

VEGAS RISING

DEVELOPMENT STANDARDS

22-0450
11/07/2022

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EXHIBITS

- Exhibit A – Proposed Development Plan
- Exhibit B – Street Sections and Landscape Sections
- Exhibit C – Perimeter Walls & Wall Sections

APPENDIX

- A – Master Utilities Plan

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Introduction

Vegas Rising is a master planned community consisting of approximately 17.99 net acres of real property (21.70 gross acres, including right-of-way) in the central region of Las Vegas. It is located on the west side of US Interstate 15 with the primary access from Sahara Avenue and Rancho Drive. The project, zoned for up to 1,341 units (maximum), features a mixture of residential and commercial uses, as well as infrastructure improvements that enhance and protect the quality of life for residents and the surrounding area.

Vegas Rising General Commercial Master Plan Land Use Category

This land use category is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, mixed-use, residential, service, office and other general commercial uses of an intense character.

Vegas Rising Development Standards

Vegas Rising Development Standards contained herein provide the Development Standards for the implementation of the mixed-use project consisting of residential and commercial uses. Where the Development Standards are silent on a specific standard, the City of Las Vegas Unified Development Code Title 19, which is in effect at the time of adoption of the Vegas Rising Development Standards, shall apply.

CATEGORY	VEGAS RISING DEVELOPMENT STANDARDS
Minimum Lot Size, Width	None
Maximum Lot Coverages	None
Maximum Dwelling Units/Acre	Density is intended to vary across the site. The maximum density for the entirety of the site shall be 74.5 du/ac.
Maximum Number of Units	1,341
Landscape Buffer	A 40' wide landscape buffer shall be provided along Richfield Boulevard north of Milo Way in addition to the existing attached 5' wide sidewalk which is located in the right of way. A minimum 8' wide meandering path shall be included within the 40' wide landscape buffer area and is in addition to the 5' wide attached sidewalk. A 10' landscape buffer is provided along Wilmington Way in addition to the existing attached 5' wide sidewalk which is located in the right of way. Internal parcel lines to the project do not require landscape buffers. The above referenced landscape buffers are depicted in Exhibit B. Within the landscape buffer will be 36-inch box trees with shrubbery and other plantings as depicted in the appropriate exhibit(s).
Plant List	SNRPC Regional Plant List – May 2021, or as amended from time to time: https://www.snrpc.org/files/ugd/764b47_3867e759b21941759f3a958873ed552c.pdf

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Streetscape	For Wyandotte Street and all internal streets, the streetscape will consist of an amenity zone back of curb, as well as a detached sidewalk. The amenity zone will include a combination of 8' long by 5' wide and 17' long by 5' wide at grade planter boxes spaced 8' apart and placed adjacent to the street, as well as a 5' wide detached sidewalk. Within the planter boxes will be a 36-inch box tree with shrubbery and other plantings. The above referenced streetscape is depicted in Exhibit B.
Tree and Shrubbery Spacing	Per LVMC Title 19 for all street sections except for Wyandotte Street and all internal streets, which shall comply with the streetscape standards listed above.
Min. Tree Size	36-inch box
Parking	
Parking Requirements	<p>The overall parking requirement for each development may be reduced by minimum of 40% and a maximum of 70% reduction of the parking requirement indicated below for the applicable use:</p> <p>Multi-Family Residential On-Site Parking Requirement (Basis for Reduction):</p> <p>Calculated by the capacity of each unit as described below, plus one additional guest space for every 6 units spread throughout the development:</p> <ol style="list-style-type: none"> 1. Studio and One Bedroom Units – 1.25 spaces per unit. 2. Two Bedroom Units – 1.75 spaces per unit. 3. Three Bedroom and Above Units – Two spaces per unit. <p>Non-Residential Requirement (Basis for Reduction): One space per 250 square feet of <u>gross floor area</u>.</p> <p>Parking shall be assessed in the aggregate across the project as a whole. The above parking requirements will also apply to Temporary Developments.</p> <p>Required ADA parking will be based on reduced parking count once approved.</p> <p>All parking stall sizes shall comply with the 2021 IBC and all handicap parking spaces shall comply with the ICC A117.1-17.</p>
Walls and Fences	As depicted in Exhibit C.
Perimeter Walls and Fences	

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• Maximum Wall Height	15'
• Maximum Perimeter Wall Height	8'
• Maximum Retaining Wall Height	10'
Non-Perimeter Walls and Fences	
• Maximum Wall Height	15'
• Maximum Perimeter Wall Height	8'
• Maximum Retaining Wall Height	10'
Mixed-Use	Residential and Commercial uses allowed on any floor.
PHASE 1A	
• Front Yard Setback	10'
• Side Yard Setback	0'
• Corner Side Yard Setback	10'
• Rear Yard Setback	10'
Max Building Height	
Building	80' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof. Roof top equipment and associated required screening may extend beyond height limits.
PHASE 1B	
• Front Yard Setback	10'
• Side Yard Setback	0'
• Corner Side Yard Setback	10'
• Rear Yard Setback	10'
Max Building Height	
Building	50' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof. Roof top equipment and associated required screening may extend beyond height limits.
PHASE 1C	
• Front Yard Setback	10'(8.5' to building adjacent to Richfield and south of Milo Way)
• Side Yard Setback	0'
• Corner Side Yard Setback	10'(8.5' to building adjacent to Richfield and south of Milo Way)
• Rear Yard Setback	10'(8.5' to building adjacent to Richfield and south of Milo Way)
Max Building Height	

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Building	50' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof. Roof top equipment and associated required screening may extend beyond height limits.
PHASES 1D & 1E	
• Front Yard Setback	10'
• Side Yard Setback	0'
• Corner Side Yard Setback	10'
• Rear Yard Setback	10'
Max Building Height	
Building	200' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof.. Roof top equipment and associated required screening may extend beyond height limits. FAA approval will be necessary for any building that exceeds 175'.
PHASE 2	
• Front Yard Setback	10'
• Side Yard Setback	0'
• Corner Side Yard Setback	10'
• Rear Yard Setback	10'
Max Building Height	
Building	200' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof.. Roof top equipment and associated required screening may extend beyond height limits. FAA approval will be necessary for any building that exceeds 175'.
PHASES 3, 4A, 4B & 4C	
• Front Yard Setback	10'
• Side Yard Setback	0'
• Corner Side Yard Setback	10'
• Rear Yard Setback	10'
Max Building Height	

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Building	200' measured as the vertical distance in feet between the average <u>finished grade</u> along the front of a building and either the highest point of the coping of a flat roof, the deck line of a mansard roof or the average height level between the eaves and ridge line of a gable, hip or gambrel roof. Roof top equipment and associated required screening may extend beyond height limits. FAA approval will be necessary for any building that exceeds 175'.
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Vegas Rising Permitted Uses

Vegas Rising is a unique urban infill mixed use project. As such, the following chart identifies the uses allowed. In the Vegas Rising General Commercial Land Use designation. The following table (Use Chart) identifies such allowed uses and whether such uses are permitted, accessory, conditional and those which require approval by Special Use Permit or Temporary Commercial Permit. If the Development Standards are silent as to any particular proposed land use, such land use(s) are prohibited. Other uses may be added by following the Modification process outlined within Section 3.05 of the Vegas Rising Development Agreement.

USE CHART		
P - Permitted	A – Accessory	C - Conditional
S - Special Use Permit	H - Home Occupation Permit	T - Temporary Commercial Permit
		Additional Information
Alcohol, Off-Premise Ancillary	A	No Distance Restrictions
Alcohol, Off-Premise Beer/ Wine	S	No Distance Restrictions
Alcohol, Off-Premise Full	S	No Distance Restrictions
Alcohol, On-Premise Beer/ Wine	S	No Distance Restrictions
Alcohol, On-Premise Full	S	No Distance Restrictions
Alcohol Production, Craft	S	No Distance Restrictions
Animal Hospital, Clinic, or Shelter (with no Outside Pens)	C	
Artisanal Food Processing	C	
Assisted Living Apartments	P	
Auction House	C	
Auto Sales Showroom	P	

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Automobile Rental	C	
Banquet Facility	P	
Business School	P	
Car Wash, Full Service or Auto Detailing	S	
Car Wash, Self-Service	S	
Catering Service	P	
Clinic	P	
College, University, Seminary	P	
Commercial, Other than Listed	P	
Commercial Recreation/Amusement (Indoor)	P	
Commercial Recreation/Amusement (Outdoor)	P	
Community Center, Private (Accessory)	A	
Community Garden	C	
Copy Center	P	
Country Club, Private	C	
Custom and Craft Work	C	
Desktop Publishing	P	
Drive Through	C	
Employment Agency	P	
Financial Institution, General	P	
Financial Institution, Specified	S	
Gaming Establishment, Restricted	S	
Garden Supply/Plant Nursery	C	
General Personal Service	P	
General Retail Store, Other Than Listed	P	

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Health Club	P	
Home Occupation	H	
Hotel, Motel or Hotel Suites	P	
Hotel Residence	P	
Internet/Catalogue Sales Office	P	
Laundry, Self Service	P	
Light Assembly & Fabrication	C	
Martial Arts Studio	P	
Massage, Accessory	A	
Massage Establishment	S	
Mini-Storage Facility	C	
Monorail	S	
Motorcycle/Motor Scooter Sales	S	
Museum, Art Display, or Art Sales (Private)	P	
Nightclub	S	
Office, Medical or Dental	P	
Office, Other than Listed	P	
Open Air Vending/Transient Sales Lot	C	
Parking Facility	P	
Parking Lot/Sidewalk Sale	T	
Pet Boarding	C	
Pet Shop	C	
Private Club, Lodge or Fraternal Organization	C	
Rental Store	P	
Restaurant	P	

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Seasonal Outdoor Sales	T	
Second Hand Dealer	S	
Senior Citizen Apartments	P	
Shopping Center	P	
Small Wind Energy System	S	
Solar Panel	C	
Tattoo Parlor/Body Piercing Studio	P	
Temporary Outdoor Commercial Event	T	
Temporary Real Estate Sales Office	T	
Thrift Shop	C	
Time Share Development	P	
Trade School	P	
Transient Passenger Facility	S	
Tutoring Center	P	
TV Broadcasting & Other Communication Service	P	
Valet Parking	S	
Wedding Chapel	P	
Wireless Communication Facility, Stealth Design	C	

Alcohol, On-Premise Full

Description: An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, for consumption on the premises where the same are sold.

Alcohol, Off-Premise Full

Description: An establishment licensed to sell alcoholic beverages, not limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold.

Alcohol On-Premise Beer/ Wine

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Description: An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers only, for consumption on the premises where the same are sold.

Alcohol Off-Premise Beer/Wine

Description: An establishment licensed to sell alcoholic beverages, limited to the sale of beer, wine and coolers, to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted.

Alcohol Off-Premise Ancillary

Description: An establishment selling alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Beer/Wine or Alcohol, On-Premise Full establishment. In order to qualify under this term, all the following requirements must be met:

1. The ancillary sale of alcohol for off-premise consumption must be approved as part of a Special Use Permit for the primary use.
2. The ancillary sale of alcohol for off-premise consumption must comply with the Minimum Special Use Permit Requirements that would be applicable to the corresponding off-premise use as if the use to which this use is ancillary were an off-premise use. Thus, the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, Off-Premise Beer/Wine use, and the ancillary sale of alcohol for off-premise consumption in conjunction with an Alcohol, On-Premise Full establishment must comply with the Minimum Special Use Permit Requirements for the Alcohol, Off-Premise Full use.
3. If operated in conjunction with an Alcohol, On-Premise Beer/Wine establishment, the ancillary sale of alcoholic beverages for off-premise consumption is limited to beer, wine and coolers.

Alcohol Production, Craft

Description: A craft distiller, craft winery or brew pub establishment, pursuant to LVMC Chapter 6.50 and state law, wherein alcohol is manufactured, and the alcohol produced at the establishment is sold for on-premise or off-premise consumption (or both).

