

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)



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)** |

23-0067
02/14/2023

SECTION 2 - ZONING RESIDENTIAL STANDARDS

| Rear Patio Cover, Sundeck, or Balcony | |
|---|---|
| Rear | 5' to patio cover post or edge of patio cover 3' to roof overhang for patio cover 10' to patio cover post or edge of rear patio cover, sundeck, or balcony 8' to roof overhang of sundeck or balcony |
| Side | 5' to patio cover post or edge of rear patio cover, sundeck, or balcony |
| Corner Side | 8' to patio cover post or edge of rear patio cover, sundeck, or balcony 6' to roof overhang |
| Courtyard Walls <ul style="list-style-type: none"> ▪ Front ▪ Side ▪ Corner Side | 10' Setback 5' Setback 5' Setback |
| Max Lot Coverage | 60% or less (includes detached structures and garage area) |
| Max. Building Height Vertical distance between the building's finished floor elevation and either 1) the highest point of the coping of a flat roof; 2) the deck line of a mansard roof; or 3) the average height level between the eaves and ridge line of a gable, hip or gambrel roof) | Main Building <ul style="list-style-type: none"> ▪ 3 Stories max. (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 | Adjacent to Right of Way: 6' or building setback, whichever is less Per Section 5.T Streetscapes and Vehicular Areas and Exhibits 5.T.1, 5.T.2, 5.T.3, and 5.T.4. |
| Wall Screening Requirements | Front Screen Walls, when provided, shall have the same minimum setback requirement as the main building. Privacy walls used to screen AC units, pool equipment, or trash bins will not exceed 5' in height. |

23-0067
 02/14/2023

| | |
|--|--|
| Courtyard Walls <ul style="list-style-type: none"> Maximum Height | 5'-0" solid masonry wall or view fence (3' Solid wall + 24" iron). Pilasters one course above wall (may extend 8") |
| Perimeter Walls <ul style="list-style-type: none"> Max. Overall Height Perimeter Wall Height Max. Retaining Wall Height Max. Pilaster Height Contrasting Material | <ul style="list-style-type: none"> 12' Exterior 6' 6' Exterior One course above wall (may extend 8") 20% |
| Perimeter Walls Standard Stepback <ul style="list-style-type: none"> Max. Primary Wall Height Max. Secondary Wall Height Min. spacing between wall sections – Inside Dimensions Max. Pilaster Height Min. spacing between wall sections – Outside Dimensions | <ul style="list-style-type: none"> 12' Exterior 4' 4' One course above wall 5' |
| Interior Walls <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' |

23-0067
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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. |

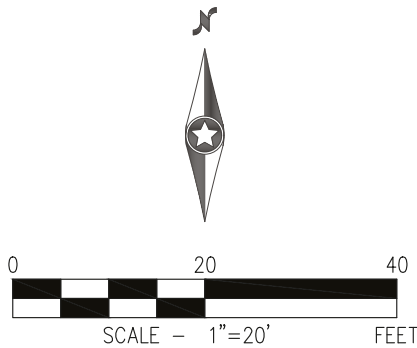
*Casita may include kitchenette in which no oven and cook-top are provided.

