0"

Exhibit 6.2.1D
Builder Subdivision Perimeter Pilasters

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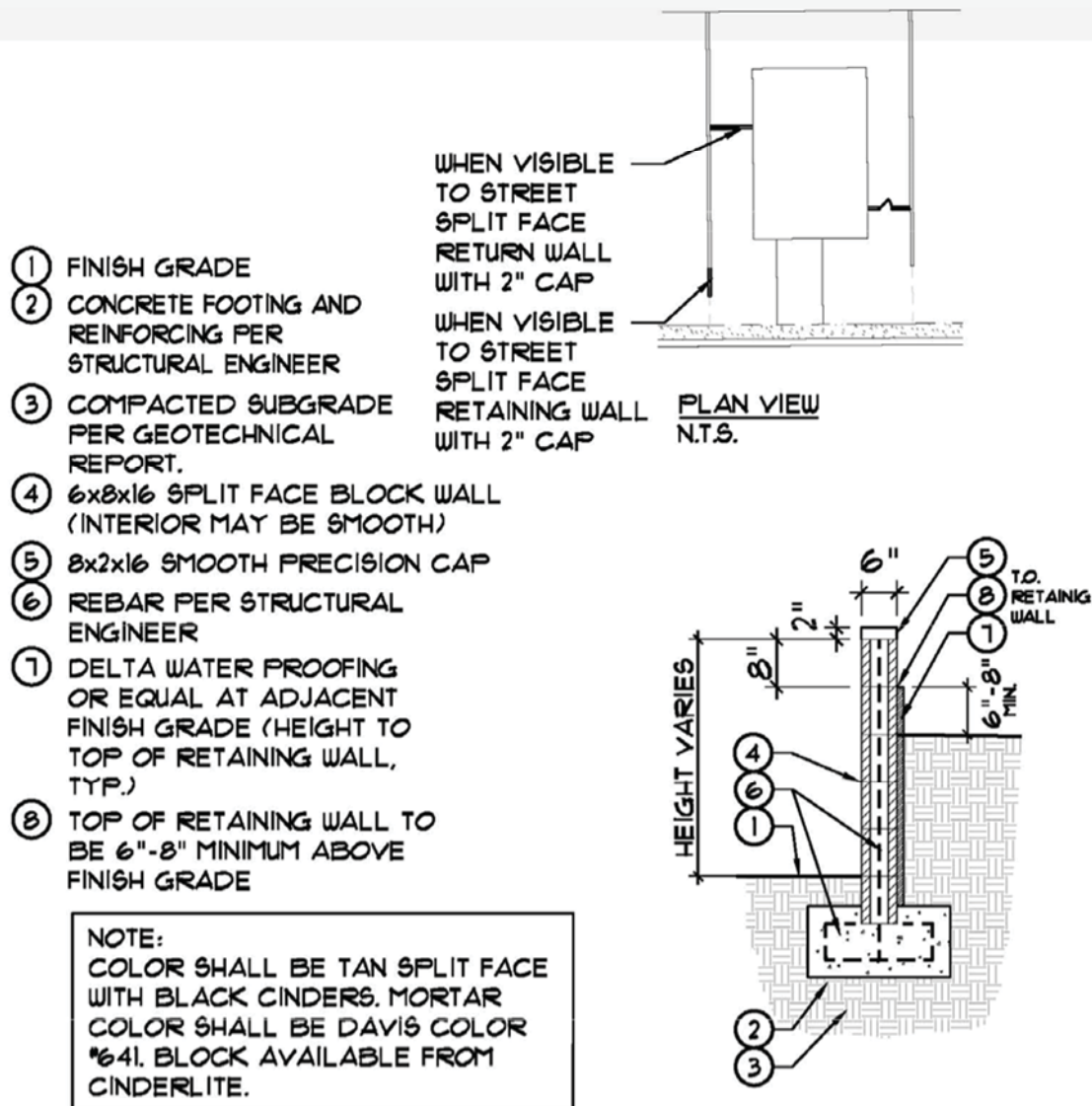
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A 6' HIGH SPLIT FACE RETURN WALL
SCALE: 1/2"=1'-0"

Exhibit 6.2.1E

Return Walls Visible to Street



A

LOW SPLIT FACE RETAINING WALL

SCALE: 1/2" = 1'-0"