1. The sale of alcohol for off-premise consumption is limited to alcohol that is produced at the site, unless the sale for off-premise consumption of other beverages is approved by a means of a separate Special Use Permit for the applicable off-premise use.

Animal Hospital (with no outside pens)

Description: A facility that:

1. Provides medical or surgical treatment for animals or pets, as well as shelter and care during the time of such treatment; and
2. Does not use any outdoor pens in providing such shelter and care.

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Conditional Use Regulations:

1. Animals shall be confined within an enclosed building at all times.
2. The building shall be designed to provide complete sound barriers and odor protection for adjacent properties.
3. Rooms containing cages or pens are not permitted to have windows, doors or other penetrations on exterior walls adjacent to residences.
4. Noise levels must comply with the applicable provisions of LVMC Title 7.
5. No more than 25% of the floor area may be used for the boarding of animals.

Artisanal Food Processing

Description: A facility in which artisan food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

Conditional Use Regulations:

1. Food processing shall be permitted only in conjunction with retail use.
2. A maximum of 5,000 square feet in floor area shall be permitted.

Assisted Living Apartments

Description: An apartment or apartment complex which provides personal care services to senior citizens for daily living needs. Such services may include, but are not limited to, preparation and service of meals, housekeeping, laundry, monitoring of rooms, monitoring of medication, or assistance with bathing. This use includes commercial uses that are ancillary to an apartment complex as long as the total amount of floor space dedicated to such uses does not exceed 5% of the total gross floor area of the apartment complex, there is no external signage for the commercial uses, and those uses are not accessible other than internally and only to persons residing within the apartment or apartment complex. This use does not include a convalescent care facility, nursing home or other medical facility that is specifically defined in LVMC Chapter 19.18.

Auction House

Description: An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this description, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. This use does not include a secondhand dealer.

Conditional Use Regulations:

1. Temporary storage shall be limited to three weeks or less.
2. No outdoor display, sales or storage of any merchandise shall be permitted.
3. The use shall comply with the applicable requirements of LVMC Title 6.
4. The installation and use of an outside public address system or bell system is prohibited.

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

Auto Sales Showroom

Description: A completely enclosed facility for the display, storage and sale (or leasing) of new or used automobiles and trucks, and autonomous vehicles along with related accessories. This use does not include a motor vehicle sales use as defined in Title 19 and does not include any ancillary activity normally associated with such uses, including without limitation the service, repair and rental of vehicles.

Automobile Rental

Description: A facility for the rental of new or used automobiles or other passenger vehicles including autonomous vehicles. For purposes of this definition, vehicles kept on a lot for rental purposes are not considered to be outside storage.

Conditional Use Regulations:

1. The installation and use of an outside public address or bell system is prohibited.
2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
3. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel of land.
4. Service bays for repairs, installations, cleaning or gas dispensing services facing a public street or a residential zoning district shall be screened to a height of at least 8 feet.

Banquet Facility

Description: An establishment which is rented by individuals or groups to accommodate private functions such as banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include:

1. Kitchen facilities for the preparation or catering of food.
2. The sale of alcoholic beverages, if approved, for on-premises consumption, only during an event, and
3. Outdoor gardens or reception facilities.

Business School

Description: A facility or area for instruction and training including but not limited to secretarial and related office skills, cosmetology, commercial art, computer software, cooking or similar training.

Car Wash, Full Service or Auto Detailing

Description: An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof.



Minimum Special Use Permit Requirements:

1. Each wash bay shall have a stacking lane that will accommodate at least 4 cars.

Car Wash, Self Service

Description: A car wash facility that is operated by the customer and does not utilize automobile conveyors or other automated or semi-automated methods of cleaning.

Minimum Special Use Permit Requirements:

1. Each stall shall have a stacking lane that will accommodate at least 2 cars.
2. All exterior lighting shall be screened or otherwise designed so as not to shine directly onto any adjacent parcel.
3. No retail sale of vehicles is allowed.
4. No repair or servicing of vehicles is allowed.
5. The applicant must demonstrate that the use can be made inoperable and inaccessible to vehicular traffic after business hours.
6. Vacuum bays are permitted as part of this use if their operation is in compliance with the other Minimum Special Use Permit Requirements for this use (these requirements 1-7).
7. An attendant must be on the premises during all times the equipment is operational.

Catering Service

Description: A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption, including ghost kitchens.

Clinic

Description: A facility which is occupied and used for the purpose of providing dental or medical care, and which regularly provides any of those services to the general public on an emergency basis or without appointment. This use does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

College, University, Seminary

Description:

1. College or university-An academic institution of higher learning beyond the level of secondary school.
2. Seminary - An institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

Commercial, Other than Listed

Description: Any commercial use not specifically identified in Table 2 of LVMC [19.12.010](#).

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Commercial Recreation/Amusement (Indoor)

Description: An enclosed facility or area for sport, entertainment, games of skill, or recreation that is open to use by the general public with or without a fee. This use includes without limitation bowling alleys, immersive entertainment venues, indoor miniature golf courses, competitive leisure venues, roller- and ice-skating rinks, immersive retail, game courts, swimming pools, walk-in movie theaters, physical fitness centers, gyms, billiard parlors/pool halls, indoor general entertainment establishments, and video arcades.

Commercial Recreation/Amusement (Outdoor)

Description: An outdoor facility or area for sport, entertainment, games of skill, or recreation uses that is open to use by the general public with or without a fee. This use includes without limitation game courts, water slides, golf courses, outdoor miniature golf courses, drive-in theaters, batting cages, practice/Instructional fields, amusement parks, amphitheaters, indoor general entertainment establishments, and sports events.

Community Center, Private (Accessory)

Description: A facility associated with a mixed-use development or multi-family development which provides for community activities for residents of the development.

Community Garden

Description: An area of land established and used for gardening by a community-based organization or other group of people, with the intent of harvesting vegetables, fruits, flowers and herbs for personal consumption or for sales or distribution to the community on a limited basis. The term does not include a garden that is incidental to a residential use and whose products are intended for use of those residing on the parcel.

Conditional Use Regulations:

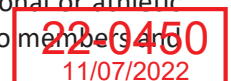
1. Any on-site sale or donation of products is limited to products grown on-site and may not take place within a residential dwelling unit.
2. All sales of products must comply with applicable provisions of LVMC Title 6, as well as other applicable State and local laws and regulations.

Copy Center

Description: A facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

Country Club, Private

Description: A facility that is made available for use on a membership basis for recreational or athletic purposes, where membership is limited, and the use of the facility is primarily restricted to members and their guests. This use includes accessory uses, such as:



1. A clubhouse.
2. Retail and restaurant facilities which do not have separate signage or advertising.

Conditional Use Regulations:

1. In conjunction with a "Country Club, Private" use may also include the ancillary sale of beer and wine or full alcohol for on premise consumption only, is permitted.

Custom and Craft Work

Description: A facility for the production of finished, personal or household items which are either made to order or involve considerable handwork. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, woodworking, upholstery, sculpting and other work or wood products on an individualized single item basis. This use does not include cabinetmaking, cabinet assembly or the use of mechanized assembly line production.

Conditional Use Regulations:

1. All work shall be performed within an enclosed building.
2. All outside storage shall be screened from view from public streets and adjacent properties.

Desktop Publishing

Description: An establishment that provides custom set-up of graphics and text for publication in an office setting. This use does not include an establishment that performs offset printing or related distribution.

Drive-Through

Description: The use of a dedicated drive lane that, incidental to a principal use, provides access to a station, such as a window, door or mechanical device, from which occupants of a motor vehicle receive or obtain a product or service.

Conditional Use Regulations:

1. A single drive-thru shall have a stacking lane that will accommodate a minimum of four (4) vehicles, including the vehicle at the station. A multiple station drive-thru shall have stacking lanes that will accommodate a minimum of two (2) vehicles per station, including the vehicle at the station.

Employment Agency

Description: Any establishment, other than a daily labor service, which provides one or both of the following:

1. Assistance to employers in finding and employing permanent or temporary employees, whether part-time or full-time.
2. Assistance to potential employees in identifying and obtaining permanent or temporary employment, whether part-time or full-time.



Financial Institution, General

Description: Any business or organization which:

1. Holds or receives deposits, savings or share accounts;
2. Issues certificates of deposits;
3. Provides to its customers other depository accounts which are subject to withdrawal by checks, drafts or other instruments or by electronic means to effect payment to a third party; or
4. Engages in business as a mortgage banker under NRS Chapter 64SE.

This use includes without limitation a bank, savings and loan association, savings bank, mortgage bank, thrift company or credit union.

Financial Institution, Specified

Description: Any business whose primary function is to:

1. Lend money;
2. Cash checks or other negotiable instruments for a fee, service charge or other consideration; or
3. Provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis.

This use includes without limitation a business that provides check cashing, services as a principal service offered, a paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances. The term does not include a pawn shop or a limited check cashing service, as described in this Section.

Minimum Special Use Permit Requirements:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in LVMC 19.08.120 (G)) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed 30 days.
4. Window signs shall not:
 - a. Cover more than 20 percent of the area of all exterior windows;
 - b. Include flashing lights or neon lighting; or
 - c. Include any text other than text that indicates the hours of operation and whether the business is open or closed.
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of 1,500 square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution may be located:

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- a. Closer than 200 feet from any parcel used or zoned for residential use; or
- b. Closer than 1,000 feet from any specified financial institution use, auto title loan use, or auto pawn use.

Gaming Establishment, Restricted

Description: An establishment which is primarily used for some business other than gaming, but in which restricted gaming is permitted pursuant to Title 6. For informational purposes, this description refers to an establishment whose gaming operations are limited to not more than 15 slot machines, and no other game or gaming device.

Garden Supply/Plant Nursery

Description: A facility, generally operated on a commercial basis, for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping. The term does not include either a community garden or a garden that is incidental to a residential use and whose products are intended for the use of those residing on the parcel.

Conditional Use Regulations:

1. Accessory outdoor storage must meet all requirements of LVMC 19.08.040(E)(4)(e), irrespective of whether or not for purposes of LVMC 19.08.040(E)(4)(e) a Variance from its requirements is granted pursuant to that provision and LVMC 19.16.140.

General Personal Service

Description: A facility for the sale of personal services. Typical personal services include barber/beauty shop, tanning salon, nail salon, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, house cleaning service, weight reduction center, day spa, florist (excluding greenhouses), astrologer/hypnotist/psychic art or science, dry cleaners, electrical/watch/clock/jewelry or similar repair, and permanent makeup establishment.

General Retail Store, Other Than Listed

Description: A facility for the retail sale of general merchandise to the general public for direct consumption and not wholesale. This use:

1. Includes such uses as an antique/collectible store, retail bakery, convenience store, grocery store, drug store, service station and specialty merchandise store.
2. Includes other general retail uses that may be specifically defined in LVMC Chapter 19.18 and whose definitions may include specific limitations and restrictions, which shall apply as described in that Chapter.
3. Does not include uses that are specifically listed in LVMC Chapter 19.12.

Health Club

Description: An establishment that operates physical fitness facilities, sports clubs or recreation clubs.

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Home Occupation

Description: An income producing activity conducted from a residential dwelling unit pursuant to LVMC 19.16.180.

Hotel, Motel or Hotel Suites

Description:

1. Hotel – A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.
2. Motel – A building or group of buildings whose main function is to provide rooms for temporary lodging, rooms which are directly accessible from an outdoor parking area. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.
3. Hotel Suites – A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room. The phrase “temporary lodging” refers to a rental period with a normal duration of no more than one week.

Hotel Residence

Description: A multi-dwelling facility for extended stay lodging, consisting of:

1. Efficiency units or suites with a kitchen containing a refrigerator, sink and cooking facilities (such as a stove or microwave) suitable for long term occupancy;
2. Customary hotel services such as linen, maid service, telephone and upkeep of furniture; and
3. Optional resident and guest amenities such as meeting rooms, club house and recreation facilities.

