

TRI2201

May 19, 2022

City of Las Vegas
Planning and Development
495 S. Main St.
Las Vegas, NV 89101

RE: Kyle Canyon Gateway Unit 4 - Justification Letter for a Major Modification, Vacation, Zone Change, Site Development Review and Tentative Map

Assessor's Parcel Numbers: 126-01-601-001, 126-01-601-002, 126-01-601-003, 126-01-601-005, and 126-0r1-601-004 (Vacation Only)

Westwood Professional Services, on behalf of the applicant, Tri Pointe Homes, respectfully submit this justification letter in support of Zone Change, Major Modification, Vacation, Site Development Review and Tentative Map applications for the subject site. As the primary developer within the Kyle Canyon Gateway Planned Development, the applicant is the Master Developer. This justification letter and associated applications should be considered the approval from the Master Developer. Note that the variance requested with the Pre-App submittal is no longer needed.

The subject site is located at the northeast of the intersection of Rocky Avenue and Alpine Ridge Way. The parcel acreage is approximately 15.84 gross acres. The proposed development will consist of 54 single family residential lots resulting in a density of 3.4 du/ac. The proposed typical lot size is 70'x99'. The minimum area of a residential lot within the community is 7,350 square feet. The community consists of 54 lots within a gated community with private streets.

Major Modification to the Development Plan and Development Standards Justification

All but one parcel listed in this application are not currently included in the Kyle Canyon Gateway Planned Development with exception to APN 126-01-601-002. The applicant requests a Major Modification for the annexation of a 5-acre parcel (APN 126-01-601-001), 2.07-acre parcel (APN 126-01-601-003), and 2.06-acre parcel (APN 126-01-601-005) to the Kyle Canyon Gateway Master Plan per Title 19.10.040.G and to designate it as L (Residential Low) for compatibility with the adjacent parcels. Parcel (APN 126-01-601-001) is bordered by the Master plan community to the East and South, Parcel (APN 126-01-601-003) is bordered by the Master plan community to the West and North, Parcel (APN 126-01-601-005) is bordered by the Master plan community to the East and the owners have agreed to join the master planned community.

Revised exhibits from the Design Guidelines are included with this submittal. The revision to the exhibits includes the addition of the parcels to the planned development area as well updates to the street network, street sections, and wall height tables. The street network was updated to remove the street connection on Michelli Crest Way from Ruston Rd to Trails End Ave, to specify certain dimensions as minimum, and to specify the use of dead ends (Exhibit 5.T.1). The street section on page 68-70 of the updated guidelines were also updated to reflect the minimum dimensions and to add a dead-end street section (Exhibit 5.T.2, 5.T.3, 5.T.4). The wall height tables were updated to clear up conflicting information on the tables (2.A.1, 2.A.2, and 2.A.3). The wall height tables were updated to

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perimeter retaining wall heights of 6' and require 6'-8' of screen wall, while the overall height was listed as 10'. This discrepancy has been corrected by modifying the combined 10' specification to 12' to match the 6' retaining wall with 6' screen wall specification. Additionally, interior walls have been updated throughout the design guidelines to allow for an 8' max retaining wall with a 6' screen wall for a total combined height of 14' max. The interior retaining walls have been updated to allow flexibility in the community with higher natural grades.

Table 2.A.1 and Exhibit 2.A.1 were modified to remove a contradicting second story setback requirement. The table exhibit state both 14' and 20' as the second story setback requirement so the 20' requirement has been removed.

Two sections have also been added to the design guidelines. The first section, 3.A.2, was added to explicitly allow the use of dead-end streets as requested by staff. The second section, Section 8, was added to create a threshold and procedure for the Master Developer to allow for deviations within the Kyle Canyon Gateway community.

Zone Change

The requested Zone Change will modify the zoning of all parcels (APN 126-01-701-001, APN 126-01-701-002, APN 126-01-701-003 & APN 126-01-701-005) from Undeveloped to PD. The intent of the applicant is to utilize the R-1 zoning as detailed in Table 2.A.3 of the Kyle Canyon Gateway Design Guidelines. The remaining parcels within this community were zoned to PD with 20-0370- ZON1.

The proposed residential lots average 7,730 square feet, providing at least 7,044 square feet for the smallest lot in the community. The requested zoning is consistent with the adjacent community to the southeast (Kyle Canyon Gateway Unit 1), south (Kyle Canyon Gateway Unit 3), and north (Kyle Canyon Gateway Unit 2). All communities provide densities consistent with the Residential Low (L) Kyle Canyon Gateway Land Use Category. The density of this community is 3.4 dwelling units per acre, where up to 15 dwelling units per acre is allowed.

Vacation Justification

The applicant requests the vacation of patent easements and ROW encumbering the site. These easements are no longer required as this development will provide required easements and rights of way via a Final Map as necessary. Included with this application is a Vacation Map detailing the location of the easements to be vacated along with legal descriptions and exhibits for each easement.

Below is the patent easement and ROW to be vacated per this application:

Patent Number

1180049
1212774
27-2005-0137
1232992

ROW Number

91090600766

This vacation application will vacate the Michelli Crest Way corridor from Rocky Avenue to Ruston Road. The neighboring parcel (APN 126-01-601-004) has agreed to also vacate their portion of the ROW.

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Variance Justifications

The variance for walls will no longer be requested. The Major Modification in this entitlement package will allow for this variance to be avoided.

Site Development Review Justification

The applicant requests a Site Development Review for the subject property. The architecture and proposed colors are provided conform to the Kyle Canyon Design Guidelines.

Tentative Map Justification

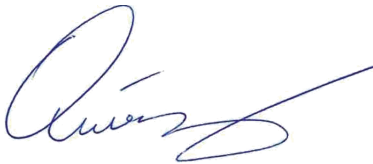
This Tentative Map submittal is in conformance with all associated applications to be reviewed concurrent with this application. The subject Tentative Map provides a summary of the project information, sections of proposed streets, preliminary grading of the site from south to north and west to east, details of typical wall sections, and locations of existing and proposed utilities. It is anticipated that the site will be developed in a single phase. The access to the community will be from Alpine Ridge Way. The gated entry to the community will be on Rocky Avenue.

The community incorporates concrete masonry retaining walls up to 8' high. The community will use the updated design guidelines per the Major Modification to design interior retaining walls up to 8' high for a combined max wall of 14'.

Thank you for considering these applications. Please contact us at (702) 284-5300 if you have any questions regarding these applications.

Sincerely,

Westwood Professional Services

A handwritten signature in blue ink, appearing to read 'Oscar Quiroz', with a stylized flourish at the end.

