



# Department of Development Services

## Current Planning Division

500 S Grand Central Pky • PO Box 551841 • Las Vegas NV 89155-1841  
(702) 455-4314 • Fax (702) 455-3271

Phil Rosenquist, Director • Barbara Ginoulas, Assistant Director

### NOTICE OF FINAL ACTION

June 4, 2003

Carter Burgess  
6655 Bermuda Road  
Las Vegas, NV 89119

05/22/04 - Commence  
05/22/06 - Complete

REFERENCE: UC-1833-02

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified wherein.

The above referenced application was presented before the Clark County Planning Commissioners at their regular meeting of **May 22, 2003** and was **APPROVED** subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each will have its own expiration date. It is the applicant's responsibility to keep each application current.

**CONDITIONS:** Subject to dedication of additional rights-of-way addressed in the approved traffic study; all tables and verbiage to be brought into conformance with typical cross section drawings as shown; all landscaping within paseos and medians subject to license and maintenance agreement(s); and all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**TITLE 30 STANDARD CONDITIONS**

**IN ADDITION TO STAFF COMMENTS AND/OR RECOMMENDATIONS ITEMS MAY BE REQUIRED TO CONFORM TO THE FOLLOWING STANDARD CONDITIONS FOR THE APPLICATION TYPE:**

**APPLICATION TYPE: ZONE CHANGE, SPECIAL USE PERMIT, WAIVER OF DEVELOPMENT STANDARDS, VARIANCE, ADMINISTRATIVE DESIGN REVIEW, DESIGN REVIEW, AND/OR WAIVERS:**

1. For a **zone change subject to no resolution of intent**, the zoning will not expire nor will any associated applications unless otherwise stated in the conditions. Development of the property must conform to the plans as submitted with revisions as specified by the Board of County Commissioners.
2. For a **zone change subject to a resolution of intent** and any associated applications, the property owner must execute a resolution of intent and complete construction per Section 30.16.060 of the Clark County Zoning Code including compliance with all conditions, otherwise this action will expire in three years at 5:00 p.m. the day of the expiration date (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to that date and time. An attempt is made to mail a courtesy letter notifying the correspondent person 30 days prior to the expiration date; however, the applicant is still responsible for maintaining the correct expiration date of his/her own application. Development of the property must conform to the plans as submitted with revisions as specified by the Board of County Commissioners.
3. A **special use permit** will expire in one year unless you commence the use or construction and complete construction within three years, or unless a different time period is stated in the conditions of approval. This action will expire in one year if the use or construction is not commence, or in three years if construction is not completed at 5:00 p.m. the day of the expiration date (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to that date and time. An attempt is made to mail a courtesy letter notifying the correspondent person 30 days prior to the expiration date; however, the applicant is still responsible for maintaining the correct expiration date of his/her own application. Development of the property must conform to the plans as submitted with revisions as specified by the Board of County Commission or Planning Commission.
4. An **administrative design review, design review, variance, or waiver of development standards** will expire in three years unless you complete construction, or a different time period is stated in the conditions of approval. This action will expire in three years at 5:00 p.m. the day of the expiration date (holidays and weekends will not extend the expiration day). Any extension of time must be applied for prior to that date and time. An attempt is made to mail a courtesy letter notifying the correspondent person 30 days prior to the expiration date; however, the applicant is still responsible for maintaining the correct expiration date of his/her own application. Development of the property must conform to the plans as submitted with revisions as specified by the Board of County Commission or Planning Commission.
5. An **administrative minor deviation** will expire in three years unless you complete construction, or a different time period is stated in the conditions of approval. This action will expire in three years at 5:00 p.m. the day of the expiration date (holidays and weekends will not extend the expiration day). No extensions of time is permitted.
6. All conditions of approval and applicable state statues and local ordinances must be satisfied prior to recording a map or issuance of a building permit, certificate of occupancy, or business license, whichever is required.
7. All new construction requires building permits in accordance with the Uniform Building Code as adopted by Clark County and submission of a plot and grading plan prepared by registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Building Department.
8. If the property is located within one mile of the boundary of public sewage treatment facility, an odor easement must be executed with the Clark County Sanitation District.
9. All geologic hazards must be plotted on a plot plan and habitable structure shall comply with the restrictions specified in Sections 22.04.555, 22.04.660, 22.04.670, 22.04.700, 22.04.710, 22.04.720 of the Clark County Building Code.
10. A drainage study and/or traffic studies must be submitted and approved and all improvements must comply with the approved studies. Further, street and flood channel dedication and/or improvements will be required.
11. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Regional Flood Control District prior to any permits.
12. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.
13. All necessary utility easements will be retained or reserved. For all applications, an Avigation Easement must be executed unless one has been previously recorded.
13. Mobile homes and/or manufactured housing require building permits before they are moved and inspection for the Nevada Safety Seal prior to occupancy.
14. Approval of this application does not constitute approval of a liquor or gaming license or any other County issued permit, license, or approval.
15. The Board of County Commissioners and/or the Planning Commission have no authority to grant, promise, or commit water service. Approval of this application does not constitute any commitment for water service or any commitment for priority status for future water service.

-continued-

**GRANT OF EASEMENT**  
**UC-1833-02**

APN: List on file

KNOW ALL MEN BY THESE PRESENTS, that

**MOUNTAINS EDGE, LLC**

GRANTOR for good and valuable consideration; the receipt of which is hereby acknowledged, desires to grant and convey unto COUNTY OF CLARK ("COUNTY") a perpetual avigation easement over the land hereinafter described in Clark County, State of Nevada ("Premises"); said land is described as follows, to wit:

**PLEASE SEE ATTACHED LEGAL DESCRIPTION**

GRANTOR acknowledges and consents to COUNTY'S reservation of a perpetual and assignable right-of-way and easement for the free and unobstructed passage of all aircraft, regardless of the owner or operator of such, in, through, and across all of the air space above the Premises subject to such rights, terms, and conditions as contained herein. (For purposes of this instrument, "aircraft" is defined as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air or space regardless of the form of propulsion which powers said aircraft in flight.)

- (A) COUNTY, its successors in interest and assigns, for the use and benefit of aircraft operators and the general public, shall have the continuing right to cause or allow in all of the air space above the surface of the Premises such noise, fumes, vibrations, dust, fuel, particles and all other effects that may be caused by or result from the operation of aircraft, whether or not said aircraft overfly or intrude into the air space above the Premises.
- (B) COUNTY reserves unto itself, its successors and assigns, for the use and benefit of aircraft operators and the general public, a right of flight for the passage of aircraft in the airspace above the surface of the Premises, together with the right to cause in said air space such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in said airspace, and for use of said airspace for landing at, taking off from or operating at the premises known as McCarran International Airport, Nellis Air Force Base, North Las Vegas Airport, Overton Airport, Indian Springs Air Force Base, Henderson Executive Airport, Laughlin/Bullhead Airport, Searchlight Airport, and Jean Airport (the "Airports".)