This use does not include facilities which qualify as other types of dwelling units defined in these standards.

Internet/Catalogue Sales Office

Description: An establishment which specializes in the sale of products via the internet or by catalogue for delivery to a customer’s home or business. This use may include in-person customer consultations at the establishment.

Laundry, Self Service

Description: A laundry facility that provides washing and drying machines for customer operation. This use includes a facility that provides additional services such as fluff and fold or dry cleaning, provided that no dry-cleaning equipment is located on the premises. This use does not include a laundry room located within a residential development that is provided solely for the use of residents of the development.

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Light Assembly and Fabrication

Description: The assembly or manufacturing of objects or items that:

1. Are made from standard parts or components;
2. Are distinct from the individual parts or components; and
3. Are not of another type of assembly or fabrication specifically described in LVMC Title 19.

Conditional Use Regulations:

1. All processing, manufacturing, and storage of materials, equipment and products shall be performed in a completely enclosed building.
2. There shall be no audible or noticeable indication of a manufacturing operation outside the building.
3. There shall be no smoke, dust or foreign matter emitted.
4. All exterior storage of material shall be in sturdy containers or enclosures which screen storage from surrounding properties and abutting streets. Storage containers for flammable materials shall be constructed of nonflammable material.

Martial Arts Studio

Description: An establishment whose principal business activity is the instruction of the martial arts as defined by LVMC 6.53.020(C). This use does not include any nonprofit organization or entity that offers martial arts instruction only as an incidental service in its overall program of activities.

Massage, Accessory

Description: The performing of massage therapy or therapeutic massage that:

1. Is accessory to a principal permitted use that is one of the following:
 - a. A medical office or physical rehabilitation clinic;
 - b. A fitness and health center;
 - c. A country club;
 - d. A hotel with more than one hundred rooms; or
 - e. A facility similar in nature to any of the facilities listed above
2. Does not occupy more than 150 square feet of space; and
3. Is not advertised on any exterior signage.

Massage Establishment

Description: A facility which is occupied and used for the purpose of practicing massage therapy as defined in LVMC Chapter 6.52. This use does not include the "accessory massage," as defined in these standards.

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Minimum Special Use Permit Requirement:

1. The use shall comply with all applicable requirements of LVMC Title 6.
2. The hours of operation shall be limited to the period between 6:00 a.m. and 10:00 p.m.

Mini Storage Facility

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

Conditional Use Regulations:

1. No more than one manager's security residence shall be permitted.
2. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
3. The following activities are prohibited on or from the premises of a mini-storage facility:
 - a. The conducting of a business (other than the mini-storage business itself and permitted accessory uses);
 - b. The retail sale of stored items;
 - c. The commercial repair of motor vehicles, boats, trailers and other like vehicles;
 - d. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment;
 - e. The production, fabrication or assembly of products.
4. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage facility, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view, and the combined total of all trucks and trailers stored on site shall not exceed a ratio of 2 trucks or trailers for each 100 storage units.
5. Truck and trailer storage shall be screened from streets and adjacent properties.
6. When adjacent to a residential use, the exterior wall of the mini storage shall be constructed of decorative block.

Monorail

Description: A non technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an extensive fixed guideway or rail, and including a monorail as defined in NRS Chapter 705. This use does not include a system to transport passengers between two end points with no intermediate stops, or a monorail that functions only as a part of a theme park or permanent exhibition under LVMC Chapter 6.81.

Minimum Special Use Permit Requirements:

1. A Special Use Permit may be approved only in conjunction with the approval of necessary licensing for the monorail and the approval of an agreement to authorize the operation of the monorail system with the City.

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2. Conditions may be imposed upon associated passenger terminals, power propulsion systems, parking lots, maintenance facilities and other accessory land and buildings that are referred to in the application.
3. Accessory commercial uses may be permitted in conjunction with the system if they are specified in the application.
4. Structures shall be designed to be architecturally compatible with existing buildings and structures in the vicinity of the system. Structures associated with the system may be permitted at heights greater than otherwise permitted by LVMC Title 19 if the heights are specified in the application.
5. Site development standards otherwise applicable, such as yard setbacks, building separation or location requirements, may be reduced or eliminated in connection with the approval of a Special Use Permit.
6. Ground level equipment, power propulsion systems and maintenance facilities shall be screened from streets and residential development with a decorative block wall not to exceed 10 feet in height; landscaping sufficient to screen the equipment, systems and facilities; or a combination thereof, as required in connection with the approval of a Special Use Permit. If the height of the block wall exceeds 6 feet, a notarized letter of approval must be obtained from the owner of any adjacent property that has been developed.
7. Advertising signs are permitted only in accordance with the applicable requirements of LVMC Title 19 or as permitted in agreement with the City to authorize the operation of the monorail system.
8. Approval of a Special Use Permit shall not be deemed to give the monorail system the right to use the property of any person without that person's consent or to compel the City to use its power of eminent domain to acquire property for the system.

Motorcycle/Motor Scooter Sales

Description: A facility or area for the display and sale of motorcycles and motor scooters, whether new or used, but excluding mopeds. This use includes service bays which are incidental and accessory to the sales use.

Museum, Art Display, or Art Sales (Private)

Description: A privately-operated facility or area for the acquisition, preservation, study, exhibition or sales of works of artistic, historic or scientific value.

Nightclub

Description: An entertainment establishment, whether indoor, outdoor, or both, with an occupancy load of 100 or more people that:

1. Provides any combination of live music, recorded music, or other entertainment for the primary purpose of encouraging social interaction amongst the patrons of the establishment;
2. Contains one or more delineated dance floor areas; and
3. May or may not provide food service. If the establishment provides food service, the food service must be both limited and incidental to the operation of the establishment.

The Nightclub use also includes the use "Day club," which possesses the same characteristics as a Nightclub, but operates primarily during daytime hours. This use does not include a General

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Entertainment Establishment, Sexually Oriented Business or an establishment that qualifies as a Teen Dance Center. The use shall also not be deemed to include an establishment merely because it includes entertainment if the entertainment is primarily intended to be viewed by an audience. The use shall also not be deemed to include an establishment that provides entertainment if that entertainment is incidental to the primary activity of the establishment and consists merely of ambient or background music intended to create or enhance a mood or atmosphere, or karaoke singing and interaction, or a combination thereof.

Minimum Special Use Requirements:

1. All Nightclub activities, including customer queueing and waiting areas (but excluding valet services and the checking of patron's identification), must be conducted within a completely enclosed building.
2. Alcohol service is permitted only in conjunction with the following Title 6 alcoholic beverage licenses: Alcohol, On-Premise Full, Alcohol, On-Premise Beer/Wine.
3. Nightclubs shall conform to all applicable requirements of LVMC Title 6.
4. Nightclubs shall conform to all noise requirements and limitations of LVMC Chapter 9.16.

Office, Medical or Dental

Description: A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in LVMC Title 19.

Office, Other than Listed

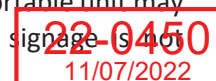
Description: A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in these standards. This use includes a radio broadcasting facility and a recording studio.

Open Air Vending/Transient Sales Lot

Description: An outdoor area or lot that is used exclusively, or on a regular or periodic basis, for the sale or taking of orders for any merchandise, including food items, where such merchandise is displayed or sold within or upon the area or lot. This use includes the display or sale of merchandise by means of Open-Air Vending, Mobile Food Vending and a Farmer's Market. This use includes the display or sale of merchandise by means of Open-Air Vending and Mobile Food Vending.

Conditional Use Regulations:

1. Except as provided in this Conditional Use Regulation 1, no signage is allowed, including temporary signage. Signage that is allowed by this Conditional Use Regulation 1 is not subject to the sign regulations and processes of Title 19 that otherwise would apply, except as specifically provided. The limited signage allowed by this Conditional Use Regulation 1 is as follows:
 - a. In the case of Open-Air Vending or Mobile Food Vending, the vehicle or portable unit may include signage which is affixed thereto but only to the extent such signage is not prohibited by LVMC 19.08.120(E)(3).



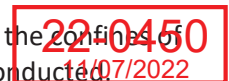
- b. In the case of a Farmer's Market, on-premises market event signage is permitted, but shall be limited to a single sign of no more than 32 square feet. Individual vendor signage is permitted, but is limited to one sign per vendor, and not to exceed 15 square feet per vendor space. All signage is prohibited at any time other than during a market event.
- 2. The site must be kept free of any litter or debris at all times.
- 3. No structures shall be allowed within the public right-of-way.
- 4. The vending/sales activity must be located at least 150 feet from single family residential development.
- 5. Vehicles or portable units used in the operation may not occupy:
 - a. Required parking spaces or required drive aisles; or
 - b. Required loading zones, unless otherwise permitted under Conditional Use Regulation 8.
- 6. For Mobile Food Vending, in addition to Conditional Use Regulations 1 through 4:
 - a. No vendor may operate on any one parcel, lot or commercial subdivision for more than 10 hours within any 24- hour period;
 - b. No vendor may operate within a required loading zone except as approved in conjunction with a Special Event Permit;
 - c. Such vending is permissible on undeveloped lots, or developed lots with unoccupied structures or unpaved surfaces, but only to the extent that such vending complies with all applicable air quality standards adopted by the Clark County Department of Air Quality; and
 - d. On unpaved lots, such vending is limited to a maximum disturbance area (including vehicles, parking and customer areas) of 5,000 square feet, regardless of the overall lot size, unless a greater disturbance area is approved in connection with a dust mitigation permit from the Clark County Department of Air Quality.
- 7. For Farmer's Markets, in addition to Conditional Use Regulations 1 through 4:
 - a. The use is not permitted on undeveloped lots or developed lots with unoccupied structures or unpaved surfaces;
 - b. The use is not permitted within landscaped areas;
 - c. At a location other than the plaza area of a commercial lot, the use shall comply with required building setbacks for that location;
 - d. No supply or drainage pipes or power supply cords that pertain to the use may be placed on or across surface parking or unimproved areas, or be attached to adjoining or nearby buildings, unless the use is located immediately adjacent to the building so that the attached pipes or power cords have minimal exposure and do not present a potential hazard for passersby.
 - e. The use may include the installation of use of temporary booths, tables, chairs, and similar structures.

Parking Facility

Description: A lot or structure developed for public or private parking as a primary use of the subject site on which it is located. This use does not include any ancillary lot or structure provided in conjunction with a primary use in order to meet minimum required parking standards.

Parking Lot/Sidewalk Sale

Description: A promotional sales event that is conducted by a business operation outside the confines of the commercial or manufacturing structure in which the business operation is normally conducted.



Pet Boarding

Description: A lot, building, premises or structure on which four or more household pets are kept regularly and for extended periods of time for the benefit of persons who do not reside on the premises. This use includes facilities that provide shelter, care, feeding, exercising, grooming or incidental medical care for household pets for remuneration or otherwise on a commercial basis, as well as a kennel operation.

Conditional Use Regulations:

1. All animals shall be confined within an enclosed area or on a leash at all times.
2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.
3. Pens shall be screened from view from adjacent streets and adjoining properties.
4. Any exterior pens that are adjacent to a single family residential parcel shall be located a minimum of 50 feet from the parcel.
5. All operations and activities shall be in accordance with LVMC Title 7.

Pet Shop

Description: A retail establishment engaged in the sale of pets, small animals, pet supplies, or pet grooming services. The sale of cats or dogs is prohibited.

Conditional Use Regulations:

1. All animals shall be confined within an enclosed building at all times.
2. The building shall be designed to provide complete sound bafflers and odor protection for the adjacent property.