Exhibit 6.2.1F
 Retaining Walls Visible to Street

SKYE HILLS

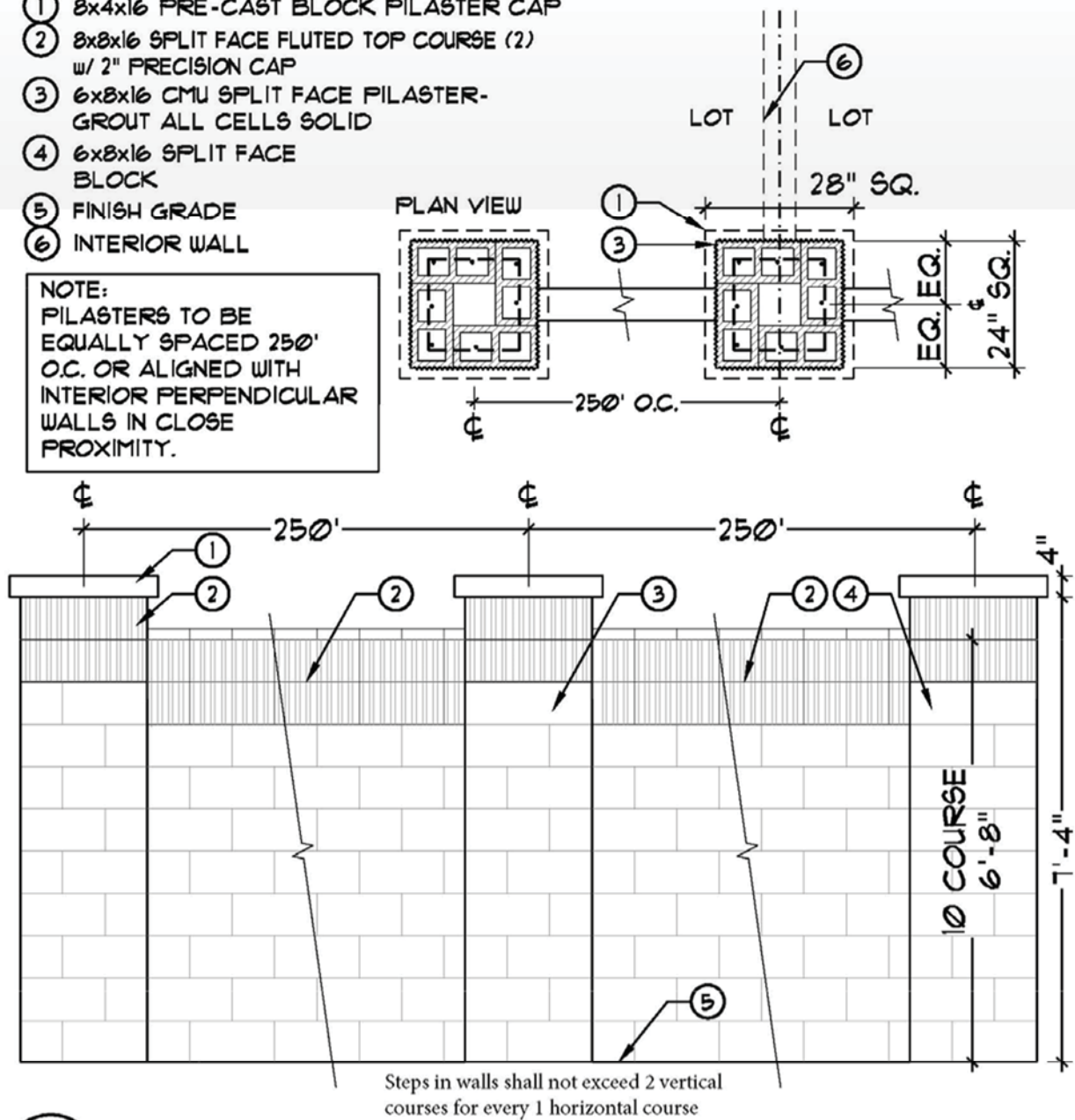
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- ① 8x4x16 PRE-CAST BLOCK PILASTER CAP
- ② 8x8x16 SPLIT FACE FLUTED TOP COURSE (2) w/ 2" PRECISION CAP
- ③ 6x8x16 CMU SPLIT FACE PILASTER-GROUT ALL CELLS SOLID
- ④ 6x8x16 SPLIT FACE BLOCK
- ⑤ FINISH GRADE
- ⑥ INTERIOR WALL

NOTE:
PILASTERS TO BE
EQUALLY SPACED 25'0"
O.C. OR ALIGNED WITH
INTERIOR PERPENDICULAR
WALLS IN CLOSE
PROXIMITY.



