SECTION 5

Landscape Guidelines

INTRODUCTION

The landscape guidelines consist of three zones, each with its own palette of desert adaptive plant materials:

- Residential Streetscapes
- Residential Neighborhoods
- Multi-Family Developments

All landscaping materials used in Kyle Canyon will be selected from a list of plants that are drought-tolerant or adapted to the desert climate (See Master Plant Palette, Section 5.7.10). The landscaping of all public areas will be designed to minimize the use of precious water resources.

All landscaping improvements in Kyle Canyon will comply with the Southern Nevada Water Authority's Water Smart Home Standards.

All landscaping in Kyle will be installed and maintained to comply with City of Las Vegas street visibility standards described in Section 6.

5.1. RESIDENTIAL STREETSCAPES CRITERIA

All Neighborhood Streets shall include a landscape area with five -foot sidewalk. The area from back of curb to sidewalk is referred to here as the "Residential Streetscape". The width of the Residential Streetscape varies as shown in the Street Sections described in Section 6 below. The maximum slope in the Residential Streetscape is 4:1.

Builders will develop a master street tree program for the Residential Streetscapes using the Master Plant Palette. The Residential Streetscapes are to be designed and installed as one system that will be maintained by the Master HOA. The trees will be placed at regular intervals of not more than 30'-0" on center, centered in the Residential Streetscape between curb and sidewalk. Tree spacing in excess of 30' on center will only be allowed when hardscape structures and or utility services impede the maximum tree spacing interval. In no case shall any tree be installed closer than 15' on center.

Builders will be responsible for the procurement and installation of the Residential Streetscapes including the necessary irrigation systems. The Master HOA will accept and maintain all Residential Streetscapes.

The palette of shrub species on any block face of a Neighborhood Street will be limited to twelve different species in order to encourage plant massings and well-designed simplicity. Special attention should be paid to layering of differing heights and textures of plants to create an interesting composition. Turf will not be allowed in any form (artificial or real) in the Residential Streetscapes.

Builders will be required to submit planting plans to the Master Developer for approval based on the attached exhibits and plant palettes. Calculations showing the proper density must be provided on the plans.

Shrubs may not be planted closer than one foot (1') from adjacent concrete sidewalk or back of curb.

The following are the minimum requirements for Residential Streetscapes:

Street Trees	24" box, 30'-0" o.c. (centered between back of curb and sidewalk)
Shrub density	1 plant per 15 square feet 5-gallon (75%) 1-gallon (25%)
Concrete Sidewalk	5'-0" min
Turf	Not allowed
Mulch	Full coverage of granite mulch, pavers, stamped concrete or other suitable materials per drainage requirements

5.2 RESIDENTIAL LOT CRITERIA

5.2.1 ARCHITECTURAL COMPATIBILITY

The planting associated with individual home lots is to be dictated by the architectural forms and by the surrounding parks and streetscapes.

5.2.2 PLANTING DESIGN

The front yards are intended to be an extension of the houses. Outdoor living environments should be created to enhance this experience. The use of smaller, pedestrian friendly plantings and limited hardscapes are encouraged.

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

Trees should be spaced at least 15 feet apart. If trees need to be spaced more closely, they should be of the same small tree species. Trees must be set back a minimum of three feet on center from hardscape structures such as sidewalks, curbs, driveways, fences and walls.

Flower beds or planting beds requiring overhead sprays shall be limited to rear yards only or in pots on drip irrigation systems.

Informal plantings are appropriate in typical front yards; however, plant selections should be based on massing and layering. Species should be selected to provide layers of structure and accents with densities that are consistent with the neighboring parks and residences.

5.2.3 MASSING/LAYERING

The massing of planting is encouraged to create more structure within the yards. The landscape designs should incorporate grouping of similar plant materials and layering shrubs and accents based on heights, color and texture to create sweeping forms and plant hierarchy.

A combination of planting techniques should be utilized in the planting designs. Screen planting incorporates hedges and espaliers to provide relief to large expanses of hardscape, as well as to provide separation or privacy from neighboring uses. Mass planting of one species is used to create fields of color or texture. Planting will be required to screen the areas of the house just above the finished grade as well as large expanses of wall.

5.2.4 TURF

Natural turf is limited to rear yards only and will meet the Water Smart standards of the SNWA. The minimum dimensions for back yard natural turf areas are six feet width and ten feet length. Natural turf shall be kept at least three feet (3') from a building face or wall, including side yard retaining walls.

Only artificial turf will be allowed in the front yards. SynLawn products or an alternate equal will be submitted to the Master Developer for review.

All turf, natural or artificial, must be bordered with a product that ties into the architectural detailing. This border should be a minimum four inches of either concrete, grouted stone, masonry product or steel edging that is flush to grade.

5.2.5 BOULDERS/COBBLE

Boulders and cobble can provide interesting accents to a desert landscape. They are to be used in natural patterns and clusters to accent grade changes and land patterns. Boulders shall be set two-thirds of their height in the ground to appear as natural as possible. The use of manufactured or faux boulders is not allowed in the front yards.

Boulders and river/cobble beds will not be allowed in the multi-family zones or along Connector Streets as they are not consistent with the formal garden character that is being emphasized in these locations as well as the limited planting areas.

5.2.6 INERT MATERIALS

The minimum width of an entry walk and the minimum separation from a building is defined in Sections 5.2.14 through 5.2.17. Entry walks must be separated from a building wall by a planting strip that is fully planted unless geotechnical analysis prohibits irrigation. In such case, the separation will be treated with pavers or stamped concrete in a contrasting color from the walkway.

All planting areas must have a decomposed granite cover of 2" minimum. The Master Developer will establish the allowable granite colors. Granite colors are to maintain consistency between lots and neighborhoods. If an adjacent property has an existing granite color, this color must be maintained until there is a natural transition formed by a hardscape feature such as a street or sidewalk. Concrete headers are not allowed to separate granite colors from lot to lot. Rear yard granite colors may vary. River rock beds are discouraged; using alternates such as natural granite cobble is encouraged.

5.2.7 LANDSCAPE GRADING

Drainage patterns established by the engineering requirements, shall be maintained, but shaped into natural forms when possible. Lots located within urban areas will need to follow a more simplistic grading approach with flat levels and architectural grade changes and subsurface drainage where appropriate. The maximum allowable slope on a residential lot is 2:1.

Treatment of the area where the landscapes of two lots abut should be similar; to create a unified and more expansive landscape feeling. Hard edges (i.e. mow strips, edging, walls, etc.) between lots will not be allowed except where needed for grading conditions.

Where drainage swales are required along the side yards of adjacent lots, the two swales should be joined into a single swale that is less noticeable. Planting or hardscape shall not impede drainage patterns. Cross lot drainage is permitted subject to a reciprocal use easement (see Section 3.5).

5.2.8 POTS AND PLANT CONTAINERS

Pots and planters provide a good location for color and accents as well as structure in the landscape. All pots and plant containers shall be selected in colors and materials that complement the architecture and hardscape forms. Irrigation must be provided to pot locations with the use of drip irrigation.

5.2.9 LANDSCAPE INSTALLATION AND MAINTENANCE

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

Either the Master HOA or the homeowner, based on the ownership of the property, will be required to do regular maintenance of all landscaping and irrigation improvements. Regular maintenance includes: weeding, watering, fertilizing, pruning, mowing, edging, mulching, and keeping the landscape areas free from disease, pests, and weeds.

Any vegetation in conflict with traffic control signs or accessibility shall be corrected within 3 days of notice from the City.

5.2.10 CORNER LOTS

Corner lots shall be landscaped as an extension of the front yard zone. Consistent plant species and densities should be used including the extension of artificial turf, where used, to wrap the corner. All exposed walls must be screen planted to break up expanses of the wall.

5.2.11 ALLEY ZONE

For purposes of this section, an "Alley" is any road that meets the cross section definition of an Alley in Section 6 and the "Alley Zone" is the landscapeable common area (excludes garage aprons and areas required for utility boxes and equipment) adjacent to the alley curbs. All areas between a product and Alley shall be planted using a palette consistent with the parcel theme, and using plants shown in the Alley Zone on the Master Plant Palette (Section 5.7.10). Screen planting shall be used whenever possible to hide expanses of walls with hedging and espaliers.

The lot owner or a homeowners' association must maintain landscape areas between walls and edge of pavement. This planting area must be irrigated by the individual lot irrigation system. All landscape in the Alley Zone must be designed and installed on each lot prior to close of escrow.

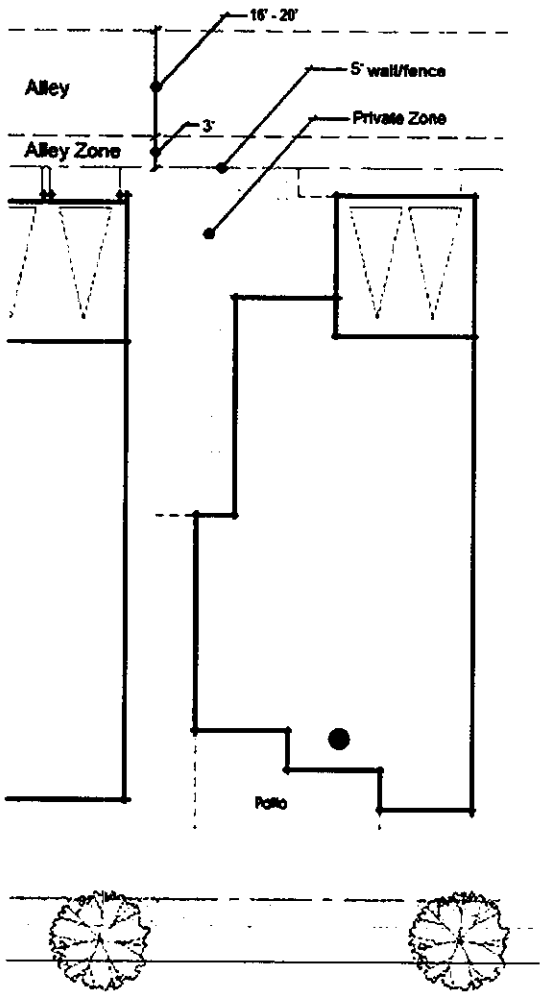
Minimum requirements for the Alley Zone are as follows, subject to the requirements of a builder's geotechnical report and recommendations:

- Shrub Density: 1 plant per 20 square feet. 5-gallon (25%). 1-gallon (75%).
- Lawn: Not allowed
- 8" Maximum height groundcovers in first three feet adjacent to alley curbs
- Full coverage of granite mulch, paver or stamped concrete

5.2.12 PRIVATE ZONE

The Private Zone is a private use area of an individual dwelling enclosed by a 5' minimum wall that is not visible from public areas, and is for the private use and enjoyment of occupant(s). Private zone planting is encouraged, but not required, to follow the approved Master Plant Palette. Areas with view fencing are not included in private zones, and must follow the same criteria for front yards. Any plants in the private zones that will grow to a height of six feet at maturity shall be selected from the Typical Front Yard palette.

Turf areas located in rear yards must be setback from adjacent walls by a minimum of five feet in order to minimize damage to neighbor walls. The aggregate size of the turf area and surface area of swimming pools may not exceed 40% of the rear yard area or 1,000 square feet, whichever is less. Trees must be set back a minimum of three feet from sidewalks, curbs, driveways, fences and walls.



5.2.13 FRONT YARD LANDSCAPING

To ensure similar coverage of plant materials and smooth transitions between streetscapes and adjacent lots, planting densities are based on landscapable areas, not including artificial turf areas. In order to achieve this effect, the palette of plant species is limited to no less than five and no more than ten.

5.2.14 FRONT YARD- ESTATE LOTS

- 24" Large Tree:
  - 2 per lot
- Shrub Density:
  - 1-5 gallon plant per 40 square feet.
  - 1-1 gallon plant per 40 square feet.
  - 1-1 gallon accent plant per 125 square feet
- Entry Walk:
  - 4'-0" min with 5'-0" max. Minimum 2'-0" off set from house.
- Lawn:
  - Artificial turf only in areas that are 250 s.f. minimum
- Full coverage of granite mulch.
- Maintain access to rear yards at side yards.
- Trees must be set back a minimum of 3 feet from sidewalks, curbs, driveways, fences and walls

5.2.15 FRONT YARD- STANDARD LOTS, COMPACT LOTS, CLUSTER HOMES

- 24" Large Tree:
  - 1 per lot.
- 15 gallon Small Tree:
  - 1 per lot + 1 per lot on corner lots.
- Shrub Density:
  - 1-5 gallon plant per 100 square feet.
  - 1-1 gallon plant per 75 square feet.
  - 1-1 gallon accent plant per 170 square feet.
- Entry Walk:
  - 3'-0" min with 5'-0" max. Minimum 2'-0" off set from house.
- Lawn:
  - Artificial turf only in areas that are 250 s.f. minimum.

- Full coverage of granite mulch.
- Maintain access to rear yards at side yards.
- Plantings to be clustered in public spaces. Areas between units can be left open if edges are screened with plantings.
- Trees must be set back a minimum of 3 feet from sidewalks, curbs, driveways, fences and walls.

5.2.16 GARDEN COURT

- 24" Large Tree:
  - 24" box: 0 per lot
- 15 gallon Small Tree:
  - 2 per lot + 1 per lot on corner lots
- Shrub Density (lot):
  - 5 gallon plant: 1 per 100 square feet.
  - 1 gallon plant: 1 per 75 square feet.
  - 1 gallon accent: 1 per 170 square feet.
- Shrub/Tree Density (common area):
  - 24" box tree: 1 per 750 square feet.
  - 15 gallon tree:1 per 750 square feet.
  - 5 gallon plant : 1 per 125 square feet.
  - 1 gallon plant: 1 per 100 square feet.
  - 1 gallon accent: 1 per 175 square feet.
- Entry Walk:
  - 3'-0" min with 5'-0" max. Minimum 2'-0" off set from house.
- Lawn:
  - Artificial turf only in areas that are 250 s.f. minimum.
- Full coverage of granite mulch.
- Maintain access to rear yards at side yards.
- Plantings to be clustered in public spaces. Areas between units can be left open if edges are screened with plantings
- All utilities and irrigation equipment must be screened
- Trees must be set back a minimum of 3 feet from sidewalks, curbs, driveways, fences and walls

5.2.17 MANSION HOMES

- Large Tree:
  - 36" box: 1 per 1,000 square feet.
  - (Alley Loaded) 24" box: 1 per 650 square feet
- Small Tree:
  - 15 gallon: 1 per 250 square feet.
  - (Alley Loaded):24" box: 1 per 500 square feet
- Shrub Density:
  - 5 gallon plant: 1 per 100 square feet
  - 1 gallon plant :1 per 75 square feet
  - 1 gallon accent: 1 per 170 square feet
- Entry Walk:
  - 4'-0" min with 5'-0" max
  - Minimum 2'-0" off set from house
- Lawn:
  - Artificial turf only in areas that are 250 s.f. minimum
- Full coverage of granite mulch.
- Maintain access to rear yards at side yards, where accessible.
- Trees must be set back a minimum of 3 feet from sidewalks, curbs, driveways, fences and walls

5.2.18 FRONT YARD- TOWNHOME

- Large Tree:
  - 24" box: 0 per lot
- Small Tree;
  - 15 gallon: 1 per lot (small patio type tree)
- Shrub Density:
  - 5 gallon plant:1 per 60 square feet
  - 1 gallon plant: 1 per 17 square feet.
- Lawn;
  - None allowed
- Full coverage of granite mulch.
- Maintain access to rear yards at side yards.
- Trees must be set back a minimum of 3 feet from sidewalks, curbs, driveways, fences and walls. Trees may be planted in paving areas with tree grates.

5.3 NEIGHBORHOOD LANDSCAPING REQUIREMENTS

5.3.1 OPEN SPACE LANDSCAPE

Any interior areas within individual builder parcels will need to be landscaped and tied to a main Master HOA irrigation system. These areas should follow the streetscape and front yard characteristics. They may also allow for pocket parks that include items such as shade ramadas, tot lots, open turf play areas, benches, barbeques, and other similar amenities. Planting selections should follow those of the Residential Streetscape Palette. These areas will need to be designed and submitted for review by the Master Developer with the following standards:

- Shade Trees:
  - 1-24" box tree per 650 square feet.
- Shrub Density:
  - 1 plant per 20 square feet.
  - 5-gallon (50%).
  - 1-gallon (50%).
- Lawn:
  - Common area turf is allowed only in functional recreational areas that are at least 50′ wide
  - Sprinkler system must meet a distribution uniformity standard of 65%
  - No turf within five feet of a building face or wall
  - No turf within eighteen inches of back of curb.
  - Full coverage of granite mulch.
- Streetscape section must remain consistent across open space frontage
- Trees must be set back a minimum of three feet from sidewalks, curbs, fences and walls.
- An automatic irrigation system with an irrigation meter, power source and controller

5.3.2 MODEL COMPLEXES

Model home landscape areas shall be consistent with the parcel theme and must follow the restrictions and intent of the residential guidelines. Builders are encouraged to maximize landscape quantity and size in a manner that doesn't distract from the model's architecture. This criteria applies to both single family and multi-family developments.

5.3.3 SWIMMING POOLS

Back yard swimming pools are subject to the following requirements:

- An enclosed sewer cleanout must be provided with convenient access and clearly marked as the appropriate location for pool drainage.
- The combined pool and spa surface area will be deducted from the maximum back yard turf area
- Pools may not feature decorative water features that drop or propel water more than 24-inches above the main water surface

5.3.4 ROCK MULCH

Rock and granite mulch will be at least 2-inches (2″) deep and in one of the approved colors selected by the Master Developer. Different sizes of the same rock color are encouraged. In general, sizes ranging from 3/8 inch to ¾ inch are most appropriate. All landscape areas will contain either vegetative cover or granite mulch; no bare dirt is allowed.

5.4 Multi-Family Parcels

5.4.1 Parking Lots

Parking lots within multi-family parcels shall be landscaped to reduce their visual impact. Landscape in and around parking lots shall consist of two categories:

A. Perimeter landscape that surrounds the interior parking lots to an average depth of ten feet (10′) and a minimum depth of two feet (2″), including walks. A minimum of one 24-inch box tree shall be planted for every 400 s.f. of landscape area and no less than 30' O.C.

B. Interior landscape within parking lots that reduces the paving mass of a parking lot and provides shade. A minimum of one 24-inch box tree shall be planted for every six parking spaces in a manner that accomplishes this goal either in landscape islands or in a planter extending the length of the parking row. Interior parking lot trees will be canopy trees that provide maximum shade and not accent trees. Each parking island shall be planted with one 24″ box tree and 50% minimum vegetative cover at the ground plane and rock mulch.

All non-paved areas within the perimeter and interior of parking lots shall be landscaped with a combination of plant materials and rock mulch. These plant materials shall be selected from the palette applicable to the zone they are planted in. Turf will not be allowed in parking lots.

Parking lot tree requirements must be met even when covered shade structures are used. Accent trees may be substituted for canopy trees next to covered shade structures.

Parking Adjacent to and Visible from a Public Place shall be screened with a combination of berms, low walls or landscape areas. Low walls and berms shall be a maximum height of three feet from the top of curb of the parking area. The wall style and color are subject to approval of the Master Developer.

5.4.2 Amenity and Open Space Landscaping

Recreation areas shall be landscaped to the following minimum requirements:

- One 24″ box tree for every 600 square feet of total landscape area.
- 50% minimum vegetative cover for all non-paved areas
- Turf, when used, may not exceed 40% of the total landscape area and is allowed only in functional recreational areas that are at least 50′ wide and the sprinkler system must meet a distribution uniformity standard of 65%
- Swimming pools may not exceed 20 square feet per dwelling unit (or a minimum of 1000 square feet if less than 50 dwelling units)

Open space areas other than parking lots, street frontage areas and recreation areas shall be landscaped to the following minimum standards:

- One 24″ box tree for every 750 square feet of total landscape area.
- 50% minimum vegetative cover for all non-paved areas
- Turf is not allowed except as provided above for recreation areas
- Decorative fountains are not permitted

5.5 COMMUNITY LIGHTING, TELECOMMUNICATION FACILITIES, AND PUBLIC UTILITIES

5.5.1 COMMUNITY LIGHTING

Lighting shall be designed to provide functional illumination in an aesthetically pleasing and visually unobtrusive manner. Lighting in HOA common areas shall be maintained by the HOA.

Light fixtures with cutoff or concealed light sources are preferred. This type of fixture may include wall sconces, recessed lighting, soffit lighting, and directional lighting. Lighting which produces excessive glare or shines on an adjacent lot will not be allowed.

Every light fixture over seven feet from grade to its highest point (either on a light pole or attached to a structure), shall designed to reduce illumination spilling beyond sidewalk and road areas and to protect the view of the night sky.

5.5.1.1 STREET LIGHTING

Lighting systems shall be designed and installed in a manner that promotes the convenience of pedestrian and vehicular movement. Area illumination must be provided for alley, parking areas, entry areas, walkways, and other people gathering areas. Lighting on HOA common areas shall be maintained by the HOA.

Street pole fixtures will be selected to compliment the community theme. These fixtures will be used on all Residential Streetscapes and within the individual builder parcels. Any fixture, other than the standard styles selected by the Master Developer, must be approved by the Master Developer. See Section 6 for requirements for street lights on public streets dedicated to the City.

5.5.1.2 LANDSCAPE LIGHTING

The use of landscape lighting is encouraged. Lighting that will cause glare or discomfort, or disrupts the visual environment of neighboring units or adjacent parcels, is not permitted. Floodlights are also prohibited.

Fixtures shall be constructed and mounted to withstand and discourage abuse. Above-ground plastic housings and connections are prohibited.

5.5.2 TELECOMMUNICATION TOWERS AND ANTENNAS

Free-standing telecommunication towers and antennas are discouraged. Rather such facilities shall be designed in conjunction with project architectural elements such as:

- Building architecture, i.e., worship site steeples, etc.
- Project monumentation or signage elements
- Landscape elements

If used as a landscape element, the tower should be designed as part of an overall landscape plan, using trees of the same species and relative height of the tower and antenna.

Ground equipment related to the telecommunication facility must be screened from view with walls that are compatible in design and materials with the architecture of the surrounding area. Such walls shall be of sufficient height to completely screen the equipment from view. Walls in excess of 6′ in height shall be landscaped with shrub plantings.

5.5.3 PUBLIC UTILITIES

The following requirements apply to every utility box and above-ground utility structure, other than utility poles, exceeding 27 cubic feet in volume ("Utility Structure"). Utility Structures abutting public right of way or common element areas adjacent to Neighborhood Streets and Village Streets are subject to the following requirements:

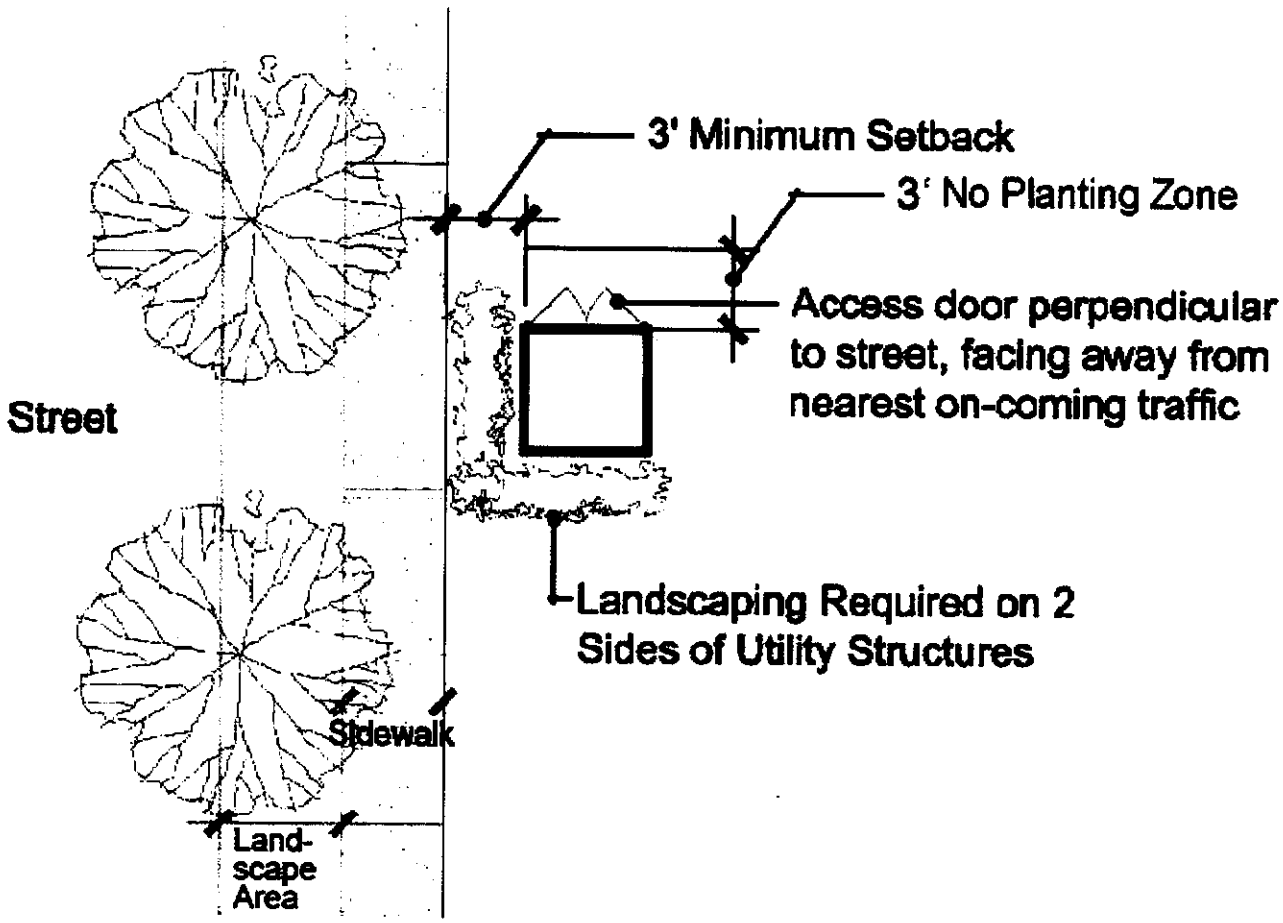
1. A landscape area not less than three feet (3′) in width shall be provided between any sidewalk or trail and the Utility Structure.
2. A second landscape area not less than three feet (3′) in width shall be provided along the side of the Utility Structure facing toward the nearest on-coming traffic on the street.

3. The side of the Utility Structure facing away from the nearest on-coming traffic on the street shall be available for access by the utility companies. Access doors shall be placed on this side of the Utility Structure with the doors installed perpendicular to the street. No landscape plantings (trees or shrubs) are permitted within three feet (3') of the Utility Structure access doors. One species of the shrub selected from the shrub palette listed below must be used to screen the Utility Structure on two sides. Upon completion of planting installation, 75% of the area of the two sides of the Utility Structure must be screened from view from the street. Within one year of installation, 100% of the area of the two sides of the Utility Structure shall be screened from view from the street.

   The following plants constitute the approved shrub palette for Utility Structure screening

Botanical Name	Common Name
• Dodonaea viscose	Hopseed Brush
• Nerium oleander 'Petite Pink'	Dwarf Oleander 'Pink'
• Rosmarinus officinalis 'Tuscan Blue'	Rosemary
• Senna nemophila	Desert Cassia
• Simmondsia chinensis	Jojoba
• Vaquelinia califonica	Arizona Rosewood

UTILITY STRUCTURE SCREENING



5.6 KYLE WALL STANDARDS

5.6.1 VILLAGE WALLS

Village Walls are the walls abutting common areas adjacent to any of the Village Streets, as shown on Figure 6-1. Village Walls are subject to the following requirements:

1. The minimum landscape area from back of curb is 5′
2. The maximum slope within the landscape areas, including planter areas and the landscape area adjacent to on-street parking is 4:1. (Refer to Figures 5-1 and 5-2).
3. The solid block portion of a Village Wall shall not exceed an exposed height of seven feet, four inches (7′4″), of which six feet (6′) maximum is screen wall or two feet (2′) maximum is retaining wall. (Refer to Figure 5-1)
4. In the event that the elevation difference from back of sidewalk to the finished pad elevation of the adjacent parcel is such that more than two feet (2′) of retaining is required, a planter wall that may not exceed five feet (5′) in height may be used to take up grade. If more than seven feet (7′) of retaining is required in addition to the grade that can be made up in the landscaping area between the sidewalk and planter wall (at 4:1 slope), then all or a portion of the 7′4″ exposed Village Wall may be used as retaining wall and a wrought iron view fence may be placed on top of the Village Wall. The wrought iron view fence must be 5′4″ tall when abutting residential parcels and may be a maximum of 5′4″ tall (or shorter) when abutting non-residential parcels. Wherever a wrought iron view fence is placed on top of a Village Wall, the Village Wall shall extend not more than eighteen inches (18″) higher than the finished pad elevation. (Refer to Figure 5-2).
5. Additional grade may be taken up with planter walls that may not exceed five feet (5′) in height.
6. Planter walls must be offset a minimum of four feet (4′) from the front face of the planter wall to the front face of the Village Wall. (Refer to Figure 5-2). Planter walls may be used in tandem to take up additional grade subject to the same limitations on height and offset between walls.
7. Village Walls and planter walls must be separated from public sidewalks by at least five feet (5′). (Refer to Figure 5-2).
8. If a planter wall is used to take up grade, the first (lowest) planter wall and planter area between walls may be constructed in the Master HOA common area. All other planter walls and planter areas between walls will be located within the boundaries of a Development Parcel. (Refer to Figure 5-2).
9. In all circumstances, pilasters may exceed the maximum wall or wrought iron view fence height by up to two feet (2′) and may encroach up to 18″ into the set back areas described above in 5.6.1.6 and 7. (Refer to Figure 5-3).
10. One or more Wall Palettes, including pilaster design and spacing, will be approved by the Master Developer to achieve and maintain a complimentary design throughout the Community.

5.6.2 PRODUCT WALLS

Product Walls are all of the walls in the project other than the Village Walls, including common walls between subdivisions, all walls interior to a subdivision, walls between home lots, side yard return walls, walls adjacent to public facilities and walls between subdivisions, pods and/or parcels. One or more Wall Palettes will be approved by the Master Developer to achieve and maintain a complementary design throughout the Community, while allowing for individuality of certain districts, villages or Development Parcels. Wall Palettes will specify pilaster spacing and design. Product Walls are subject to the following requirements:

1. Except as noted below where alternate standards apply, the exposed solid portion of a Product Wall shall not exceed fourteen feet (14′), of which six feet (6′) maximum may be solid block screen wall and eight feet (8′) maximum may be retaining wall. (Refer to Figure 5-4). Alternatively, a Product Wall may consist of a five foot four inch (5′4″) wrought iron view fence and a maximum of ten feet (10′) of retaining wall (Refer to Figure 5-5). Under particular circumstances described in subsections 5.6.2.2B and 2C below, additional grade may be taken up with planter walls.
2. In the following circumstances Product Walls will be subject to the following alternate standards:

A) Where Adjacent to and Facing a Public Place, the height of side yard return walls and the side yard walls of corner lots shall not exceed ten (10) feet, of which five feet four inches (5′4″) maximum is solid block screen wall and four feet eight inches (4′8″) maximum is retaining wall. (Refer to Figure 5-6).

B) With respect only to Product Walls that separate two Development Parcels, the exposed solid portion of the Product Wall may be up to eighteen feet (18′), of which six feet (6′) maximum is solid block screen wall and twelve feet (12′) maximum is retaining wall. (Refer to Figure 5-7). Planter Walls and/or a 2:1 slope may be used in addition to the eighteen foot Product Wall, provided the Planter Walls are subject to subsection 5.6.2.3 below.

C) With respect only to Product Walls that separate two adjacent rear yards of home lots, the exposed solid portion of the Product Wall may be up to fourteen feet (14′), of which six feet (6′) maximum is solid block screen wall and eight feet (8′) maximum is retaining wall. (Refer to Figure 5-8). This subsection 2C does not, however, apply to Product Walls that separate two Development Parcels as described in subsection 2B above. Planter Walls and/or a 2:1 slope may be used in addition to the fourteen foot Product Wall, provided the Planter Walls are subject to subsection 5.6.2.3 below.

D) Except as set forth in subsections 2B and 2C above, where a Product Wall and/or a 2:1 slope is constructed between two adjacent home lots the maximum height of the retaining portion of such Product Wall shall vary in relation to the width (or the maximum width in the case of an irregularly shaped lot) of the home lot at the lower elevation of two adjacent home lots (i.e., the lot to which the retaining portion of the wall is visible) as follows:

Width of Lower Lot (in feet)		Max Retaining (in feet)
at least	up to	
---	30	2.00
30	45	3.00
45	60	4.00
60	80	5.00
80	---	6.00

The maximum solid block screen wall between two adjacent home lots is six (6) feet on top of the retaining wall. The foregoing restriction does not apply to the side yard wall of a home lot that abuts the back yard wall of an adjacent home lot, the maximum height of which will be as described in subsections 2B or 2C above, as the case may be.

E) On a common boundary between Development Parcels any retaining wall exceeding three feet must be approved by the owner of the adjacent parcel prior to design acceptance by the Master Developer. This requirement does not apply if the owner of the adjacent parcel is a public, governmental or quasi-governmental agency or a public utility.

3. Additional grade may be taken up with planter walls that may not exceed five (5) feet in height and a minimum of four (4) feet from front face of planter wall to front face of Product Walls. (Refer to Figure 5-9)
4. Planter walls may be used in tandem to take up additional grade subject to the same limitations on height and offset between walls.
5. The maximum slope within the landscape area between a planter wall and a Product Wall is 3:1
6. In all circumstances, pilasters may exceed the maximum wall or wrought iron view fence height by up to two (2) feet) and may encroach up to 18″ into the set back areas described herein.

5.6.3. FRONT YARD WALLS

The following three alternate treatments are acceptable for walls located in or abutting the front yards of residences shall be subject to the following requirements:

1. A wall not exceeding thirty- inches (30″) in height may be constructed to abut the back of sidewalk. All of the 30″ height may be used as retaining. (Refer to Figure 5-10).
2. A wall not exceeding five feet, four inches (5′4″) in height may be constructed at least three feet (3′) from the back of sidewalk. In such case the wall may consist of a solid block wall up to 30″ used for retaining and the balance of the wall may be a balustrade or railing. The slope between the retaining wall and the sidewalk may not exceed 3:1. (Refer to Figure 5-11).

3. A wall not exceeding five feet, four inches (5′4″) in height may be constructed at least 5 feet behind the back of sidewalk, in which case all of the wall may be used for retaining. The slope between the retaining wall and the sidewalk may not exceed 3:1. When the retaining wall exceeds thirty inches (30″) in height a wrought iron view fence forty-two inches (42″) in height must be placed on top of the retaining wall (Refer to Figure 5-12).
4. Front yard walls shall not impair access to or typical use of a driveway. Where a front wall exists across an entire lot, a front driveway is not allowed.

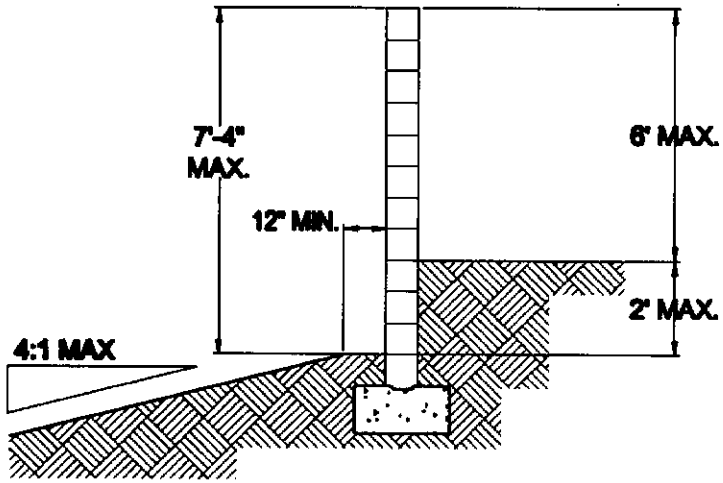


FIGURE 5-1 VILLAGE WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

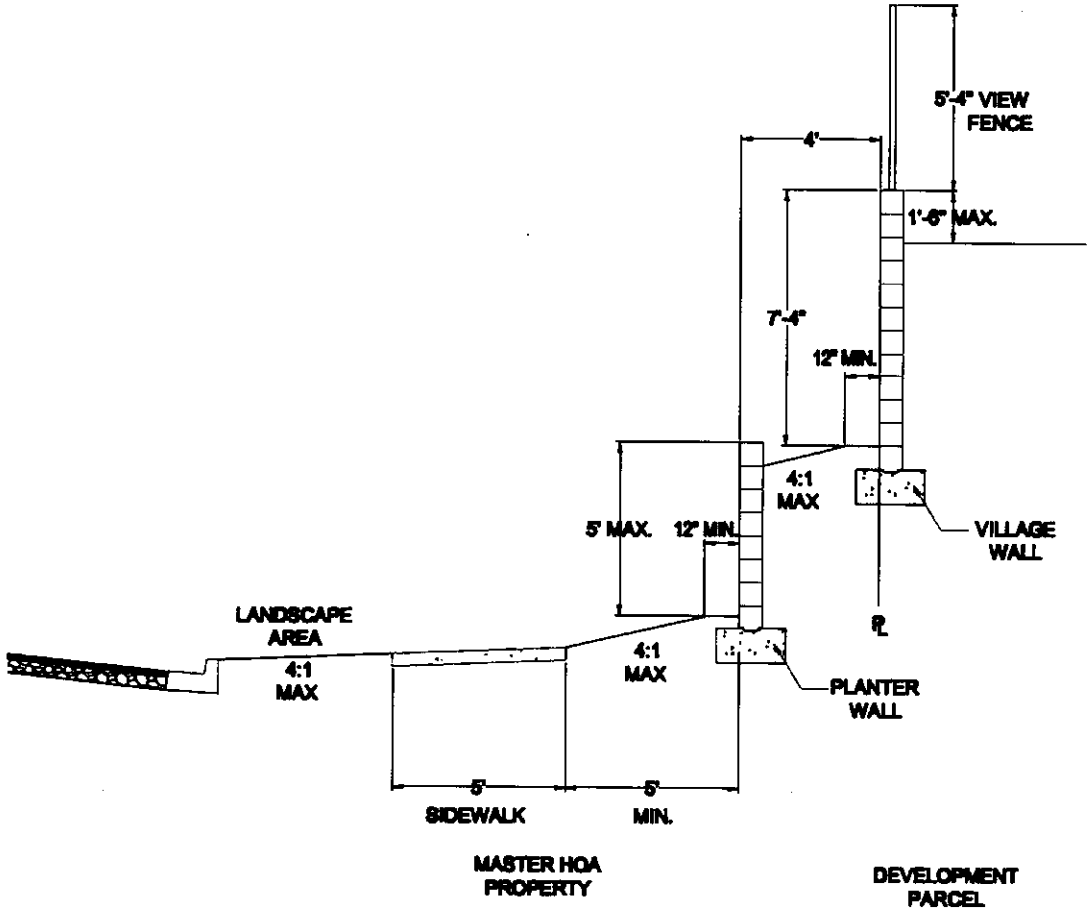


FIGURE 5-2 VILLAGE WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL OR TOP OF VIEW FENCE MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

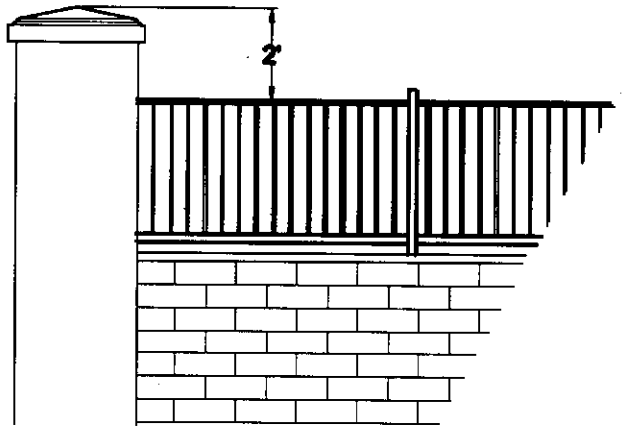


FIGURE 5-3 VILLAGE WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

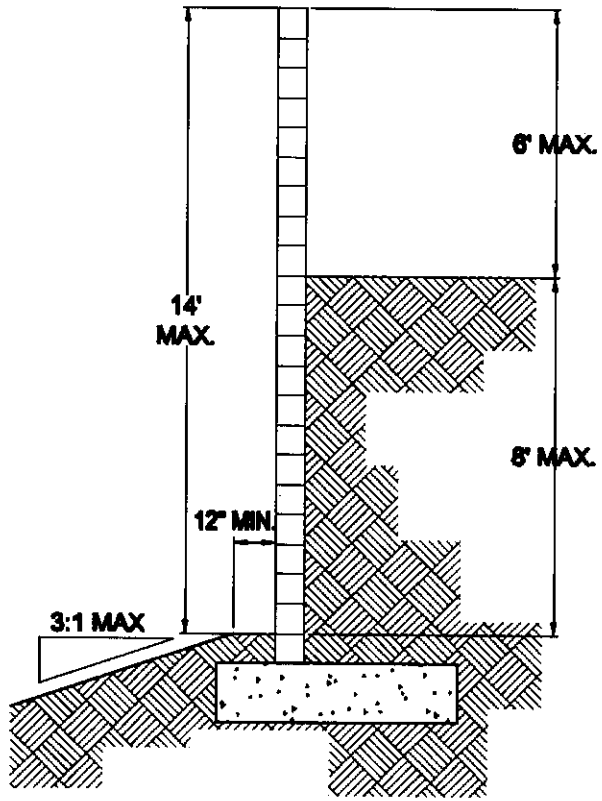


FIGURE 5-4 STANDARD PRODUCT WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

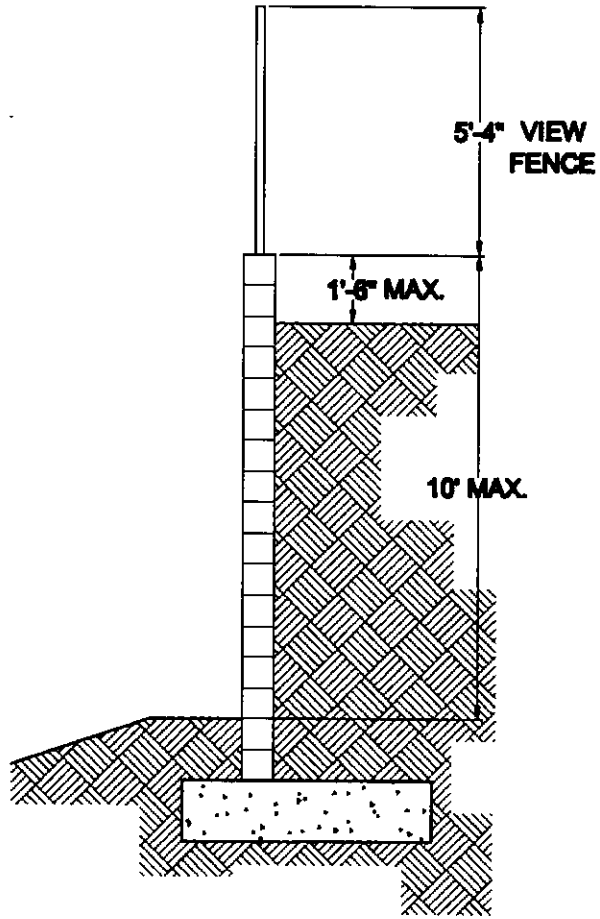


FIGURE 5-5 PRODUCT WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

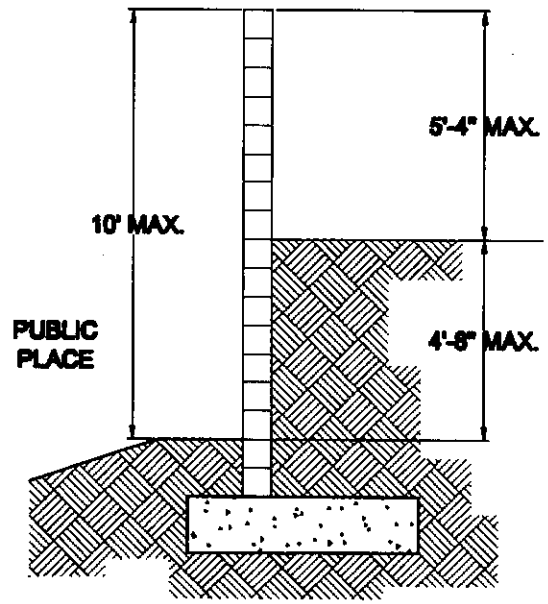


FIGURE 5-6 PRODUCT WALLS ADJACENT TO AND FACING A PUBLIC PLACE

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

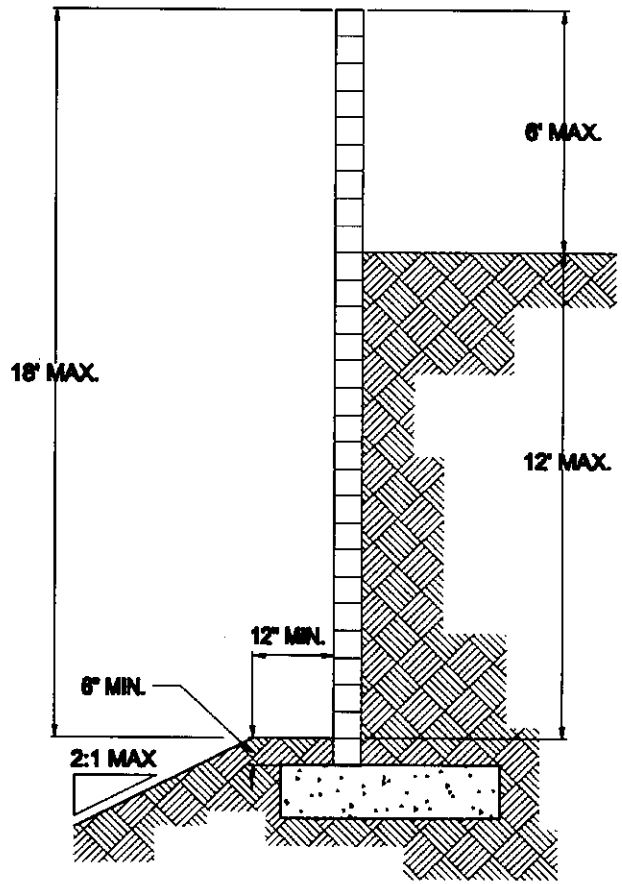


FIGURE 5-7 PRODUCT WALLS BETWEEN TWO DEVELOPMENT PARCELS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

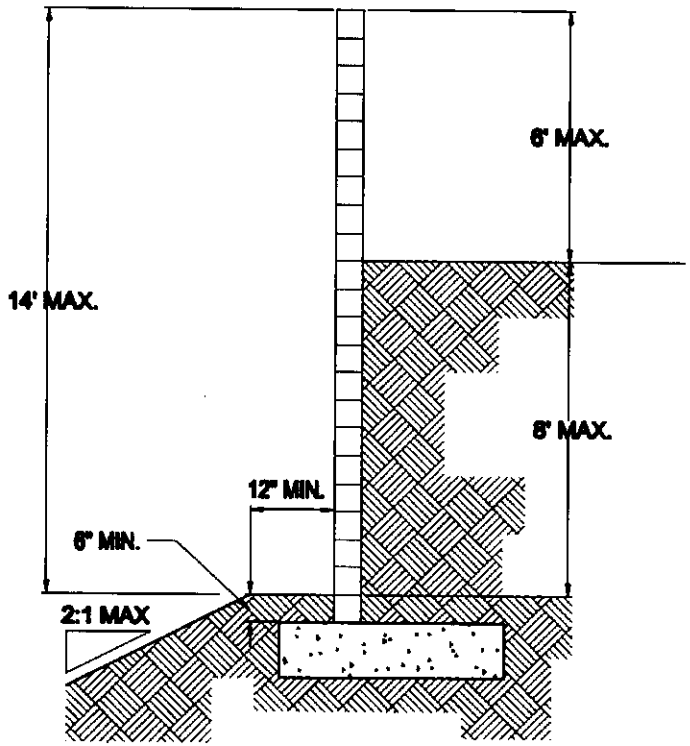


FIGURE 5-8 PRODUCT WALLS BETWEEN TWO ADJACENT BACK YARDS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.
IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

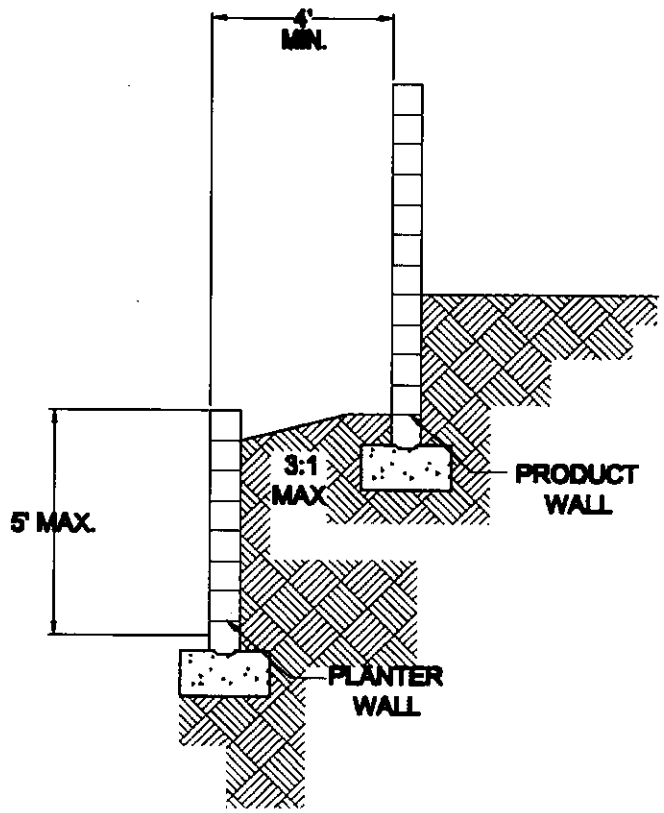


FIGURE 5-9 PLANTER WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

IF MORE THAN 2'-6" OF WALL IS USED FOR RETAINING, THEN TOP OF WALL MUST BE AT LEAST 3'-6" ABOVE THE FINISHED PAD ELEVATION

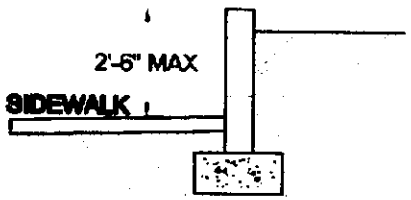


FIGURE 5-10 FRONT YARD WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

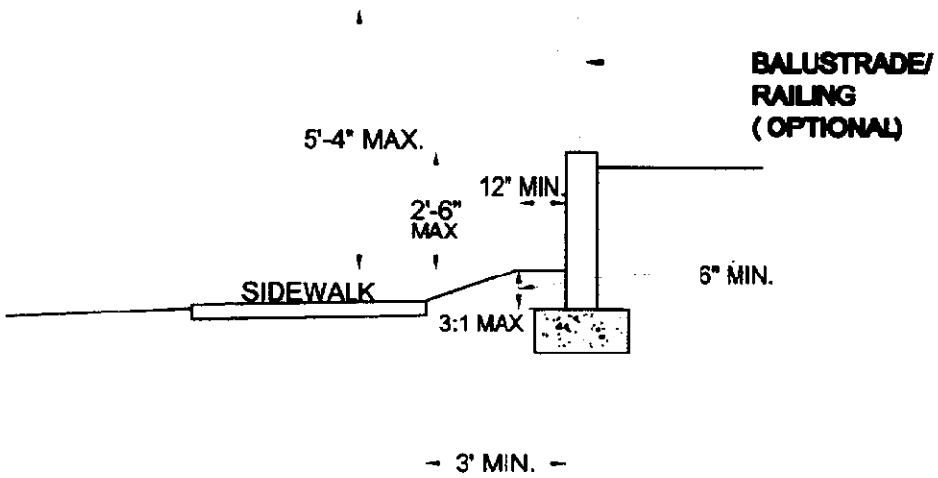


FIGURE 5-11 FRONT YARD WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

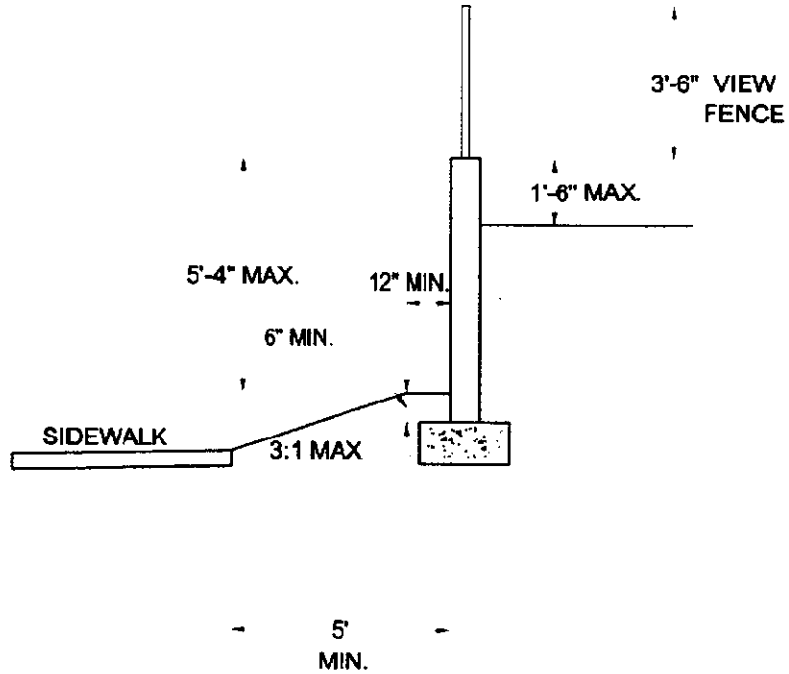


FIGURE 5-12 FRONT YARD WALLS

N.T.S.

FOOTING DESIGNS AND DIMENSIONS ARE CONCEPTUAL AND DO NOT NECESSARILY ACCURATELY DEPICT ACTUAL CONSTRUCTION. ALL DIMENSIONS AND NOTES ARE REQUIREMENTS.

5.6.3 MATERIALS

The exterior face of Product Walls shall be of a type specified in the Wall Palette. Wrought iron view fencing will be allowed on Community and Product Walls subject to the standards herein.

5.6.4 PRODUCT WALL HEIGHTS AND STEPS

In all cases, wall heights and wrought iron view fences are measured from finished grade on the lowest (most exposed) side of the fence or wall to the top of the fence or wall.

The maximum step along the top of walls is sixteen inches with a minimum of thirty-two inches horizontal area between steps.

5.6.5 PRODUCT WALL TO VILLAGE WALL CONNECTIONS

Where a Product Wall meets a Village Wall, the Product Wall must meet the elevation of the Village Wall at the point of connection or be lower than the Village Wall. Taller Product Walls shall be held at the Village Wall elevation for at least eight feet back from the Village Wall before stepping up to the Product Wall elevation.

5.6.8 WATERPROOFING

All retaining walls must be designed to minimize the transition of water through the walls. Walls must also be adequately drained on the surcharge side in accordance with the written recommendations of a geotechnical or structural engineer.

5.6.9 ACCEPTABLE MATERIALS

All Product Walls that front and are adjacent to roadways and/or common elements must be designed and built with materials and colors that complement the architecture of the homes. Both faces of a Product Wall must be of one of the following materials or finishes:

- integral color split faced block
- integral color smooth faced block
- stone or faux stone
- painted or integral color stucco
- wrought iron view fencing as described below in Section 5.6.11.

5.6.10 PROHIBITED MATERIALS

Unfinished or painted concrete block, wood, vinyl and chain link fence are not permitted.

5.6.11 VIEW FENCES

All view fences will be constructed of wrought iron in a color and finish approved by the Master Developer. All wrought iron view fencing abutting residential parcels will be 5′4″ in height except for Front Yard Walls where the view fence is 3′6″ in height. Where abutting a non-residential parcel, the view fence may be any height up to but not exceeding 5′4″. Where a Product Wall meets a Village Wall that consists of wrought iron view fencing, the Product Wall must also consist of wrought iron view fencing at the same height as the Village Wall for a distance of at least five feet from the junction of the two walls.

5.7 COMMUNITY IRRIGATION STANDARDS

The main principle behind the landscape and irrigation of the Kyle Canyon Master Plan is to incorporate principals based on water conservation and water harvesting techniques. Therefore, a highly efficient automatic irrigation system will be required for all planting areas. Spray irrigation may only be used on natural turf areas, where permitted; however, subsurface irrigation is preferred.

5.7.1 WATER DEMAND

Peak flow demands shall be based on applying peak weekly irrigation requirements in six hours (12:00am-6:00am). Design shall be based on available static pressure minus 10% for fluctuations.

5.7.2 WATER APPLICATION

Natural turf will only be allowed in the rear yards of residential lots and in highly usable common areas associated with parks and playing fields. Usable turf areas should be at least 50′ in width.

Front yards will have drought tolerant plantings. Artificial turf will be allowed as a substitute for natural turf in front yards.

Annual plantings must be placed in potted planters and small-contained areas. Drip or underground irrigation shall be used for these areas.

Overhead and drip irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography, and varying water requirements of the plant material. Trees, shrubs and potted planters shall be on separate valves.

Overhead sprays are to be used interior to parcels in pocket park areas or residential rear yard lots on natural turf only.

5.7.3 Overhead Irrigation

Spray heads on natural turf next to roadways and walkways must have low angle (10%) nozzles. Pop-up heads must be a minimum of 4". Spray heads may not throw water directly onto any roadway, walkway or paved surface. Large radius rotor heads (twenty-five foot radius or greater) are not allowed abutting roadway or walkway edges.

All spray heads (fifteen foot radius or less) shall be spaced no further than 40% of the spray diameter to account for area wind conditions. Spacing for large radius rotors (twenty-five foot radius or greater) shall not exceed 60% of the spray diameter.

- Common area
- Spray irrigation is allowed only in functional recreational turf areas that are at least 50' wide and in which the sprinkler system meets a distribution uniformity standard of 65%

Overhead irrigation heads may not throw water directly onto any roadway, walkway, or paved surface.

5.7.4 Drip Irrigation

Drip irrigation shall be used in all tree, shrub and groundcover areas except as noted above. The minimum quantity of emitters per plant should be in accordance with the following table. Some variation may occur due to differences in water demand between plant materials.

Plant Size	Emitter Volume	Quantity
1 gallon material	1 GPH	1 each
5 gallon material	½-1 GPH	2 each
15 gallon material	2 GPH	3-4 ea
24" box material	2 GPH	4-5 ea
36" box material	2 GPH	6-7 ea
48" box material	2 GPH	7-8 ea
54" box material	2 GPH	9-12 ea
60" box material	2 GPH	12-16 ea

5.7.5 ZONING

Irrigation systems must be zoned for exposure (south and west exposures together, north and east exposures together), topography and varying water requirements of plant material. Turf, flower beds, shrubs, trees and decorative pots must be on separate valves.

5.7.8 SUBTERRANEAN IRRIGATION

Subterranean irrigation is encouraged in all turf areas in lieu of overhead irrigation.

5.7.9 IRRIGATION CONTROL EQUIPMENT

Irrigation controllers shall use a system based on evapo-transporation rates or weather systems in order to respond to the climate and environmental factors. These controllers shall have the following minimum capabilities:

- three independent operating programs
- four start times per program.
- Station run times of 0-99 minutes in one-minute increments.
- Watering schedules that are selectable per program for any day of the week from daily to every fourteen days.
- Non-volatile memory for program data (no battery required to maintain the program).

5.7.10 Community Plant Materials

The following list represents the different amenity areas and neighborhood zones within the Kyle Canyon Master Plan. The trees on this list are the only allowable species to be used in any public or private area. The Master Developer must approve any variations. The shrubs on this list are the only allowable species to be used in public areas. Private areas may have variations, but only if the variations are approved by the Master Developer.

PROHIBITED PLANT MATERIALS LIST

Baccharis sarothroides/Desert Broom
Olea europea/Olive (fruit producing)
Pennisetum setaceam/Fountain Grass (green variety)
Morus alba/Fruiting Mulberry
Tamrix spp./Tamarisk
Palm Trees (all species)

Master Plant Palette		Resid. Street-scapes	Front Yard	Alleys
BOTANICAL NAME	**COMMON NAME**			
Trees				
Acacia aneura	Mulga Tree	X	X	X
Acacia jenerae	Coonivitta Wattle	X	X	X
Acacia pendula	Weeping Acacia	X	X	X
Acacia salicina	Willow Acacia	X	X	X
Acacia schaffneri	Twisted Acacia	X	X	X
Acacia smallii (farnesiana)	Sweet Acacia	X	X	X
Acacia stenophylla	Shoestring Acacia	X	X	X
Arbotos onedo	Strawberry Tree	X	X	
Bauhinia congesta	Orchid Tree	X	X	
Cercidium floridum	Blue Palo Verde	X	X	X
Cercidium hybrid	Palo Verde Hybrid	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X
Cercidium parkinsonian	Desert Museum Palo Verde	X	X	X
Cercidium praecox	Palo Brea	X	X	X
Chilopsis linearis	Desert Willow	X	X	X
Chilopsis linearis	'Lucretia Hamilton'	X	X	X
Chitalpa tashkentosis	Chitalpa	X	X	X
Cordia boisseri	Texas Olive	X	X	X
Cupressus glabra	Smooth Arizona Cypress	X	X	
Eleocarpus decipens	Japanese Blueberry	X	X	
Feijoa sellowiana	Pineapple Guava	X	X	
Fraxinus oxycarpa 'Raywood	Raywood Ash	X	X	
Fraxinus velutina 'Rio Grande'	Fan-Tex Ash	X	X	
Fraxinus velutina 'Fan West	Fan-West Ash	X	X	
Olea 'Swan Hill' or 'Wilsonii'	Fruitless Olive	X	X	
Pinus eldarica	Mondel Pine	X	X	X
Pinus halepensis	Aleppo Pine	X	X	X

Master Plant Palette		Resid. Street-scapes	Front Yard	Alleys
Pinus pinea	Stone Pine	X	X	X
Pinus roxburghii	Chir Pine	X	X	X
Pistacia chinensis	Chinese Pistache	X	X	
Pithecellobium flexicaule	Texas Ebony	X	X	X
Pithecellobium mexicanum	Mexican Ebony	X	X	X
Platnus racemosa	California Sycamore	X	X	X
Prosopis alba	Argentine Mesquite	X	X	X
Prosopis alba	Colorado Mesquite	X	X	X
Prosopis chilensis	Thornless Chilean Mesquite	X	X	X
Prosopis glandulosa	Texas Honey Mesquite	X	X	X
Prosopis glandulosa	Western Honey Mesquite	X	X	X
Prosopis hybrid	Mequite hybrids	X	X	X
Prosopis pubescens	Screwbean Mesquite	X	X	X
Prosopis velutina	Velvet Mesquite	X	X	X
Prunus caroliniana	Carolina Cherry Laurel	X	X	
Prunus cerasifera	Cherry Plum	X	X	
Prunus cerasifera 'Artopurpurea'	Purple Leaf Plum	X	X	
Pyrus kawakamii 'Bradford'	Bradford Pear	X	X	
Quercus ilex	Holly Oak	X	X	
Quercus muhlenbergia	Chinquapin Oak	X	X	X
Quercus texana	Texas Red oak	X	X	
Quercus virginiana	Southern Live Oak	X	X	X
Rhus lancea	African Sumac	X	X	X
Sophora secundiflora	Texas Mountain Laurel	X	X	X
Ulmus parvifolia	Evergreen Elm	X	X	
Vitex agnus-castus	Monks Pepper	X	X	X
Shrubs				
Acacia greggii	Cat-Claw Acacia			
Alyogne huegelii	Blue Hibiscus	X	X	X

Master Plant Palette		Resid. Street-scapes	Front Yard	Alleys
Ambrosia deltoidea	Triangle Leaf Bursage			X
Anisacanthus quadrifidus-wrightii	Mexican Flame	X	X	X
Aristida purpurea	Purple Three Awn	X	X	X
Atriplex canescens	Four Wing Saltbush			
Buddleia marrubifolia	Wooly Butterfly Bush			X
Caesalpinia cacalaco	Cascalote			X
Caesalpinia gilliesii	Yellow Bird of Paradise	X	X	X
Caesalpinia mexicana	Mexican Bird of Paradise	X	X	X
Caesalpinia pulcherrima	Red Bird of Paradise	X	X	X
Calliandra californica	Baja Fairy Duster			X
Calliandra eriophylla	Native Fairy Duster			X
Calylopus hartwegii	Sierra Sundrop	X	X	X
Celtis pallida	Desert Hackberry			
Chrysothamnus nauseosus	Golden Rabbit Brush			
Cordia boisseri	Texas Olive	X	X	X
Cordia parvifolia	Little Leaf Cordia	X	X	X
Cottoneaster lacteus	Red Clusterberry	X	X	
Dalea bicolor	Silver Dalea	X	X	X
Dalea frutescens	Black Dalea	X	X	X
Dalea pulchra	Indigo Bush			
Dietes bicolor	Fortnight Lily	X	X	
Dodonea viscosa	Purple Hopseed Bush	X	X	X
Elaeagnus ebbingei	Ebbings's Silverberry	X	X	X
Encelia farinosa	Brittlebush	X	X	X
Ephedra nevadensis	Morman Tea			X
Eremophila species	'Summertime Blue'	X	X	X
Eremophila species	Valentine	X	X	X
Ericameria laricifolia	Turpentine Bush	X	X	X
Eupatorium greggii	'Boothill' Eupatorium			X

Master Plant Palette		Resid. Street-scapes	Front Yard	Alleys
Fraxinus greggii	Gregg Ash	X	X	X
Gaura lindheimeri	Gaura	X	X	X
Hemerocallis	Daylily	X	X	X
Justicia californica	Chuparosa			
Justicia spicigera	Mexican Honeysuckle	X	X	X
Larrea tridentata	Creosote			
Leucophyllum candidum	Sierra Boquet	X	X	X
Leucophyllum candidum	Silver Cloud	X	X	X
Leucophyllum frutescens 'Compacta'	Compact Texas Ranger	X	X	X
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	X	X	X
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X
Leucophyllum langamaniae 'Rio Bravo'	Rio Bravo Ranger	X	X	X
Leucophyllum pruniosum 'Sierra Bouquet'	Sierra Boquet	X	X	X
Leucophyllum revolutum 'Sierra Magic'	Sierra Magic Mix	X	X	X
Leucophyllum x Heavenly Cloud	Heavenly Cloud Sage	X	X	X
Leucophyllum zygophyllum	Blue Ranger	X	X	X
Leucophyllum zygophyllum 'Cimarron'	Cimarron	X	X	X
Myrtus communis 'Boetica'	Twisted Myrtle	X	X	X
Myrtus communis 'Compacta'	Compact Myrtle	X	X	X
Nandina domestica	Heavenly Bamboo	X	X	
Nandina domestica 'Nana'	Dwarf Heavenly Bamboo	X	X	X
Nerium oleander 'Petite Pink'	Dwarf Oleander 'Pink'	X	X	X
Pittosporum tobira varieties	Mock Orange	X	X	X

Rhus microphylla	Little Leaf Sumac	X	X	X
Rhus trilobata	Squaw Bush	X	X	X
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	X	X	X
Ruellia brittonia	Ruellia	X	X	X
Salvia clevlandii	Chaparral Sage	X	X	X
Salvia coccinea	Scarlet Sage	X	X	X
Salvia greggii	Autumn Sage	X	X	X
Senna artemisiodes	Feathery Cassia	X	X	X
Senna nemophila	Desert Cassia	X	X	X
Senna phyllodenea	Silver leaf Cassia	X	X	X
Tecoma Stans	'Gold Star' Yellowbells	X	X	X
Tecoma x 'Sunrise'	Tecoma x Sunrise	X	X	X
Vauquelinia californica	Arizona Rosewood	X	X	X
Viquiera deltoidea	Goldeneye	X	X	X
Zauschneria californica	Hummingbird Flower	X	X	X
Zinnia grandiflora	Prarie Zinnia	X	X	X
Groundcovers				
Acacia redolens 'Desert Carpet'	Desert Carpet Acacia	X	X	X
Baccharis 'Centennial'	Centennial Coyote Bush	X	X	X
Baileya multiradiata	Desert Marigold	X	X	X
Chrysactinia mexicana	Damianita	X	X	
Convolvulus cneorum	Bush Morning Glory	X	X	X
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	X	X	X
Dalea greggii	Prostrate Indigo Dalea			X
Dyssodia pentachaeta	Golden Dyssodia	X	X	X
Gazania rigins	Gazania	X	X	X
Hymenoxys acaulis	Angelita Daisy	X	X	X
Lantana montevidensis	Trailing Lantana	X	X	X
Lantana sp 'New Gold'	New Gold Lantana	X	X	X
Liriope muscari	Liriope	X	X	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	X	X	X
Melampodium leucanthum	Blackfoot Daisy	X	X	X

Oenthera berlandieri	Mexican Evening Primrose	X	X	X
Oenthera caespitosa	White Evening Primrose	X	X	X
Penstemon baccharifolius	Del Rio Penstemon (Red)	X	X	X
Penstemon cobaea	Foxglove (White)	X	X	X
Penstemon eatonii	Firecracker (Red)	X	X	X
Penstemon palmeri	Scented (Light Pink)	X	X	X
Penstemon parryi	Parry Penstemon (Pink)	X	X	X
Penstemon pseudospectabilis	Canyon (Rose)	X	X	X
Penstemon strictus	Rocky Mountain (Blue)	X	X	X
Psilostrophe cooperi	Paper Flower	X	X	X
Pyracantha koidsumii 'Santa Cruz'	Santa Cruz Pyracantha	X	X	X
Rosa banksiae	Lady Bank's Rose	X	X	X
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	X	X	X
Ruellia brittonia 'Katie'	Dwarf Ruellia	X	X	X
Teucrium chamaedrys	Germander	X	X	X
Verbena gooddingii	Gooddingii Verbena	X	X	X
Verbena rigida	Sandpaper Verbena	X	X	X
Accents				
Agave Americana	Century Plant	X	X	X
Agave colorata	Mexcal Ceniza	X	X	X
Agave geminiflora	Twin Flowered Agave	X	X	X
Agave murpheyi	Murphy's Agave	X	X	X
Agave parryi-huachucensis	Parry's Agave	X	X	X
Agave vilmoriniana	Octopus Agave	X	X	X
Agave weberi	Weber's Agave	X	X	X
Dasyliron acrotriche	Green Desert Spoon	X	X	X
Dasyliron longissimum	Mexican Grass Tree	X	X	X
Dasyliron wheeleri	Desert Spoon	X	X	X
Euphorbia rigida (biglandulosa)	Gopher Plant	X	X	X
Ferocactus acanthodes	Compass Barrell			X
Ferocactus wislizenii	Fishook Barrell			X
Fouqueria splendens	Ocotillo			

Hesperaloe parviflora	Red Yucca	X	X	X
Hesperaloe parviflora	Yellow Yucca	X	X	X
Muhlenbergia capillaris	Regal Mist Deer Grass	X	X	X
Muhlenbergia lindheimeri	Autumn Glow Deer Grass	X	X	X
Muhlenbergia rigens	Deer Grass	X	X	X
Nolina microcarpa	Bear Grass	X	X	X
Opuntia basilaris	Beavertail Prickly Pear			
Opuntia microdasys	Bunny Ears Prickly Pear	X	X	
Opuntia violacea 'santa rita'	Purple Pancake	X	X	
Pedilanthus macrocarpus	Slipper Plant	X	X	X
Yucca baccatta	Banana Yucca			
Yucca brevifolia	Joshua Tree			
Yucca elata	Soaptree Yucca			
Yucca rigida	Blue Yucca			
Yucca schidigera	Mojave Yucca			
Yucca schottii	Yucca			
Yucca rostrata	Beaked Yucca			
Vines				
Antigonon leptopus	Queen's Wreath	X	X	
Campsis radicans	Common Trumpet Creeper	X	X	X
Feijoa sellowiana	Pineapple Guava	X	X	X
Gelsemium sempervirens	Carolina Jasmine	X	X	X
Hardenbergia violacea	Lilac Vine	X	X	X
Jasminium mesnyi	Primrose Jasmine	X	X	X
Lonicera japonica 'Halliana'	Hall's Honeysuckle	X	X	X
Macfadyena unguis-cati	Cat's Claw	X	X	X
Pyracantha coccinea	Firethorn	X	X	X
Pyracantha graberii	Pyracantha	X	X	X
Rosa banksiae	Lady Bank's Rose	X	X	X
Solanum jasminoides	Potato Vine	X	X	X
Trachelosperum jasminoides	Star Jasmine	X	X	X

Section 6 – STREET SYSTEM, DRAINAGE & INFRASTRUCTURE DEVELOPMENT

The network of walkable streets at Kyle Canyon will form the connective tissue of the community's public realm. Consequently, there will be no "back-on" streets in Kyle Canyon except as shown on Figure 3-15. Typical streets will have sidewalks, planting strips, on-street parking, and buildings with front doors, windows and porches that face onto the street. All these features help to create an environment that encourages walking and bicycling for short local trips as well as recreation.