Private Club, Lodge or Fraternal Organization

Description:

1. Private Club – A facility of a private organization for the preparation and service of food and/or drink for members and their guests.
2. Lodge or Fraternal Organization – A facility for a special purpose organization for the sharing of sports, arts, literature, politics or other similar interests, but not primarily for profit or to render a service that is customarily carried on as a business.

Conditional Use Regulations:

1. In conjunction with a “Private Club, Lodge or Fraternal Organization” use, the ancillary sale of beer and wine, for on premise consumption only, is permitted.

Rental Store

Description: A facility for the rental of general merchandise to the general public, not specifically listed as a different use elsewhere in these standards. Typical general merchandise includes clothing and other

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apparel, electronics, videos, tools and garden equipment, furniture and other household appliances, special occasion or seasonal items, and similar consumer goods.

Restaurant

Description: An establishment providing for the preparation and retail sale of food and beverages, including without limitation cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses.

Seasonal Outdoor Sales

Description: The temporary outdoor sale and display of the following (and only the following) holiday goods in connection with the corresponding holidays:

1. Christmas trees;
2. Halloween pumpkins;
3. Valentine's Day flowers; and
4. Mother's Day flowers.

This use does not include fireworks sales, which are governed by LVMC Chapter 9.28 and are subject to the requirements of the Department of Fire and Rescue.

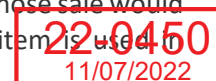
No Temporary Commercial Permit required if the sales operation:

1. Takes place on the same site as, and is in conjunction with, the operation of an established commercial business with a valid business license for that site; and
2. Conforms with all applicable City ordinances and standards.

Secondhand Dealer

Description: A retail facility which deals solely in used commodities with no new commodities, or in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles. Used articles may include furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery, guns, precious or semiprecious gemstones, or scrap precious metals as defined in LVMC Chapter 6.74, but does not include the sale of junk as defined in that Chapter or the sale of used cars. The term does not include a Thrift Shop. The term also does not include the following, all of which are allowed where the retail sale of new merchandise is permitted:

1. The buying, selling or trading of wearing apparel, infant/child items, general household furnishings or specified liquid waste, as those terms defined in LVMC Chapter 6.74;
2. The buying and selling of foreign or domestic coins for numismatic purposes;
3. The buying and selling of antiques, used books, newspapers or periodicals; or
4. The buying and selling of collectibles, including collectibles that consist of phonograph records, other audio recordings and the equipment necessary to listen to such recordings. Collectibles qualifying under this Paragraph 4 include any kind of cabinet or similar furniture whose sale would otherwise fall within the definition of "secondhand dealer" if an only if that item is used in



displaying one or more collectible items and is designed or intended to be sold together with the collectible items for purposes of display.

Minimum Special Use Permit Requirements:

- *1. No outdoor display or sales of any merchandise shall be permitted, except as allowed pursuant to LVMC 19.16.160 for a Temporary Commercial Permit.
- *2. The use shall comply with the applicable requirements of LVMC Title 6.

*These requirements shall be non-waivable.

Senior Citizen Apartments

Description: An apartment house or other multi-family dwelling in which each unit is occupied by at least one person 55 years of age or older, or in which the units are intended and operated for occupancy by persons 55 years of age or older. This use includes an apartment house or other multi-family dwelling that qualifies as "housing for older persons" under the provisions of Federal law, including without limitation housing developments that:

- 1. Provide significant facilities and services specifically designed to meet the physical or social needs of older persons; and
- 2. Publish and adhere to policies and procedures that demonstrate an intent to provide housing for persons 55 years of age or older to the extent allowed by applicable State or Federal law.

Small Wind Energy System

Description: A wind energy conversion system consisting of a wind turbine, a tower or supporting structure, and associated control or conversion electronics, which has a rated capacity of not more than 100kW and which is intended to primarily reduce on-site consumption of utility power. For purposes of these standards, the use shall not be deemed an accessory structure.

Minimum Special Use Permit Requirements:

- 1. A system may be directly mounted on or attached to the principal structure on the site, or may be mounted on a freestanding tower. Where possible, the system should be integrated with other structures, such as buildings, light poles or on-premise sign structures, so as to minimize visual impacts.
- 2. A system shall not extend to a height greater than 90 feet, measured with reference to the highest point of the fixed structure to which the system is attached (but excluding the wind turbine).
- 3. When a system is mounted on a freestanding tower:
 - a. The tower and any guy-wires or other supports shall comply with all minimum setbacks for the property; and
 - b. The tower shall be set back from any habitable structure on an adjacent property a distance at least as great as the height of the tower.
- 4. A system shall be constructed and maintained so that noise levels do not exceed 60dBA, as measured by a sound level meter at the closest neighboring inhabited dwelling. However, this level may be exceeded during short term events such as utility outages or severe windstorms.

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5. The applicant must submit proof of turbine certification approved under the Emerging Technologies program of the California Energy Commission or any other small wind certification program recognized by the American Wind Energy Association.
6. A system must comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Such approvals must be received prior to the submittal of a building permit application. For locations within the Airport Overlay District, the system must comply with all regulations and requirements applicable to that district.
7. A system must comply with all applicable fire codes and building codes.
8. A building permit application for a system must be accompanied by:
 - a. Standard drawings of the wind turbine structure including base, tower and footings;
 - b. An engineering analysis of the tower showing compliance with the International Building Code and certified by a licensed professional engineer; and
 - c. A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
9. Before the installation of a system, the applicant must provide satisfactory evidence that the electrical utility provider has been informed of the applicant's intent to install a system. An off-grid system shall be exempt from this requirement if the property is not served by an electrical utility provider.
10. No system shall be erected or moved onto any lot prior to construction of the main building unless a building permit has been issued for the construction of the main building.

Solar Panel

Description: A small-scale unit that is designed and used, on an incidental or accessory basis, to generate power or heat (or both) to be supplied to the principal use of the site. This use:

1. Does not include an "electric generating plant" or any other utility facility that is specifically defined in LVMC Chapter 19.18; and
2. Shall not be deemed an accessory structure for purposes of the standards of these standards that govern accessory structures.

Conditional Use Regulations:

1. When visible from a public right-of-way, solar panels shall be installed so that they project no more than 40 inches from the roof surface.
2. When mounted on a sloped roof, the enclosure cladding and support structure of solar panels (excepting the solar collection cells) shall match the roof in color and appearance.
3. Roof-mounted hot water storage systems shall not be visible from public rights-of-way.
4. If solar panels are to be integrated into the roof design, the frames should be colored to compliment the roof. Support solar equipment should be enclosed and screened from view.

Tattoo Parlor/Body Piercing Studio

Description: An establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of one or more of the following:

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1. The placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances which result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.
2. The creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

This use does not include a permanent makeup establishment.

Temporary Outdoor Commercial Event

Description: A promotional activity, fair, circus, rodeo, festival, carnival, arts and crafts fair, tent revival, haunted house, amusement system, or concert that will be conducted at a location other than a stadium, auditorium or other public assembly facility that is designed to accommodate such an event. This use does not include one-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through the Department of Leisure Services; parades and similar events that occur in the public right-of-way and are regulated by or organized through the Las Vegas Metropolitan Police Department; or grand openings of new businesses that meet all requirements of the Department of Fire and Rescue. There is no cap on the number of Temporary Outdoor Commercial Events.

Temporary Real Estate Sales Office

Description: An office operating at a fixed location within an existing model home, trailer or commercial structure which is used temporarily for the purpose of real estate sales.

Thrift Shop

Description: A retail facility that sells any new or used merchandise that has been donated to the facility.

Conditional Use Regulations:

1. No outdoor display or sales of any merchandise shall be permitted.
2. The use shall comply with the applicable requirements of LVMC Title 6.
3. Donations shall only be accepted during normal business hours.

Time Share Development

Description: A development consisting of a minimum of 50 units that are made available for use and occupancy on a recurrent periodic basis according to an arrangement allocating this right among various holders of a time-share ownership, leasehold or other similar interest. No individual time-share unit may serve as a person's primary residence.

Trade School

Description: A facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

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Transient Passenger Facility

Description: A facility, including a park and ride, or mobility center hosting multiple means of transportation and including an automobile transportation station for the loading and discharging of passengers.

Minimum Special Use Permit Requirements:

1. The facility must be located along a collector, arterial, or local street.
2. The principal operating hours of the commuter parking lot must not significantly conflict with those of other uses on the parcel.

Tutoring Center

Description: An institution or place of education or instruction, other than a public or private school (primary or secondary), business school, or trade school, that is owned and operated privately for profit and that does not offer a complete educational curriculum. This use includes an educational testing center.

TV Broadcasting & Other Communication Service

Description: A building or portion of a building used as a place for television broadcasting or similar communication- related activities.

Valet Parking

Description: A service provided in conjunction with a business, residential dwelling unit, or other establishment by which employees (or others acting on behalf of the establishment) park the vehicles of patrons, residents, or visitors in an area set aside for that purpose. During the phased development of the project, a valet parking use shall be evaluated relative to the amount of parking spaces provided and approved pursuant to the Vegas Rising Development Standards. At complete buildout of the project, a valet parking use shall not decrease the overall amount of parking spaces approved for the project. Valet parking dedicated to residential tenants shall be counted towards the overall parking requirement.

Wedding Chapel

Description: A facility that is made available to be rented for wedding ceremonies, and may include a chapel, dressing rooms, offices, reception facilities and gardens.

Wireless Communication Facility, Stealth

Description: A wireless communication facility that is designed to blend into the surrounding environment. Examples include without limitation: antenna tower alternative structures; roof mounted antennas (with architectural screening when appropriate); building mounted antennas painted to match the existing structure; antennas integrated into architectural elements (such as steeples or cupolas); antennas and antenna structures designed to look like light poles, flagpoles, or any other camouflaging techniques available on the market; and a cable microcell network which utilizes multiple low powered

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transmitters/receivers or repeaters attached to existing wireline systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

Conditional Use Regulations:

1. The applicant must submit to the Department, for administrative review and approval, a site plan and an elevation drawing. The Director shall review the documents to determine the applicable treatment of the proposed facility under these Conditional Use Regulations. If the Director, in his discretion:
 - a. Determines that the proposed facility is a collocation of new transmission equipment, a removal of transmission equipment or a replacement of transmission equipment that:
 - i. Does not increase the tower height by more than 10% or height of additional antenna array plus 20 feet, whichever is greater,
 - ii. Does not add more than 4 new equipment cabinets or 1 new shelter, and
 - iii. Does not contain a protrusion of more than 20 feet or the width of the tower, whichever is greater,
 - b. Determines that Paragraph (a) above does not apply and approves the proposed facility to proceed as a conditional use, the Director shall provide written notice of preliminary approval to the applicant, with a copy to the office of the City Council. That preliminary approval becomes final within 10 days after the notice has been mailed or delivered to the applicant, unless within that period a member of the City Council files with the Director a written request for the Council to review the approval. If such a request to review is filed, the application must first be reviewed and approved by the Council.
 - c. Determines that Paragraph (a) above does not apply and that the proposed facility does not conform to the conditions listed below, a Special Use Permit will be required for the use. Any determination by the Director that a Special Use Permit will be required is not subject to appeal.
2. The design must conform to the definition of the term "Wireless Communication Facility, Stealth Design," as set forth in LVMC 19.18.020 and as determined by the Director.
3. The design and location of the proposed facility must be deemed by the Director to be compatible with surrounding uses, and the facility must include appropriate screening and landscaping to ensure such compatibility.
4. The frequencies used by the communication provider shall be in conformance with Federal Communication Commission standards, as certified by a competent professional (such as a radio frequency engineer).

Signage

Signage shall be limited to that allowed within a C-2 zoning district as set forth in LVMC Title 19. Signs are allowed on all buildings, fencing, and other structures. A Master Sign Plan may be submitted for any development or property not otherwise required to submit a Master Sign plan to accomplish one or more of the following:

1. To establish the requirements and limitations for signs relating to uses that are not regulated elsewhere in LVMC Title 19 and that are located within a project governed by a development agreement;
2. To establish requirements and limitations for signs in a specific development that are more restrictive than would otherwise be required by LVMC Title 19; or

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3. To satisfy a condition or requirement imposed by the Planning Commission or City Council.