A TYPICAL PERIMETER WALL AND PILASTERS

SCALE: 1/2"=1'-0"

Exhibit 6.2.1 G
Builder Subdivision Perimeter Pilasters

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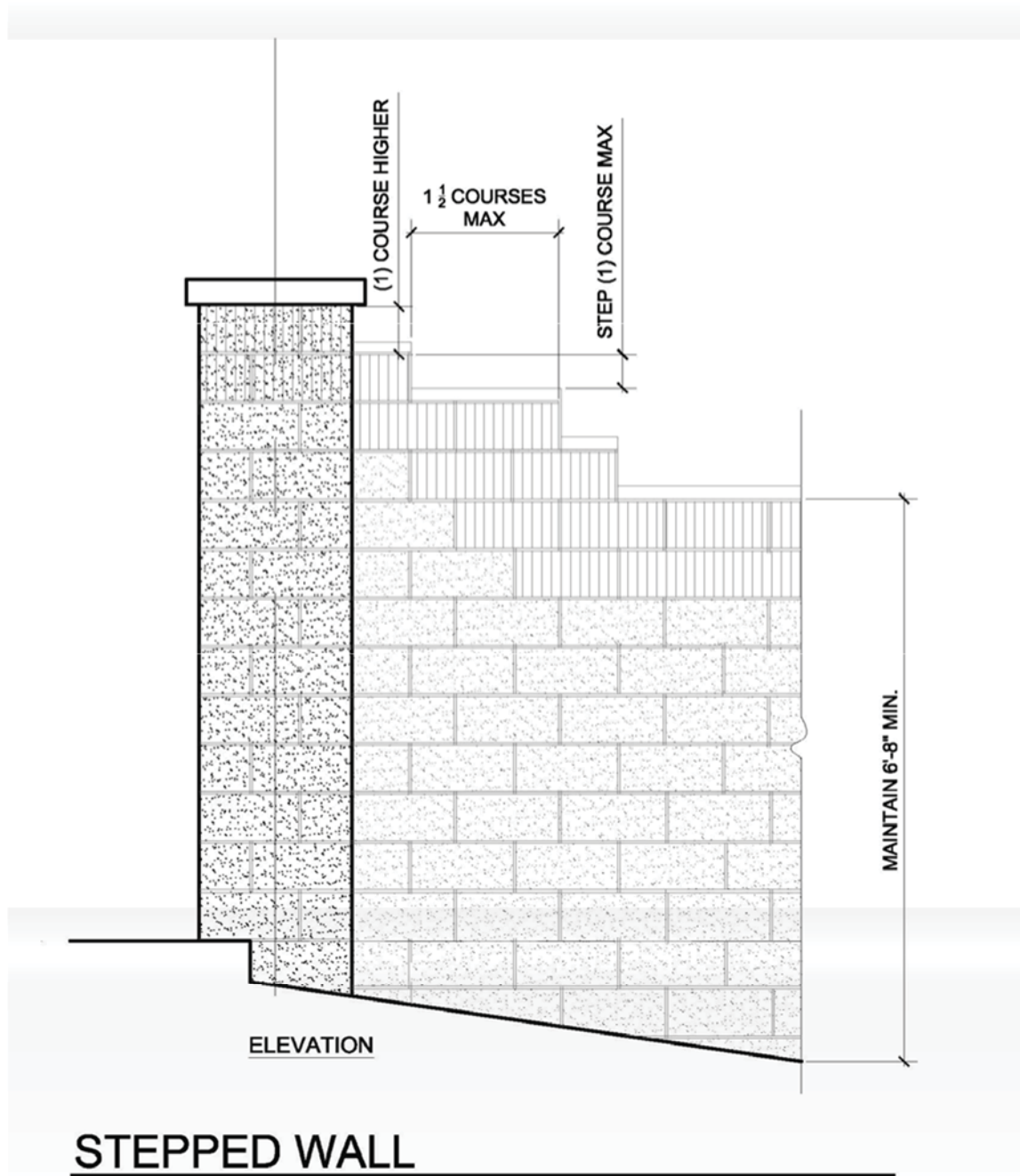


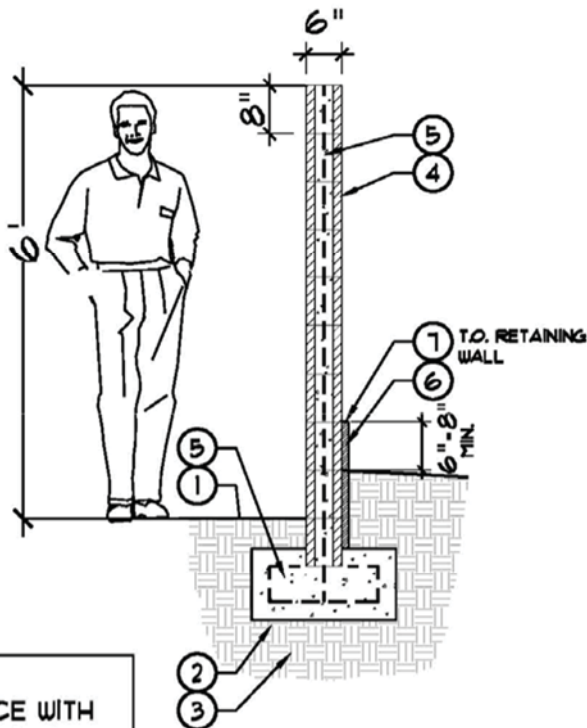
EXHIBIT 6.2.1H
SUBDIVISION PERIMETER STEPPED WALL