WAIVER. GRANTOR, its successors in interest and assigns, hereby shall waive, remise, and release any right, claim, or cause of action which GRANTOR may now have or may have in the future against COUNTY or operators or users of the above described Airport, for losses or psychological or physical effects on account of or arising out of noise, vibrations, fumes, dust, fuel, particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, taking off from, or operating at or on the Airports, or in or near the air space above the Premises. GRANTOR specifically waives any claims that the easement is burdened by increases in noise, fumes, vibrations, dust, fuel, particles, or any other effects that may be caused by or result from the operation of aircraft; changes in the type or frequency of aircraft operations, the airport layout, or flight patterns; or increases in nighttime operations.

(I, WE), THE UNDERSIGNED, HEREBY SWEAR, DEPOSE AND SAY THAT (I, WE) (AM, ARE) THE OWNER(S) OF RECORD ON THE TAX ROLLS OF THE ABOVE DESCRIBED PARCEL OR POSSESS A VALID POWER OF ATTORNEY TO ACT FOR THE PROPERTY OWNER IN THIS MATTER.

05/22/03 PC AGENDA SHEET

MODIFIED DEVELOPMENT STANDARDS  
(TITLE 30)

RAINBOW BLVD/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-1833-02 – MOUNTAINS EDGE, LLC.:**

**USE PERMIT** for modified development standards in an R-E (Rural Estates Residential) Zone, R-D (Suburban Estates Residential) Zone, R-1 (Single Family Residential) Zone, R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, R-U-D (Residential Urban Development) Zone, C-P (Office and Professional) Zone, C-1 (Local Business) Zone, C-2 (General Commercial) Zone, and P-F (Public Facility) PC (Planned Community Overlay District) Zone within the master planned community known as Mountain's Edge on approximately 2,481.0 acres.

Generally located on the south side of Blue Diamond Road and the west side of Rainbow Boulevard within Sections 21, 22, 27, 28, 29, and 34, Township 21 South, Range 60 East.  
BW/MJjm

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**RELATED INFORMATION:**

**APN:**

List on file

**MASTER PLAN/LAND USE GUIDE:**

ENTERPRISE - UP TO MAJOR DEVELOPMENT PROJECTS

**BACKGROUND:**

**Project Description**

This is a request to consider the modified development standards for the Mountain's Edge Major Project. The Major Project review process is a multi-step process beginning with a pre-application meeting followed by the concept plan/planning area review, the Public Facility Needs Assessment (PFNA), the specific plan or land use plan review, development agreement, and the land use approval process. The pre-application conference occurred on April 11, 2002. In addition, the applicant conducted a neighborhood meeting on May 4, 2002, which enabled the area residents to be informed of the proposed project and for the applicant to fulfill the requirements of Title 30.20.040. The Concept Plan was presented to the Planning Commission on June 20, 2002 and approved by the Board of County Commissioners on July 3, 2002. The applicant is proposing to use the County sponsored and adopted Public Facility Needs Assessment area rather than develop a site specific needs assessment.

The planning area of the Concept Plan consists of approximately 3,627 acres. The Specific Plans area consists of 2,481 acres. The applicant currently has control of approximately 1,750 acres within the proposed planning area for this Major Project.

The Concept Plan and Specific Plan are presently a mix of developed and undeveloped R-U, R-E, R-2, R-U-D, R-3, R-4, C-2, and H-2 zoned properties. There are established RNP areas in the southwest and northeast portions of the project, and the applicant has maintained this designation while providing a buffer of a minimum of 300 feet with a proposed density no greater than 3.5 dwelling units per acre.

The project will be served by water pressure zones 2745, 2860, and 2975. However, there are no nearby water and sewer facilities capable of meeting this project's demands; therefore, the master developer will be required to enter into an agreement with the Las Vegas Valley Water District and the Clark County Sanitation District in order to provide oversized lines to the site.

The applicant indicates that the Mountain's Edge Planning Area will be developed in two to six phases depending on marketing, infrastructure cost, and land availability. It is anticipated that several phases may be under construction at one time. The Plan has projected a maximum of 14,930 dwelling units.

The modified development standards contain alternative standards and design guidelines such as setbacks, separations, height, open space, parking, wall standards, and street sections that propose certain modifications to Title 30 in conjunction with the creation of a Planned Community (P-C) Overlay District. The Major Project application process in association with the P-C Overlay designation provides an opportunity for the use of creative design concepts to address community needs and provides an opportunity for public review and input.

#### **Prior Land Use Requests**

MP-0420-02 was the Concept Plan approved by the Board of County Commissioners (BCC) on July 3, 2002. The Specific Plan, MP-1009-02, was approved by the BCC on August 20, 2002. ZC-1313-02 and DA-1319-02 were approved by the BCC on December 18, 2002.

#### **Surrounding Zoning and Land Use**

To the south of the proposed plan area is recognized as the Arden Historic Area within the Public Lands Management Area as identified in the Enterprise Land Use Plan. To the east and west is a mix of Open Space Major Project designated property, while to the north is area designated Major Projects. Generally, property surrounding the site is partially developed with R-E zoned properties.

#### **Related Applications**

VS-0657-03 and VS-0658-03 are related items that were heard at the May 20, 2003 Planning Commission Meeting. TM-0166-03 and TM-0167-03 are companion items on this agenda.

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### **Analysis**

##### **Current Planning**

Staff finds that the proposed development standards are in substantial compliance with previously approved standards for similar major projects. In addition, staff has conducted numerous meetings which included staff from the Fire Department, Civil Engineering, the

Building Department, and the applicant in which all deviations were discussed and eventually agreed upon. Therefore, staff finds that the proposed modified development standards will allow the creation of a development that will be unique to the Las Vegas Valley, and will not jeopardize the health, safety, or welfare of the general or traveling public.

Staff recommends approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

Subject to all applicable standard conditions for this application type. Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

**Civil Engineering**

Conditions forthcoming. (jkl)

**Department of Aviation**

Applicant is advised that this property is subject to potentially significant aircraft noise from McCarran International Airport; the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** Mountain's Edge, LLC

**CONTACT:** Carter Burgess, 6655 Bermuda Road, Las Vegas, NV 89119

# Carter & Burgess

6655 Bermuda Road  
Las Vegas, Nevada 89119-3605  
Phone: 702.938.5400  
Fax: 702.938.5454  
www.c-b.com

March 3, 2003

REVISED  
CURRENT AS  
OF 3/25/03

LLC-1833-02  
PLAN

Mr. Joel McCulloch  
Principal Planner - Major Projects Team  
Clark County  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

Mr. McCulloch,

Please accept this application as a request for a use permit to establish modified residential and common element standards, as well as a waiver for non-standard street improvements. Mountain's Edge is a 2,400 acre master planned community located within the southwest portion of the Las Vegas Valley. It is designed to be mixed use project providing a wide range of residential neighborhoods, employment centers, recreation and open space amenities, as well as community and cultural facilities. The zoning and development agreement for these properties was approved on December 18, 2002 at the Board of County Commissioners meeting.