Oscar Quiroz, PE
Project Manager

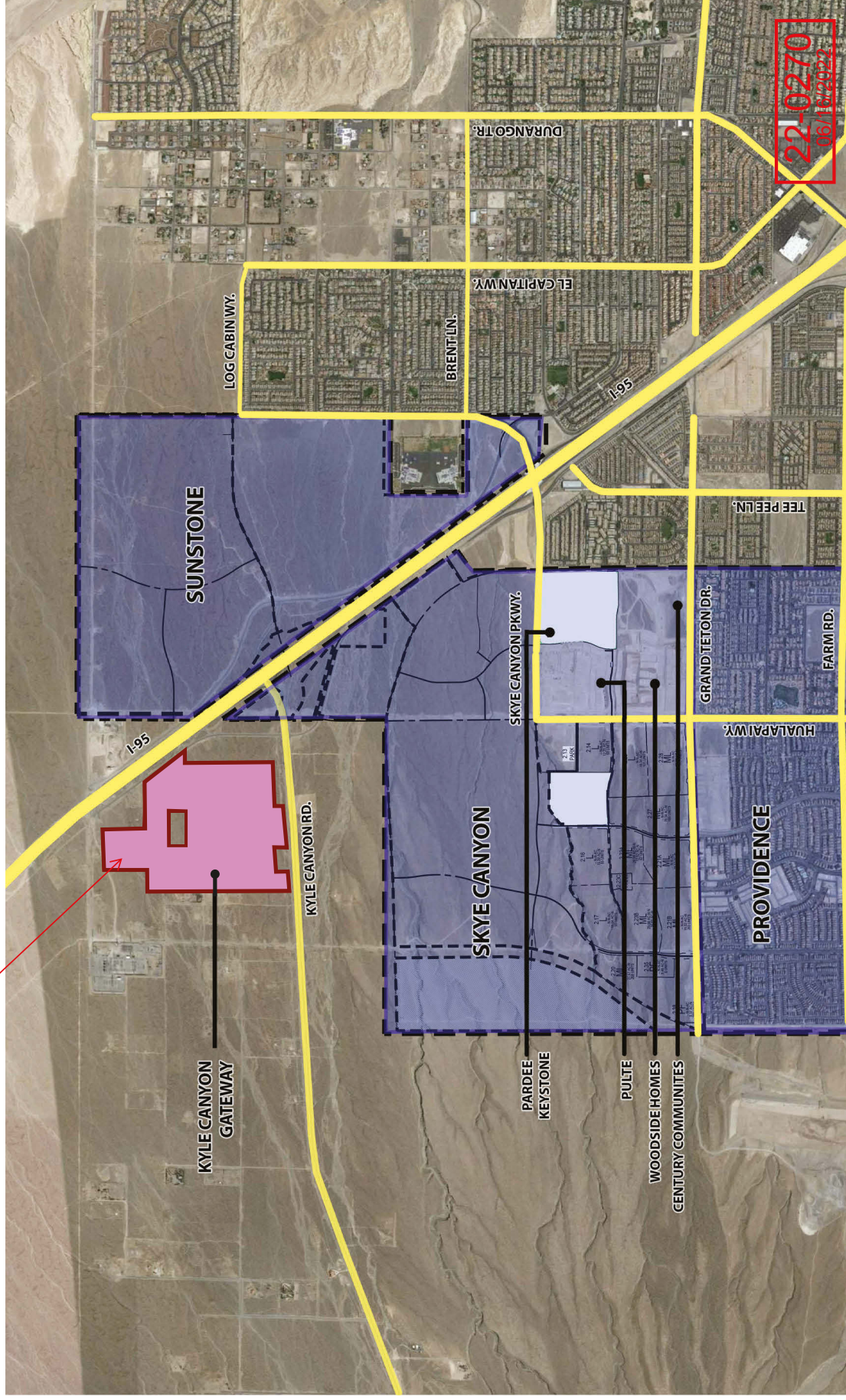


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New Section Added

Updated map

SECTION 1 - INTRODUCTION



2. ZONING RESIDENTIAL STANDARDS

2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

2.A.1 Kyle Canyon Gateway R-1 Single Family Residential District

Standard	Kyle Canyon Gateway R-1 Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	6,000
Dwelling Units per Lot	1
Min. Lot Width	50'
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	14' to single story Living or Porch** 14' to second story elements 20' to face of front entry garage door or second story
Side	5'
Corner Side	8' to ground level Porch 10' to Living from property line or 5' from common element
Rear	15'
Detached Accessory Structure*	
Front	14' (May be reduced to 10' for 30% of building). **
Side (Measured to roof eave)	5' to single story element (14' maximum height)
Corner Side (Measured to roof eave)	10'
Rear (Measured to roof eave)	5' to single story element
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**

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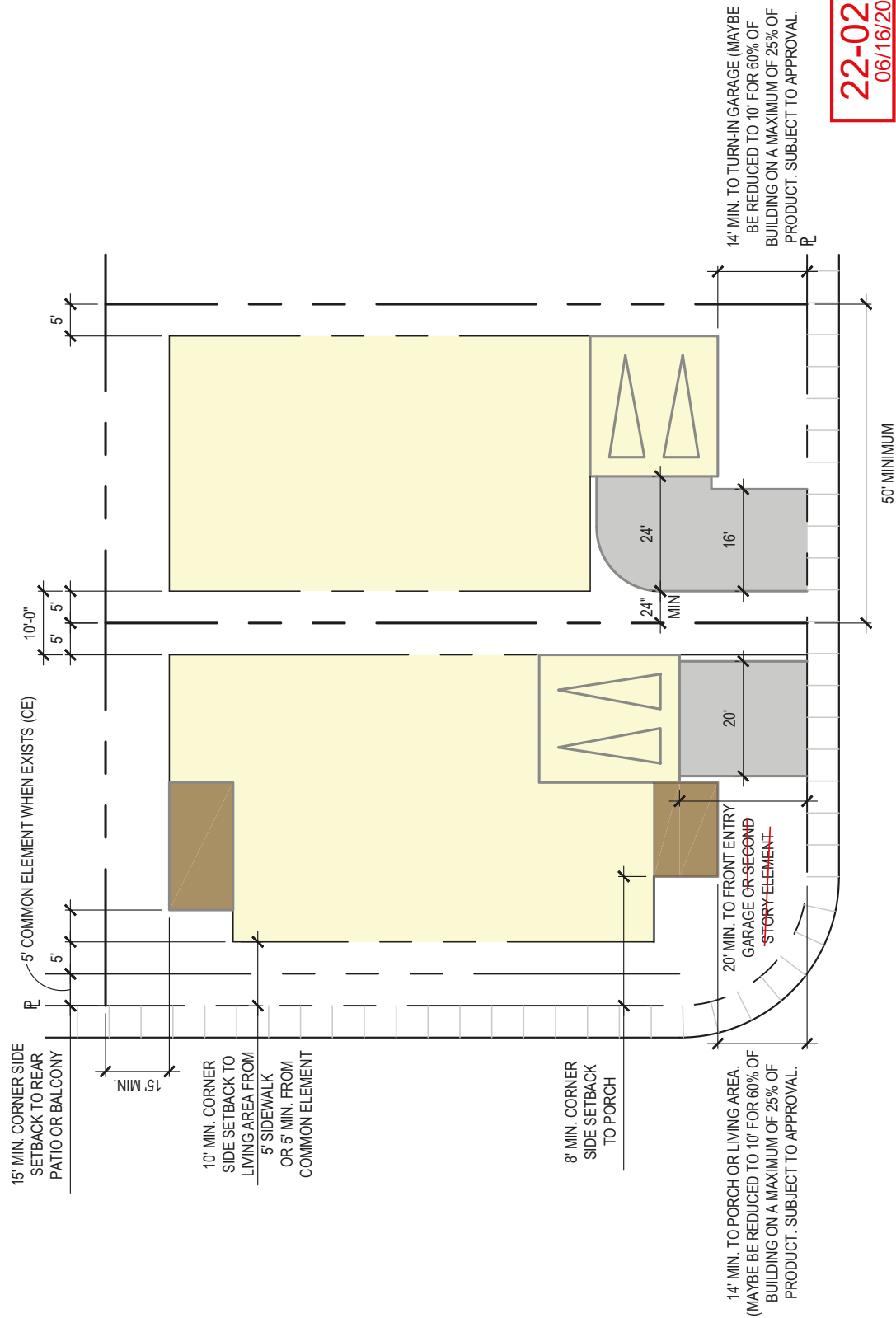
Perimeter Landscape Buffers <ul style="list-style-type: none"> Minimum Zone Depths Streetscape Standards 	<p>Adjacent to Right of Way: 6' or building setback, whichever is less.</p> <p>Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.</p>
Wall Screening Requirements	<p>Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.</p>
Courtyard Walls <ul style="list-style-type: none"> Maximum Height 	<p>5'-0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall.</p>
Perimeter and Retaining Walls <ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Max. Pilaster Height Contrasting Material 	<ul style="list-style-type: none"> 10' Exterior → 12' Exterior 12' Interior 6'-8' 6' Exterior = 6' Interior One course above wall (may extend 18") 20% <p>removed interior wall items</p>
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 	<ul style="list-style-type: none"> 6'-10' Exterior / 6'-12' Interior → 12' Exterior 4' 4' One course above wall (18") 5' <p>removed interior wall items</p>