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



NOTE:

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

**6' HIGH PRECISION BLOCK INTERIOR WALL**

SCALE: 1/2"=1'-0"

Exhibit 6.2.2

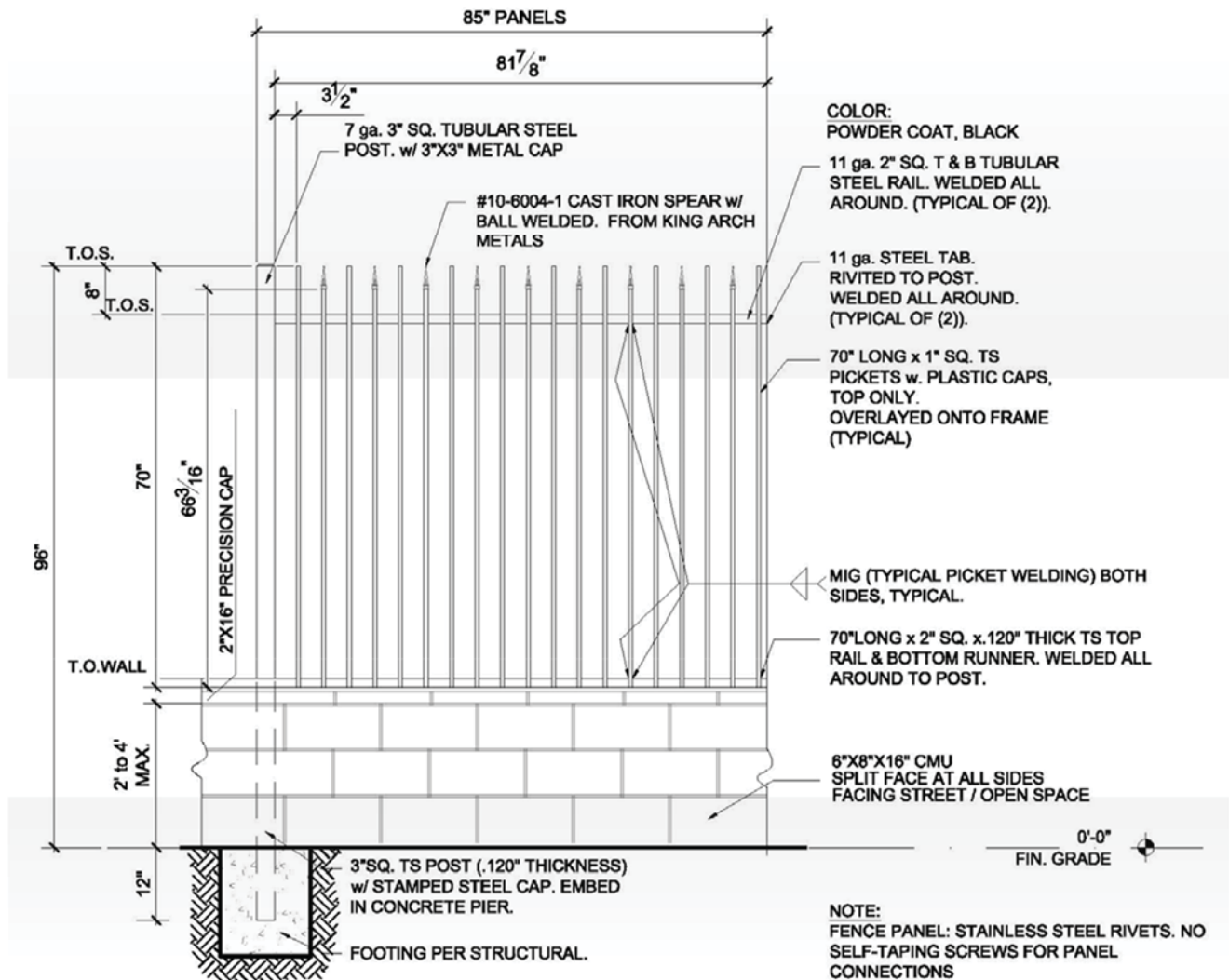
Between Homes Interior Walls

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2" PRECISION CAP ON BLOCK WALL.