Title 30.48.220 of the Clark County Development Code encourages the establishment of Planned Community Overlay Districts to enable and encourage large tracts of land under unified ownership or control to achieve land development patterns which will maintain and enhance the physical, social and economic values of the area. The P-C Overlay also provides for the use of creative design concepts to help meet market demands and encourage the effective use of open space and other natural or existing features. It is within this context that we are requesting the use permit and waivers delineated herein to achieve the goal of creating a very livable and sustainable community. A great deal of time and effort has been expended by the affected citizens, concerned neighbors, adjacent property owners, County staff, and the developer to establish a cohesive land use plan. We feel that the proposed requests should be applicable to projects like this whereby a comprehensive approach to development is occurring through the appropriate mix of residential densities, commercial uses, open space and recreational amenities, and public facility uses.

The purpose of attached document is to provide a comprehensive set of parameters to assist in guiding development for the community. Inclusive of this, are requests for the following: 1) modified residential development standards; 2) modified common element lot standards; and 3) modified improvement standards. Additionally, very strict and articulate Master Developer established internal Design Criteria governed by the Developer and enforced through private agreements will further enhance the community.

Modified standards from previously approved master planned communities within Clark County were used as the framework and a basis for the formulation of many of these proposed standards. In addition we would like to take this opportunity to request a blanket Waiver for the entire Mountains Edge Master Plan to include an increase in perimeter block walls from 3'-0" retaining to 7'-0" retaining (maximum allowable with 6'-0" screen wall) and from 6'-0" screen wall to 10'-0" screen wall (maximum allowable with 3'-0" retaining), 13'-0" total for perimeter block wall height increase. Furthermore, with this application we are also requesting a blanket Waiver to all for pad elevation changes of greater than 18".

We respectfully request your support of the above request, upon your review please feel free to contact me with any additional questions or concerns you may have.

Sincerely,

**CARTER & BURGESS**



Rebecca Ralston  
Senior Planner

FINAL  
Complete  
SET 5/5/03

*[Handwritten Signature]*

UC-1833-02

# MOUNTAIN'S EDGE

## MODIFIED DEVELOPMENT STANDARDS

(January 16, 2003)

Prepared by:

**Carter::Burgess**



**MODIFIED DEVELOPMENT STANDARDS**  
**Planned Community Overlay District (P-C Overlay)**

**INTRODUCTION**

Mountain's Edge is a 2,400 acre master planned community located within the southwest portion of the Las Vegas Valley. It is designed to be mixed use project providing a wide range of residential neighborhoods, employment centers, recreation and open space amenities, as well as community and cultural facilities.

Title 30.48.220 of the Clark County Development Code encourages the establishment of Planned Community Overlay Districts to enable and encourage large tracts of land under unified ownership or control to achieve land development patterns which will maintain and enhance the physical, social and economic values of the area. The P-C Overlay also provides for the use of creative design concepts to help meet market demands and encourage the effective use of open space and other natural or existing features. It is within this context that we are requesting the use permit and waivers delineated herein to achieve the goal of creating a very livable and sustainable community.

The purpose of this document is to provide a comprehensive set of parameters to assist in guiding development for the community. Inclusive of this, are requests for the following: 1) modified residential development standards; 2) modified common element lot standards; and 3) modified improvement standards. Additionally, very strict and articulate Master Developer established internal Design Criteria governed by the Developer and enforced through private agreements will further enhance the community.

**MODIFIED RESIDENTIAL DEVELOPMENT STANDARDS**

The purpose of this section is to establish modified residential development standards for the various proposed residential zoning districts within Mountains Edge. Generally, modifications to the existing Clark County standards include setbacks, heights, building separation, open space, and parking.

# DEVELOPMENT STANDARDS AND SETBACK CRITERIA

## HIGH DENSITY - ATTACHED PRODUCT

Criteria	18+ Du/Ac	Up To 18 Du/Ac
<b>MINIMUM SETBACKS</b>		
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM PERIMETER PL		
• Single Story Structures	10'	10'
• Two Story Structures	20'	20'
• Three Story Structures	30'	30'
• Four Story Structures	40'	N/A
LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING	10'	10'
GARAGE FACE SETBACK FROM PRIVATE STREET	10' or 20'	10' or 20'
<b>BUILDING SEPARATION</b>		
BALCONY TO BALCONY	30'	30'
BALCONY TO NON-BALCONY	20'	20'
NON-BALCONY TO NON-BALCONY	15'	10'
BETWEEN MAIN BLDG. & ACC. STRUCTURE	10'	10'
<b>MAXIMUM BUILDING HEIGHT</b>		
PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES	50' Subject to setback criteria above	38' Subject to setback criteria above
<b>MINIMUM OPEN SPACE</b>		
COMMON OPEN SPACE *	100 Sq. Ft. / Unit	200 Sq. Ft. / Unit
<b>PARKING</b>		
MINIMUM NO. OF SPACES REQ'D.	(25% to be covered)	(25% to be covered)
Studio or 1 bedroom units	1.25 / Unit	1.25 / Unit
Two bedroom units	1.75 / Unit	1.75 / Unit
Units with more than 2 bedrooms	2 / Unit	2 / Unit
Visitor parking	0.2 / Unit	0.2 / Unit
Senior housing	1 covered or enclosed space / Unit	1 covered or enclosed space / Unit

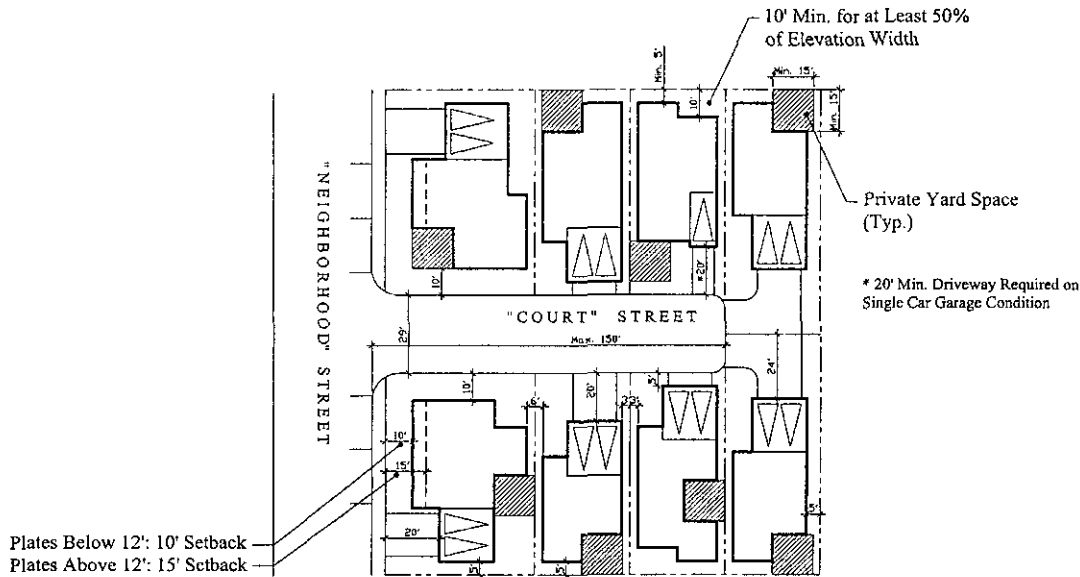
\* The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'