Renamed Section

Add interior wall section

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SECTION 2 -ZONING RESIDENTIAL STANDARDS



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Perimeter Landscape Buffers <ul style="list-style-type: none"> Minimum Zone Depths Streetscape Standards 	<p>Adjacent to Right of Way: 6' or building setback, whichever is less</p> <p>Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.</p>
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Courtyard Walls <ul style="list-style-type: none"> Maximum Height 	<p>5'-0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall (may extend 8")</p>
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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 	<ul style="list-style-type: none"> 6'-10' Exterior / 6'-12' Interior 4' 4' One course above wall 5'

Renamed Section

removed Interior wall items

removed Interior wall items

Add Interior wall section

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SECTION 2 - ZONING RESIDENTIAL STANDARDS

Rear Patio Cover, Sundeck, or Balcony	
Rear	5' to patio cover post or edge of sundeck or balcony
Side	5' to patio cover post or edge of sundeck or balcony
Corner Side	5' to patio cover post or edge of sundeck or balcony
Courtyard Walls <ul style="list-style-type: none"> Interior Street Street, Drive Aisle or Parking Paseo or Common Open Space Corner Side 	5' Setback 2' Setback 0' Setback 2'
Min. Distance Between Buildings	10'
Max Lot Coverage	80%
Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof)	Main Building <ul style="list-style-type: none"> 3 Stories max.; 35 feet max. Accessory Structure <ul style="list-style-type: none"> 14' maximum (single-story only)
Parking	Two (2) 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.
Perimeter Landscape Buffers <ul style="list-style-type: none"> Minimum Zone Depths Streetscape Standards 	Adjacent to Right of Way: 6' or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
Courtyard Walls <ul style="list-style-type: none"> Maximum Height 	5'0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall

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

Renamed Section

12' Exterior

removed interior wall items

12' Exterior

14' Interior

removed interior wall items

Add interior wall section between walls and open space

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3. SITE PLANNING GUIDELINES

3.A SUBDIVISION DESIGN CONCEPTS

3.A.1 Parcel Entries

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

The arrival experience into each neighborhood shall reinforce the overall community theme of Kyle Canyon Gateway. 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.

3.A.2 Street Layout

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

To allow more flexibility in street scene diversity, dead end streets for private residential streets up to 150 feet in length are permitted without an approved turnaround. See Exhibit 5.T.1 for 35' Neighborhood Dead End Street section. Streets over 150 feet in length are permitted with an approved turnaround per City of Las Vegas Unified Development Code 19.04.100 and must comply with the 40' Neighborhood Street Section on Exhibit 5.T.1.

3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open

space, pedestrian access must be provided along each builder parcel edge having such frontage. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways.

3.A.4 Common Open Space

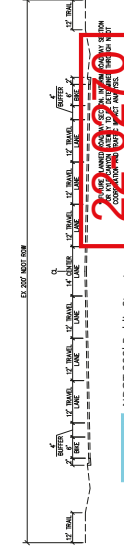
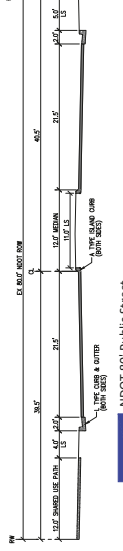
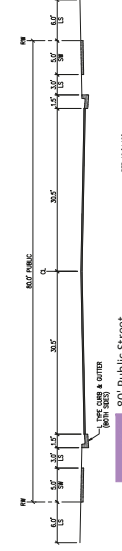
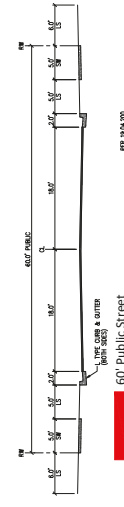
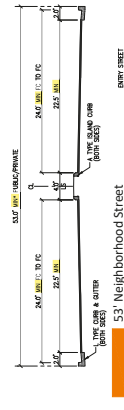
Common open space area shall be oriented in such a manner that it is visible from the builder parcel entry to the extent feasible. Remaining open space, if any, may be provided in the form of a small pocket parks throughout the neighborhood, internal paseos, landscape strips at key locations, or other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

3.B PRODUCT PLOTTING CRITERIA

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.

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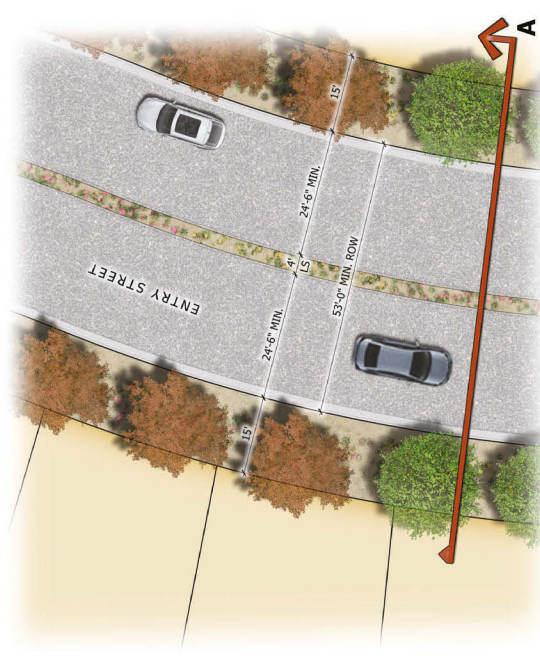
EXHIBIT 5.1: STREET SECTIONS



PLAQUE PLANNED ROADWAY SECTION INFORMATION ROADWAY
FOR KYLE CANYON ALTERNATE TO BE DETERMINE THROUGH
COORDINATION AND TRAFFIC IMPACT ANALYSIS.