EXHIBIT 6.2.3A

VIEW FENCE AT OPEN SPACE

(Refer to EXHIBIT 6.2.3B for fence at Puli Alignment)

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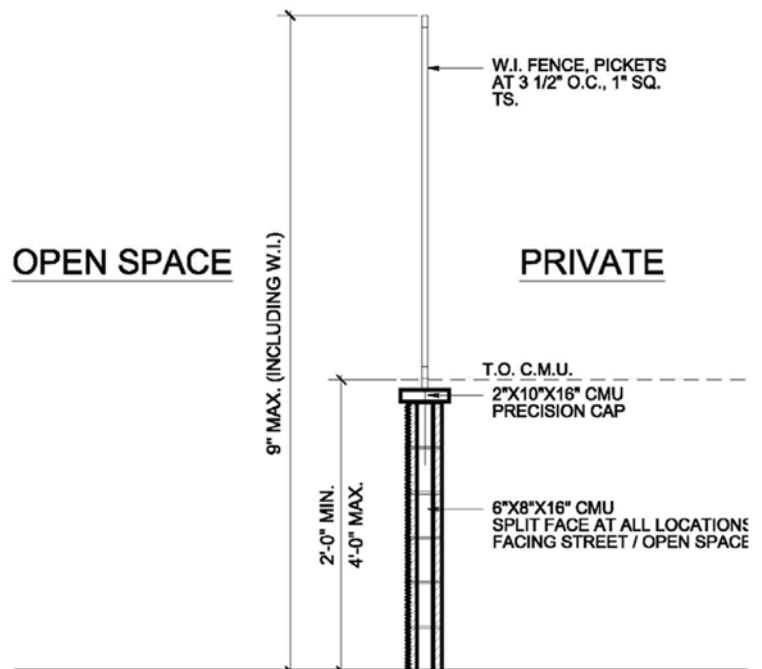
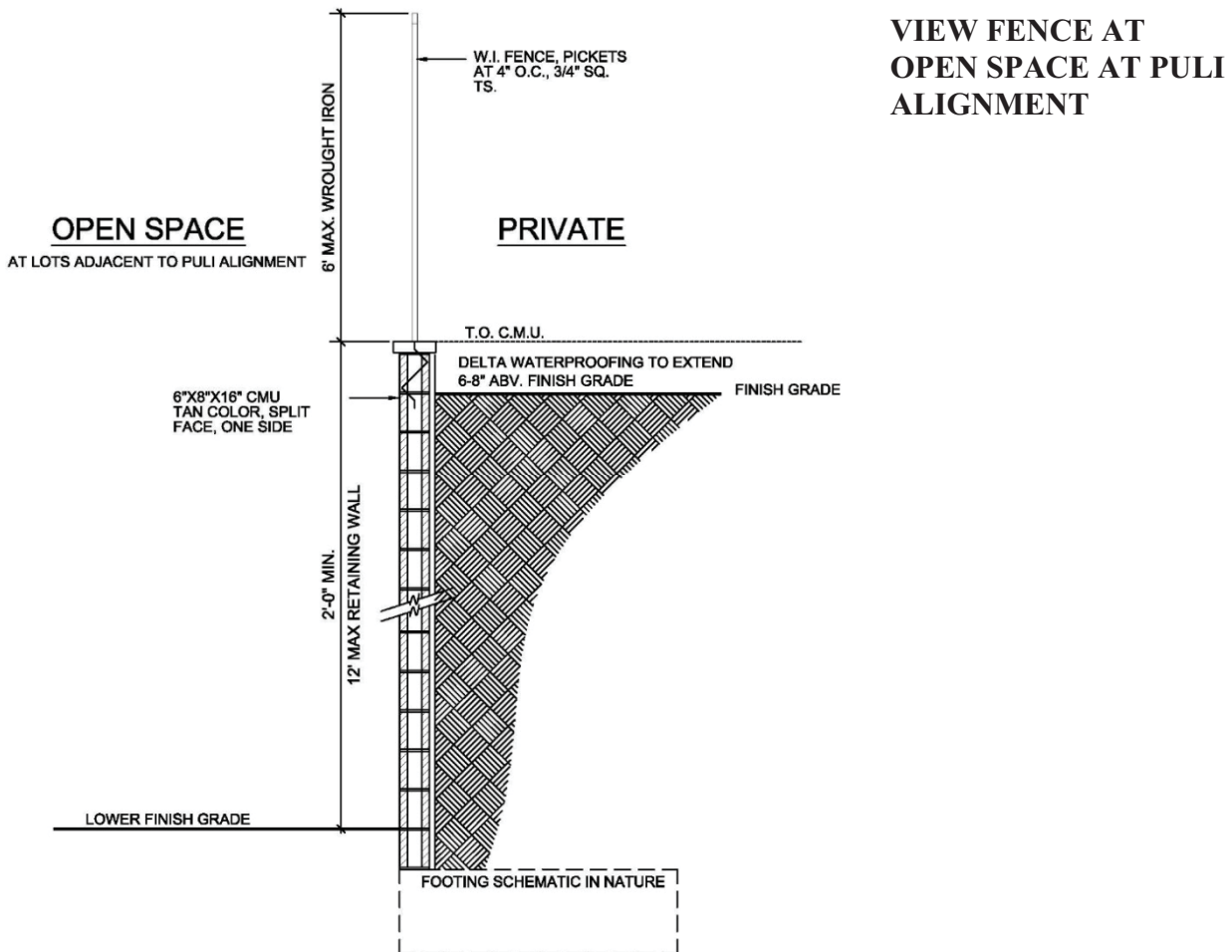