A **hierarchy** of streets of different characters will ensure efficient circulation that balances the needs of all modes of travel - auto, pedestrian, bicycle and transit. The "Village Streets" consist of Boulevard Arterials, Arterial Streets and Frontage Roads, Boulevards, and Connectors (Figure 6-1). The following pages contain descriptions of the street classifications, specifications of the street dimensions, and illustration of typical street landscaping concepts.

6.1 ROADWAY CLASSIFICATIONS

Boulevard Arterials are major regional arterials and will have a boulevard treatment. Horse Drive and Hualapai Way will have two travel lanes in each direction and will be separated by a landscaped median. The median width will also provide for future expansion of the roadway to accommodate potential increase in traffic. Residential buildings will face onto Horse and Hualapai with windows and front entries facing the street. Parking for these residences will be accessed from side streets or rear alleys, since curb cuts will be minimized. On-street parking, landscaping and sidewalks will contribute to the pedestrian-friendly environment by buffering pedestrians from moving cars and providing guest parking and walking access to residences. (Refer to Figure 6-2)

Arterial Streets and Frontage Roads will form the perimeter streets of the Community. These roadways four or six travel lanes with a 14' shared outside travel lane to accommodate bicycles. Shoulders 10' wide are provided on Fort Apache and an equestrian trail will be constructed on the north side of Grand Teton. Landscape areas and a sidewalk or multi-use trail will provide a buffer between these high volume streets and residential areas. (Refer to Figure 6-3).

Boulevards will form important connections between activity centers and open spaces at Kyle Canyon. These community roadways will include single or multiple travel lanes and a landscaped median. Landscaping and sidewalks will contribute to the pedestrian-friendly environment by providing walking access to residences. (Refer to Figure 6-4)

Connector Streets relieve the arterials of local trips. Connector streets have two travel lanes and on-street parking. Where they run alongside the arroyos or other open space, connector streets will have homes facing or siding onto them on one side of the street, with a detached sidewalk, landscaping, and on-street parking. On the opposite side, pedestrian and bicycle paths will run through the open space. This configuration provides a premium location for homes facing onto the open space and also allows access to open space for all residents. In other areas where the Connector is not adjacent to the arroyos or open space, homes can face the road on both sides of the street with a detached sidewalk, landscaping, and on-street parking. (Refer to Figure 6-5).

Neighborhood Streets within the Neighborhood Residential Districts are planned with sidewalks on both sides, landscaping and pedestrian-scaled street lighting.

Alongside parks and open spaces, Neighborhoods Streets will have front doors facing onto them on one side of the street, with a detached sidewalk, landscaping and on-street parking. On the opposite side, pedestrian and bicycle paths will run through the open space. This configuration provides a premium location for homes facing onto the open space and also allows views of the open space for all residents as they travel through the community. (Refer to Figure 6-6).

Alleys shall be provided in conformance with the standards set forth in the design guidelines. All alleys and other forms of lot access that do not meet public street standards shall be private. All private alleys shall be mapped as a common element and privately maintained. Alleys will have 16′ to 20′ of drivable surface (including drivable curbs) and 3′ landscape buffers adjacent to both curbs. Garages will be set back an additional 4′ (minimum) on each side to permit landscaping as required by Section 5.2.11. (Refer to Figure 6-7). Alignment of garages on opposite sides of alleys is encouraged. Alleys shall be posted to prohibit parking.

Access Road configuration adjacent to the Mountain Edge Parkway Right of Way, west of Fort Apache will be provided. This access road will provide circulation for the proposed school site.

6.2 TRAFFIC STUDY

A Master Traffic Study has been completed which evaluated the adequacy of the proposed street system and the surrounding streets. This analysis established criteria, for roadway and intersection geometrics, traffic control, and parcel entrances. The Master Traffic Study identified the necessary roadway alignments and cross-sections for the infrastructure streets. Individual neighborhood street networks, land uses, and final pod densities have not been specifically identified. Updates to the Master Traffic Study may be required, based on individual site plans and land use information submitted as the development progresses.

The need for a site specific traffic study shall be determined by the City. Where pod development is determined to be in conformance with the recommendation and assumptions in the Master Traffic Study no additional site specific traffic study is required. If the builder's density is significantly greater that what was assumed, or access to the Village Streets significantly deviates from the Master Study, then that builder may be responsible for a site specific traffic study which shall be processed and approved by the City of Las Vegas.

6.3 STREET OFF-SETS

Neighborhood streets shall not have centerline intersection offsets of less than 125′ unless approved by the City.

6.4 DRAINAGE

A Master Drainage Study has been completed which evaluates the required storm drain infrastructure based on a proposed street network and development plan. The Master Drainage Study identifies drainage flows that impact the Community and how those flows should routed through and around the site in accordance with local design criteria. Technical Drainage Studies will be completed

per phase, utilizing the Master Drainage Study as a basis to refine the drainage infrastructure requirements.

Builders will be required to submit site specific Technical Drainage Studies for review and approval through the City of Las Vegas. The builder will reference the Master Technical Drainage Study as a basis of design. Updates to the Master Technical Drainage Study shall be required if the builder substantially deviates from the assumptions that are approved within the Master Technical Study. Technical Drainage Studies or updates shall be processed through the City of Las Vegas for approval.

Drainage Facilities shall be designed to meet criteria as outlined in the "Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual", unless otherwise detailed in the design guidelines. Facilities shall also be in accordance with the Kyle Master Drainage Study and all addendums.

6.4.1 Valley Gutters

Valley gutters with a minimum width of 6 feet shall be constructed across street intersections where required by drainage requirements. Valley gutters will not be allowed to cross roadways shown on the City's Master Streets and Highways Plan and/or Boulevards, Arterials, Frontage Roads, or Boulevard Arterials. In addition, no valley gutter will be allowed to cross a Connector or lesser street at an intersection with a major street where drainage facilities exist in the major street. In addition, valley gutters will typically not be allowed to occur in absence of stop control and thus, proper planning and design is necessary to insure that valley gutters occur in conjunction with stop controlled intersections. For private alleys and commercial driveways, valley gutters with a minimum width of 4 feet are allowed. The construction shall comply with the area standards and the details included in the design guidelines with exception of noted widths.

6.4.2 Drainage Easements

Public drainage easements ten feet (10') wide are permitted for flows of less than 20 cfs, if privately maintained.

6.4.3 Finished Floor Elevation

Finished Floor elevations of buildings in non special flood hazard zones shall be set a minimum of 6 inches above the highest adjacent top of curb for which lots front or twice the depth of flow in the gutter for the 100 yr storm event, whichever is greater to a maximum of 18 inches above the water surface.

6.5 ENGINEERED DRAWINGS

The Engineered Drawings included in this Section have been developed to fulfill the needs and conditions unique to this Community. Unless otherwise allowed by the design guidelines and where practical, the Uniform Standards Drawings for Public Works; Construction, Off-Site Improvements, Clark County Area, Nevada, Volumes I and II, Uniform Designs and Construction Standards for Potable Water Systems (2003), Design and Construction Standards for Wastewater Collection System (1997), and Nevada Department of Transportation (NDOT) Standard Plans (2003) will be used

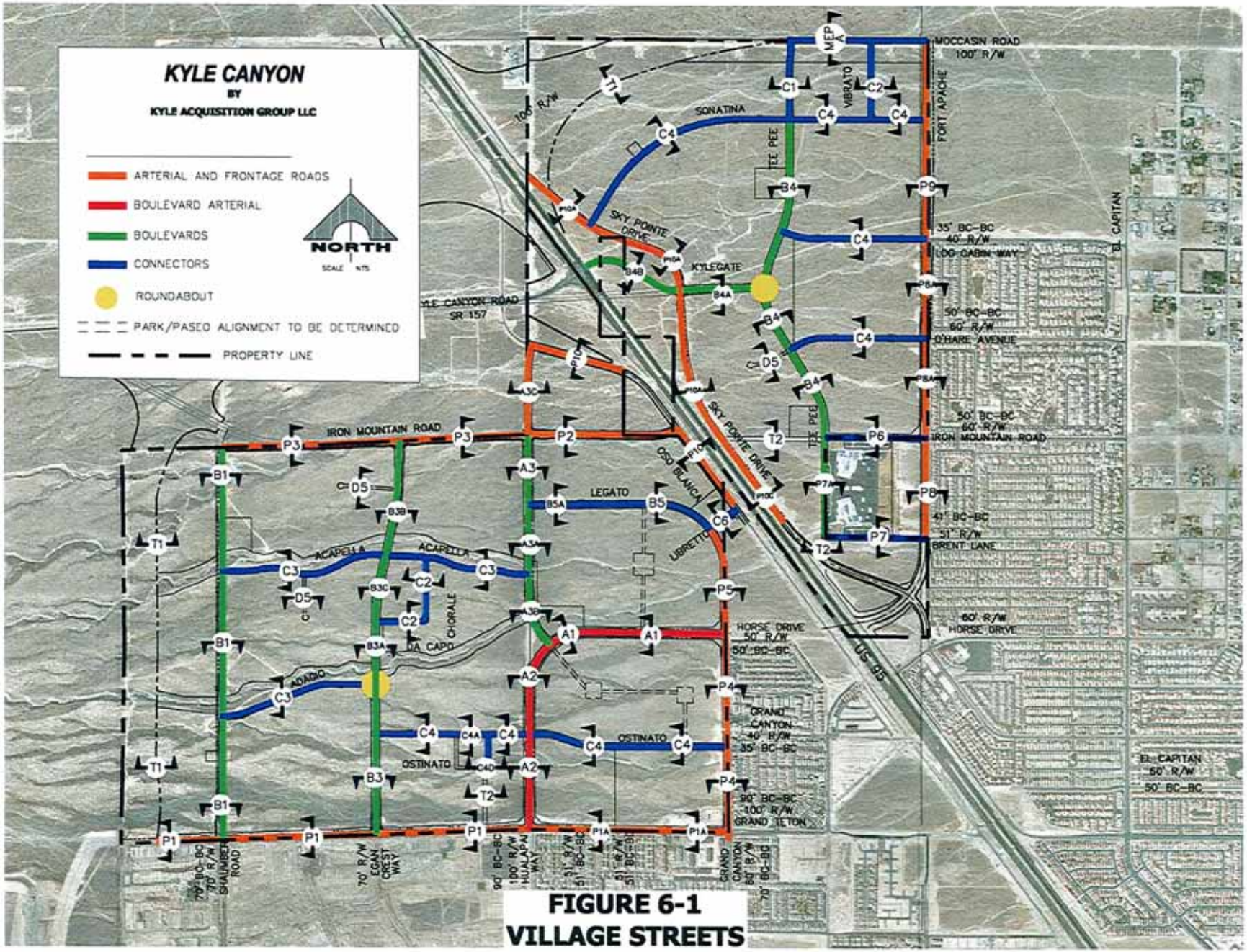


FIGURE 6-1
VILLAGE STREETS

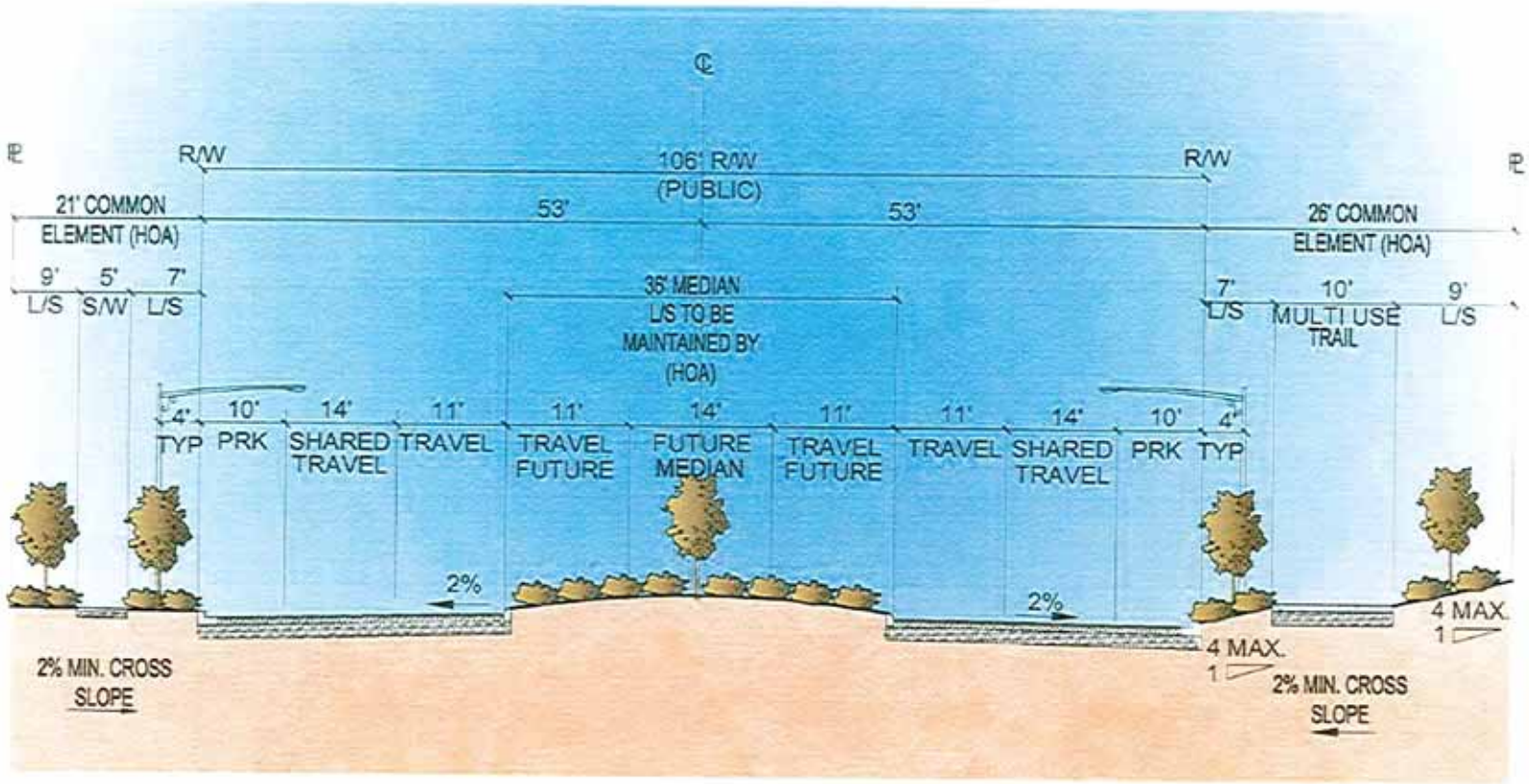


FIGURE 6–2
BOULEVARD ARTERIALS

Boulevard Arterials are major regional arterials and will have a boulevard treatment. Horse Drive and Hualapai Way will have two travel lanes in each direction and will be separated by a landscaped median. The median width will also provide for future expansion of the roadway to accommodate potential increase in traffic. Residential buildings will face onto Horse and Hualapai with windows and front entries facing the street. Parking for these residences will be accessed from side streets or rear alleys, since curb cuts will be minimized. On-street parking, landscaping and sidewalks will contribute to the pedestrian-friendly environment by buffering pedestrians from moving cars and providing guest parking and walking access to residences.

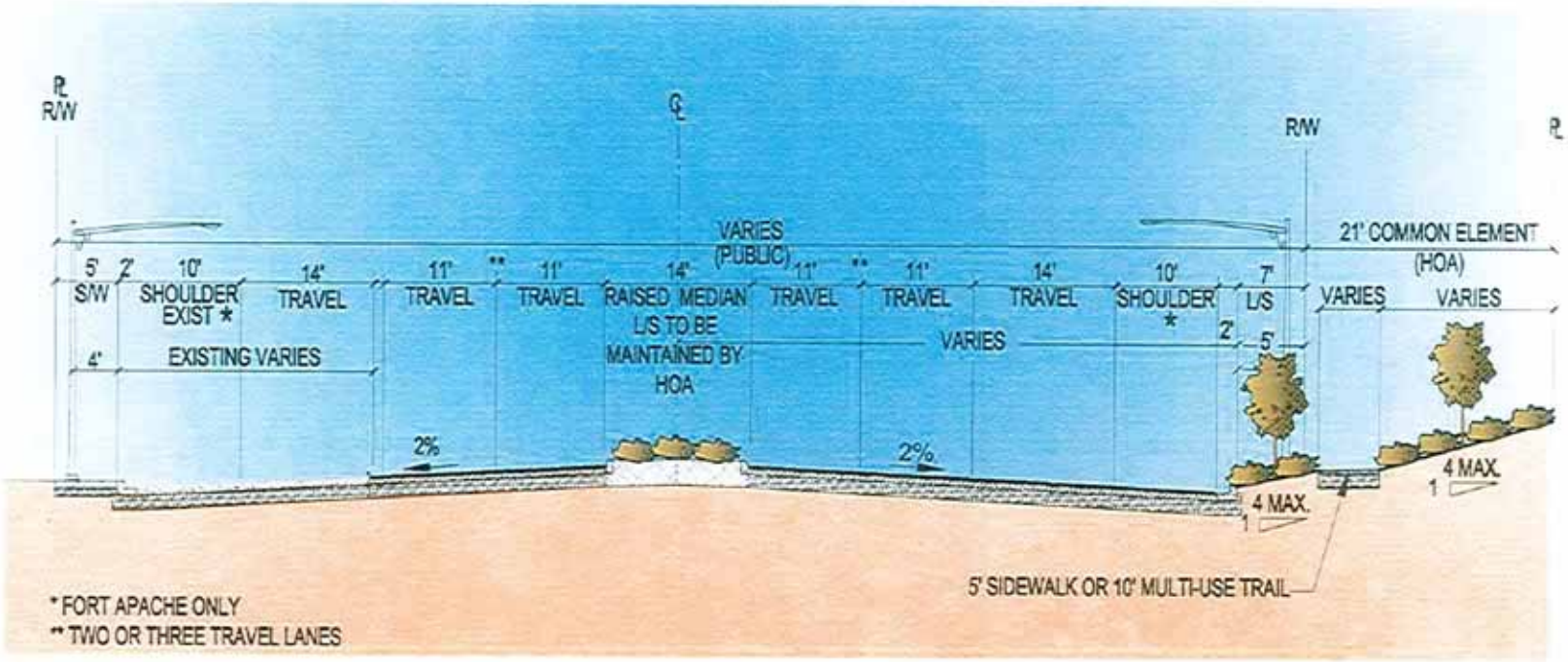


FIGURE 6-3

ARTERIAL STREETS AND FRONTAGE ROADS

Arterial Streets and Frontage Roads will form the perimeter streets of the Community. These roadways four or six travel lanes with a 14' shared outside travel lane to accommodate bicycles. Shoulders 10' wide are provided on Fort Apache and an equestrian trail will be constructed on the north side of Grand Teton. Landscape areas and a sidewalk or multi-use trail will provide a buffer between these high volume streets and residential areas.

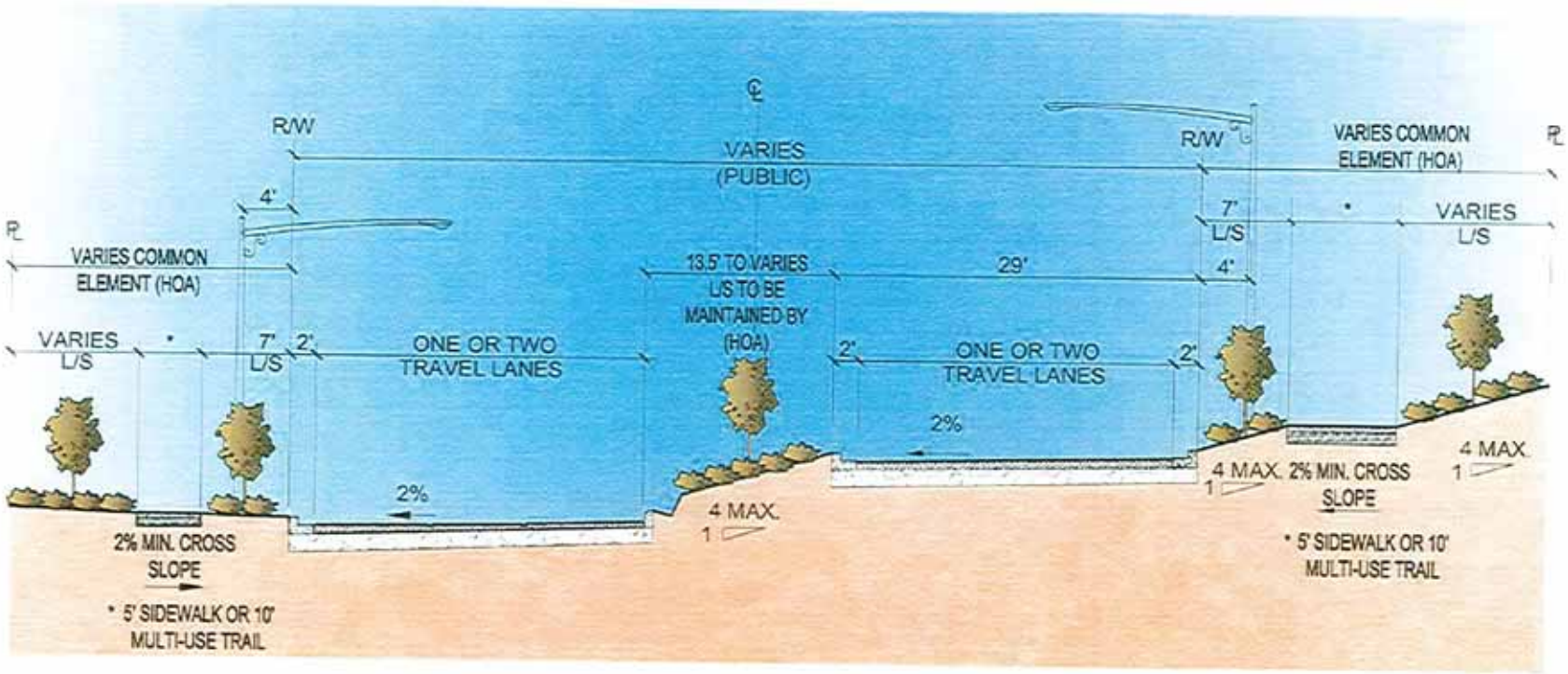


FIGURE 6–4
BOULEVARDS

Boulevards will form important connections between activity centers and open spaces at Kyle Canyon. These community roadways will include single or multiple travel lanes and a landscaped median. Landscaping and sidewalks will contribute to the pedestrian-friendly environment by providing walking access to residences.

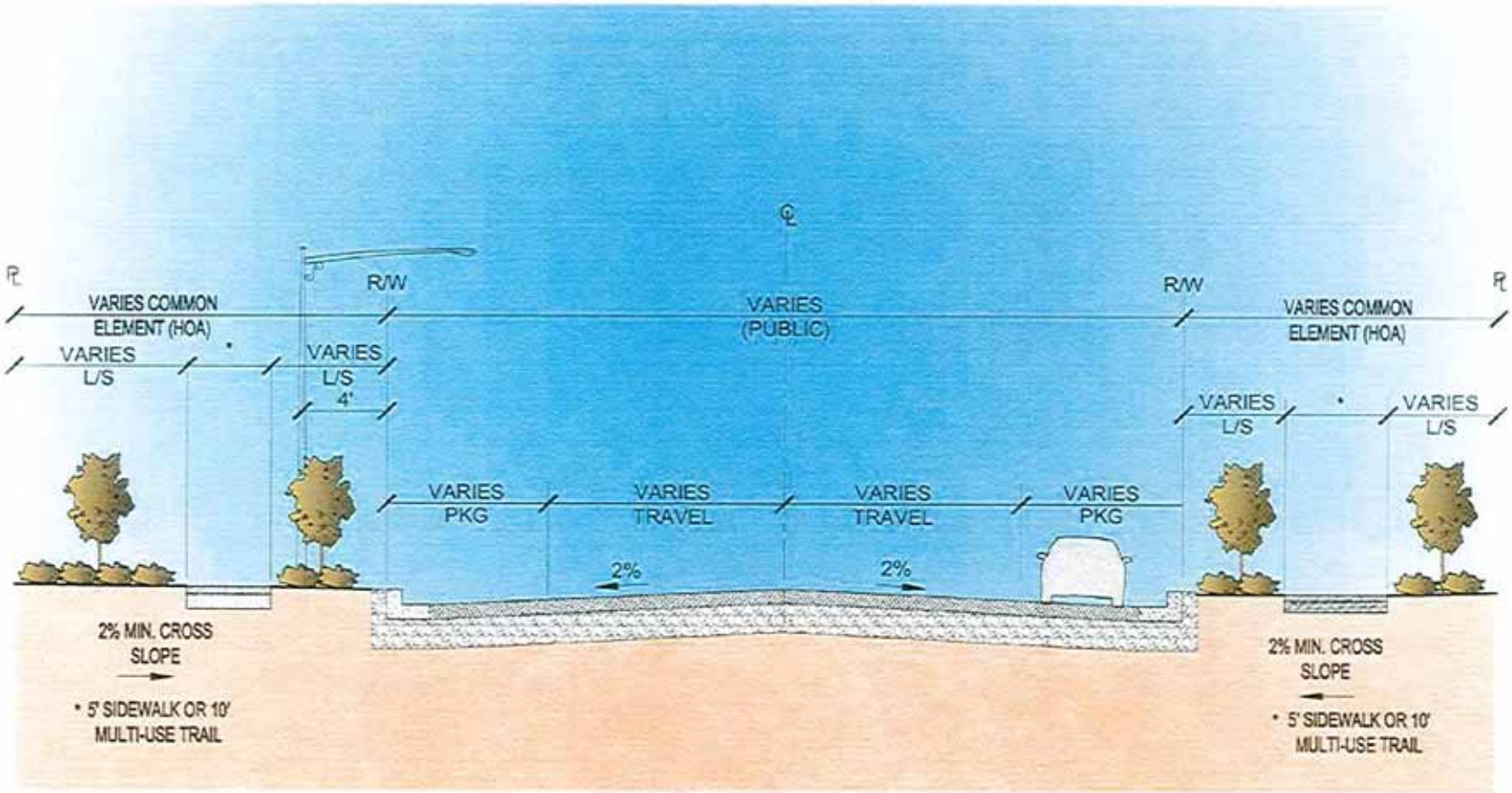


FIGURE 6-5
CONNECTOR STREETS

Connector Streets relieve the arterials of local trips. Connector streets have two travel lanes and on-street parking. Where they run alongside the arroyos or other open space, connector streets will have homes facing or siding onto them on one side of the street, with a detached sidewalk, landscaping, and on-street parking. On the opposite side, pedestrian and bicycle paths will run through the open space. This configuration provides a premium location for homes facing onto the open space and also allows access to open space for all residents. In other areas where the Connector is not adjacent to the arroyos or open space, homes can face the road on both sides of the street with a detached sidewalk, landscaping, and on-street parking.

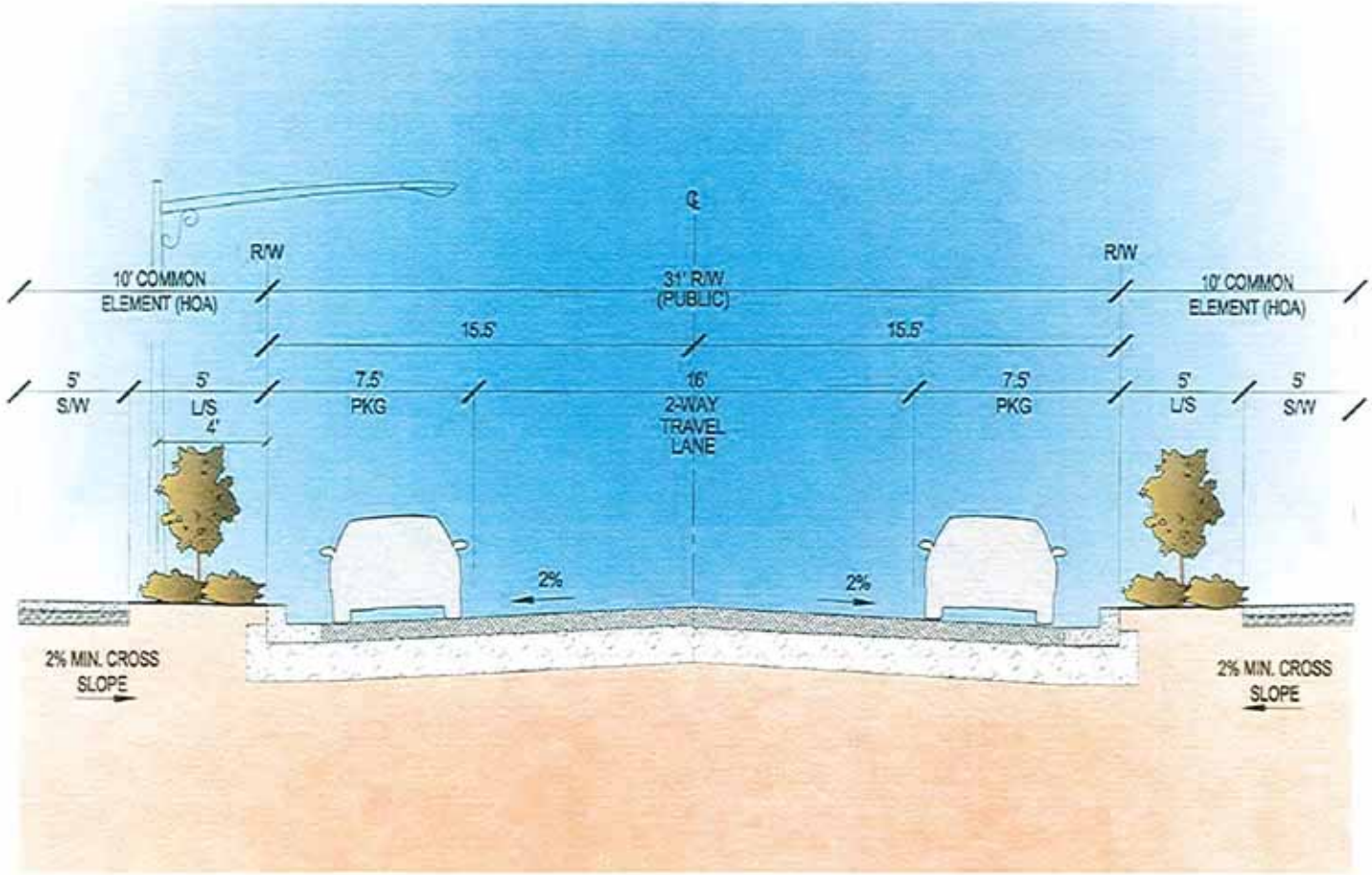


FIGURE 6-6
NEIGHBORHOOD STREETS

Neighborhood Streets within the Neighborhood Residential Districts are planned with sidewalks on both sides landscaping and pedestrian-scaled street lighting.

Alongside parks and open spaces, Neighborhoods Streets will have front doors facing onto them on one side of the street, with a detached sidewalk, landscaping and on-street parking. On the opposite side, pedestrian and bicycle paths will run through the
open space. This configuration provides a premium location for homes facing onto the open space and also allows views of the open space for all residents as they travel through the community.

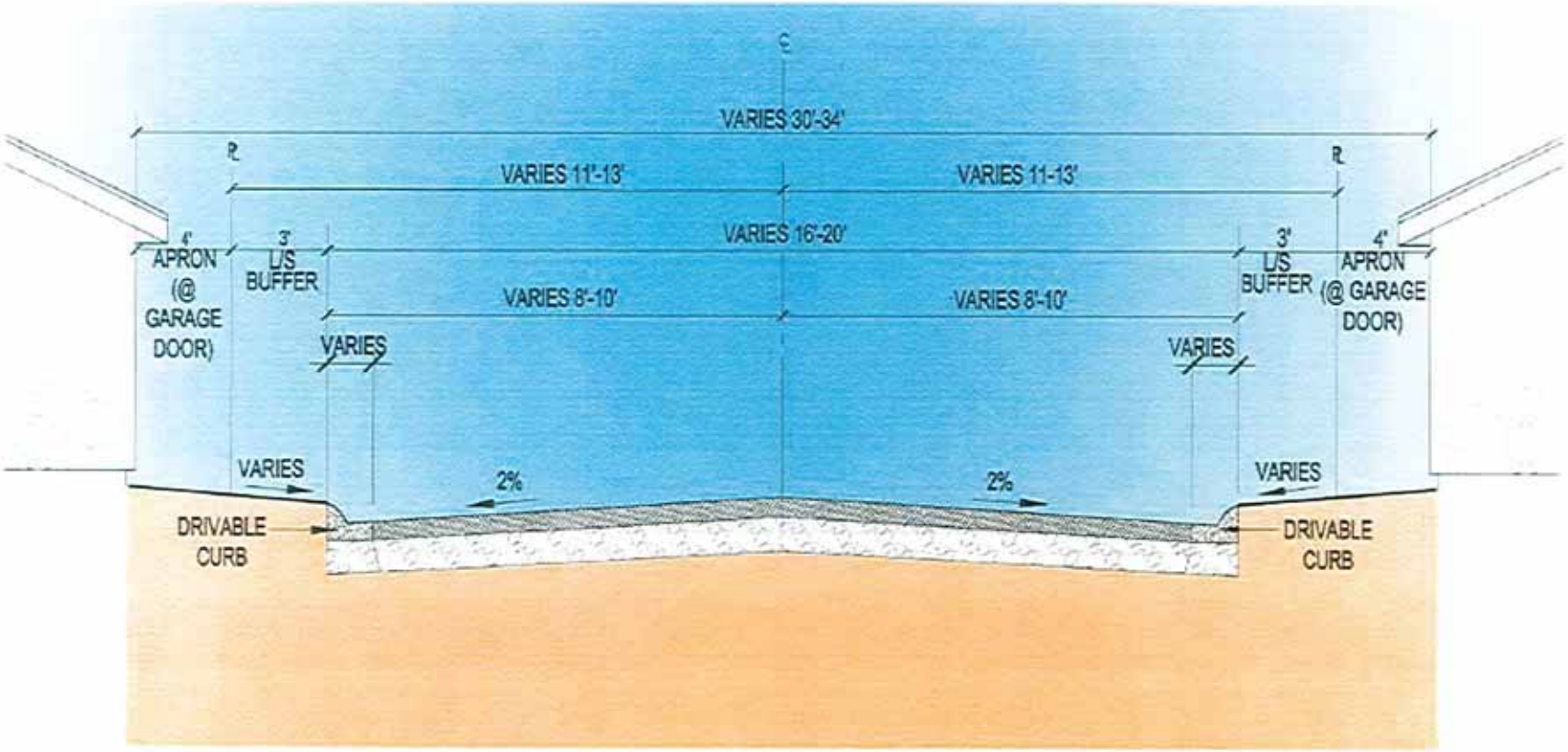


FIGURE 6-7

ALLEYS

Alleys shall be provided in conformance with the standards set forth in the design guidelines. All alleys and other forms of lot access that do not meet public street standards shall be private. All private alleys shall be mapped as a common element and privately maintained. Alleys will have 16' to 20' of drivable surface (including drivable curbs) and 3' landscape buffers adjacent to both curbs. Garages will be set back an additional 4' (minimum) on each side to permit landscaping as required by Section 5.2.11. Alignment of garages on opposite sides of alleys is encouraged. Alleys shall be posted to prohibit parking.

KYLE CANYON GATEWAY
Standard Drawings

NUMBER	STREET SECTIONS
DG-S-A1	Horse Drive – 106' Section (Public) Hualapai to Grand Canyon
DG-S-A2	Hualapai Way – 107.5' Section (Public) Grand Teton to Horse
DG-S-A3	Hualapai Way – 85.5' Section (Public) Legato to Iron Mountain
DG-S-A3A	Hualapai Way – 85.5' Section (Public) Acapella to Legato
DG-S-A3B	Hualapai Way – 85.5' Section (Public) Horse to Acapella
DS-S-A3C	Hualapai Way – 75' Section (Public) Iron Mountain to Oso Blanca
DG-S-B1	Shaumber Road – 62' Section (Public)
DG-S-B3	Egan Crest Way – 69.5' Section (Public) Grand Teton to Adagio
DG-S-B3A	Egan Crest Way – 69.5' Section (Public) Adagio to Da Capo
DG-S-B3B	Egan Crest Way – 69.5' Section (Public) Acapella to Iron Mountain
DG-S-B3C	Egan Crest Way – 69.5' Section (Public) De Capo to Acapella
DG-S-B4	Boulevard Tee Pee – 55" Section (Public) Iron Mountain to Sonatina-Brent to Sky Point
DG-S-B4A	Kylegate – 68' Section (Public) Tee Pee to Sky Pointe
DG-S-B4B	Boulevard Kylegate Street 68' Section (Public) US-95 to Sky Pointe
DG-S-B5	Connector Street – 70' Section (Public) Paseo to Libretto
DG-S-B5A	Connector Street – 70' Section (Public) Hualapai to Paseo
DG-S-C1	Connector Street – 38' Section (Public)
DG-S-C2	Connector Street – 38' Section (Public)
DG-S-C3	Connector Street – 53' Section (Public) Adjacent to Arroyo
DG-S-C4	Connector Street – 53' Section (Public) W/2-Way Left Turn
DG-S-C4A	Connector Street – 53' Section (Public) At Substation
DG-S-C4D	Connector Street – 41' Section (Public) At Substation
DG-S-C6	Connector Street – 80' Section (Public) Libretto
DG-S-D1	Neighborhood Street – 31' Section (Public)
DG-S-D2	Loop Street – 28' Section (Public) At Arroyos/Internal Parks
DG-S-D3	Court Street – 32' Section (Private)
DG-S-D4	Motor Court Street – 24' Section (Private)
DS-S-D5	Neighborhood Streets – 37' Section (Public)
DG-S-E1	Alley – (Private)
DG-S-E2	Alley – (Private)
DG-S-E3	Alley – (Private)

DG-S-P1	Grand Teton Drive – 95' Section (Public) Mountain Edge to Hualapai
DG-S-P1A	Grand Teton Drive – 95' Section (Public) Hualapai to Grand Canyon
DG-S-P2	Iron Mountain Road – 90' Section (Public) East of Hualapai
DG-S-P3	Iron Mountain Road - 95' Section (Public) West of Hualapai
DG-S-P4	Grand Canyon Drive – 75' Section (Public) Grand Teton to Horse
DG-S-P5	Grand Canyon Drive – 75' Section (Public) Horse to Libretto
DG-S-P6	Iron Mountain Road – 75' Section (Public) Fort Apache to Tee Pee
DG-S-P7	Brent Lane – 58' Section (Public) Adjacent to Existing Elementary School
DG-S-P7A	Tee Pee Lane – 60' Section (Public) Iron Mountain to Brent
DG-S-P8	Fort Apache Road – 120' Section (Public) South of Iron Mountain
DG-S-P8A	Fort Apache Road – 120' Section (Public) Iron Mountain to Log Cabin
DG-S-P9	Fort Apache Road – 120' Section (Public) North of Log Cabin
DG-S-P10	Frontage Road (Oso Blanca) – 75' Section (Public)
DG-S-P10A	Frontage Road (Sky Pointe) – 80' Section (Public) North of Iron Mountain (extended)
DG-S-P10B	Frontage Road (Sky Pointe) – 80' Section (Public) Tee Pee to Fort Apache
DG-S-P10C	Frontage Road (Sky Pointe) – 80' Section (Public) Iron Mountain to Tee Pee
DG-S-T1	Trail Section – Mountain Edge Parkway
DG-S-T2	Paseo Trail Section
DG-S-T3	Multi-Use Trail
DS-S-T4	Arroyo Trail
DG-S-MEP-A	Mountain Edge Parkway Access Road (Public) (Alt. A)

KYLE CANYON GATEWAY
Standard Drawings

NUMBER	INTERSECTION GEOMETRICS
DG-1	Minimum Back of Curb Radius
DG-2	"T" Intersection w/Parking on Mainline
DG-3	"T" Intersection w/No Parking
DG-4	"T" Intersection w/Parking on both Legs
DG-5	4 – Way Intersection w/Parking all Legs
DG-6	4 – Way Intersection w/Parking on 3 Legs
DG-7	"T" Intersection w/Parking on Leg

NUMBER	MISCELLANEOUS
DG-8	Sidewalk Ramp at Returns
DG-8.1	Sidewalk Trail Connection – Option A
DG-8.2	Sidewalk Trail Connection – Option B
DG-9	Sidewalk Ramp at Mid Block
DG-10	Parkway/Landscape Sidewalk Underdrain
DG-11	30" Wedge Curb and Gutter
DG-12	Parking Tree Well
DG-13	Dry Utility Trench Location
DG-14	Utility Pad Location (Residential Subdivision)
DG-15	Landscape Irrigation Sleeving
DG-16	Fire Hydrant Location (At Intersection)
DG-17	Fire Hydrant Location (Along Roadway)
DG-17.1	Street Light Location (Along Roadway)
DG-18.1	Driveway Approach – Residential (Option "A")
DG-18.2	Driveway Approach – Residential (Option "B")
DG-19.2	Driveway Approach – Commercial (Option B")
DG-19.3	Driveway Approach – Alley
DG-20	Traffic Signal Equipment – (Located at Intersection)
DG-20.1	Traffic Signal Pole Size
DG-21	Neighborhood Street-Bulb Out Detail
DG-22	RTC Bus Turnout Adjacent to Parking Areas
DG-23	Neighborhood Street – Cul-De-Sac
DG-24	Neighborhood Loop Street – Knuckle
DG-25	Typical Street Light
DG-25.1	Streetlight Location
DG-25.2	Streetlight Location at Intersections * 1, 4/2 Right of Way
DG-25.3	Streetlight Location at Intersections *1, 3/3 Right of Way
DG-25.4	Streetlight Location at Intersections * 2/3 Right of Way
DG-26	Typical Builder Entry

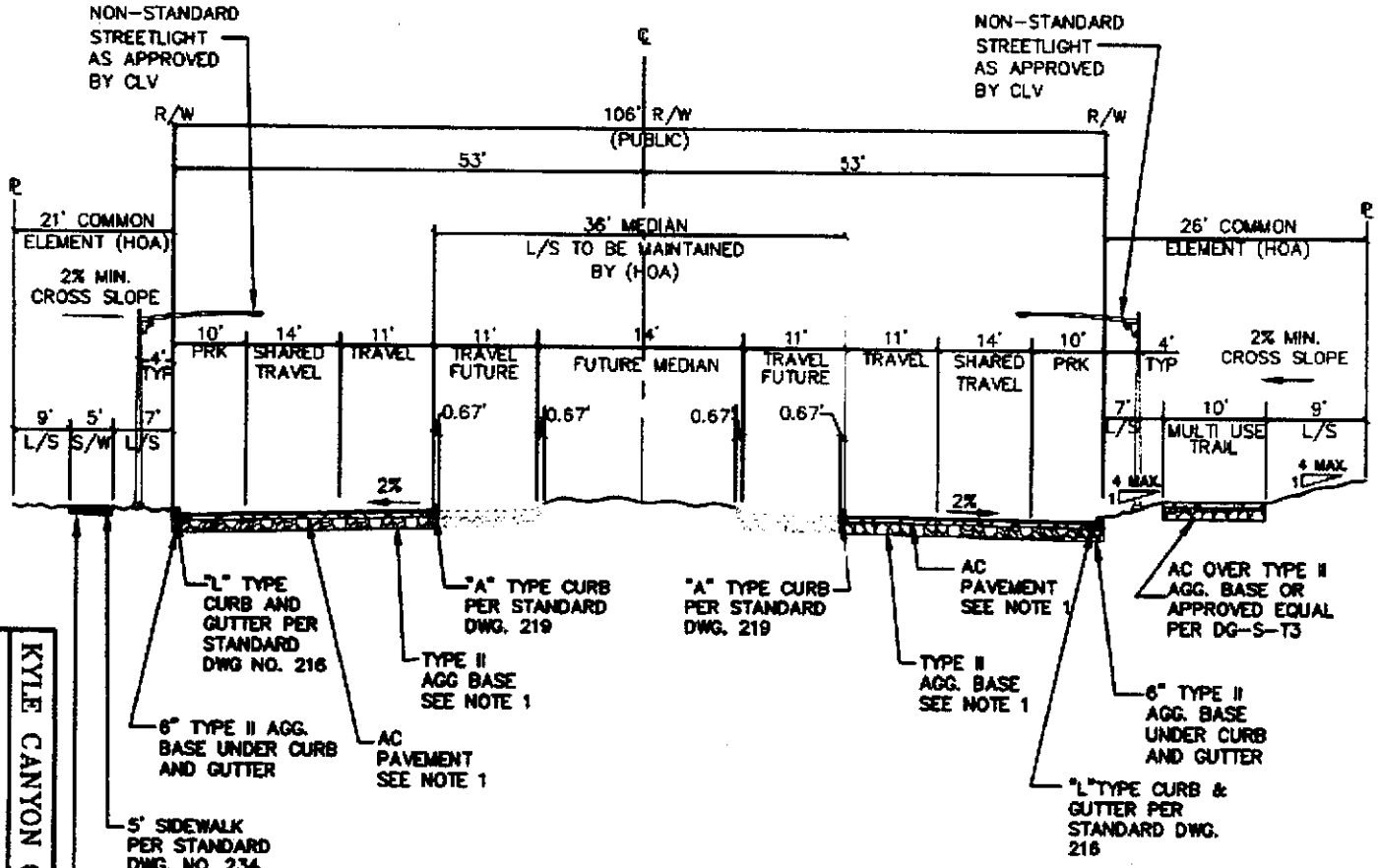
PREFACE

The intent of this document is for the design and construction of improvements within the Kyle Canyon Gateway Development. These standards should be used as a guideline for the design and preparation or engineering drawings for roadways, drainage facilities, utilities, and other related improvements within the planned community.

Where practical, the *Uniform Standard Drawings for Public Works; Construction, Off-Site Improvements, Clark County Area, Nevada, Volumes I and II, Uniform Design and Construction Standards for Potable Water Systems (2003), Design and Construction Standards for Wastewater Collection Systems (1997),* Clark County Regional Flood Control District's *Hydrologic Criteria and Drainage Design Manual (1999)* and Nevada Department of Transportation (NDOT) Standard Plans (2003) will be used. Standards that have been modified to fulfill the needs of the planned community have been reviewed and approved.

Although it is not possible to anticipate all circumstances and conflicts that may occur while implementing these standards, acceptable engineering practice has been used to resolve all known issues. If it should become necessary to modify these standards, they may be modified or amended through future submittals to the City of Las Vegas.

Note: These Exhibits are not to scale.



1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. PARKING IS RESTRICTED WITHIN 250' OF ANY SIGNALIZED INTERSECTION, MEASURED FROM CURB EXTENDED.

3. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

4. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

5. DESIGN SPEED IS 40 MPH. SPEED LIMIT TO BE POSTED AT 35 MPH. CLV MAY INCREASE SPEED LIMIT TO 40 MPH UPON COMPLETION OF 5TH AND 6TH TRAVEL LANES.

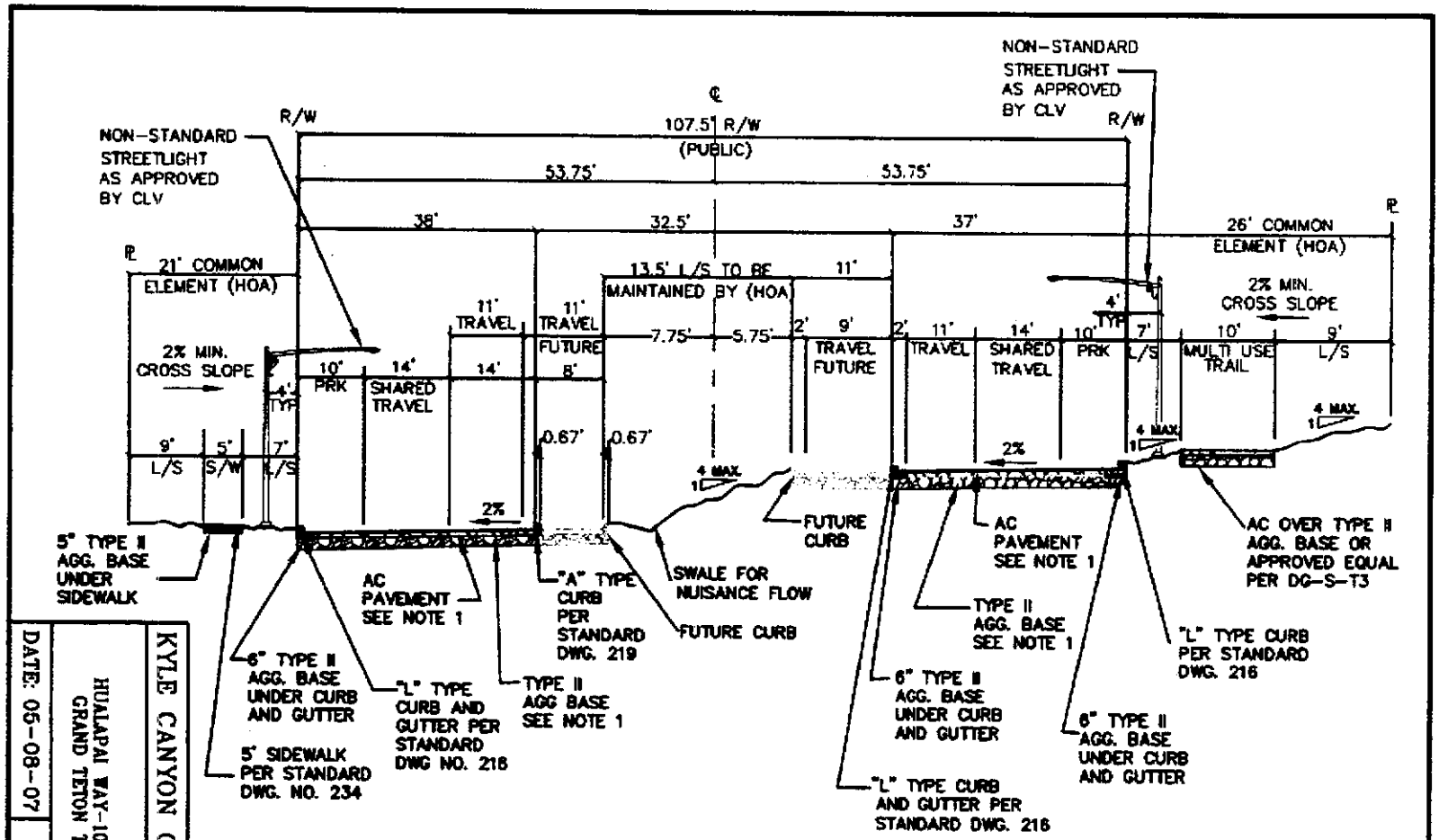
KYLE CANYON GATEWAY

STANDARD DRAWINGS

HORSE DRIVE-106' SECTION (PUBLIC)
HUALAPAI TO GRAND CANYON

DATE: 05-08-07

DWG NO. DG-S-A1



1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. PARKING IS RESTRICTED WITHIN 250' OF ANY SIGNALIZED INTERSECTION, MEASURED FROM CURB EXTENDED.

3. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

4. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

5. THIS SECTION CONTINUES TO THE EAST EDGE OF HUALAPAI/HORSE CURVE WITH EXCEPTION OF TRANSITIONS TO NORMAL CROWN SECTION ON HORSE.

6. DESIGN SPEED IS 40 MPH. SPEED LIMIT TO BE POSTED AT 35 MPH. CLV MAY INCREASE SPEED LIMIT TO 40 MPH UPON COMPLETION OF 5TH AND 6TH TRAVEL LANES.

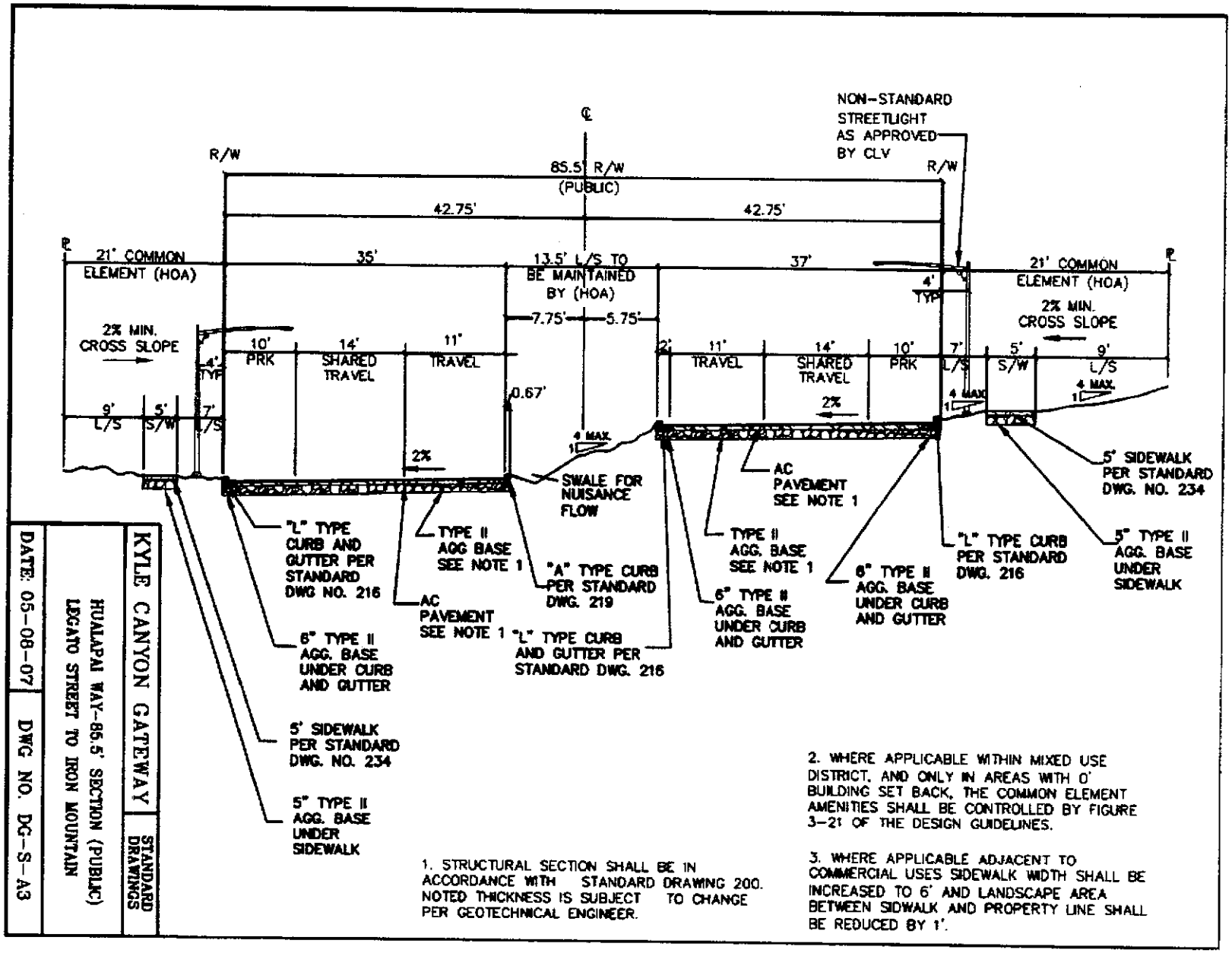
KYLE CANYON GATEWAY

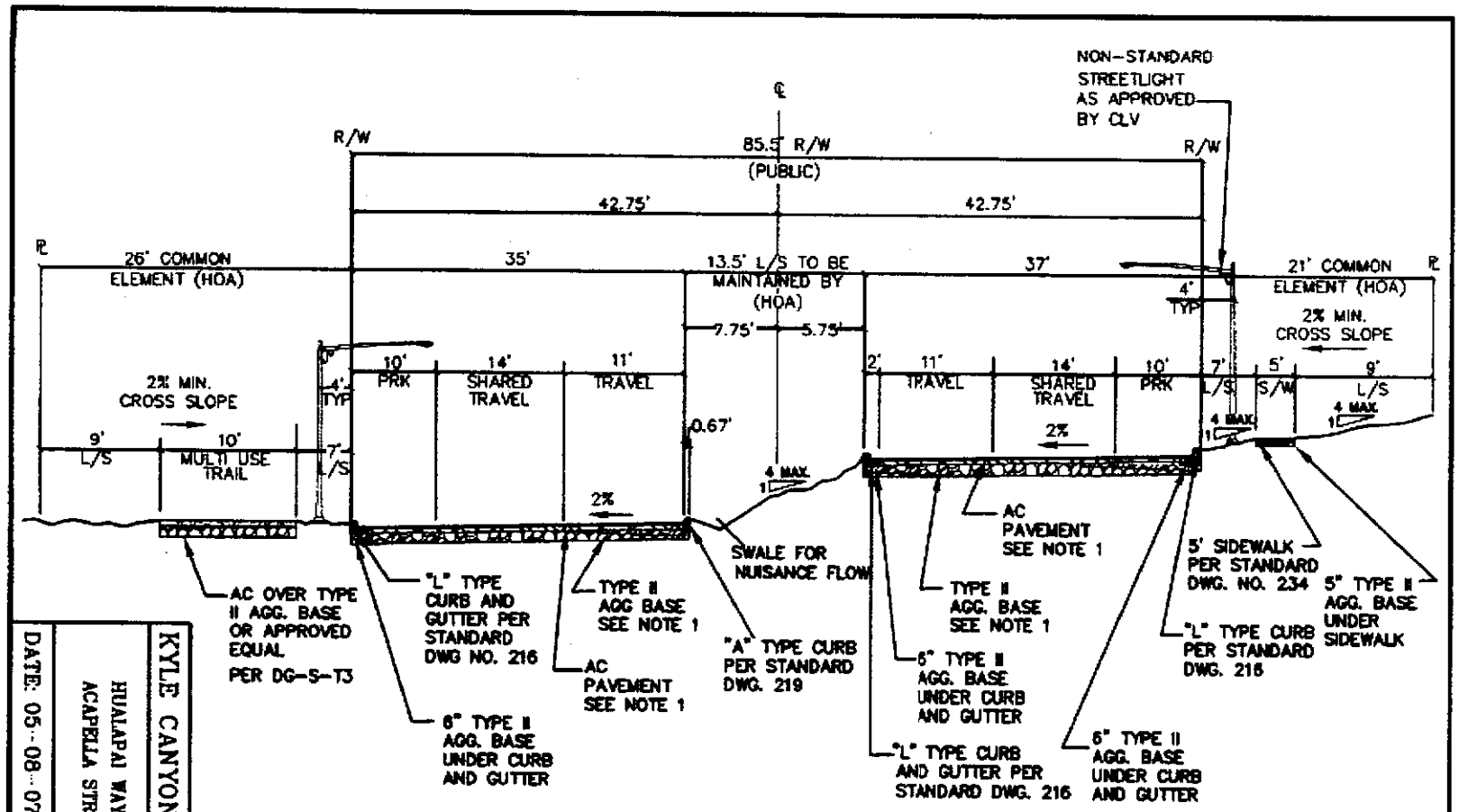
STANDARD DRAWINGS

HUALAPAI WAY-107.5' SECTION (PUBLIC)
GRAND TETON TO HORSE DRIVE

DATE: 05-08-07

DWG NO. DG-S-A2


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
85.5' R/W (PUBLIC)
42.75'
42.75'
21' COMMON ELEMENT (HOA)
35'
13.5' L/S TO BE MAINTAINED BY (HOA)
37'
21' COMMON ELEMENT (HOA)
2% MIN. CROSS SLOPE
7.75'
5.75'
10' PRK
14' SHARED TRAVEL
11' TRAVEL
11' TRAVEL
14' SHARED TRAVEL
10' PRK
7' L/S
5' S/W
9' L/S
9' L/S
5' S/W
7' L/S
4' TYP
0.67'
2%
2%
4 MAX.
SWALE FOR NUISANCE FLOW
AC PAVEMENT SEE NOTE 1
"L" TYPE CURB AND GUTTER PER STANDARD DWG NO. 216
TYPE II AGG BASE SEE NOTE 1
"A" TYPE CURB PER STANDARD DWG. 219
AC PAVEMENT SEE NOTE 1
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
6" TYPE II AGG. BASE UNDER CURB AND GUTTER
5' SIDEWALK PER STANDARD DWG. NO. 234
5" TYPE II AGG. BASE UNDER SIDEWALK
TYPE II AGG. BASE SEE NOTE 1
6" TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB PER STANDARD DWG. 216
5" TYPE II AGG. BASE UNDER SIDEWALK
5' SIDEWALK PER STANDARD DWG. NO. 234
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.
3. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
HUALAPAI WAY-85.5' SECTION (PUBLIC)
LEGATO STREET TO IRON MOUNTAIN
DATE: 05-08-07
DWG NO. DG-S-A3



1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

3. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

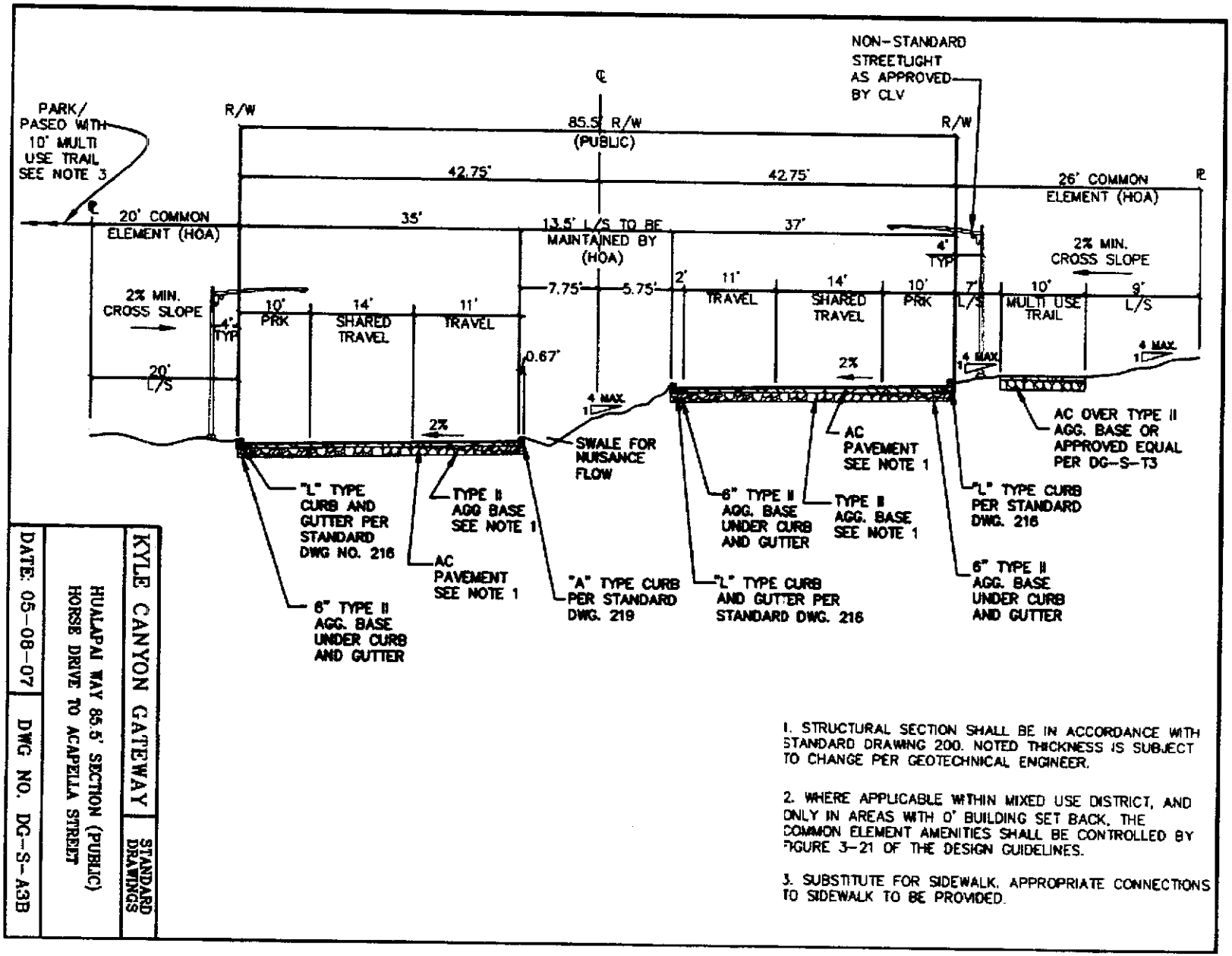
KYLE CANYON GATEWAY

STANDARD DRAWINGS

HUALAPAI WAY-85.5' SECTION (PUBLIC)
ACAPELLA STREET TO LEGATO STREET

DATE: 05-08-07

DWG NO. DG-S-A3A



1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

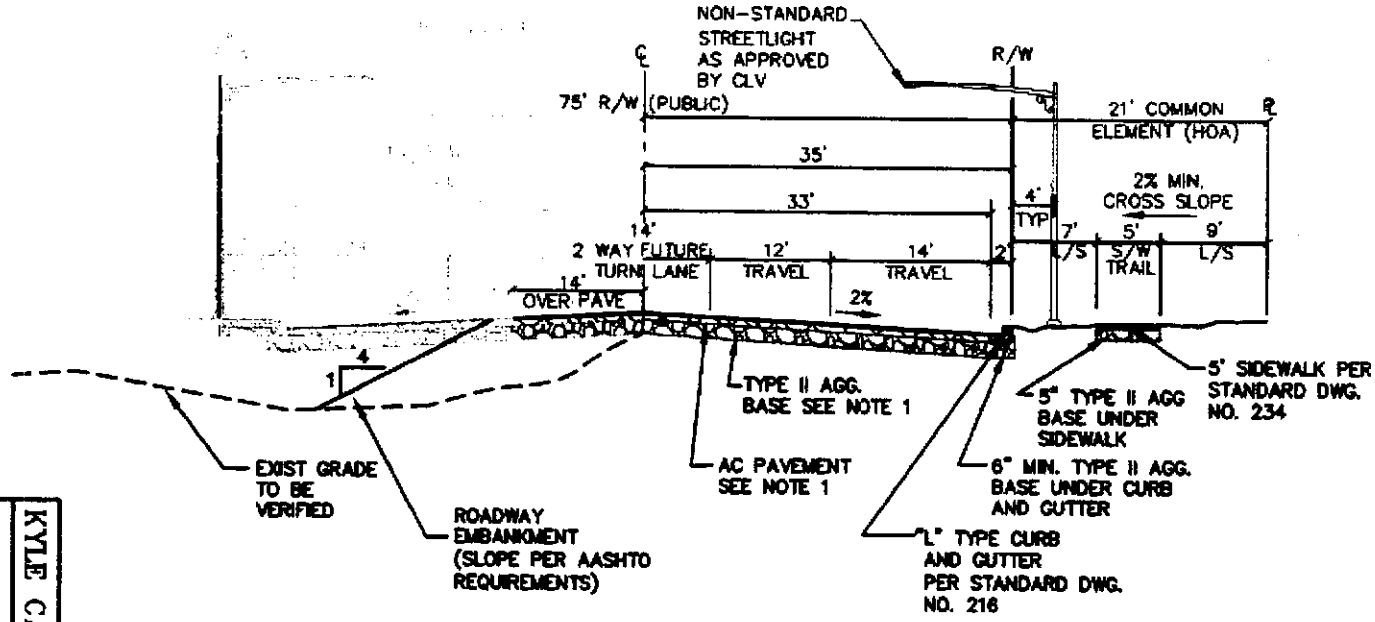
2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