A supergraphic sign is permitted on any building with a minimum height of 150'. A supergraphic sign must be processed by way of the Master Sign Plan procedure.

Temporary Development

Description: An interim use that would be allowed and not expunge or invalidate an active unexpired Site Development Plan, Special Use Permit or other associated approvals. A temporary development can be approved prior to entitlements for a development phase. Temporary development is distinct from the long term development otherwise approved for the site and is subject to the following limitations:

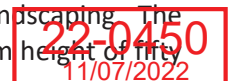
1. A temporary development may be for a period not to exceed three years, except as may be extended by means of one Extension of Time for a period not to exceed three years. A request for Extension of Time shall be by means of an application for Extension of Time pursuant to Section [19.16.260](#), and shall be subject to review and approval by the City Council.
2. No more than one temporary development may be approved on the same location at any one time.
3. A temporary development may include any deviations from standards, including exceptions, waivers, or variances
4. At the conclusion of the time period specified in Paragraph (1) above, including any approved Extension of Time, the developer must agree to abandon the temporary development in favor of any unexpired Site Development Plan approval for that location, if such application has been approved.
5. A new temporary development for the same location as a previous temporary development was approved is allowed so long as the prior temporary development has been expunged or expired and the new temporary development use is different from the prior temporary development use.

Rooftop Activations & Prohibited Locations

Many of the buildings within Vegas Rising may have rooftop activations including, but not limited to, pools, gardens, gathering areas, music, which may incorporate the use of alcohol uses and other uses as part of those activations. Rooftop activations are permitted and encouraged. A Special Use Permit will be required if the proposed activation includes alcohol or other use that requires a Special Use Permit. No rooftop activations are permitted on the buildings that are adjacent to Richfield Boulevard or on the buildings directly across from the main Rex Bell Elementary School building on Wilmington Way. Rooftop activations are permitted on buildings across from the remainder of the school property along Wilmington Way regardless of across from the secondary school buildings. Individual units may have a rooftop for private use by the occupant(s) of that unit and are not prohibited on the buildings that are adjacent to Richfield Boulevard or across from the main Rex Bell Elementary School building.

Buffer to Existing Homes & Rex Bell Elementary School, Residential Adjacency Standards

Special attention has been paid to buffering the existing homes to the west of Richfield Boulevard and north of Milo Way, and across from the main Rex Bell Elementary School building. Along Richfield Boulevard, a forty foot (40') wide buffer area is provided with a meandering path and landscaping. The residential buildings adjacent to Richfield Boulevard are restricted in height to a maximum height of fifty feet (50'). Additionally, any



buildings located west of the Rigel Avenue extension towards Wilmington Way will be limited to a maximum height of fifty feet (50'). Buildings located east of the Rigel Avenue extension towards Wilmington Way can be a maximum height of eighty feet (80'). As this is an urban infill development and certain buffers have been provided, residential adjacency standards do not apply. However, buffers including a 40-foot wide landscape buffer and reduced building heights adjacent to Richfield Boulevard have been carefully designed and provided to mitigate any impacts from the development.

VEGAS RISING DESIGN GUIDELINES

Mixed Use Design Guidelines

The vertical and horizontal integration of residential uses and commercial or other uses within a single building or a phased development, where the uses share pedestrian access, vehicular access, parking functions, or any combination thereof. Commercial and residential uses are allowed on any floor including the rooftop. Every building is not required to have a mixture of uses so long as the project, once completed, has a mixture of uses.

Building Facades

Building Elevations: All elevations should be well detailed and articulated, incorporating building forms, masses, roof design and authentic details and accent features that are consistent with the architectural style of the building. Extensions of more than 10 feet of blank, expressionless walls at the street level are prohibited. The use of expression lines and expression zones utilizing materials, colors, and/or relief shall be required in the pedestrian zone to create visually interesting facades. Garage walls and facades are to subject to this treatment.

Sufficient massing and articulation of building walls should be incorporated into the building design to provide visual interest to building facades and to expansive wall planes. Such articulation may be achieved in a variety of ways, including but not limited to:

- Vertical and/or horizontal offsets of building wall planes
- Accentuated building elements such as entries or other similar features that provide horizontal or vertical offsets and break the eave line of the building
- Incorporating a combination of building heights into the building design
- Multi-story building should incorporate other height reducing elements such as large open balconies, shed roofs, trellis and/or other architectural projection, material changes, etc.

Materials:

- Color and material blocking should be incorporated into the preliminary architectural design so that thoughtful color use is integrated with the architecture. Color palette and application should be consistent with the architectural style of the building.
- All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials should wrap columns, porches, or balconies in their entirety.

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Roofs

Roof Form:

- Roof form and material must be integrated with the overall character of the development. Although the roof structure of the buildings should generally be flat in keeping with the established architectural style, sloped or barrel-vaulted forms may be used to enhance entries, towers or other areas of interest. All roof-mounted mechanical equipment must be screened by parapets or other building elements.
- Roof treatments, including overhangs, should be consistent with the architectural style of the building.
- Roof slopes should be consistent with the architectural style of the building.

Roof Materials:

- Roof materials should be compatible with the architectural style of the building.
- Standing seam metal roofs are permitted as an architectural accent element.

Entries

The main entrances into the buildings should be designed as a focal point of the exterior elevation. The main entry of the building from the street shall be appropriately articulated in the architectural design of the building. This shall be accomplished through change in materials, colors, and/or the amount of detailing around the entry; having the entry slightly recessed or protruding from the primary building line; and/or through the use of canopies or awnings, etc.

Porches

Porches, when provided, are encouraged to have railings and be fully covered in one of the following ways:

- Roof element matching the residence
- Trellis structure
- Second floor balcony or overhang

Porches, when provided, should be designed as an integral component of the building's architecture.

Courtyards

Courtyards, when used, should appear as an extension of the architecture of the main building.

Window Openings

The style of windows should be compatible with the architectural style of the building.



Principal Windows

At least one principal window per floor should be provided on building elevations, arranged in an aesthetically pleasing composition consistent the architectural style. Principal windows need not strictly be located on each floor, so long as the total number of required principal windows is achieved on any given elevation.

- Principal windows are defined as one of the following:
 - o An enhanced architectural surround that accentuates a prominent feature window
 - o An overhead trellis element projecting forward of the wall plane and extending over the entire width of the window.
- All other windows should feature trim consistent with the architectural style.
- Trim elements may be stucco, pre-cast, wood, or ceramic tile.
- Glazing may be either clear or tinted. Reflective glass is not permitted.
- The shape and size of shutters, when used, should be proportionate to the window opening.

Patio Covers, Decks and Balconies

Patio covers, decks and balconies, when provided, should be designed to be in scale and proportion with the architecture of the adjoining building. The underside of balconies will be treated with a type of finish.

Support columns should be proportional to the size of the patio cover, deck or balcony.

Columns and Archways

Columns and archways, when used, should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

Trellis and Arbors

When used, trellis and arbors must be designed to maintain their appearance considering the climatic conditions of the valley. All building materials shall be heat tolerant and fade resistant.

Detail Elements

Detail Elements such as pop-outs, material changes, color changes, etc. will be implemented to provide visual interest to the building and should be consistent with its architectural style. For buildings within Phase 1A, the north face of the garage portion of the buildings adjacent to Wilmington Way will have a mural on 25% of the garage fascia. The mural shall be installed prior to the first certificate of occupancy issuance for the building.

Walls and Fences

Walls and fences that are visible from streets, open space, or other public areas should be compatible in material, color, and design with adjacent architectural elements. Walls must be decorative. The appearance of gray CMU block walls is prohibited. Exhibit C provides more detail.

Exterior Lighting



The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating a given space. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic.

Exterior Stairs

Exterior stairs, when provided, should be designed as an integral part of the architecture. Stair guardrail design should be consistent with the architecture of the building.

Awnings

Awnings, when provided, should be designed as an integral part of the architecture.

Unacceptable awning treatments include metal (except for top-mounted "Bermuda" shutters), and untreated fabric.

Trash Enclosures

Trash enclosures should be constructed of concrete masonry units finished similar to buildings in the development.

All trash enclosures should have opaque metal gates that are designed compatible with the development.

All trash enclosures not constructed within a parking structure shall receive a roof/ trellis.

Unfinished block CMU is prohibited.

Non-Architectural Elements

Mechanical Equipment:

- No mechanical equipment (air conditioning/heating units, etc.) should be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be screened by parapet walls at least as tall as the equipment.
- Ground mounted air conditioning units should be screened from view and located away from pedestrian paths and project amenities to the extent feasible.
- Mechanical devices such as exhaust fans, vents, and pipes should be painted to match adjacent roof surfaces. .
- Murals are allowed on utility related equipment and screening.
- Any ancillary equipment will be installed and screened per code.

Vents:

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

Meters:



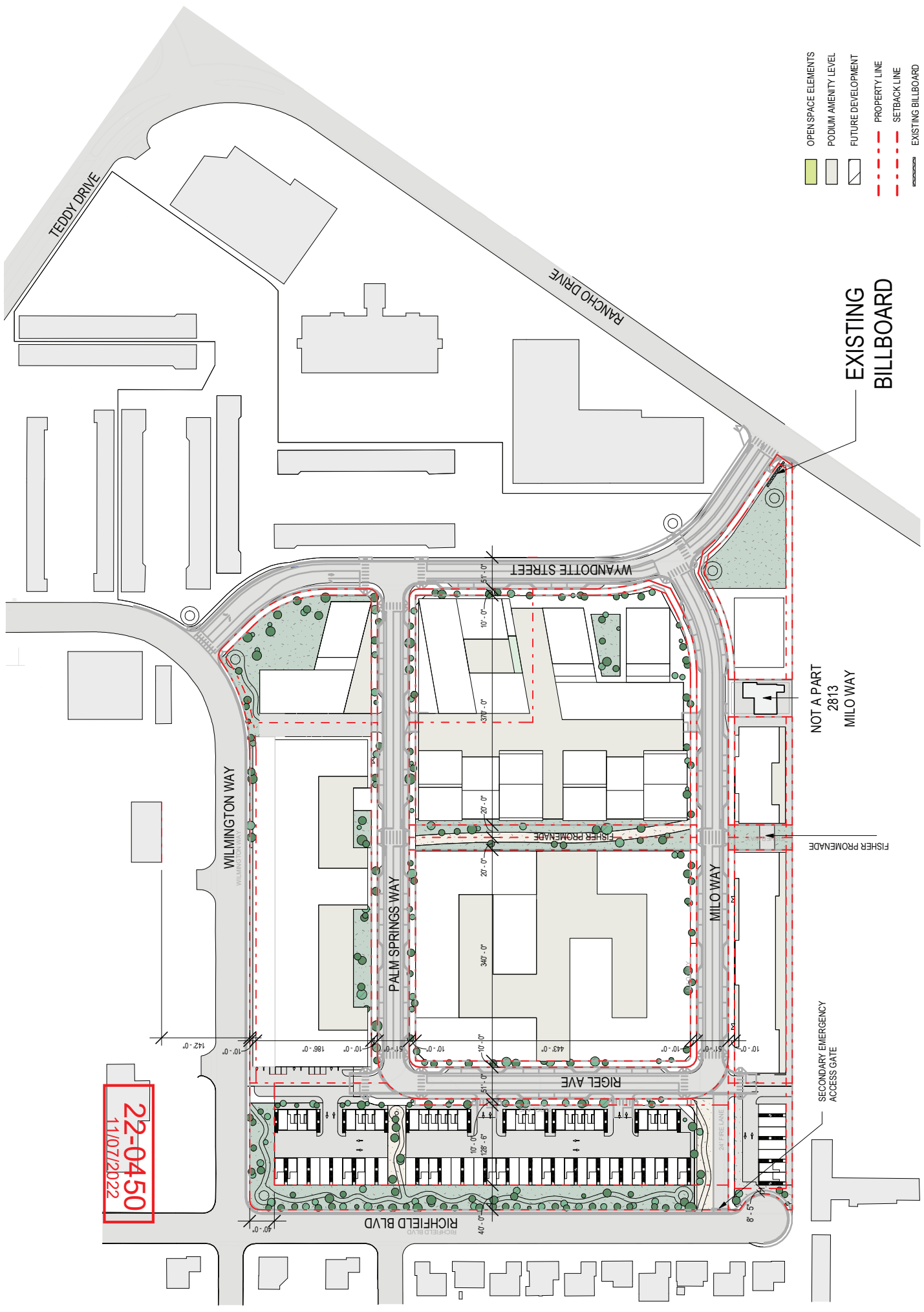
- Natural gas meters should be grouped and located behind a screen.
- Electrical meters should be located behind a screen.
- Water meters should be grouped and located behind a screen.
- All other meters not listed shall be screened as required by code.