EXHIBIT 6.2.3B
VIEW FENCE AT OPEN SPACE

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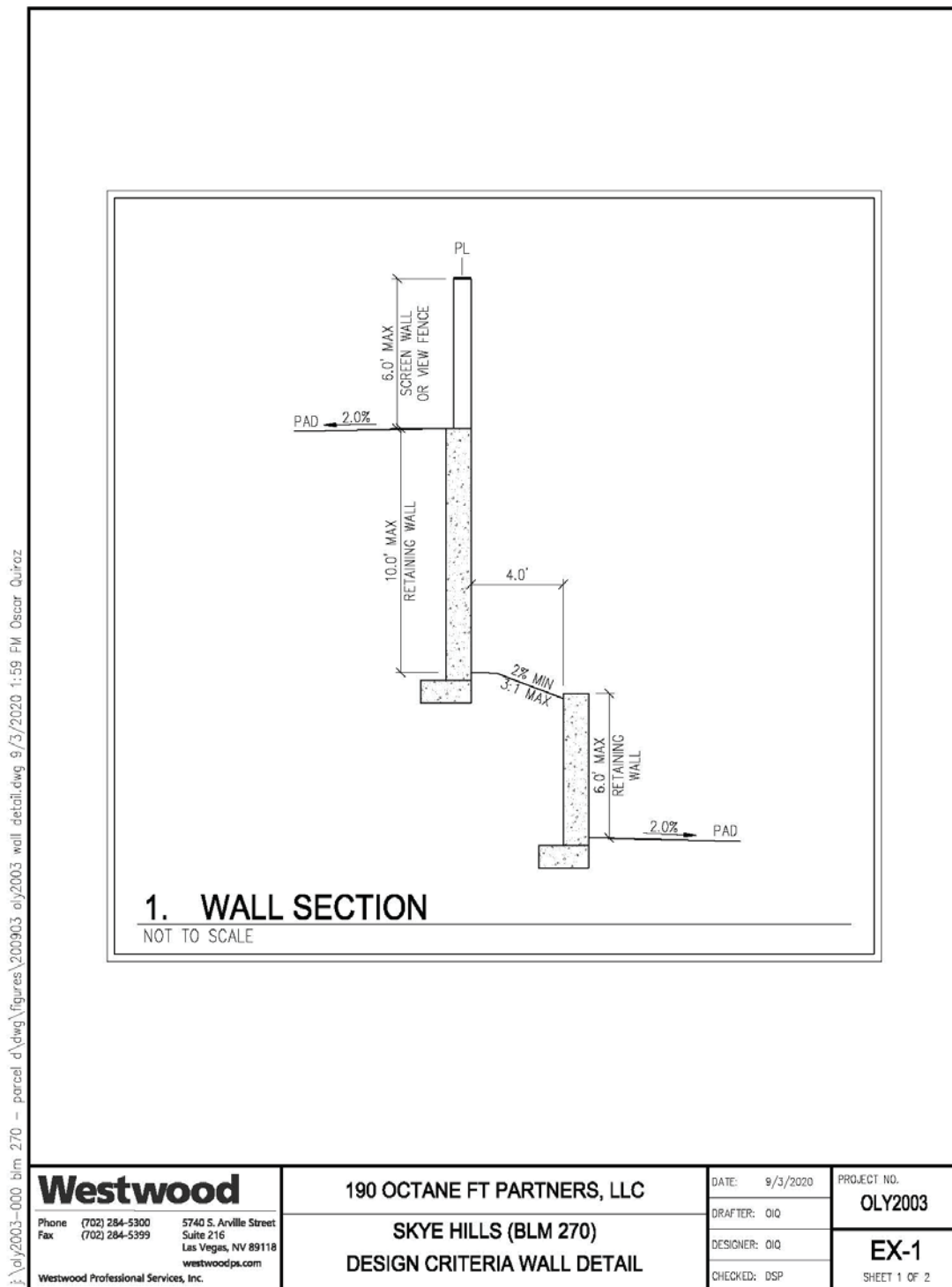