## MEDIUM DENSITY – ATTACHED PRODUCT

Criteria	Up To 14 DU/AC
<b>MINIMUM SETBACKS</b>	
(Measured from back of sidewalk or back of curb if there is no sidewalk)	
FRONT - LIVING AREA OR PORCH	
• Single Story Element	10'
• Two Story Element	10'
FRONT ENTRY GARAGE	10' or 20'+
SIDE LOADED GARAGE	10'
SIDE	
• Interior Lots	3'
• Perimeter Lots (Siding to any community level roadway or open space)	5' for single story element 10' for two story element
CORNER SIDE	
• Single Story Element	10'
• Two-Story Element	10'
REAR	
• Interior Lots	15'
• Perimeter Lots (Backing to any community level roadway or open space)	Same as Interior Lots, except that no more than two adjacent buildings may have the same rear setback; otherwise an additional offset of at least 5' is required
REAR PATIO COVERS	10'
<b>MAXIMUM BUILDING HEIGHT</b>	
MAIN STRUCTURE	35'
<b>MINIMUM OPEN SPACE</b>	
COMMON OPEN SPACE *	10,000 Sq. Ft. minimum + 50 Sq. Ft per unit for each unit in excess of 100 within the subdivision
PRIVATE OPEN SPACE	225 Sq. Ft./ Unit with a 15' minimum dimension
<b>PARKING</b>	
MINIMUM NO. OF SPACES REQ'D.	
• Resident Parking	2 Spaces / Unit
• Visitor Parking	0.2 Spaces / Unit

\* The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'

# MINI LOT - CLUSTER PRODUCT



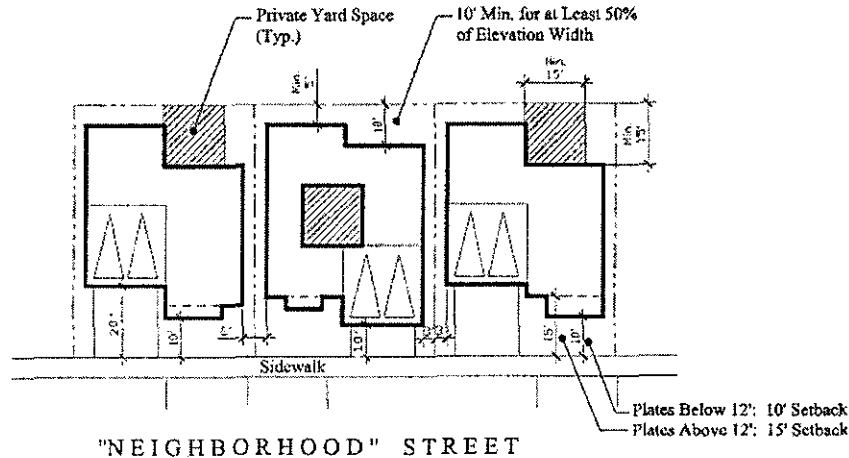
## MINIMUM DEVELOPMENT STANDARDS (CLUSTER HOUSING) <sup>1</sup>

<b>Building Setback</b> (Measured from back of sidewalk or back of curb where there is no sidewalk)		
• Neighborhood Street	Plates Below 12':	10' Setback
	Plates Above 12':	15' Setback
• Court Street	10' to Living Area, Porch, Courtyard/Patio Gate	
• Side Property Line	Within Cluster	3'
	Perimeter of Cluster	5'
• Rear Property Line	10' min. for at least 50% of the elevation width, otherwise	5'.
• Parcel Property Line		10'
<b>Garage Face Setback</b>		
• From Neighborhood Street	1 or 2 car garages	20'+
• From Court Street	1-car garages	20'+
	2-car garages	5' or 20'+ (from back of curb)
Patio Cover Setback		5'
2nd Story Balcony Setback		15'
Private Yard Space <sup>2</sup>		225 Sq. Ft. with 15' Minimum Dimension
Common Open Space <sup>3</sup>		Cumulative total of the following:
	• 1-100 units:	100 s.f. / unit
	• 101 units +:	50 s.f. / unit
Court Street Width		29' (measured from back of rolled curb to back of rolled curb with no parking permitted)
Parking	Resident	2 Spaces / Unit
	Guest	0.2 Spaces / Unit
Use Easement Criteria (If Applicable)		Dedicated 3' (Min.) width from one lot to adjacent lot where applicable. Lot dedicating use esmt. must have 0-lot line wall.

1. Maximum of eight units per cluster, of which only 6 units may have a driveway on the court street.
2. On interior lots, Private yard space may be in front, side, rear or interior to dwelling unit, provided such space is at least 75% open to the sky. On perimeter lots, private yard space must be adjacent to the parcel boundary to provide articulation to the building mass on perimeter conditions.
3. Common open space may be provided in the form of a mini-park, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has a minimum dimension of 20'.

Note: Diagram is conceptual only. Final building footprints and layout will vary.

## MINI LOT – CONVENTIONAL



### MINIMUM DEVELOPMENT STANDARDS (CONVENTIONAL MINI-LOTS UP TO 14 DU/AC)

Building Setback (Measured from back of sidewalk or back of curb where there is no sidewalk)

• Neighborhood Street	Plates Below 12': 10' Setback Plates Above 12': 15' Setback
• Interior Property Line	3'
• Side	10' min. for at least 50% of the elevation width, otherwise 5'.
• Rear	10'
• Parcel Property Line	10'
Garage Face Setback	10' or 20' + (from back of curb)
Patio Cover Setback	5'
2nd Story Balcony Setback	10'
• Front	15'
• Rear	Not allowed except when adjacent to master plan roadways or community open space, then 10'..
• Side	6'
Building Separation	225 Sq. Ft. with 15' Minimum Dimension
Private Yard Space <sup>1</sup>	Cumulative total of the following:
Common Open Space	• 1-100 units: 100 s.f. / unit • 101 units +: 50 s.f. / unit
Parking	Resident 2 Spaces / Unit Guest 0.2 Spaces / Unit
Use Easement Criteria (If Applicable)	Granted 3' (Min.) width from one lot to adjacent lot where applicable. Lot dedicating use easement must have zero lot line wall condition.