3. SUBSTITUTE FOR SIDEWALK, APPROPRIATE CONNECTIONS TO SIDEWALK TO BE PROVIDED.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

HUALAPAI WAY 85.5' SECTION (PUBLIC)
HORSE DRIVE TO ACAPELLA STREET

DATE: 05-08-07 | DWG NO. DG-S-A3B



NOTE:

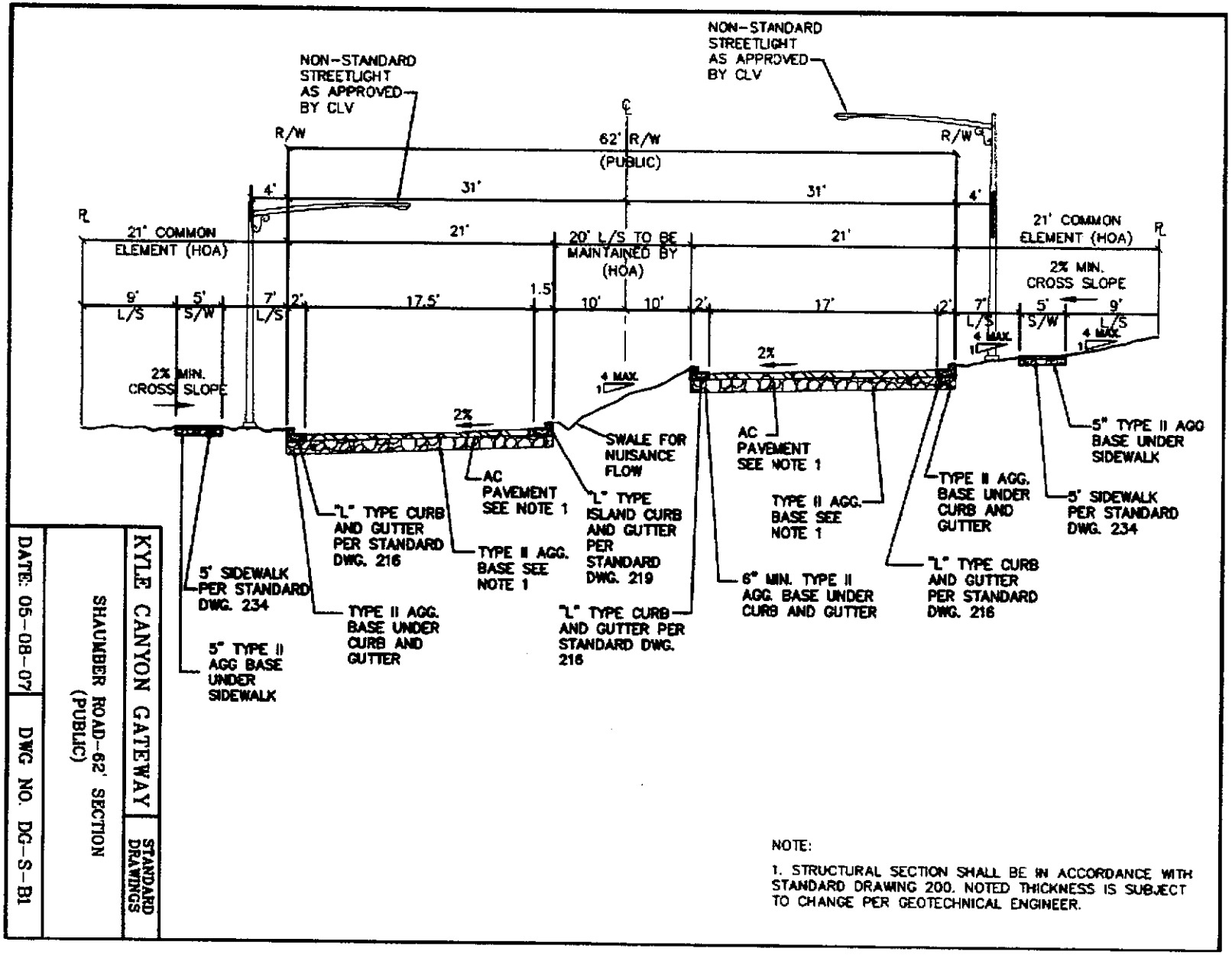
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

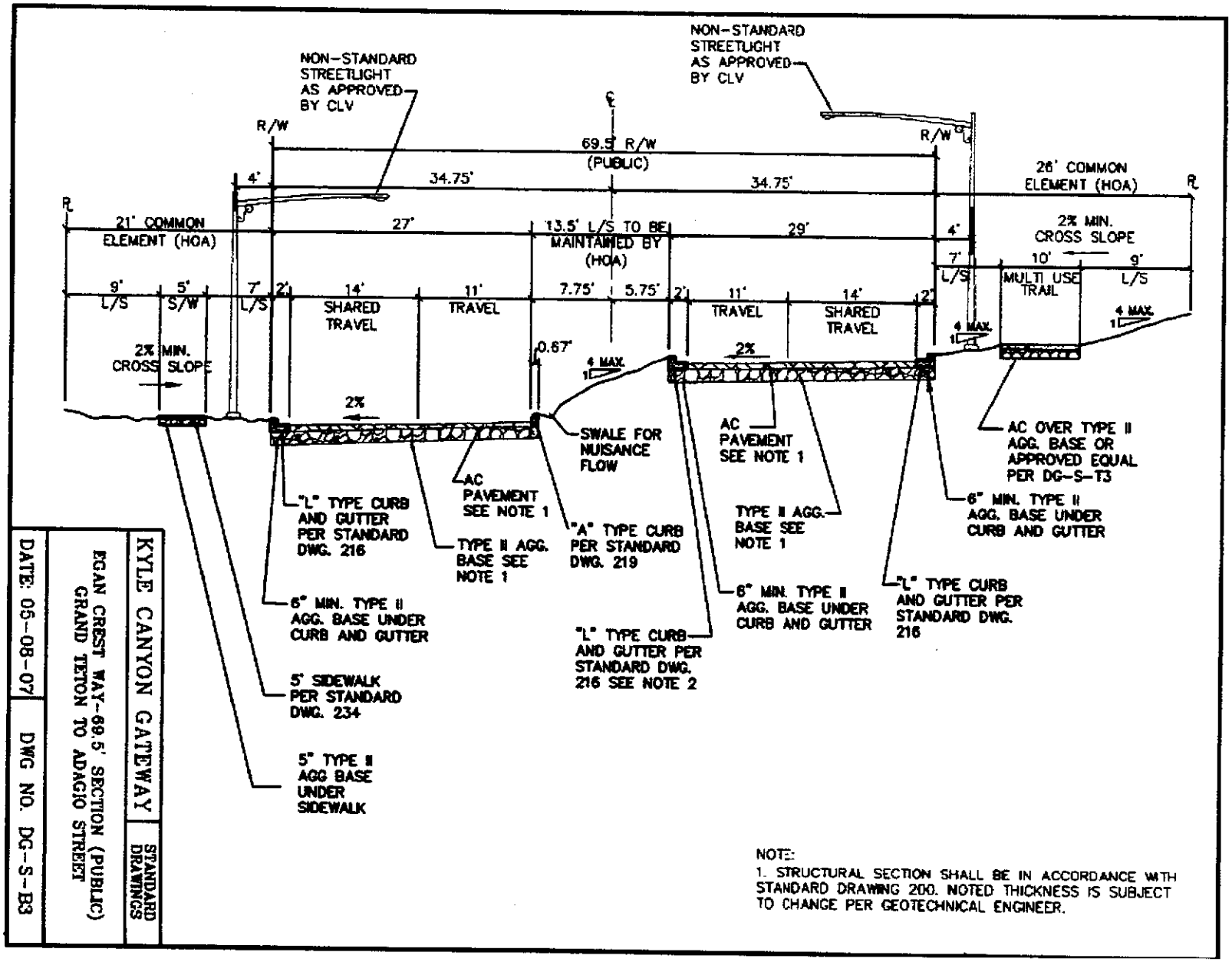
HUALAPAI WAY-75' SECTION (PUBLIC)
IRON MOUNTAIN TO OSO BLANCA

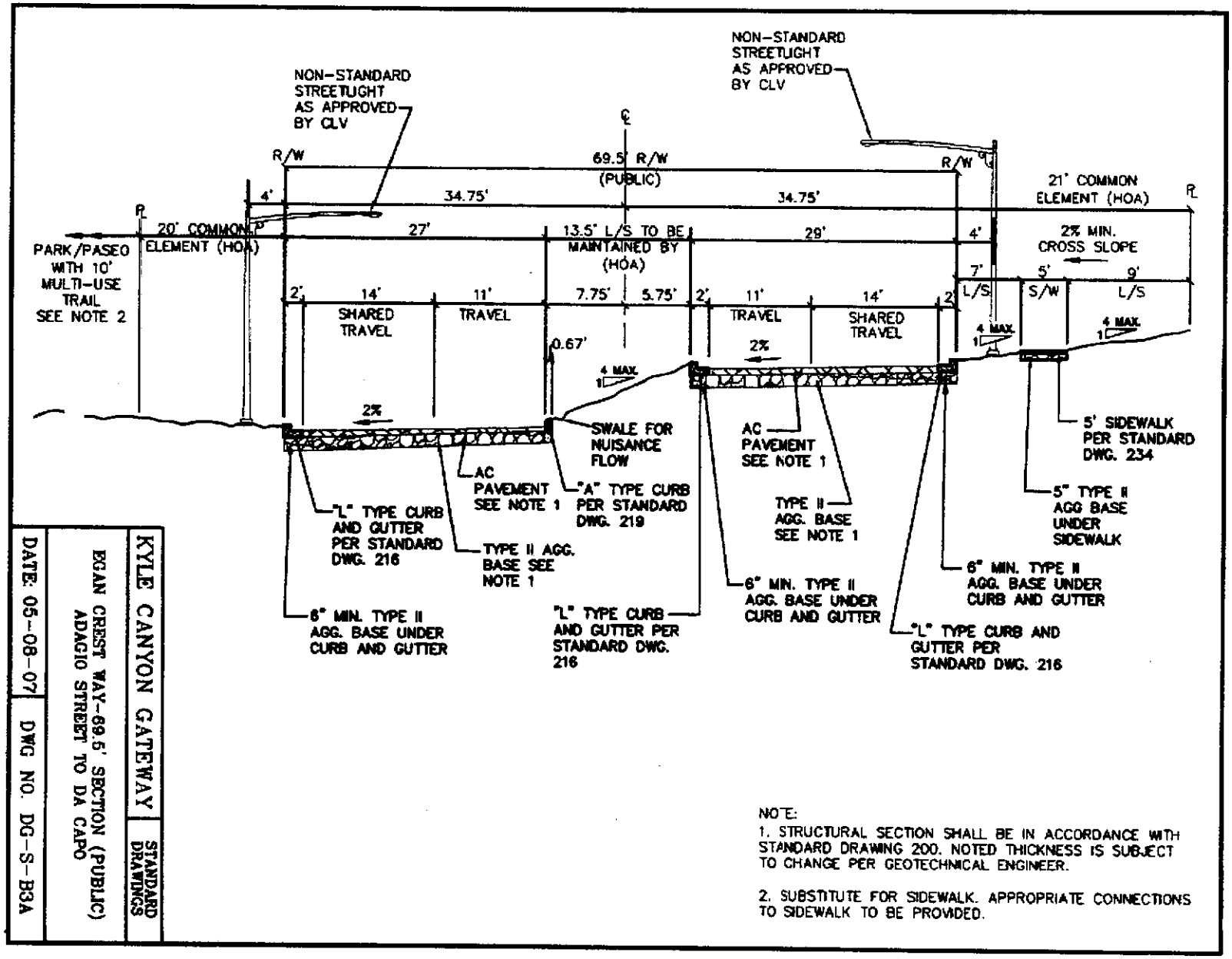
DATE: 05-08-07 | DWG NO. DG-S-A3C

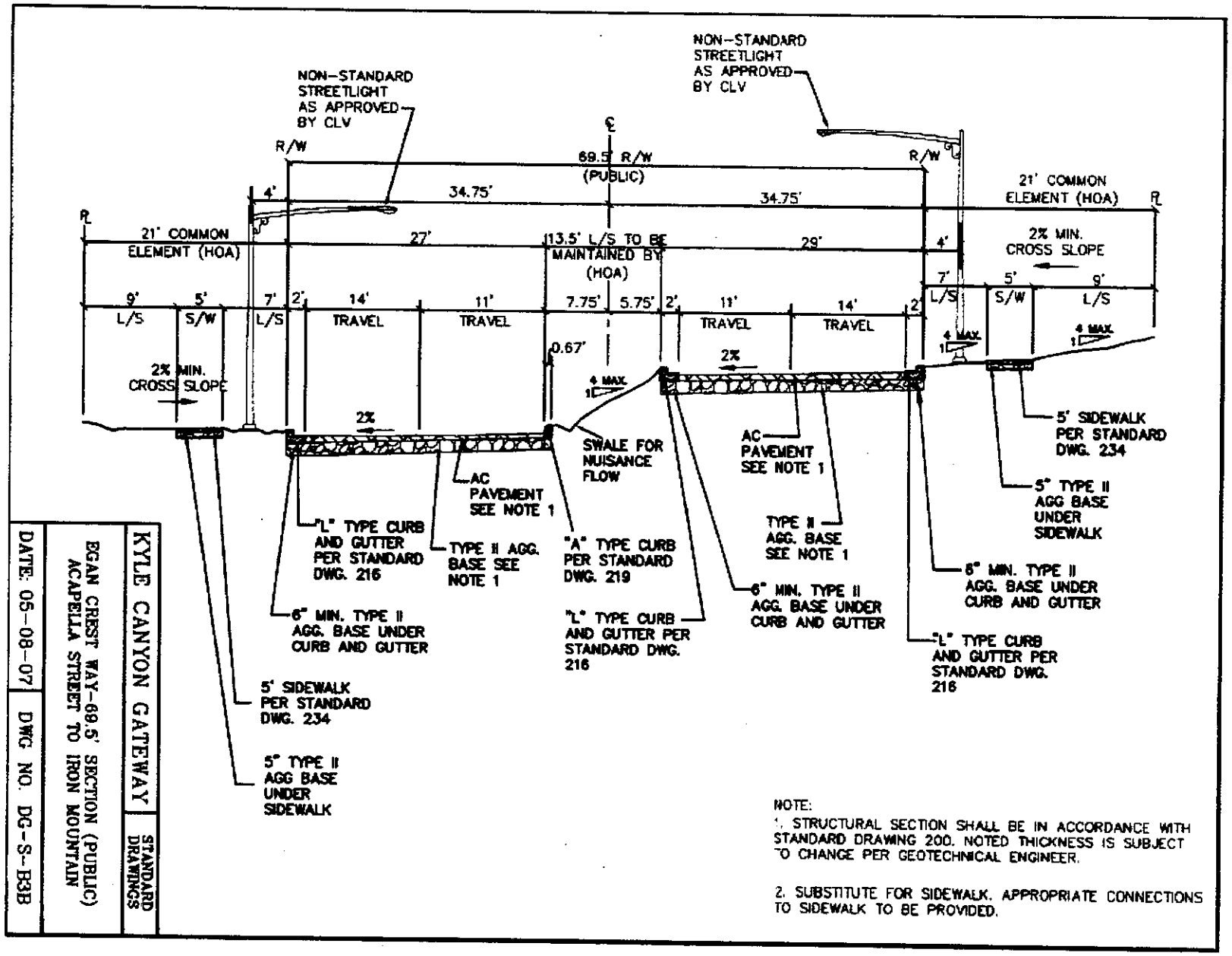


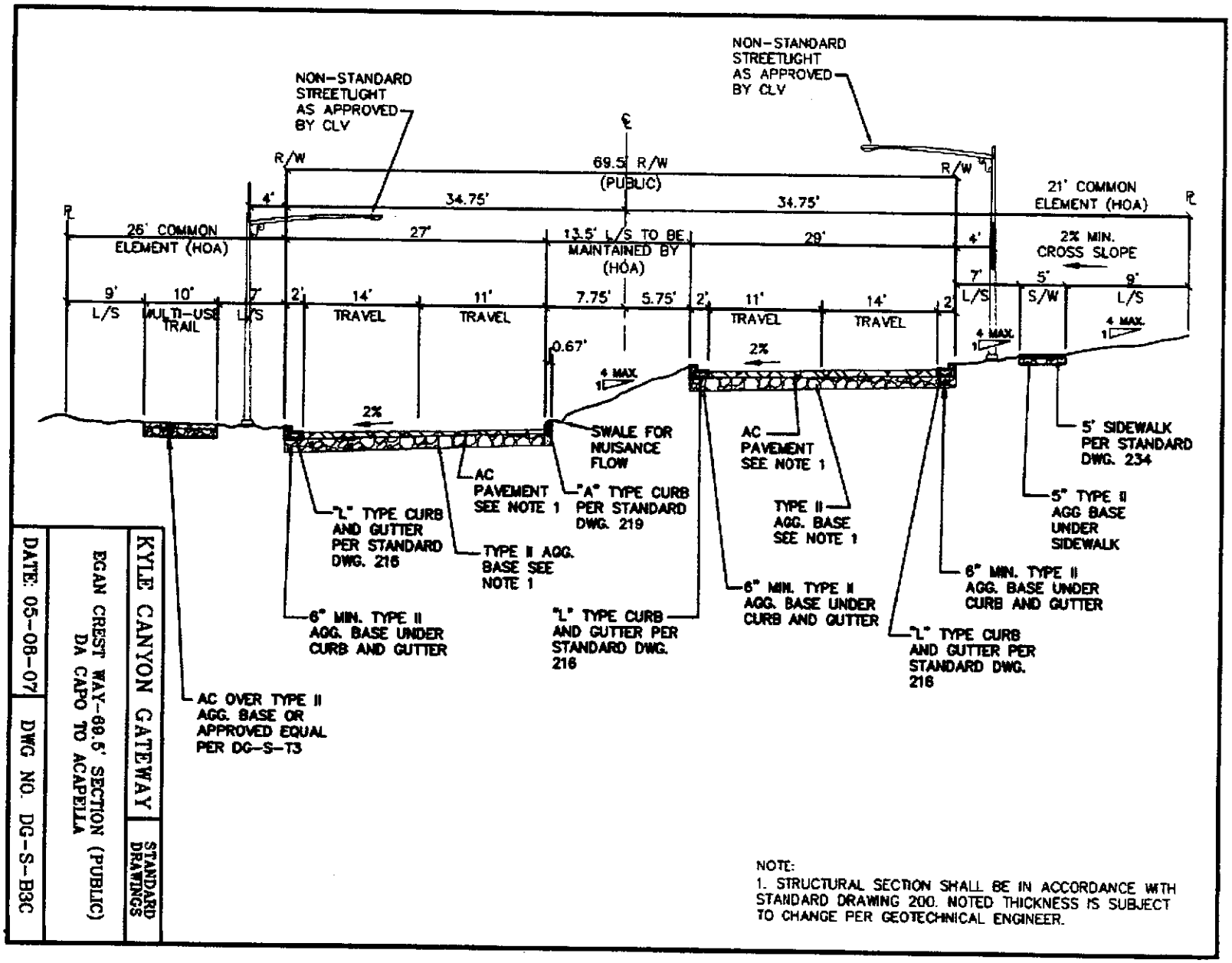
NOTE:

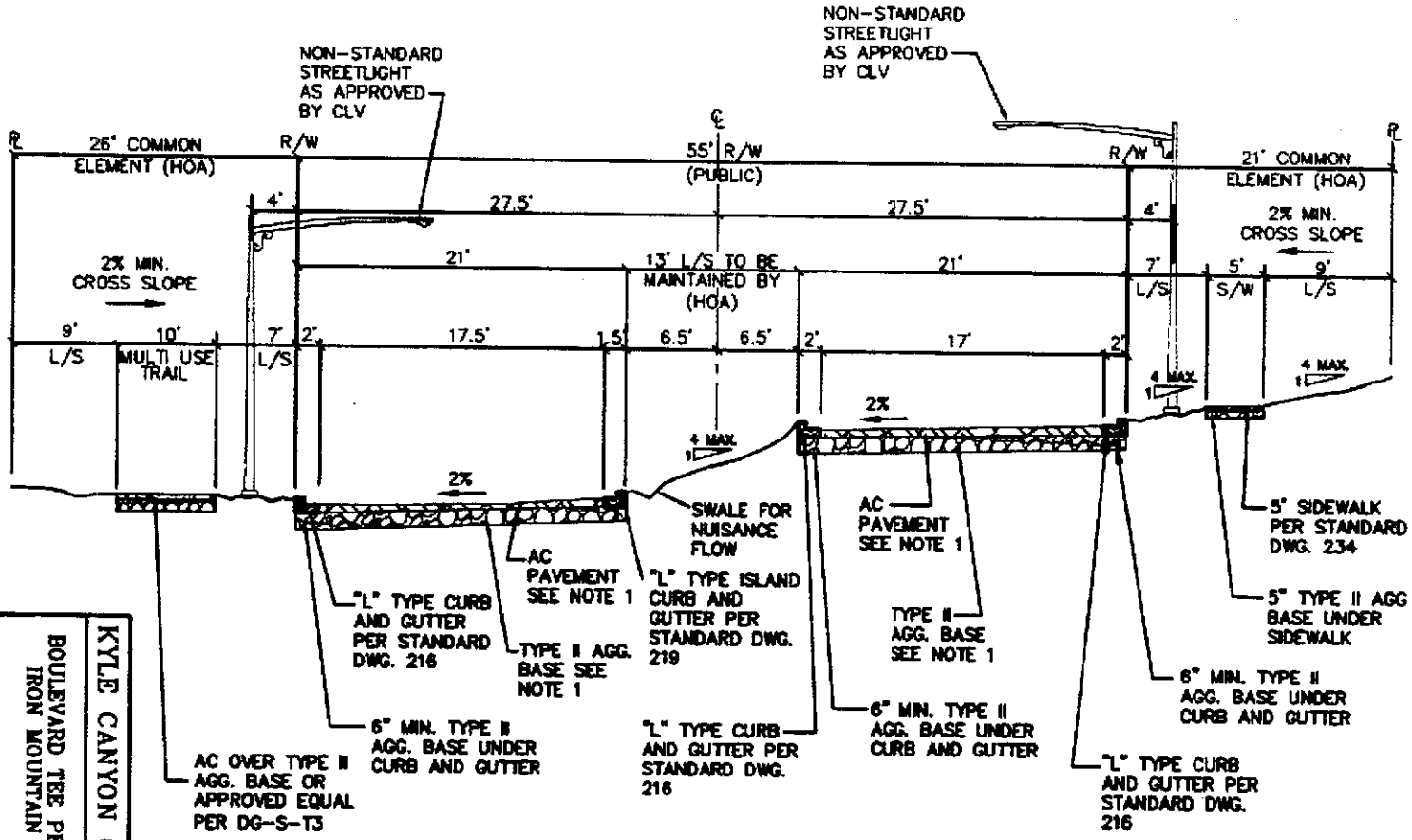
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
69.5' R/W (PUBLIC)
R/W
4'
34.75'
34.75'
26' COMMON ELEMENT (HOA)
21' COMMON ELEMENT (HOA)
27'
13.5' L/S TO BE MAINTAINED BY (HOA)
29'
4'
2% MIN. CROSS SLOPE
7'
10'
9'
9' L/S
5' S/W
7' L/S
2'
14' SHARED TRAVEL
11' TRAVEL
7.75'
5.75'
2'
11' TRAVEL
14' SHARED TRAVEL
2'
L/S
MULTI USE TRAIL
L/S
4 MAX.
1
4 MAX.
1
2% MIN. CROSS SLOPE
0.67'
4 MAX.
1
2%
2%
SWALE FOR NUISANCE FLOW
AC PAVEMENT SEE NOTE 1
AC OVER TYPE II AGG. BASE OR APPROVED EQUAL PER DG-S-T3
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
AC PAVEMENT SEE NOTE 1
TYPE II AGG. BASE SEE NOTE 1
"A" TYPE CURB PER STANDARD DWG. 219
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216 SEE NOTE 2
5' SIDEWALK PER STANDARD DWG. 234
5" TYPE II AGG BASE UNDER SIDEWALK
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
EGAN CREST WAY-69.5' SECTION (PUBLIC)
GRAND TETON TO ADAGIO STREET
DATE: 05-08-07
DWG NO. DG-S-B3


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
69.5' R/W (PUBLIC)
R/W
21' COMMON ELEMENT (HOA)
4'
34.75'
34.75'
PL
20' COMMON ELEMENT (HOA)
27'
13.5' L/S TO BE MAINTAINED BY (HOA)
29'
4'
2% MIN. CROSS SLOPE
PARK/PASEO WITH 10' MULTI-USE TRAIL SEE NOTE 2
7'
5'
9'
2'
14'
11'
7.75'
5.75'
2'
11'
14'
2'
L/S
S/W
L/S
SHARED TRAVEL
TRAVEL
TRAVEL
SHARED TRAVEL
4 MAX.
1
4 MAX.
1
0.67'
2%
4 MAX.
1
2%
SWALE FOR NUISANCE FLOW
AC PAVEMENT SEE NOTE 1
"A" TYPE CURB PER STANDARD DWG. 219
AC PAVEMENT SEE NOTE 1
TYPE II AGG. BASE SEE NOTE 1
5' SIDEWALK PER STANDARD DWG. 234
5" TYPE II AGG BASE UNDER SIDEWALK
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
2. SUBSTITUTE FOR SIDEWALK. APPROPRIATE CONNECTIONS TO SIDEWALK TO BE PROVIDED.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
EGAN CREST WAY-69.5' SECTION (PUBLIC)
ADAGIO STREET TO DA CAPO
DATE: 05-08-07
DWG NO. DG-S-B3A


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
69.5' R/W (PUBLIC)
R/W
21' COMMON ELEMENT (HOA)
21' COMMON ELEMENT (HOA)
34.75'
34.75'
27'
13.5' L/S TO BE MAINTAINED BY (HOA)
29'
2% MIN. CROSS SLOPE
9' L/S
5' S/W
7' L/S
2'
14' TRAVEL
11' TRAVEL
7.75'
5.75'
2'
11' TRAVEL
14' TRAVEL
2'
7' L/S
5' S/W
9' L/S
0.67'
2%
2%
4 MAX.
1
2% MIN. CROSS SLOPE
SWALE FOR NUISANCE FLOW
AC PAVEMENT SEE NOTE 1
AC PAVEMENT SEE NOTE 1
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
TYPE II AGG. BASE SEE NOTE 1
"A" TYPE CURB PER STANDARD DWG. 219
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
5' SIDEWALK PER STANDARD DWG. 234
5" TYPE II AGG BASE UNDER SIDEWALK
5' SIDEWALK PER STANDARD DWG. 234
5" TYPE II AGG BASE UNDER SIDEWALK
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
2. SUBSTITUTE FOR SIDEWALK. APPROPRIATE CONNECTIONS TO SIDEWALK TO BE PROVIDED.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
EGAN CREST WAY-69.5' SECTION (PUBLIC)
ACAPELLA STREET TO IRON MOUNTAIN
DATE: 05-08-07
DWG NO. DG-S-B3B


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
69.5' R/W (PUBLIC)
R/W
34.75'
34.75'
4'
26' COMMON ELEMENT (HOA)
27'
13.5' L/S TO BE MAINTAINED BY (HOA)
29'
4'
21' COMMON ELEMENT (HOA)
2% MIN. CROSS SLOPE
9' L/S
10' MULTI-USE TRAIL
7' L/S
2'
14' TRAVEL
11' TRAVEL
7.75'
5.75'
2'
11' TRAVEL
14' TRAVEL
2'
7' L/S
5' S/W
9' L/S
0.67'
4 MAX.
2%
2%
SWALE FOR NUISANCE FLOW
AC PAVEMENT SEE NOTE 1
"A" TYPE CURB PER STANDARD DWG. 219
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
AC OVER TYPE II AGG. BASE OR APPROVED EQUAL PER DG-S-T3
AC PAVEMENT SEE NOTE 1
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
5" TYPE II AGG BASE UNDER SIDEWALK
5' SIDEWALK PER STANDARD DWG. 234
KYLE CANYON GATEWAY
STANDARD DRAWINGS
EGAN CREST WAY-69.5' SECTION (PUBLIC)
DA CAPO TO ACAPELLA
DATE: 05-08-07
DWG NO. DG-S-B3C
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.



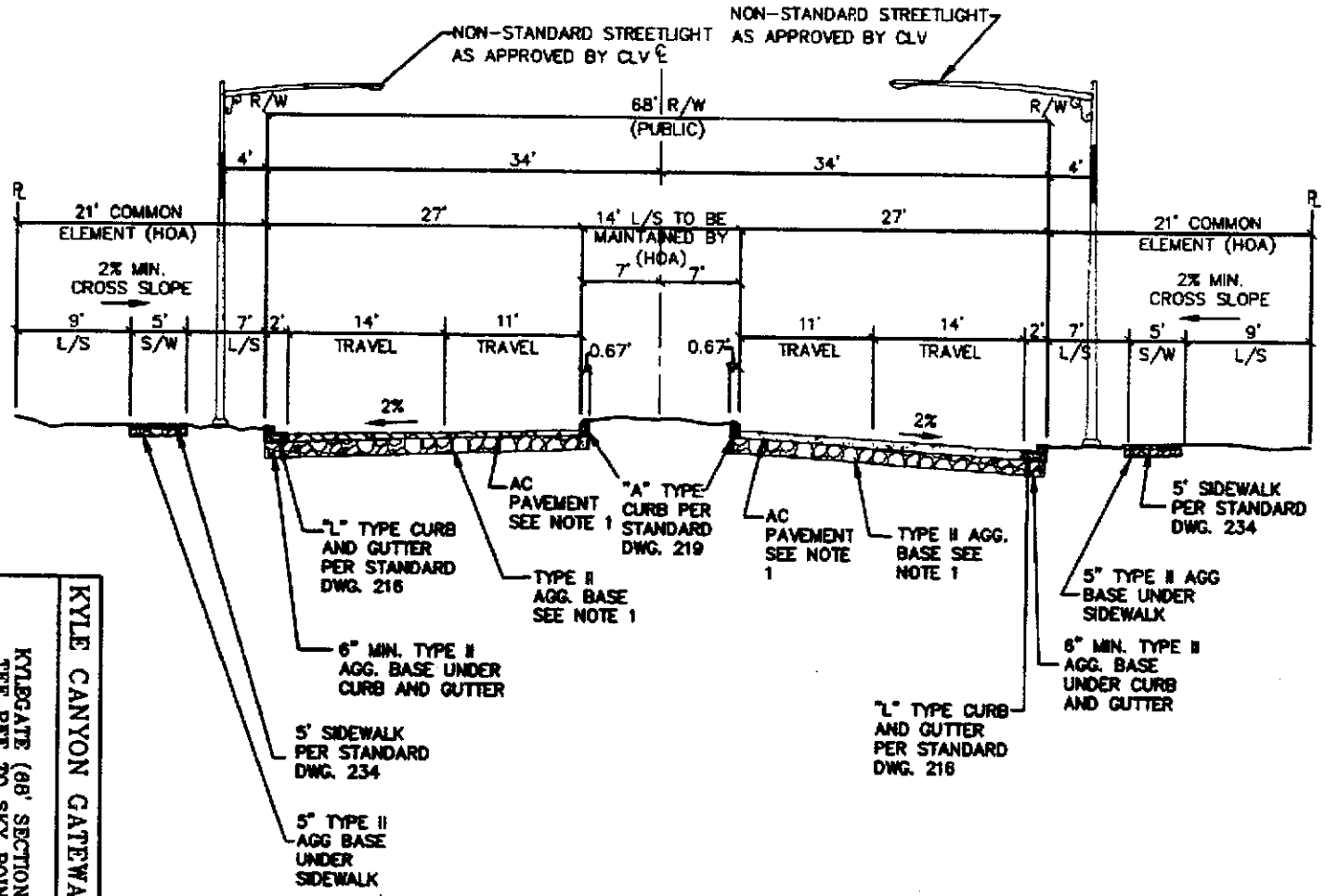
NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

BOULEVARD TEE PEE-55' SECTION (PUBLIC)
IRON MOUNTAIN TO SONATINA STREET

DATE: 05-08-07 | DWG NO. DG-S-B4

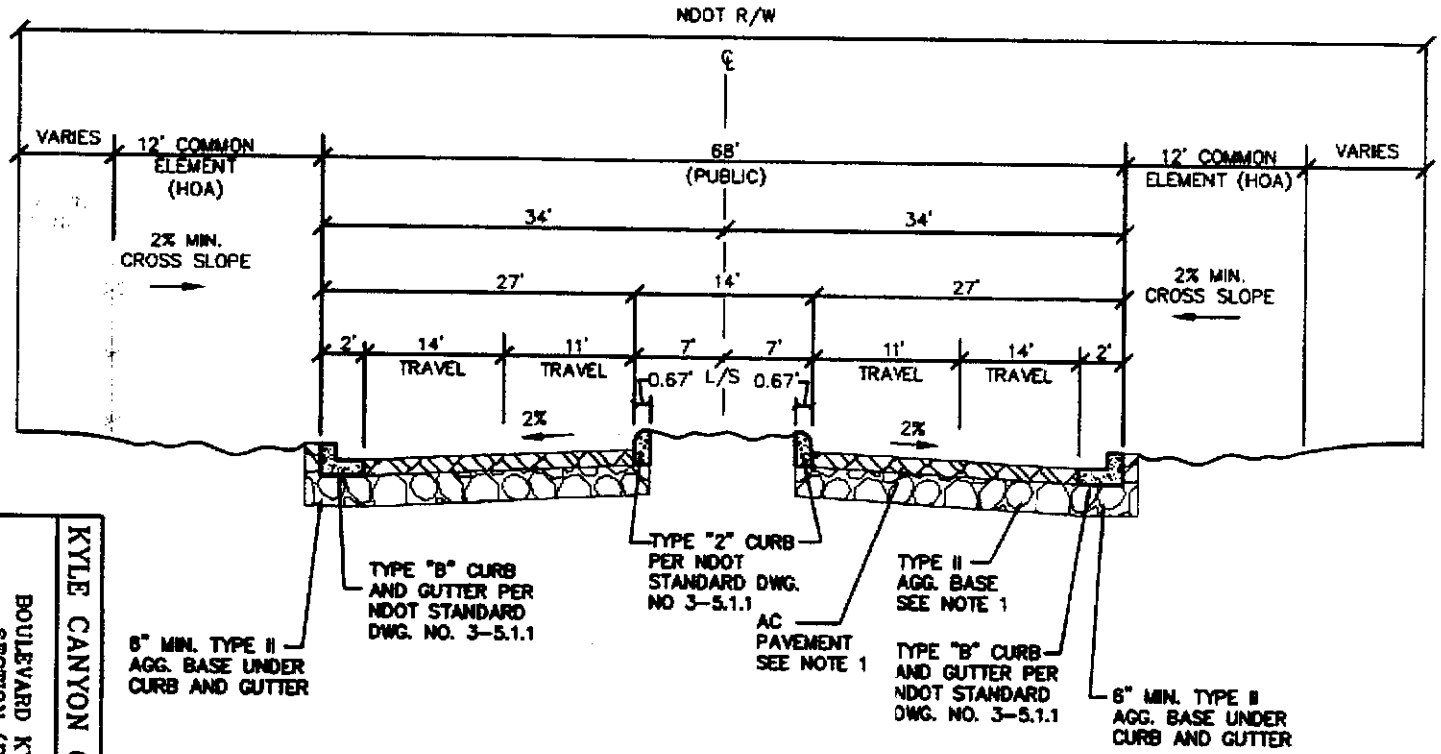


NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

KYLEGATE (68' SECTION) (PUBLIC)
TEE PEE TO SKY POINTE DRIVE

DATE: 05-08-07 | DWG NO. DG-S-B4A

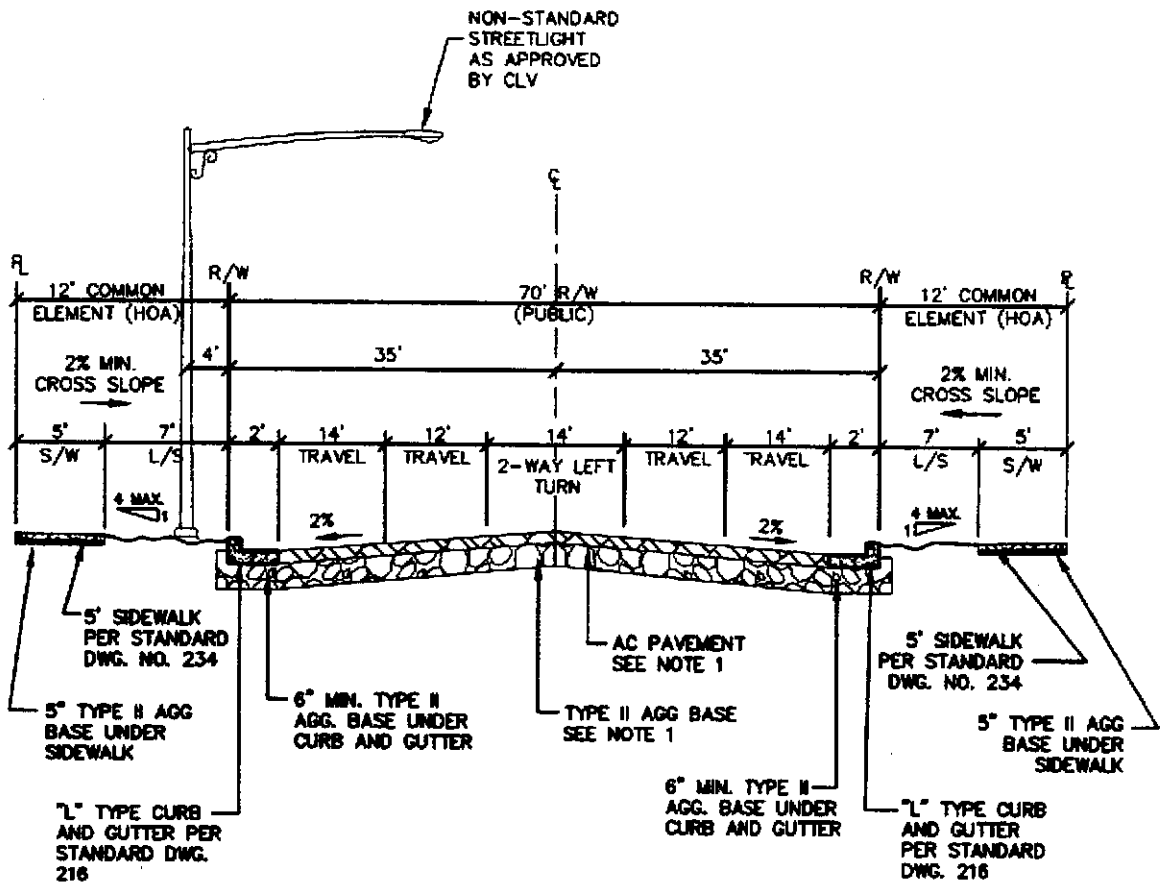


NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH NDOT STANDARDS. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

BOULEVARD KYLEGATE STREET-68'
SECTION (PUBLIC) US 95 TO
SKY POINTE DRIVE

DATE: 05-08-07 | DWG NO. DG-S-B4B



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

3. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA SHALL BE REDUCED TO 6'.

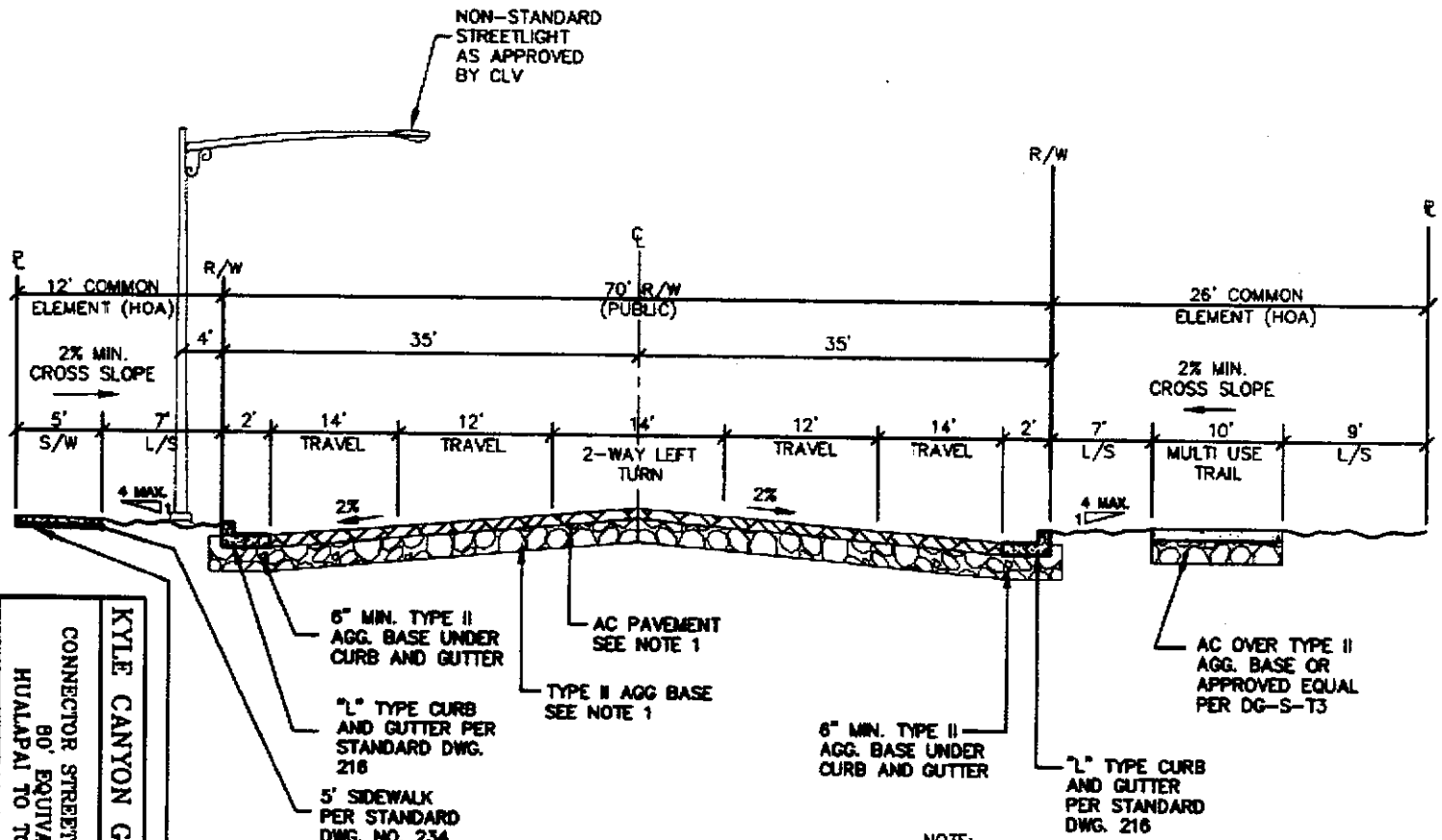
KYLE CANYON GATEWAY

STANDARD DRAWINGS

CONNECTOR STREET-70' SECTION
(PUBLIC) 80' EQUIVALENT SECTION
TOWN CENTER PASEO TO LIBRETTO STREET

DATE: 05-08-07

DWG NO. DG-S-B5



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

3. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA SHALL BE REDUCED TO 6'.

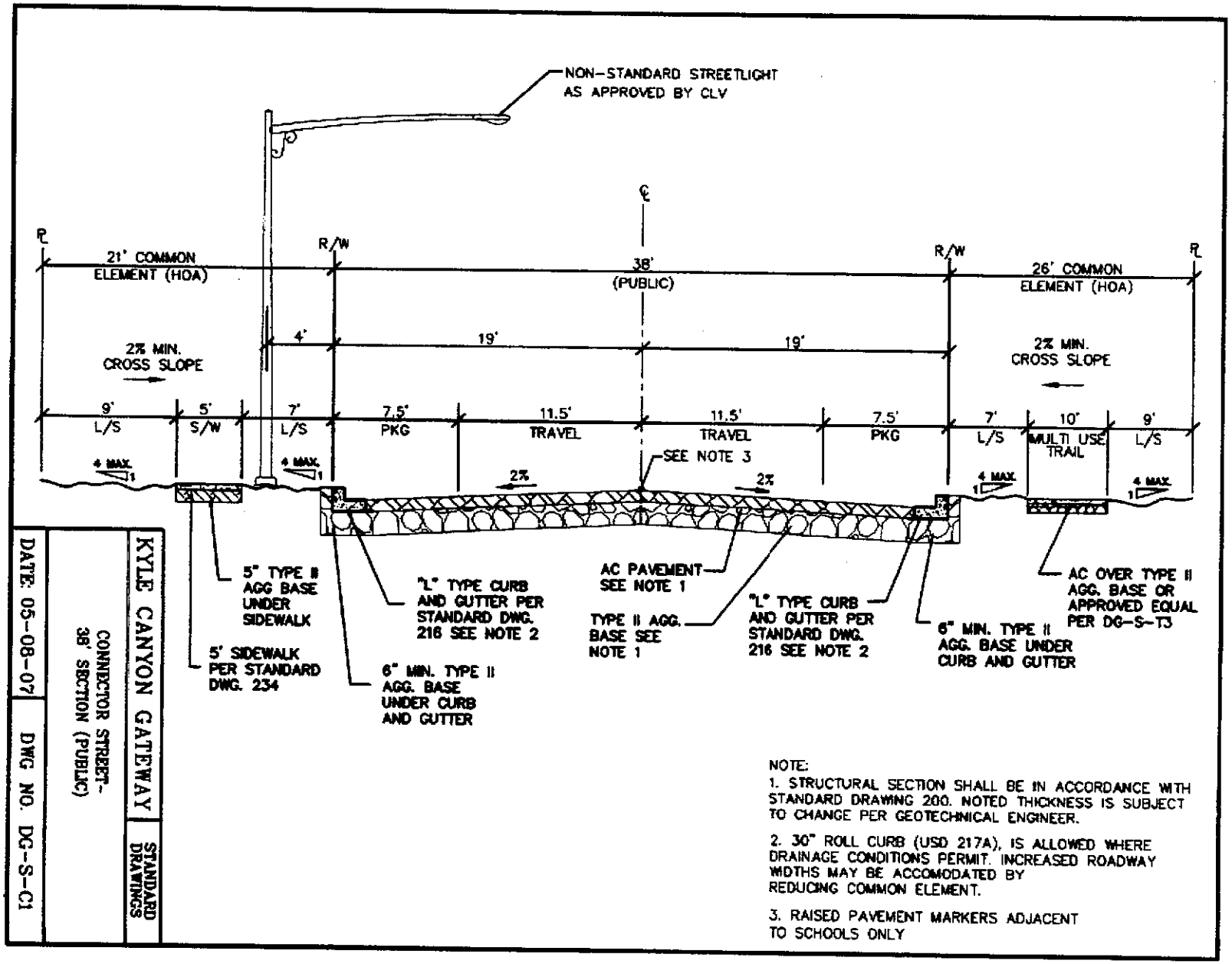
KYLE CANYON GATEWAY

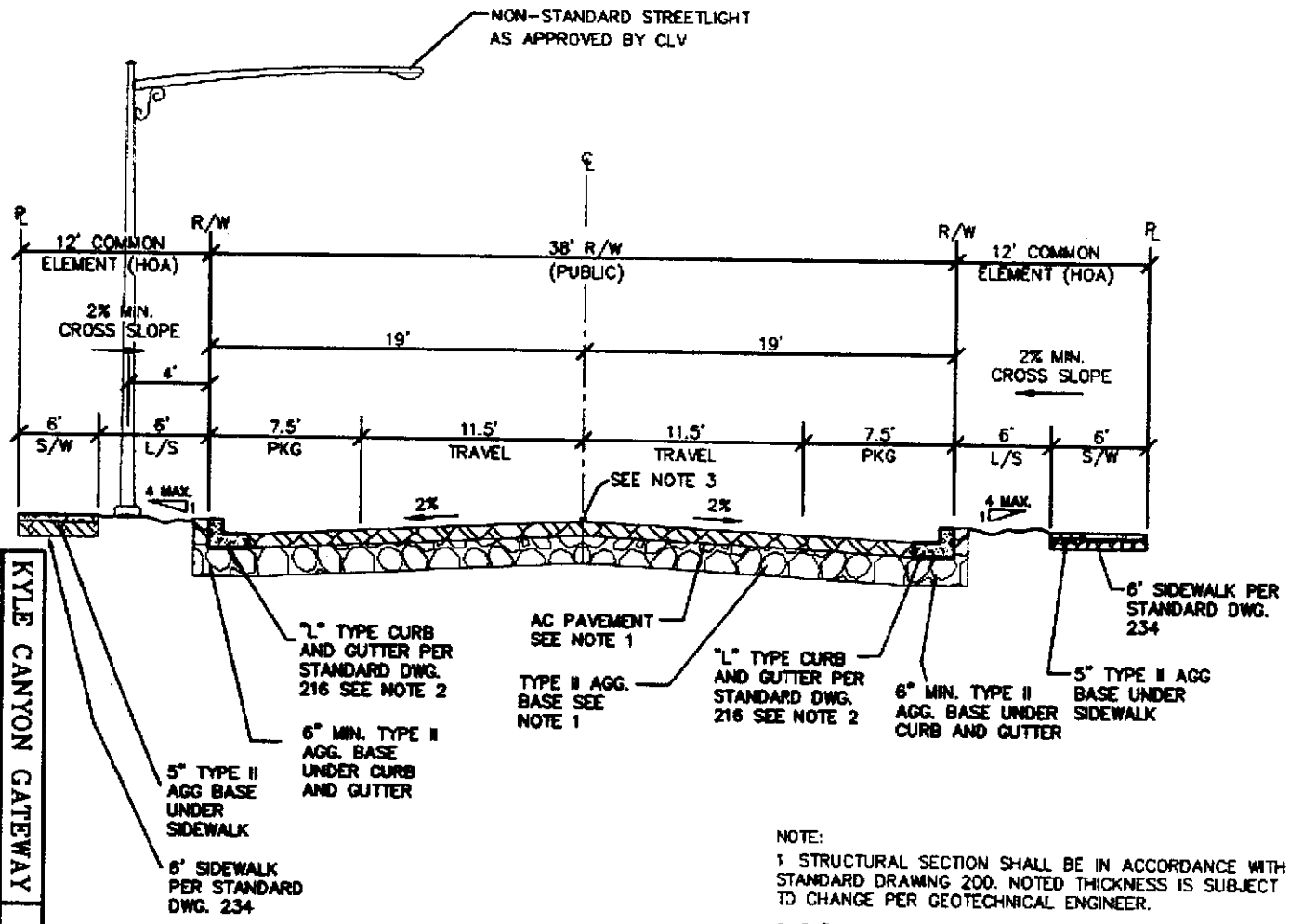
STANDARD DRAWINGS

CONNECTOR STREET-70' SECTION (PUBLIC)
80' EQUIVALENT SECTION
HUALAPAI TO TOWN CENTER PASEO

DATE: 05-08-07

DWG NO. DG-S-B5A


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
℄
R/W
R/W
21' COMMON ELEMENT (HOA)
38' (PUBLIC)
26' COMMON ELEMENT (HOA)
4'
19'
19'
2% MIN. CROSS SLOPE
2% MIN. CROSS SLOPE
9' L/S
5' S/W
7' L/S
7.5' PKG
11.5' TRAVEL
11.5' TRAVEL
7.5' PKG
7' L/S
10' MULTI USE TRAIL
9' L/S
4 MAX. 1
2%
2%
SEE NOTE 3
5" TYPE II AGG BASE UNDER SIDEWALK
5' SIDEWALK PER STANDARD DWG. 234
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216 SEE NOTE 2
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
AC PAVEMENT SEE NOTE 1
TYPE II AGG. BASE SEE NOTE 1
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216 SEE NOTE 2
6" MIN. TYPE II AGG. BASE UNDER CURB AND GUTTER
AC OVER TYPE II AGG. BASE OR APPROVED EQUAL PER DG-S-T3
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT. INCREASED ROADWAY WIDTHS MAY BE ACCOMODATED BY REDUCING COMMON ELEMENT.
3. RAISED PAVEMENT MARKERS ADJACENT TO SCHOOLS ONLY
KYLE CANYON GATEWAY
STANDARD DRAWINGS
CONNECTOR STREET-38' SECTION (PUBLIC)
DATE: 05-08-07
DWG NO. DG-S-C1



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT. INCREASED ROADWAY WIDTHS MAY BE ACCOMODATED BY REDUCING COMMON ELEMENT.

3. RAISED PAVEMENT MARKERS ADJACENT TO SCHOOLS ONLY

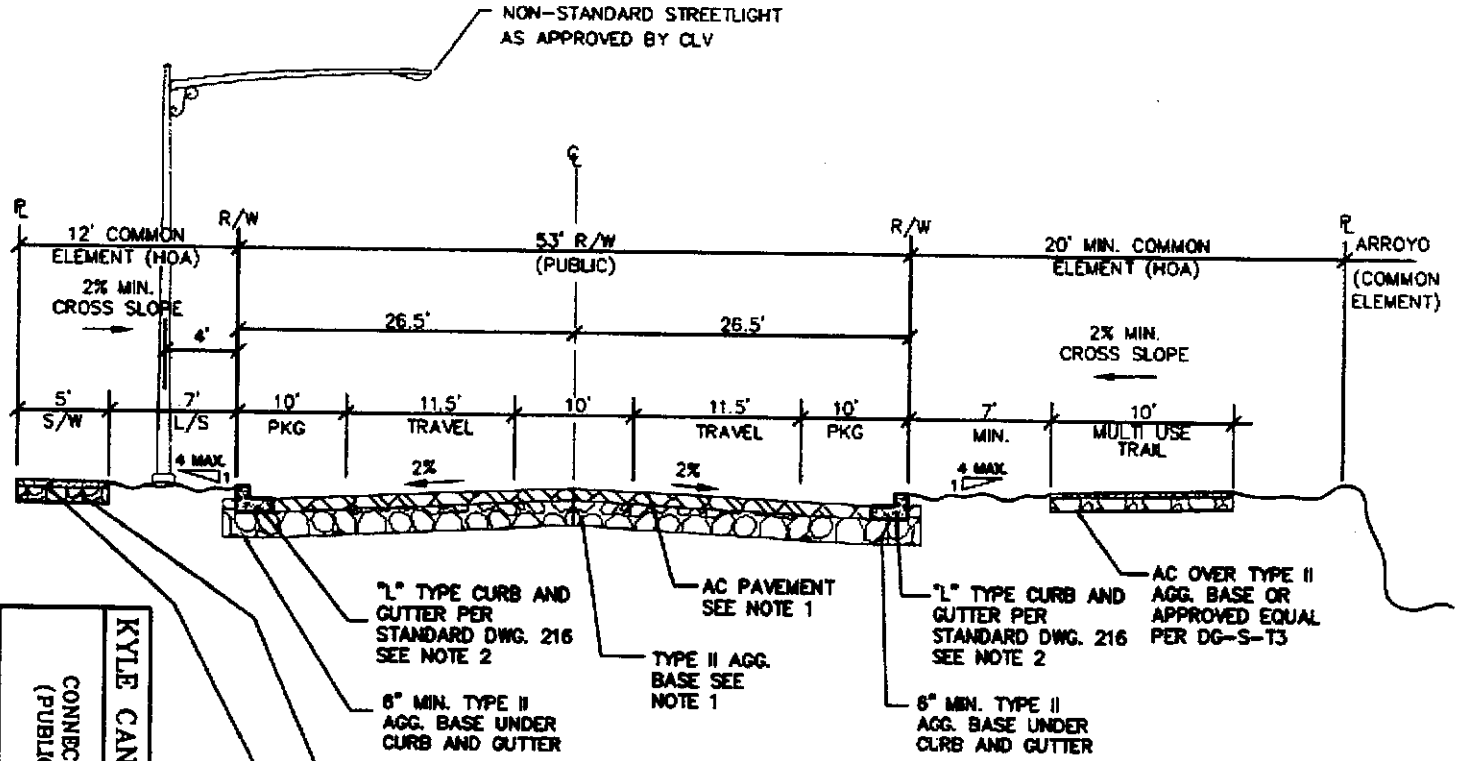
KYLE CANYON GATEWAY

STANDARD DRAWINGS

CONNECTOR STREET-
38' SECTION (PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-C2



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT. INCREASED ROADWAY WIDTHS MAY BE ACCOMODATED BY REDUCING COMMON ELEMENT.

3. ADJACENT TO SCHOOL SITE SIDEWALK SHALL BE INCREASED TO 6' AND LANDSCAPE AREA SHALL BE REDUCED TO 6'.

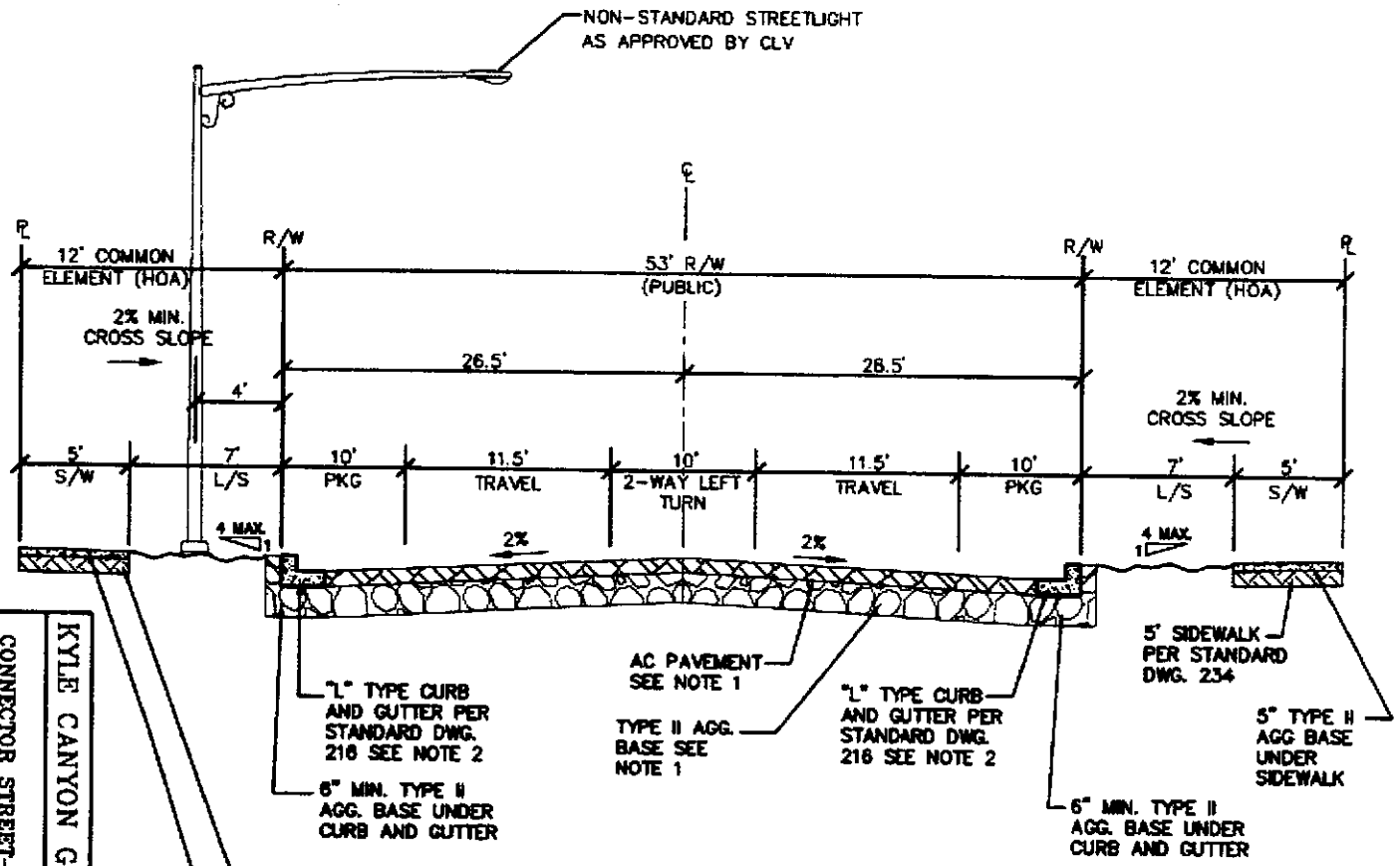
KYLE CANYON GATEWAY

STANDARD DRAWINGS

CONNECTOR STREET-53' SECTION
(PUBLIC) ADJACENT TO ARROYO

DATE: 05-08-07

DWG NO. DG-S-C3



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT. INCREASED ROADWAY WIDTHS MAY BE ACCOMODATED BY REDUCING COMMON ELEMENT.

3. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, 0' BUILDING SET BACK COMMON ELEMENT SHALL BE CONTROLLED BY FIGURE 3-3 OF DESIGN GUIDELINES.