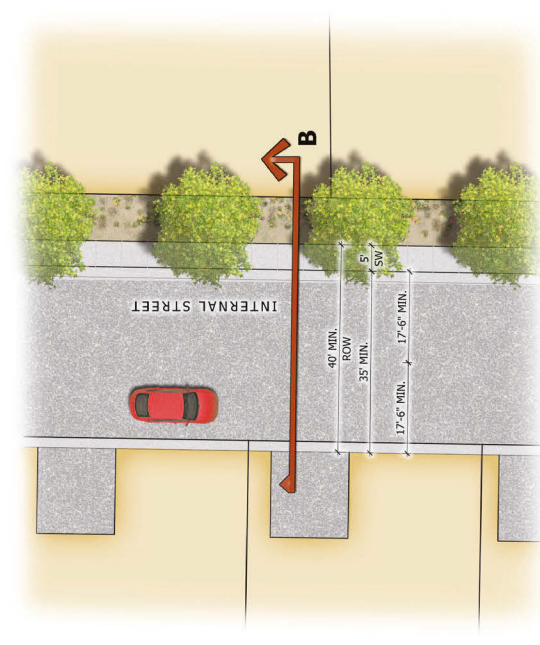
SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

MIN ADDED
ON CROSS
SECTIONS



PLAN: ENTRY STREET

Scale 1:10'



PLAN: INTERNAL STREET

Scale 1:10'

EXHIBIT 5.T.2: STREET SECTION - PRIVATE STREETS

PLANT MATERIALS LEGEND

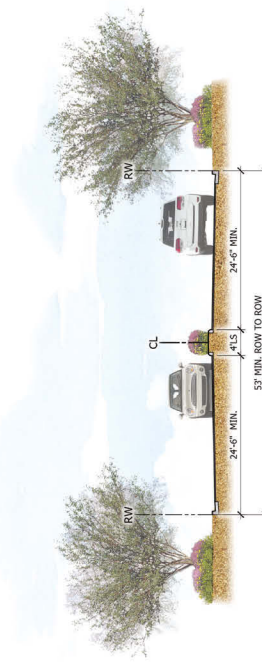
TREES

- CANOPY TREE - LARGE
- CANOPY TREE - MEDIUM
- ACCENT TREE

LANDSCAPE

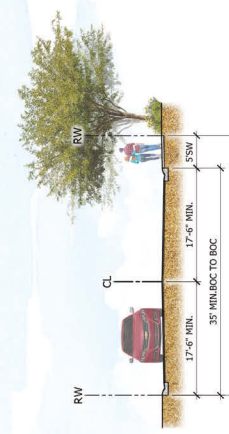
NOTES:

- TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THAN 45'.
- TREES TO BE A MINIMUM OF THE FOLLOWING:
 - 60% - 24" BOX
 - 40% - 36" BOX
- SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER LINEAR FOOT. SHRUBS TO BE PLANTED IN CLUSTERS ALONG INTERSECTIONS AND SIDE PLANTS FOR LANDSCAPING ACCENTS ALONG INTERSECTIONS AND SIDE.
- ALL INTERSECTIONS OF HIGHWAY AREAS TO RECEIVE MINIMUM OF 12" DEEP DECORATED GRANITE WITH SIZE TO LESS THAN 34" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).
- ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES AND SHRUBS TO BE SELECTED FROM APPROVED AVILE CANYON GATEWAY OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



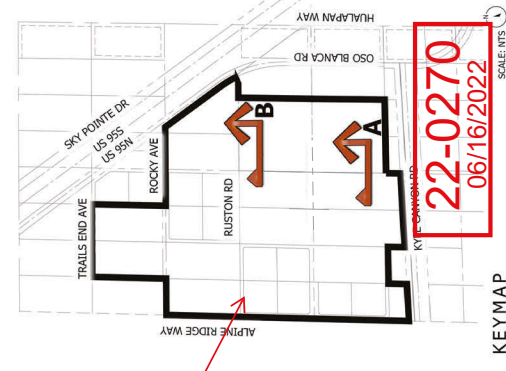
SECTION A: INTERNAL ENTRY

Scale 1:8'



SECTION B: INTERNAL STREET

Scale 1:8'



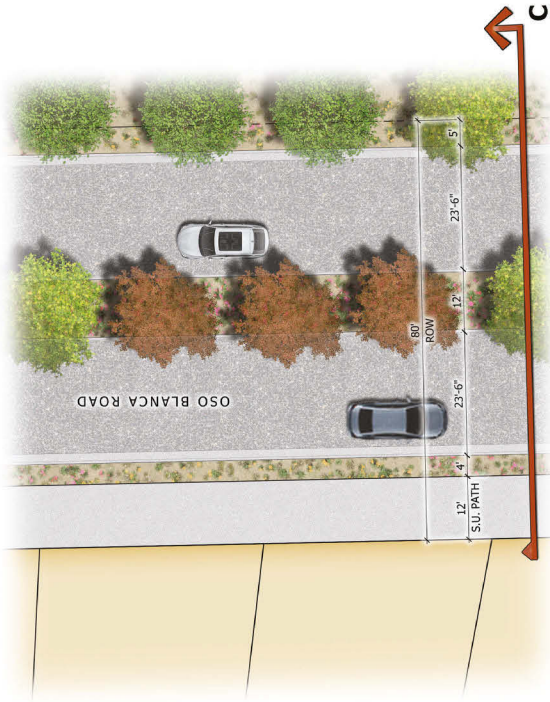
Updated Keymap

KEYMAP

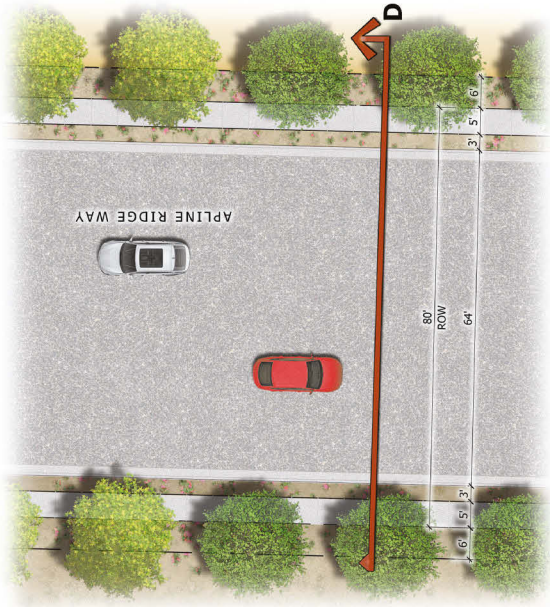
SCALE: NTS

SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

MIN ADDED
ON CROSS
SECTIONS



PLAN: OSO BLANCA ROAD



PLAN: ALPINE RIDGE WAY

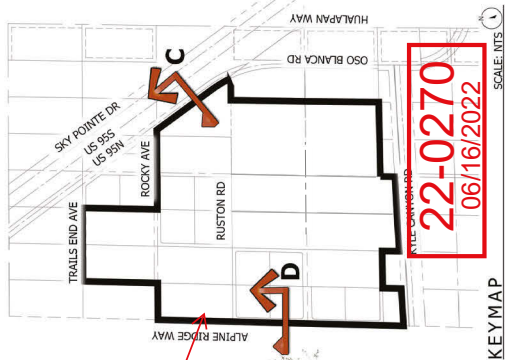
EXHIBIT 5.T.3: STREET SECTION - PUBLIC STREETS

PLANT MATERIALS LEGEND

TREES	LANDSCAPE
	STREET FRONTAGE
	STREET SIDEWALK
	STREET INTERSECTION
	STREET CORNER

NOTES:

- STREET FRONTAGE: STREET LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACING OF 100' FEET. TREES SHALL BE PLANTED IN LAYERS. TREES SHALL BE PLANTED IN LAYERS. TREES SHALL BE PLANTED IN LAYERS. TREES SHALL BE PLANTED IN LAYERS.
- STREET SIDEWALK: ALTERNATE DRIFTS OF EVERGREEN AND DECIDUOUS TREES IN LAYERS. TREES SHALL BE PLANTED IN LAYERS. TREES SHALL BE PLANTED IN LAYERS. TREES SHALL BE PLANTED IN LAYERS.
- STREET INTERSECTION: ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP DECOMPOSED GRANITE WITH A SIZE NO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).
- STREET CORNER: ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES AND SHRUBS TO BE SELECTED FROM APPROVED NORTHERN CALIFORNIA GATEWAY PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



Updated Keymap



SECTION C: OSO BLANCA ROAD

SECTION D: 80' PUBLIC STREET

MIN ADDED
ON CROSS
SECTIONS



SECTION ADDED
TO DISPLAY
- DEAD-END STREET
DISPLAYED ON
EXHIBIT 5.T.1



SECTION E: 60' PUBLIC STREET

Updated Keymap



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PLANT MATERIALS LEGEND



LANDSCAPE

NOTES:

STREET FRONTAGE

60% - 24" BOX
40% - 36" BOX

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2' DEEP POINTS FOR FLOWING ACCENTS ALONG INTERSECTIONS AND SVZ'S.