1. On interior lots, Private Yard space may be in front, side, rear or interior of unit, provided such space is at least 75% open to the sky. On perimeter lots, private yard space must be adjacent to the parcel boundary to provide articulation to the building mass on perimeter conditions.
2. Common open space may be provided in the form of a mini-park, internal paseos, landscape strips at key locations, or other areas as long as it is a visible element from a street and has a minimum dimension of 20'.

Note: Diagram is conceptual only. Final building footprints and layout will vary.

**CONVENTIONAL SINGLE FAMILY DETACHED PRODUCT**

Criteria	3,500 – 5,000 S.F. LOTS (R-2)	5,500 – 10,000 S.F. LOTS (R-1)
<b>MINIMUM SETBACKS</b>		
All front and corner side setbacks are measured from back of sidewalk or back of curb if there is no sidewalk. All other setbacks are measured from PL unless otherwise noted.		
<b>FRONT - LIVING AREA OR PORCH</b>		
• Single Story Element	10'	10'
• Two Story Element	15'	15'
FRONT ENTRY GARAGE	10' or 20' +	20'
SIDE LOADED GARAGE	10'	10'
<b>SIDE</b>		
• Interior Lots	3'	5'
• Perimeter Lots & Parcel Entry (Siding to any community level roadway or open space)	5' for single story element 10' for two story element	5' for single story element 10' for two story element
<b>CORNER SIDE</b>		
• Single Story Element	10'	10'
• Two-Story Element	10'	15'
<b>REAR</b>		
• Interior Lots	15'	20' except that a setback of 15' is allowed for up to 50% of the product width
REAR PATIO COVERS	10'	10'

Criteria	3,500 – 5,000 S.F. LOTS (R-2)	5,500 – 10,000 S.F. LOTS (R-1)
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**ACCESSORY STRUCTURES**

<ul style="list-style-type: none"> <li>Less Than 14' Bldg. Ht.</li> </ul>	Front: 10' Side : 3' Rear: 3'	Front: 10' Side : 3' Rear: 3'
<ul style="list-style-type: none"> <li>Greater Than 14' Bldg. Ht.</li> </ul>	Front: 15' Side: 3' Rear: <ul style="list-style-type: none"> <li>5' if no window openings facing rear PL</li> <li>15' if window openings face rear PL</li> </ul>	Front: 15' Side: 5' Rear: <ul style="list-style-type: none"> <li>5' if no window openings facing rear PL</li> <li>20' if window openings face rear PL, except that a setback of 15' is allowed for up to 50% of the width of the main structure</li> </ul>
<ul style="list-style-type: none"> <li>Minimum Separation from Main Building</li> </ul>	6'	6'

**COURTYARD WALLS**

<ul style="list-style-type: none"> <li>Less than 32" in height</li> </ul>	Front: 5' Interior Side: 0' Corner Side: 0'	Front: 5' Interior Side: 0' Corner Side: 0'
<ul style="list-style-type: none"> <li>Greater than 32" in height (Including corner side yard privacy wall or fence)</li> </ul>	Front: 10' Interior Side: 0' Corner Side: 5'	Front: 10' Interior Side: 0' Corner Side: 5'

**MAXIMUM BUILDING HEIGHT**

MAIN STRUCTURE	35'	35'
ACCESSORY STRUCTURE		
<ul style="list-style-type: none"> <li>Single Story Structures</li> </ul>	14'	14'
<ul style="list-style-type: none"> <li>Two Story Structures</li> </ul>	35'	35'

**COMMON OPEN SPACE**

Minimum Amount Required	Neighborhoods with densities up to 6 Du/Ac: 0 SF / Unit  Neighborhoods with densities exceeding 6 Du/Ac: 50 SF / Unit	Common Open Space is not required
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Criteria	3,500 – 5,000 S.F. LOTS (R-2)	5,500 – 10,000 S.F. LOTS (R-1)
<b>PARKING</b>		
• RESIDENT	2 SPACES / UNIT	2 SPACE / UNIT
• VISITOR	0.2 SPACE / UNIT	0.2 SPACES / UNIT

1. All front and corner side setbacks are measured from back of sidewalk or back of curb if there is no sidewalk. All other setbacks are measured from PL unless otherwise noted.
2. Architectural projections may project a maximum of 3 feet into required front, rear or side setback areas; however, in no case shall such projection be closer than 3 feet to any property line. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies, entry gates, and other similar elements. The encroachment may be supported by a foundation, but may not enclose space within a building.
3. When front entry garages are plotted adjacent to one another on adjoining lots, the front plane of one garage must be offset a minimum of 3' from the garage on the adjacent lot.
4. Side yard setback may be 0' provided that the remaining side yard is a minimum of 6' in width on 3,500 to 5,000 SF lots and a minimum of 10' in width on 5,500 SF lots and greater, and a recorded maintenance easement is granted by the property owner adjoining that side of the lot on which the side yard has been eliminated.



## **COMMON ELEMENT DESIGN STANDARDS**

### **PURPOSE**

The purpose of the Common Element Design Standards is to establish modified standards for various uses, setbacks, and heights related to Common Elements within the Mountains Edge.

### **PERMITTED USES**

The following uses are permitted within a Common Element lot:

1. **Principal and Accessory Structure Uses** permitted within a common element include:
  - a. recreation and community facilities
  - b. community monumentation and entry features
  - c. guardhouses
  - d. restrooms
  - e. signs
  - f. arches, trellises, and similar overhead features as specified in these Standards
  - g. fences, walls, gates
  - h. swimming pools, pool houses
  - i. gazebos and similar structures
  - j. underground utility vaults and above-ground public utility structures
  - k. drainage structures
  - l. landscape and hardscape areas, including walkways, trails, paseos, sculptures, fountains, benches, play equipment, lighting and other similar landscaping features
  - m. private streets
  - n. sports fields/courts

**SETBACKS**

The following setbacks from property line apply within Common Element lots:

Community building	front	20'
	rear	10'
	side	10'
Guardhouse, gazebos and other similar accessory structures.		3' from property line of buildable parcel. 1' from curb or property line of non-buildable parcel.
Restroom, pool building.		10'
Arches, trellises, and similar overhead features (setback is to base). Overhead may cross sidewalks, private street and other common elements.		3' from property line of buildable parcel. 1' from curb or property line of non-buildable parcel
Signs, entry monuments		0' from property line 1' from curb
Fences, walls, gates, sculptural elements		0' from property line 1' from curb
Public utility vaults and structures		1'
Drainage structures, landscape, hardscape, trails, walkways, etc.		0'
Sports fields, play equipment, lighting, etc.		5'
Trash enclosures (with no roof) where not directly abutting residential lots		0' except 10' Adjacent to public or private street R/W (to be shielded from public view.

**HEIGHTS**

Community Building	Max.	40'
Guardhouse	Max.	25'
Arches, trellises, and similar features over private street	Min. clearance without bypass lane	14'
	Min. clearance with bypass lane	10'
	Max. overall	30'
Arches, trellises, and similar features over sidewalk	Min. clearance	8'
	Max. overall	35'
Fences, walls, gates	Max.	8' (+4' retaining)
Walls behind utility boxes which prevent stepped wall (max. Length = 50')	Max.	8' (+8 retaining)
Fence pilasters	Max.	10' (+4 retaining)
Decorative Gates (wrought iron or similar minimum 75% open)	Max	14'

**COVERAGE**

There are no requirements for maximum lot coverage.