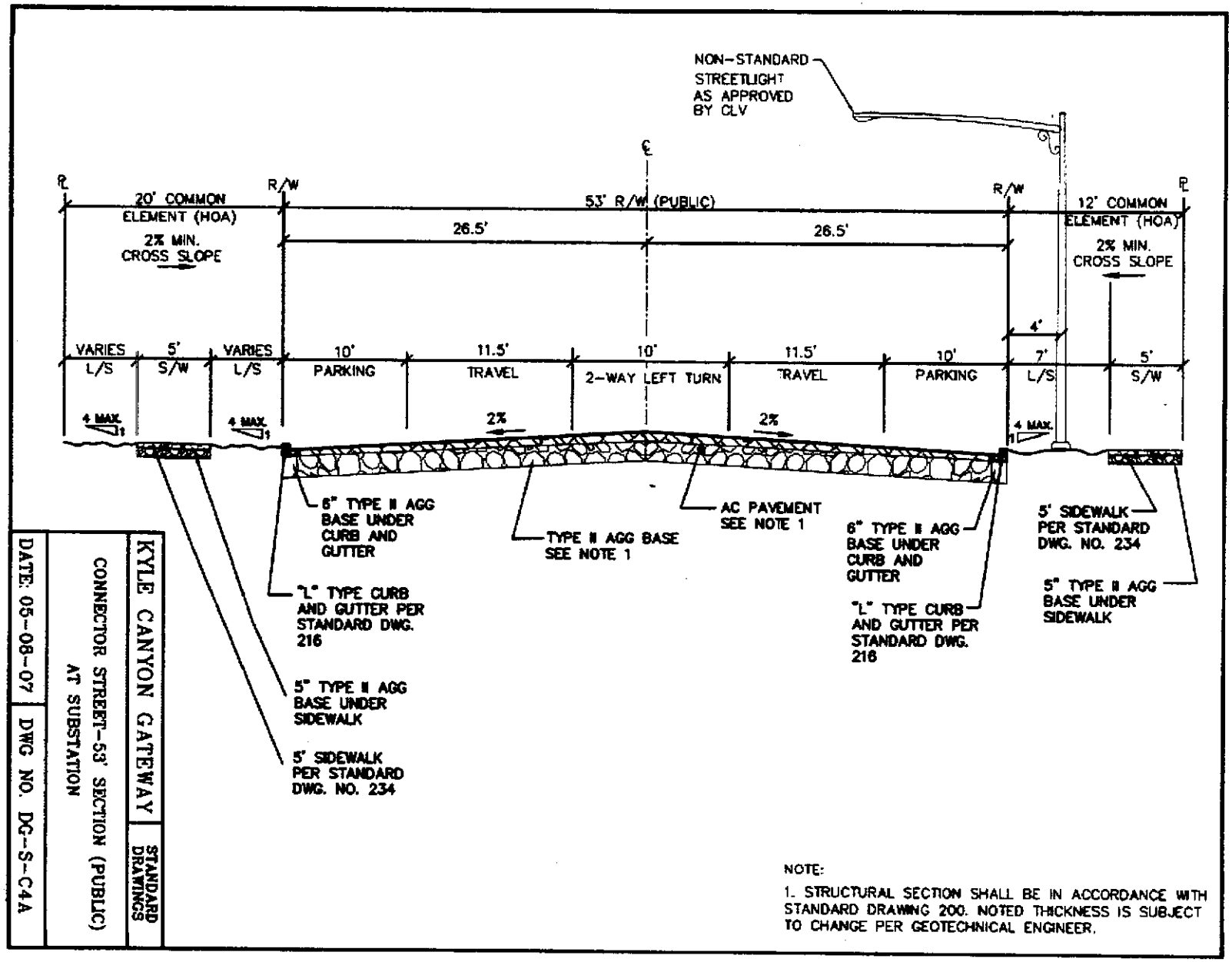
KYLE CANYON GATEWAY

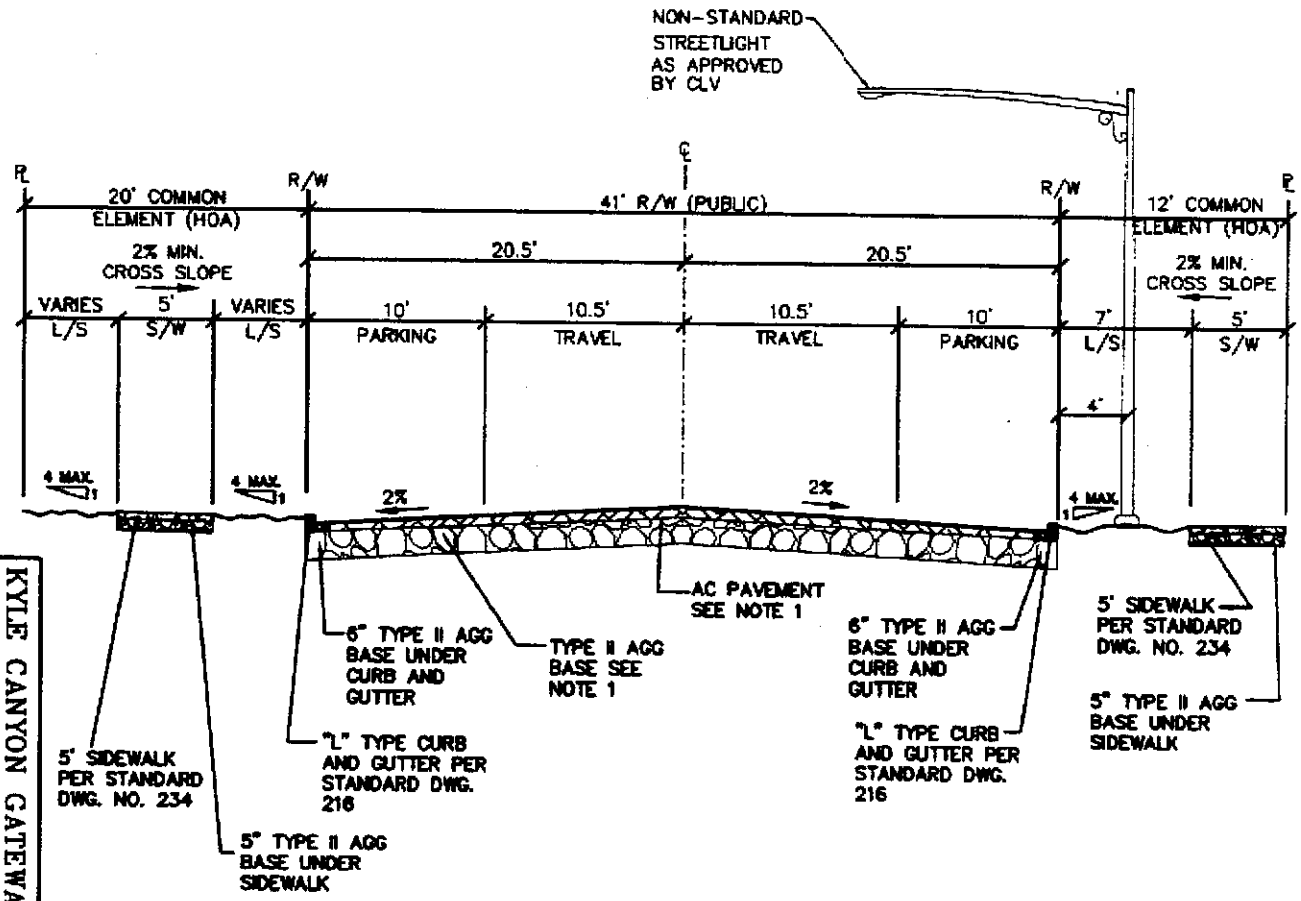
STANDARD DRAWINGS

CONNECTOR STREET-53' SECTION (PUBLIC)
W/2-WAY LEFT TURN (PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-C4


NON-STANDARD STREETLIGHT AS APPROVED BY CLV
℄
PL
R/W
53' R/W (PUBLIC)
R/W
PL
20' COMMON ELEMENT (HOA)
2% MIN. CROSS SLOPE
26.5'
26.5'
12' COMMON ELEMENT (HOA)
2% MIN. CROSS SLOPE
4'
VARIES L/S
5' S/W
VARIES L/S
10' PARKING
11.5' TRAVEL
10' 2-WAY LEFT TURN
11.5' TRAVEL
10' PARKING
7' L/S
5' S/W
4 MAX. 1
4 MAX. 1
2%
2%
4 MAX. 1
6" TYPE II AGG BASE UNDER CURB AND GUTTER
TYPE II AGG BASE SEE NOTE 1
AC PAVEMENT SEE NOTE 1
6" TYPE II AGG BASE UNDER CURB AND GUTTER
5' SIDEWALK PER STANDARD DWG. NO. 234
5" TYPE II AGG BASE UNDER SIDEWALK
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
"L" TYPE CURB AND GUTTER PER STANDARD DWG. 216
5" TYPE II AGG BASE UNDER SIDEWALK
5' SIDEWALK PER STANDARD DWG. NO. 234
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
CONNECTOR STREET-53' SECTION (PUBLIC)
AT SUBSTATION
DATE: 05-08-07
DWG NO. DG-S-C4A



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

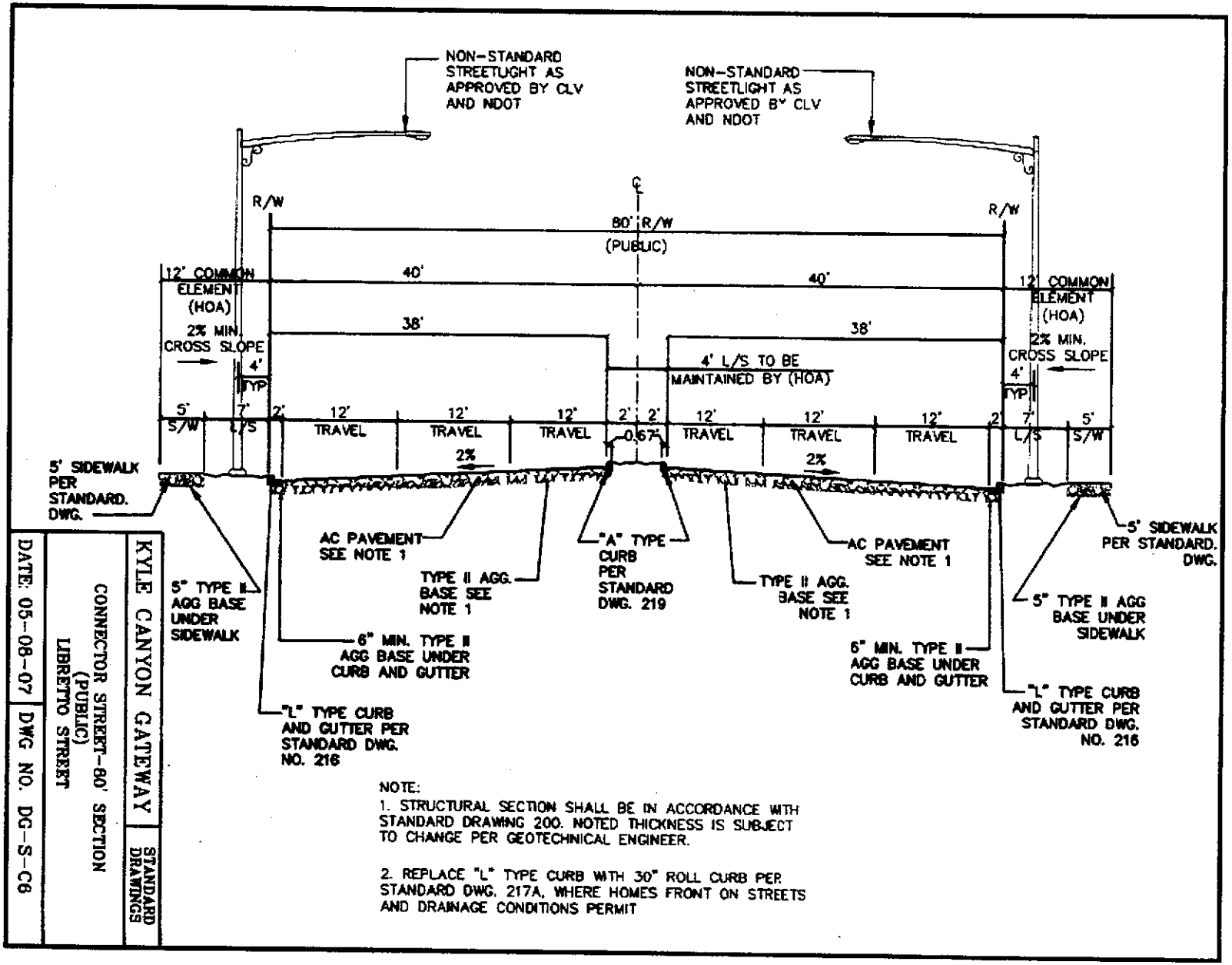
KYLE CANYON GATEWAY

STANDARD DRAWINGS

CONNECTOR STREET-41' SECTION (PUBLIC)
SUBSTATION (48' EQUIVALENT SECTION)
(PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-C4D



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. REPLACE "L" TYPE CURB WITH 30" ROLL CURB PER STANDARD DWG. 217A, WHERE HOMES FRONT ON STREETS AND DRAINAGE CONDITIONS PERMIT

KYLE CANYON GATEWAY

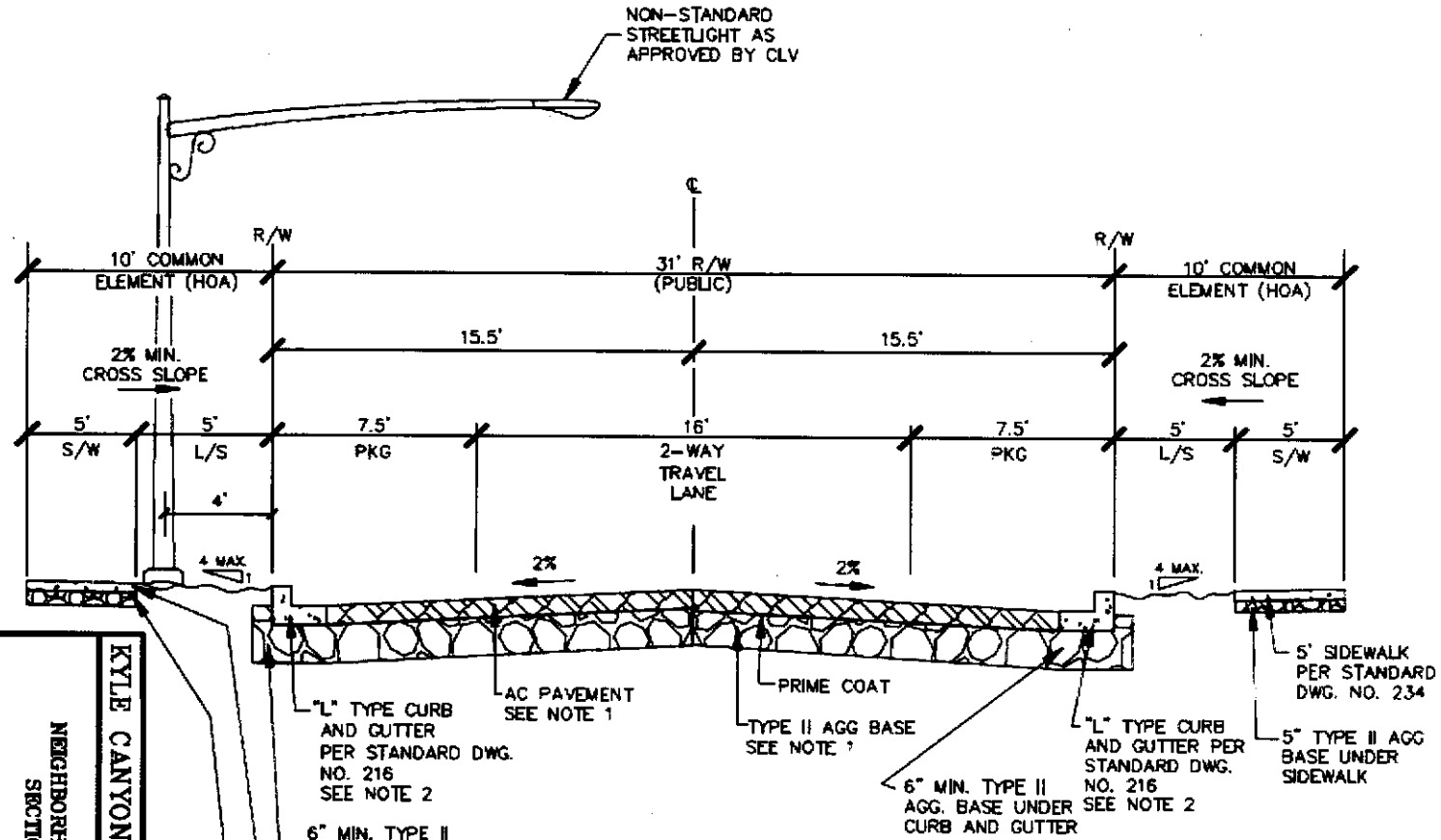
STANDARD DRAWINGS

CONNECTOR STREET-80' SECTION (PUBLIC)

LIBRETTO STREET

DATE: 05-08-07

DWG NO. DG-S-C8



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT, EXCEPT WHERE ABUTTING ALLEY-LOADED RESIDENTIAL LOTS. ALL DRIVEWAY LOCATIONS MUST BE SHOWN ON SUBDIVISION CIVIL IMPROVEMENT DRAWINGS AND MAY BE CHANGED EXCEPT BY MODIFYING CIVIL DRAWINGS. INCREASED ROADWAY WIDTHS WILL BE ACCOMODATED BY PROVIDING 33' RIGHT-OF-WAY (PUBLIC) WITH 10' COMMON ELEMENT (HOA) ON EACH SIDE.

3. THIS STREET SECTION IS LIMITED TO A MAXIMUM AVERAGE DAILY TRAFFIC OF 1000 OR 120 RESIDENTIAL UNITS (WHICHEVER IS GREATER) AND A MAXIMUM RESIDENTIAL DENSITY OF 10 DU/AC.

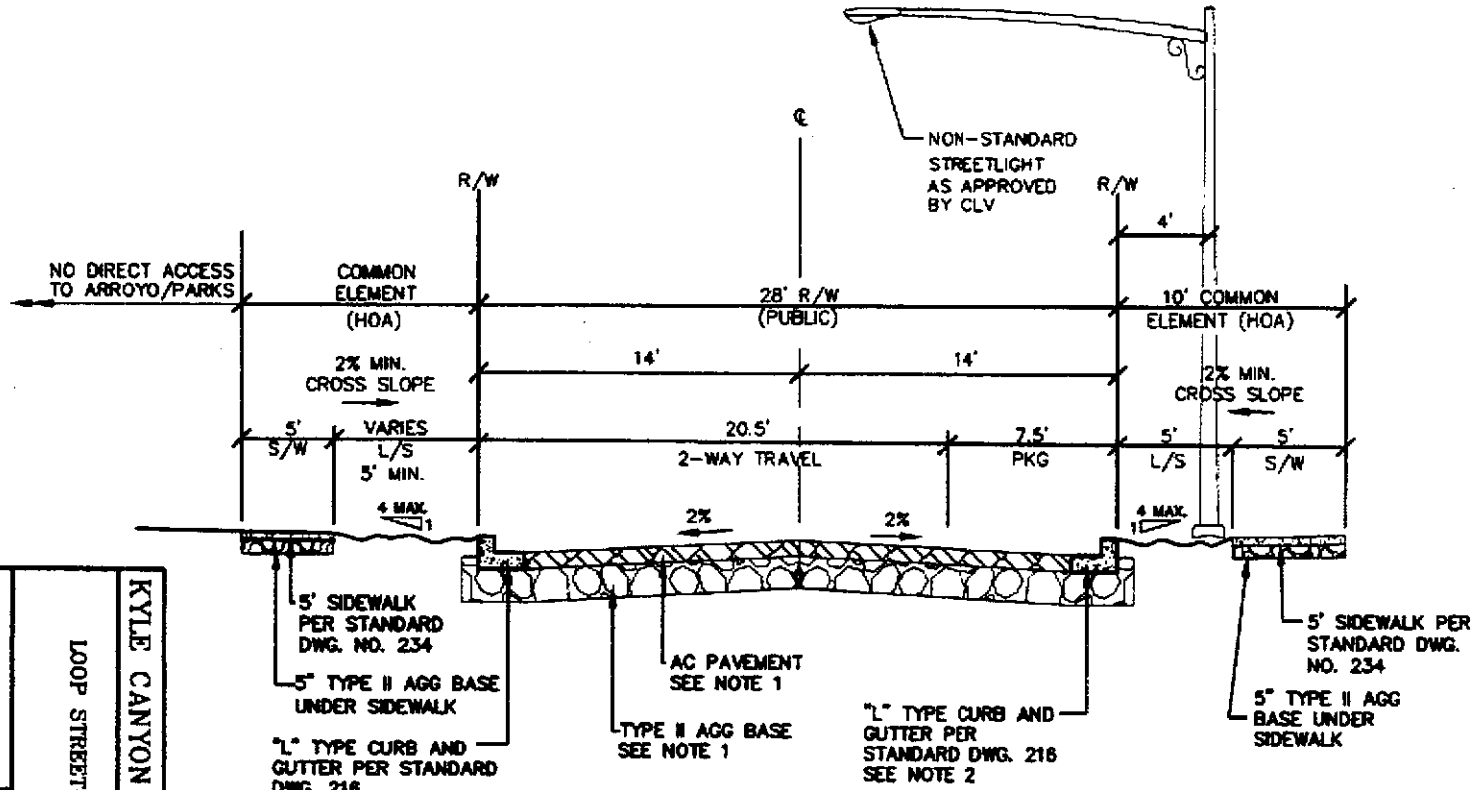
KYLE CANYON GATEWAY

STANDARD DRAWINGS

NEIGHBORHOOD STREETS 31' SECTION (PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-D1



2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT, EXCEPT WHERE ABUTTING ALLEY-LOADED RESIDENTIAL LOTS. ALL DRIVEWAY LOCATIONS MUST BE SHOWN ON SUBDIVISION CIVIL IMPROVEMENT DRAWINGS AND MAY BE CHANGED EXCEPT BY MODIFYING CIVIL DRAWINGS. INCREASED ROADWAY WIDTHS WILL BE ACCOMODATED BY PROVIDING 30' RIGHT-OF-WAY (PUBLIC) WITH 10' COMMON ELEMENT (HOA) ON EACH SIDE.

3. THIS STREET SECTION IS LIMITED TO A MAXIMUM AVERAGE DAILY TRAFFIC OF 1000 OR 120 RESIDENTIAL UNITS (WHICHEVER IS GREATER) AND A MAXIMUM RESIDENTIAL DENSITY OF 10 DU/AC.

NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

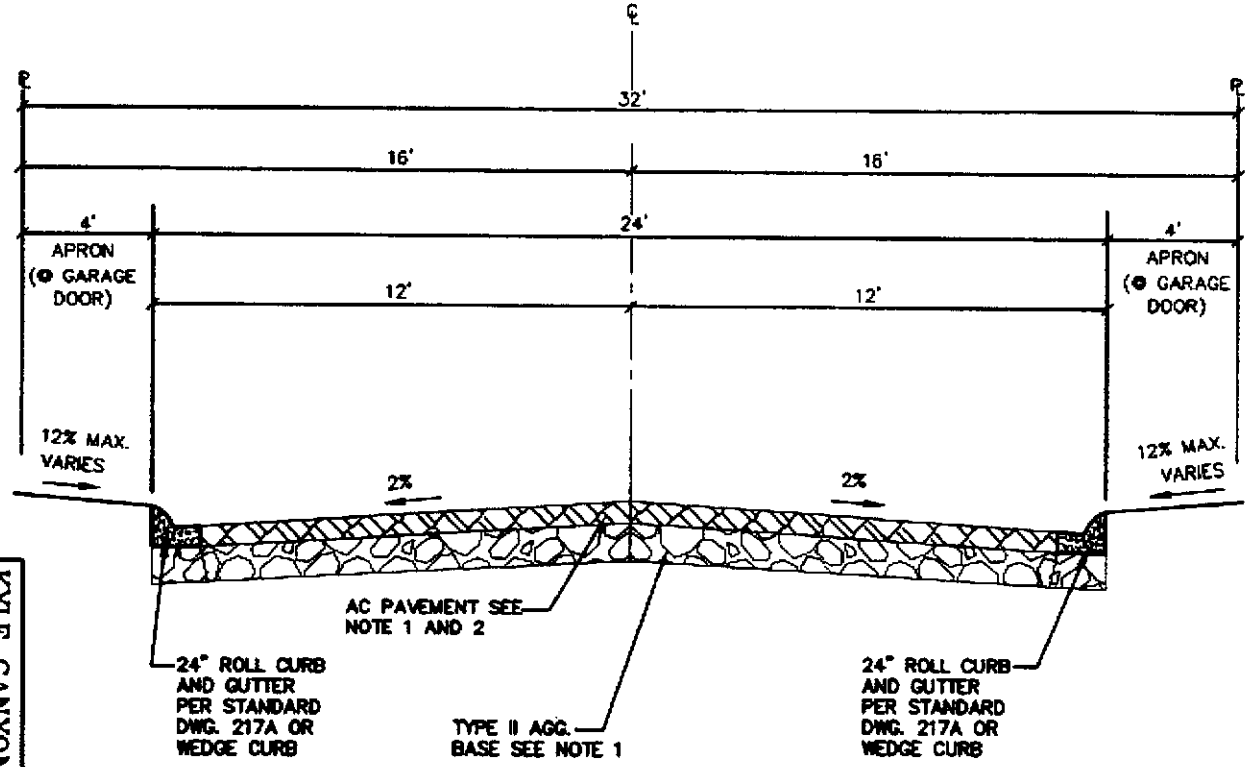
KYLE CANYON GATEWAY

STANDARD DRAWINGS

LOOP STREET-28' SECTION (PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-D2



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. ASPHALT MAY BE REPLACED WITH EQUIVALENT CONCRETE BLOCK SECTION

3. "L" CURB AND GUTTER ALLOWED, PER STANDARD DWG. 216.

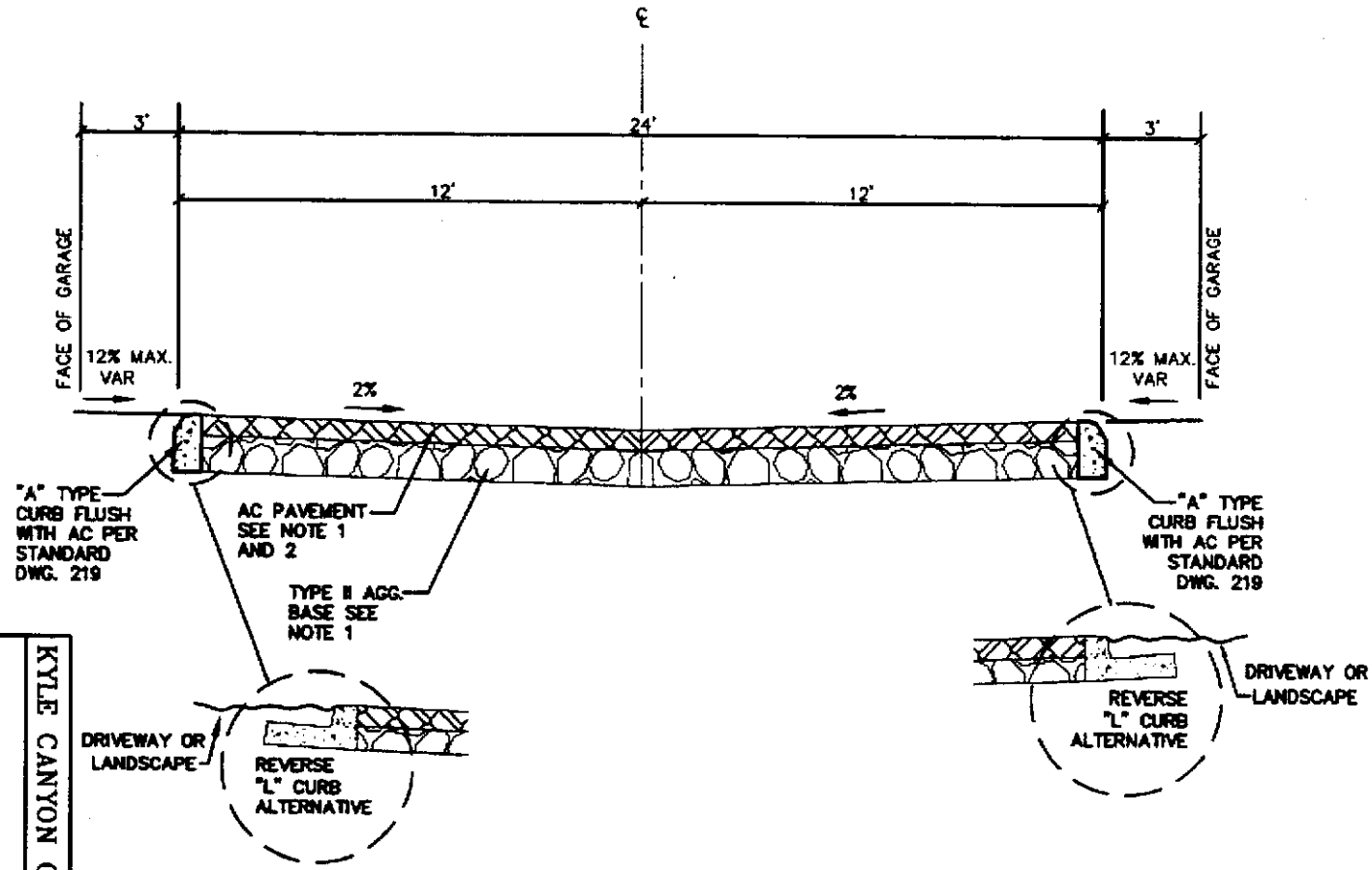
KYLE CANYON GATEWAY

STANDARD DRAWINGS

COURT STREET-32' SECTION
(PRIVATE)

DATE: 05-08-07

DWG NO. DG-S-D3



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. ASPHALT MAY BE REPLACED WITH EQUIVALENT CONCRETE BLOCK SECTION

3. 34' MINIMUM CLEAR DISTANCE BETWEEN OPPOSING GARAGE FACES REQUIRED WHERE COURT STREET CONTAINS PUBLIC WATER MAINS.

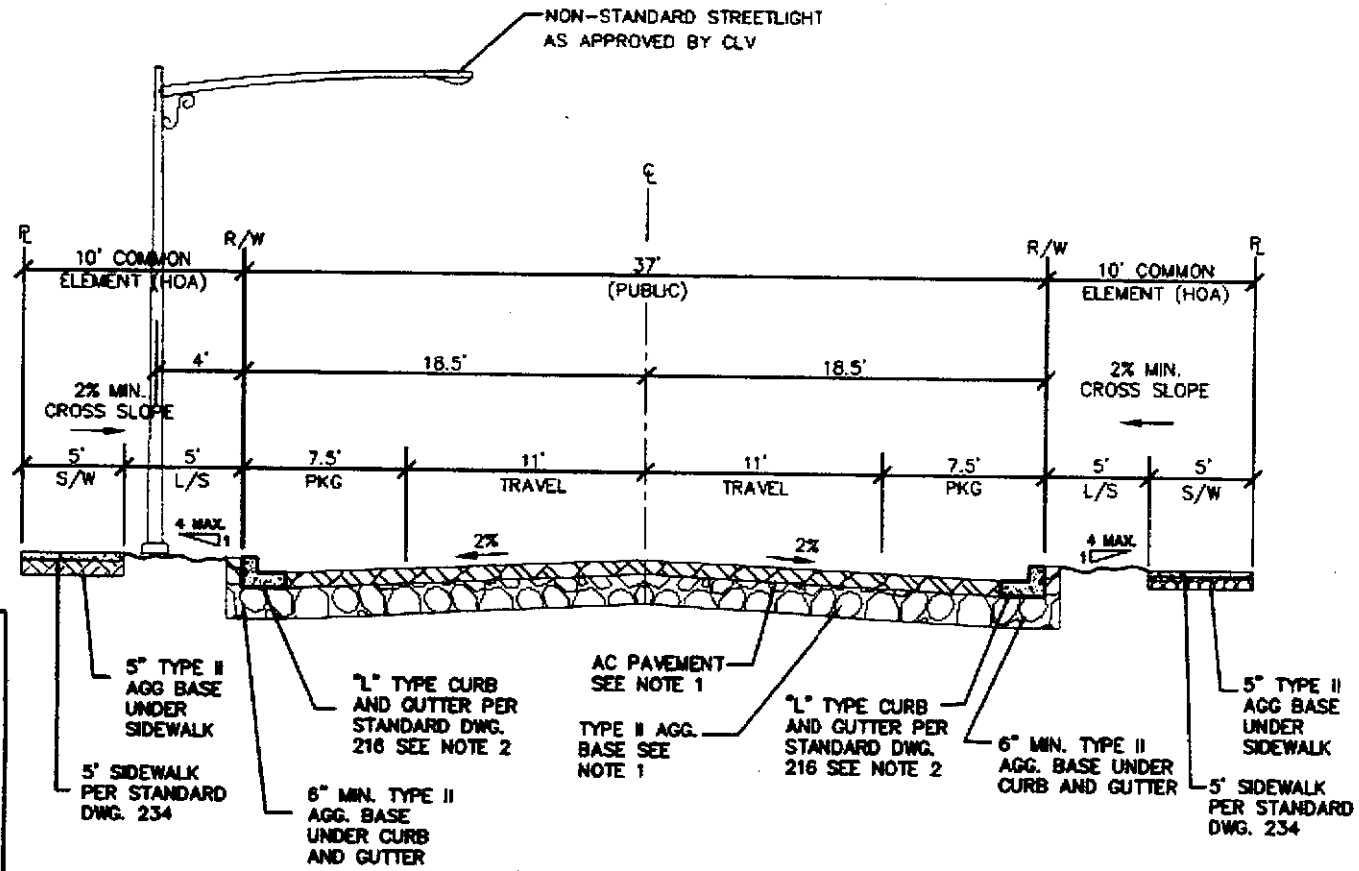
KYLE CANYON GATEWAY

STANDARD DRAWINGS

MOTOR COURT STREET-24' SECTION (PRIVATE)

DATE: 05-08-07

DWG NO. DG-S-D4



NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. 30" ROLL CURB (USD 217A), IS ALLOWED WHERE DRAINAGE CONDITIONS PERMIT, EXCEPT WHERE ABUTTING ALLEY-LOADED RESIDENTIAL LOTS. ALL DRIVEWAY LOCATIONS MUST BE SHOWN ON SUBDIVISION CIVIL IMPROVEMENT DRAWINGS AND MAY BE CHANGED EXCEPT BY MODIFYING CIVIL DRAWINGS. INCREASED ROADWAY WIDTHS WILL BE ACCOMODATED BY PROVIDING 39' RIGHT-OF-WAY (PUBLIC) WITH 10' COMMON ELEMENT (HOA) ON EACH SIDE.

3. THIS STREET SECTION LIMITED TO A MAXIMUM AVERAGE DAILY TRAFFIC OF 3000.

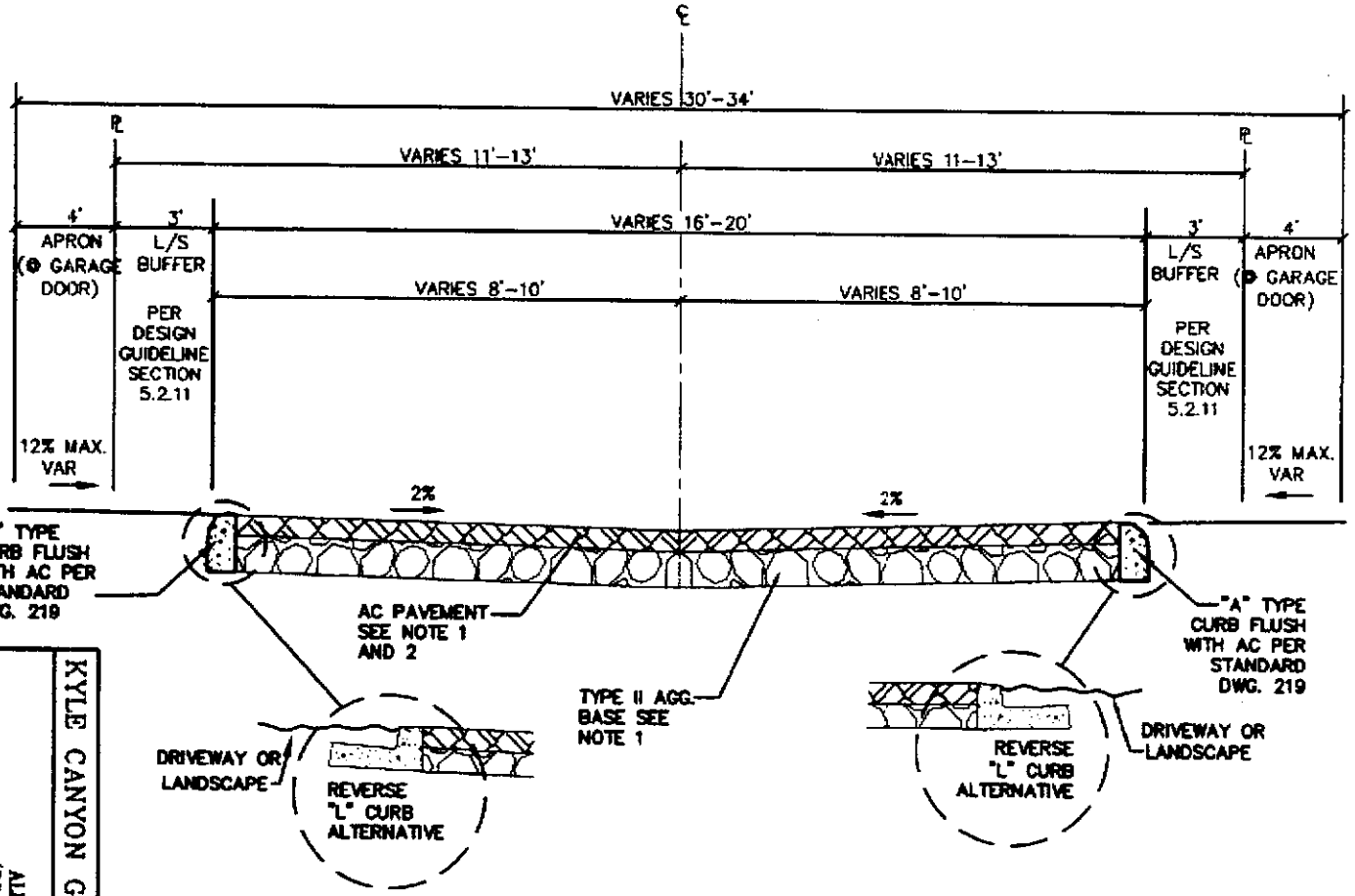
KYLE CANYON GATEWAY

STANDARD DRAWINGS

NEIGHBORHOOD STREETS
37' SECTION (PUBLIC)

DATE: 05-08-07

DWG NO. DG-S-D5



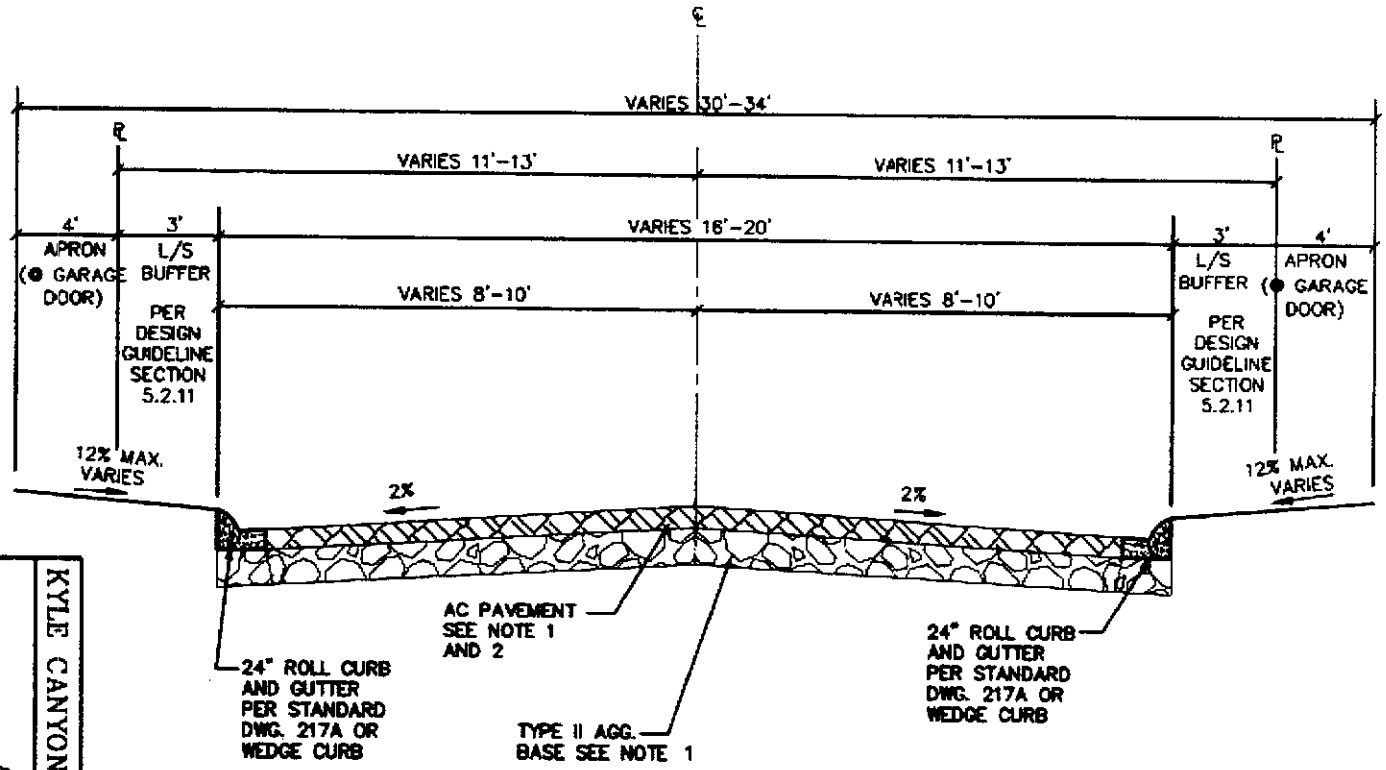
NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. ASPHALT MAY BE REPLACED WITH EQUIVALENT CONCRETE BLOCK SECTION

3. 34' MINIMUM CLEAR DISTANCE BETWEEN OPPOSING GARAGE FACES REQUIRED WHERE ALLEY CONTAINS PUBLIC WATER MAINS.

KYLE CANYON GATEWAY	ALLEY-1 (PRIVATE)	DATE: 05-08-07
STANDARD DRAWINGS		DWG NO. DG-S-E1



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. ASPHALT MAY BE REPLACED WITH EQUIVALENT CONCRETE BLOCK SECTION

3. 34' MINIMUM CLEAR DISTANCE BETWEEN OPPOSING GARAGE FACES REQUIRED WHERE ALLEY CONTAINS PUBLIC WATER MAINS.

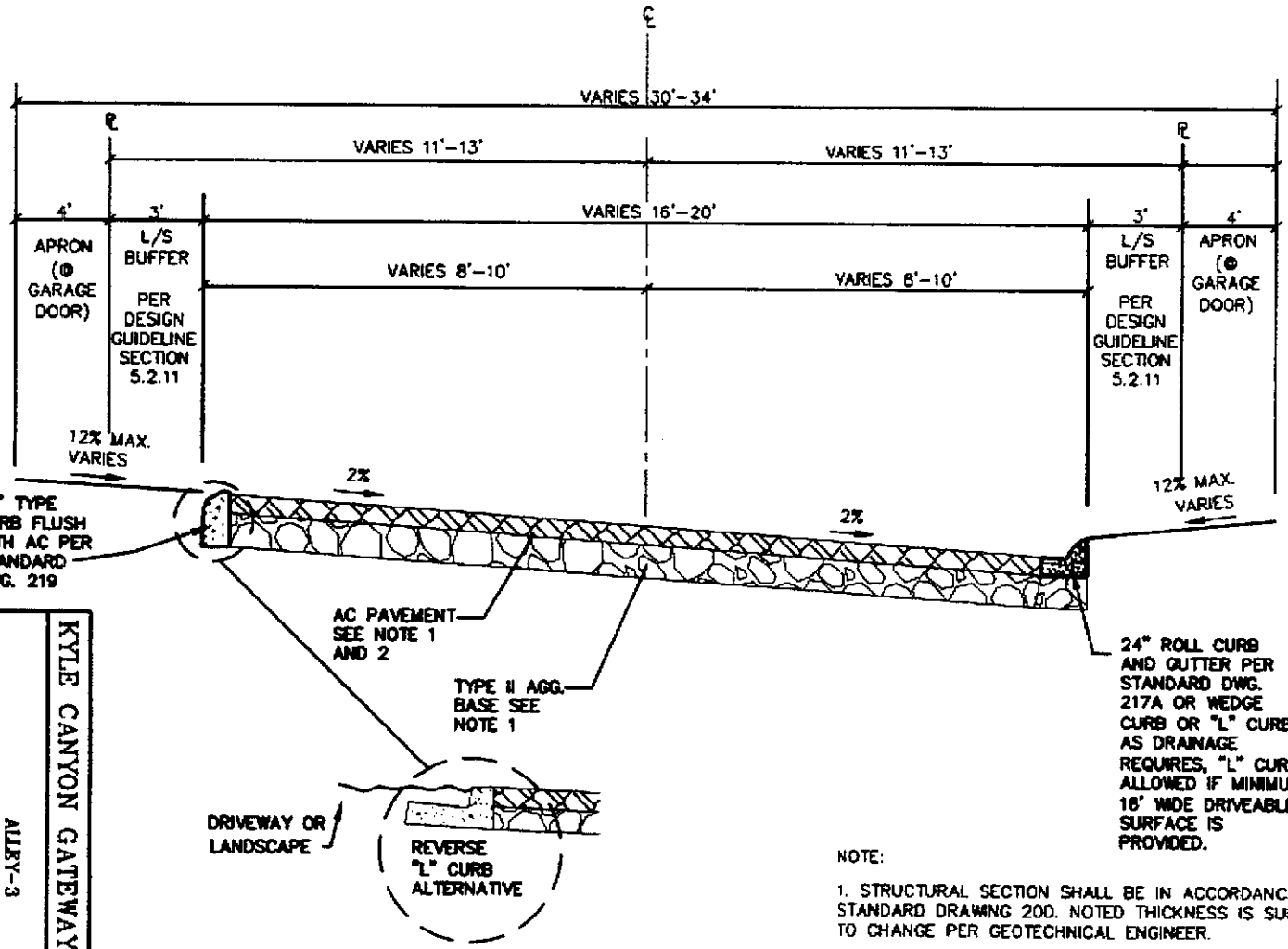
KYLE CANYON GATEWAY

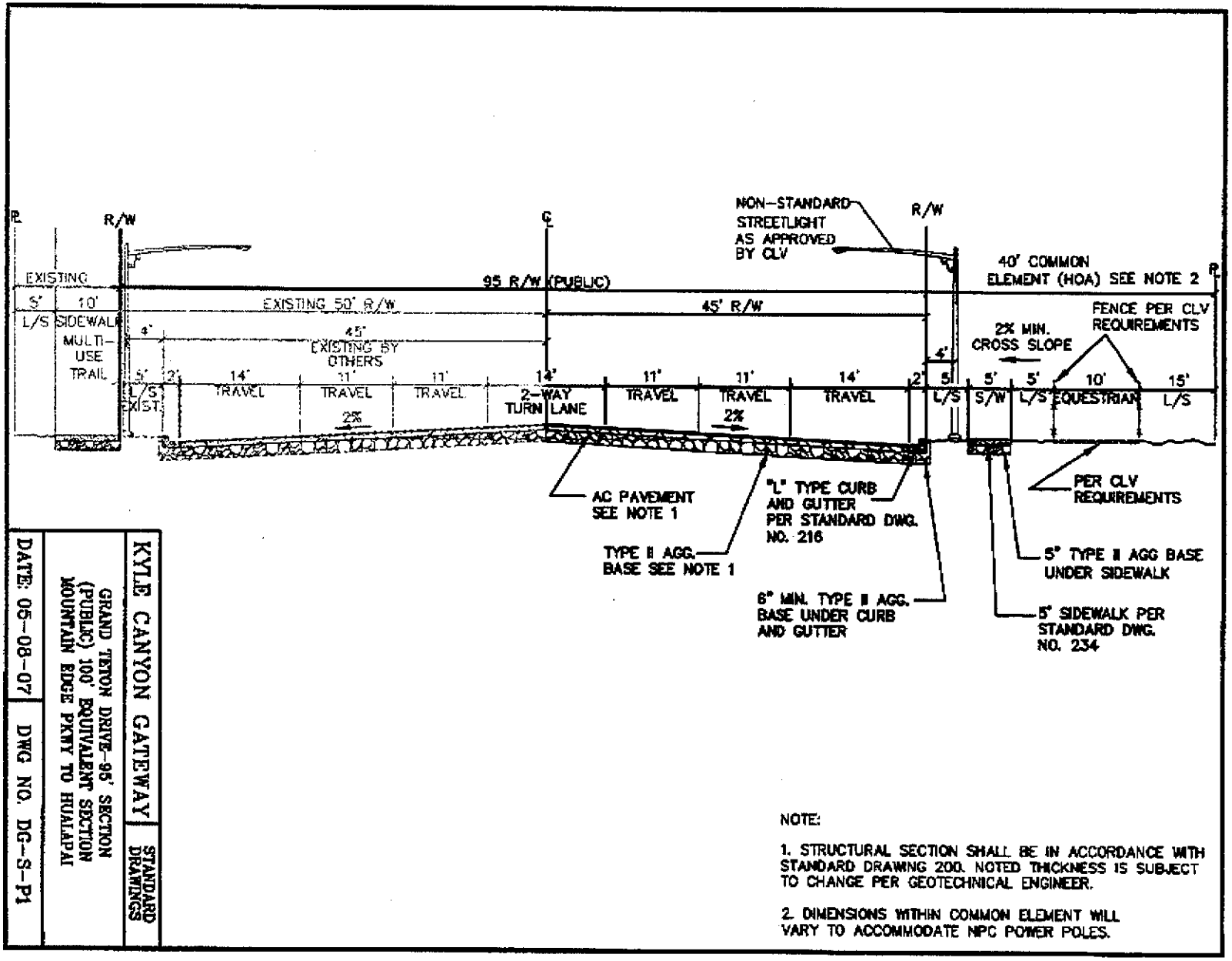
STANDARD DRAWINGS

ALLEY-2 (PRIVATE)

DATE: 05-08-07

DWG NO. DG-S-E2


VARIES 30'-34'
VARIES 11'-13'
VARIES 11'-13'
VARIES 16'-20'
VARIES 8'-10'
VARIES 8'-10'
4'
3'
3'
4'
APRON (@ GARAGE DOOR)
L/S BUFFER
PER DESIGN GUIDELINE SECTION 5.2.11
L/S BUFFER
PER DESIGN GUIDELINE SECTION 5.2.11
APRON (@ GARAGE DOOR)
12% MAX. VARIES
2%
2%
12% MAX. VARIES
"A" TYPE CURB FLUSH WITH AC PER STANDARD DWG. 219
AC PAVEMENT SEE NOTE 1 AND 2
TYPE II AGG. BASE SEE NOTE 1
24" ROLL CURB AND GUTTER PER STANDARD DWG. 217A OR WEDGE CURB OR "L" CURB AS DRAINAGE REQUIRES, "L" CURB ALLOWED IF MINIMUM 16' WIDE DRIVEABLE SURFACE IS PROVIDED.
DRIVEWAY OR LANDSCAPE
REVERSE "L" CURB ALTERNATIVE
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
2. ASPHALT MAY BE REPLACED WITH EQUIVALENT CONCRETE BLOCK SECTION
3. 34' MINIMUM CLEAR DISTANCE BETWEEN OPPOSING GARAGE FACES REQUIRED WHERE ALLEY CONTAINS PUBLIC WATER MAINS.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
ALLEY-3 (PRIVATE)
DATE: 05-08-07
DWG NO. DG-S-E3



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. DIMENSIONS WITHIN COMMON ELEMENT WILL VARY TO ACCOMMODATE NPC POWER POLES.

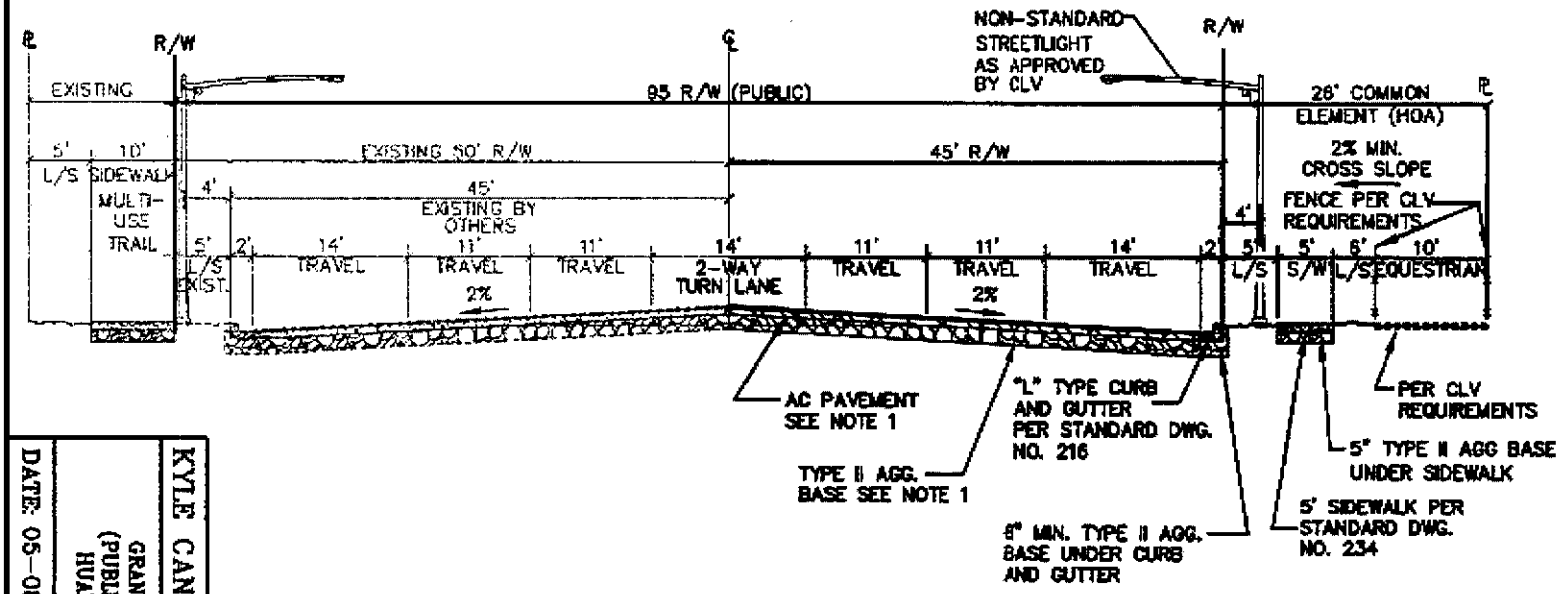
KYLE CANYON GATEWAY

STANDARD DRAWINGS

GRAND TETON DRIVE-95' SECTION (PUBLIC) 100' EQUIVALENT SECTION MOUNTAIN EDGE PKWY TO HUALAPAI

DATE: 05-08-07

DWG NO. DG-S-P1



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
NOTE:

2. WEHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDEWALK AND EQUESTRIAN TRAIL SHALL BE REDUCED BY 1'.

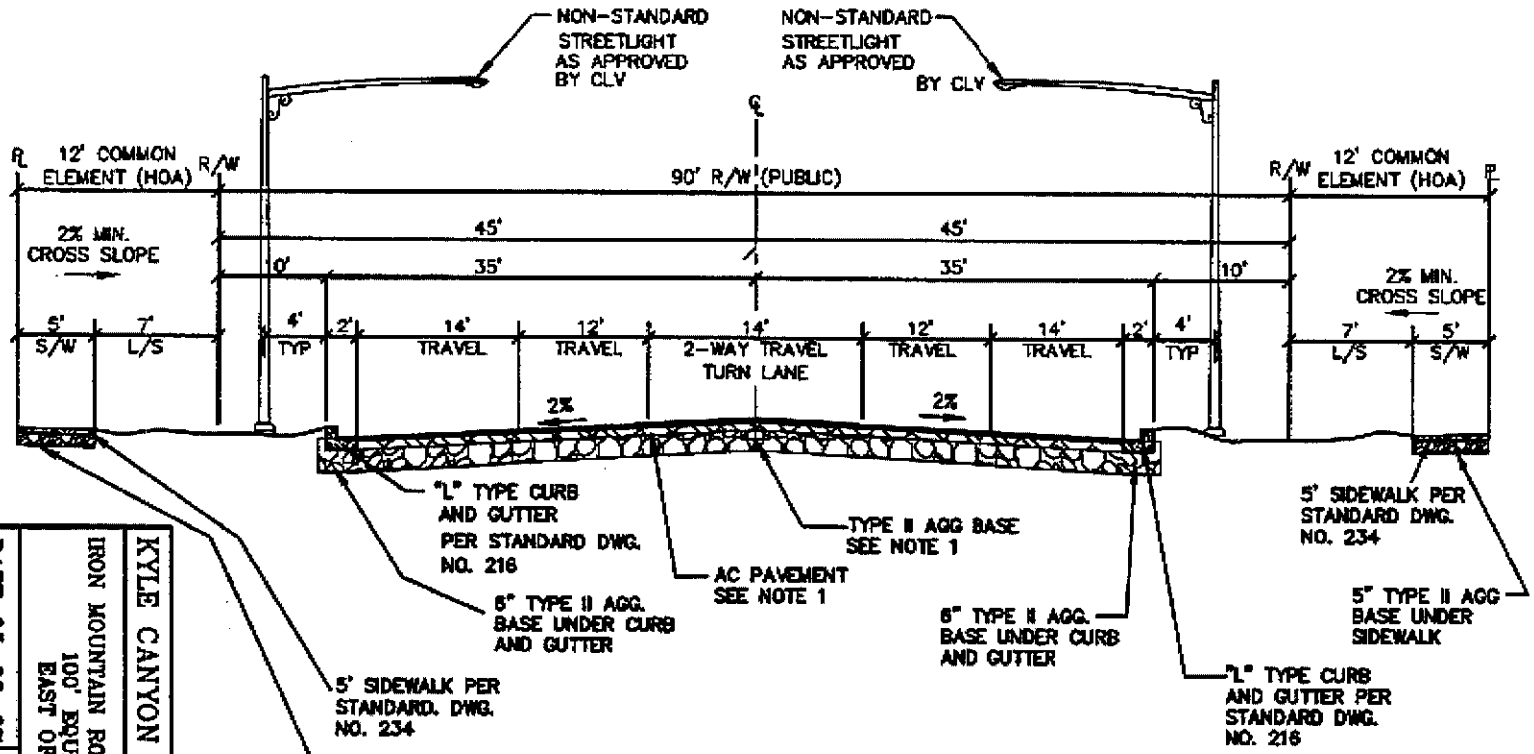
KYLE CANYON GATEWAY

STANDARD DRAWINGS

GRAND TETON DRIVE-95' SECTION
(PUBLIC) 100' EQUIVALENT SECTION
HUALAPAI TO GRAND CANYON

DATE: 05-08-07

DWG NO. DG-S-P1A

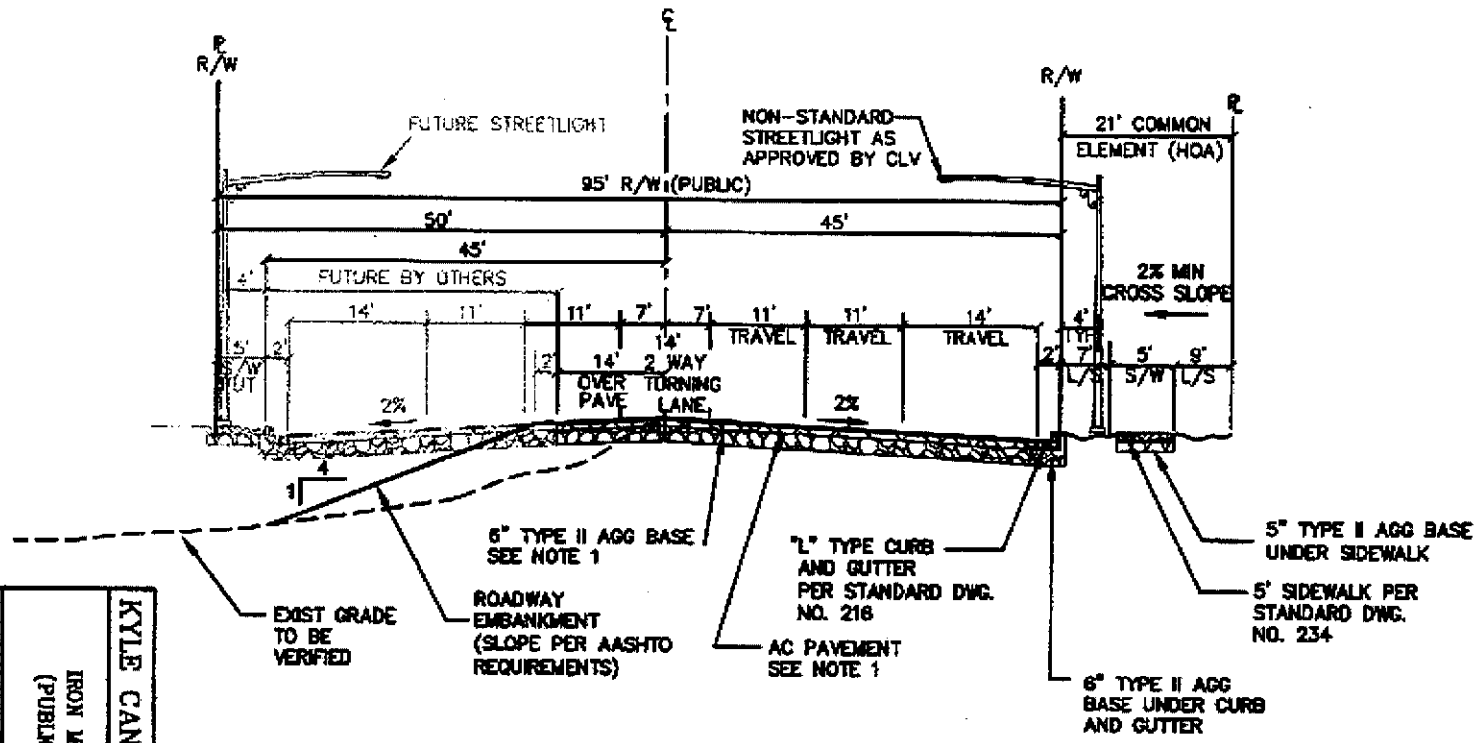


NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND THE LANDSCAPE AREA SHALL BE REDUCED TO 6'.

KYLE CANYON GATEWAY		STANDARD DRAWINGS
IRON MOUNTAIN ROAD 90'-SECTION (PUBLIC) 100' EQUIVALENT SECTION EAST OF HUALAPAI WAY		
DATE: 05-08-07	DWG NO. DG-S-P2	



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

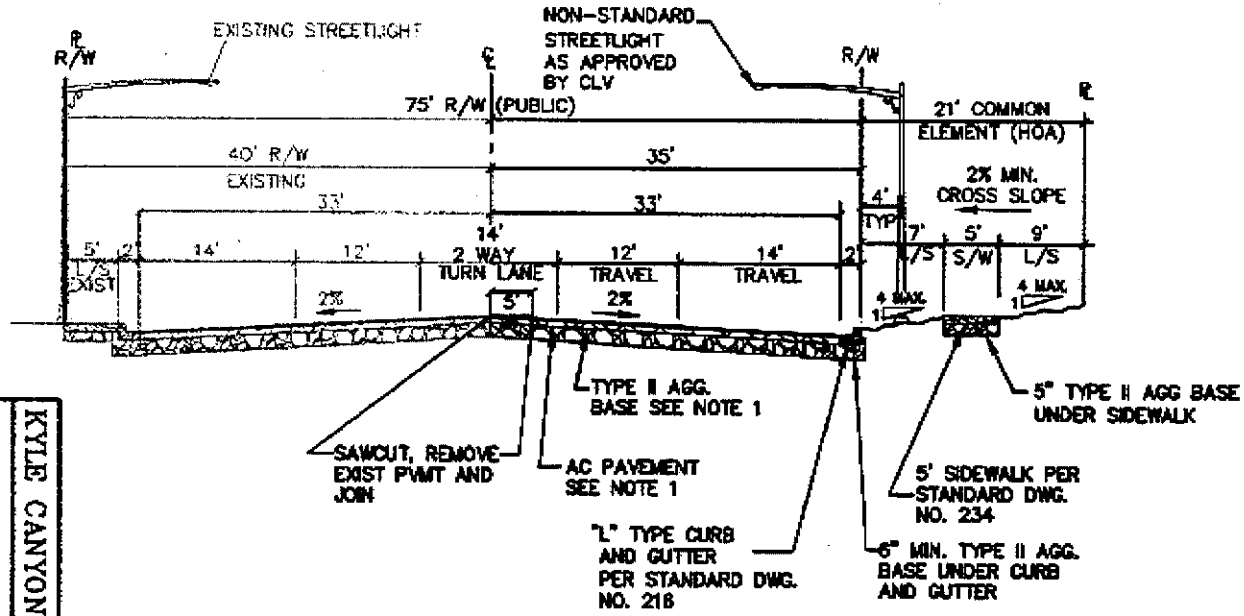
KYLE CANYON GATEWAY

STANDARD DRAWINGS

IRON MOUNTAIN ROAD 95'-SECTION (PUBLIC) WEST OF HUALAPAI WAY

DATE: 05-08-07

DWG NO. DG-S-P3



NOTE:

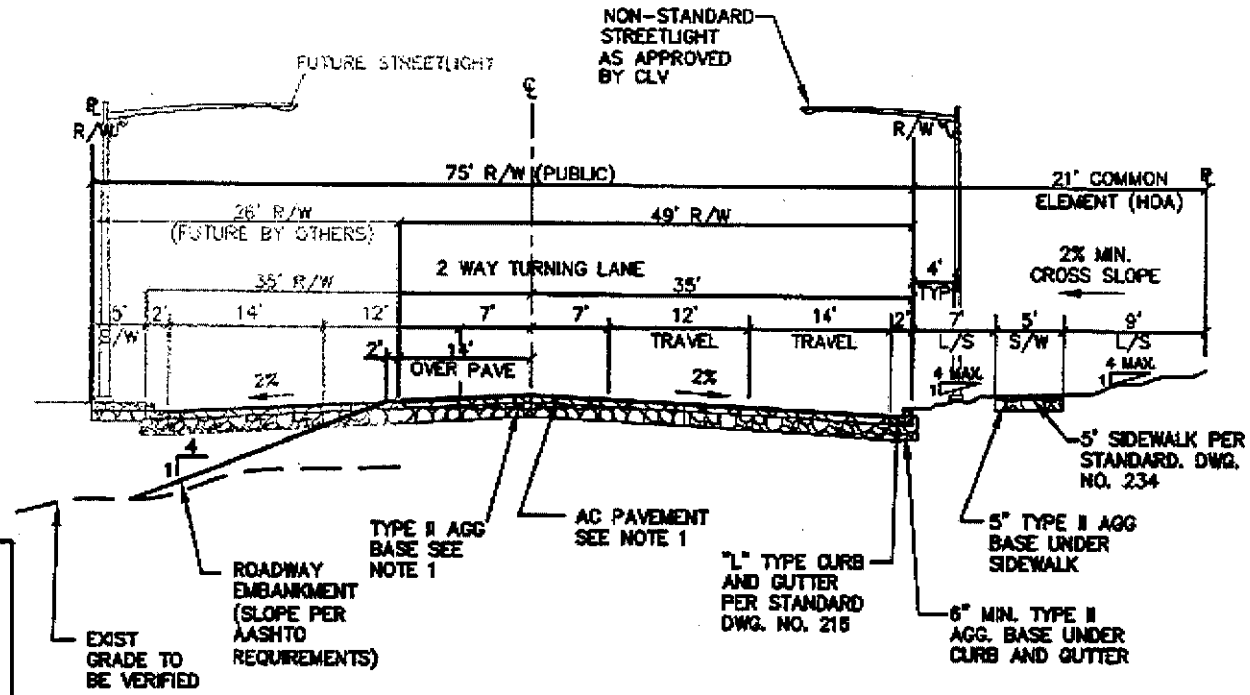
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

GRAND CANYON DRIVE-75' SECTION (PUBLIC) 80' EQUIVALENT SECTION GRAND TETON DRIVE TO HORSE DRIVE

DATE: 05-08-07 | DWG NO. DG-S-P4



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

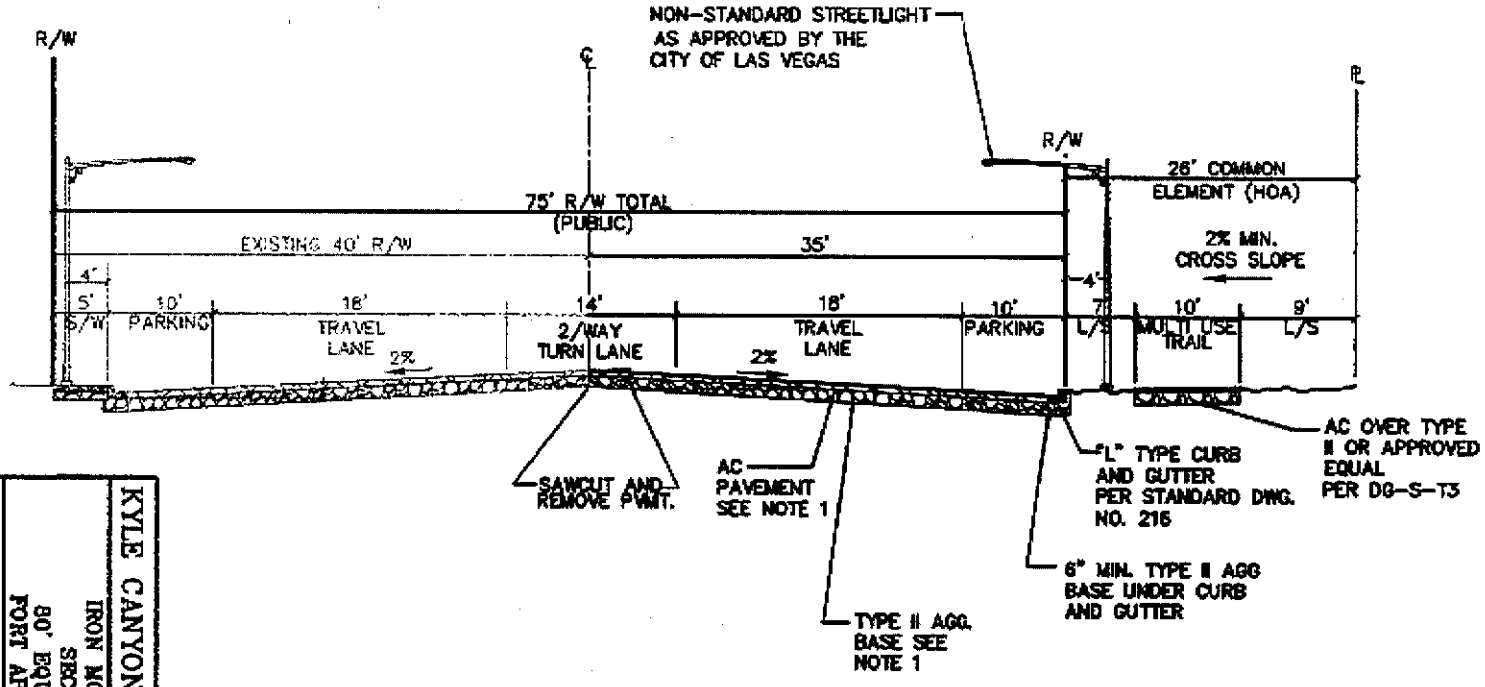
2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

3. WHERE APPLICABLE ADJACENT TO COMMERCIAL USES SIDEWALK WIDTH SHALL BE INCREASED TO 6' AND LANDSCAPE AREA BETWEEN SIDWALK AND PROPERTY LINE SHALL BE REDUCED BY 1'.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

GRAND CANYON DRIVE-75' SECTION (PUBLIC)
80' EQUIVALENT SECTION HORSE DRIVE TO LIBRETTO STREET

DATE: 05-08-07 | DWG NO. DG-S-P5



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

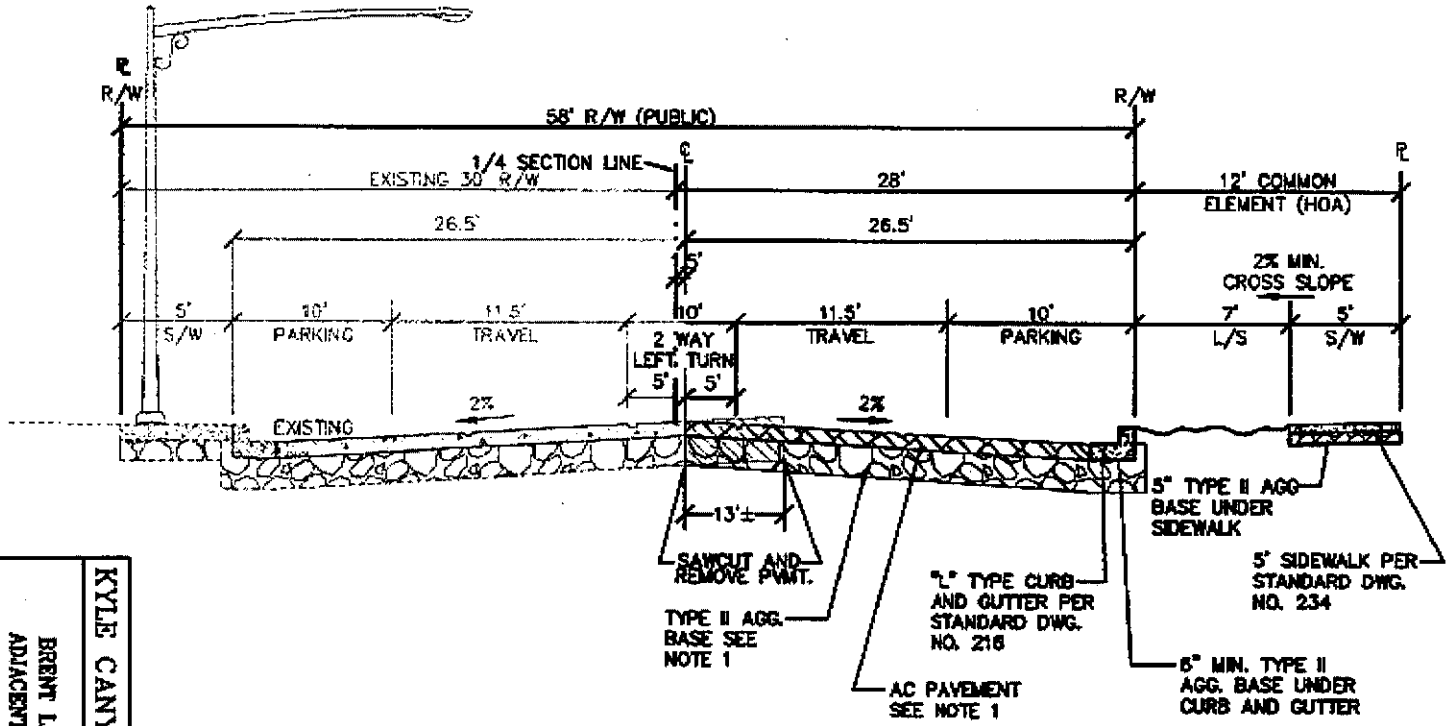
KYLE CANYON GATEWAY

STANDARD DRAWINGS

IRON MOUNTAIN ROAD-76'
SECTION (PUBLIC)
80' EQUIVALENT SECTION
FORT APACHE TO TEE PEE

DATE: 05-08-07

DWG NO. DG-S-P6



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

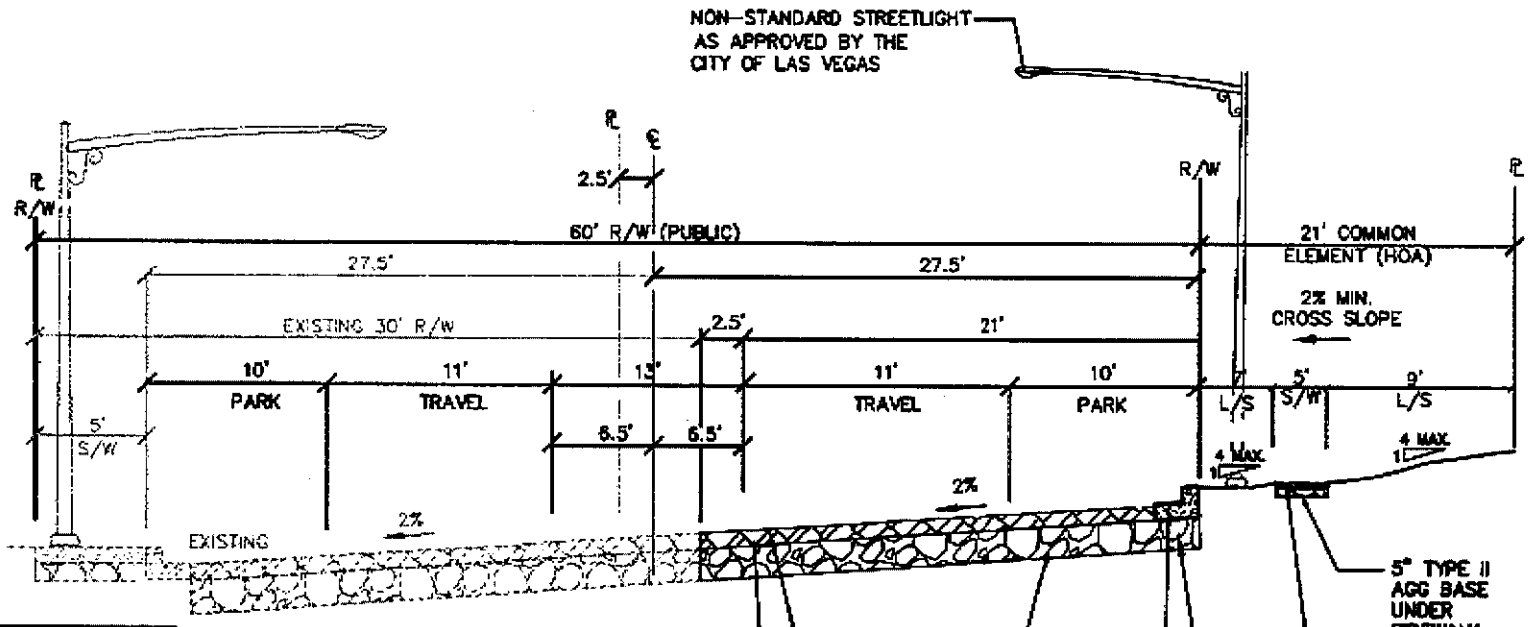
KYLE CANYON GATEWAY

STANDARD DRAWINGS

BRENT LANE-58' SECTION (PUBLIC) ADJACENT TO EXIST. ELEM. SCHOOL

DATE: 05-08-07

DWG NO. DG-S-P7



NOTE:

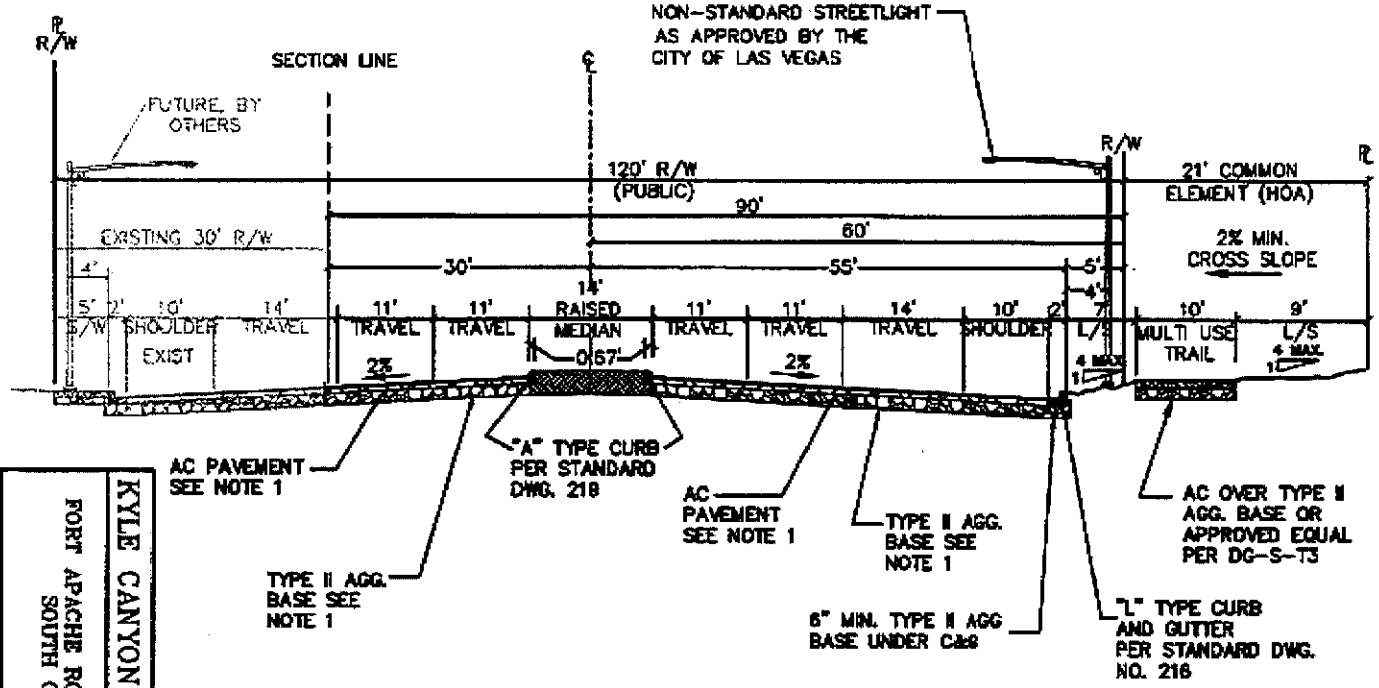
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

KYLE CANYON GATEWAY

STANDARD DRAWINGS

TEE PEE LANE-60' SECTION (PUBLIC)
IRON MOUNTAIN TO BRENT LANE

DATE: 05-08-07 | DWG NO. DG-S-P7A



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

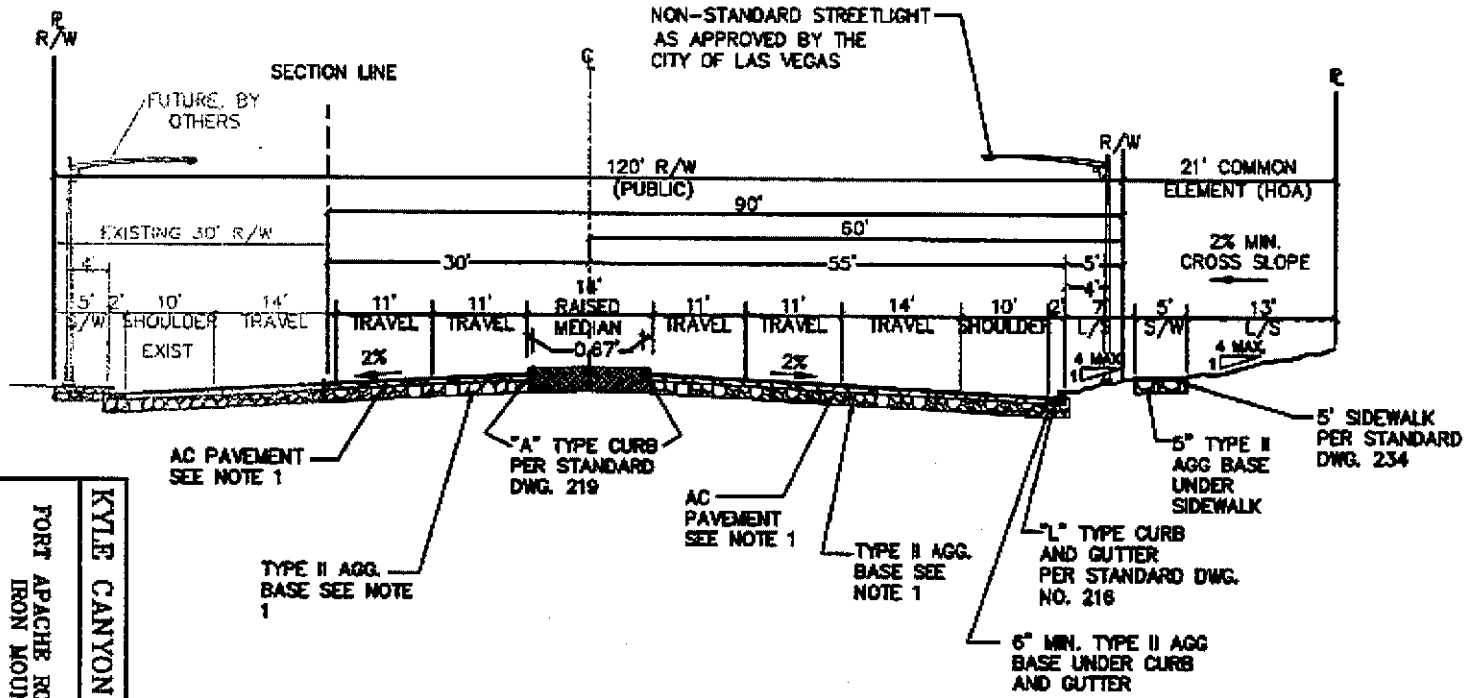
KYLE CANYON GATEWAY

STANDARD DRAWINGS

FORT APACHE ROAD-120' SECTION (PUBLIC)
SOUTH OF IRON MOUNTAIN

DATE: 05-08-07

DWG NO. DG-S-P8



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

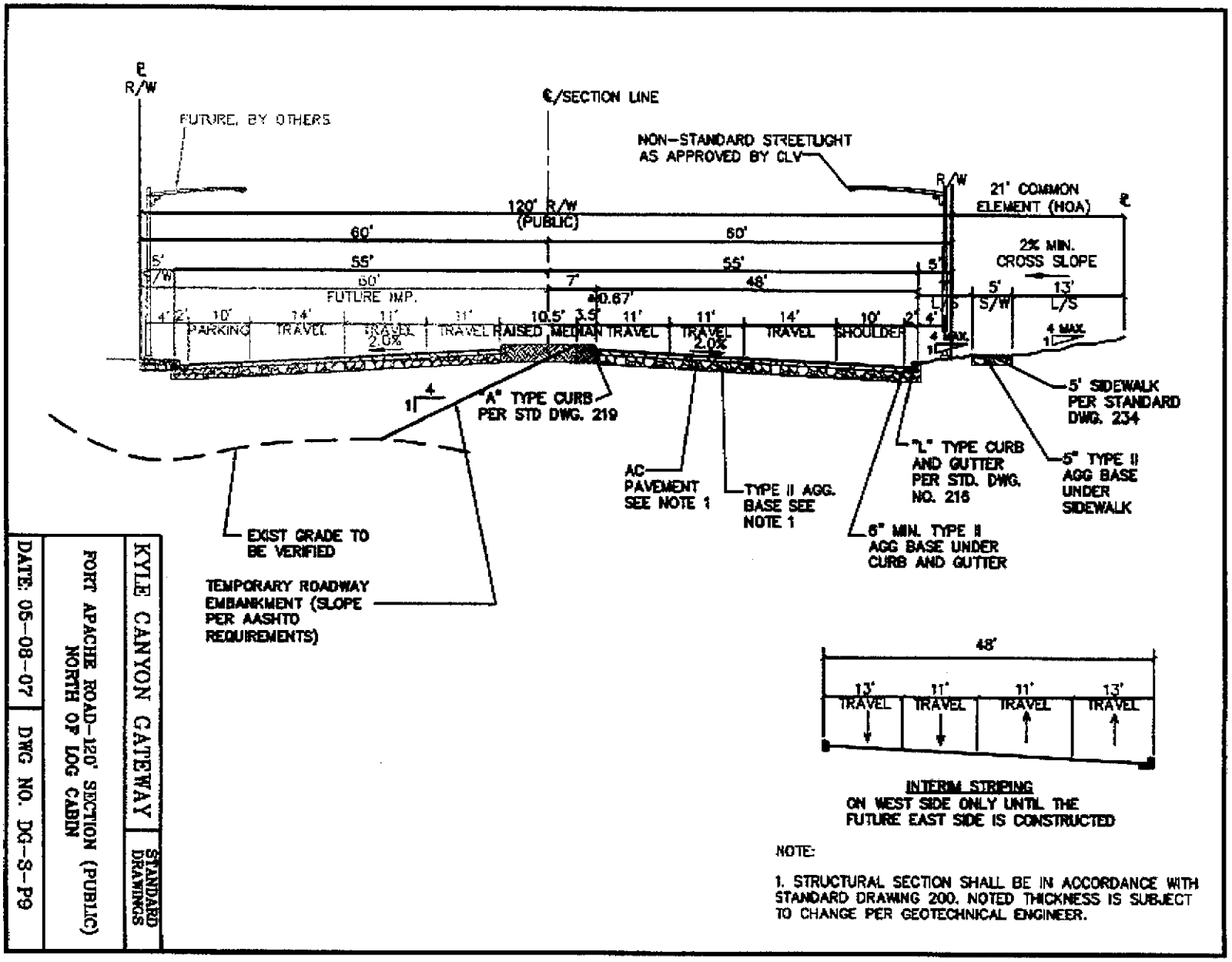
KYLE CANYON GATEWAY

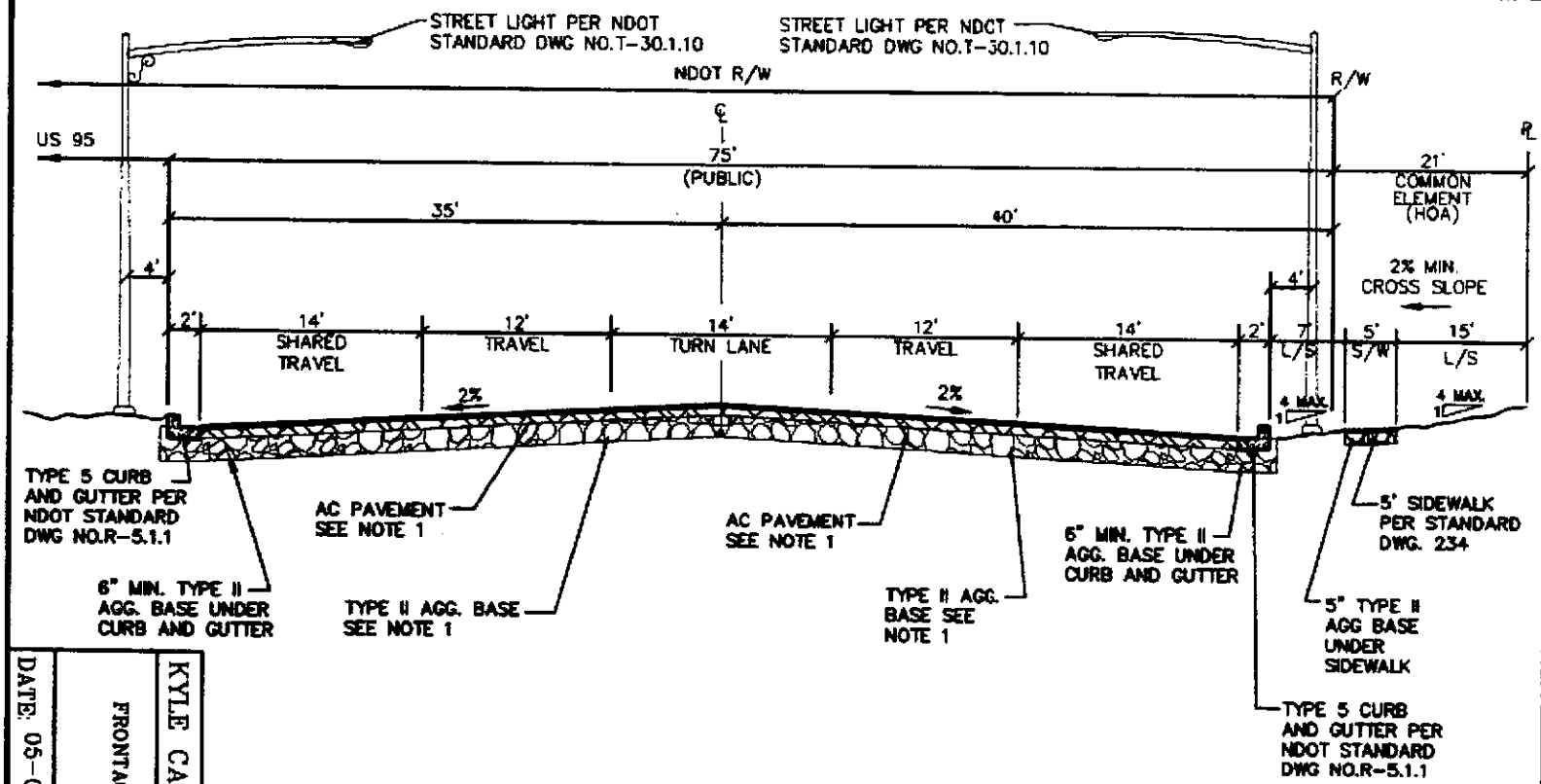
STANDARD DRAWINGS

FORT APACHE ROAD-120' SECTION (PUBLIC)
IRON MOUNTAIN TO LOG CABIN

DATE: 05-08-07

DWG NO. DG-S-P8A


℄ R/W
FUTURE, BY OTHERS
℄/SECTION LINE
NON-STANDARD STREETLIGHT AS APPROVED BY CLV
R/W
21' COMMON ELEMENT (HOA)
℄
120' R/W (PUBLIC)
60'
60'
2% MIN. CROSS SLOPE
5'
55'
55'
5'
R/W
60'
7'
48'
FUTURE IMP.
40.67'
5' S/W
13' L/S
L/S
4'
2'
10' PARKING
14' TRAVEL
11' TRAVEL 2.0%
11' TRAVEL
10.5'
3.5'
RAISED MEDIAN
11' TRAVEL
11' TRAVEL 2.0%
14' TRAVEL
10' SHOULDER
2'
4'
4 MAX.
1
4 MAX.
1
4
1
"A" TYPE CURB PER STD DWG. 219
5' SIDEWALK PER STANDARD DWG. 234
"L" TYPE CURB AND GUTTER PER STD. DWG. NO. 216
5" TYPE II AGG BASE UNDER SIDEWALK
AC PAVEMENT SEE NOTE 1
TYPE II AGG. BASE SEE NOTE 1
6" MIN. TYPE II AGG BASE UNDER CURB AND GUTTER
EXIST GRADE TO BE VERIFIED
TEMPORARY ROADWAY EMBANKMENT (SLOPE PER AASHTO REQUIREMENTS)
48'
13' TRAVEL
11' TRAVEL
11' TRAVEL
13' TRAVEL
INTERIM STRIPING
ON WEST SIDE ONLY UNTIL THE FUTURE EAST SIDE IS CONSTRUCTED
NOTE:
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.
KYLE CANYON GATEWAY
STANDARD DRAWINGS
FORT APACHE ROAD-120' SECTION (PUBLIC)
NORTH OF LOG CABIN
DATE: 05-08-07
DWG NO. DG-S-P9

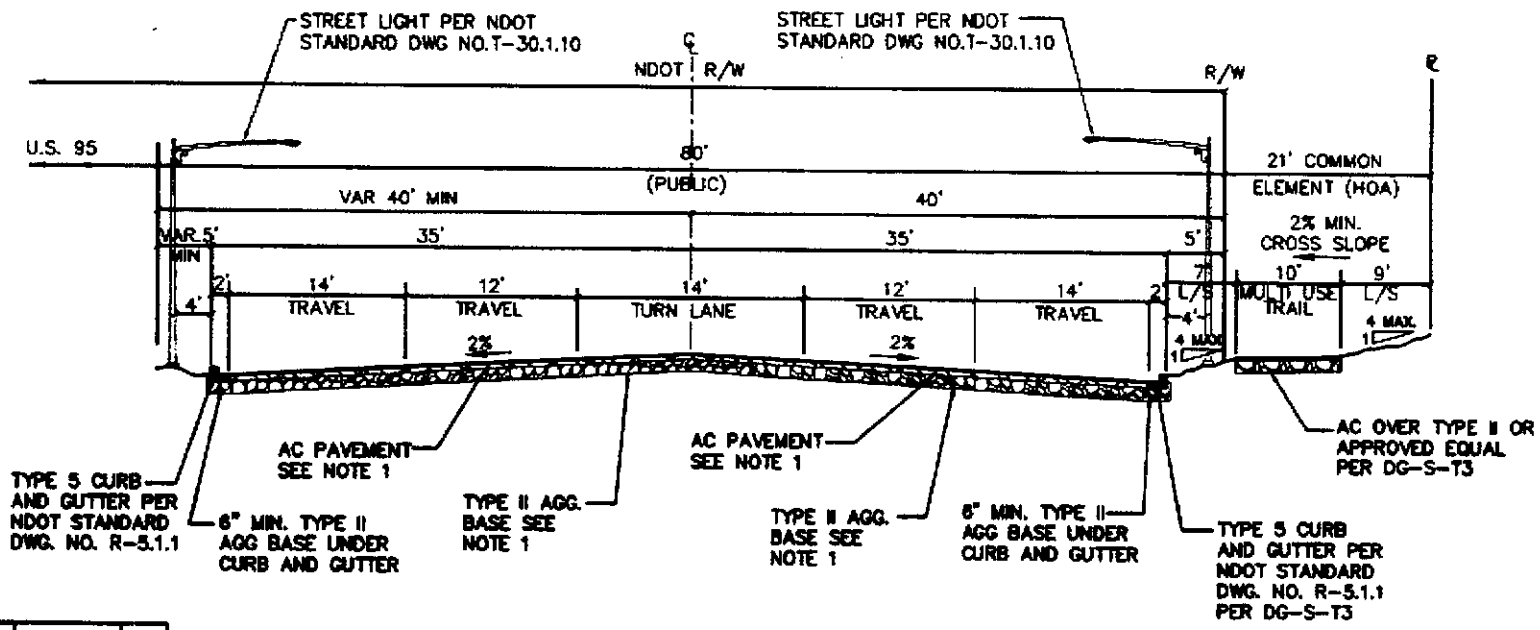


NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH NDOT STANDARDS. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

2. WHERE APPLICABLE WITHIN MIXED USE DISTRICT, AND ONLY IN AREAS WITH 0' BUILDING SET BACK, THE COMMON ELEMENT AMENITIES SHALL BE CONTROLLED BY FIGURE 3-21 OF THE DESIGN GUIDELINES.

DATE: 05-08-07	FRONTAGE ROAD (OSO BLANCA DRIVE) 75' SECTION (PUBLIC)	KYLE CANYON GATEWAY
DWG NO. DG-S-P10		STANDARD DRAWINGS



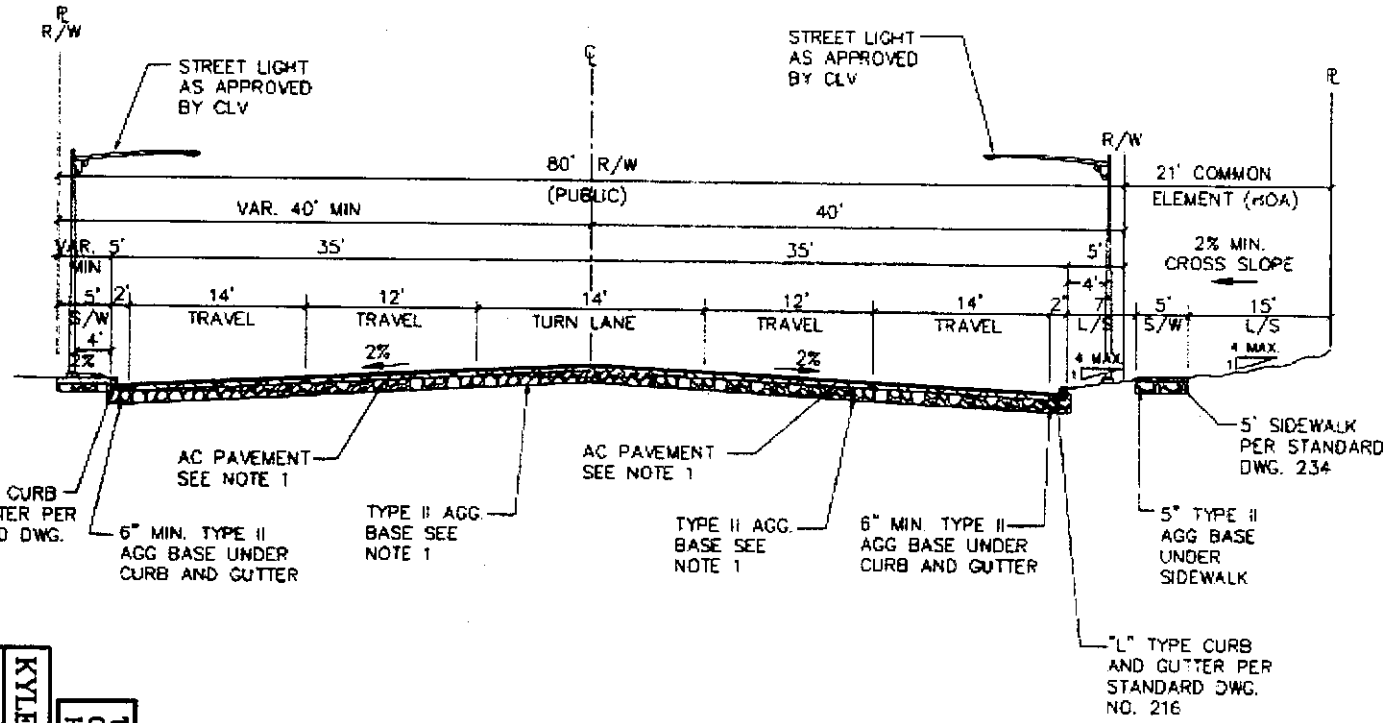
NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH NDOT STANDARDS. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

KYLE CANYON GATEWAY | STANDARD DRAWINGS

FRONTAGE ROAD (SKY POINTE DR)
80' SECTION (PUBLIC)
NORTH OF IRON MOUNTAIN

DATE: 05-08-07 | DWG NO. DG-S-P10A



NOTE:

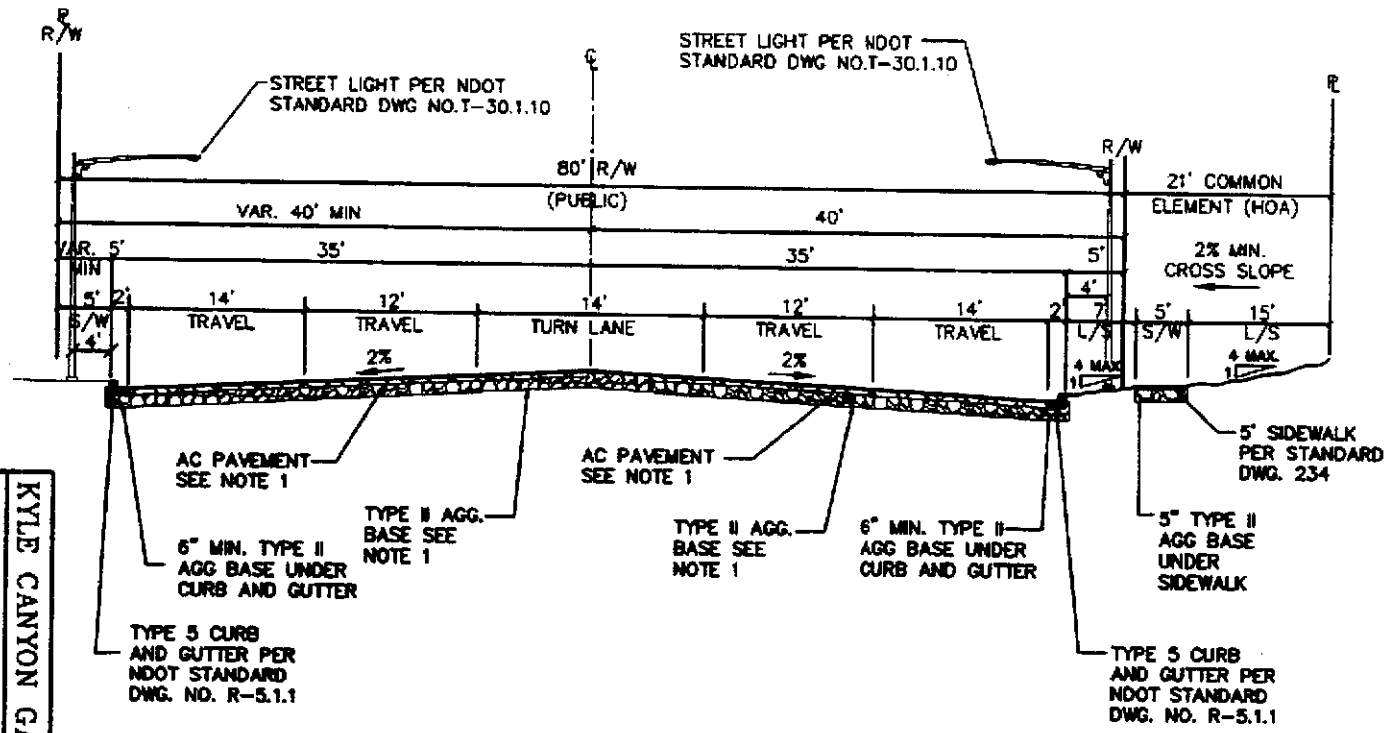
1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

TO BE CONSTRUCTED BY THE CITY OF LAS VEGAS ALONG WITH THE HORSE INTERCHANGE IMPROVEMENTS

KYLE CANYON GATEWAY | STANDARD DRAWINGS

FRONTAGE ROAD (SKY POINTE DRIVE)-80' (PUBLIC) 80' SECTION (PUBLIC) TEE PEE TO PORT APACHE

DATE: 05-08-07 | DWG NO. DG-S-P10B



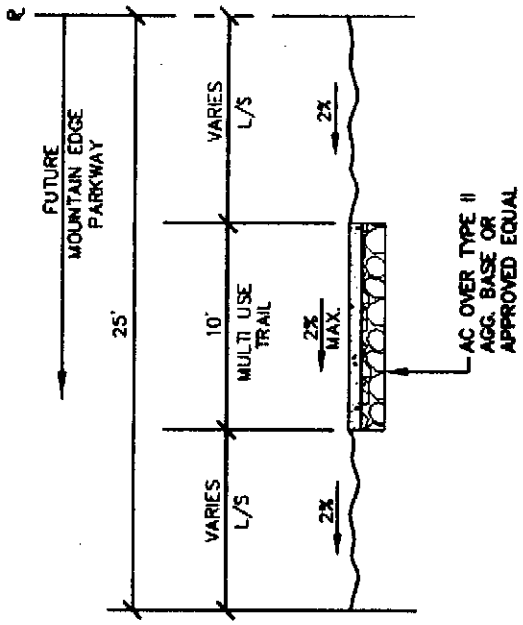
NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH NDOT STANDARDS. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

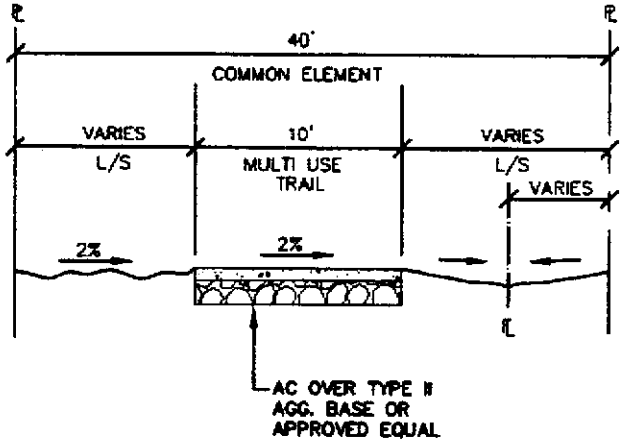
KYLE CANYON GATEWAY | STANDARD DRAWINGS

FRONTAGE ROAD (SKY POINTE DRIVE) 80' SECTION (PUBLIC)
IRON MOUNTAIN (EXTENDED) TO TEE PEE

DATE: 05-08-07 | DWG NO. DG-S-P10C



KYLE CANYON GATEWAY	STANDARD DRAWINGS
TRAIL SECTION MOUNTAIN EDGE PARKWAY	
DATE: 05-08-07	DWG NO. DG-S-T1



NOTE:

* FOR THE PORTION BETWEEN SKY POINTE DRIVE AND BRENT LANE: THE TRAIL IS REDUCED TO 5'; THE COMMON ELEMENT IS REDUCED TO 20' AND A 20' LVVWD PUBLIC WATER LINE EASEMENT IS TO BE LOCATED WITHIN THE COMMON ELEMENT.

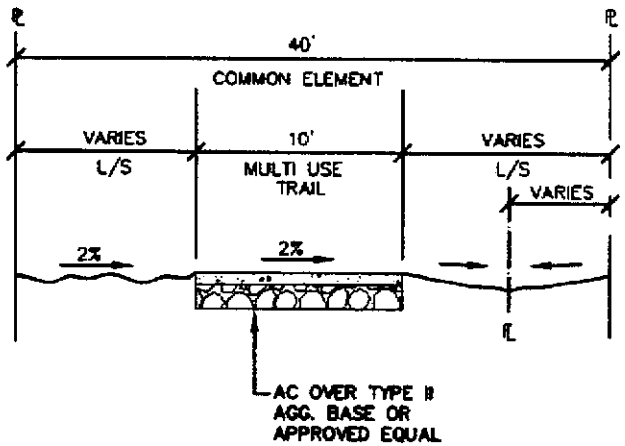
KYLE CANYON GATEWAY

STANDARD DRAWINGS

PASEO TRAIL SECTION

DATE: 05-08-07

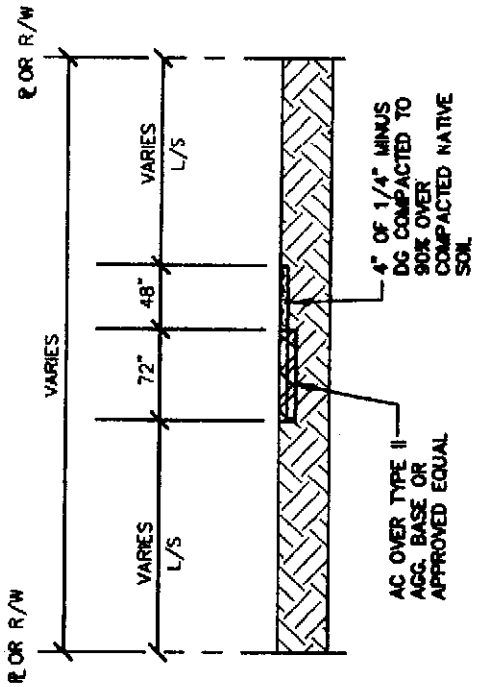
DWG NO. DG-S-T2



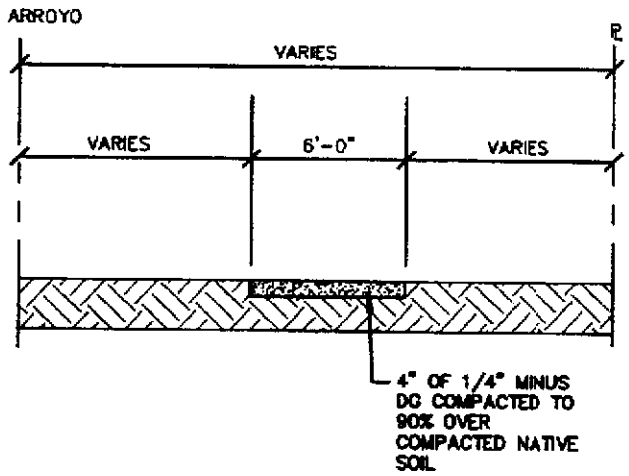
NOTE:

* FOR THE PORTION BETWEEN SKY POINTE DRIVE AND BRENT LANE: THE TRAIL IS REDUCED TO 5'; THE COMMON ELEMENT IS REDUCED TO 20' AND A 20' LVVWD PUBLIC WATER LINE EASEMENT IS TO BE LOCATED WITHIN THE COMMON ELEMENT.

KYLE CANYON GATEWAY		STANDARD DRAWINGS
PASEO TRAIL SECTION		
DATE: 05-08-07	DWG NO. DG-S-T2	



KYLE CANYON GATEWAY	STANDARD DRAWINGS
MULTI-USE TRAIL	
DATE: 05-08-07	DWG NO. DG-S-T3



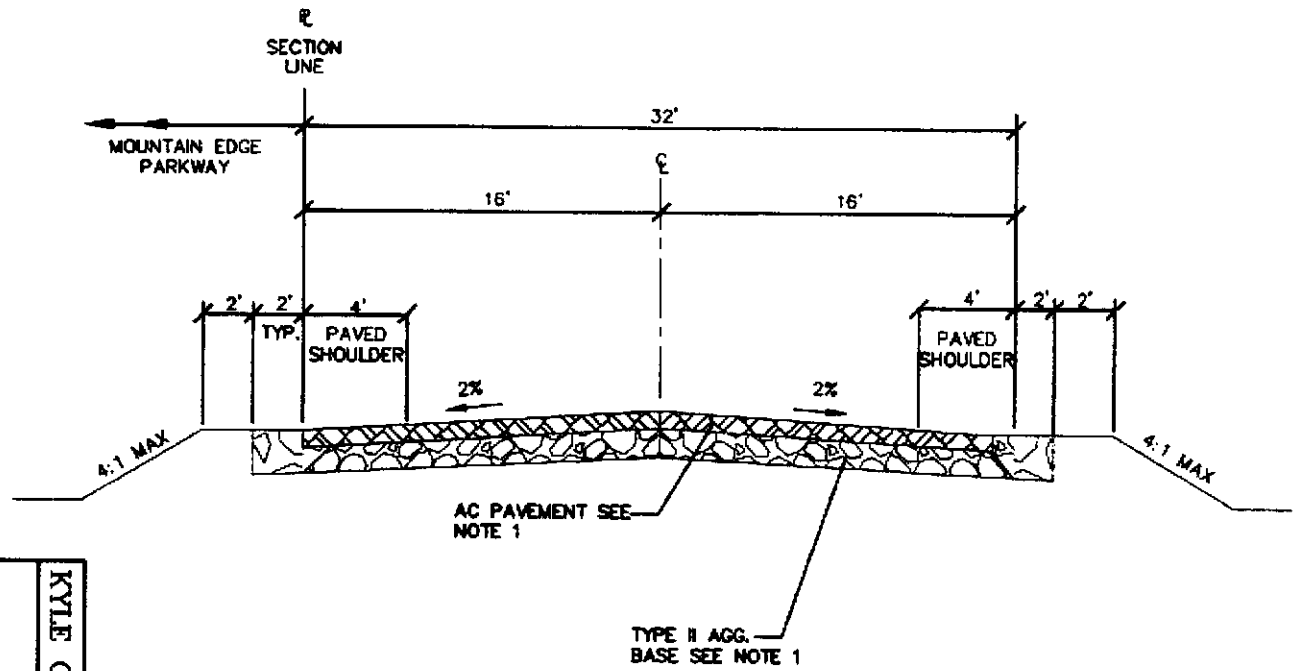
KYLE CANYON GATEWAY

STANDARD DRAWINGS

ARROYO TRAIL

DATE: 05-08-07

DWG NO. DG-S-T4



NOTE:

1. STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH STANDARD DRAWING 200. NOTED THICKNESS IS SUBJECT TO CHANGE PER GEOTECHNICAL ENGINEER.

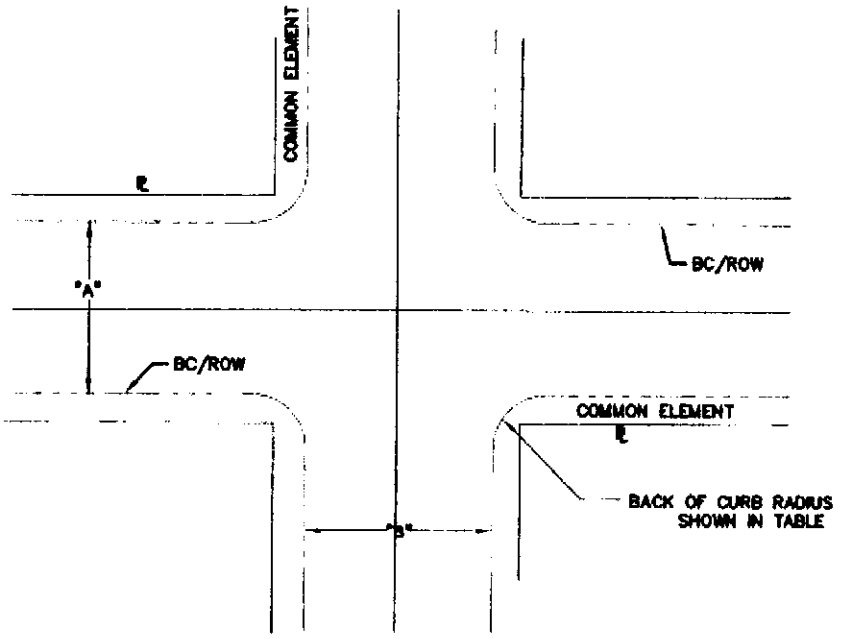
KYLE CANYON GATEWAY

STANDARD DRAWINGS

MOUNTAIN EDGE PARKWAY
ACCESS ROAD
TER PEE TO FORT APACHE

DATE: 05-08-07

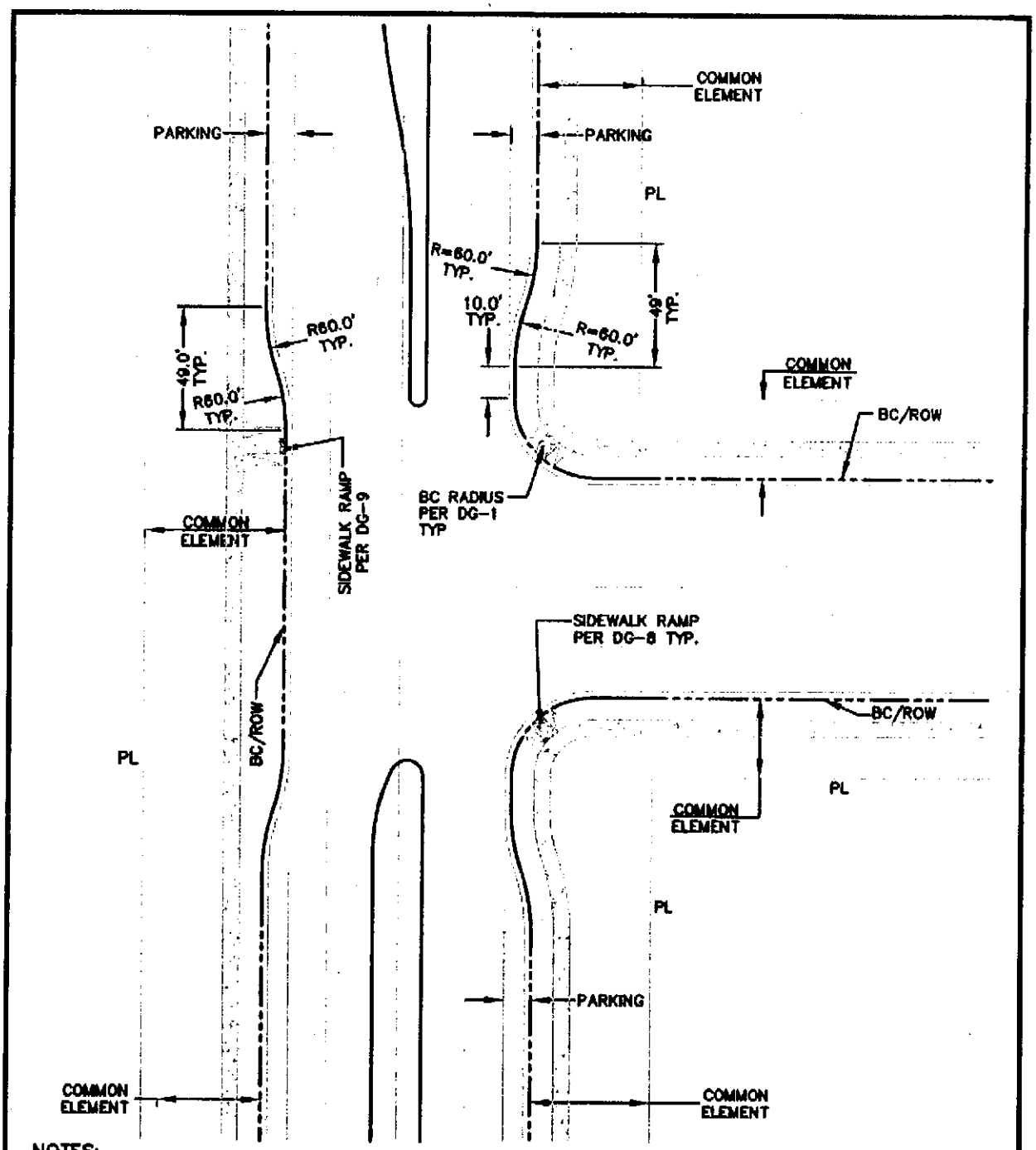
DWG NO. DG-S-MEP-A



STREET CLASSIFICATION	STREET SECTIONS
1. MULTI-LANE BOULEVARD	HORSE DRIVE (A1)
2. MULTI-LANE BOULEVARD	NORTH HUALAPAI WAY (A2)
3. MULTI-LANE BOULEVARD	HUALAPAI WAY (A3)(A3A)(A3B) TEE PEE LANE (P7A)(B4)
4. TWO LANE BOULEVARD	SHAUMBER ROAD (B1) BRENT LANE (P7) IRON MOUNTAIN (P6)
5. MULTI-LANE BOULEVARD	EGAN CREST (B3)(B3A)(B3B) KYLEGATE (B4)(B4B)
6. MULTI-LANE COLLECTOR	(B5)(B5A)(A3C)
7. TWO LANE CONNECTOR	NORTH TEE PEE LANE (C1) VIBRATO (C2)
8. THREE LANE CONNECTOR	(C3)(C4) O'HARE (C4) LOG CABIN DRIVE (C4)
9. CONNECTOR STREET AT SUBSTATION	(C4D)
10. CONNECTOR STREET	(C6)
11. NEIGHBORHOOD STREET	WITHIN NEIGHBORHOODS (D1)
12. NEIGHBORHOOD STREET AT PARKS	WITHIN NEIGHBORHOODS (D2)
13. ARTERIAL AND FRONTAGE ROADS	GRAND TETON (P1)(P1A) IRON MOUNTAIN (P2)(P3) GRAND CANYON (P4)(P5) FORT APACHE (P8)(P8A)(P9) OSO BLANCA (P10) SKY POINTE (P10A)(P10B)(P10C)

STREET CLASSIFICATION		STREET CLASSIFICATION		
	"A" \ "B"	7, 8, 9, 11, 12	2, 3, 4, 5, 6, 10	1, 13
STREET CLASSIFICATION	7, 8, 9, 11, 12	20'	25'	30'
	2, 3, 4, 5, 6, 10	25'	30'	30'
	1, 13	30'	30'	30'

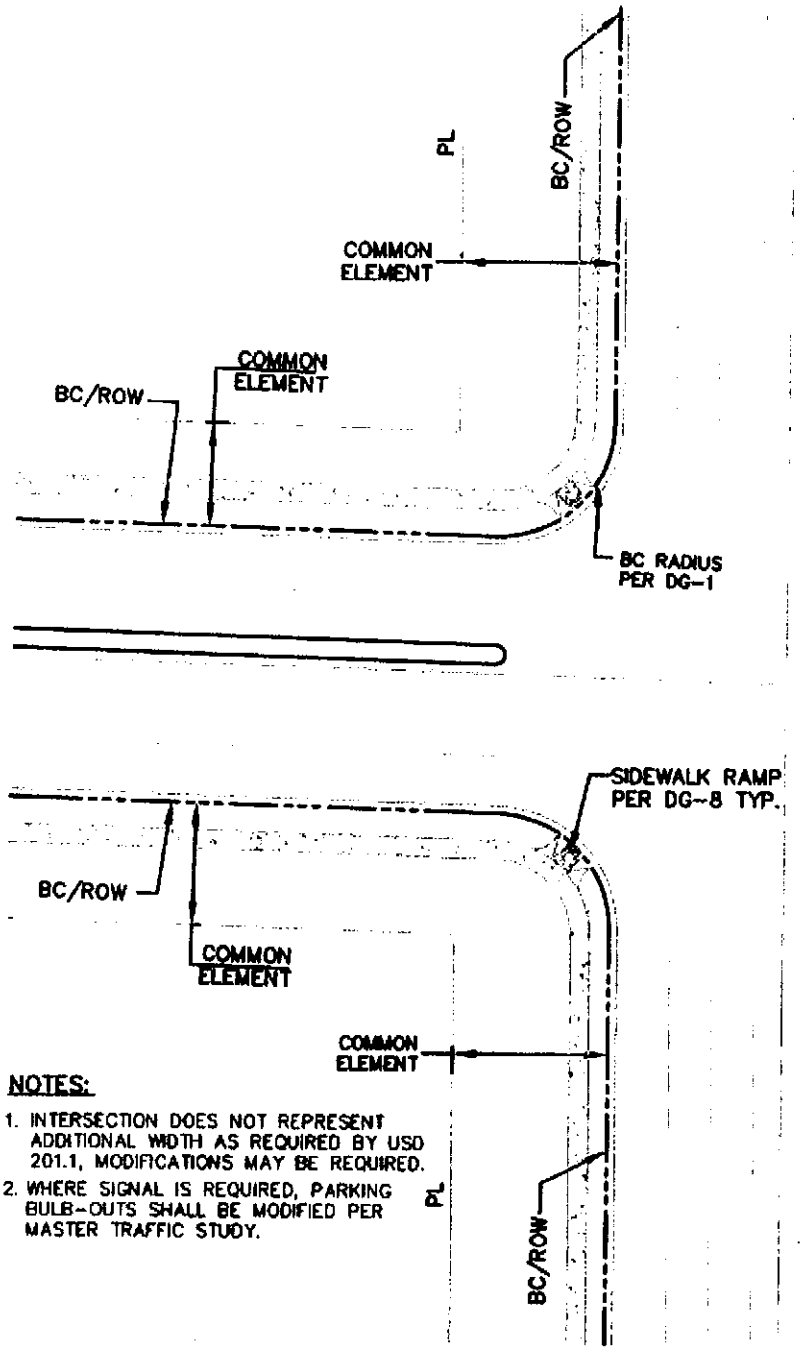
KYLE CANYON GATEWAY	STANDARD DRAWINGS
MINIMUM BACK OF CURB RADIUS	
DATE: 05-08-07	DWG NO. DG-1



NOTES:

1. BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER
2. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
3. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

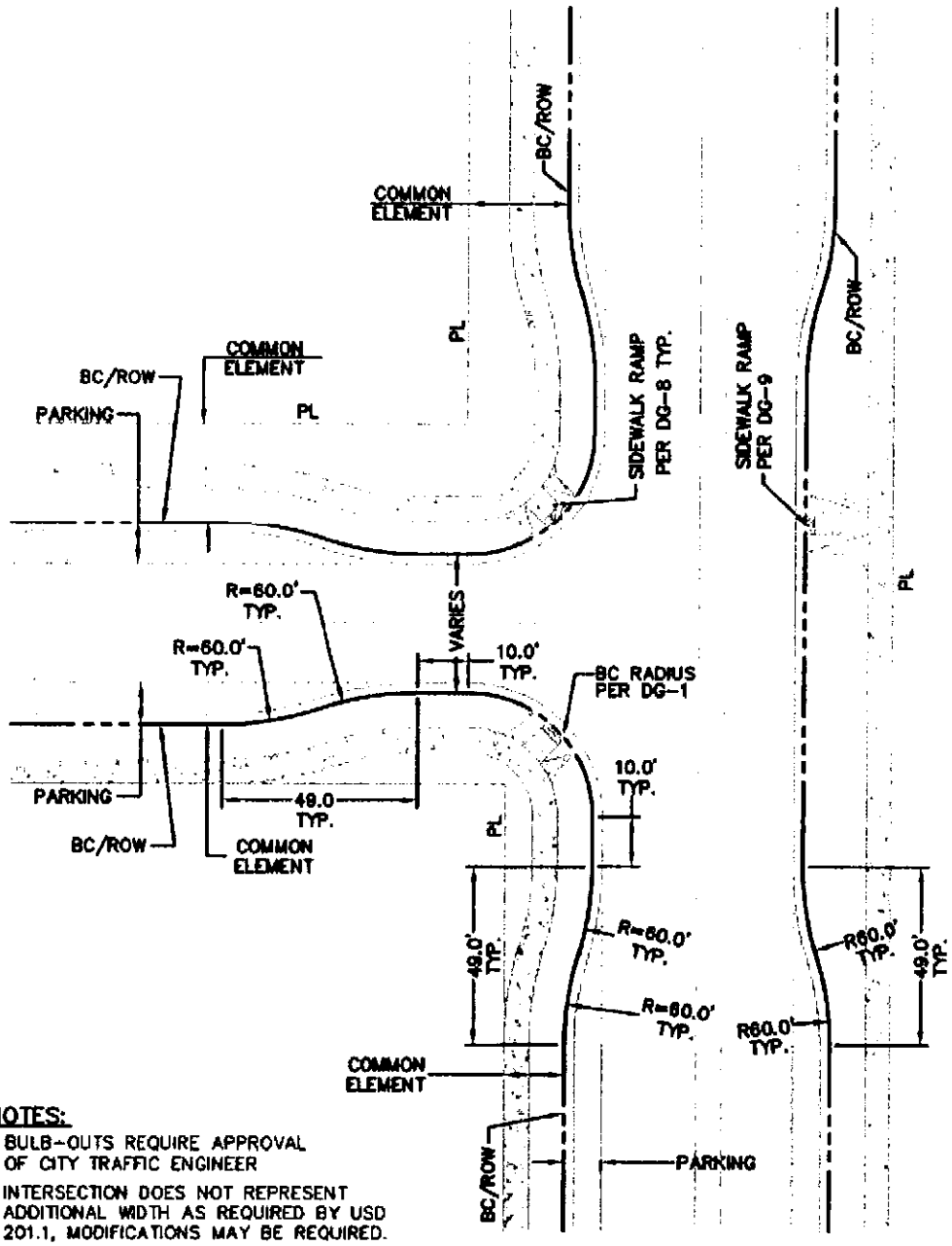
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS "T" INTERSECTION W/ PARKING ON MAINLINE	
DATE: 05-08-07	DWG NO. DG-2



NOTES:

1. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
2. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

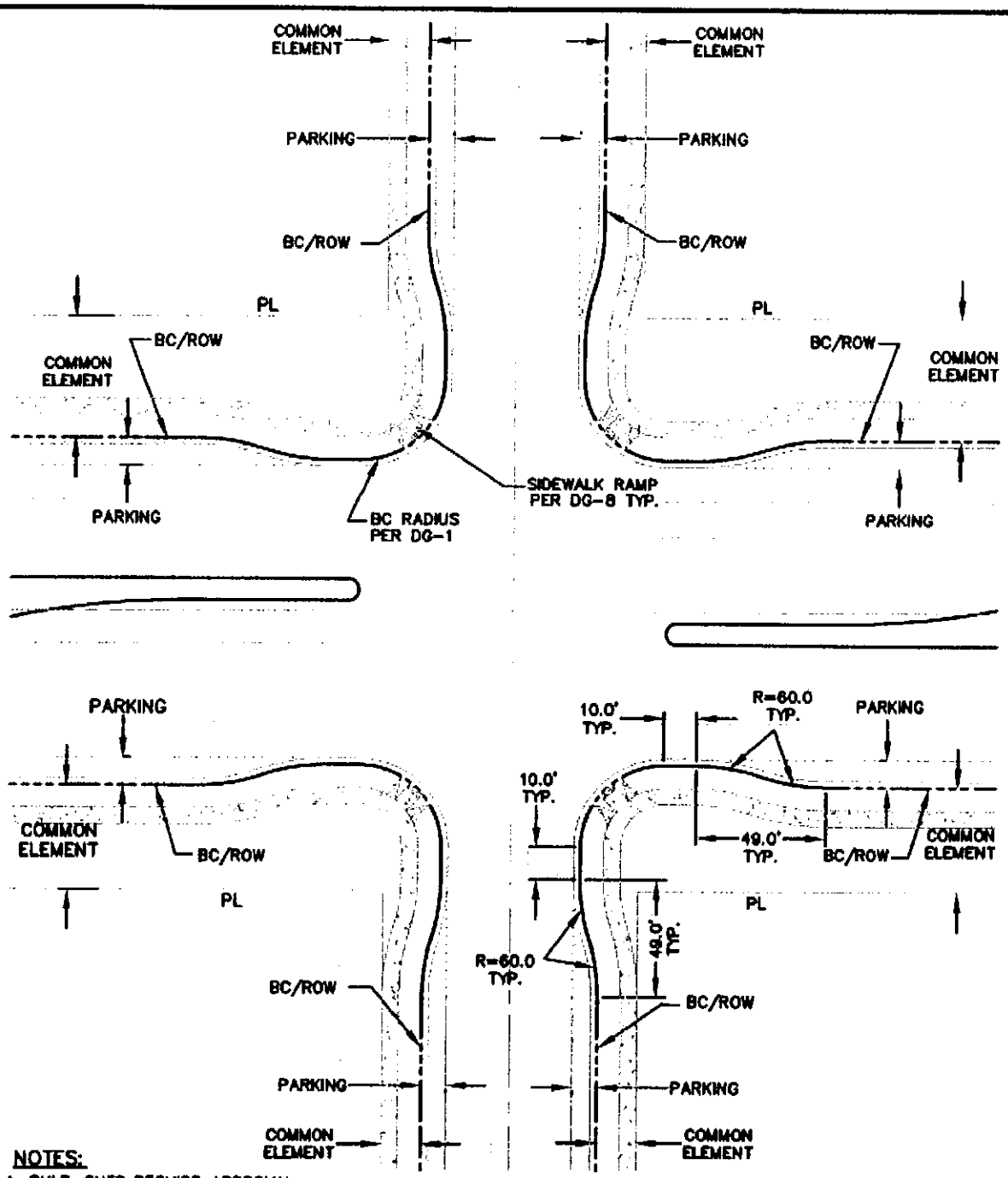
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS "T" INTERSECTION W/ NO PARKING	
DATE: 05-08-07	DWG NO. DG-3



NOTES:

1. BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER
2. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
3. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

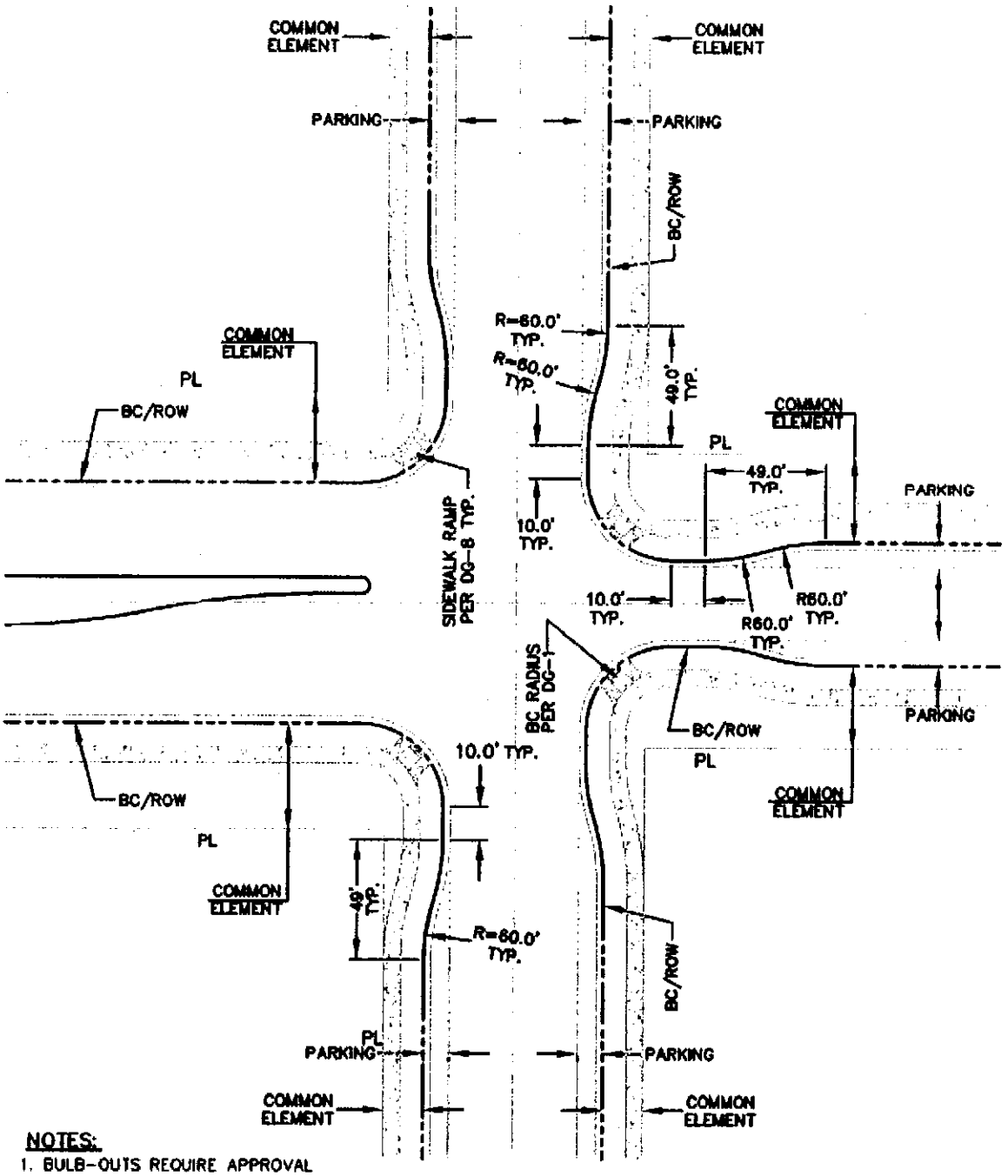
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS "T" INTERSECTION W/ PARKING ON BOTH LEGS	
DATE: 05-08-07	DWG NO. DG-4



NOTES:

1. BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER
2. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
3. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

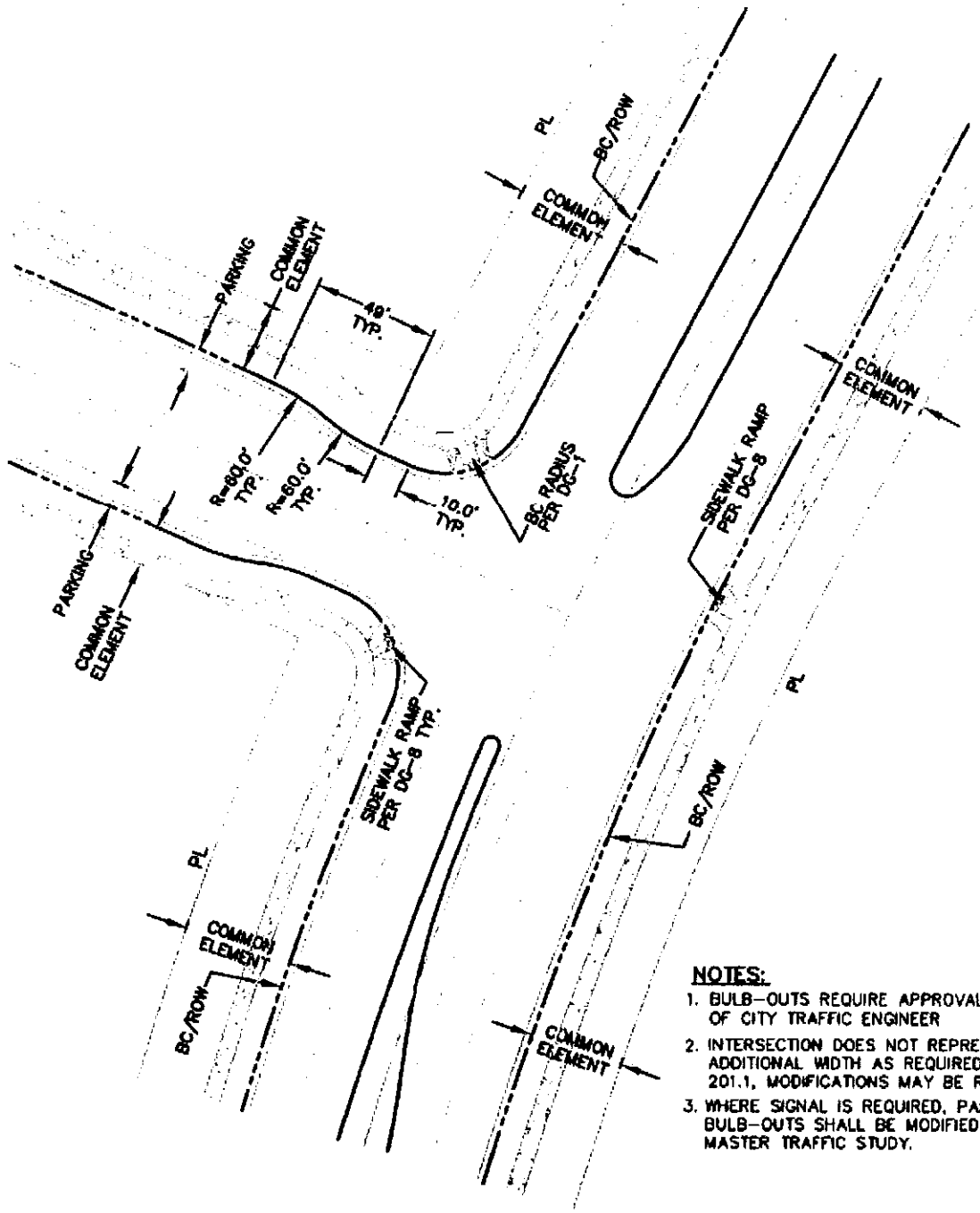
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS 4-WAY INTERSECTION W/ PARKING ALL LEGS	
DATE: 05-08-07	DWG NO. DG-5



NOTES:

1. BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER
2. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
3. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

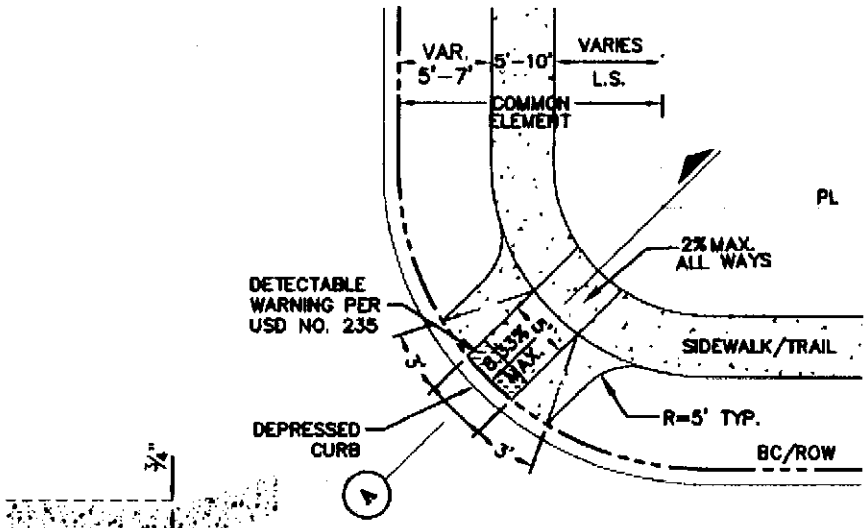
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS 4-WAY INTERSECTION W/ PARKING ON 3 LEGS	
DATE: 05-08-07	DWG NO. DG-6

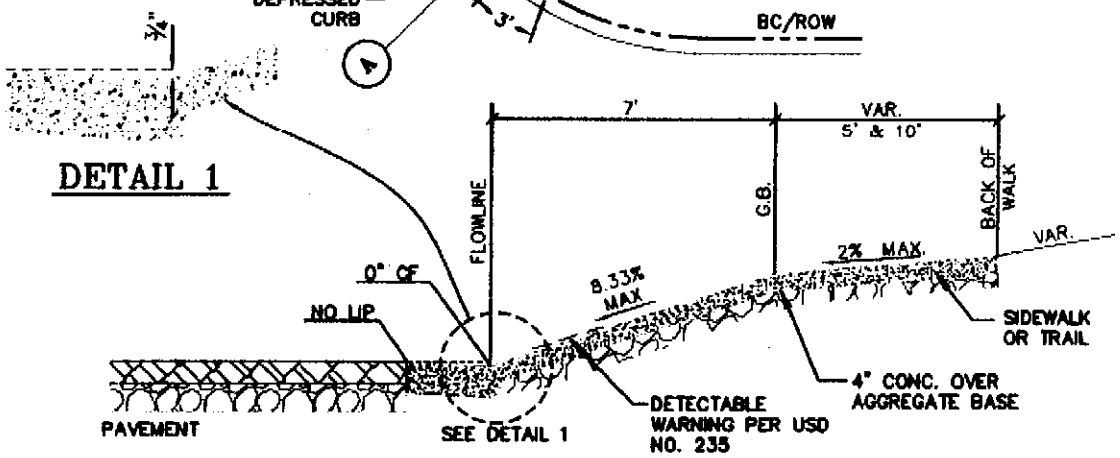


NOTES:

1. BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER
2. INTERSECTION DOES NOT REPRESENT ADDITIONAL WIDTH AS REQUIRED BY USD 201.1, MODIFICATIONS MAY BE REQUIRED.
3. WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

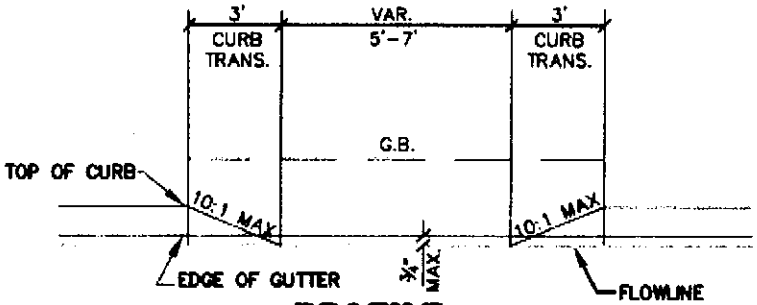
KYLE CANYON GATEWAY	STANDARD DRAWINGS
INTERSECTION GEOMETRICS "T" INTERSECTION W/ PARKING ON LEG	
DATE: 05-08-07	DWG NO. DG-7





DETAIL 1

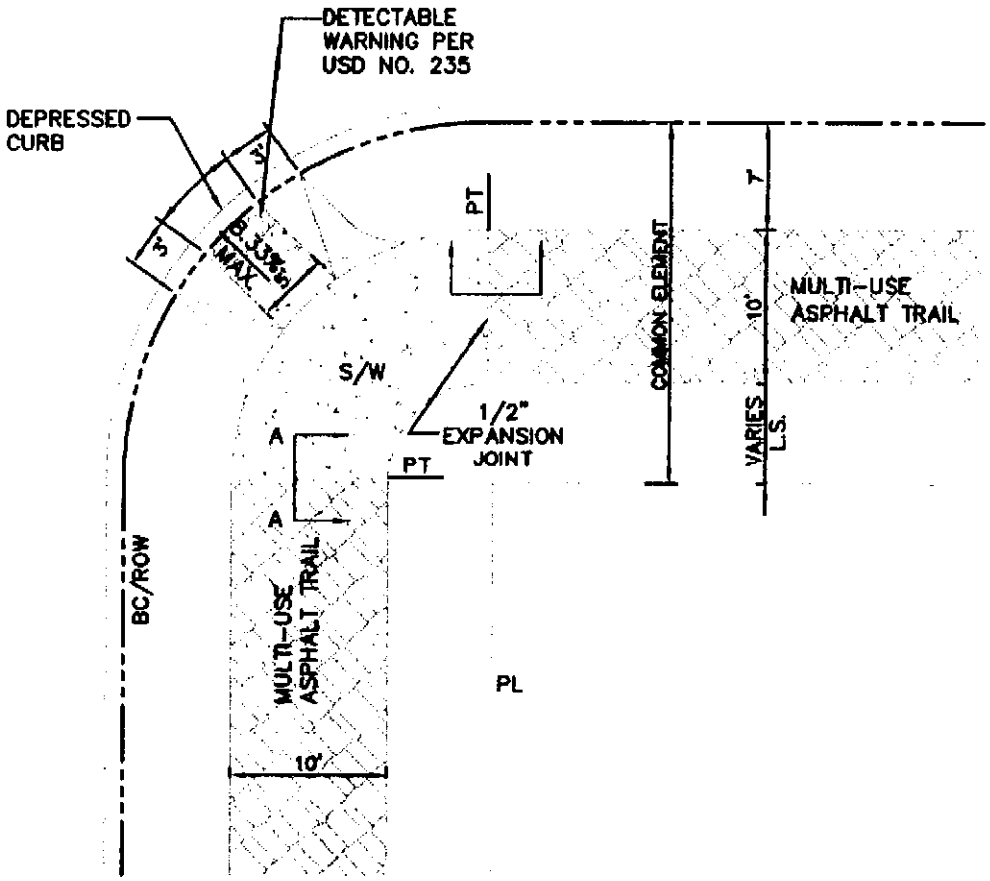
(A) SECTION

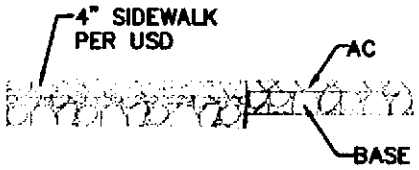


PROFILE

NOTES:
1. SIDEWALK RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN UNLESS OTHERWISE APPROVED.
2. SIDEWALK RAMP'S OUTSIDE OF THE CURB RETURN SHALL BE LOCATED ADJACENT TO THE RETURN UNLESS OTHERWISE APPROVED.
3. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. WHEN CONSTRUCTING RAMP WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER.
5. DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL CENTER 0.9 IN., A HEIGHT OF NOMINAL CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND CONTRASTING VISUALLY WITH ADJOINING SURFACES MAY BE PLACED ON RAMP EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP.