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT LIST OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SECTION 6 - ICONIC MONUMENTS AND WALL GUIDELINES

6.B.3 Retaining Walls

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

Updated from 6' to 8'

Additional specifications:

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

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

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

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

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

Updated from 10' to 14'

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

Updated text to state "twelve"

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

Updated from 10' to 14'

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8 MINOR DEVIATION FROM STANDARDS

8.A THRESHOLD

For the Purpose of allowing support and flexibility to the rigid development standards, an administrative adjustment may be considered by the Master Developer to allow for Minor Deviations to the design guidelines on a project-by-project basis. Minor Deviations shall be processed in accordance with the procedures and standards per Title 19.16.120, as applicable. Any deviations not meeting the requirements of Title 19.16.120 shall be processed as a Major Deviation per the Variance requirements outlined in Title 19.16.140.

8.B PROCEDURE

Requests for deviations from the design guidelines shall be submitted to the Master Developer for approval on a project-by-project basis. These deviations may be approved on a case by case basis by the Master Developer. The Master Developer will verify the unlikelihood of the deviation having adverse effects on the neighborhood.

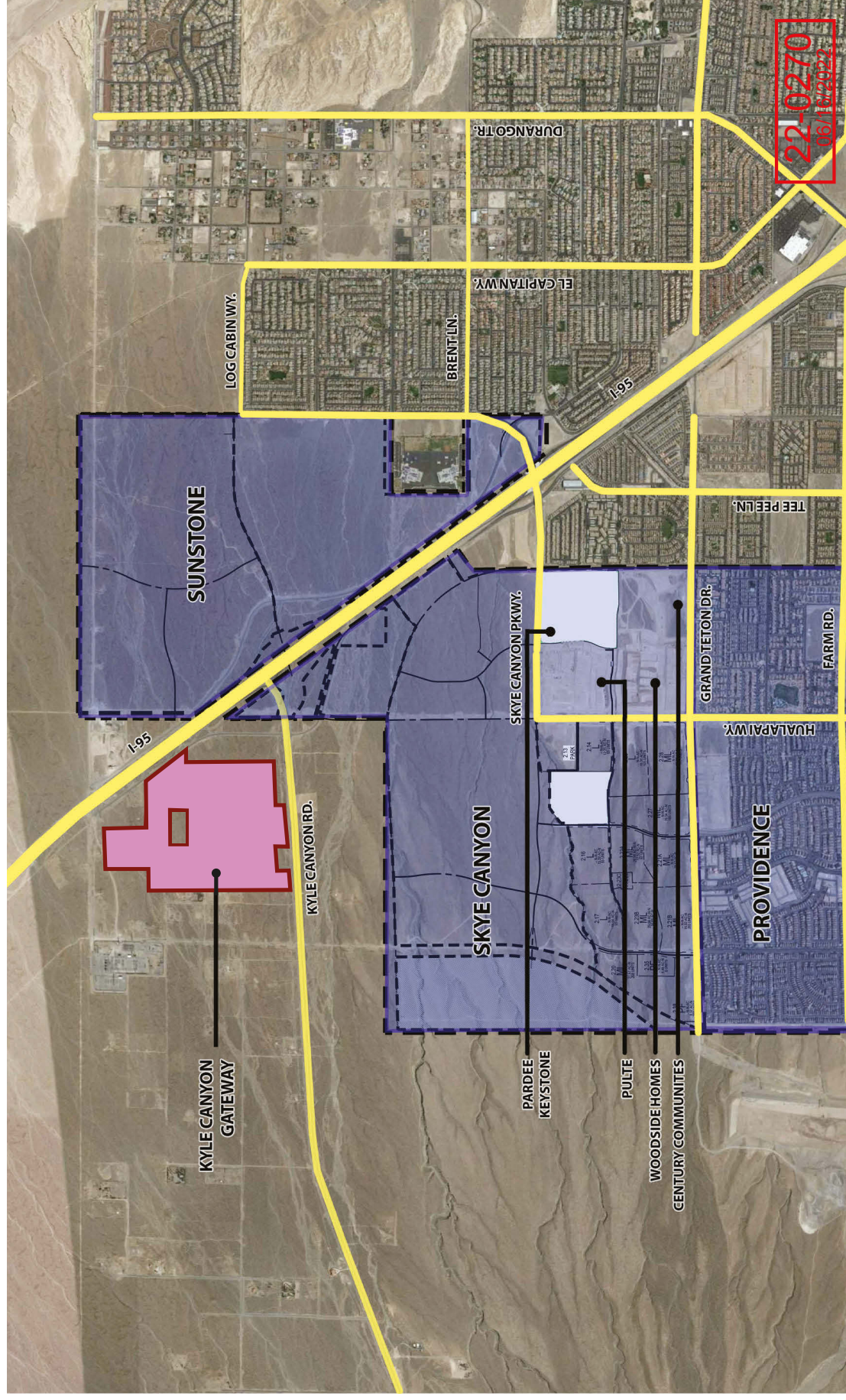
If approved by the Master Developer, the Master Developer will provide an approval letter to the site developer stating the extent of the deviation, which shall be submitted to the City as a required component in conjunction with any subsequent land use entitlement requests.



New section

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2. ZONING RESIDENTIAL STANDARDS