**LOT SIZE**

There are no requirements for minimum lot size.

**LOT DIMENSIONS**

There are no requirements for minimum lot dimensions.

**SIGHT DISTANCE**

Vehicular sight distance across common element lots shall be provided as required in Title 30 of the Clark County Development Code, adjusted as necessary for non-standard street widths.

## **NON-STANDARD IMPROVEMENT STANDARDS**

The purpose of this section is to modified improvement standards for Mountains Edge. Generally, modifications to the existing Clark County standards include modifications to street sections, and light standards. Please see attached related exhibits for the following requests.

**Rainbow Right-of-way (attached exhibit)**

**Buffalo Drive 90' Right-of-way (attached exhibit)**

**100' Right-of-way (attached exhibit)**

**90' Right-of-way (attached exhibit)**

**80' Right-of-way (attached exhibit)**

**70' Right-of-way (attached exhibit)**

**60' Right-of-way (attached exhibit)**

**50' Quarter Horse Lane Right-of-way (attached exhibit)**

**37' Right-of-way Public Interior Residential Street (attached exhibit)**

**39' Right-of-way Public Interior Residential Street (attached exhibit)**

**41' Right-of-way Public Interior Residential Street (attached exhibit)**

**80' Tenaya Paseo Landscape Section (attached exhibit)**

**80' LeBaron Landscape Section (attached exhibit)**

**80' Cimarron Paseo Landscape Section (attached exhibit)**

**80' Cimarron Right-of-way (attached exhibit)**

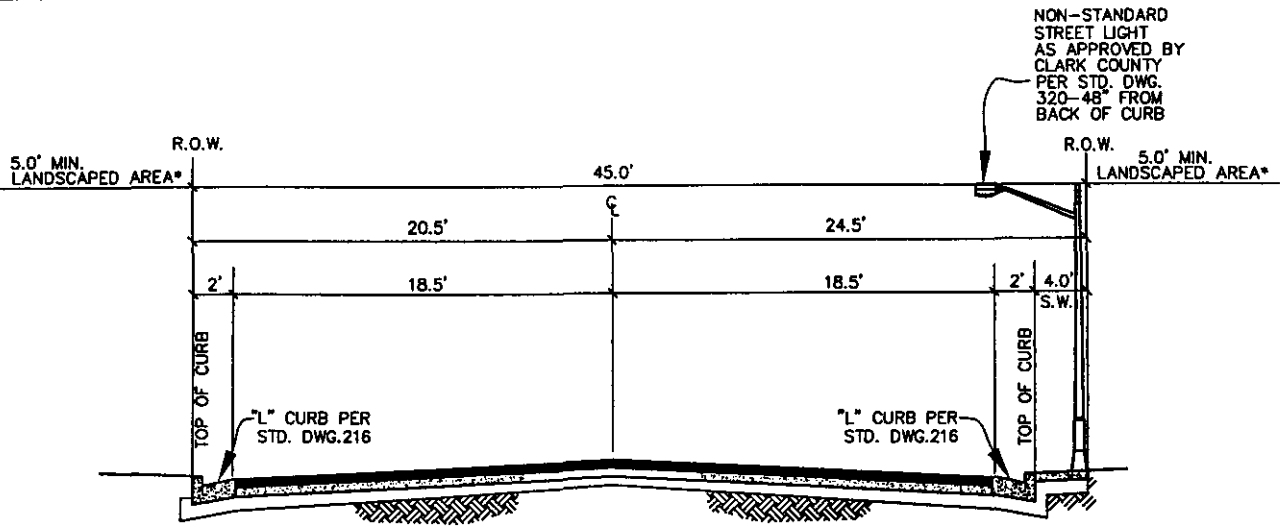
**114' Min. Right-of-way Residential Parcel Entry Street (attached exhibit)**

**100' Min. Right-of-way Residential Parcel Entry Street (attached exhibit)**

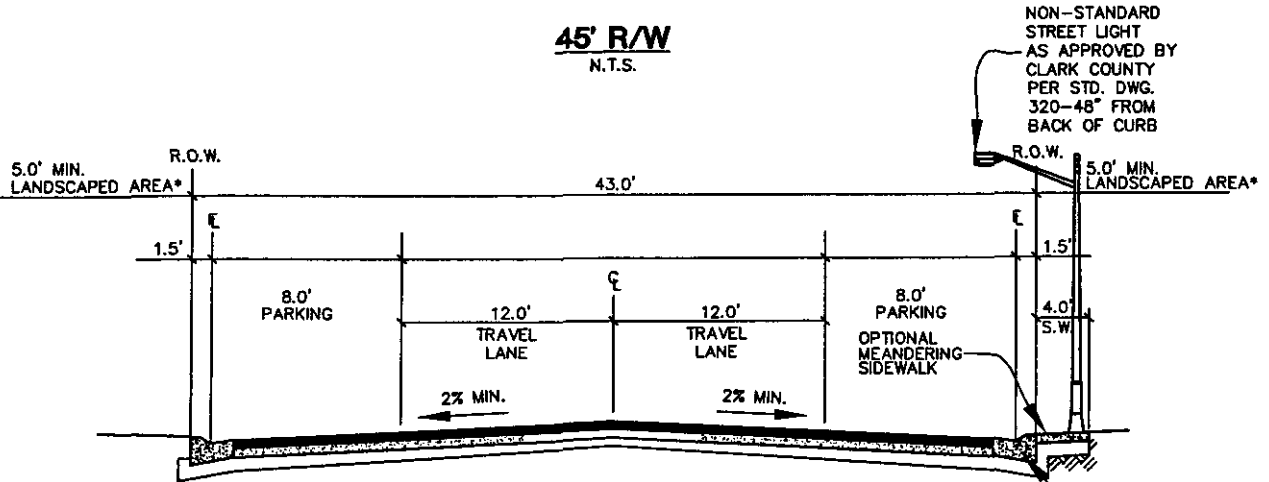
**92' Min. Right-of-way Residential Parcel Entry Street (attached exhibit) 114'**