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EXHIBIT A
PROPOSED DEVELOPMENT PLAN

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EXISTING
BILLBOARD

NOT A PART
2813
MILO WAY

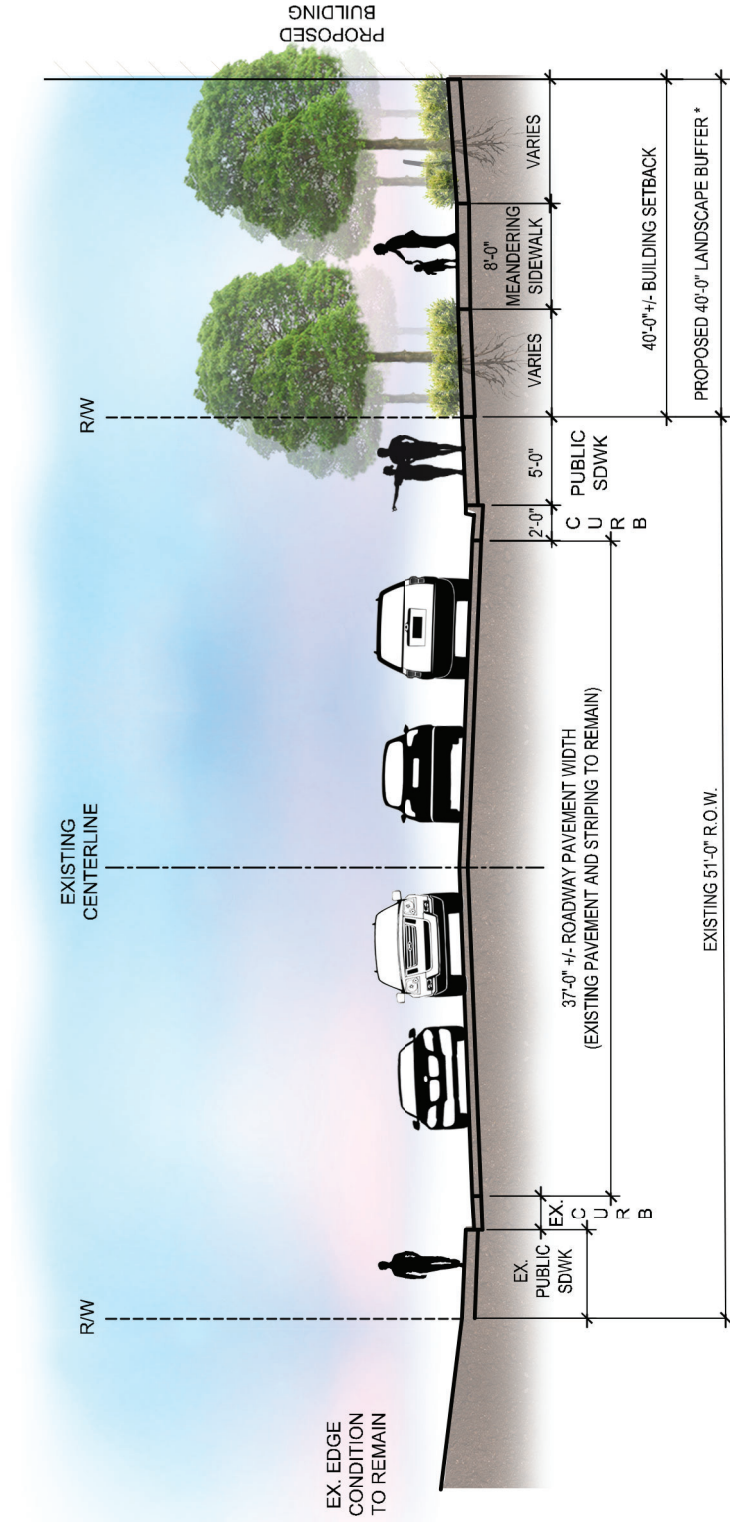
SECONDARY EMERGENCY
ACCESS GATE

FISHER BROTHERS

Vegas Rising - Multi-Verse - Mixed Use Residential

EXHIBIT B
STREET SECTIONS AND LANDSCAPE SECTIONS

22-0450
11/07/2022



* LANDSCAPING AND TREE SPACING PER TITLE 19.08.040(F)

VEGAS RISING - MULTI-VERSE - MIXED USE RESIDENTIAL

Richfield Boulevard (along project frontage) TYPICAL SECTION

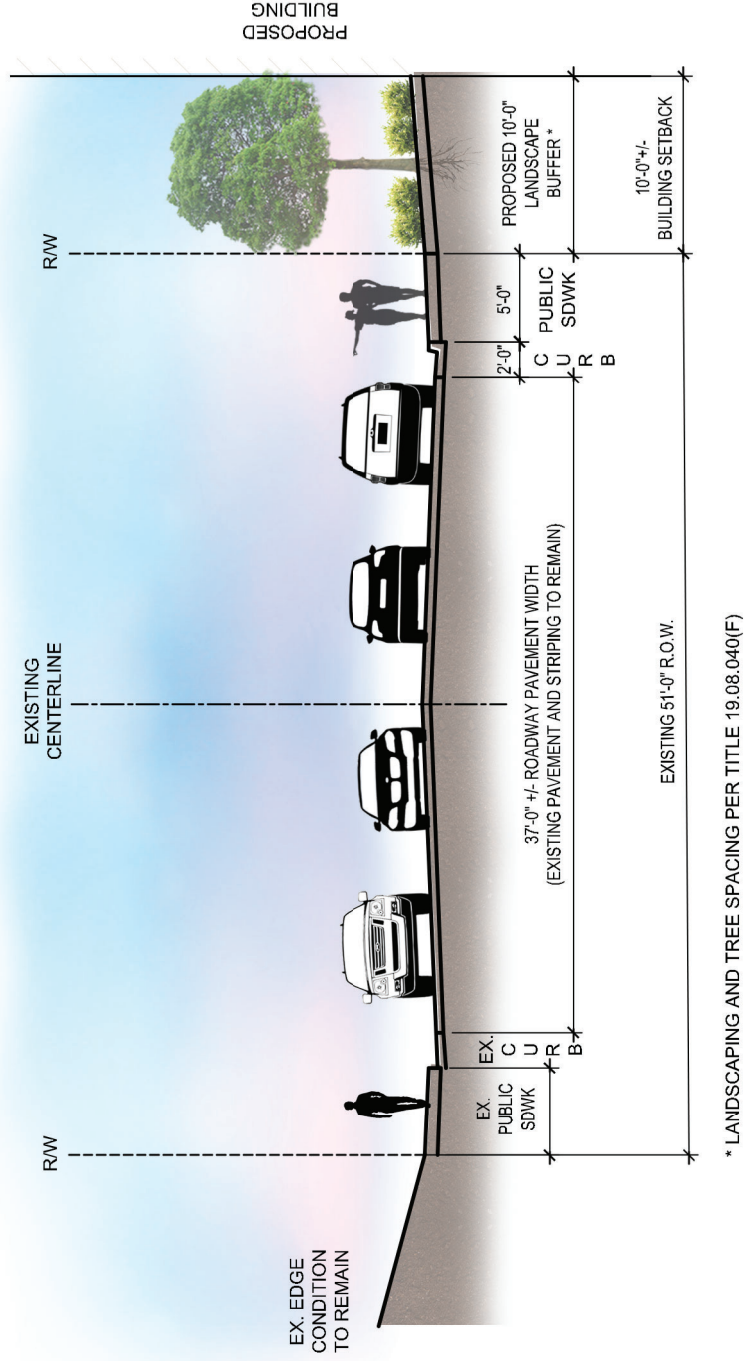
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VEGAS RISING - MULTI-VERSE - MIXED USE RESIDENTIAL