EXHIBIT 6.2.4 SUBDIVISION STEPPED WALL AT PARCEL INTERIORS

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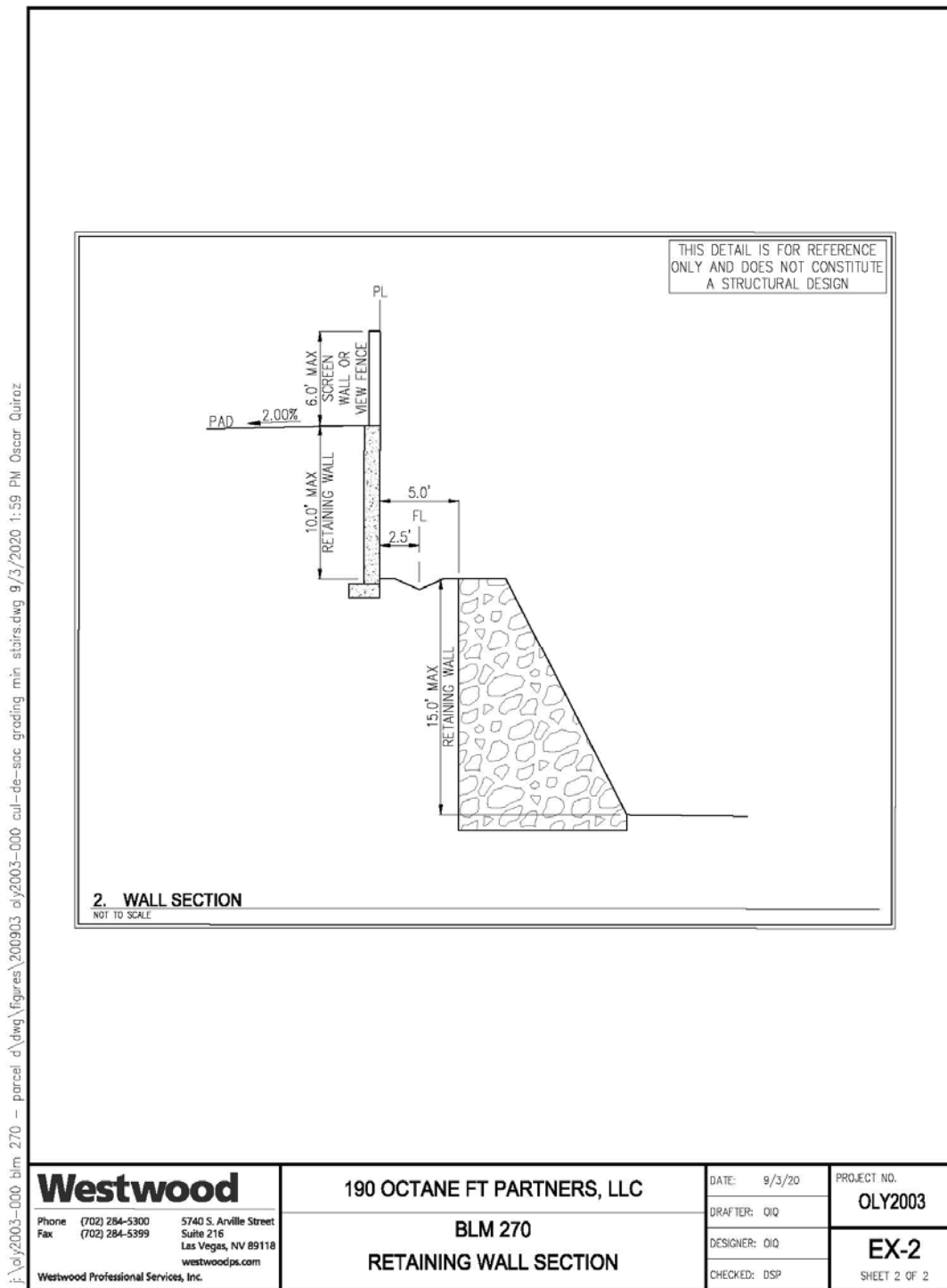


EXHIBIT 6.2.5 SUBDIVISION STEPPED WALL AT PARCEL INTERIORS

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SECTION 7

COLOR DESIGN GUIDELINES

7.1 NUMBER OF COLOR SCHEMES

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

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

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

7.2 BUILDING COLORS

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

- Primary Base Color
Stucco, masonry, or siding on primary wall surfaces
- Secondary Base Color and Fascias
Stucco, masonry, or siding on primary wall surfaces and fascias
- Trim Color
Window and door trim
- Accent Color
Entry doors, shutters and iron

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

Color changes should occur at inside corners only.

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

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

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

7.3 ROOF COLORS

Blended roof colors are encouraged.

