

Kyle Canyon Gateway

Architectural Review Committee

February 14, 2023

City of Las Vegas
495 Main Street
Las Vegas, NV 89101

Re: Kyle Canyon Gateway Planned Development
Tri Pointe Homes ("Master Developer")
Arrow Peak - Unit 1 (the "Subdivision")

The Subdivision is zoned R-SL-PD and subject to the Kyle Canyon Gateway Design Guidelines (revised August 2022). The Arrow Peak lots within the Subdivision are typically 50'x110' and are interspersed with lots that are typically 60'x110', which are referred to as Alpine Ridge and not included as part of this review.

The applicant submitted a request for a reduced rear setback for Arrow Peak Plan 1 on Lot 35 of the Subdivision due to a late design change (after Tentative Map approval) to the geometry of the knuckle in Ruston Road behind said lot. This request depicts two different plotting scenarios:

1. Reversed Plan 1 (driveway toward the west) with a 6.7' minimum rear setback to living where 12' minimum is required and 8.5' minimum rear setback to the covered patio
2. Standard Plan 1 (driveway toward the east) with a 6.8' minimum rear setback to living where 12' minimum is required and 6.6' minimum rear setback to the covered patio

The Kyle Canyon Gateway Architectural Review Committee has reviewed all relevant documents and approves the Subdivision's reduced rear setback request for Arrow Peak Plan 1 on Lot 35 as outlined in the two scenarios above.

If you have questions, please feel free to contact me.

Respectfully,



Mina Maleki
Tri Pointe Homes
Director of Land Acquisition & Forward Planning
mina.maleki@tripointehomes.com

Enclosure(s):

Kyle Canyon Gateway R-SL Zoning Residential Standards Excerpt
Arrow Peak Exhibit for Kyle Canyon Gateway Unit 1 and Unit 3 Phase 1 Lot 35 (dated 2/14/23)



4675 West Teco Avenue, Suite 115 Las Vegas, NV 89118
702.614.1400

2.A.2 Kyle Canyon Gateway R-SL
Residential Small Lot District

Standard	Kyle Canyon Gateway R-SL Standards
Housing Types	Single Family Detached
Kyle Canyon Gateway Land Use Category	L, ML
Minimum Lot Size s.f.	4,500
Dwelling Units per Lot	1
Min. Lot Width	40'
Minimum Setbacks	
Refer to Exhibit 2.A.2 for Setback Diagram	
All setbacks measure from property line unless otherwise noted. Corner side setbacks are subject to City of Las Vegas sight visibility requirements. Non-livable encroachments no more than 24" in depth consisting of non-livable architectural projections are permitted into the front setback.	
Main Building	
Front	10' to single story Living or Side Entry Garage** 8' to Porch 15' to second story elements 25' to third story elements 5' (cluster product only) or 18' to face of Front Entry Garage Door
Side	5'
Corner Side	8' to ground level Porch 10' to first and second story living from property line, or 5' from common element 10' to third story elements
Rear	12' to single story Living element *** 15' to second story Living element (May be reduced by 5' for 50% of building width).** 20' to third story element
Detached Accessory Structure*	
Front	Match principal structure requirement
Side (Measured to roof eave)	3'
Corner Side (Measured to roof eave)	10'
Rear (Measured to roof eave)	3' to single story element
Min. Separation to Main Building	6'
Size and Coverage	Not to exceed 50% of the floor area of the principal dwelling unit (subject to 60% total lot coverage maximum)**

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SECTION 2 - ZONING RESIDENTIAL STANDARDS

Rear Patio Cover, Sundeck, or Balcony	
Rear	<p>5' to patio cover post or edge of patio cover</p> <p>3' to roof overhang for patio cover</p> <p>10' to patio cover post or edge of rear patio cover, sundeck, or balcony</p> <p>8' to roof overhang of sundeck or balcony</p>
Side	5' to patio cover post or edge of rear patio cover, sundeck, or balcony
Corner Side	<p>8' to patio cover post or edge of rear patio cover, sundeck, or balcony</p> <p>6' to roof overhang</p>
Courtyard Walls	
<ul style="list-style-type: none"> ▪ Front ▪ Side ▪ Corner Side 	<p>10' Setback</p> <p>5' Setback</p> <p>5' Setback</p>
Max Lot Coverage	60% or less (includes detached structures and garage area)
Max. Building Height	Main Building
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)	<ul style="list-style-type: none"> ▪ 3 Stories max. (Front/rear wall planes must be offset, box on box not allowed) ▪ 35' max. height Accessory Structure ▪ 14' maximum (single-story only)
Parking	2 unimpeded spaces per unit within an enclosed garage
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	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.