2.A SINGLE-FAMILY RESIDENTIAL STANDARDS

2.A.1 Kyle Canyon Gateway R-1 Single Family Residential District

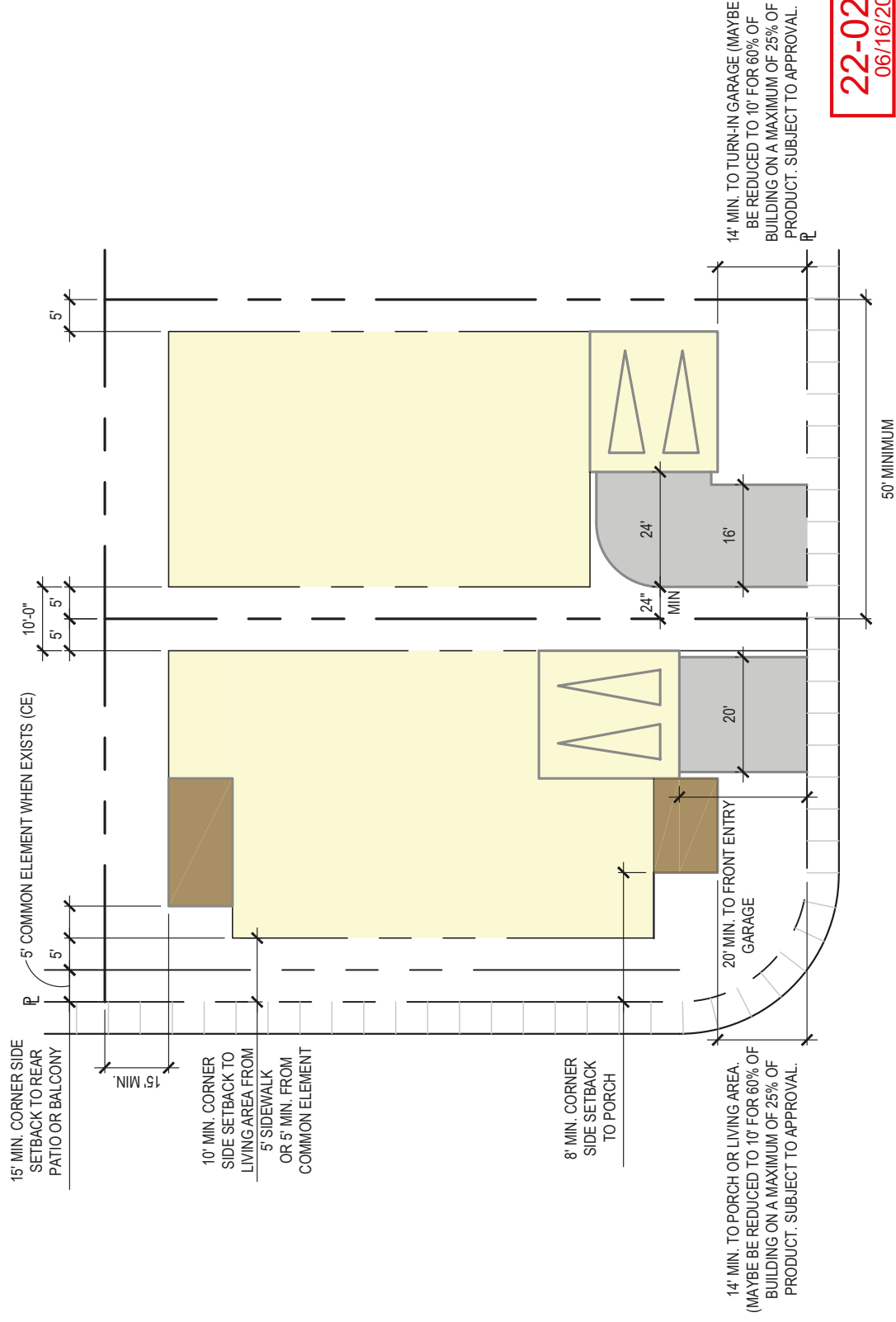
Standard	Kyle Canyon Gateway R-1 Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	6,000
Dwelling Units per Lot	1
Min. Lot Width	50'
Minimum Setbacks Refer to Exhibit 2.A.1 for Setback Diagram All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	14' to single story Living or Porch** 14' to second story elements 20' to face of front entry garage door
Side	5'
Corner Side	8' to ground level Porch 10' to Living from property line or 5' from common element
Rear	15'
Detached Accessory Structure*	
Front	14' (May be reduced to 10' for 30% of building). **
Side (Measured to roof eave)	5' to single story element (14' maximum height)
Corner Side (Measured to roof eave)	10'
Rear (Measured to roof eave)	5' to single story element
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principle dwelling unit (subject to 60% total lot coverage maximum)**

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Perimeter Landscape Buffers <ul style="list-style-type: none"> Minimum Zone Depths Streetscape Standards 	<p>Adjacent to Right of Way: 6' or building setback, whichever is less.</p> <p>Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.</p>
Wall Screening Requirements	<p>Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.</p>
Courtyard Walls <ul style="list-style-type: none"> Maximum Height 	<p>5'-0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall.</p>
Perimeter Walls <ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Max. Pilaster Height Contrasting Material 	<ul style="list-style-type: none"> 12' 6'-8' 6' One course above wall (may extend 18") 20%
Perimeter 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 	<ul style="list-style-type: none"> 6'-12' 4' 4' One course above wall (18") 5'
Interior Walls <ul style="list-style-type: none"> Max. Overall Height Screen Wall Height Max. Retaining Wall Height 	<ul style="list-style-type: none"> 14' 6'-8' 8'

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SECTION 2 -ZONING RESIDENTIAL STANDARDS



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Perimeter Landscape Buffers <ul style="list-style-type: none"> Minimum Zone Depths Streetscape Standards 	<p>Adjacent to Right of Way: 6' or building setback, whichever is less</p> <p>Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.</p>
Wall Screening Requirements	<p>Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.</p>
Courtyard Walls <ul style="list-style-type: none"> Maximum Height 	<p>5'-0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall (may extend 8")</p>
Perimeter and Retaining Walls <ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Max. Pilaster Height Contrasting Material 	<ul style="list-style-type: none"> 12' 6' 6' One course above wall (may extend 8") 20%
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Interior Walls <ul style="list-style-type: none"> Max. Overall Height Screen Wall Height Max. Retaining Wall Height 	<ul style="list-style-type: none"> 14' 6'-8' 8'

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SECTION 2 - ZONING RESIDENTIAL STANDARDS

Rear Patio Cover, Sundeck, or Balcony	
Rear	5' to patio cover post or edge of sundeck or balcony
Side	5' to patio cover post or edge of sundeck or balcony
Corner Side	5' to patio cover post or edge of sundeck or balcony
Courtyard Walls	
▪ Interior Street	5' Setback
▪ Street, Drive Aisle or Parking	2' Setback
▪ Paseo or Common Open Space	0' Setback
▪ Corner Side	2'
Min. Distance Between Buildings	10'
Max Lot Coverage	80%
Max. Building Height	<p>Main Building</p> <ul style="list-style-type: none"> ▪ 3 Stories max.; 35 feet max. <p>Accessory Structure</p> <ul style="list-style-type: none"> ▪ 14' maximum (single-story only)
Parking	Two (2) 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.
Perimeter Landscape Buffers	
▪ Minimum Zone Depths	Adjacent to Right of Way: 6' or building setback, whichever is less
▪ Streetscape Standards	Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4.
Wall Screening Requirements	Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height.
Courtyard Walls	
▪ Maximum Height	5'0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall

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Perimeter Walls <ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Max. Pilaster Height Contrasting Material 	<ul style="list-style-type: none"> 12' 6' 6' One course above wall 20%
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Interior Walls <ul style="list-style-type: none"> Max. Overall Height Screen Wall Height Max. Retaining Wall Height 	<ul style="list-style-type: none"> 14' 6'-8' 8'
Open Space	
Common Open Space	<p>150 s.f. per unit for a minimum Common Open Space element of 10,000 s.f</p> <p>The minimum 10,000 s.f. common open space requirement shall be consolidated into a single amenity area, visible from the main entry of the project to the extent feasible. The balance of any cumulative common open space requirement exceeding 10,000 s.f. may be distributed throughout the project as the builder desires, so long as such common open space element has a minimum dimension of 20' in width.</p>

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3. SITE PLANNING GUIDELINES

3.A SUBDIVISION DESIGN CONCEPTS

3.A.1 Parcel Entries

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

The arrival experience into each neighborhood shall reinforce the overall community theme of Kyle Canyon Gateway. 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.

3.A.2 Street Layout

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

To allow more flexibility in street scene diversity, dead end streets for private residential streets up to 150 feet in length are permitted without an approved turnaround. See Exhibit 5.T.1 for 35' Neighborhood Dead End Street section. Streets over 150 feet in length are permitted with an approved turnaround per City of Las Vegas Unified Development Code 19.04.100 and must comply with the 40' Neighborhood Street Section on Exhibit 5.T.1.

3.A.3 Pedestrian Access

On builder parcels that are adjacent to a Master Development Planned roadway or open

space, pedestrian access must be provided along each builder parcel edge having such frontage. Site design should encourage the proper locations for crossings that dissuade jay-walking and facilitate safe pedestrian crossing at streets.