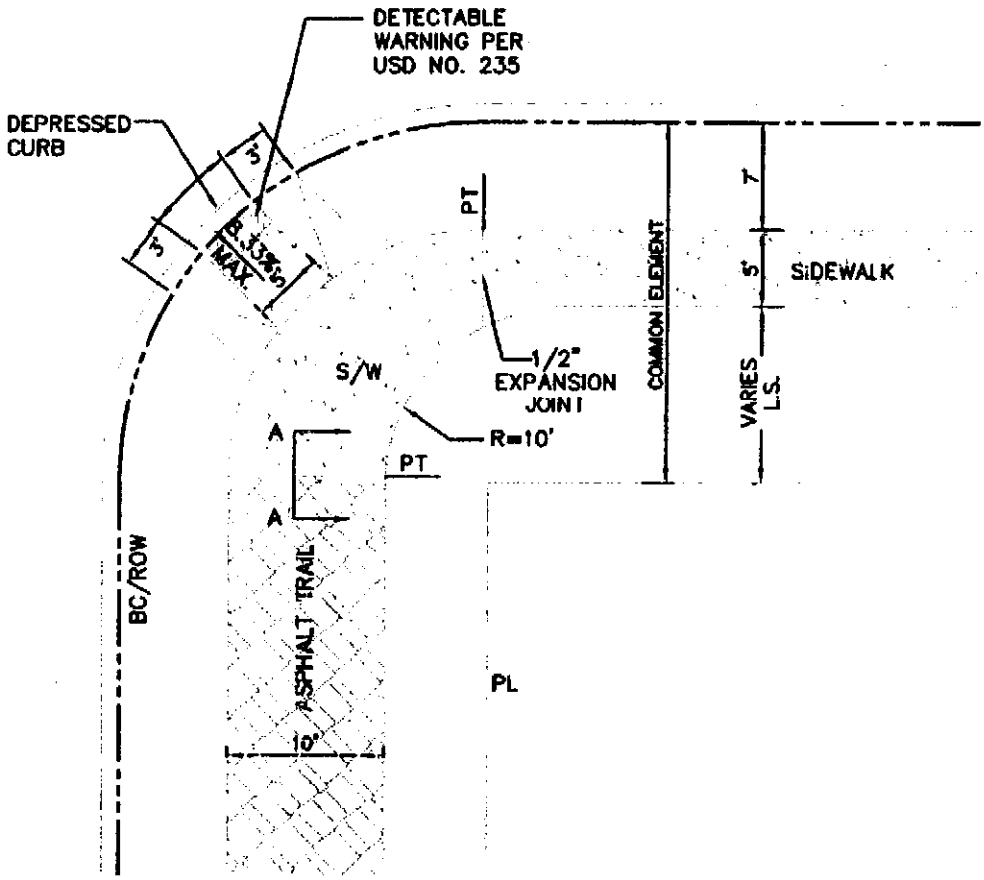
KYLE CANYON GATEWAY	STANDARD DRAWINGS
SIDEWALK RAMP AT RETURNS	
DATE: 05-08-07	DWG NO. DG-8

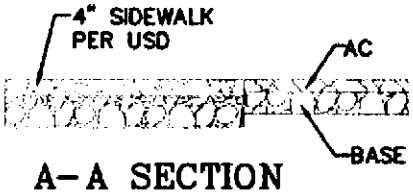




A–A SECTION

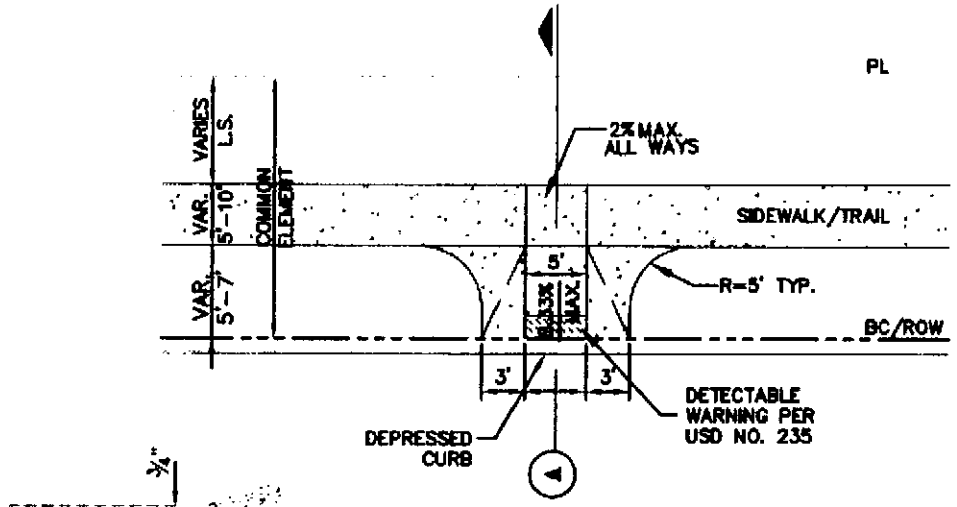
KYLE CANYON GATEWAY	STANDARD DRAWINGS
SIDEWALK/TRAIL CONNECTION OPTION A	
DATE: 05–08–07	DWG NO. DG–8.1

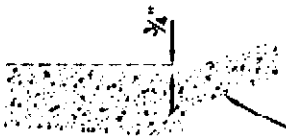




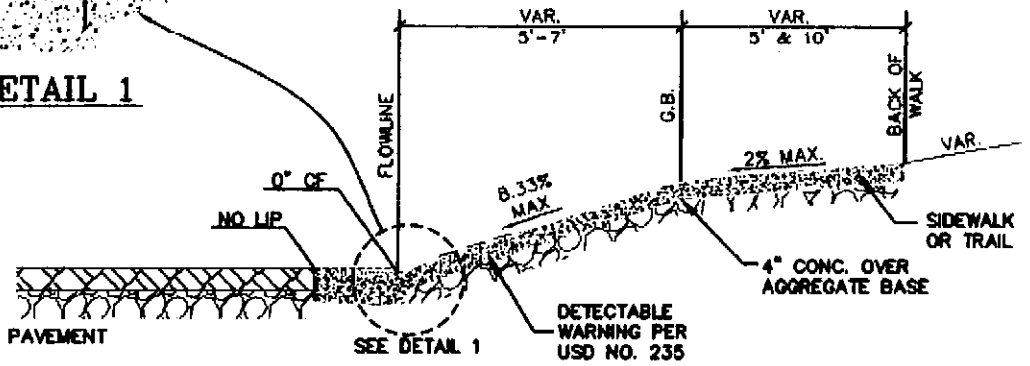
A-A SECTION

KYLE CANYON GATEWAY	STANDARD DRAWINGS
SIDEWALK TRAIL CONNECTION OPTION B	
DATE: 05-08-07	DWG NO. DG-8.2

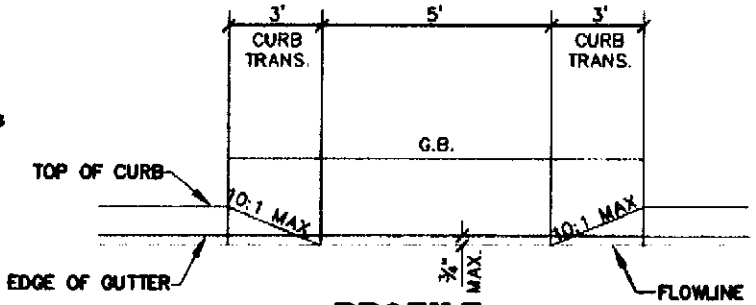




DETAIL 1



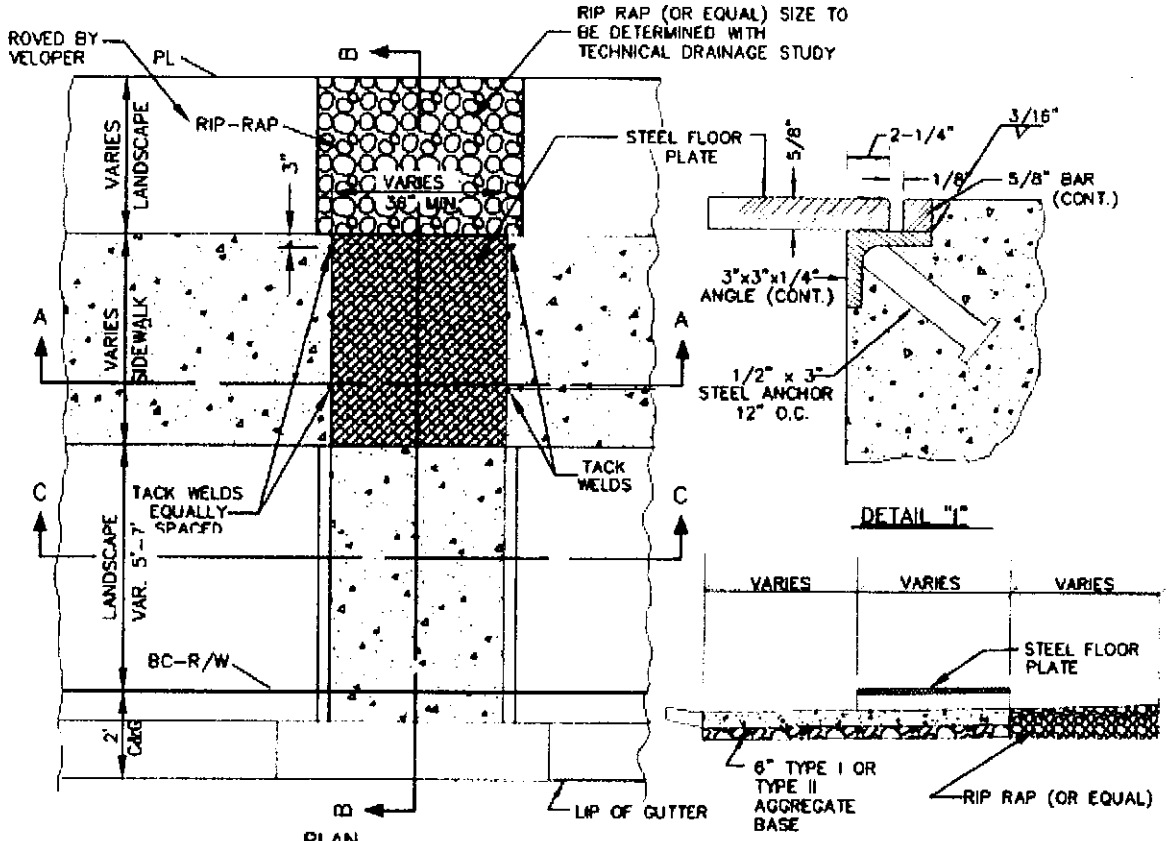
A SECTION

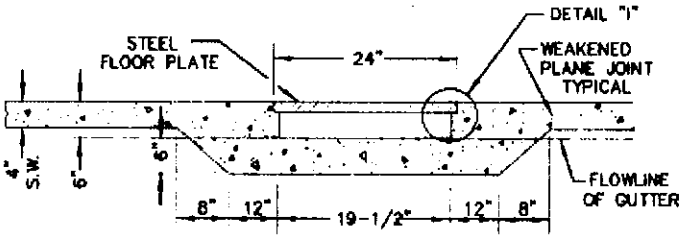


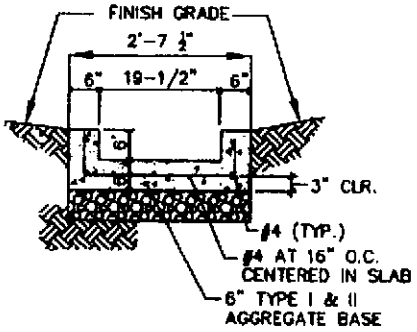
PROFILE

NOTES:
1. SIDEWALK RAMP WITHIN CURB RETURN SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN UNLESS OTHERWISE APPROVED.
2. SIDEWALK RAMPS OUTSIDE OF THE CURB RETURN SHALL BE LOCATED ADJACENT TO THE RETURN UNLESS OTHERWISE APPROVED.
3. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. WHEN CONSTRUCTING RAMP WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER.
5. DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL CENTER 0.9 IN., A HEIGHT OF NOMINAL CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. AND CONTRASTING VISUALLY WITH ADJOINING SURFACES MAY BE PLACED ON RAMP EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
SIDEWALK RAMP AT MID BLOCK	
DATE: 05-08-07	DWG NO. DG-9



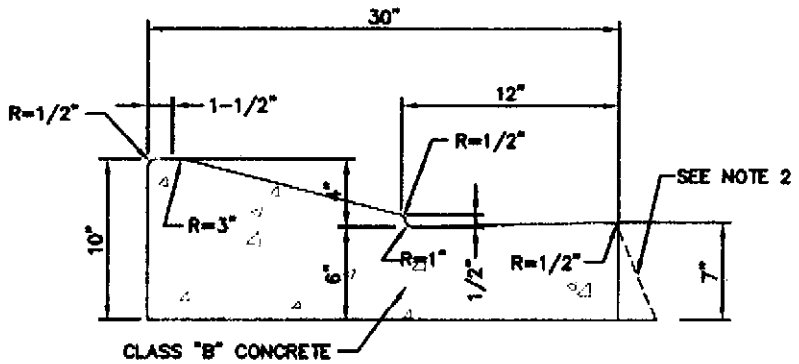




NOTES:

1. MULTIPLE UNDERDRAINS MAY BE REQUIRED DEPENDING ON DRAINAGE REQUIREMENTS.
2. ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AND ALL GALVANIZING DAMAGED BY FABRICATION OR INSTALLATION SHALL RECEIVE TWO COATS OF ALUMINUM PAINT (GALVONOX OR EQUAL).

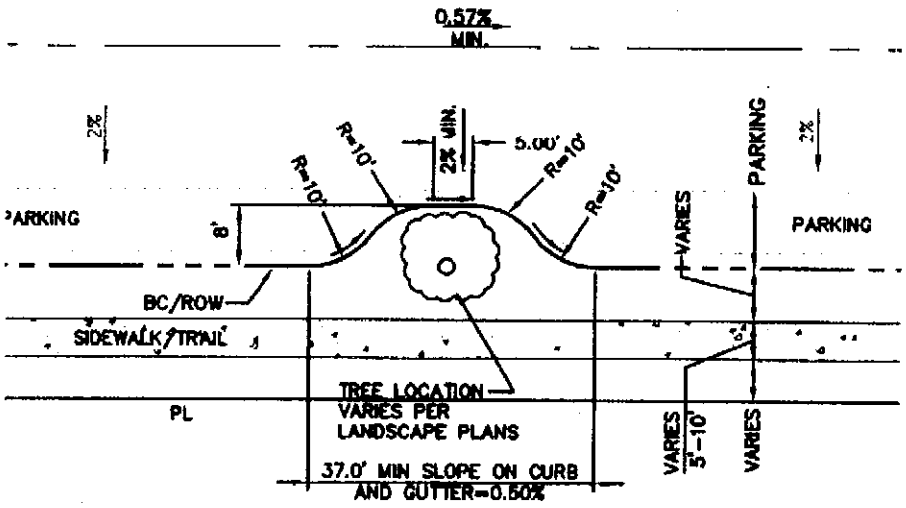
KYLE CANYON GATEWAY	STANDARD DRAWINGS
PARKWAY/LANDSCAPE SIDEWALK UNDERDRAIN	
DATE: 05-08-07	DWG NO. DG-10



NOTES:

1. CONSTRUCT 1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING AND END OF CURB RETURNS, AND AT 300 FT. MAX. INTERVALS FOR FORMED CURB. FOR JOINT DETAILS, SEE USD DWG. NO. 234.
2. ONE INCH BATTER AT CURB FACE IS OPTIONAL.
3. INSTALL 6" TYPE II AGGREGATE BASE UNDER CURB AND GUTTER, TYP.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
30" WEDGE CURB AND GUTTER	
DATE: 05-08-07	DWG NO. DG-11

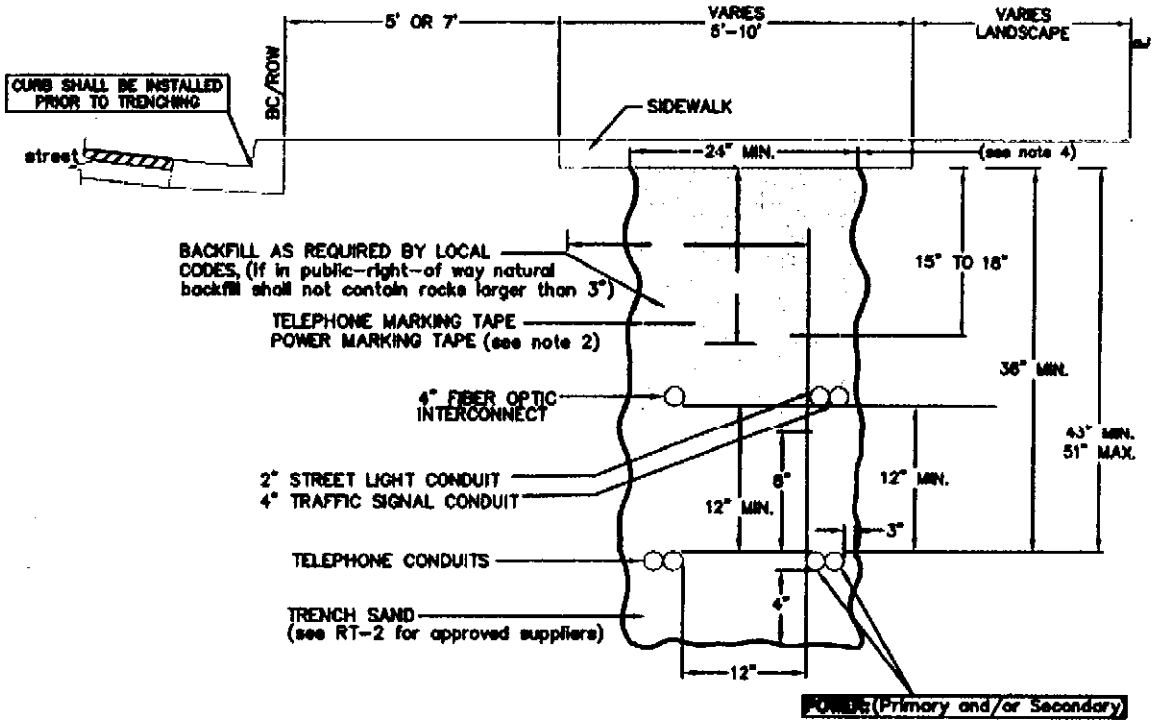


NOTE:
MIN. STREET GRADE WHERE TREE WELLS ARE ALLOWED IS 0.57%

NOTES:

1. "BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER"

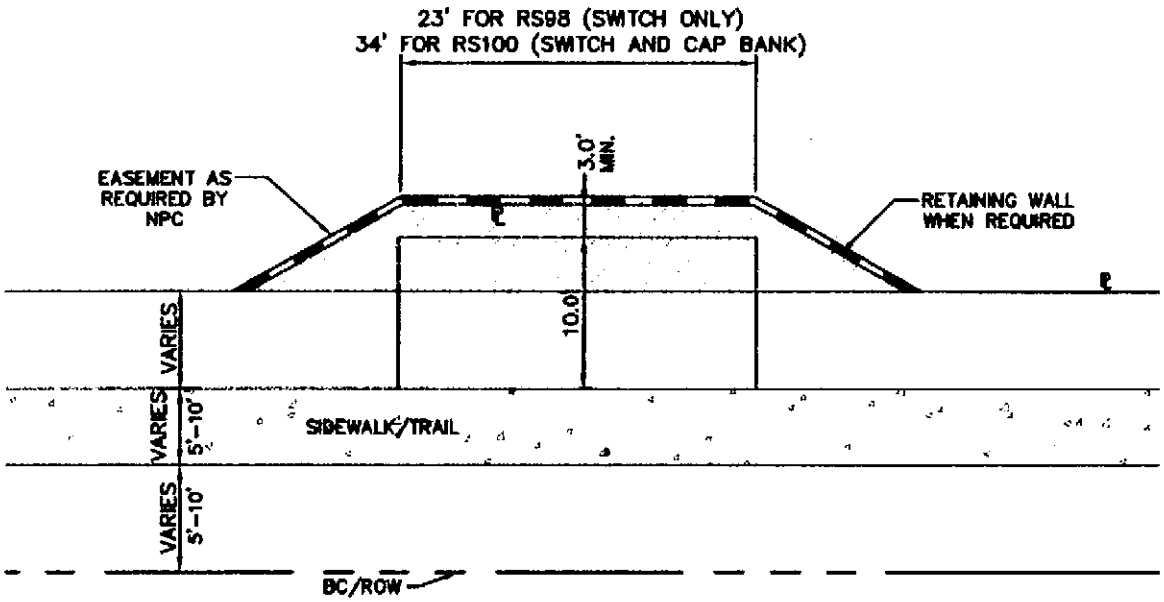
KYLE CANYON GATEWAY	STANDARD DRAWINGS
PARKING TREE WELL	
DATE: 05-08-07	DWG NO. DG-12



NOTES:

1. See RT-G for general requirements.
2. Vinyl marking tape in provided as supplemental protection because NPC cannnot control the final grade elevation due to possible future surface grade changes by the developer or owner.
3. Excavated material shall be placed a minimum of two feet from both edges of the trench to prevent material from falling into the open trench.
4. Edges of trench shall be a minimum of 36" from edge of Water, Gas or Sewer pipes.
5. Refer to Nevada Power RT-7

KYLE CANYON GATEWAY	STANDARD DRAWINGS
DRY UTILITY TRENCH LOCATION	
DATE: 05-08-07	DWG NO. DG-13

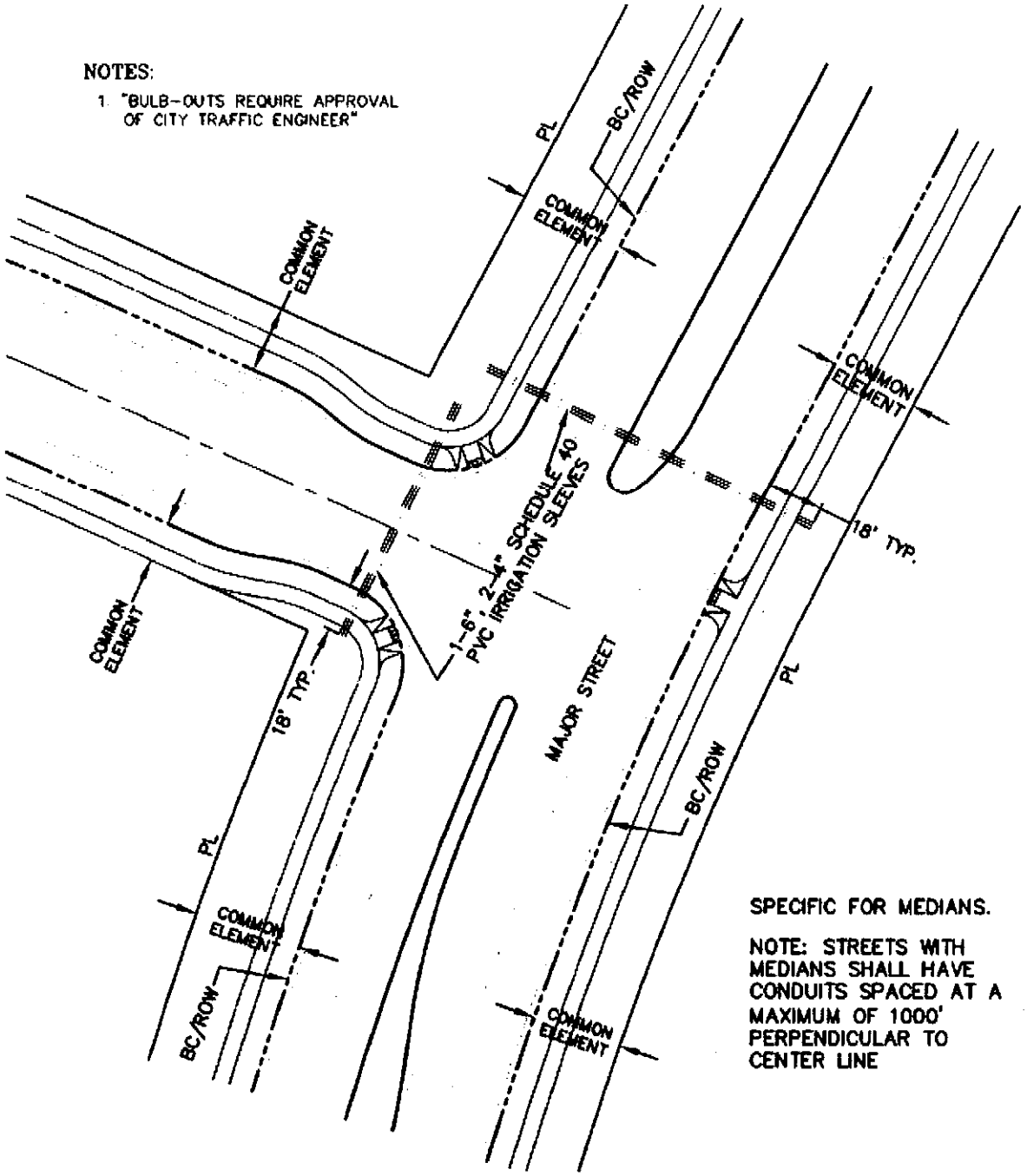


UTILITY PAD LOCATION

KYLE CANYON GATEWAY	STANDARD DRAWINGS
UTILITY PAD LOCATION (RESIDENTIAL SUBDIVISION)	
DATE: 05-08-07	DWG NO. DG-14

NOTES:

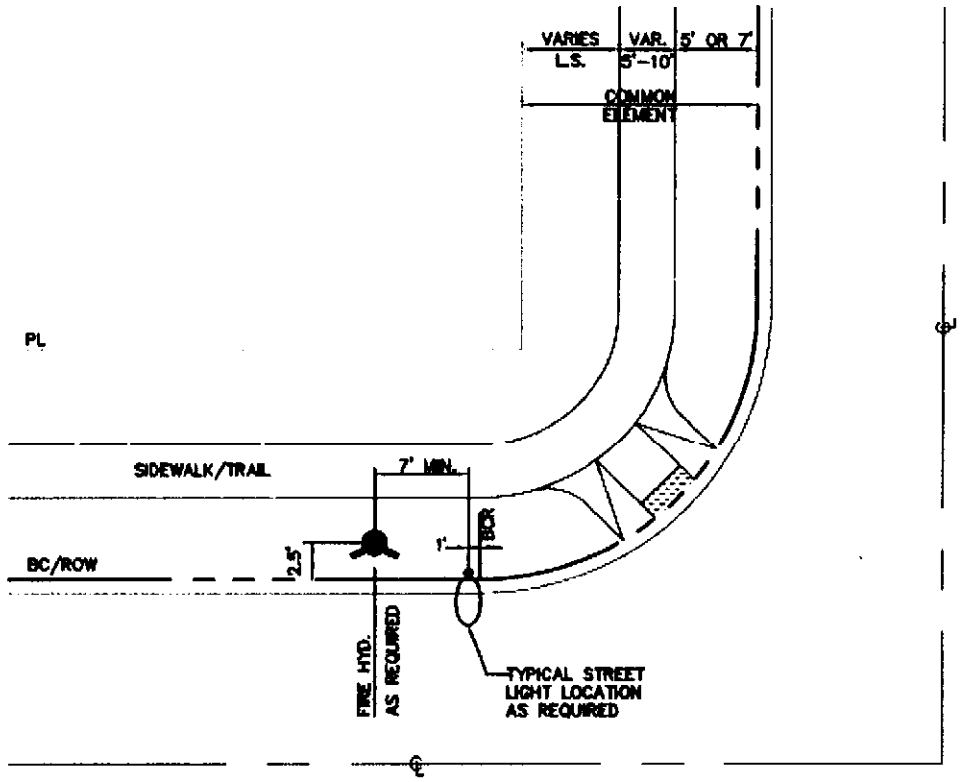
1. "BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER"



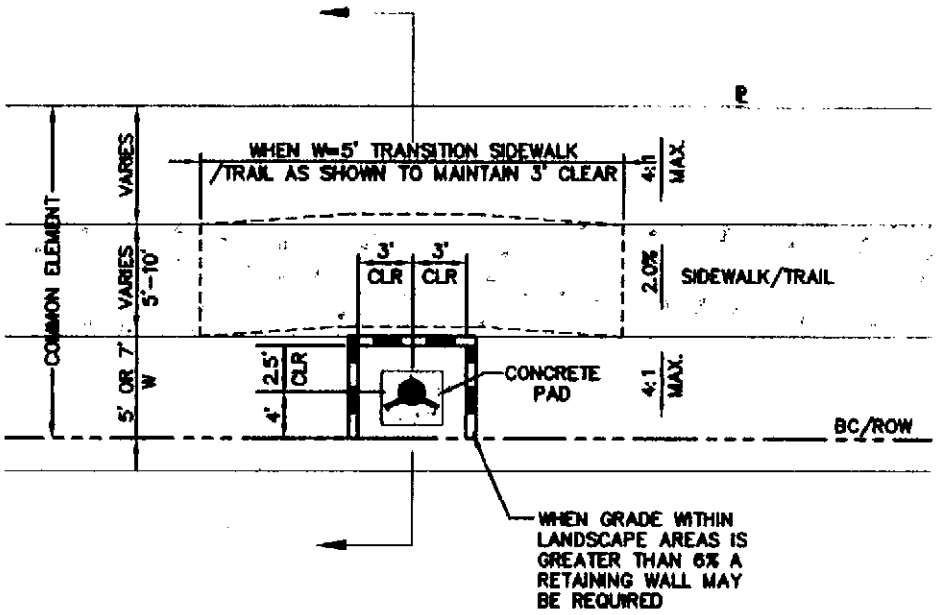
SPECIFIC FOR MEDIANS.

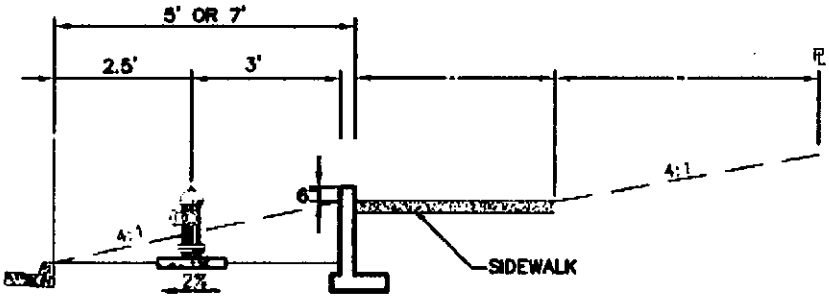
NOTE: STREETS WITH MEDIANS SHALL HAVE CONDUITS SPACED AT A MAXIMUM OF 1000' PERPENDICULAR TO CENTER LINE

KYLE CANYON GATEWAY	STANDARD DRAWINGS
LANDSCAPE IRRIGATION SLEEVING	
DATE: 05-08-07	DWG NO. DG-15

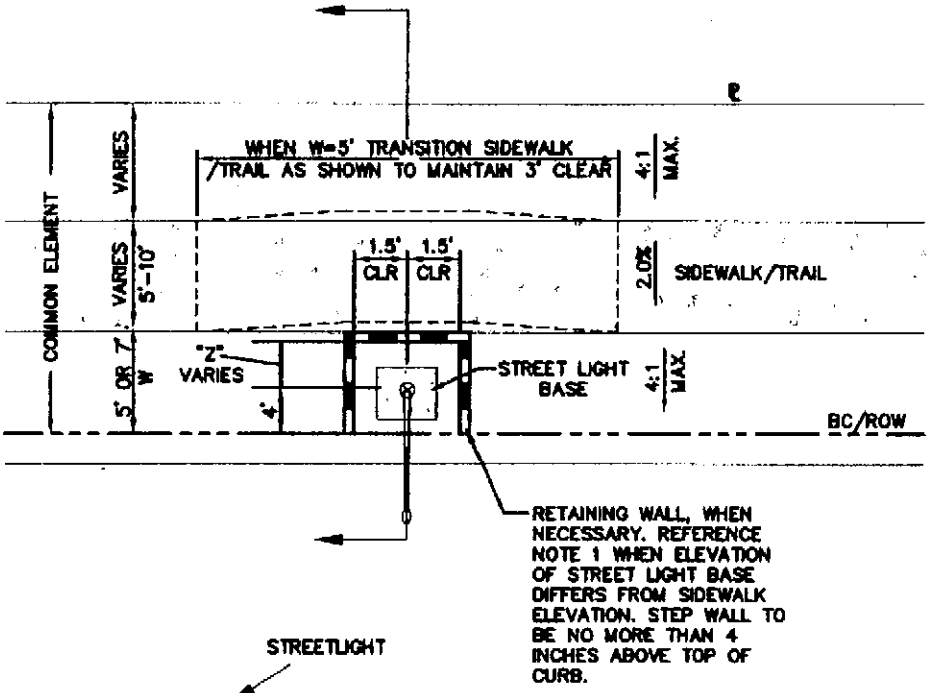


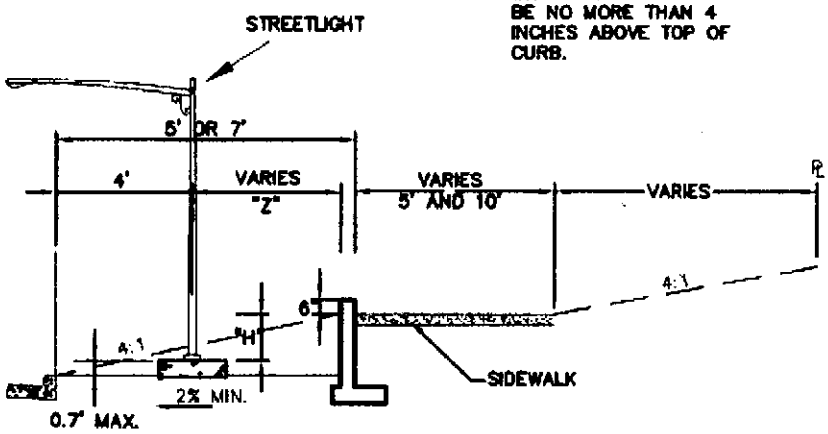
KYLE CANYON GATEWAY	STANDARD DRAWINGS
FIRE HYDRANT LOCATION (AT INTERSECTION)	
DATE: 05-08-07	DWG NO. DG-16





KYLE CANYON GATEWAY	STANDARD DRAWINGS
FIRE HYDRANT LOCATION (ALONG ROADWAY)	
DATE: 05-08-07	DWG NO. DG-17

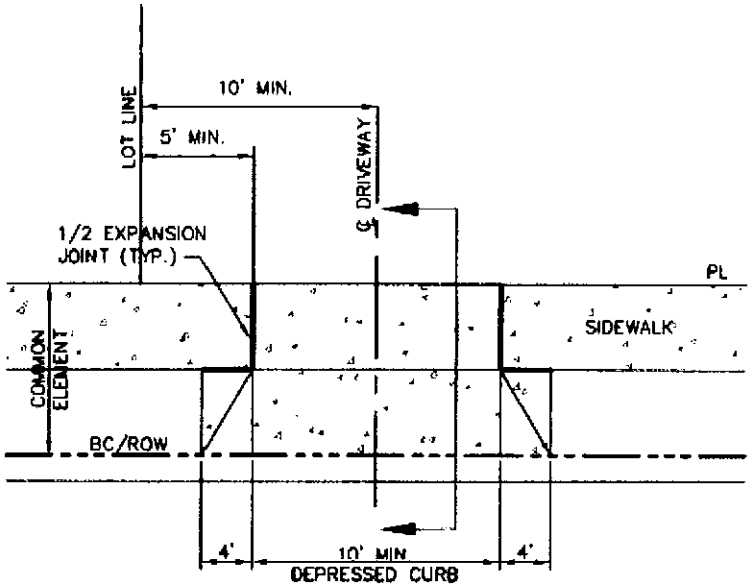




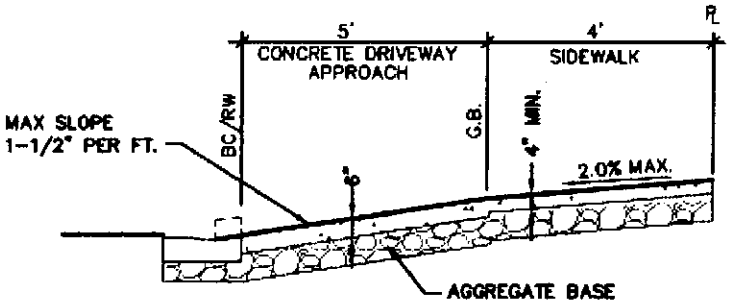
NOTES:

1. RETAINING WALL IS REQUIRED, AS SHOWN UNDER THE FOLLOWING CONDITIONS:
   A-"Z" IS 1.0 FOOT OR LESS AND "H" IS GREATER THAN 2.0 INCHES.
   B-"Z" IS GREATER THAN 1.0 FOOT AND SLOPE BETWEEN STREETLIGHT BASE AND TOP OF SIDEWALK EXCEEDS 4:1.
   WHERE SIGNAL IS REQUIRED, PARKING BULB-OUTS SHALL BE MODIFIED PER MASTER TRAFFIC STUDY.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
STREETLIGHT LOCATION (ALONG ROADWAY)	
DATE: 05-08-07	DWG NO. DG-17.1

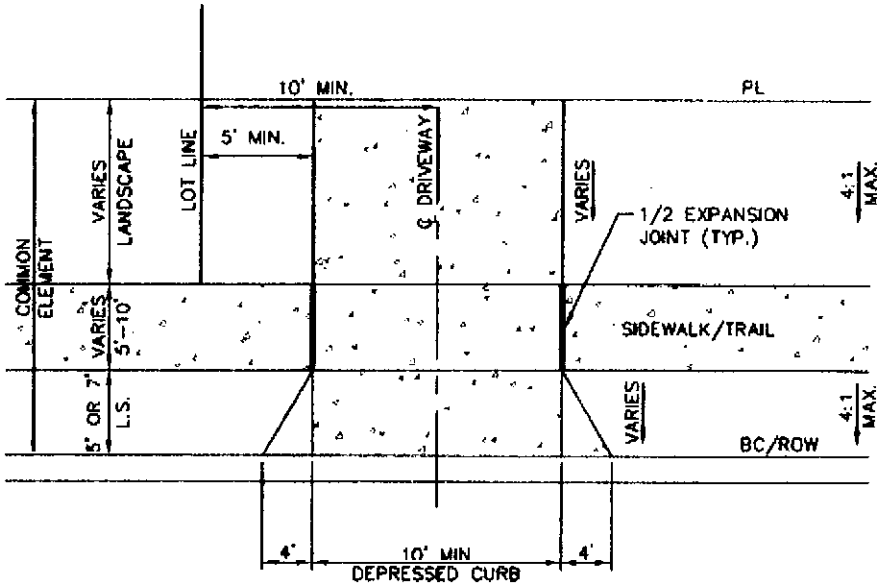


PLAN

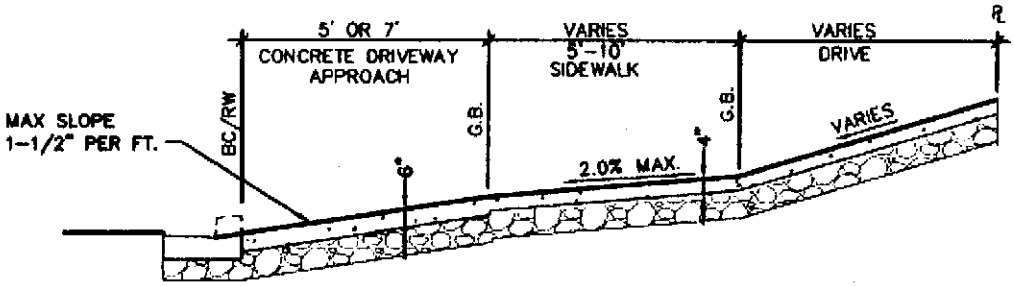


SECTION

KYLE CANYON GATEWAY	STANDARD DRAWINGS
DRIVEWAY APPROACH – RESIDENTIAL (OPTION "A") (REFER TO USD #223)	
DATE: 05-08-07	DWG NO. DG-18.1

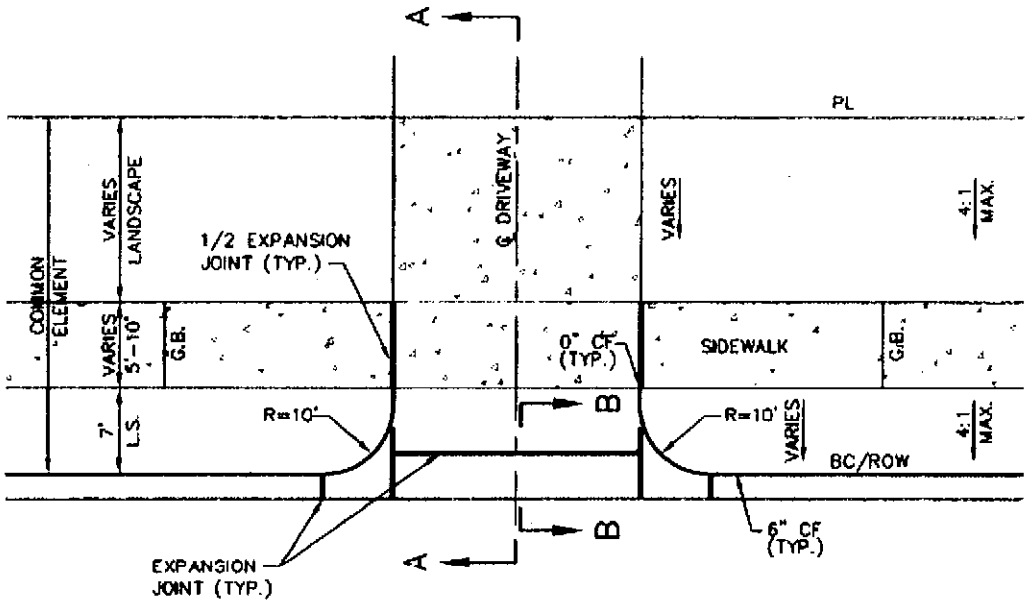


PLAN

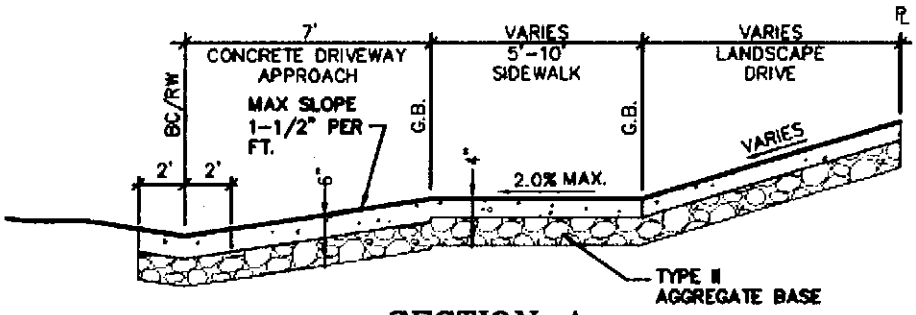


SECTION

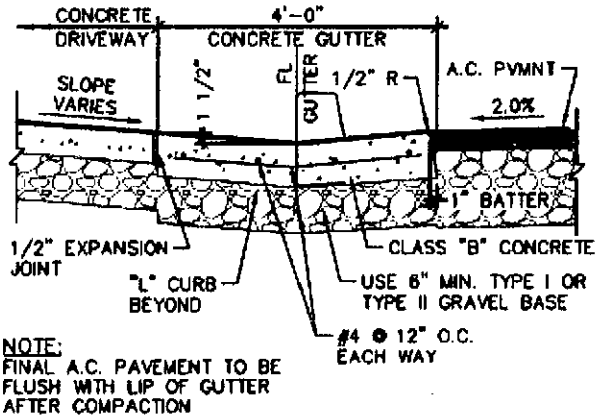
KYLE CANYON GATEWAY	STANDARD DRAWINGS
DRIVEWAY APPROACH - RESIDENTIAL (OPTION "B") (REFER TO USD #223)	
DATE: 05-08-07	DWG NO. DG-18.2



PLAN



SECTION A



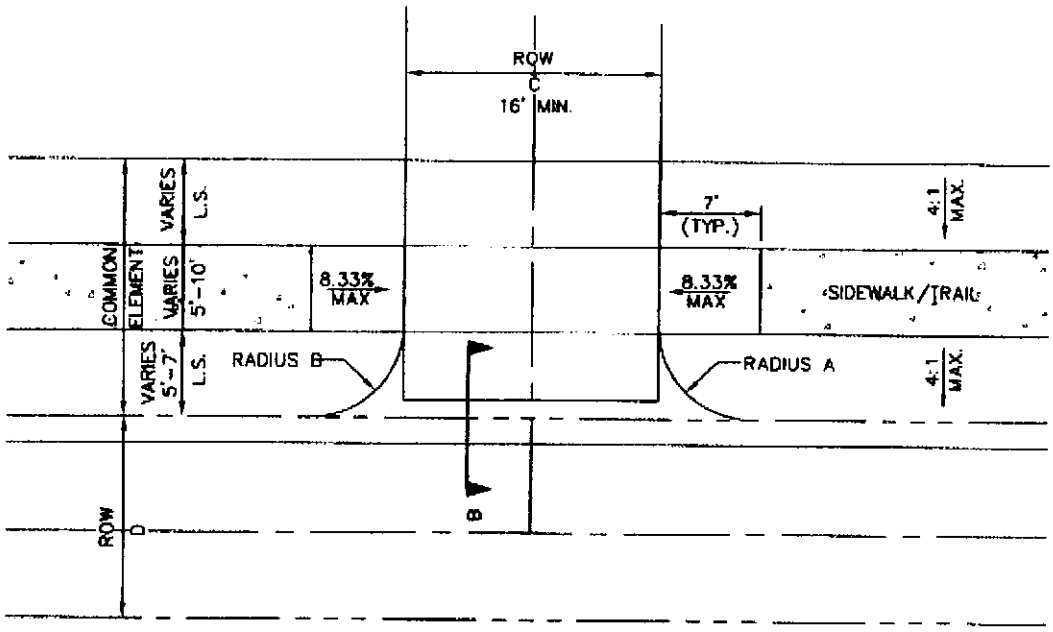
NOTE:
FINAL A.C. PAVEMENT TO BE FLUSH WITH LIP OF GUTTER AFTER COMPACTION

SECTION B

NOTES:

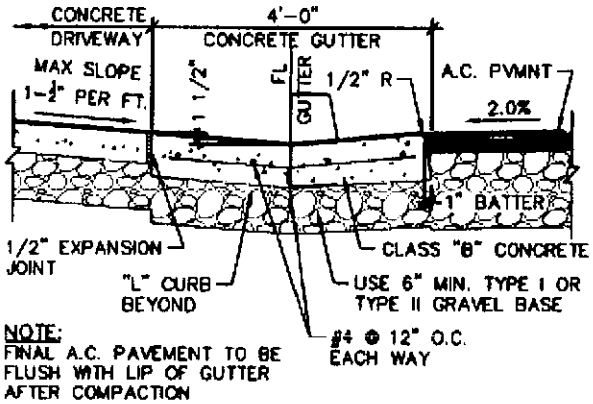
1. 32' MINIMUM DRIVEWAY WIDTH AND 25' MIN. CURB RADIUS PER CCAUSD #222A WIDTH IS REQUIRED IF DRIVEWAY SERVES MORE THAN 77 PARKING STALLS.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
DRIVEWAY APPROACH – COMMERCIAL (OPTION "B")	
DATE: 05-08-07	DWG NO. DG-19.2



NOTES:

1. GRADE BREAK MUST BE LOCATED AT POINT OF CURVATURE OF RETURN. GRADE CHANGES TO COMPLY WITH CURRENT TRB ACCESS MANAGEMENT MANUAL.



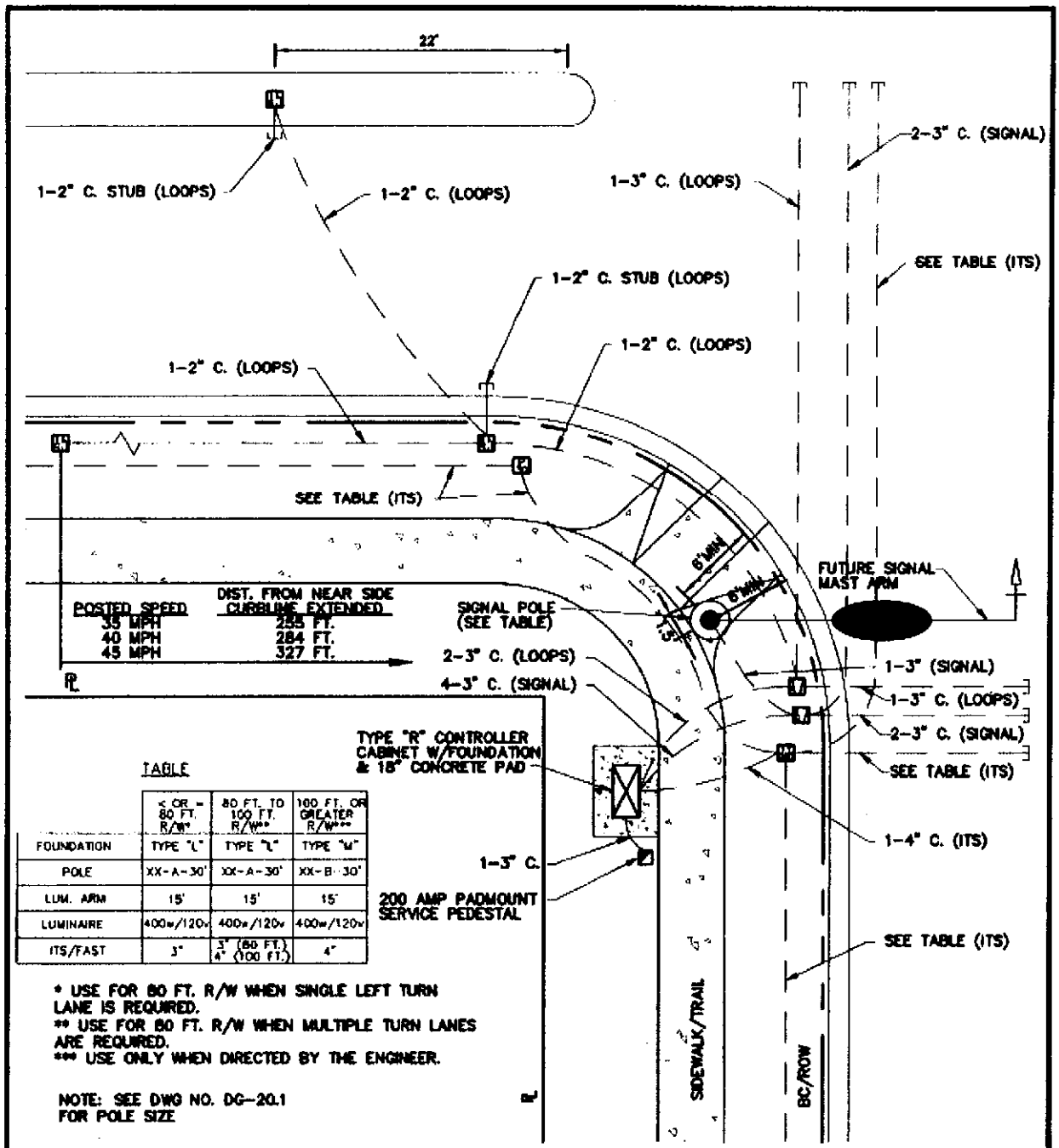
NOTE:
FINAL A.C. PAVEMENT TO BE FLUSH WITH LIP OF GUTTER AFTER COMPACTION

SECTION B

*INDICATES UPSTREAM FLOW
**INDICATES DOWNSTREAM FLOW

ROW		RADIUS	
C	D	*A	**B
20' ALLEY	37' STREET	15'	15'
20' ALLEY	31' STREET	15'	15'
16' ALLEY	37' STREET	15'	15'
16' ALLEY	31' STREET	20'	15'
20' ALLEY	20' ALLEY	15'	15'
16' ALLEY	16' ALLEY	25'	25'

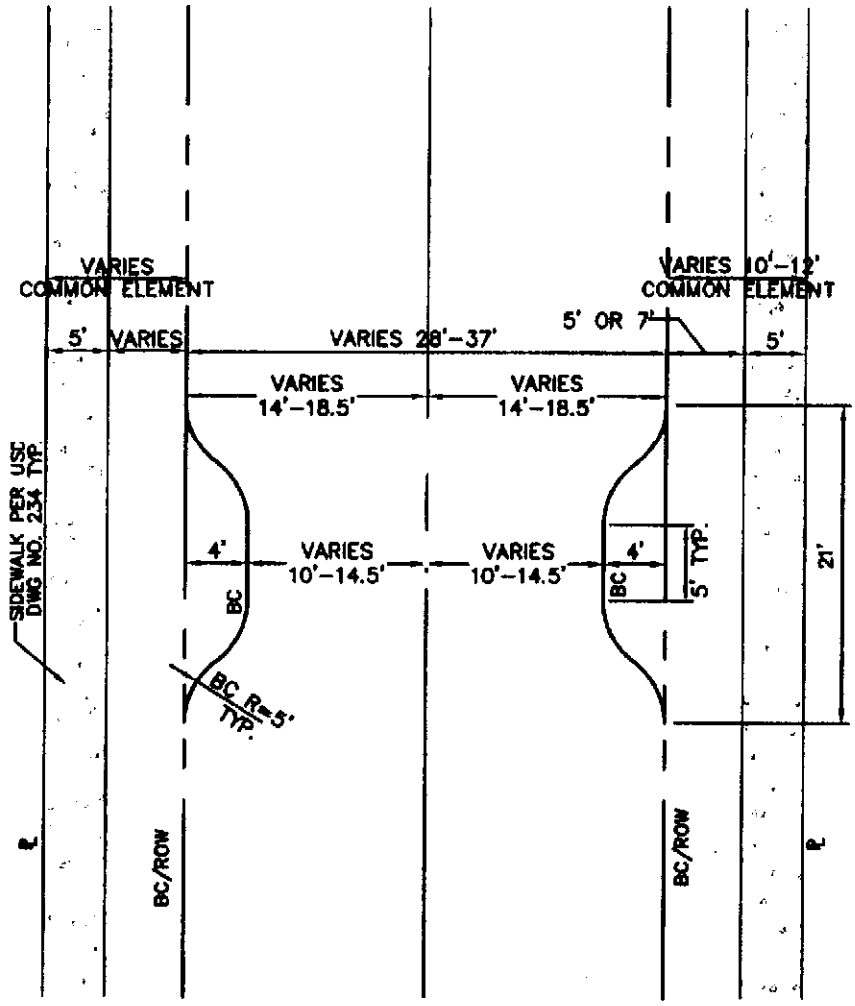
KYLE CANYON GATEWAY	STANDARD DRAWINGS
DRIVEWAY APPROACH ALLEY	
DATE: 05-08-07	DWG NO. DG-19.3



KYLE CANYON GATEWAY	STANDARD DRAWINGS
TRAFFIC SIGNAL EQUIPMENT LOCATION AT INTERSECTION (REFER TO USD 404.1306)	
DATE: 05-08-07	DWG NO. DG-20

POLE SIZE TO BE DETERMINED
DETERMINED BY THE TRAFFIC
STUDY AND INTERSECTION
REQUIREMENTS

KYLE CANYON GATEWAY	STANDARD DRAWINGS
TRAFFIC SIGNAL POLE SIZE	
DATE: 05-08-07	DWG NO. DG-20.1

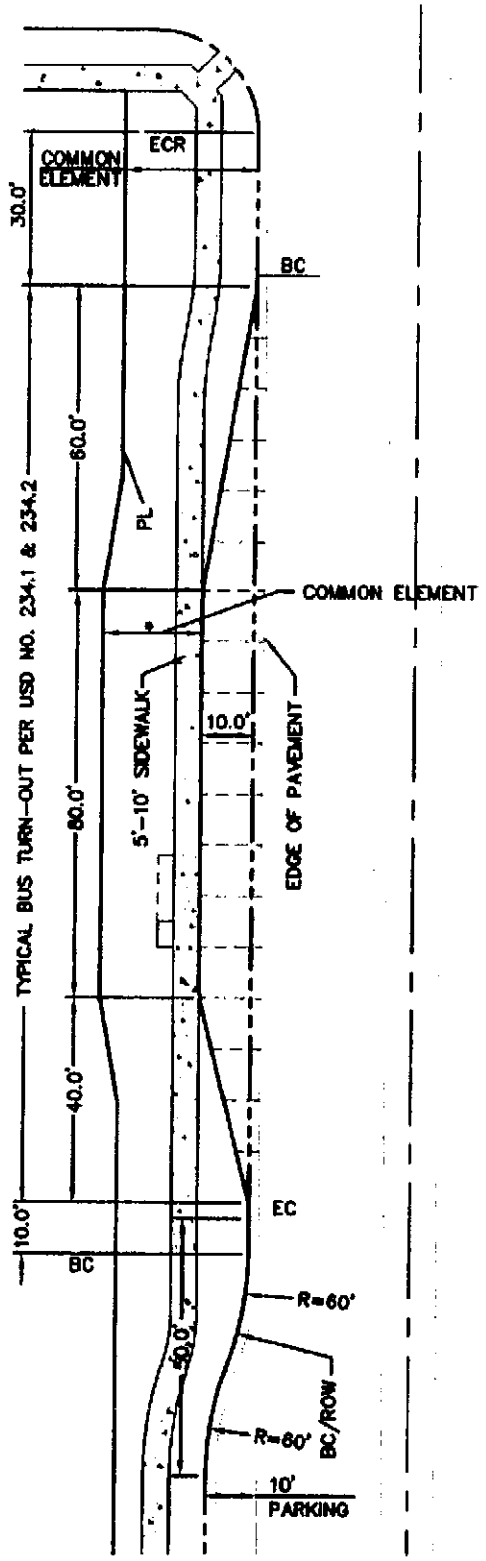


NOTES:

1. "BULB-OUTS REQUIRE APPROVAL OF CITY TRAFFIC ENGINEER"

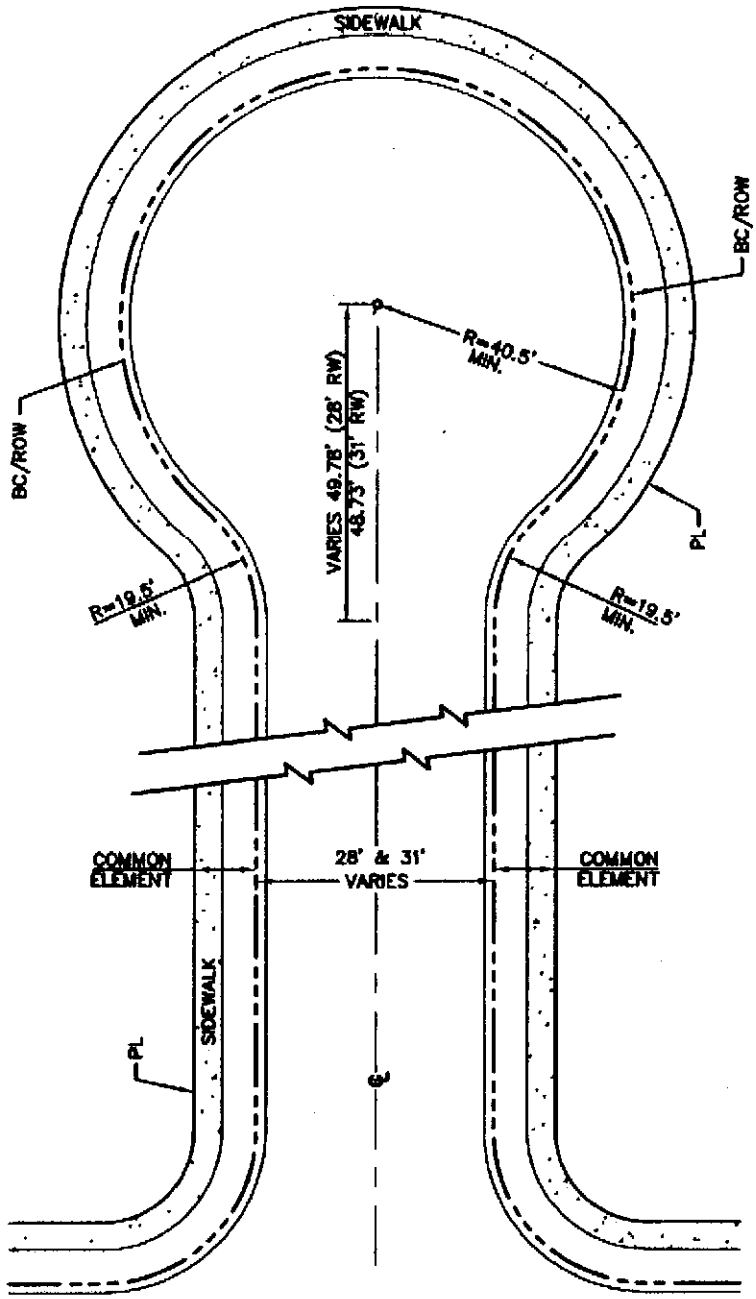
LOCATION TO BE DETERMINED BY DESIGN GUIDELINES

KYLE CANYON GATEWAY	STANDARD DRAWINGS
NEIGHBORHOOD STREET BULB OUT DETAIL	
DATE: 05-08-07	DWG NO. DG-21



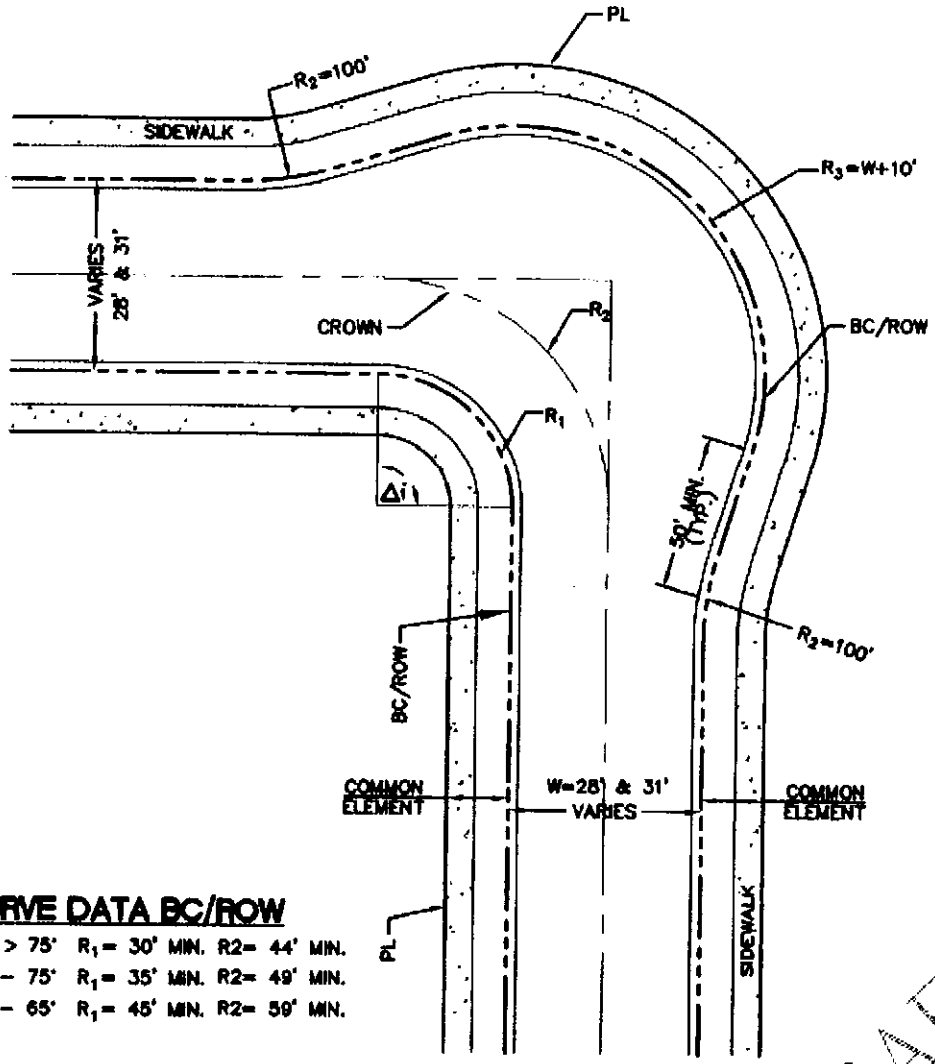
*COMMON ELEMENT BEHIND BUS TURNOUT SAME WIDHT AS ADJACENT COMMON ELEMENTS.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
RTC BUS TURNOUT ADJACENT TO PARKING AREAS (REFER TO USD #234.1)	
DATE: 05-08-07	DWG NO. DG-22



DRAFT

KYLE CANYON GATEWAY	STANDARD DRAWINGS
NEIGHBORHOOD STREET CUL-DE-SAC	
DATE: 05-08-07	DWG NO. DG-23



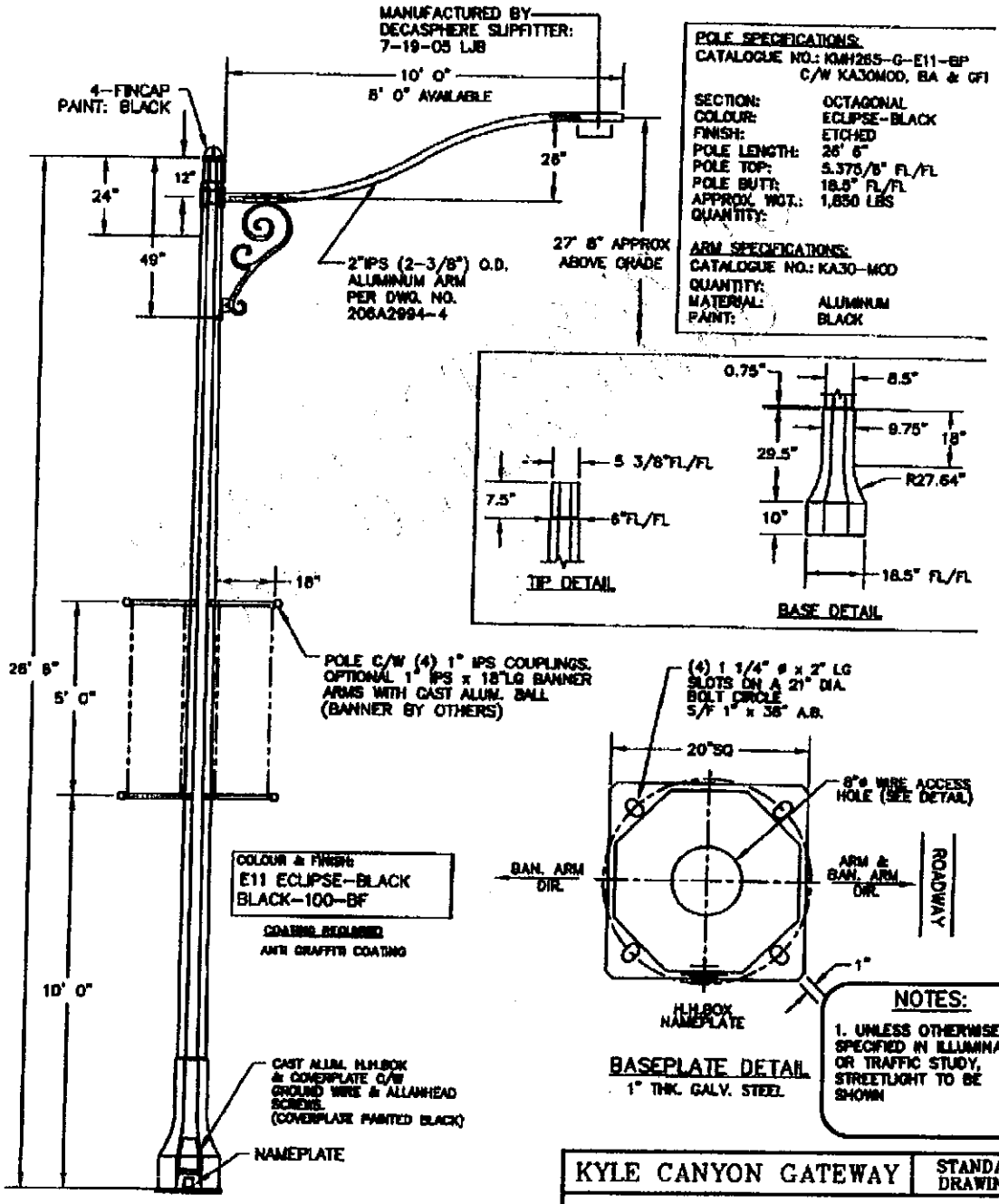
CURVE DATA BC/ROW

Δ_1 > 75' R_1= 30' MIN. R2= 44' MIN.
65' – 75' R_1= 35' MIN. R2= 49' MIN.
55' – 65' R_1= 45' MIN. R2= 59' MIN.