**100' Min. Gated Right-of-way Residential Parcel Entry Street (attached exhibit)**

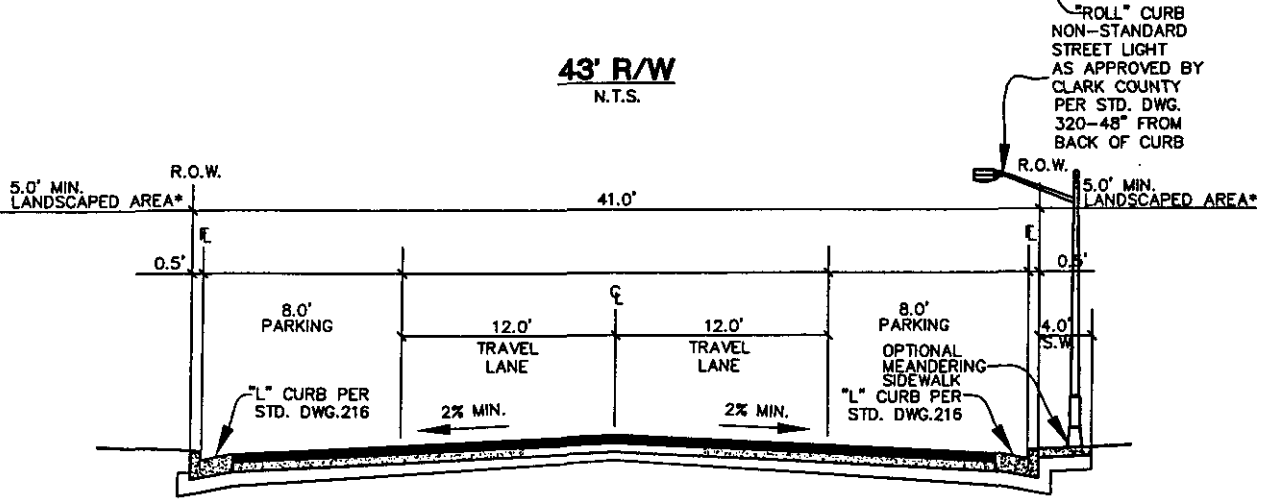
R-O-W Width	Pavement	Median	Curb & Gutter	Sidewalk
Rainbow Blvd	53'-68' half-street	N/A	2'	5' on each side detached outside ROW
Buffalo Drive	35'	14'	2'	5'-8' on each side detached outside ROW
100'	86' w/o median	14' optional	2'	5' on each side
90'	72'	14' optional	2'	5' on each side detached outside ROW
80'	52'	14' optional	2'	5' on each side
70'	52'	14' optional	2'	5' on each side detached outside ROW
60'	46'	N/A	2'	5' on each side
50' Quarterhorse Ln	46'	N/A	2'	5' on one side detached outside ROW
37' Residential Street	33'	N/A	2'	Optional sidewalk
39' Residential Street	34'	N/A	2.5' Roll	Optional sidewalk
41' Residential Street	33'	N/A	2'	4' sidewalk on one side
80' Tenaya Paseo	N/A	N/A	N/A	5' meandering sidewalk
80' Cimarron Paseo	N/A	N/A	N/A	5' meandering sidewalk
80' Le Baron Paseo	N/A	N/A	N/A	12' wide
80' Cimarron	46'	N/A	2'	5' meandering sidewalk
114' Entry Street (Multiple Parcel From Arterials)	21' each direction	12'	2' min	5' on each side
100' Entry Street (Single Parcel from Arterials)	21' each direction	12'	2' min	5' on each side
92' Entry Street (Single Parcel from Collector)	21' each direction	10'	2' min	5 each side
100' Gated Entry Street	21' each direction	12'	2' min	5' on each side



**45' R/W**  
N.T.S.



**43' R/W**  
N.T.S.



**41 R/W**  
N.T.S.

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PROJECT: **RIGHT-OF-WAY EXHIBIT MOUNTAINS EDGE PUBLIC INTERIOR RESIDENTIAL STREET**