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<p>Courtyard Walls</p> <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>
<p>Perimeter Walls</p> <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' Exterior ▪ 6' ▪ 6' Exterior ▪ One course above wall (may extend 8") ▪ 20%
<p>Perimeter Walls Standard Stepback</p> <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"> ▪ 12' Exterior ▪ 4' ▪ 4' ▪ One course above wall ▪ 5'
<p>Interior Walls</p> <ul style="list-style-type: none"> ▪ Max. Primary Wall Height ▪ Max. Retaining Wall Height ▪ Max. Primary Wall Height 	<ul style="list-style-type: none"> ▪ 12' ▪ 6' ▪ 6'

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SECTION 2 - ZONING RESIDENTIAL STANDARDS

Utilities	
<p>Utility boxes and above-ground utility installations, other than utility poles, that are in excess of twenty-seven cubic feet in size</p> <ul style="list-style-type: none"> ▪ Along streets that border a residential subdivision ▪ Within proposed trail corridors that are identified in the Master Plan Transportation Trails Element and the Master Plan Recreation Trails Element. ▪ Immediately adjacent to a trail corridor 	<ul style="list-style-type: none"> ▪ To be placed outside the right-of-way, shall be installed with landscaping on two sides, with one side being available for access by utility companies. The landscaping must include tall grasses and/or shrubbery which, at maturity, will provide adequate screening of the utility structures. ▪ None allowed, other than a utility pole. ▪ To be placed so that the access doors open parallel to the trail corridor and are accessible without the need to cut down or reduce the effectiveness of the landscaping within the trail area.

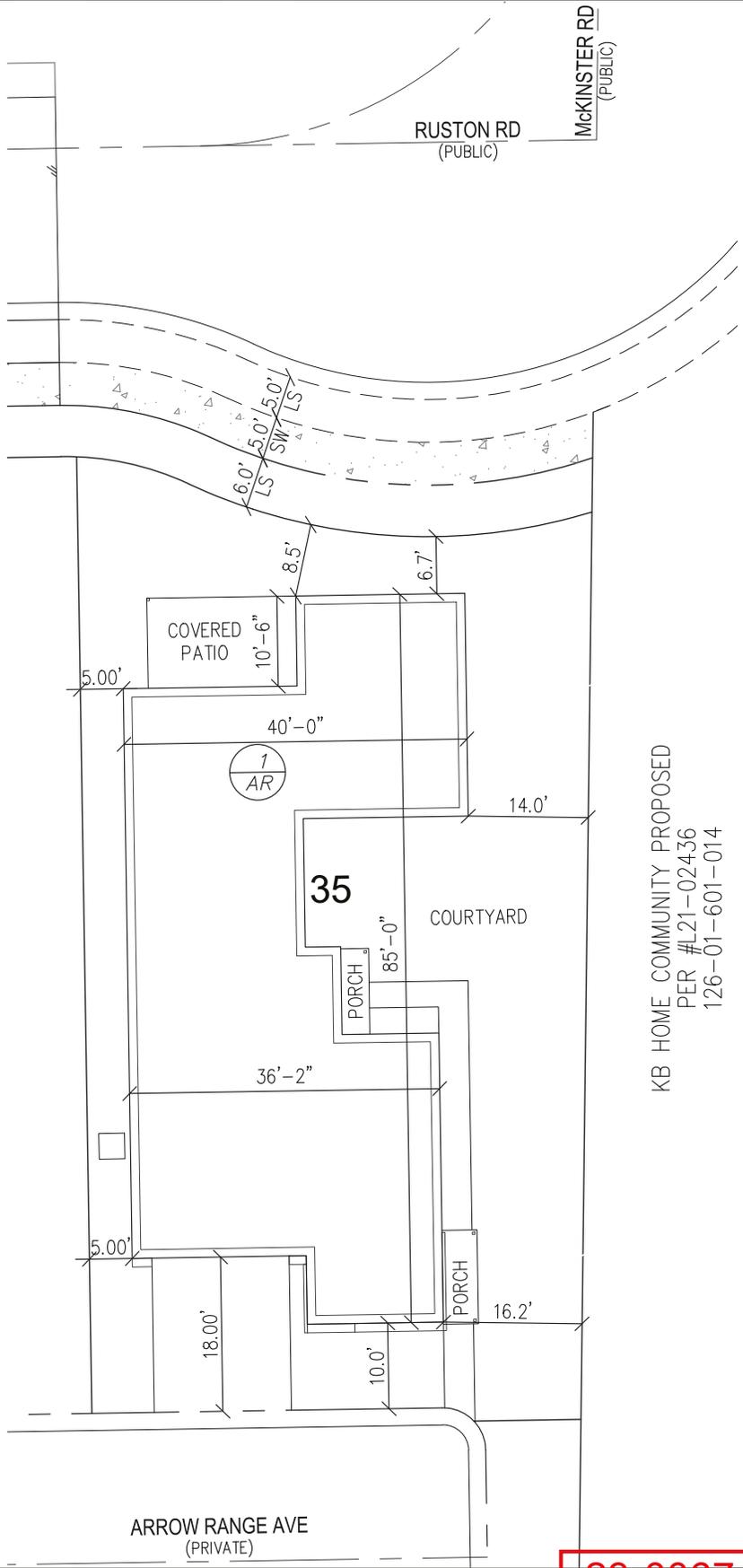
*Casita may include kitchenette in which no oven and cook-top are provided.