DRAFT

KYLE CANYON GATEWAY	STANDARD DRAWINGS
NEIGHBORHOOD/LOOP STREET KNUCKLE	
DATE: 05-08-07	DWG NO. DG-24

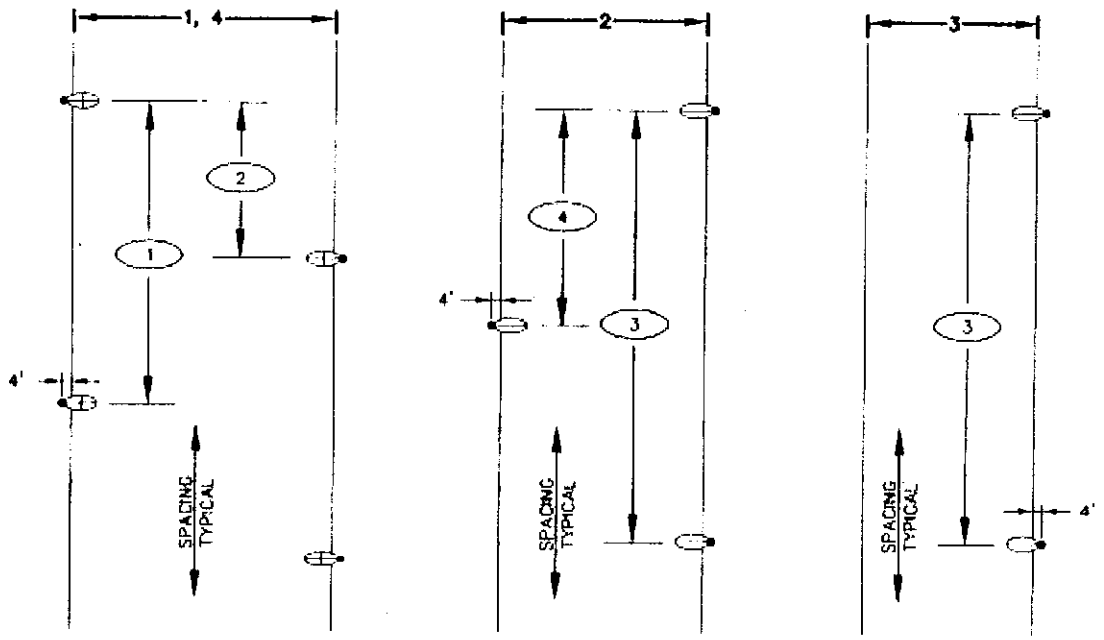
REV.	ALTERATION	DATE	BY
A	DEPLEX REMOVED RACEWAY FROM GRADE TO H.H.BOX ADDED	8/9/05	G.R.



NOTES:

1. UNLESS OTHERWISE SPECIFIED IN ILLUMINATION OR TRAFFIC STUDY, STREETLIGHT TO BE AS SHOWN

KYLE CANYON GATEWAY	STANDARD DRAWINGS
TYPICAL STREET LIGHT	
DATE: 05-08-07	DWG NO. DG-25



STREET CLASSIFICATION

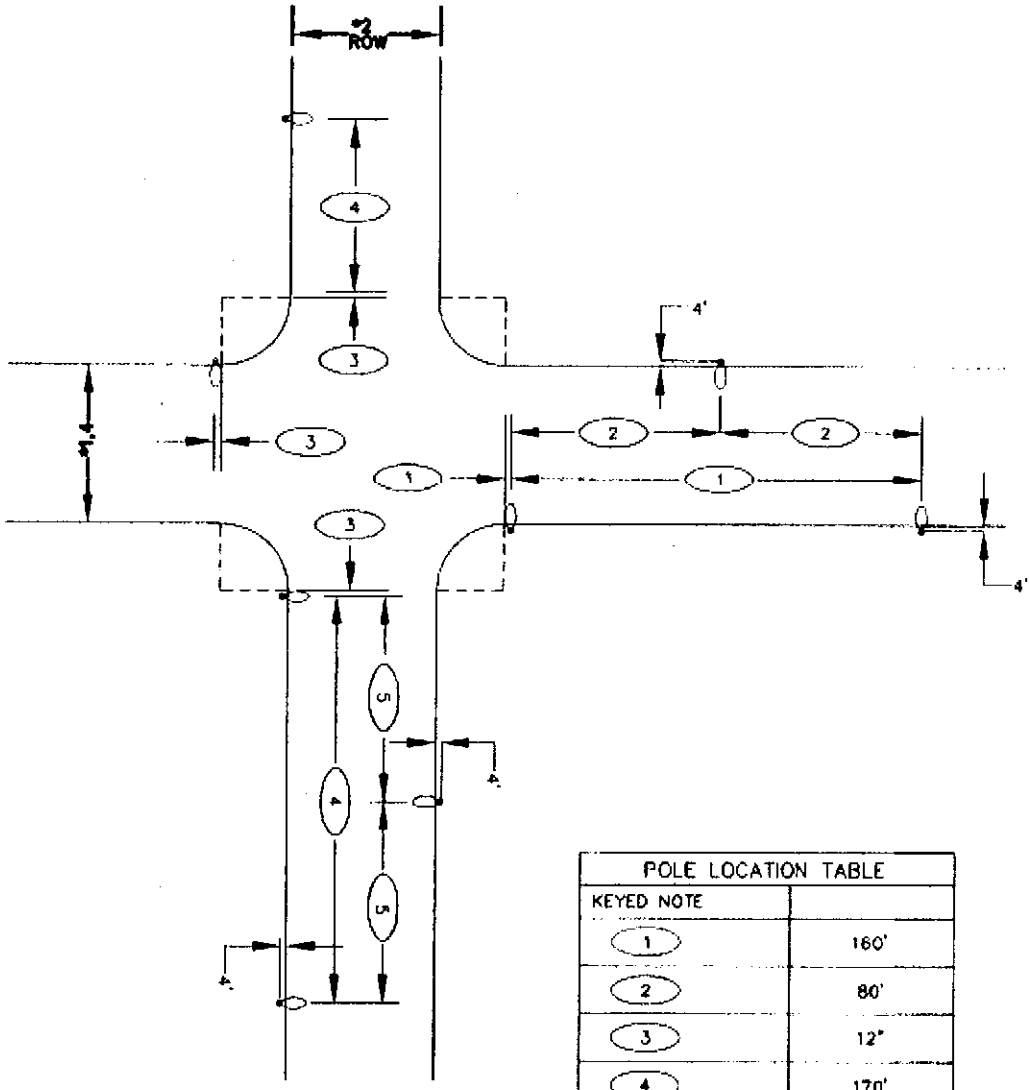
	STREET SECTION	ROW WIDTH	CLASSIFICATION
1	HORSE DRIVE (A1)	106'	BOULEVARD ARTERIAL
	HUALAPAI WAY (A2)	107.5'	BOULEVARD ARTERIAL
2	SHAUMBER ROAD (B1)	62'	BOULEVARD
	EGAN CREST WAY (B3) (B3A) (B3B)	69.5'	BOULEVARD
	HUALAPAI WAY (A3) (A3A) (A3B)	85.5'	BOULEVARD
	TEE PEE LANE (B4)	55'	BOULEVARD
	KYLEGATE (B4A)	68'	BOULEVARD
	IRON MOUNTAIN ROAD (P6)	75'	CONNECTOR
	(P10B)	80'	FRONTAGE
	(C6)	80'	CONNECTOR
3	(C2) (C3) (C4A) (C4D)	38',53',41'	CONNECTOR
	BRENT LANE (P7)	58'	CONNECTOR
	(B5) (B5A)	70'	CONNECTOR
	TEE PEE LANE (C1) (P7A)	38',60'	CONNECTOR
	OHARE AVENUE (C4)	53'	CONNECTOR
	LOG CABIN WAY (C4)	53'	CONNECTOR
	(D1) (D2)	31',28'	NEIGHBORHOOD
4	GRAND TETON DRIVE (P1) (P1A)	95'	ARTERIAL
	IRON MOUNTAIN ROAD (P2) (P3)	90',95'	ARTERIAL
	GRAND CANYON ROAD (P4) (P5)	75'	ARTERIAL
	FORT APACHE ROAD (P8) (P8A) (P9)	120'	ARTERIAL

POLE LOCATION TABLE	
KEYED NOTE	
1	160'
2	80'
3	170'
4	85'

NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 300.
2. AN APPROVED ILLUMINATION STUDY PER NOTE 2, STANDARD DRAWING NO. 300, IS REQUIRED FOR RIGHT-OF-WAY GREATER THAN 100 FEET.
3. SPACING TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED IN ILLUMINATION OR TRAFFIC STUDY

KYLE CANYON GATEWAY	STANDARD DRAWINGS
STREETLIGHT LOCATION MAXIMUM SPACING	
DATE: 05-08-07	DWG NO. DG-25.1

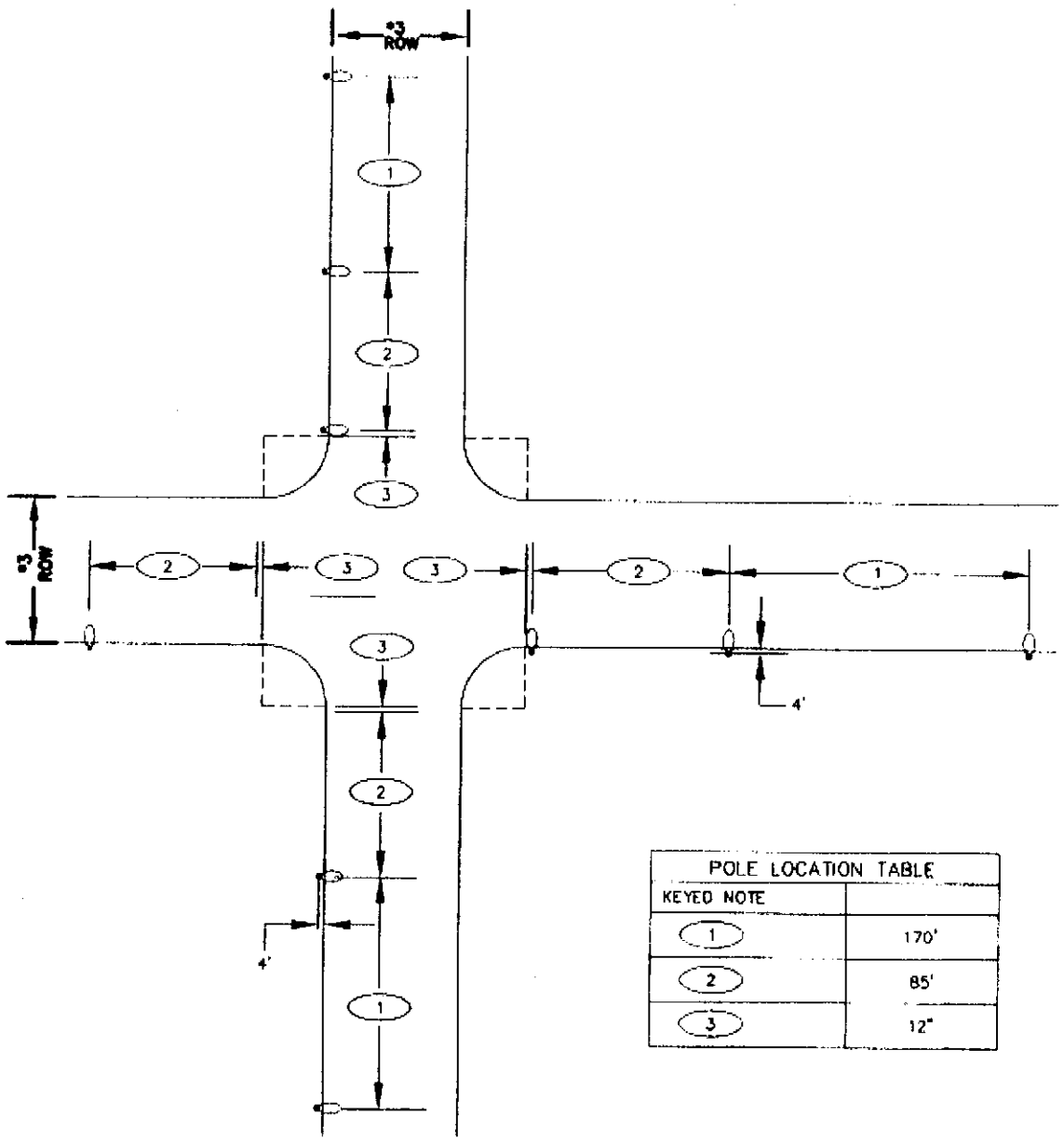


POLE LOCATION TABLE	
KEYED NOTE	
1	160'
2	80'
3	12'
4	170'
5	85'

NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 300.
2. AN APPROVED ILLUMINATION STUDY PER NOTE 2, STANDARD DRAWING NO. 300, IS REQUIRED FOR RIGHT-OF-WAY GREATER THAN 100 FEET.
3. *SEE DG-25.1 FOR STREET CLASSIFICATION
4. SPACING TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED IN ILLUMINATION OR TRAFFIC STUDY

KYLE CANYON GATEWAY	STANDARD DRAWINGS
STREETLIGHT LOCATION AT INTERSECTIONS *1,4/2 RIGHT OF WAY	
DATE: 05-08-07	DWG NO. DG-25.2

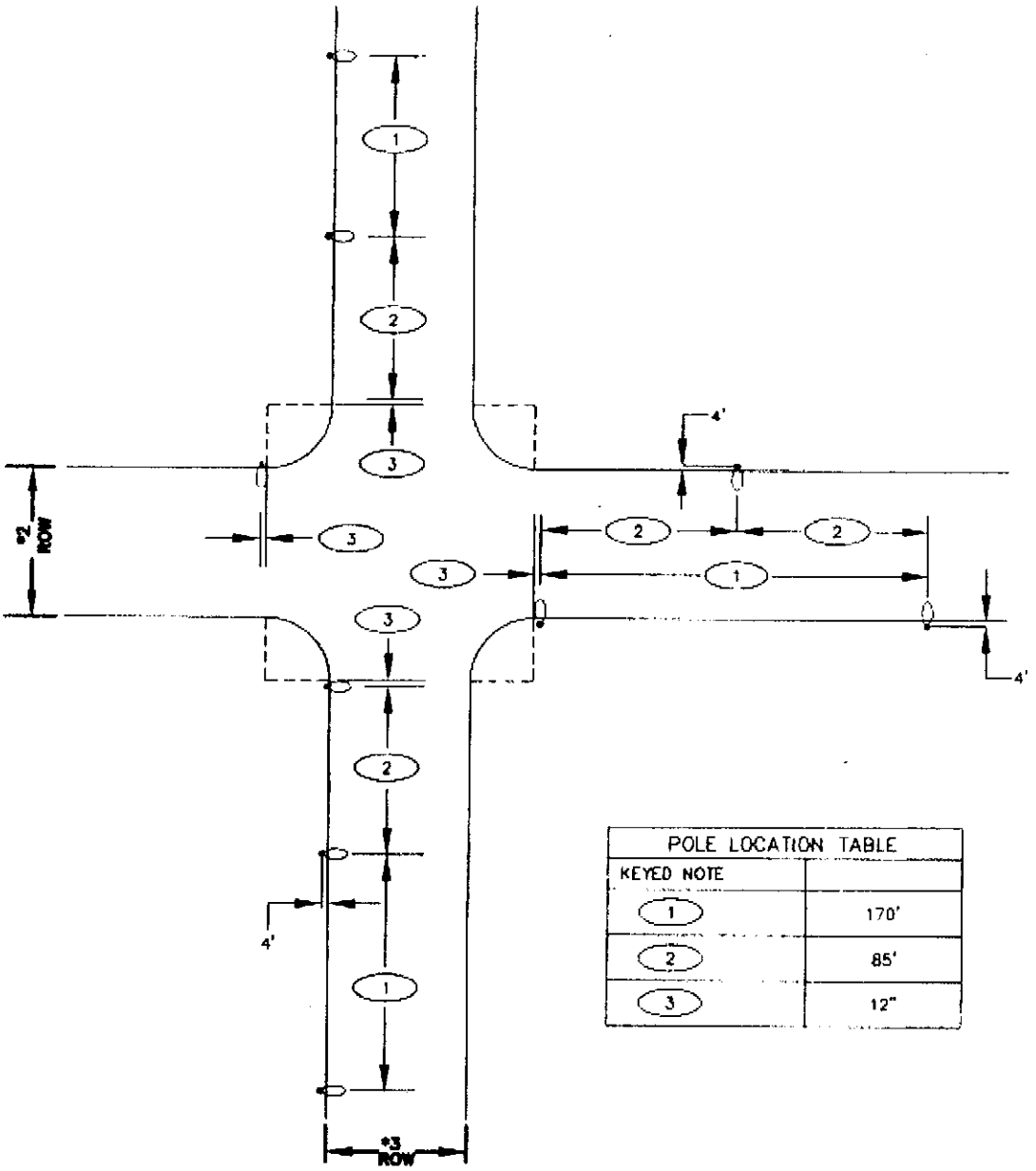


POLE LOCATION TABLE	
KEYED NOTE	
1	170'
2	85'
3	12"

NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 300.
2. AN APPROVED ILLUMINATION STUDY PER NOTE 2, STANDARD DRAWING NO. 300, IS REQUIRED FOR RIGHT-OF-WAY GREATER THAN 100 FEET.
3. *SEE DG-25.1 FOR STREET CLASSIFICATION
4. SPACING TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED IN ILLUMINATION OR TRAFFIC STUDY

KYLE CANYON GATEWAY	STANDARD DRAWINGS
STREETLIGHT LOCATION AT INTERSECTIONS *3/3 RIGHT OF WAY	
DATE: 05-08-07	DWG NO. DG-25.3

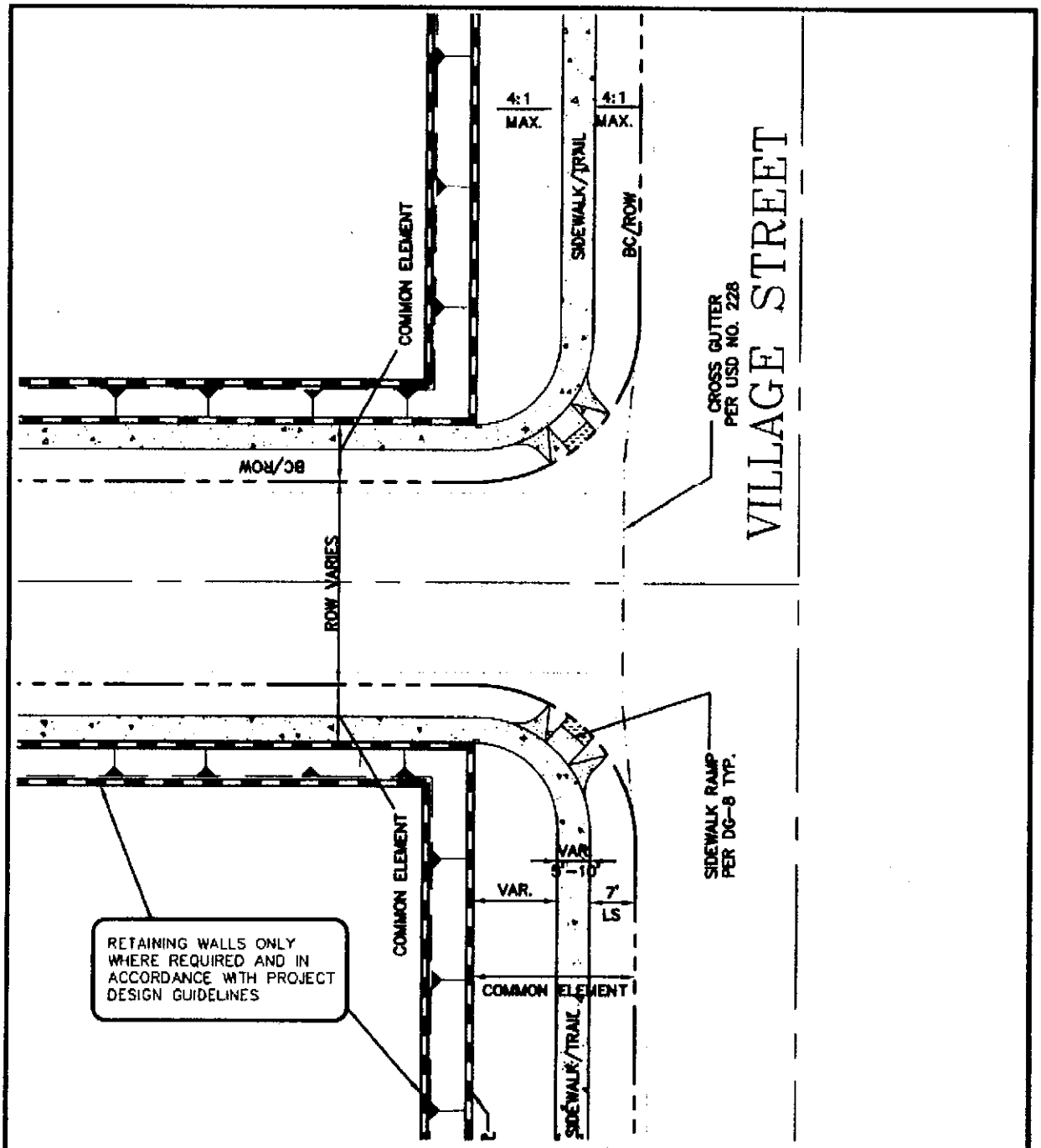


POLE LOCATION TABLE	
KEYED NOTE	
1	170'
2	85'
3	12"

NOTES:

1. SEE GENERAL NOTES STANDARD DRAWING NO. 300.
2. AN APPROVED ILLUMINATION STUDY PER NOTE 2, STANDARD DRAWING NO. 300, IS REQUIRED FOR RIGHT-OF-WAY GREATER THAN 100 FEET.
3. *SEE DG-25.1 FOR STREET CLASSIFICATION
4. SPACING TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED IN ILLUMINATION OR TRAFFIC STUDY

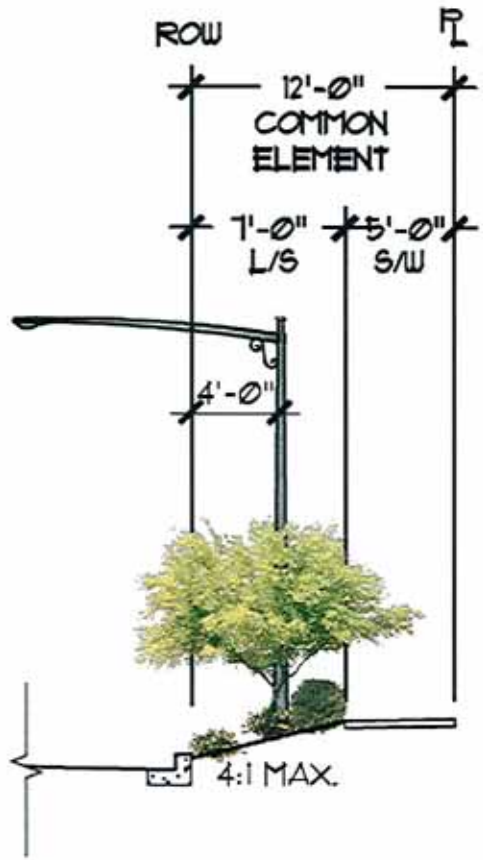
KYLE CANYON GATEWAY	STANDARD DRAWINGS
STREETLIGHT LOCATION AT INTERSECTIONS *2/3 RIGHT OF WAY	
DATE: 05-08-07	DWG NO. DG-25.4



NOTES:

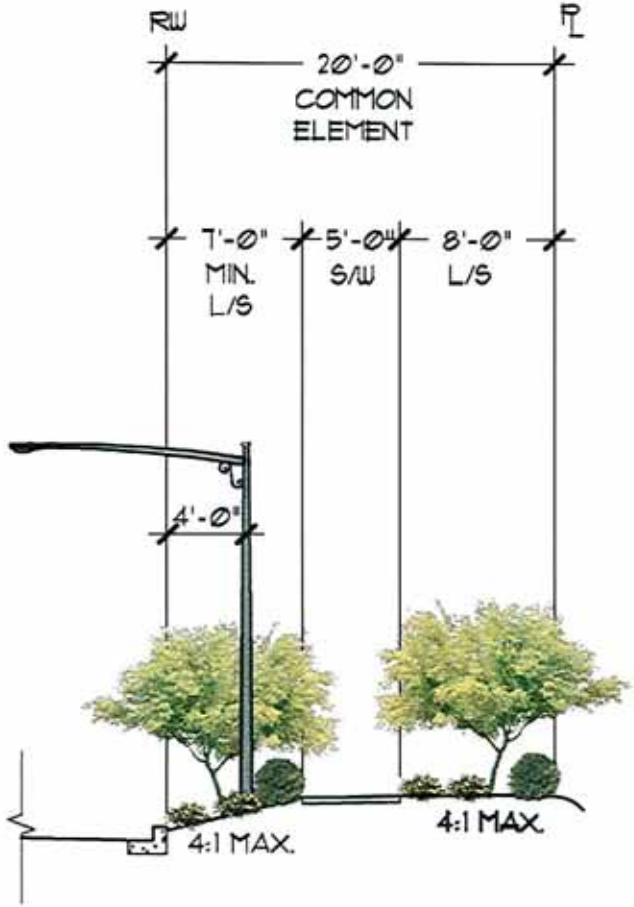
1. IF ENTRY IS GATED, IT SHALL COMPLY WITH SECTION 3.3 OF DESIGN GUIDELINES.

KYLE CANYON GATEWAY	STANDARD DRAWINGS
TYPICAL BUILDER ENTRY	
DATE: 05-08-07	DWG NO. DG-26



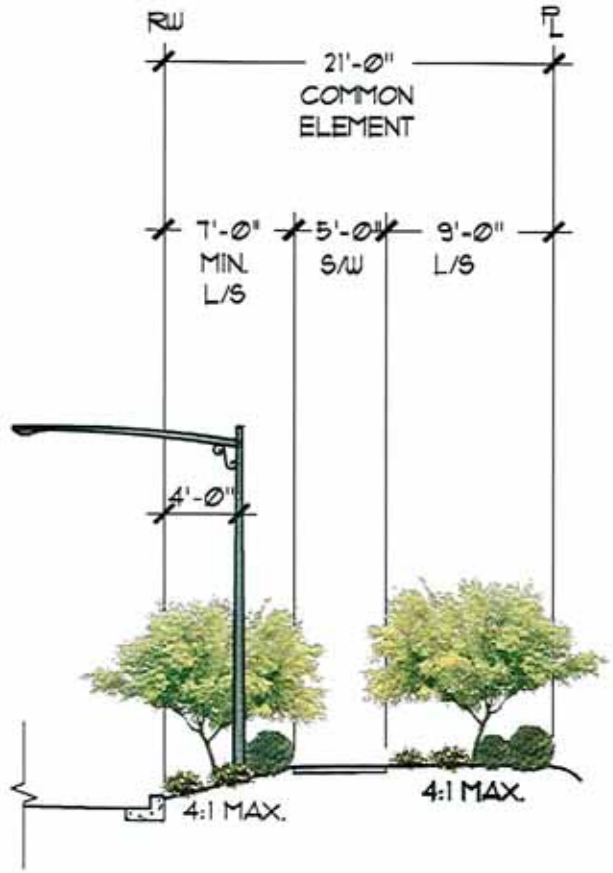
12' COMMON ELEMENT

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MAINTAINED BY HOA



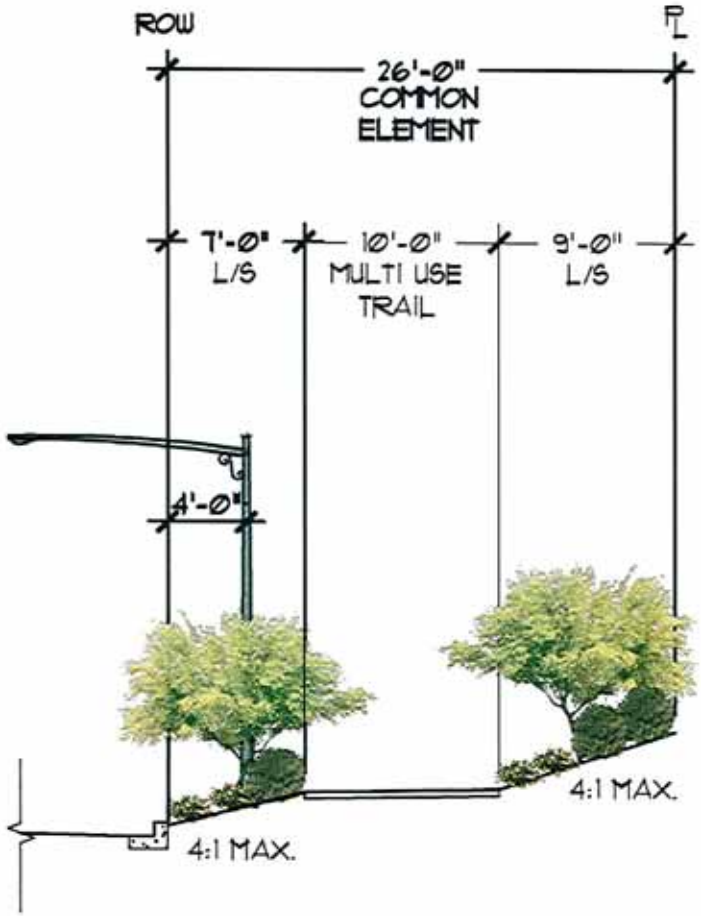
20' COMMON ELEMENT

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MAINTAINED BY HOA



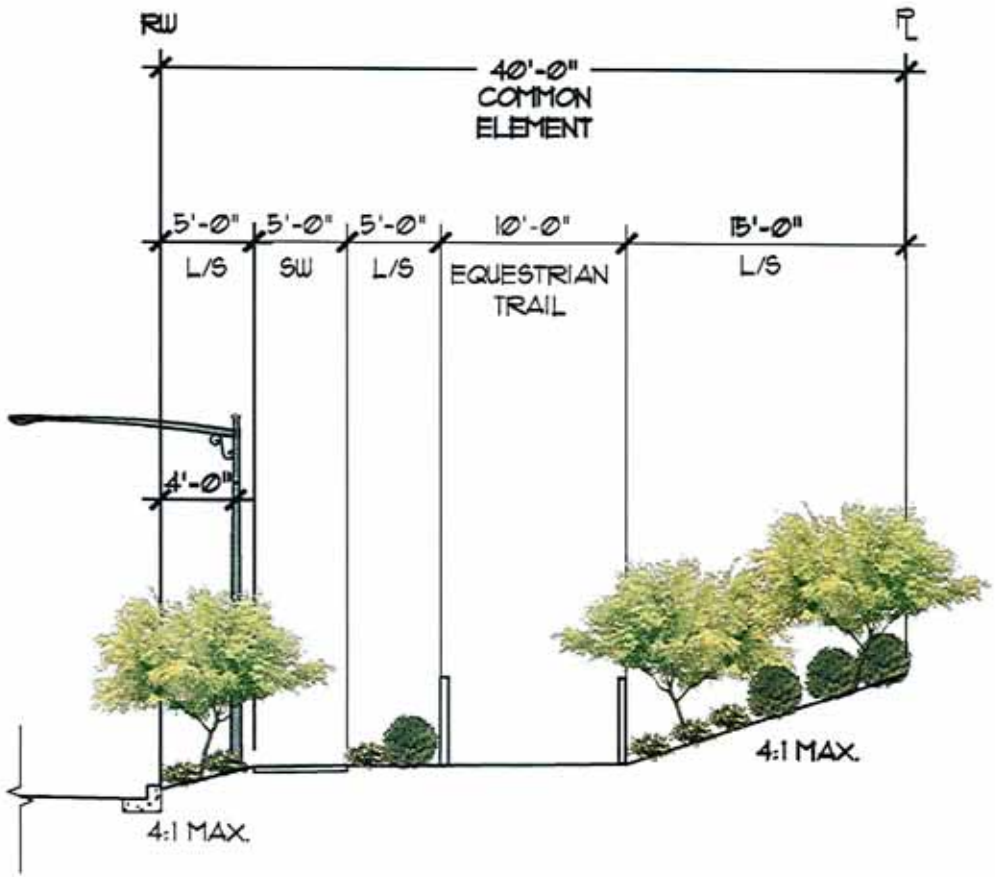
21' COMMON ELEMENT

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MAINTAINED BY HOA



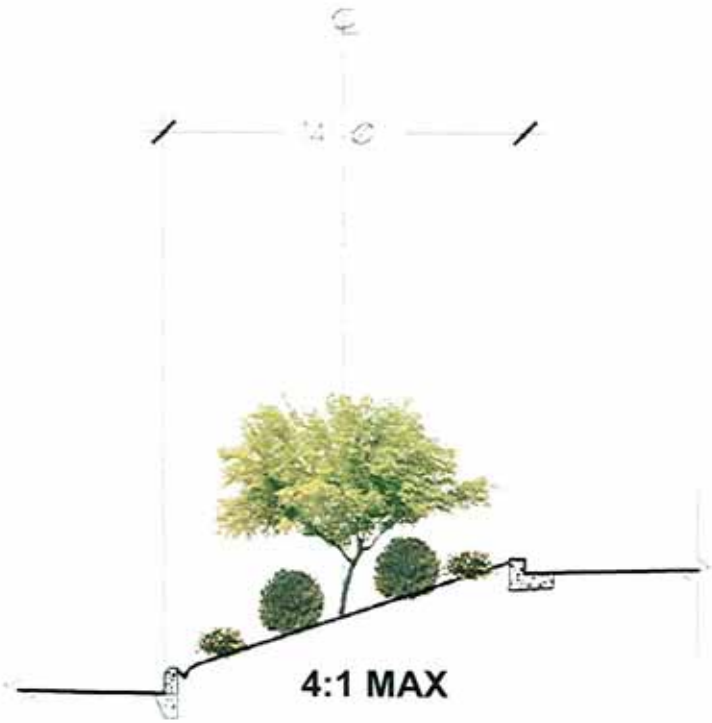
26' COMMON ELEMENT

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MAINTAINED BY HOA



40' COMMON ELEMENT

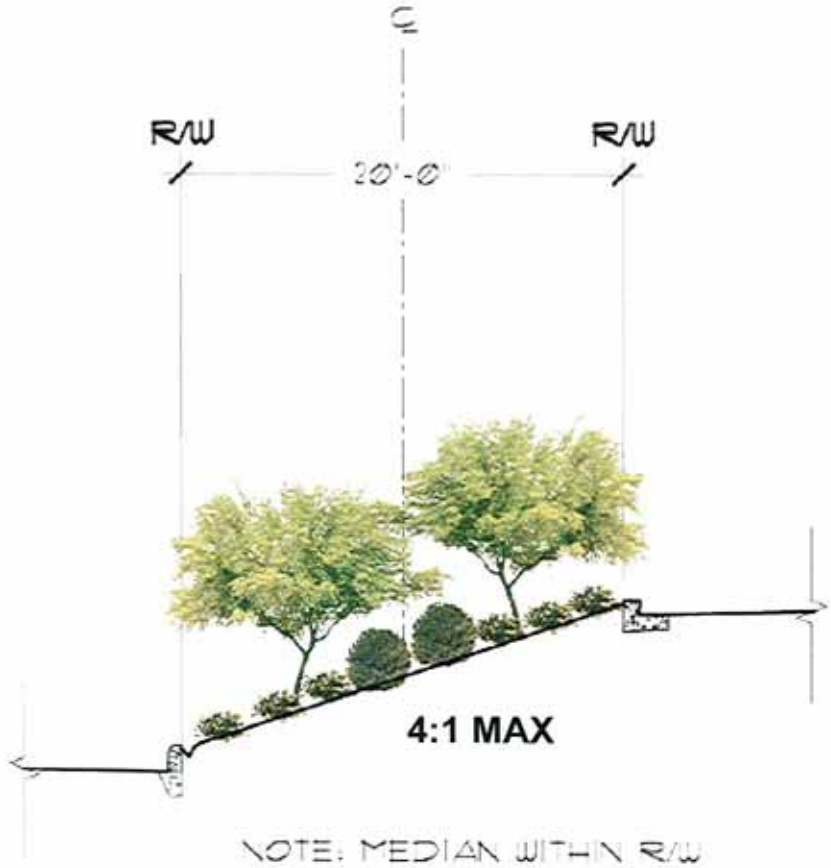
NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MAINTAINED BY HOA



NOTE: MEDIAN WITHIN R/W

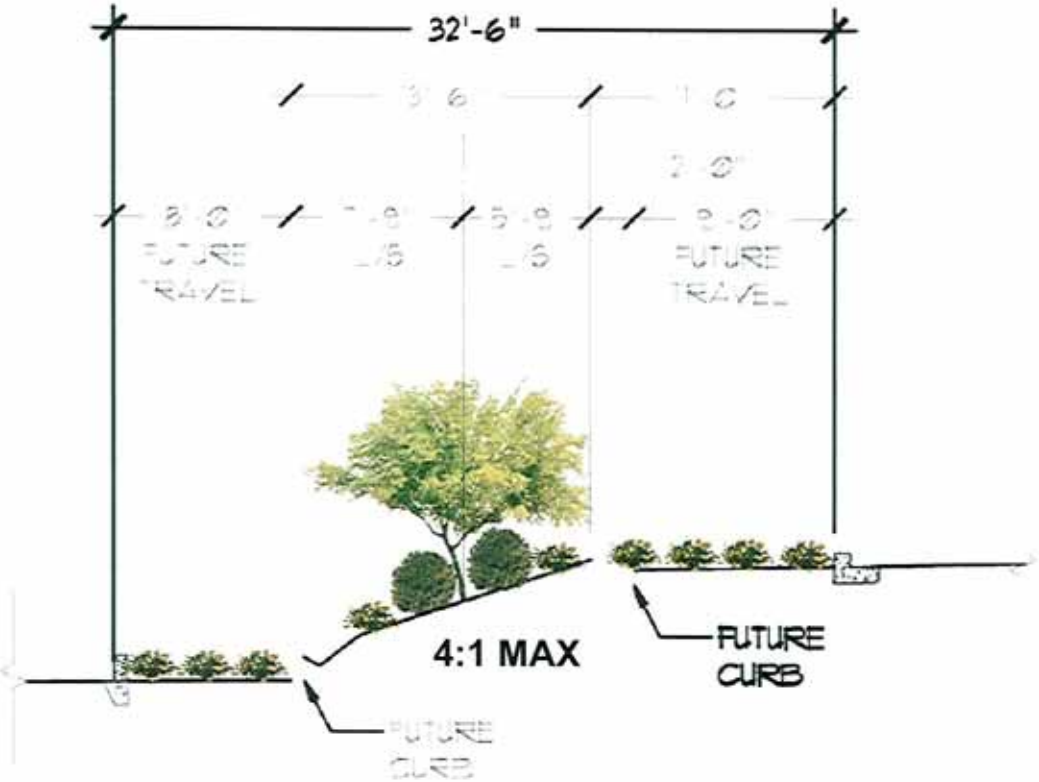
14' MEDIAN

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MEDIAN MAINTAINED BY HOA



20' MEDIAN

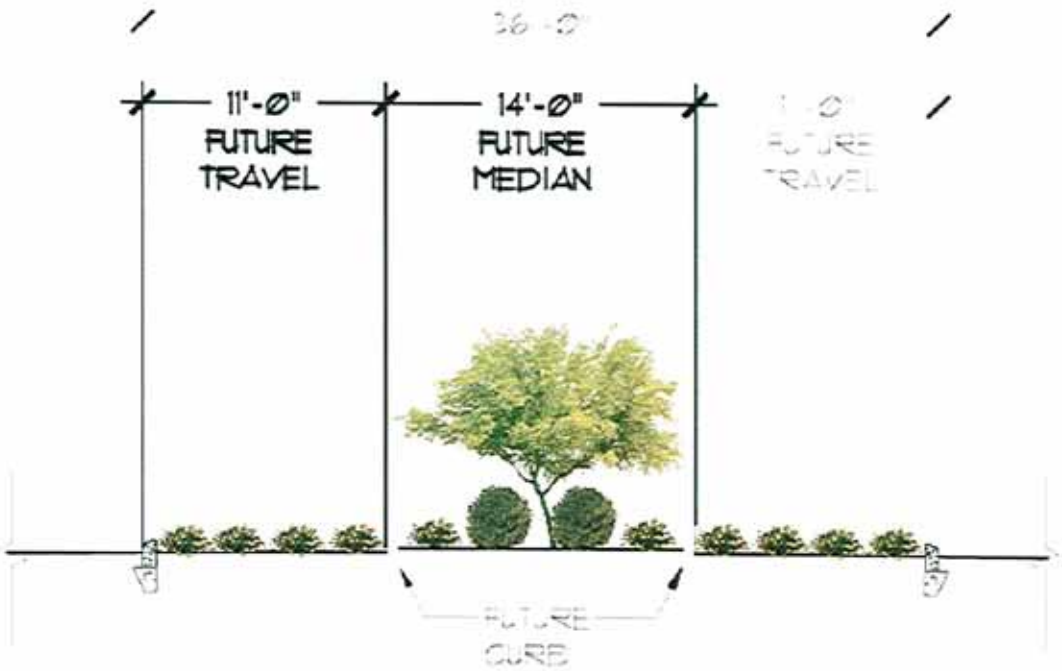
NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MEDIAN MAINTAINED BY HOA



NOTE: MEDIAN WITHIN R/W

32.5' MEDIAN

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MEDIAN MAINTAINED BY HOA



NOTE: MEDIAN WITHIN R/W

36' MEDIAN

NTS. ILLUSTRATION OF CONCEPTUAL LANDSCAPE DESIGN IN COMMON ELEMENT MEDIAN MAINTAINED BY HOA

Section 7

Color

7.1 COMMUNITY COLOR PROGRAM

The community color program contains a distinctive color and materials palette that enhances the architectural character of the community's neighborhoods. All color and materials selected respond to the surrounding desert environment by virtue of lower (darker) light reflectance values (LRV) and the use of desert appropriate shades.

Each color palette contains approved roof and paint colors. Approved masonry colors have been provided where appropriate to the architectural style. A full schedule of color palettes can be found at the end of this section.

Specific manufacturers have been listed within the approved palettes for roof, paint, stone and brick. They are all locally available and therefore are listed for the user's convenience. Alternative colors and manufacturers may be presented to the Master Developer for consideration if they are clearly within the color and value range shown in the approved palettes and are appropriate to the identified architectural style.

7.2 COLOR DESIGN FAN DECKS

An individual "Color Design Fan Deck" (Design Deck) has been created for each of the permitted architectural styles. The Design Decks shall be used for all residential projects within Kyle Canyon. Each style's Design Deck contains actual color chips in palette groups for field, fascia and accent colors as well as listings of all approved roof and masonry colors. Dunn-Edwards Paint was selected for use in the Design Decks due to its strong selection of architectural colors. The back of each color chip in the fan deck is marked with its reference number, name and light reflectance value (LRV). The Design Decks can be checked-out from the Master Developer. The parcel Builder should inform the Master Developer as to which styles they plan to work with so a customized color design kit can be prepared.

7.3 COLOR & MATERIALS - SELECTION & APPLICATION

The following guidelines will assist in the proper selection and application of colors and materials appropriate to the architectural styles permitted within the development.

Each color palette was developed in accord with the following governing criteria:

- Roof colors shall be in a medium range of light reflectance.
- Field colors shall have a light reflectance value (LRV) appropriate to the style of the architecture.
- Trim and fascia colors shall have a light reflectance value (LRV) of 75 or less and the color shall be appropriate to the style of the architecture.
- Accent colors shall have a light reflectance value (LRV) appropriate to the architectural style.

7.3.1 ROOF MATERIALS

All roof colors shall be selected from the Roof Color Palettes provided for each style. Specific roof profiles are designated for each style.

Metal roofing used on architectural accent elements, if approved by the Master Developer, shall have an LRV between 30% and 50% and be in muted tones.

Flat roofing material contained within parapets shall be similar to the color of any pitched roof used on the same residence. The finish material of the flat roof shall have an LRV of 50% or less.

7.3.2 FIELD COLORS

All field colors shall be selected from the Field Color Palettes provided for each style. The full range of value and color exhibited in each style's palette shall be utilized within each projects' color package to ensure a dynamic street scene.

At least one color scheme with an LRV of 36 or less shall be modeled.

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

7.3.3 MULTIPLE FIELD COLORS

Field color blocking, or the use of multiple field colors, may be used only if it is integral to the design of the architecture and on style-appropriate applications, such as wainscots on Spanish Colonial elevations. Color blocking should be incorporated into the preliminary architectural design so thoughtful color use is integrated with the architecture and logical color termination points are identified early on. Color changes should occur at inside corners only.

- No more than two field colors may be used per color scheme.
- Primary field colors with an LRV between 70% and 83% may be used on only one scheme in a nine to eleven-scheme color package or two schemes in a twelve-scheme package.
- Primary field colors shall not be darker than 20% LRV.
- Secondary field colors shall have an LRV of 65% or less.
- If the primary field color has an LRV of 30% or less, the secondary field color shall be lighter than the primary field color.
- The LRV between the primary and secondary field colors in any color scheme shall be within a range of 15% to 35%.

7.3.4 FASCIA COLORS

Fascia colors shall be selected from the Fascia Color Palette provided for each style. Each Fascia Color Palette contains colors with an LRV range of 75 or less, however stucco fascias shall have an LRV of not less than 15%.

Stucco fascias, if colored different than the field color, should be clearly discernible from the primary field color but without extreme contrast.

Wood fascias shall be a different color than the field color and the color shall be clearly discernible from the primary field color. Other types of exposed woodwork, beams, posts, railings, etc. should be colored to match the wood fascia.

7.3.5 TRIM COLORS

Trim colors may be selected from the shades found in the Field or Fascia Color Palettes; however, extremely dark shades are not appropriate for use as stucco trim. Stucco trim shall have an LRV of 15% or greater. The Builder may also propose alternative trim colors for consideration if they are appropriate to the architectural style.

Trim color should be used judiciously on understated window trim and recessed window areas. Wood trim colors should be discernible from the field color but without extreme contrast. Stucco trim, if colored different from the field, should be discernible from the field color but without extreme contrast.

Painted-over stucco trim shall terminate at inside corners only.

7.3.6 GARAGE DOOR COLORS

Garage Door colors shall be selected from any of the colors found within the style's Field, Fascia or Trim color categories that have a LRV of 60% or less.

7.3.7 Accent Colors

Accent colors may be selected from the colors provided in the Accent Color Palettes or the Builder may propose alternate colors for consideration if they are appropriate to the architectural style.

Accent colors should be used on ornamentation elements, railings, shutters and front doors. However, front doors may also be colored with shades more reminiscent of wood stain colors selected from the Fascia Color Palette within the same style.

7.3.8 Window Frames

Window frame and mullion colors shall be in white, bone, taupe or tan. Black or brown colors are not acceptable.

7.3.9 Masonry

Masonry veneer of brick and stone may be used in applications that are appropriate to the architectural styles that allow them. See each style's color palette schedule for approved masonry colors and materials.

Masonry elements, when used, must be integral to the architecture and not merely applied features. Masonry shall wrap columns and porches in their entirety. Masonry columns at garage corners shall have a return dimension equal to or greater than the width of the material on the front elevation. Masonry returns at areas around front doors or windows should end at logical termination points related to rooflines or building massing when they are available, otherwise returns shall be 3 feet minimum.

Both natural or faux stone veneer may be used. Appropriate grout types have been identified for each type of stone profile. Grout colors shall harmonize and blend with the colors found in the stone rather than contrast with it.

Brick veneer shall be in warm or neutral muted shades with modeled faces. Combed or raked surfaces are not allowed. "Weeping mortar" joints are not permitted.

Concrete slump block may be used for Spanish Colonial courtyard walls or pilasters if covered with a stucco slurry coat and colored to match a field color of the house.

7.4 Color Plotting Criteria

The two houses on either side of a specific lot and the lot across from it must all use different color schemes than that specific lot. This requirement applies to all detached neighborhoods.

7.5 Color Package Evaluation

All schemes within a color package will be evaluated for:

- Harmonious color combinations
- Contrast and interest
- Liberal use of the color and value ranges provided in the approved color palettes
- Compliance with the requirements of this section.

7.6 Color Package Submittal

See Section 9 for materials and color submittal requirements. Included with the submittal of the color and materials board(s) shall be all elevations, noted or color coded, indicating where fascia, trim, accent and any secondary field colors will be located. All elevations, front, sides and rear, shall be shown. Incomplete submittals will be returned.

SCHEDULE 1

Craftsman Color Palette

ROOF COLORS - Approved Profile: Shake

Monier Lifetile

Standard Shake
1SOCB3233, Brown Blend
1SOCB1430, Charcoal Blend
1SOCB1132, Charcoal Brown Blend
1SOCB3156, Desert Breeze

Eagle Roofing Tile

Cityscapes - Shake
SCP 8801, New Orleans
SCP 8802, Nantucket
SCP 8803, Arlington

American Heirloom - Shake
SCP 8804, Hershey
SHP 8705, Coastal Blend
SHP 8706, Cascade Blend
SHP 8707, Sierra Blend

Ponderosa - Standard Shake
5501, Oakwood
5502, Arcadia
5504, New Cedar
5552, Canyon Gray
5557, Live Oak

Ponderosa- Shake Ranges
5678, Light Brown Range
5687, Gray Brown Range
5689, Brown Range

FIELD COLORS – *Dunn-Edwards*

C715	C750	C759	6060	6061	6067	6068	6069	6072
6075	6097	6110	6115	6116	6122	6123	6124	6129
6131	6135	6137	6143	6151	6173	6192	6207	6208
6213	6214	6215	6222	6229	6278			

FASCIA COLORS – *Dunn-Edwards*

A148	A158	C712	C756	6037	6057	6063	6077	6069
6122	6124	6125	6126	6216	6219	6229	6231	6279
6280	6308	6312	6313	6328	6335	6340	6341	6362
6365	6376	6378	6391	6392	6393	6399		

ACCENT COLORS – *Dunn-Edwards*

A135	A148	A158	A175	A183	C712	C756	6028	6056
6314	6334	6342	6385					

Craftsman Color Palette

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Product's)*

Style Type	*Color*	*Grout Type*
Rustic Ledge:	Sequoia, Sawtooth, Cascade, Saddleback	Drystack
Weather Edge:	Napa, Calistoga, Wisconsin	Std./Overgrout
River Rock:	American Blend	Std./Overgrout
Rustic Ledge W/ Country Rubble:	Cascade, Chateau, Tuscany	Std./Overgrout

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Southern Ledge:	Walnut, Fog, Buck's County	Drystack
River Rock:	Lake Tahoe, Lakeshore	Std./Overgrout
Weather Edge Ledge:	Fox Valley, Wisconsin, Silverado	Std./Overgrout
Dressed Fieldstone & Southernledge:	Rustic/Brandywine, Buck's County/Buck's County, Chardonnay/Chardonnay, Fog/Aspen	Std./Overgrout

Style Type	*Color*	*Grout Type*
Dressed Fieldstone & Country Ledgestone:		
	Caramel/Brandywine, Honey/Brandy, Chardonnay/Chardonnay, Aspen/Aspen	Std./Overgrout

Robinson Rock – Natural Stone Thin Veneer (Rinker Materials, Inc.)

Colors: Elk Horn, Coppercliff, Indian Summer, Cotswold, Kensington, Adirondack

Robinson Brick - Full Brick (Rinker Materials, Inc.)

Designer Classics: Cajun, Carbondale, Charleston, Heritage 441, Stoneybrook, Tularosa, Waterlodge, Heritage Antique, Barnwood, Old Chicago

New Traditions: Confetti, Old Charleston, Old Chestnut, Old Delaware, Old Georgetown, Old Stoneybrook, Santarosa, Mesquite, Sonoma

SCHEDULE 2

Prairie Ranch Color Palette

ROOF COLORS -Approved Profile: Slate

MonierLifetile

Standard Slate
1STCS3233, Brown Blend
1STCS6464, California Mission Blend
1STCS1132, Charcoal Brown Blend
1STCS4598, Forest Green
1STCS0026, Sandstorm
1STCS3958, Smokey

Eagle Roofing Tile

Bel Air - Slate
4502, Arcadia
4553, Sandstone Flashed
4576, Topanga

Bel Air - Slate Ranges
4606, Vallejo Range
4687, Gray Brown Range
4689, Brown Range

Bel Air - Slate Blends
4626, Rancho Cordova Blend
4646, Sunset Blend
4684, San Raphael Blend

FIELD COLORS – *Dunn-Edwards*

6057	6066	6067	6068	6069	6075	6076	6083	6097
6115	6117	6118	6122	6123	6124	6131	6136	6138
6143	6144	6145	6157	6163	6172	6194	6208	6214
6215	6221	6222	6228	6242	6243	6393		

FASCIA COLORS – *Dunn-Edwards*

6056	6057	6062	6063	6075	6076	6084	6098	6119
6205	6209	6216	6217	6228	6229	6230	6231	6273
6280	6315	6363	6371	6376				

ACCENT COLORS – *Dunn-Edwards*

A135	A148	A157	A160	A163	A174	A175	A176	A181
A184	A186	A188	C798	C799	5713	6028	6091	

SCHEDULE 2 – CONT.

Prairie Ranch Color Palette

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Products)*

Style Type	*Color*	*Grout Type*
Mt. Ledge:	Smokey, China, Warm Springs, Copper, Sycamore, Buckskin	Drystack
Stacked Stone:	Desert Shadow, Slate Gray, Mountain Blend, Oakwood	Drystack
Cliffstone:	Lantana, Mesquite, Ponderosa, Manzanita, Cambria	Drystack

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Pro-Fit:	Gray, Shale, Autumn, Mojave, Platinum	Drystack
Drystack Ledge:	Chardonnay, Cedar, Mist, Caramel	Drystack
Country Ledgestone:	Eucalyptus, Chardonnay, Aspen, Caramel, Buck's County, Shale, Mojave	Drystack/Std. /Overgrout

Robinson Rock *- Natural Stone Thin Veneer (Rinker Materials, Inc.)*

Colors: Rosa, Sierra, Regatta, Mesa Ridge, Arrowhead, Sand Dune

Robinson Brick *-Full Brick or brick veneer (Rinker Materials, Inc.)*

Designer Classics: Brimstone, Cajun, Cardondale, Charleston, Chestnut, Thundercloud, Waterlodge, Barnwood, Heritage Antique

SCHEDULE 3

American Traditional Color Palette

ROOF COLORS - Approved Profile: Slate

Monier Lifetile

Standard Slate
1STCS3233R, Brown Blend
1STCS6464, California Mission Blend
1STCS1132, Charcoal Brown Blend
1STCS4598, Forest Green
1STCS0026, Sandstorm
1STCS3958, Smokey

Eagle Roofing Tile

Bel Air – Slate
4502, Arcadia
4553, Sandstone Flashed

4576, Topanga
Bel Air – Ranges
4606, Vallejo Range
4687, Gray Brown Range
4689, Brown Range

Bel Air - Blends

4626, Rancho Cordova Blend
4646, Sunset Blend
4684, San Raphael Blend

FIELD COLORS – *Dunn-Edwards*

5325	5373	6052	6053	6061	6064	6065	6067	6095
6097	6102	6111	6115	6116	61117	6125	6128	6130
6131	6137	6150	6151	6152	6158	6164	6165	6166
6170	6173	6179	6180	6192	6194	6199	6201	6205
6207	6213	6215	6226	6227	6229	6249	6255	6257
6270	6275	6276	6277	6290	6291	6299	6310	6312
6313	6326	6332	6339	6346				

FASCIA COLORS – *Dunn-Edwards*

6057	6058	6059	6066	6121	6122	6124	6125	6140
6143	6129	6211	6213	6216	6227	6229	6230	6231
6258	6274	6279	6293	6311	6313	6369	6372	

ACCENT COLORS – *Dunn-Edwards*

A158	A187	A181	A183	A186	6293	6335	6378	6315
6290								

American Traditional Color Palette

MASONRY COLORS

Robinson Brick or brick veneer **– *(Rinker Materials, Inc.)***

Designer Classics: Brimstone, Cajun, Cardondale, Charleston, Chestnut, Thundercloud, Waterlodge, Barnwood, Heritage Antique

New Traditions: Confetti, Old Charleston, Old Chestnut, Old Delaware, Old Georgetown, Old Stoneybrook, Santarosa, Mesquite, Sonoma

SCHEDULE 4

Spanish Colonial Color Palette

ROOF COLORS - Approved Profiles: Barrel, "S" & low profile "S" tile

Monier Lifetile

Espana - Standard
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS6676, Desert Sunset
1ESCS6142, Rio Grande Blend
1ESCS0026, Sandstorm
1ESCS6100, Terra Cotta

Espana – Premium
1ESCS3940, Cliffside
1ESCS0939, Toast

Villa – Standard
1VICS6464, California Mission Blend
1VICS6169, Casa Grande Blend
1VICS0024, Desert Sage
1VICS7221, Redwood Blend

Eagle Roofing Tile

Camino Real - Premium
SMC8401, San Miguel
SMC8402, Mission Santa Cruz
SMC8403, Mission Santa Barbara
SMC8404, Mission San Juan
SMC8645b, Mission San Diego Brushed
SMC8807b, Mission Carmel Brushed

Cityscapes - Premium
SCC 8807, Monterey

American Heirloom - Premium
SHC 8708, Del Oro Blend
SHC8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano - Standard
3520, Weathered Terracotta Flashed
3522, Terracotta Flashed
3553, Sandstone Flashed
3576, Topanga

Capistrano - Blends
3605, San Benito Blend
3645, Sunrise Blend
3646, Sunset Blend

SCHEDULE 4 – CONT.

Spanish Colonial Color Palette

FIELD COLORS - *Dunn-Edwards*

6060	6065	6068	6072	6073	6074	6075	6095	6096
6097	6108	6109	6110	6111	6116	6117	6121	6122
6123	6124	6128	6129	6130	6131	6136	6141	6142
6143	6150	6214						

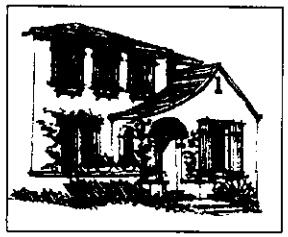
FASCIA COLORS - *Dunn-Edwards*

6056	6062	6063	6070	6075	6076	6077	6084	6097
6097	6098	6112	6126	6294	6313	6321	6362	6368
6313	6355	6390	6391					

ACCENT COLORS - *Dunn-Edwards*

A148	A187	5719	5747	5774	5775	5796	5797	5817
6028	6083	6091	6105	6306	6314	6385	6399	

SCHEDULE 5



Country European Color Palette

ROOF COLORS - Approved Profiles - Shake or Slate

Monier Lifetile

Slate - Standard
1STCS3233, Brown Blend
1STCS1132, Charcoal Brown Blend
1STCS3374, Earth Brown
1STCS0026, Sandstorm
1STCS3958, Smokey

Eagle Roofing Tile

Bel Air - Standard Slate
4502, Arcadia
4576, Topanga
Bel Air - Slate Ranges
4687, Gray Brown Range
4689, Brown Range

FIELD COLORS - *Dunn-Edwards*

5224	6033	6059	6060	6066	6068	6069	6073	6075
6120	6122	6123	6135	6141	6145	6149	6150	6199
6213	6215	6219	6229	6326	6375	6382	6393	

FASCIA COLORS - *Dunn-Edwards*

6034	6057	6060	6062	6072	6074	6076	6125	6211

6213 6215 6277 6280 6292 6294 6375 6376 6378
6389 6397

ACCENT COLORS - *Dunn-Edwards*
A135 A147 A148 A152 A183 A187 A188 A189 C705
6021 6057 6211 6294 6322

Eldorado Stone - Faux Stone (Allied Building Materials)

Style Type	*Color*	*Grout Type*
Rustic Ledge:	Cascade, Saddleback, Sawtooth	Drystack
Field Ledge:	Meseta, Andante, Umbria,	Overgrout
Limestone:	York, San Marino, Savannah	Overgrout

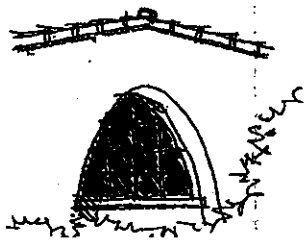
Cultured Stone - Faux Stone (Rinker Materials, Inc.)

Style Type	*Color*	*Grout Type*
Country Ledgestone:	Chardonnay, Aspen, Mojave, White Oak, Eucalyptus, Buck's County, Shale	Overgrout/Std.
Old Country Fieldstone:	Chardonnay, Romana, Riviera, Piedmont	Overgrout/Std.
Dressed Fieldstone:	Aspen, Cedar	Overgrout
Country Ledgestone & Dressed Fieldstone:	Chardonnay & Chardonnay, Aspen & Aspen	Overgrout
European Castle Stone:	Buck's County, Chardonnay	Overgrout/Std.

Robinson Rock* - *Natural Stone Thin Veneer (Rinker Materials, Inc.)

Colors: Canterbury, Tuscany, Grey Castle, Seabed, Cotswold, Irish Barn

SCHEDULE 6



Andalusian Color Palette

ROOF COLORS
Approved Profiles: Barrel, "S" and low profile "S" tiles

MonierLifetile
Espana - Standard Color-Thru
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS6676, Desert Sunset
1ESCS6142, Rio Grande Blend
1ESCS0026, Sandstorm
1ESCS6100, Terra Cotta
1ESCS3940, Cliffside
1ESCS0939, Toast

Villa - Standard Color-Thru
1VICS6464, California Mission Blend
1VICS6169, Casa Grande Blend
1VICI0024, Desert Sage
1VICI7221, Redwood Blend

Eagle Roofing Tile
Camino Real - Premium
SMC8401, San Miguel
SMC8402, Mission Santa Cruz
SMC8403, Mission Santa Barbara
SMC8404, Mission San Juan

SMC8645b, Mission San Diego Brushed
SMC8807b, Mission Carmel Brushed
Cityscapes - Premium
SCC 8807, Monterey

American Heirloom - Premium
SHC 8708, Del Oro Blend
SHC8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano - Standard
3520, Weathered Terracotta Flashed
3522, Terracotta Flashed
3553, Sandstone Flashed
3576, Topanga

Capistrano - Blends
3605, San Benito Blend
3645, Sunrise Blend
3646, Sunset Blend

FIELD COLORS - *Dunn-Edwards*

6060	6065	6068	6072	6073	6074	6095	6096	6108
6109	6110	6116	6117	6121	6122	6123	6124	6128
6129	6130	6131	6136	6141	6142	6143	6150	6214

FASCIA COLORS - *Dunn-Edwards*

6056	6062	6063	6070	6075	6076	6077	6084	6097
6097	6098	6112	6126	6294	6313			

ACCENT COLORS - *Dunn-Edwards*

A148	A187	5719	5747	5774	5775	5796	5817	6028
6083	6091	6105	6306	6314	6385	6399		

SCHEDULE 7

Tuscan Color Palette

ROOF COLORS -Approved Profiles: Barrel, "S" & low profile "S" tiles

Monier Lifetile

Espana Standard Color-Thru
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS6142, Rio Grande Blend
1ESCS6676, Desert Sunset
1ESCS7185, Washed Gold

Espana Premium Color-Thru
1ESCS3940, Cliffside
1ESCS0939, Toast

Villa – Standard Color-Thru
1VICS6464, California Mission Blend
1VICS6169, Casa Grande Blend
1VICS0024, Desert Sage
1VICS7221, Redwood Blend

Eagle Roofing Tile

Camino Real – Premium
SMC8402, Mission Santa Cruz
SMC8403, Mission Santa Barbara
SMC8645, Mission San Diego
SMC8807, Mission Carmel

American Heirloom – Premium
SHC 8708, Del Oro Blend
SHC 8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano – Standard Integrals
3520, Weathered Terracotta Flashed
3522, Terracotta Flashed
3530, Weathered Adobe
3576, Topanga

Capistrano - Blends
3605, San Benito Blend
3645, Sunrise Blend
3646, Sunset Blend

Malibu – Standard Integrals
2520, Weathered Terracotta Flashed
2522, Terracotta Flashed
2576, Topang
549, Santa Paula
2553, Sandstone Flashed

Malibu - Blends
2646, Sunset Blend

SCHEDULE 7– CONT.

Tuscan Color Palette

FIELD COLORS - *Dunn-Edwards*

5325	5326	5359	5264	5265	6097	6111	6117	6118
6130	6131	6136	6137	6138	6139	6142	6143	6144
6150	6151	6152	6157	6164	6179	6193	6194	6207
6215								

FASCIA COLORS - *Dunn-Edwards*

6070	6076	6077	6098	6105	6112	6119	6140	6147
6126	6196	6215	6216	6217	6223	6231	6245	6279
6294	6392							

ACCENT COLORS - *Dunn-Edwards*

A158	A159	A187	5922	6070	6217	6236	6265	6266
6278	6280	6294	6320	6334	6378	6355		

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Materials)*

Style Type	*Color*	*Grout Type*
Fieldledge:	Meseta, Veneto, Andante, Umbria	Overgrout
Hillstone:	Lucero, Milano, Bergamo, Verona	Overgrout
Limestone:	York, Savannah, Castillo, Shilo	Overgrout
Cliffstone:	Lantana, Mesquite, Manzanita, Cambria	Drystack

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Old Country Fieldstone:		
	Chardonnay, Riviera, Romana, Piedmont	Overgrout/Std.