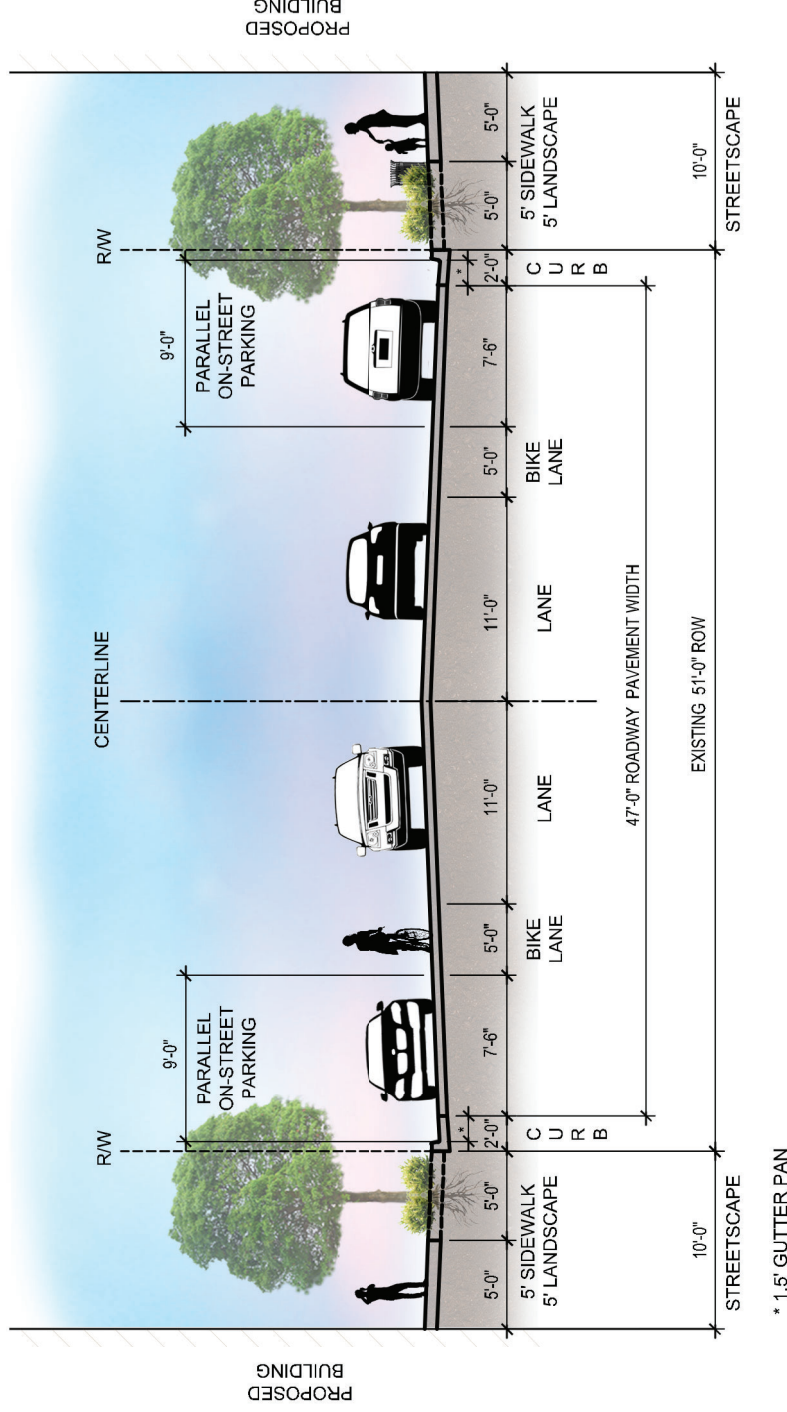
sla LAND ARCHITECTS

Wilmington Way (along project frontage) TYPICAL SECTION

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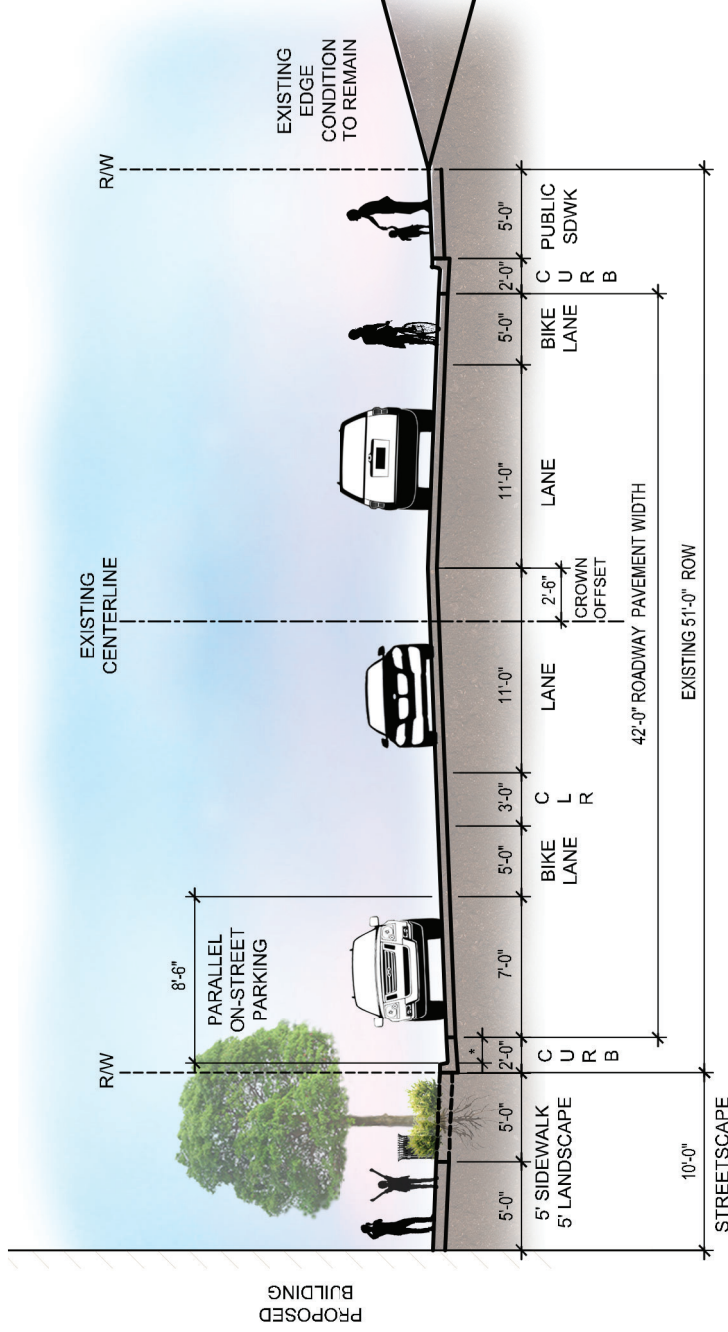


VEGAS RISING - MULTI-VERSE - MIXED USE RESIDENTIAL

Rigel Avenue, Milo Way and Palm Springs Way TYPICAL SECTION

08/18/2022

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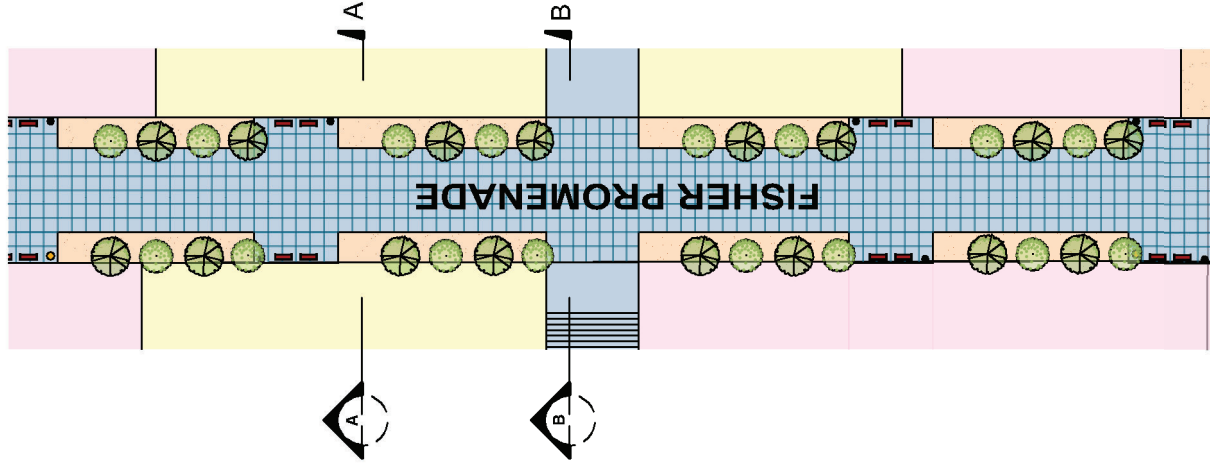


* 1.5' GUTTER PAN

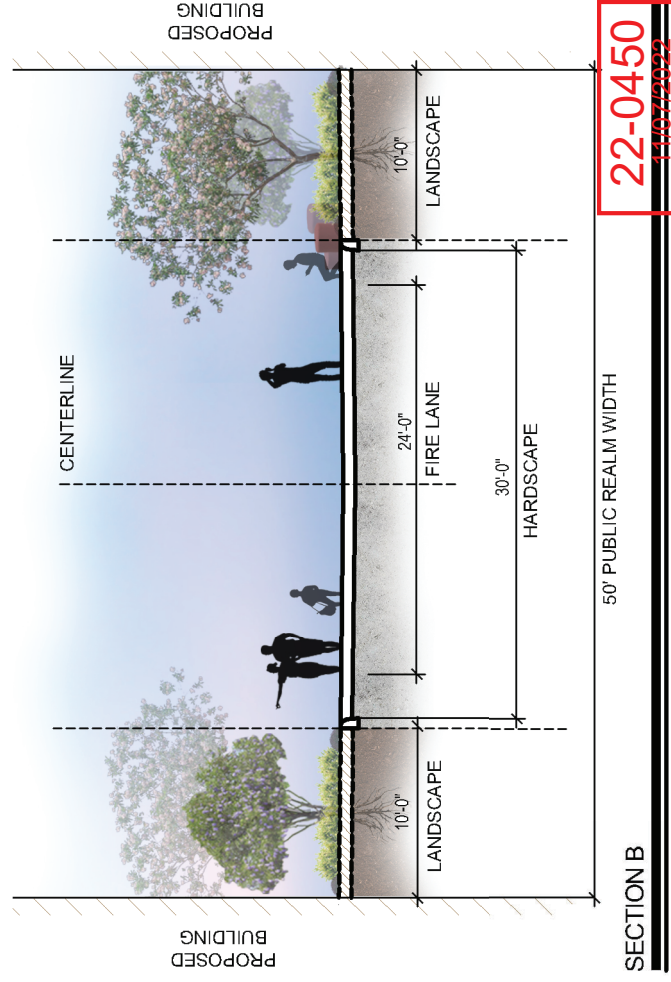
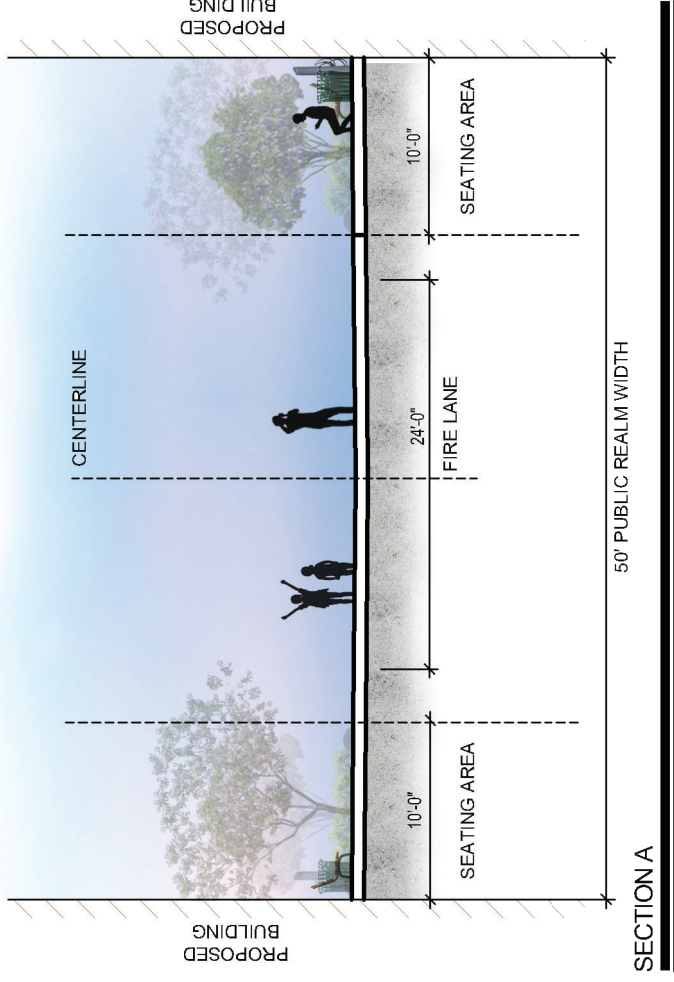
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VEGAS RISING - MULTI-VERSE - MIXED USE RESIDENTIAL

Wyandotte Street Between Millo Way and Palm Springs Way TYPICAL SECTION



FISHER PROMENADE PLAN N.T.S.