At least one pedestrian connection should be installed on each side of the builder parcel, where builder parcel abuts a street, or common area. The connection should be installed mid-builder parcel. Builder shall complete the connection between their builder parcel, and any common area Pedestrian Pathways.

3.A.4 Common Open Space

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

3.B PRODUCT PLOTTING CRITERIA

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.

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SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES

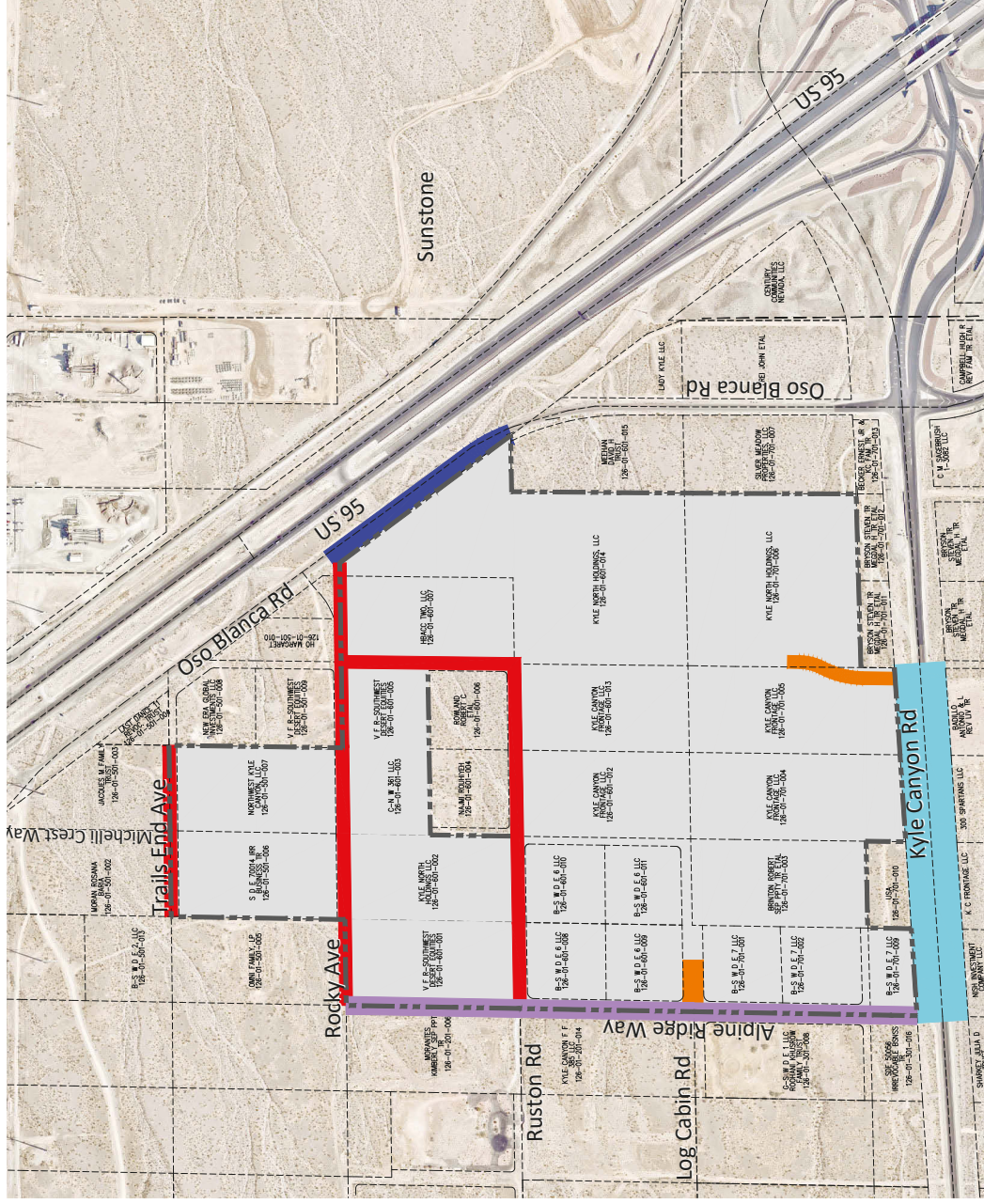
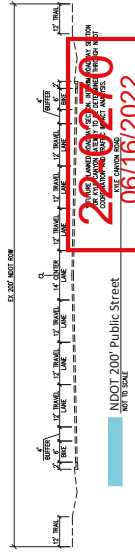
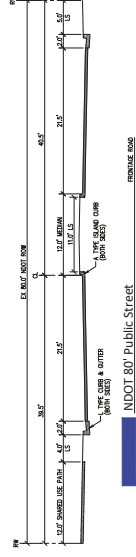
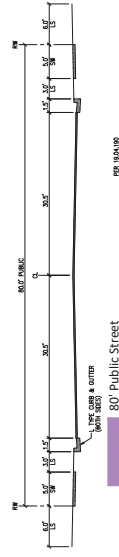
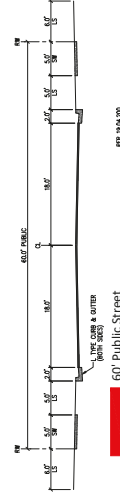
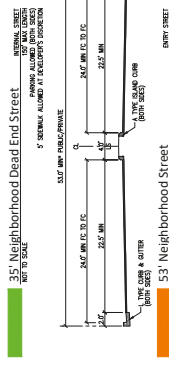
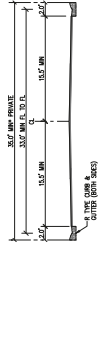
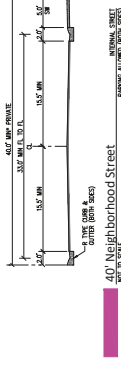
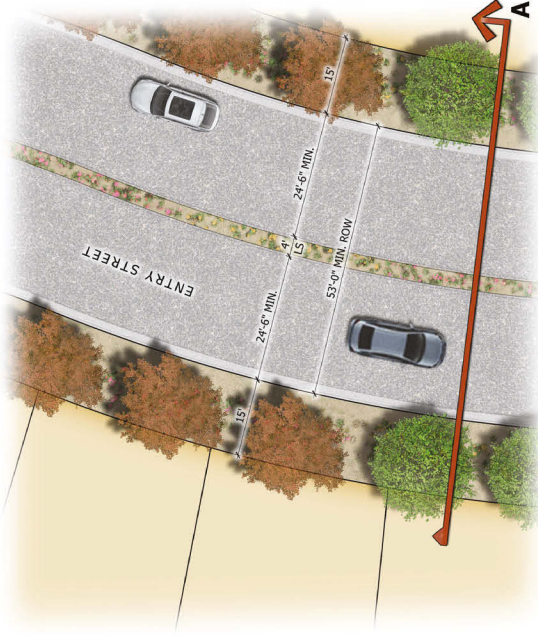


EXHIBIT 5.T1: STREET SECTIONS

NOTE: THESE SECTION REPRESENTATIONS OF STREET TYPES ARE FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN OF THE STREET TYPE SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECTURAL DESIGNER. ALL STREET TYPES SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NDOT DESIGN MANUAL. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NDOT AND LOCAL AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NDOT AND LOCAL AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE NDOT AND LOCAL AGENCIES.