Robinson Rock – *Natural Stone Thin Veneer (Rinker Materials, Inc.)*

Colors: Tuscany, Elk Horn, Seabed, Coppercliff, Kensington, Indian Summer

SCHEDULE 8

Mediterranean Color Palette

ROOF COLORS - Approved Profiles: Barrel, "S" & low profile "S" tiles

MonierLifetile

Espana - Standard Color-Thru
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS6676, Desert Sunset
1ESCS6142, Rio Grande Blend
1ESCS0026, Sandstorm
1ESCS6100, Terra Cotta
1ESCS3940, Cliffside
1ESCS0939, Toast

Villa - Standard Color-Thru
1VICS6464, California Mission Blend
1VICS6169, Casa Grande Blend
1VICI0024, Desert Sage
1VICI7221, Redwood Blend

Eagle Roofing Tile

Camino Real - Premium
SMC8401, San Miguel
SMC8402, Mission Santa Cruz
SMC8403, Mission Santa Barbara
SMC8404, Mission San Juan
SMC8645b, Mission San Diego Brushed
SMC8807b, Mission Carmel Brushed

Cityscapes – Premium
SCC 8807, Monterey

American Heirloom – Premium
SHC 8708, Del Oro Blend
SHC8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano – Standard Integrals
3520, Weathered Terracotta Flashed
3522, Terracotta Flashed
3553, Sandstone Flashed
3576, Topanga

Capistrano - Blends
3605, San Benito Blend
3645, Sunrise Blend
3646, Sunset Blend

FIELD COLORS - *Dunn-Edwards*

5263	5325	5326	5366	5367	6058	6064	6066	6073
6081	6095	6096	6108	6109	6110	6129	6137	6150
6151	6157	6164	6165	6179	6198	6200	6214	

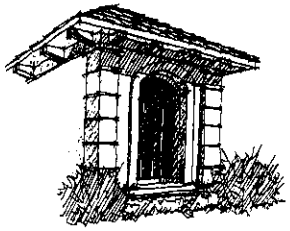
FASCIA COLORS - *Dunn-Edwards*

6057	6063	6070	6075	6076	6084	6097	6097	6098
6112	6121	6126	6294	6313	6362	6368	6355	6390

ACCENT COLORS - *Dunn-Edwards*

A148	A187	5719	5747	5774	5775	5796	5797	5817
6028	6083	6091	6105	6306	6314	6385	6399	

SCHEDULE 9



Southern Italian Color Palette

ROOF COLORS - Approved Profiles: Barrel, "S", flat tiles & low profile "S" tiles

Monier Lifetile

Espana - Standard
1ESCS6160, Autumn Blend
1ESCS6464, California Mission Blend
1ESCS7185, Washed Gold
1ESCS6142, Rio Grande Blend

Espana - Premium
1ESCS3940, Cliffside
1ESCS0939, Toast

Villa - Standard
1VICS3233, Brown Blend
1VICS6464, California Mission Blend
1VICS6169, Casa Grande Blend
1VICS7221, Redwood Blend

Slate - Standard
1SMCS3233, Brown Blend
1SMCS6464, California Mission Blend
1SMCS6101, Desert Terra Cotta

Slate - Premium
1STCS0939, Toast

Eagle Roofing Tile

Camino Real – Premium
SMC 8402, Mission Santa Cruz
SMC 8403, Mission Santa Barbara
SMC 8403b, Mission Santa Barbara Brushed
SMC 8807b, Mission Carmel Brushed

American Heirloom - Premium
HC 8709, El Morado Blend
SHC 8710, Ladera Blend
SHC 8711, Puesta Del Sol Blend

Capistrano – Standard
3530, Weathered Adobe
3520, Weathered Terra Cotta Flashed
3576, Topanga

Capistrano – Blends
3605, San Benito Blend
3646, Sunset Range
3645, Sunrise Blend

Malibu – Standard
2520, Weathered Terra Cotta Fl
2522, Terra Cotta Flashed
2530, Weathered Adobe

Malibu - Ranges
2687, Gray Brown Range

Malibu - Blends
2645, Sunrise Blend

Bel-Air ?????

SCHEDULE 9-CONT.

Southern Italian Color Palette

FIELD COLORS - *Dunn-Edwards*

C708	6053	6060	6066	6067	6068	6074	6075	6082
6083	6089	6090	6097	6103	6104	6110	6111	6123
6124	6129	6136	6137	6138	6150	6151	6152	6172
6173								

FASCIA COLORS - *Dunn-Edwards*

6040	6057	6061	6062	6067	6068	6069	6074	6075
6076	6077	6123	6124	6125	6142	6143	6210	6212
6213	6320	6230	6231	6348	6355	6356	6368	6374
6376	6386	6390	6391	6397	6398			

ACCENT COLORS - *Dunn-Edwards*

A183	A188	5748	5776	5797	5824	5873	6013	6014
6048	6054	6056	6308	6341	6349	6363	6378	6392
6398								

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Materials)*

Style Type	*Color*	*Grout Type*
Limestone:	York, San Marino	Overgrout
Fieldledge:	Meseta, Andante	Overgrout
Cliffstone:	Lantana, Ponderosa, Manzanita	Drystack
Country Rubble:		
	Tularosa, Tuscany, Cognac, Capri, Serrano, Palermo	Flush Grout

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Dressed Fieldstone:		
	Aspen, Buck's County, Brandywine, Chardonnay	Flush Grout
Dressed Fieldstone & Country Ledgestone:		
	Chardonnay, Aspen, Caramel & Brandywine	Flush Grout
Dressed Fieldstone & Southern Ledgestone:		
	Chardonnay, Buck's County	Flush Grout

Robinson Rock – *Natural Stone Thin Veneer (Rinker Materials, Inc.)*

Colors: Canterbury, Tuscany, Grey Castle, Seabed, Cotswold, Irish Barn

SCHEDULE 10

Brownstone Color Palette

ROOF COLORS - Approved Profile: Slate

MonierLifetile

Standard Slate
1STCS3233, Brown Blend
1STCS6464, California Mission Blend
1STCS1132, Charcoal Brown Blend
1STCS4598, Forest Green
1STCS0026, Sandstorm
1STCS3958, Smokey

Eagle Roofing Tile

Bel Air - Standard Slate
4502, Arcadia
4553, Sandstone Flashed
4576, Topanga

Bel Air -Slate Ranges
4606, Vallejo Range
4687, Gray Brown Range
4689, Brown Range

Bel Air - Slate Blends
4626, Rancho Cordova Blend
4646, Sunset Blend
4684, San Raphael Blend

FIELD COLORS – *Dunn-Edwards*

6034	6040	6047	6054	6060	6068	6075	6116	6117
6123	6125	6130	6135	6138	6139	6144	6153	6158
6173	6191	6193	6195	6206	6214	6215	6221	6229
6255	6277	6312	6374					

FASCIA COLORS – *Dunn-Edwards*

6057	6059	6061	6062	6068	6122	6123	6129	6144
6170	6172	6199	6208	6215	6216	6227	6228	6229
6277	6279	6314	6367	6376	6381			

ACCENT COLORS – *Dunn-Edwards*

A187	A183	A181	A135	6329

SCHEDULE 10-CONT.

Brownstone Color Palette

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Products)*

Style Type	*Color*	*Grout Type*
Ashlar:	Santa Barbara	Std./Flush
Coarsed Stone:	Santa Barbara	Std./Flush
Limestone:	Austin Cream, Pasadena	Std./Flush

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Cobblefield:	Texas Cream, Austin, Ohio	Std./Flush
Castle Stone:	Golden Blend, Chardonnay	Std./Flush

Robinson Rock* – *Natural Stone Thin Veneer (Rinker Materials, Inc.)

Colors: Mesa Ridge, Arrowhead, Sand Dune

Robinson Brick* – *Full Brick (Rinker Materials, Inc.)

Designer Classics: Brimstone, Cajun, Cardondale, Charleston, Chestnut, Thundercloud, Waterlodge, Barnwood, Heritage Antique

New Traditions Confetti, Old Charleston, Old Chestnut, Old Delaware, Old Georgetown, Old Stoneybrook, Santarosa, Mesquite, Sonoma

SCHEDULE 11

Contemporary Color Palette

ROOF COLORS - Approved Profile: Slate

MonierLifetile

Standard Slate
1STCS3233, Brown Blend
1STCS6464, California Mission Blend
1STCS1132, Charcoal Brown Blend
1STCS4598, Forest Green
1STCS0026, Sandstorm
1STCS3958, Smokey

Eagle Roofing Tile

Bel Air - Standard Slate
4502, Arcadia
4553, Sandstone Flashed
4576, Topanga

Bel Air -Slate Ranges
4606, Vallejo Range
4687, Gray Brown Range
4689, Brown Range

Bel Air - Slate Blends
4626, Rancho Cordova Blend
4646, Sunset Blend
4684, San Raphael Blend

FIELD COLORS – *Dunn-Edwards*

6034	6040	6047	6054	6060	6068	6075	6116	6117
6123	6125	6130	6135	6138	6139	6144	6153	6158
6173	6191	6193	6195	6206	6214	6215	6221	6229
6255	6277	6312	6374					

FASCIA COLORS – *Dunn-Edwards*

6057	6059	6061	6062	6068	6122	6123	6129	6144
6170	6172	6199	6208	6215	6216	6227	6228	6229
6277	6279	6314	6367	6376	6381			

ACCENT COLORS – *Dunn-Edwards*

A187 A183 A181 A135 6329

MASONRY COLORS

Eldorado Stone – *Faux Stone (Allied Building Products)*

Style Type	*Color*	*Grout Type*
Ashlar:	Santa Barbara	Std./Flush
Coarsed Stone:	Santa Barbara	Std./Flush
Limestone:	Austin Cream, Pasadena	Std./Flush

Cultured Stone – *Faux Stone (Rinker Materials, Inc.)*

Style Type	*Color*	*Grout Type*
Cobblefield:	Texas Cream, Austin, Ohio	Std./Flush
Castle Stone:	Golden Blend, Chardonnay	Std./Flush

Robinson Rock* – *Natural Stone Thin Veneer (Rinker Materials, Inc.)

Colors: Mesa Ridge, Arrowhead, Sand Dune

Section 8

Permitted Uses

8.1 GENERALLY

Building, structures and land shall be used in accordance with the uses permitted in Table 8-1 and 8-2.

TABLE 8-1

INTERPRETATION OF LAND USE TABLES

Symbol	Meaning
P	The use is permitted in that district by right.
A	The use is permitted as an accessory use to a main use in the district.
C	The use is permitted subject to meeting specified conditions. These conditions are listed in Section 8.3.
S	The use is permitted in that district only after first obtaining a Special Use Permit (SUP) pursuant to the Las Vegas Municipal Code.
* (by name of use)	Base standards are required for this use. These standards are listed in Section 8.4.
T	The use is permitted on a temporary basis, subject to the provisions of Section 8.5.
	A blank square shall mean that the use is not allowed in that district.

TABLE 8-2

LAND USE TABLES

TC= Town Center UMU= Urban Mixed-Use P= Parks NR= Neighborhood Residential CF= Community Facilities

	DISTRICT				
Land Uses	TC	UMU	P	NR	CF
Airport, Heliport or Landing Field					
Amphitheater	P	S	P		
Animal Hospital, Clinic, or Shelter with Outside Pens	P	P			
Animal Hospital, Clinic, or Shelter without Outside Pens	P	P			
Animal Keeping & Husbandry	A	A			
Animal Keeping, Wild or Exotic					
Animal Production					
Antique/Collectible Store	P	P			
Asphalt or Concrete Batch Plant	T	T	T	T	T
Assisted Living Apartments	P	P		P	
Astrologer, Hypnotist, or Psychic Art and Science	P	P			

Permitted Uses	TC	UMU	P	NR	CF
Auto Broker	C	C			
Auto Dealer Inventory Storage	S*	S*			
Auto Paint & Body Repair Shop	A	A			
Auto Parts (Accessory Installation)	C	C			
Auto Parts (New & Rebuilt) (Accessory Sales Service)	C	C			
Auto Repair Garage, Major	S*	S*			
Auto Repair Garage, Minor	C	C			
Auto Smog Check	C	C			
Auto Title Loan					
Automobile Rental	C	C			
Automobile Repossession Agency					
Bailbond Service					
Banquet Facility	P	P			
Bed & Breakfast Inn	S*	S*			
Beer/Wine/Cooler Off-Sale Establishment	P	C			
Beer/Wine/Cooler On-and Off- Sale Establishment	P	C			

Permitted Uses	TC	UMU	P	NR	CF
Billiard Parlor or Pool Hall	P	P			
Blood Plasma Donor Center					
Boarding or Rooming House					
Boat & Trailer Dealership (New and Used)	S*	S*			
Building & Landscape Material/Lumber Yard	P	P			
Building Maintenance Service & Sales	P	P			
Bus Charter Service & Service Facility					
Business School	P	P			
Car Wash (Full Service)	C	C			
Car Wash, (Self Service)	C	C			
Caretaker's Quarters/Domestic or Security Unit	C	C			
Catering Service	P	P			
Cemetery/Mausoleum					
Child Care – Family Home (1-6 Children)	S	S	P	P	
Child Care – Group Home (7-12 Children)	S	S	P	S	

Permitted Uses	TC	UMU	P	NR	CF
Child Care Center	P	P	P	S	
Church/House of Worship	P	P			
Cleaners, Commercial	A				
Cleaners, Commercial/Industrial					
Clinic	P	P			
Cold Storage Plant	A	A	A		
College, University, or Seminary	P	P			
Commercial Amusement/Recreation (Indoor)	P	P			
Commercial Amusement/Recreation (Outdoor)	P	P	P		
Community Center, Private (Accessory)	P	P	P	P	
Community Recreational Facility, Public	P	P	P	P	
Condominium	P	P		P	
Construction Material Supply Yard	C	C	C	C	
Contractors Plant, Shop & Storage Yard					
Convalescent Care Facility/Nursing Home	P	P			
Convent or Monastery					

Permitted Uses	TC	UMU	P	NR	CF
Copy Center	P	P	P		
Country Club, Private	P	P			
Crematorium					
Crop Production					
Custom & Craft Work	S	S			
Daily Labor Service	S	S			
Desktop Publishing	P	P			
Dry Cleaners	P	P	P		
Electric Generating Plant					
Electric Utility Substation	C	C	C	C	C
Electrical, Watch, Clock, Jewelry & Similar Repair	P	P			
Emergency Ambulance Services, Ground	P	P			
Employment Agency	P	P			
Environmentally Hazardous Materials					
Escort Bureau					
Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse	S	S			

Permitted Uses	TC	UMU	P	NR	CF
Financial Institution, General with Drive-Through	P	P			
Financial Institution, General without Drive-Through	P	P			
Financial Institution, Specified	S*	S*			
Food Processing	S				
Fraternity, Sorority House, or Private Dorm					
Gaming Establishment, Non-restricted	S				
Gaming Establishment, Restricted License	A	A			
Garden Supply/Plant Nursery	P	P			
General Personal Service	P	P	S		
General Retail Store, Other than Listed, 3500 Sq. Ft. or more	P	P	S		
General Retail Store, Other than Listed, Less than 3500 Sq. Ft.	P	P	P		
Golf Driving Range	S	S			
Government Facility	P	P	P		P
Group Residential Care Facility	S	S		S	
Guest House/Casita				P	

Permitted Uses	TC	UMU	P	NR	CF
Gun Club, Skeet or Target Range (Indoor)	S	S			
Gun Club, Skeet or Target Range (Outdoor)					
Halfway House					
Health Club	P	P	P		
Heavy Construction Trade Yard					
Heavy Machinery & Equipment (Rental, Sales & Service)					
Helipad	P				
Home Occupation	C	C		C	
Horse Corral or Stable (Commercial)					
Horse Corral or Stable (Private)					
Hospice	P	P			
Hospital	P	P			
Hotel Lounge Bar	A	A			
Hotel or Motel	P	S			
Hotel, Residence	P	S			
Individual Residential Care Facility	P	P		P	

Permitted Uses	TC	UMU	P	NR	CF
Jewelry Store, Class III	S*	S*			
Jewelry Store, New	P	P			
Keeping of Carrier or Racing Pigeons					
Laboratory, Medical or Dental	P	P			
Landfill					
Laundry, Self Service	P	P	P		
Library, Art Gallery or Museum (Public)	P	P	P		P
Light Assembly & Fabrication	S*	S*			
Liquor Establishment (Tavern)	P	C			
Livestock Farming (Bovines/Horses)					
LPG Installation 288 Gallons or Less	C	C			
LPG Installation over 288 Gallons	S	S			
Manufactured Home				P	
Manufacturing, Heavy					
Manufacturing, Light					
Massage Establishment	S*	S*			

Permitted Uses	TC	UMU	P	NR	CF
Mining, Sand & Gravel Excavation	T	T	T	T	T
Mini-warehouse	C	C			
Mixed Use	P	P			
Mobile Home					
Mobile Home Park					
Mobile Home/Trailer Sales Lot					
Monorail	S	S			
Mortuary or Funeral Chapel	S	S			
Motor Vehicle Sales (New)	S*	S*			
Motor Vehicle Sales (Used)	S*	S*			
Motorcycle/Motor Scooter Sales	C	C			
Mounted Antenna of 15' or Less (Ultimate Height)	P	P	P	S	P
Mounted Antenna over 15' (Ultimate Height)	S	S	S	S	S
Multi-Family	P	P		P	
Museum or Art Gallery (Private)	P	P	P		
Night Club	P	S			

Permitted Uses	TC	UMU	P	NR	CF
Off Premise Advertising Sign	C				
Office, Medical	P	P			
Office, Other Than Listed	P	P			
Open Air Vending/Transient Sales Lot	P	P	P		
Outcall Entertainment Referral Service					
Outside Storage	S	S			
Package Liquor Off-Sale Establishment	S	S			
Parking Lot/Sidewalk Sale	T	T	T		
Parking, Commercial	P	P			
Patio Cover	P	P		P	
Pawn Shop	S	S			
Pawn, Auto					
Pet Boarding	C	C			
Pet Shop	P	P			
Post Office, Local Service	P	P	P		P
Post Office, Regional	P	P			S

Permitted Uses	TC	UMU	P	NR	CF
Printing & Publishing	S	S			
Prison/Custodial Institution					
Private Club, Lodge or Fraternal Organization	S	S			
Private Streets	P	P	P	P	
Psychology Practice	P	P	S		
Public or Private School, Primary	P	P			P
Public or Private School, Secondary	P	P			P
Public Park or Playground	P	P	P	P	P
Radio Broadcasting	P	P			
Railroad Yard or Shop					
Recording Studio	P	P			
Recreational Vehicle and Boat Storage	A	A			
Recycling Collection Center	C	C			
Rental Store, w/o Outside Storage	P	P			
Rental Store, w/Outside Storage	S	S			
Rescue Mission or Shelter for the Homeless	S	S			

Permitted Uses	TC	UMU	P	NR	CF
Restaurant with Service Bar	P	P			
Restaurant, 2000 Sq. Ft. or more, w/Drive-Through	P	P			
Restaurant, 2000 Sq. Ft. or more, w/o Drive-Through	P	P			
Restaurant, Less than 2000 Sq. Ft., w/Drive-Through	P	P			
Restaurant, Less than 2000 Sq. Ft., w/o Drive-Through	P	P	P		
Retail Establishment with Accessory Package Liquor Off-Sale	P	P			
Salvage or Reclamation of Products (Indoors)					
Salvage or Reclamation of Products (Outdoors)					
Seasonal Outdoor Sales	T	T	T		
Secondhand Dealer	S	S			
Senior Citizens Apartments	P	P		P	
Service Station	P	P			
Sex Offender Counseling Facility					
Sexually-Oriented Business					
Single Room Occupancy Residence					
Slaughter and Processing of Live Poultry					

Permitted Uses	TC	UMU	P	NR	CF
Social Event with Alcoholic Beverage Sales	S	S			
Social Service Provider, except Rescue Mission or Homeless Shelter	P	P	P		
Sports Arena, Stadium or Track	P				
Supper Club	P	C			
Swap Meet	S*	S*			
Tattoo Parlor/Body Piercing Studio	S	S			
Taxicab/Limo Yard					
Teen Dance Center	P	S			
Temporary Contractor's Construction Yard	C	C	C	C	C
Temporary Outdoor Commercial Event	T	T	T		
Temporary Real Estate Sales Office	C	C	C	C	C
Tennis Courts	P	P	P	P	P
Thriftshop	S*	S*			
Thriftshop, Non-profit	S*	S*			
Time Share Development	P	P			

Permitted Uses	TC	UMU	P	NR	CF
Towing & Impound Yard					
Towing Service, No Storage					
Trade School	S	S			
Trailer/RV Camp/Park	S				
Transit Passenger Facility	P	S			S
Transitional Living Group Home	S	S			
Truck Rental	S	S			
Trucking Company					
TV Broadcasting & Other Communication Service	P	P			
Urban Lounge					
Utility /Transmission Lines	C	C	C	C	C
Utility Installation, Other than Listed	C	C	C	C	C
Valet Parking	P	P			
Warehouse/Distribution Center	S				
Wedding Chapel	P	P			
Welding Repair					

Permitted Uses	TC	UMU	P	NR	CF
Wholesale Showroom Facility	S	S			
Wireless Communication Facility, Non-Stealth Design					
Wireless Communication Facility, Stealth Design	C	C	C		C

8.2 Definitions

Airport, Heliport or Landing Field. Any area of land designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration.

Amphitheater. An outdoor theater in which the stage or screen area is surrounded by rising tiers of seating or assembling areas, or both.

Animal Hospital, Clinic, or Shelter. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. The term does not include a kennel operation or facility for the boarding of animals for remuneration unless it is operated in conjunction with the treatment and car of animals or pets.

Animal Keeping and Husbandry. The raising, keeping and breeding of domestic animals, including without limitation dogs, cats, birds and pot-bellied pigs. The use must be ancillary to the principal use, but may be conducted for commercial purposes.

Animal Keeping, Wild or Exotic. The keeping of nondomestic animals, including without limitation wild animals as defined in Las Vegas Municipal Code7.04.500.

Animal Production. A facility or area for raising animals (including fish and birds) and the development of animal products, such as meat, fur or eggs on a commercial basis. This use does not include raising animals to sell as pets.

Antique/Collectible Store. Any building used for the sale of any old and authentic object of personal property which was made, fabricated or manufactured sixty or more years earlier and which has a unique appeal and enhanced value mainly because of its age and in addition, may include the sale of any article of personal property which was made, fabricated or manufactured twenty or more years earlier and because of public demand
has attained value in a recognized commercial market which is in excess of its original value.

Asphalt or Concrete Batch Plant. A permanent facility or area for the mixing of concrete or asphalt.

Assisted Living Apartment. 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. The term 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 and there is no external signage for, nor external access to, the commercial uses. The term does not include a convalescent care facility, nursing home or special care facility.

Astrologer, Hypnotist, or Psychic Art & Science. Any person who practices, teaches, or professes to practice the business of astrology, hypnotism or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy. The term does not include a hypnotherapy practice.

Auto Broker. A facility or area used primarily for the wholesaling of used motor vehicles, typically on an intermediary basis between an auction house and a used car

dealership. The term does not include a facility or area used for the retail sales of used vehicles.

Auto Dealer Inventory Storage. The parking or storage, other than for purposes of display, of new motor vehicles which constitute inventory of a new motor vehicle sales dealership, where such parking or storage is maintained by the dealership either on the same parcel as the dealership or on a separate parcel.

Auto Paint & Body Repair Shop. A facility for collision services including body, frame or fender straightening or repair and painting of vehicles in an appropriate paint booth.

Auto Parts (New & Rebuilt) (Accessory Sales & Service). A facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.

Auto Parts (Accessory Installations). A facility for the retail sale and installation of auto accessories such as stereos, alarms and other type of accessories.

Auto Repair Garage, Major. A facility for the repair or reconditioning of any type of motorized vehicle, other than the types of repair and service authorized to be performed in a minor auto repair garage. The term includes a facility which performs any repairs to vehicles with a gross vehicle weight over 10,000 pounds.

Auto Repair Garage, Minor. A facility for the performance of minor repairs and service on vehicles of 10,000 pounds gross vehicle weight or less; such repairs and service are limited to electronic tune ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front end alignments, battery recharging, lubrication, selling/installing minor parts and accessories, other similar activities and repairing and installing other minor elements of an automobile such as windshield wipers, hoses, windows, etc., but excluding engine, transmission and differential repair or installation.

Auto Title Loan. A business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself.

Automobile Rental. A facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.

Automobile Repossession Agency. Any parking area used for the storage of up to two operable vehicles which have been repossessed by or on behalf of a lender, together with related office operations. The term does not include the storage of more than two vehicles, which shall be treated as if the use were motor vehicles sales.

Banquet Facility. 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 for on-premises consumption, only during an event, and 3) outdoor gardens or reception facilities.

Bed & Breakfast Inn. A facility wherein overnight accommodations and a morning meal are provided in a dwelling unit to tourists for compensation.

Beer/Wine/Cooler Off-Sale Establishment. An establishments whose license to sell alcoholic beverages is 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, and is operated in connection with a grocery store, drug store, convenience store or specialty merchandise store.

Beer/Wine/Cooler On- and Off-Sale Establishment. An Establishment:

1. Whose license to sell alcoholic beverages is limited to:

   (a) The sale of beer, wine and coolers for consumption only in connection with a meal on the premises where the same is sold; or

   (b) 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; or

2. Which is operated in connection with a grocery store, convenience store, or restaurant in which forty-five or more people may be served with meals at any one time at tables or stools.

Blood Plasma Donor Center. A building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

Boarding or Rooming House. A building or portion thereof, other than a hotel, with no more than four guest rooms where, for compensation, lodging and meals are provided for no more than four persons who are not members of the immediate family occupying such building.

Boat and Trailer Sales Dealerships (New and Used). The use of any building or lot for the display and sale of new or used boats, jet skis or other marine vessels and trailers.

Building & Landscape Material/Lumber Yard. A facility for the sale of home, lawn and garden supplies and construction materials such as brick, lumber and other similar materials.

Building Maintenance Service & Sales. A facility or area for contracting, but not conducting, services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

Bus Charter Service & Service Facility. Any premises for the transient housing, parking, servicing or repair of motor-driven buses.

Business School. A facility or area for instruction and training in secretarial and related office skills, cosmetology, commercial art, computer software, cooking and similar training.

Caretaker's Quarters/Domestic or Security Unit. An independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager or security personnel.

Car Wash (Full-Service). A car wash facility, typically operated in conjunction with a gas station, which customarily employs automatic or semi-automatic methods of cleaning.

Car Wash (Self-Service). A coin operated car wash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

Catering Service. A service that provides for the preparation, storage, and delivery of food and food utensils for off-premise consumption.

Cemetery/ Mausoleum. Property used for interring of the dead.

Child Care - Group Home (7-12 Children) A residential dwelling used primarily as a residence which also provides day or overnight care for a minimum of seven and a maximum of 12 children for compensation. Such uses are subject to the child care regulations and standards of the Department of Business Activity.

Child Care Center (More than 12 Children) Any commercial facility in which the licensee regularly provides day or overnight care for more than 12 children. Such uses are subject to the child care regulations and standards of the City of Las Vegas Department of Business Activity.

Child Care, Family Home. (1-6 Children) A residential dwelling used primarily as a residence which also provides day or overnight care for a maximum of six children for compensation. Such uses are subject to the child care regulations and standards of the City of Las Vegas Department of Business Activity.

Church, House of Worship. Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Chapter 19.18. The term does not include any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

Cleaners, Commercial. A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

Cleaners, Commercial / Industrial. A facility or premises which is used for cleaning items in bulk quantities, such as clothing and linens. The term includes diaper cleaning services and cleaning services for hospitals, restaurants, hotels and similar clients, whether or not cleaning services are provided to individual households as an incidental use.

Clinic. 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. The term does not include a hospital or a facility which provides for the overnight care or overnight stay of patients.

Cold Storage Plant. A facility for the protective storage or items such as food or furs, in a refrigerated place.

College, University or Seminary. A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

Commercial Amusement/Recreation (Inside). An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, roller and ice skating

rinks, game courts, swimming pools, walk-in theaters, physical fitness centers, gyms and video game arcades.

Commercial Amusement/Recreation (Outside). An outdoor facility or area for sport, entertainment, games of skill or recreations open to the general public for a fee. The term includes without limitation game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, but does not include an amphitheater.

Community Center, Private (Accessory). A facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.

Community Recreational Facility, Public. A facility which provides for community activities and is available to the general public.

Condominium. A multi-family dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas and facilities are owned by all of the owners on a proportional, undivided basis.

Construction Material Supply Yard. A facility for the storage of construction materials for a specific development.

Contractor's Plant, Shop & Storage Yard. A facility for the storage and maintenance of contractor's supplies and operational equipment. Offices are considered an accessory use.

Convalescent Care Facility/Nursing Home. A building or structure designed, used, or intended to be used to house and provide care for persons who have a chronic physical or mental illness or infirmity, but who do not need medical, surgical or other specialized treatment normally provided by a hospital or special care facility. "Convalescent care facility" includes "rest home" and "nursing home," but does not include "assisted living apartment," "hospital" or "special care facility."

Copy Center. 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. A facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail and restaurant facilities which do not have separate signage or advertising, and a club house.

Crematorium. A facility where corpses are cremated.

Crop Production. An area for raising or harvesting agricultural crops.

Custom & Craft Work. A facility in which finished, personal or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly or the use of mechanized assembly line production.

Daily Labor Service. Any building or premises which serves as a staging point or gathering place for persons who are seeking immediate employment in daily labor activities and who accept or are assigned such employment in accordance

with whatever employment is available on that particular day. For purposes of this paragraph, "daily labor" means manual labor, including without limitation, construction cleanup, garbage pickup and removal, demolition, convention setup and takedown, landscaping, planting and digging.

Desktop Publishing. An establishment that provides custom set-up of graphics and text for publication in an office setting. The term does not include an establishment that performs off-set printing or related distribution.

Dry Cleaners. A facility which is used to provide, to individual households, cleaning services for items such as clothing and linens. The term includes such facilities whether the plant operation is located on- or off-site.

Electric Generating Plant. A facility that generates electricity from mechanical power produced by solar, gas, coal, hydraulic power sources or nuclear fission franchised by the City.

Electric Utility Substation. A facility for transforming electricity for distribution to individual customers.

Emergency Ambulance Services, Ground. A facility which provides emergency ambulance service and does not include the use of helicopters.

Employment Agency. 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.

Environmentally Hazardous Materials. The location of activities or products which have the potential to be dangerous, extremely obnoxious, or cause substantial environmental impacts on or beyond the boundaries of the property on which the activity or use is conducted. Environmentally Hazardous Materials include, but are not limited to, the following activities:

1. Manufacture, storage and testing of explosives, fireworks or munitions.

2. Refining petroleum and the storage and distribution of natural and liquid gas or other petroleum derivatives in bulk including terminals, tank farms or other similar facilities.

3. Manufacturing, blending, or mixing of pesticides, certain acids and fertilizer.

4. Stockyards, feed pens, livestock sales with pens and/or shipping facilities. Rendering of animal fats, slaughtering or processing of animals, and industrial manufacturing processes using the following raw materials: bones, garbage, offal and dead animals.

5. Refining of raw materials, such as, but not limited to, chemicals, rubber, wood or wood pulp, into other products.

6. Forging, casting, melting, refining, extruding, rolling, drawing and/or alloying metals.

7. Jet engine or other engine testing.

8. Refuse disposal services not listed elsewhere in this Title, including but not limited to landfills, incinerators and other locations which receive garbage and refuse generated off-site for storage, treatment or disposal.

9. Boiler works.

Escort Bureau. A business establishment which, for a fee, commission, hire, or profit, furnishes or arranges for escorts to accompany other persons for social engagements.

Facility to Provide Testing, Treatment, or Counseling for Drug or Alcohol Abuse. A facility that:

1. Operates under or is subject to the provisions of NRS Title 40 and, by means of certified detoxification technicians or otherwise, provides care or treatment related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency; or

2. Provides court-ordered or court-sanctioned testing, analysis, treatment or counseling related to the physical and mental effects of the abuse of alcohol or drugs, or the effects of alcohol or drug dependency.

Financial Institution, General. Any business or organization, including without limitation banks and credit unions, whose primary service is the exchange of currency. The term does not include any business engaged in retail sales or a business whose primary service is to lend money for repayment at a future date.

Financial Institution, Specified. Any business whose primary function is to lend money; to cash checks or other negotiable instruments for a fee, service charge or other consideration; or to provide funds in exchange for the acceptance of a check on a post-dated or deferred-deposit basis. The term includes without limitation a check cashing service, paycheck advance service, and any business primarily providing cash loans, installment loans or cash advances, but does not include a pawn shop.

Food Processing. A facility in which 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. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

Gaming Establishment, Non-restricted. An establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required pursuant to Title 6 of the Las Vegas Municipal Code. For informational purposes, the term refers to an establishment whose gaming operations consist of sixteen or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool at that establishment.

Gaming Establishment, Restricted. An establishment which is used or intended to be used for gaming activities for which a restricted gaming license is required pursuant to Title 6 of the Las Vegas Municipal Code. For informational purposes, the term refers to an establishment whose gaming operations are limited to not more than fifteen slot machines, incidental to the primary business at the establishment, and no other game or gaming device.

Garden Supply/Plant Nursery. A facility 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.

General Personal Service. A facility for the sale of personal services. Typical personal services include barber/beauty

shop, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe deposit boxes, travel bureau, house cleaning service, weight reduction center and florist (excluding greenhouses) and permanent makeup establishment.

General Retail Store. A facility for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries and convenience and specialty foods, toys, furniture, books and stationery, hardware, and similar consumer goods. The term does not include any use specifically listed as a conditional use in this Section.

Government Facility. A facility, agency or area used for public purposes and owned or operated by an instrumentality or agency of Federal, State, or local government.

Group Residential Care Facility. A dwelling of a residential character which is used or intended to be used to provide housing and care for up to ten elderly persons or persons with a handicap. The term does not include an individual residential care facility, convalescent care facility, nursing home, hospital, special care facility or any facility which:

1. provides surgical, medical, psychiatric or other specialized treatment on a regular basis;

2. provides housing and care to persons who have a chronic illness, disease, injury or other medical condition; or

3. provides housing, care or treatment to persons whose occupancy would constitute a direct threat to the health or safety of other individuals or their property.

Guest House/Casita. A structure which is located on the same residential parcel as a principal dwelling and which, as an ancillary use, provides living quarters for the occupants of the principal dwelling, their temporary guests or domestic employees.

Gun Club, Skeet or Target Range. A facility for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice owned or operated by a corporation, association or individuals.

Halfway House. A facility for the housing, rehabilitation, and training of persons on probation or parole from correctional institutions, or other persons found guilty of criminal offenses.

Heavy Construction Trade Yard. A lot or facility used for the storage of heavy construction equipment, machinery and vehicles.

Heavy Machinery & Equipment (Rental, Sales & Service). A facility for the display, sale and rental of tools, heavy machinery, dump trucks or commercial and heavy equipment such as those used in building construction, farming, restaurants or manufacturing.

Helipad. A facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

Horse Corral or Stable (Commercial). A structure for the keeping of horses, mules or ponies which are boarded for compensation.

Horse Corral or Stable (Private). An accessory structure for the keeping of horses, mules or ponies for the use of occupants of the premises.

Hospice. A home for the terminally ill.

Hospital. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Hotel Lounge Bar. A bar located in a lounge area of a hotel which has a minimum of 150 rooms, unless the City Council determines that public health, safety and welfare are not compromised by a lesser number of rooms, wherein;

1. Alcoholic beverages are served and consumed only at tables and booths located within the lounge bar area of the hotel, within a pool area, or within hotel rooms as an incident to room service;

2. Persons are not permitted to purchase or obtain alcoholic beverages directly from such lounge bar;

3. No other business, trade, profession or entertainment that requires a license under Title 6 of the City of Las Vegas Municipal Code is conducted or performed in the lounge bar area; and

4. The maximum available customer seating in the lounge bar area does not exceed seventy-five seats.

Hotel or Motel, or Hotel Suites.

1. Motel - A building or group of buildings whose main function is to provide rooms for temporary lodging; rooms are directly accessible from an outdoor parking area.

2. 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.

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. A multi-dwelling unit for extended stay lodging consisting of efficiency units or suites with a complete kitchen suitable for long term occupancy; customary hotel services such as linen, maid service, telephone and upkeep of furniture; and optional resident and guest amenities such as meeting rooms, club house and recreation facilities. The term does not include facilities which qualify as other types of dwelling units defined in this title.

Individual Residential Care Facility. A home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons who are aged, infirm, mentally retarded or handicapped, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services.

Jewelry Store, Class III Type. A store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. This may include operations similar to a new jewelry store.

Jewelry Store, New. A store which primarily sells new merchandise and some used merchandise from estate sales or reconstitutes precious metals into jewelry forms which are sold at retail on the premises.

Keeping of Carrier or Racing Pigeons. The keeping of pigeons that are bred and kept for the purpose of demonstration or racing, are registered with a national pigeon registry or organization, and are identified as to ownership and registration by a stamp or a band.

Laboratory, Medical or Dental. A facility, other than a hospital, that:

1. Conducts general medical or scientific research, investigation, testing, or experimentation; or

2. Upon referral by or request of a medical professional, provides radiological or medical testing, or creates prosthesis or artificial dental work.

The term does not include a facility for the manufacture or sale of other products, except as incidental to the main purpose of the laboratory. The term also does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," as that term is defined in this Section.

Landfill. A lot or premises used for the disposal of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

Laundry, Self-Service. A laundry facility that provides coin operated washing and drying machines for customer operation. The term 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. The term does not include a laundry room located within a residential development that is provided solely for the use of residents of the development.

Light Assembly & Fabrication. Manufacturing from standard parts of a distinct object differing from the individual components.

Liquor Establishment (Tavern). A facility which sells alcoholic beverages for consumption on the premises where the same are sold and authorizes the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold.

Livestock Farming (Bovines/Horses). The raising or keeping of bovine animals or horses for recreational, entertainment or training purposes only. The term does not include the breeding or raising of animals for consumption or sale.

Manufactured Home. A structure as defined in NRS 489.113. A manufactured home may or may not qualify for treatment as a single-family detached dwelling pursuant to Las Vegas Municipal Code Section 19.04.060(B).

Manufacturing, Heavy. A facility for the general mass producing of goods, usually for sale to wholesalers or other industrial or manufacturing uses. The term includes any use which employs any of the following or similar types of processes:

1. Milling of grain as retail sales and service.

2. Production of animal food, and the tanning of animal hides.

3. Production of large durable goods such as, but not limited, to motorcycles, cars, manufactured homes or airplanes.

4. Canning or bottling of food or beverages for human consumption using a mechanized assembly line.

5. Manufacturing of paint, oils, pharmaceuticals, cosmetics, solvents and other chemical products, and use of a foundry for metals.

6. Production of items made from stone, clay, metal or concrete.

7. Tire recapping or retreading.

8. Production of items by means of the chemical processing of materials.

Manufacturing, Light. A facility for producing goods without the use of any of the processes described within the definition of "Heavy Manufacturing." The term includes without limitation the following activities:

1. Assembly, finishing, and/or packaging of small items from component parts made at another location. Examples include but are not limited to cabinet making or the assembly of clocks, electrical appliances, or medical equipment.

2. Production of items made from materials derived from plants or animals including, but not limited to, leather, pre-milled wood, rubber, paper, wool or cork, or from textiles or plastics.

3. Electrical component manufacturing.

4. Reproduction, cutting, printing, or binding of written materials, drawings or newspapers on a bulk basis using lithography, offset printing, blue printing and other similar methods.

5. Machine shop where material is processed by machinery, cutting, grinding, or similar processes.

Massage Establishment. A facility which is occupied and used for the purpose of practicing massage therapy as defined in Las Vegas Municipal Code Chapter 6.52.

Mini-warehouse. A facility with enclosed storage space, divided into separate compartments, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment.

Mixed-Use. A combination of certain residential and nonresidential uses on a single parcel, or a mix of certain residential and nonresidential uses within an area that is zoned for either residential or nonresidential use.

Mobile Home. A factory-assembled structure equipped with the necessary service connections and made so as to be movable as a unit on its own running gear and designed to be used for a one-family residential use.

Mobile Home Park. An area or tract of land where two or more mobile homes or mobile home lots are rented or held out for rent. The term does not include an area or tract of land where: (a) More than half of the lots are rented overnight or for less than three months for recreational vehicles. (b) Mobile homes are used occasionally for recreational purposes and not as permanent residences.

Monorail. A non-technology specific system used to transport passengers, including any system on a fixed land route installed and operated on an exclusive fixed guideway or rail, and including a monorail as defined in NRS Chapter 705. The term does not include a system to transport passengers between two end points with no intermediate stops, or a monorail that function only as part of a theme park or permanent exhibition under Las Vegas Municipal Code Chapter 6.81.

Mortuary or Funeral Chapel. A facility in which dead bodies are prepared for burial or cremation; a facility where funeral services are conducted.

Motorcycle/Motor Scooter Sales. A facility or area for the display and sale of motorcycles and motor scooters, whether new or used. The term includes service bays which are incidental and accessory to the sales use.

Motor Vehicle Sales (New). A facility or area for the display and sale (or leasing) of new automobiles, trucks, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Motor Vehicle Sales (Used). A facility or area used primarily for the display and sale (or leasing) of used automobiles, motorcycles and motor scooters. The term includes service bays and auto body shops which are incidental and accessory to the sales use.

Mounted Antenna. An antenna, other than a wireless communication facility, that is attached to a structure as permitted under this Code.

Multi-family. A structure used or designed as a residence for three or more families or households living independently of each other.

Museum or Art Gallery. A facility or area for the acquisition, preservation, study, and exhibition of works of artistic, historic or scientific value.

Night Club. An establishment other than a teen dance center, that is operated as a place of entertainment, characterized by any or all of the following as a principal use:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.

2. Dancing.

Off-Premise Sign. Any sign advertising or announcing any place, product, goods, services, idea or statement whose subject is not available, located at, nor on the lot where the sign is erected or placed.

Office, Medical. A professional office for the administration of professional medical or dental care, including examinations, screenings and minor outpatient surgical procedures. The term does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Section.

Office, Other Than Listed. 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 this Section.

Open Air Vending/Transient Sales Lot. An area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales or ordertaking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer or movable building of any type.

Outcall Entertainment Referral Service. A business which, for a fee, sends or refers an entertainer to an entertainment location (as defined in LVMC 6.57.030) in response to a telephone or other request to entertain a patron at the entertainment location.

Outside Storage. The use of a significant portion of a lot or area for the long term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

Package liquor off-sale establishment. An establishment, other than a retail establishment with package liquor off-sale as an accessory use, whose license to sell alcoholic beverages authorize their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. The term includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.

Parking, Commercial. A facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers or employees of a particular establishment or premises.

Parking Lot/Sidewalk Sale. 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.

Patio Cover. An attached or detached accessory structure which is not enclosed and provides sheltered outdoor space.

Pawn, Auto. A Pawn Shop that lends money on the security of a motor vehicle, which the pawn shop takes possession of as the pledged property.

Pawn Shop. A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

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

Printing & Publishing. An establishment other than a Copy Center that provides printing, publishing, duplicating, or collating services using photocopy, blueprint, off-set printing, or related equipment.

Private Club, Lodge or Fraternal Organization.

1. 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.

Psychology Practice. A professional office in which a licensed professional, including a psychiatrist, psychologist, social worker, marriage and family therapist, or occupational therapist, provides evaluation, testing,

treatment or counseling services related to mental conditions or disorders. The term includes a hypnotherapy practice, but does not include a "facility to provide testing, treatment, or counseling for drug or alcohol abuse," or a "sex offender counseling facility," as those terms are defined in this Section.

Public or Private School. An educational institution for kindergarten, elementary or secondary education which is supported by a public, religious or private organization.

Public Park or Playground. A park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a homeowners association or a local or State level government entity.

Radio Broadcasting. A building or portion of a building used as a place for radio broadcasting.

Railroad Yard, Shop, or Roundhouse. A facility or area for the maintenance, repair, or storage of bus, rail or other transit vehicles.

Recording Studio. A building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.

Recreational Vehicle and Boat Storage. The storage of recreational vehicles, boats, or any combination thereof.

Recycling Collection Center. A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

Rental Store. A facility for the rental of general merchandise to the general public and not specifically listed as a different use elsewhere in this Section. Typical general merchandise includes clothing and other apparel; electronics; videos; tools and garden equipment; furniture and other household appliances; special occasion or seasonal items; and similar consumer goods.

Rescue Mission or Shelter For The Homeless. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this Section, a "homeless individual" includes an individual who lacks a fixed, regular and adequate nighttime residence.

Restaurant, Drive-Through. A use providing preparation and retail sale of food and beverages, as defined under "Restaurant," with the added provision of one or more drive-through lanes for ordering and dispensing food and beverages to patrons remaining in their vehicles.

Restaurant Service Bar. A bar wherein alcoholic beverage drinks are prepared for service only at tables in a restaurant and for consumption only in connection with a meal served on the premises, and where customers are not permitted to purchase alcoholic beverage drinks directly from the bar or for off-premise consumption.

Salvage or Reclamation of Products. A facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this Title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products, glass, metal cans and other

products, which can be returned to a condition in which they may again be used for production.

Seasonal Outdoor Sales. 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.

The term does not include fireworks sales to the extent they are conducted in compliance with Las Vegas Municipal Code Chapter 9.28 and the requirements of the Las Vegas Department of Fire and Rescue.

Secondhand Dealer. A specialty shop which deals solely in one kind of used commodity with no new commodities, or a business 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 wearing apparel, furniture, fixtures, appliances, tableware, offices supplies, pictures, paintings, jewelry, cutlery or guns. The term includes the sale of jewelry (class III type) and scrap precious metals as defined in Las Vegas Municipal Code Chapter 6.74, but does not include the sale of junk as defined in that Chapter, the sale of used cars or the sale of other items which the City Council determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.

Senior Citizen Apartments. An apartment house or other multi-family dwelling in which each unit is occupied by at least one person fifty-five years of age or older. The term 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 fifty-five years of age or older to the extent allowed by applicable State or Federal law.

Service Station. Any building, or premises used for the dispensing and sale of fuels or oils and accessories for the motor vehicle trade, together with any incidental minor automotive repair or automatic car wash facility.

Sex Offender Counseling Facility. A facility that regularly provides court-ordered or court-sanctioned treatment or counseling to sex offenders.

Sexually-Oriented Business. See Las Vegas Municipal Code Subchapter 19.04.040.

Single Room Occupancy Residence. A residential facility in which furnished rooms are rented on a weekly or monthly basis and which provides common facilities and services for laundry, cleaning and meals.

Social Event With Alcoholic Beverage Sales. The sale of alcoholic beverages for consumption only on the premises where the same are sold in connection with weddings, school graduations, employer and employee events, recognition ceremonies, awards ceremonies, family gatherings, fund-raising events, club and organization

events or other similar events which occur six times or more per month at a facility not licensed for the sale of alcoholic beverages.

Social Service Provider. A facility that provides assistance to persons with limited ability for self-care, but for whom medical care is not a major element. The term includes a facility that provides assistance concerning psychological problems, employment, learning disabilities or physical disabilities, but does not include a rescue mission or homeless shelter.

Supper Club. A restaurant and bar operation with alcoholic beverage sales: wherein the bar area is separated from the restaurant area by a barrier sufficient to prevent access to the bar by minors; wherein the actual seating available at all times within the restaurant area will accommodate at least one hundred twenty-five persons; wherein alcoholic beverages are served in the restaurant area only in conjunction with the service of food; wherein full course meals are available during all hours the bar area is open to the public; wherein a cook and food server, other than a bartender, are available at all times the bar
area is open to the public; and wherein the restaurant operation is the principal portion of the business.

Swap Meet. A facility in which multiple vendors, dealers, sellers or traders have rented, leased, purchased or otherwise obtained an area from a swap meet operator for the purpose of selling, bartering, exchanging or trading new or used items of personal property, where the aggregate value of all such property exceeds the amount of one thousand dollars.

Tattoo Parlor/Body Piercing Studio. 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:

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 term does not include a permanent makeup establishment.

Taxicab/Limo Yard. An area or facility used for the storage or dispatch of taxicabs or limousines.

Teen Dance Center. An establishment that is primarily operated as a place of entertainment for persons under the age of 18 years, characterized by any or all of the following as a principal use:

1. Live, recorded, or televised entertainment, including but not limited to performance by magicians, musicians or comedians.

2. Dancing.

Temporary Contractor's Construction Yard. An on-site or off-site facility for the storage of construction materials and equipment intended for use in conjunction with a specific mining operations and development, to be removed at the time the development is completed. The term includes temporary batch plants.

Temporary Outdoor Commercial Event. 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. The term does not

include one-day residential celebrations; uses within public facilities or recreational facilities regulated or organized through a homeowners association or the City of Las Vegas 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.

Temporary Real Estate Sales Office. 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. A shop which deals primarily in second-hand wearing apparel. All such merchandise shall be displayed and stored in an enclosed building.

Thrift Shop, Non-profit. A shop operated by a charitable organization which sells donated used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building.

Time-Share Development. 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.

Trade School. 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.

Trailer/RV Camp or Park. Any lot or tract of land used, or intended to be used, for the accommodation of two or more auto trailers.

Transit Passenger Facility. A facility for the loading and discharging of train or bus passengers.

Transitional Living Group Home. A dwelling of a residential character which is operated under an appropriate State or County license and which provides housing and related assistance for six or fewer persons who are in need of transitional living arrangements. The term does not include an individual residential care facility, group residential care facility, convalescent care facility, nursing home, hospital, special care facility or any facility which:

1. provides surgical medical, psychiatric or other specialized treatment on a regular basis;

2. provides housing and care to persons who have a chronic illness, disease, injury or other medical condition; or

3. provides housing, care or treatment to persons whose occupancy would constitute a direct threat to the health or safety of other individuals or their property.

Truck Rental. A facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

Trucking Company. A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. May also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo.

TV Broadcasting & Other Communication Service. A building or portion of a building used as a place for television broadcasting and similar activities.

Urban Lounge. An establishment that is:

1. Is licensed for the sale of alcoholic beverages for consumption o the premises where the same are sold, and the sale, to consumers only and not for resale, of alcoholic beverages in original sealed or corked containers, for consumption off the premises where the same are sold; and

2. Meets the criteria for an urban lounge as set forth I Section 19.04.050(B).

Utility Installation, Other than Listed. A facility or area for a utility installation not specifically listed in this Section.

Utility Lines & Transmission. Utility infrastructure providing electrical power, telephone, or cable television which is installed, operated and maintained by a municipality or a franchised utility company.

Valet Parking. A service provided in conjunction with a business or other establishment by which employees (or others acting on behalf of the establishment) park the vehicles of patrons or visitors in an area set aside for that purpose.

Warehouse/Distribution Center. An enclosed structure for the storage of goods for distribution or transfer to another location.

Wedding Chapel. A facility which is made available to be rented for wedding ceremonies. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens.

Wholesale Showroom Facility. A building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

Wireless Communication Facility, Non-stealth Design. A wireless communication facility that does not qualify as a stealth design wireless communication facility.

Wireless Communication Facility, Stealth Design. 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 utilized multiple low-powered 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.

8.3 Conditional Use Standards

AUTO BROKER

1. No more than two vehicles may be displayed or stored on the property.

2. Required on-site parking shall be provided in accordance with the applicable provisions of the Design Guidelines.

3. The installation and use of an outside public address system or bell system is prohibited.

4. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

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

6. The repair or servicing of vehicles is not allowed.

7. No retail sales of vehicles is allowed.

AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE); AUTO PARTS (ACCESSORY INSTALLATION)

1. If an installation service is offered, the service shall be restricted to the installation of minor parts only, including batteries, windshield wipers, hoses, fuses, lights, radios and similar minor elements, but excluding engine, transmission and differential service, repair or installation.

2. All installation work shall be done within a completely enclosed building.

3. Access doors to the installation bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

4. No dismantling, re-manufacturing or rebuilding shall be permitted.

5. No used or discarded minor automotive parts shall be located or stored in any open area outside of an enclosed building.

AUTO REPAIR GARAGE, MINOR

1. All repair and service work shall be performed within a completely enclosed building.

2. Openings to the service bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

4. No outside storage of stock, equipment or residual used equipment shall be located in any open area outside of an enclosed building.

5. All disabled vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.

AUTOMOBILE RENTAL

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 eight feet.

AUTO SMOG CHECK FACILITY

1. The facility must have a minimum size of 200 square feet, of which a minimum of 100 square feet must be an enclosed structure, with the remainder of the facility allowed to be located under services canopies.

2. All equipment must be stored and utilized within the enclosed structure.

3. If conducted as an accessory use to a service station, minor auto repair facility, or major auto repair facility, the Auto Smog Check facility shall be designed to be architecturally compatible with the primary building on the site.

4. If service bay doors are provided, openings to service bay doors shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets..

5. When operated as a primary use, no other automobile repair shall be permitted in conjunction with an Auto Smog Check facility.

6. No required parking spaces shall be used or eliminated to provide for the Auto Smog Check facility.

BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

1. Except as otherwise provided in this Section, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

2. Except as otherwise provided in Paragraph (3) below, the distances referred to in Paragraph (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to the property lines of fee interest parcels and does not include the property line of:

(a) Any leasehold parcel; or

(b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph (1).

3. In the case of an establishment proposed to be located on a parcel of at least fifteen acres in size, the minimum distances referred to in Paragraph (1) shall be measured in a straight line:

(a). From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

(b) In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

4. The minimum distance requirements in Paragraph (1) do not apply to:

(a) An establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or

(b) A proposed establishment having more than thirty thousand square feet of retail floor space.

5. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

6. The minimum distance requirements set forth in Paragraph (1), may be waived by the approval of a special use permit.

BEER/WINE/COOLER ON- AND OFF-SALE ESTABLISHMENT

1. Except as otherwise provided in this Section, no beer/wine/cooler on- and off-sale establishment (hereinafter "establishment") shall be located within four hundred feet of any church, synagogue, school, child care facility licensed for more than twelve children, or City park.

2. Except as otherwise provided in Paragraph (3) below, the distances referred to in Paragraph (1) shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

(a) Any leasehold parcel; or

(b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph (1).

3. In the case of an establishment proposed to be located on a parcel of at least fifteen acres in size, the minimum distances referred to in Paragraph (1) shall be measured in a straight line:

(a) From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or

(b) In the case of a proposed establishment which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.

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(a) An establishment which has a nonrestricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of two hundred guest rooms after July 1, 1992; or

(b). A proposed establishment having more than thirty thousand square feet of retail floor space.

5. All businesses which sell alcoholic beverages shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

6. The minimum distance requirements as set forth in Paragraph (1), may be waived by the approval of a special use permit.

CAR WASH (FULL SERVICE)

1. The hours of operation shall be limited to the period between 7:00 A.M. and 10:00 P.M.

2. Openings to the wash bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

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

4. No retail sale of vehicles is allowed.

5. No repair or servicing of vehicles is allowed.

6. The use must not be located within 200 feet of a residential property unless the use is separated from the residential property by a street with a minimum right-of-way width of 80 feet.

7. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.

8. Vacuum bays are permitted as part of this use if their operation is in compliance with the other base standards for this use.

9. An attendant must be on the premises during all times the equipment is operational.

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2. Openings to the wash bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

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any adjacent parcel.

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7. The applicant must demonstrate that the use can be made inoperable and inaccessible to the public after business hours.

8. Vacuum bays are permitted as part of this use if their operation is in compliance with the other base standards for this use.

9. An attendant must be on the premises during all times the equipment is operational.

CARETAKER'S QUARTERS/DOMESTIC OR SECURITY UNIT

1. Unit shall not be taller than main structure.

2. A caretaker or domestic unit shall be designed as a separate dwelling containing a bedroom, bathroom, kitchen and other living space, provided the living quarters are attached to and have interior access to the main dwelling.

3. The unit shall only be occupied by a caretaker or domestic employee of the occupant of the main dwelling.

4. No unit shall be used for rental purposes.

CONSTRUCTION MATERIAL SUPPLY YARD

1. Materials must be screened in a manner that minimizes the visual impact on adjoining properties and adjacent streets.

2. The use must be approved by the Master Developer or its designee.

ELECTRIC UTIITY SUBSTATION

1. The use must be designed in a manner that minimizes the visual impact on adjoining properties and adjacent streets.

2. The use must be approved by the Master Developer or its designee.

HOME OCCUPATION PERMIT

Home occupation permits must conform to the standards set forth in, and must be approved pursuant to the procedures in Las Vegas Municipal Code Section 19.18.110.

LIQUOR ESTABLISHMENT (TAVERN)

1. Except as otherwise provided below, no liquor establishment (tavern) may be located within fifteen hundred feet of any other liquor establishment (tavern within the Urban Mixed Use District), church, synagogue, school, child care facility licensed for more than twelve children, or City park.

2. The distance separation referred to in Paragraph (1) shall be measured with reference to the shortest distance between two property lines, one being the property line of the proposed liquor establishment (tavern) which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed liquor establishment (tavern). The distance shall be measured in a straight line without regard to intervening obstacles.

3. For the purpose of Paragraph (2), and for that purpose only:

(a) The "property line" of a protected use refers to the property line of a fee interest parcel that has been

created by an approved and recorded parcel map or subdivision map, and does not include the property line of a leasehold parcel; and

(b) The "property line" of a liquor establishment (tavern) refers to:

(i) The property line of a parcel that has been created by an approved and recorded parcel map or commercial subdivision map; or

(ii) The property line of a parcel that is located within an approved and recorded commercial subdivision and that has been created by a record of survey or legal description, if:

(A) Using the property line of that parcel for the purpose of measuring the distance separation referred to in Paragraph (1) would qualify the parcel under the distance separation requirement;
(B) The proposed liquor establishment (tavern) will have direct access (both ingress and egress) from a street having a minimum right-of-way width of eighty feet. The required access may be shared with a larger development but must be located within the property lines of the parcel on which the proposed liquor establishment (tavern) will be located;
(C) All parking spaces required by the Design Guidelines for the liquor establishment (tavern) use will be located on the same parcel as the use; and
(D) The owners of all parcels within the commercial subdivision, including the owner of the parcel on which the liquor establishment (tavern) will be located, execute and record an agreement that provides for perpetual, reciprocal cross-access, ingress and egress throughout the commercial subdivision.

4. The distance separation requirement set forth in Paragraph (1) does not apply to an establishment which has a non-restricted gaming license in connection with a hotel having two hundred or more guest rooms on or before July 1, 1992, or in connection with
a resort hotel having in excess of two hundred guest rooms after July 1, 1992.

5. The distance separation requirement set forth in Paragraph (1) may be waived by the approval of a special use permit.

6. The use shall conform to the provisions of LVMC Chapter 6.50.

LPG (LIQUEFIED PETROLEUM GAS) INSTALLATION OVER 288 GALLONS

1. An LPG installation which includes tanks with an aggregate water capacity of 288 gallons or
less is permitted as of right in a zoning district. Such use will be subject to the requirements applicable to the district if the installation complies with the provisions of NRS 590.465 et seq. and these regulations.

2. An LPG installation which includes tanks with an aggregate water capacity of more than 288
gallons shall be excluded in any U zoning district or any zoning district with an "R" prefix.

3. An LPG installation which includes tanks with an aggregate water capacity of more than 288

gallons is not permitted as of right in any zoning district and is allowed with the approval of a Special Use Permit in the C-1, C-2, C-PB, C-V, C-M and M Zoning districts.

4. The aggregate capacity provisions of this section shall not apply to mobile parks or similar multiple-unit installations whose units are served by individual tanks if:

(a) The tanks are not interconnected; and

(b) Each individual tank has a water capacity of less than 125 gallons.

5. Any LPG installation which is made non-conforming by these specific standards is subject to the expansion and discontinuance provisions set forth in Chapter 19.16.

LPG INSTALLATION 288 GALLONS OR LESS

1. The use must be accessory to a main use.

2. The use must be screened to minimize the visual impact on adjoining properties and adjacent streets.

MINI-WAREHOUSE

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 screened from view from surrounding properties and abutting streets.

3. No business shall be conducted from or within a mini-storage facility.

4. Retail sale of stored items on the premises is prohibited.

5. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

6. The operation of spray painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

7. The production, fabrication or assembly of products shall be prohibited.

8. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, 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 two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.

9. Truck and trailer storage shall be screened from the street and adjacent property.

10. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

MOTORCYCLE/MOTOR SCOOTER SALES

1. All display and sales shall take place in an enclosed building.

2. The minimum gross floor area of the building shall be 3,000 square feet.

OFF PREMISES ADVERTISING SIGN

1. No more than three signs oriented towards, and advertising to, traffic on US-95.

2. Shall conform to all applicable state regulations.

3. The height of the sign shall not exceed 30 feet above the elevation of the elevated roadway surface nearest the sign.

4. Sign face may include static of electronic massages.

PET BOARDING

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 residential parcel shall be located a minimum of fifty feet from the parcel.

5. All operations and activities shall be in accordance with Las Vegas Municipal Code Title 7.

RECREATIONAL VEHICLE AND BOAT STORAGE

1. Storage of recreational vehicles and boats is not permitted within required setbacks or buffer areas.

2. Storage areas that are not screened by an intervening building shall be screened completely from view from any public street by a screening device at least eight feet in height. In addition, storage areas shall be screened completely from view from any adjoining property by a screening device at least eight feet in height, except along the property line of any adjoining property that is zoned C-M or M.

3. The commercial repair of recreational vehicles, boats, trailers and other like vehicles is prohibited.

RECYCLING COLLECTION CENTER

1. A collection center, located in a parking lot, may not occupy required off-street parking spaces.

2. A collection center shall be sited as to not impede traffic flow.

3. The owner of the property and the owner of and operator of the collection center shall:

(a) Remove products stored at the collection center at least once a week;

(b) Keep the collection center in proper repair and maintain a neat and clean appearance on the exterior of the center; and

(c) Keep the building site clean and in a neat appearance and shall dispose of cans and other litter from the building site where the collection center is located.

SUPPER CLUB

1. No supper club use shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or City park.

2. Except as otherwise provided in Paragraph 3 below, the minimum distances referred to in Paragraph 1 shall be determined with reference to the shortest distance between

two property lines, one being the property line of the proposed supper club which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed supper club. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:

(a) Any leasehold parcel; or

(b) Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Paragraph 1.

3. In the case of a supper club proposed to be located on a parcel of at least fifteen acres in size, the minimum distances referred to in Paragraph 1 shall be measured in a straight line:

(a) From the nearest property line of the existing use to the nearest portion of the structure in which the supper club will be located, without regard to intervening obstacles; or

(b) In the case of a proposed supper club which will be located within a shopping center or other multiple-tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the supper club will be located, without regard to intervening obstacles.

The distance restrictions in Paragraph 1 can be waived by the approval of a special use permit.

4. All businesses, which sell alcoholic beverages, shall conform to the provisions of Chapter 6.50 of the Las Vegas Municipal Code.

TEMPORARY CONTRACTOR'S CONSTRUCTION YARD

The use must be approved by the Master Developer or its designee.

TEMPORARY REAL ESTATE SALES OFFICE

The use must be approved by the Master Developer or its designee.

UTILITY INSTALLATION, OTHER THAN LISTED

The use must be approved by the Master Developer or its designee.

UTILITY LINES & TRANSMISSION

The location of routes for lines which are 15,000 volts or above must first be approved by the Master Developer or its Designee.

WIRELESS COMMUNICATION FACILITY, STEALTH AND NON-STEALTH DESIGN

All facilities must conform to the Design Guidelines.

8.4 Special Use Standards

AUTO DEALER INVENTORY STORAGE

1. All areas used for the parking or storage of vehicles shall be paved.

2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.

3. Lighting shall be shielded from adjacent properties.

4. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site

AUTO REPAIR GARAGE, MAJOR

1. All repair and service work shall be performed within a completely enclosed building. All windows and doors shall be completely closed when body and fender work, hammering, sanding or other noise-generating activities are being performed.

2. No used or discarded automotive parts or equipment shall be located or stored in any open area outside of the enclosed building.

3. Openings in service bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

4. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.

5. Outdoor hoists are prohibited.

6. All hazardous materials resulting from the repair, storage, or dismantling of vehicles shall be properly stored and removed from the premises in a timely manner. Storage, use and removal of toxic substances, solid waste pollution and flammable liquids, particularly gasoline, paints, solvents and thinners, shall conform to all applicable federal, state, and local regulations.

7. No vehicle may be parked on the premises for the purposes of offering the vehicle for sale.

8. Outdoor bells and loudspeakers are prohibited.

BED & BREAKFAST INN

1. The establishment must have a minimum of two and a maximum of five guest bedrooms.

2. Off-street parking shall be provided with a minimum of one parking space per guest bedroom and two parking spaces for the owner or operator. The required off-street parking for guest bedrooms shall be screened by a six foot fence or by dense landscaping.

3. Access to the parcel on which the establishment is located must be by means of a paved street with a right-of-way width of at least forty feet.

4. Cooking facilities for guest rooms are not permitted.

5. The Department of Fire and Rescue must inspect and approve the occupancy of an establishment before it may be used as a bed and breakfast inn.

6. Individual guest occupancy is limited to no more than one month in any three month period.

7. No sale or display of merchandise or other commodities may occur in connection with the establishment.

8. Private functions such as weddings, receptions, luncheons, parties and similar activities are not permitted, except to the extent such activities represent personal activities of the owner/resident.

9. Not more than one on-premise sign shall be permitted. With respect to that sign:

(a) The copy may contain only the name and address of the establishment.

(b) The sign may not exceed three square feet in size or four feet in height.

(c) The sign may be freestanding or may be located on the dwelling itself or on a fence or wall.

(d) Any sign illumination must be exterior to the sign and must be shielded so as not to produce glare upon an adjacent property or a public right-of-way.

(e) The design materials and colors of the sign must be compatible with the architectural style of the dwelling.

BOAT AND TRAILER SALES DEALERSHIPS, NEW AND USED

1. No vehicle, boat or trailer service or repair work shall occur except within a fully enclosed structure.

2 Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.

FINANCIAL INSTITUTION, SPECIFIED

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code 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 Las Vegas Municipal Code 19.14.090) 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 thirty days.

4. Window signs shall not:

(a) Cover more than twenty percent (20%) 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 one thousand five hundred square feet, and shall be designed to have sufficient interior space to provide for adequate customer waiting area, customer queuing, and transaction space (such as "teller" windows or desks).

7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use, or auto pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to property lines of fee interest parcels and not leasehold parcels.

JEWELRY STORE, CLASS III

1. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

2. No outdoor display, sales or storage of any merchandise shall be permitted.

LIGHT ASSEMBLY & FABRICATION

1. No outside storage is permitted.

2. All processing, manufacturing, and storage of materials, equipment and products shall be performed in a completely enclosed building.

3. There shall be no audible or noticeable indication of a manufacturing operation outside the building.

4. There shall be no smoke, dust or foreign matter emitted.

5. The bulk manufactured items and raw materials stored shall not exceed four percent of the cubic content of the building.

MASSAGE ESTABLISHMENT

1. The use shall comply with all applicable requirements of Las Vegas Municipal Code Title 6.

2. The use may not be located within four hundred feet of any church, synagogue, school, city park, child care facility, or any parcel zoned exclusively for residential use.

3. The use may not be located within one thousand feet of any other massage establishment.

4. The hours of operation shall be limited to the period between 8:00 a.m. and 9:00 p.m., unless further limited by the Master Developer.

MOTOR VEHICLE SALES (NEW)

1. Motor vehicle sales may include an outdoor used car sales lot when operated by a franchised, new car dealer. The used car sales shall be located directly adjacent to the new car sales and service facility and be operated as an incidental use.

2. The installation and use of an outside public address or bell system is prohibited.

3. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.

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

5. All accessory service shall be performed inside an enclosed area.

6. Openings in service bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

7. Accessory automobile rental is permitted.

. **MOTOR VEHICLE SALES (USED)**

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 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. Openings in service bays shall be designed to minimize the visual intrusion into adjoining properties and adjacent streets.

5. Accessory automobile rental is permitted.

SWAP MEET

1. No outdoor display, sales or storage of any merchandise or equipment is permitted, except in connection with temporary activities that have been authorized by means of a Temporary Commercial Permit.

2. No repair, installation or service work is permitted outside of an enclosed building.

3. All signage, including any temporary signage, shall comply with Las Vegas Municipal Code Chapter 19.14

4. The swap meet operation shall comply with all applicable requirements of Las Vegas Municipal Code Title 6.

THRIFTSHOP

1. No outdoor display, sales or storage of any merchandise shall be permitted.

2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

THRIFTSHOP, NON-PROFIT

1. No outdoor display, sales or storage of any merchandise shall be permitted.

2. The use shall comply with the applicable requirements of Title 6 of the Las Vegas Municipal Code.

8.5 Temporary Use Standards

All temporary uses shall be approved by the Master Developer or its designee prior to an application being filed with the City of Las Vegas. The City will process all applications pursuant to the procedures set forth in Las Vegas Municipal Code 19.18.100.