** 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.

23-0067
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SETBACK

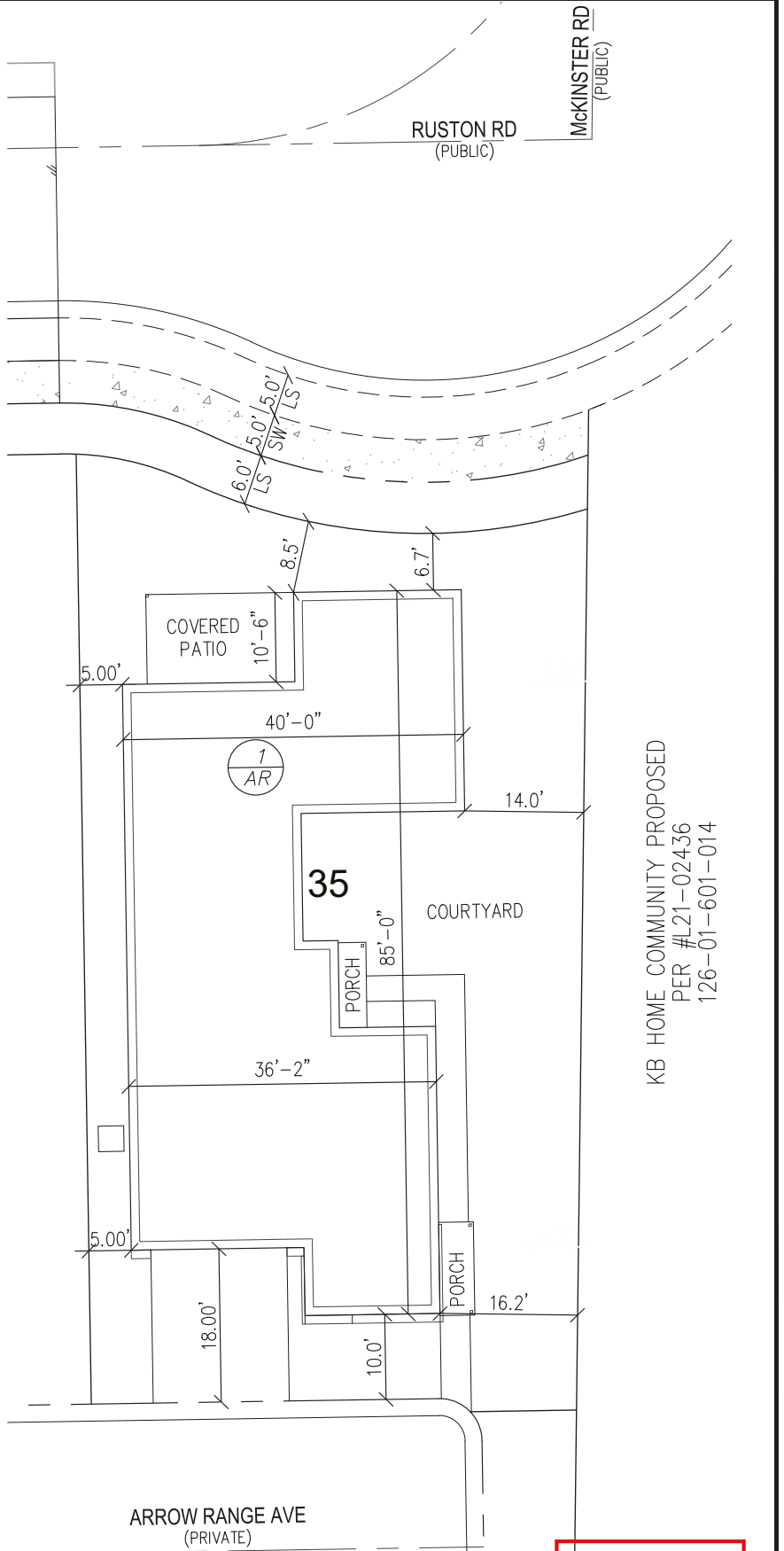
PER KYLE CANYON GATEWAY DESIGN
GUIDELINES SECTION 2.A.2

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

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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

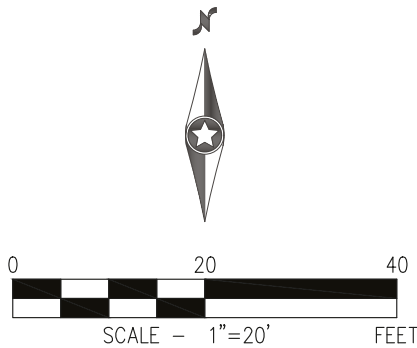
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EX-1