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

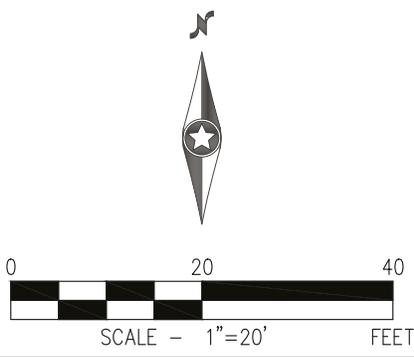
***12' if rear elevation provides articulation; otherwise, 15' minimum.

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KB HOME COMMUNITY PROPOSED
 PER #L21-02436
 126-01-601-014



SETBACK

PER KYLE CANYON GATEWAY DESIGN GUIDELINES SECTION 2.A.2

FRONT (LIVING): 10' TO SINGLE STORY LIVING
 8' TO PORCH

GARAGE: 18'

SIDE YARD: 5' (10' CORNER SIDE)

REAR: 12' TO SINGLE STORY LIVING

Westwood

Phone (702) 284-5300 5725 W. Badura Ave. Suite 100 Las Vegas, NV 89118
 westwoodps.com
 Westwood Professional Services, Inc.

tri pointe HOMES

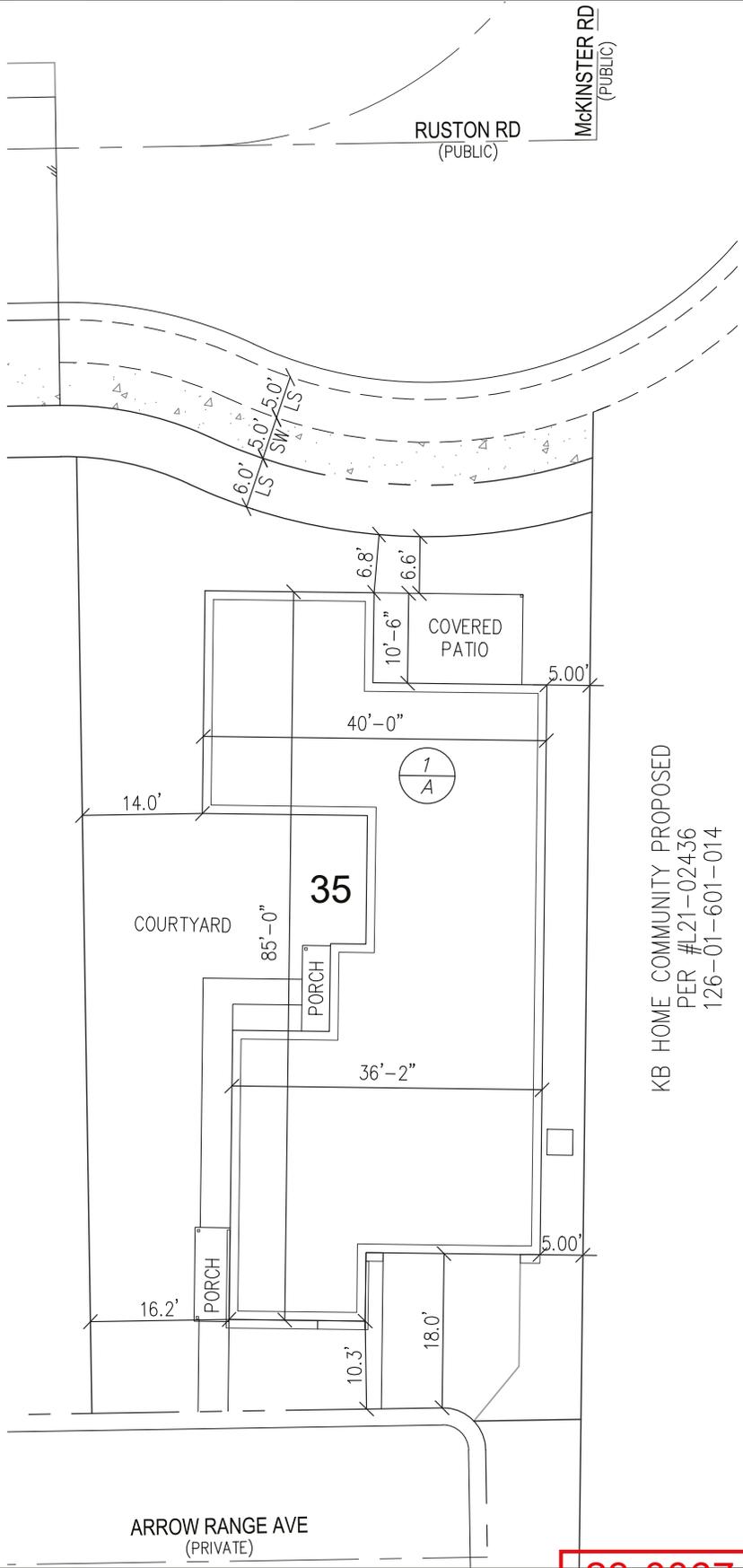
KYLE CANYON GATEWAY UNIT 1 AND UNIT 3 PHASE 1 LOT 35

DATE: 2/14/23
 DRAFTER: KL
 DESIGNER: KL
 CHECKED: OQ

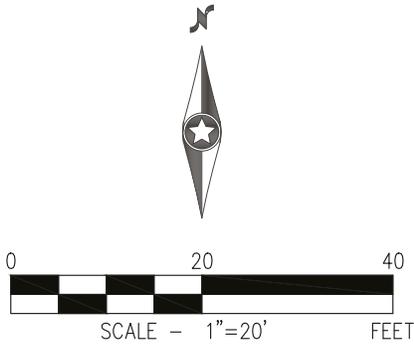
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EX-1
 SHEET 1 OF 2

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GARAGE:	18'
SIDE YARD:	5' (10' CORNER SIDE)
REAR:	12' TO SINGLE STORY LIVING

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 HOMES
 KYLE CANYON GATEWAY UNIT 1
 AND UNIT 3 PHASE 1
 LOT 35

DATE:	2/14/23
DRAFTER:	KL
DESIGNER:	KL
CHECKED:	OQ

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EX-2
 SHEET 2 OF 2