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VEGAS RISING - MULTI-VERSE - MIXED USE RESIDENTIAL

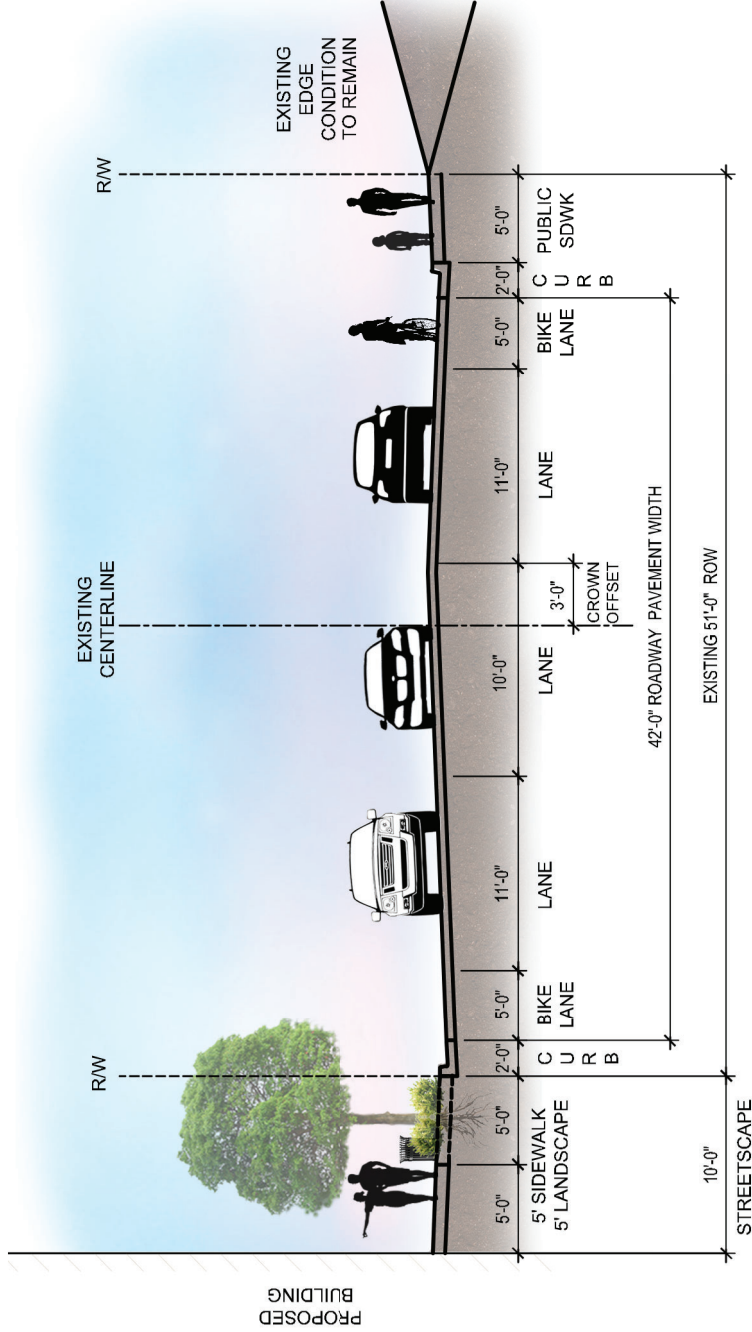
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Fisher Promenade CONCEPTUAL PLAN AND SECTIONS

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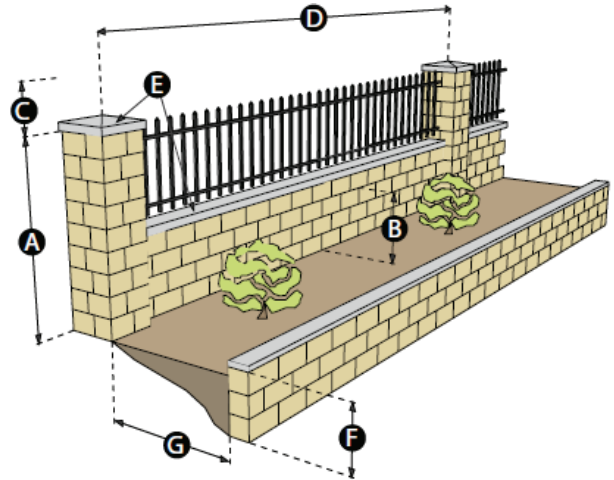
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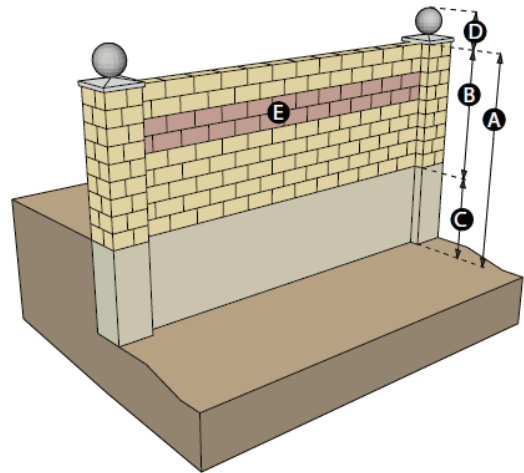
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EXHIBIT C
PERIMETER WALLS & WALL SECTIONS

Wall/Fence		
A.	Maximum primary wall height	10 feet
B.	Maximum solid wall base height	N/A
C.	Maximum ornament height above wall	18 inches
D.	Maximum on-center distance between pilasters	24 feet
E.	Maximum decorative cap feature	5 inches
Front Yard Wall/Fence with Standard Stepback		
F.	Maximum secondary wall height	5 feet
G.	Minimum spacing between wall sections – outside dimensions	3 feet



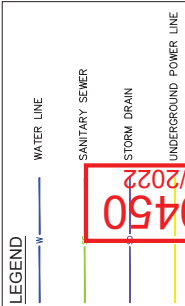
Retaining and Perimeter Walls		
<i>Perimeter and Retaining Walls with Slope \leq or \geq 2%</i>		
A.	Maximum Wall Height	15 feet
B.	Maximum Perimeter Wall Height	8 feet
C.	Maximum Retaining Wall Height	10 feet
D.	Maximum Ornament Height above wall	18 inches
E.	Contrasting Material	20%



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APPENDIX A
MASTER UTILITIES PLAN

22-0450
11/07/2022



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GRAPHIC SCALE IN FEET

A horizontal line with vertical tick marks at 0, 75, 150, and 300 feet. The numbers are placed below the line. The segment between 0 and 75 is shaded black.

SHEET NUMBER

RICHFIELD NEIGHBORHOOD PRELIMINARY MASTER UTILITY PLAN

FOR
DISCUSSION
ONLY

RICHFIELD MASTER PLANNING
PREPARED FOR
FISHER BROTHERS

NEVADA

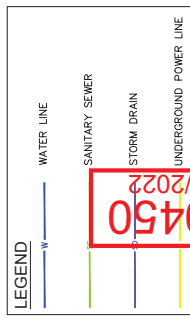
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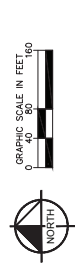
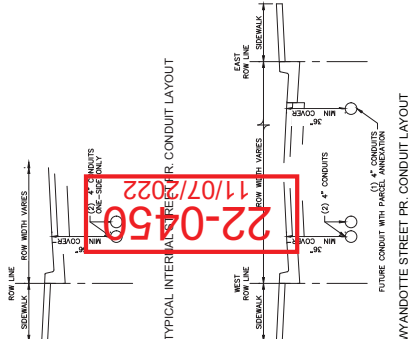
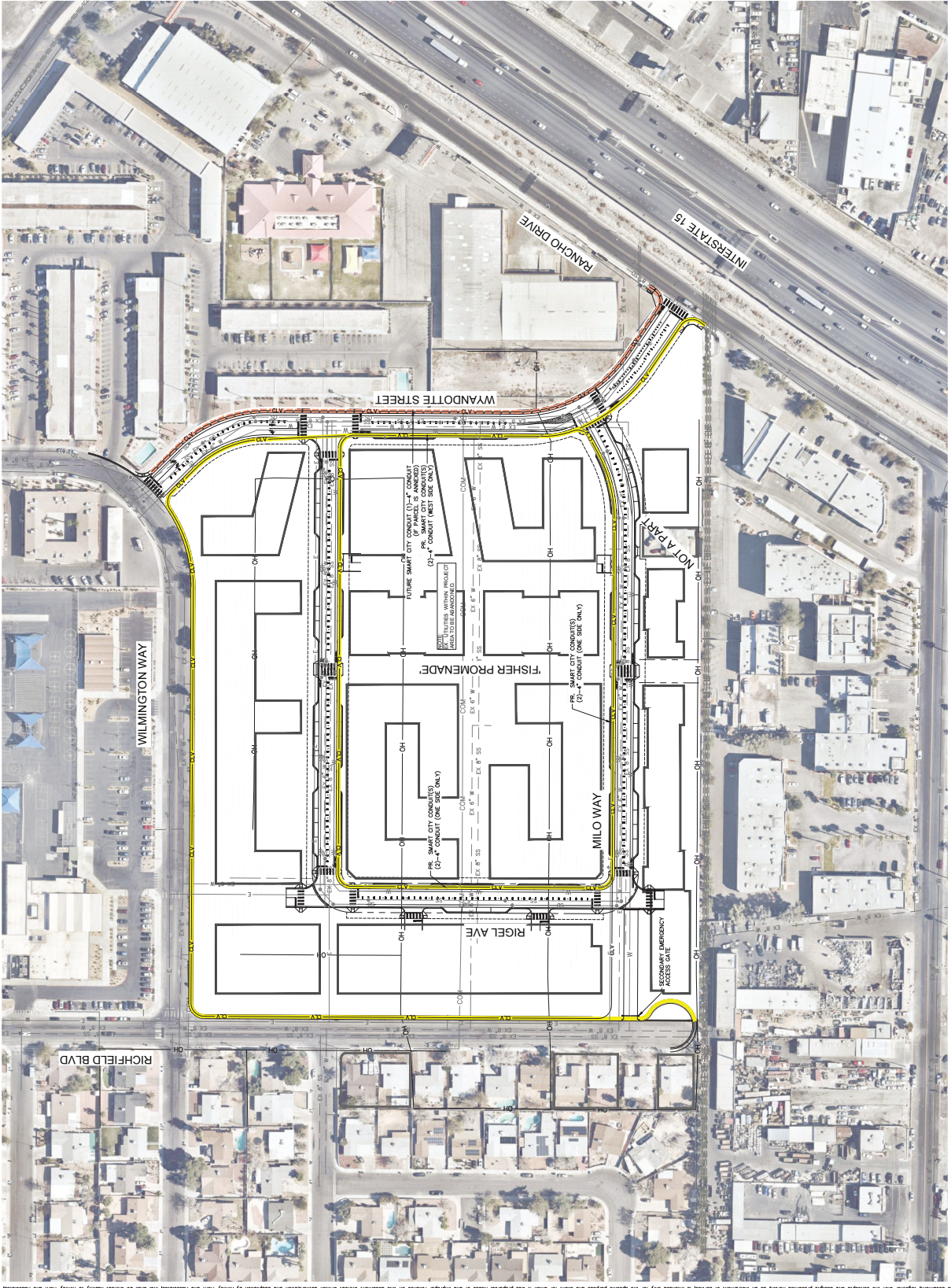
Kimley»Horn

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LAS VEGAS, NEVADA 89119
PHONE: 702-862-3600
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Sheet Section Layout: 03_2022 07:16:56mm - K:\AVI_Civil\919269650 - Richmond Neighborhood (Fisher Street)\CADD\Utilities\20220530 - Master Utility Plan.dwg
 User: jay.kim@kentec.com
 Project: 919269650 - Richmond Neighborhood (Fisher Street)
 Drawing: 03_2022 07:16:56mm
 Description: This drawing shows the proposed layout of the sewer system for the Richmond Neighborhood (Fisher Street) project. The system includes a main sewer line, a branch sewer line, and a manhole. The main sewer line is located on the left side of the drawing, and the branch sewer line is located on the right side. The manhole is located in the center of the drawing. The drawing also shows the proposed layout of the water system, including a main water line, a branch water line, and a water meter. The main water line is located on the left side of the drawing, and the branch water line is located on the right side. The water meter is located in the center of the drawing. The drawing also shows the proposed layout of the gas system, including a main gas line, a branch gas line, and a gas meter. The main gas line is located on the left side of the drawing, and the branch gas line is located on the right side. The gas meter is located in the center of the drawing. The drawing also shows the proposed layout of the stormwater system, including a main stormwater line, a branch stormwater line, and a stormwater manhole. The main stormwater line is located on the left side of the drawing, and the branch stormwater line is located on the right side. The stormwater manhole is located in the center of the drawing. The drawing also shows the proposed layout of the fire water system, including a main fire water line, a branch fire water line, and a fire water meter. The main fire water line is located on the left side of the drawing, and the branch fire water line is located on the right side. The fire water meter is located in the center of the drawing. The drawing also shows the proposed layout of the irrigation system, including a main irrigation line, a branch irrigation line, and an irrigation meter. The main irrigation line is located on the left side of the drawing, and the branch irrigation line is located on the right side. 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