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

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

7.4 COLOR PLOTTING CRITERIA

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

SECTION 8

DESIGN REVIEW

8.1 INTRODUCTION

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

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

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

8.2 IMPROVEMENTS REQUIRING REVIEW

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

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

8.3 ARCHITECTURAL REVIEW COMMITTEE

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

ARCHITECTURAL REVIEW COMMITTEE

High Octane

11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

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8.4 SUBMITTAL REQUIREMENTS

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

Preliminary Concept Site Plan (Per Production Neighborhood)

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

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

Detailed Development Plan (Per Production Phase)

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

Architectural Plans

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

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

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

Landscape Plan

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

8.5 PLAN CHECK FEES

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

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

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

High Octane
11411 SOUTHERN HIGHLANDS PARKWAY, SUITE 300
LAS VEGAS, NV 89141

8.6 DESIGN REVIEW AND APPROVAL PROCESS

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

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

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

8.7 ADMINISTRATION

8.7.1 AMENDMENT

The Design Guidelines may be amended from time to time by the Declarant.

8.7.2 PREVALENCE OF DECLARATION

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

8.7.3 MISCELLANEOUS

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

8.7.4 PROSECUTION OF WORK AFTER APPROVAL

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

8.7.5 VIOLATIONS

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

8.7.6 RECORDATION OF NOTICE

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

8.7.7 RULE MAKING AUTHORITY

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

8.7.8 MODIFICATIONS

The Declarant has the authority to deviate from the requirements contained in these Design Criteria in extenuating circumstances if following the requirements would create an unreasonable hardship or burden for a Builder. This deviation would be considered either a Major or Minor Modification.

Modifications are changes to the Design Guidelines that include:

- i. changes in architectural styles, color palettes and detail elements
- ii. the addition of similar and complementary architectural styles, color palettes and detail elements to residential uses.
- iii. changes in building materials.
- iv. changes in landscaping materials, plant palettes, and landscaping detail elements.

Submittal, Review, Decision, and Appeal.

An application for Modification of the Design Guidelines (DG Modification) may be made to the Director of Planning for their consideration. The Director of the Department of Planning shall coordinate the City's review of the application and shall perform all administrative actions related to the application.

The Director of the Department of Planning may, in their discretion, approve a DG Modification or impose any reasonable condition upon such approval. The Director of Planning shall issue a written decision within thirty (30) business days of receipt of the application. The decision is final unless it is appealed by the Developer. Applications for which no written decision is issued within thirty (30) business days shall be deemed approved. If the Director of the Department of Planning rejects a request for a DG Modification, the decision of the Director of the Department of Planning may be appealed to the Planning Commission. Developer may appeal any action of the Planning Commission by providing a written request for an appeal within ten (10) business 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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8.7.9 SKYE HILLS COMMUNITY ASSOCIATION DESIGN REVIEW

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

8.7.8 LIABILITY OF COMMITTEE

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

8.7.9 PROFESSIONAL ADVICE

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

ARC SUBMITTAL

PROJECT INFORMATION

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

APPLICANT INFORMATION

Applicant	Telephone
Contact	Email

SUBMITTAL LIST

- **Preliminary Concept Site Plan** (Per Production Neighborhood)
 - Conceptual Street Layout (minimum scale 1"=50')
 - Conceptual Lot Layout
 - Proposed Pedestrian Connections
 - Adjacent Streets and Open Space
- **Detailed Development Plan** (Per Production Phase)
 - Proposed street locations and dimensions
 - Proposed lot lines and dimensions
 - Proposed pedestrian connections
 - Building footprints (Model and elevation must be specified)
 - Driveway and/or alley placement
 - Wall Plans
 - Wall and Fence locations and heights
 - Adjacent street(s) and open space
 - Lot Fit

SKYE HILLS

Design Guidelines
January 16, 2020
September 3, 2020

20-0199
10/27/2020

SUBMITTAL LIST (CONT'D)

- **Architectural Plans** (minimum scale: 1/8" = 1'0")
 - Floor plans with dimensions
 - Elevations for all four sides with dimensions. Material call-outs and depth of recesses or pop-outs should be identified
 - Floor area calculations including 1st floor living area, 2nd floor living area, and garage square footage
 - Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, and sidewalk locations.
- **Material and Color Package** (Maximum Size of Board(s): 11" x 17")
 - Noted or color coded elevations
 - Primary stucco color(s) (Actual paint chip)
 - Secondary stucco color(s) (Actual paint chip)
 - Accent and trim colors (Actual paint chip)
 - Accent material samples (Stone, Brick, Etc.) (Manufacturer's printed picture)
 - Roof tile (Actual material and color sample)
- **Landscape Plan**
 - Model complex landscaping
 - Street tree species, size and location celebratory
 - Neighborhood entries
 - Planting and fencing details
 - Marketing / community signage
 - Monumentation
 - Common open space landscape
- **Plan Check Fees** (If Applicable, See Section 8.5)