SHEET 1 OF 2

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SETBACK

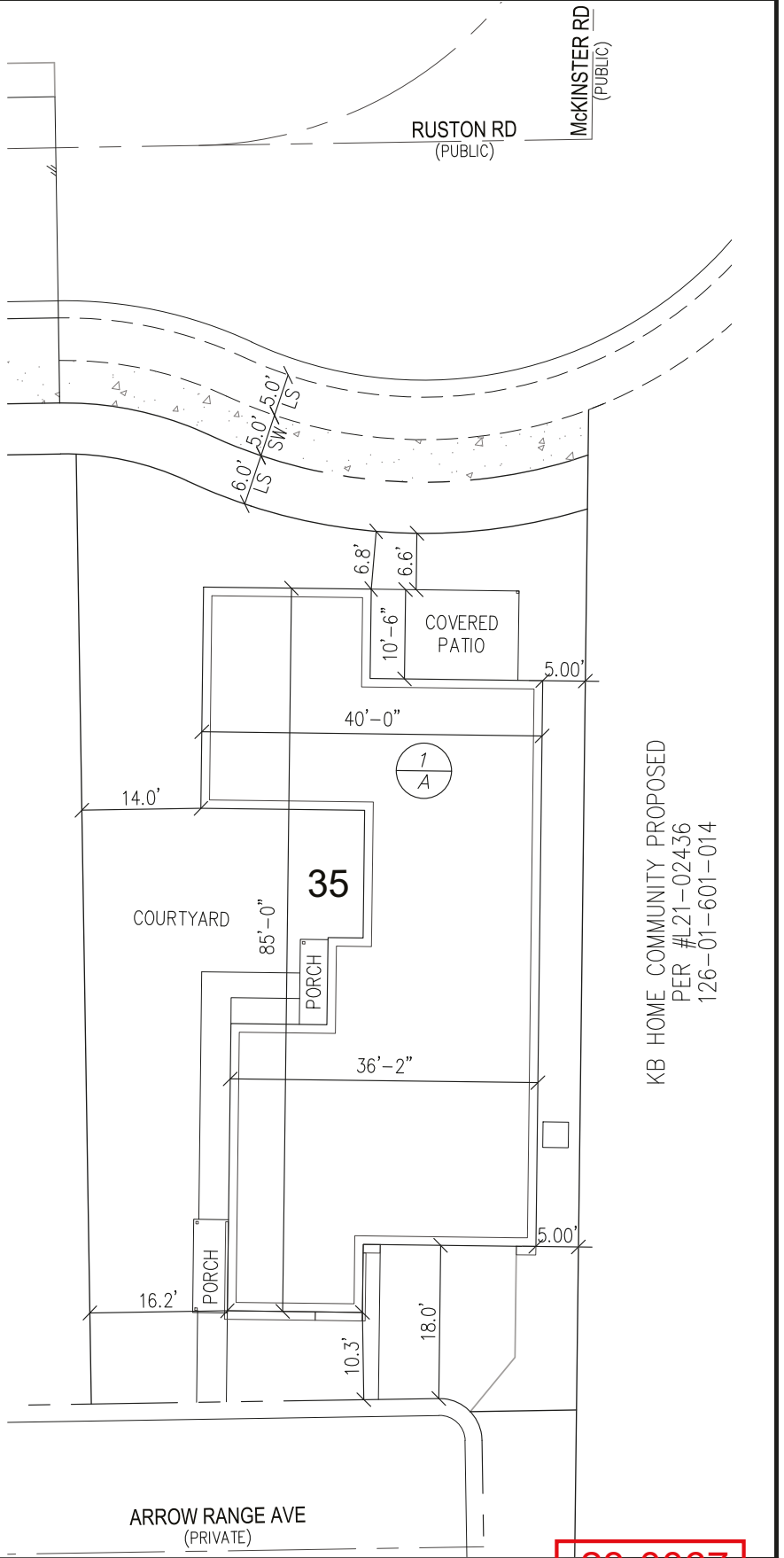
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REAR: 12' TO SINGLE STORY LIVING



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

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

DATE: 2/14/23

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DESIGNER: KL

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EX-2

SHEET 2 OF 2