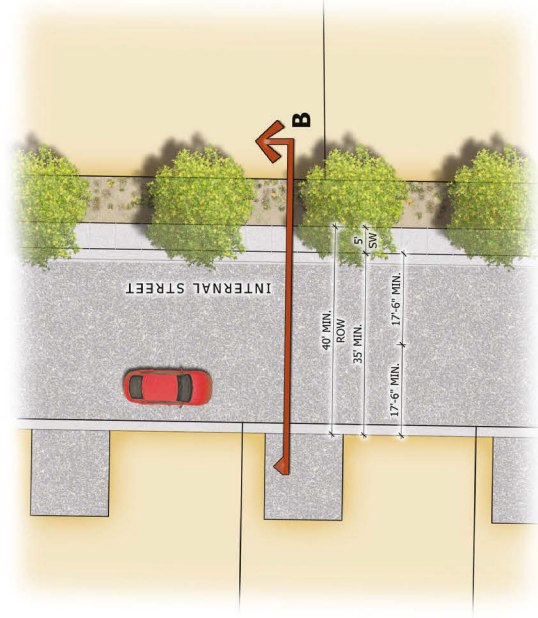


SECTION 5 - LANDSCAPE ARCHITECTURAL DESIGN GUIDELINES



PLAN: ENTRY STREET

Scale 1:10'

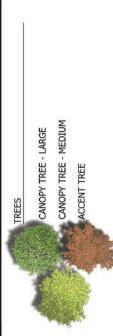


PLAN: INTERNAL STREET

Scale 1:10'

EXHIBIT 5.T.2: STREET SECTION - PRIVATE STREETS

PLANT MATERIALS LEGEND



LANDSCAPE

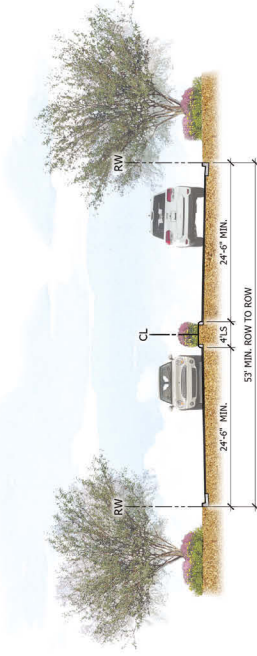
NOTES:
TREES IN CLUSTERED LAYOUT ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACE BETWEEN CLUSTERS TO BE LESS THAN 45'.
TREES TO BE A MINIMUM OF THE FOLLOWING:
60% - 24" BOX
40% - 36" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER LINEAR FOOT. SHRUBS TO BE PLANTED IN CLUSTERS ALONG INTERSECTIONS AND SIDEWAYS FOR LANDSCAPING ACCENTS ALONG INTERSECTIONS AND SIDEWAYS.

ALL INTERSECTIONS AND SIDEWAYS ARE TO RECEIVE MINIMUM OF 2" DEEP DECORATED GRANITE WITH SIZE TO LESS THAN 3/4" SCREENED (COLOR TO MATCH ADJACENT NATIVE AREAS).

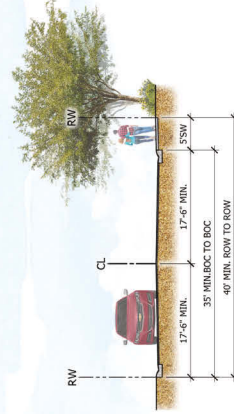
ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

TREES AND SHRUBS TO BE SELECTED FROM APPROVED AILE CANYON GATEWAY OR SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.



SECTION A: INTERNAL ENTRY

Scale 1:8'



SECTION B: INTERNAL STREET

Scale 1:8'



EXHIBIT 5.T.3: STREET SECTION - PUBLIC STREETS

[illegible]

Scale 1:10'

Diagram illustrating the proposed street layout for OSO BLANCA ROAD. The road width is 80'. The travel lane width is 23'-6". The shoulder width is 5'. The sidewalk width is 12'. The ROW (Right of Way) is 12'. The buffer zone width is 4'. The diagram shows a north arrow pointing towards the top right.

Scale 1:10" (1:250)

SECTION D: 80' PUBLIC STREET

PLAN: 35' INTERNAL STREET

PLAN: MICHELLI CREST WAY

Scale 1:10'

Scale 1:10'

PLANT MATERIALS LEGEND

TREES

- CANOPY TREE - LARGE
- CANOPY TREE - MEDIUM
- CANOPY TREE - SMALL
- ACCENT TREE

LANDSCAPE

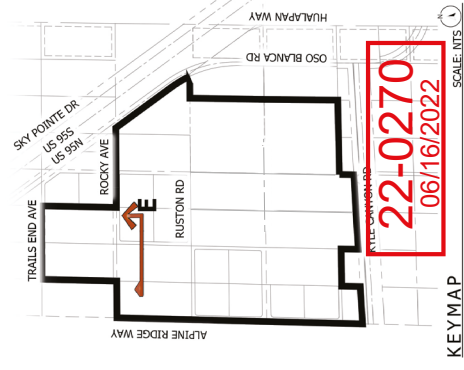
STREET FRONTAGE

1. TREES IN CLUSTERED SPACE ON AVERAGE OF ONE (1) TREE PER EVERY 30' LINEAR FEET WITH MAXIMUM SPACING BETWEEN CLUSTERS TO BE LESS THAN 45'.
 2. TREES TO BE PLANTED AT THE CORNERS OF ALL INTERSECTIONS AND AT ALL INTERSECTIONS TO BE A MINIMUM OF THE FOLLOWING:
 60' - 2" BOX
 40' - 3" BOX
 40' - 3" BOX

SHRUBS TO BE PLANTED AS 5-GALLON SHRUBS MINIMUM WITH FIVE (5) SHRUBS PER INTERSECTIONS AND FIVE (5) SHRUBS PER 30' LINEAR FEET. ALL SHRUBS TO BE PLANTED FOR FLOWERING AGENTS ALONG INTERSECTIONS AND AVE'S.

ALL DISTRIBUTED LANDSCAPE AREAS TO RECEIVE A MINIMUM OF 2" DEEP MULCH TO BE MAINTAINED TO BE LESS THAN 3"4" SOILED (COLOR) TO MATCH ADJACENT NATIVE AREAS.

ALL LANDSCAPE TO BE ON AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES AND SHRUBS TO BE SELECTED FROM APPROVED KYLE CANYON GATEWAY PLANT LIST OR SOUTHERN NEARBY REGIONAL PLANNING COMMISSION REGIONAL PLANT LIST.



SECTION 6 - ICONIC MONUMENTS AND WALL GUIDELINES

6.B.3 Retaining Walls

Retaining walls shall be designed to be 8-0" interior wall max height before requiring a stepback, if any additional height is needed the walls will need to be terraced.

Additional specifications:

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

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

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

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

Where an internal wall is located atop a retaining wall, the maximum combined height of both walls may not exceed fourteen feet (14') to the homeowner side;

Where a block-end masonry wall is located atop a retaining wall, the height of both walls may not exceed twelve feet (12') to the visible edge and fourteen feet (14') to the homeowner side; and

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

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8 MINOR DEVIATION FROM STANDARDS

8.A THRESHOLD

For the Purpose of allowing support and flexibility to the rigid development standards, an administrative adjustment may be considered by the Master Developer to allow for Minor Deviations to the design guidelines on a project-by-project basis. Minor Deviations shall be processed in accordance with the procedures and standards per Title 19.16.120, as applicable. Any deviations not meeting the requirements of Title 19.16.120 shall be processed as a Major Deviation per the Variance requirements outlined in Title 19.16.140.

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