FOR: **CLARK COUNTY MOUNTAIN'S EDGE, LLC**

SCALE: **HORZ. N/A VERT. N/A**

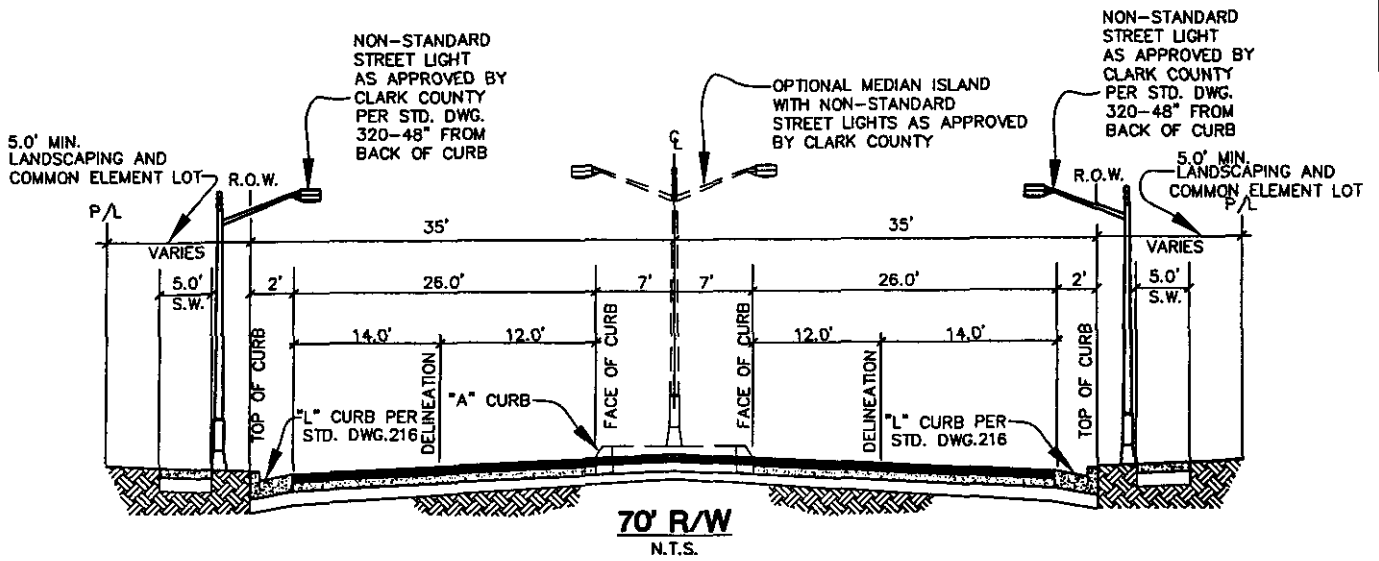
W.O. NO. **5923**

DRAWN BY: **RS.**

DATE: **03-27-03**

SHEET **1** OF **1**

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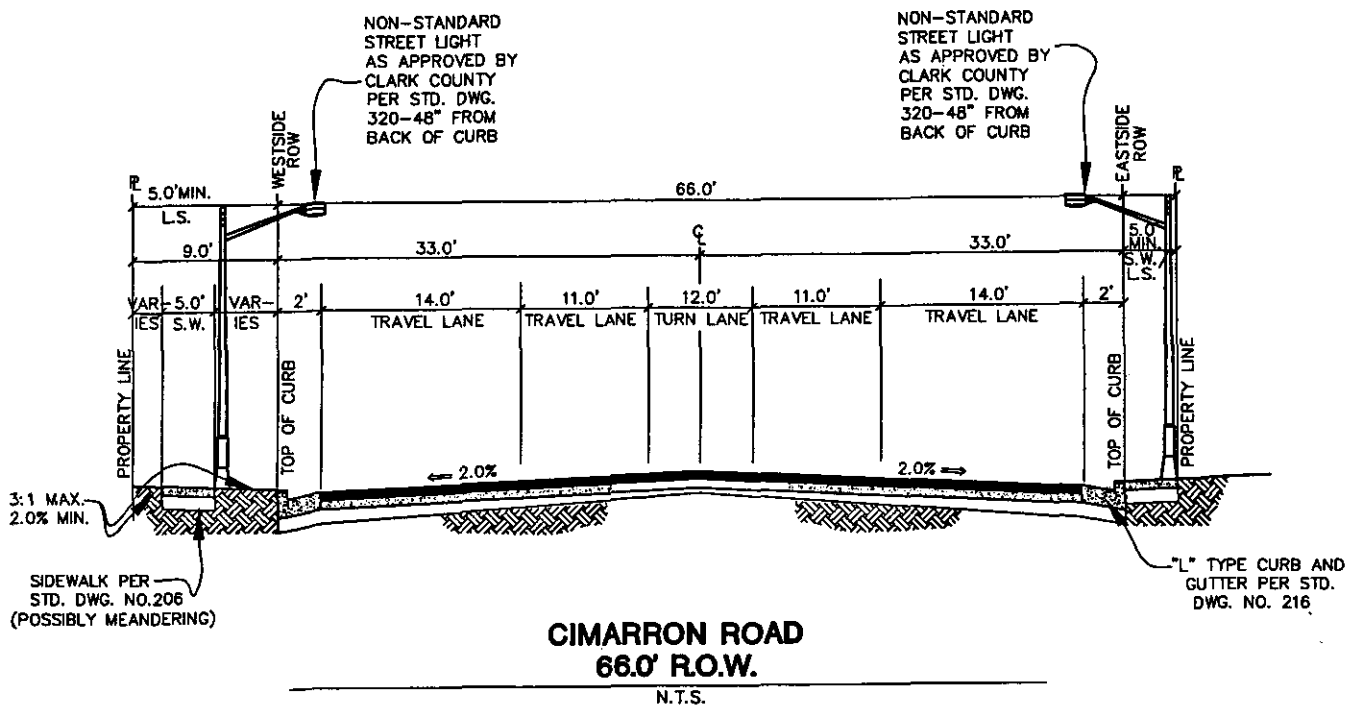
**vtr** nevada  
 2727 S. RAINBOW BOULEVARD  
 LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
 MOUNTAINS EDGE  
 70' RIGHT-OF-WAY (TYPICAL)**

FOR: **CLARK COUNTY  
 MOUNTAINS EDGE, LLC**

SCALE	HORZ. <b>N/A</b> VERT. <b>N/A</b>
W.O. NO.	<b>5923</b>
DRAWN BY:	<b>RS.</b>
DATE:	<b>03-27-03</b>
SHEET	<b>1</b> OF <b>1</b>

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hp8000.pc3



**CIMARRON ROAD**  
**66.0' R.O.W.**  
N.T.S.

**VTM nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

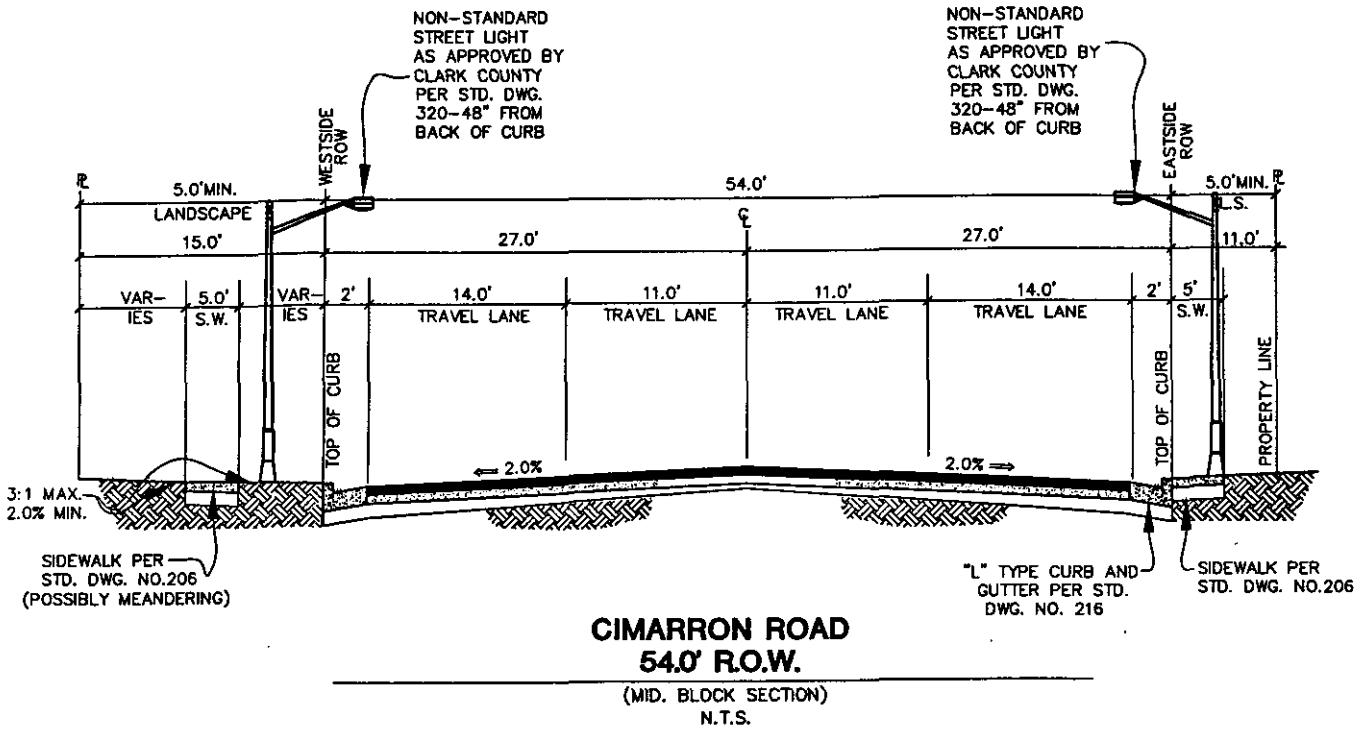
PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
PUBLIC STREET**

FOR: **CLARK COUNTY  
MOUNTAINS EDGE, LLC**

SCALE	HORZ. <b>N/A</b>
	VERT. <b>N/A</b>
W.O. NO.	<b>5923</b>
DRAWN BY:	<b>R.S.</b>
DATE:	<b>03-27-03</b>
SHEET	<b>1</b> OF <b>1</b>



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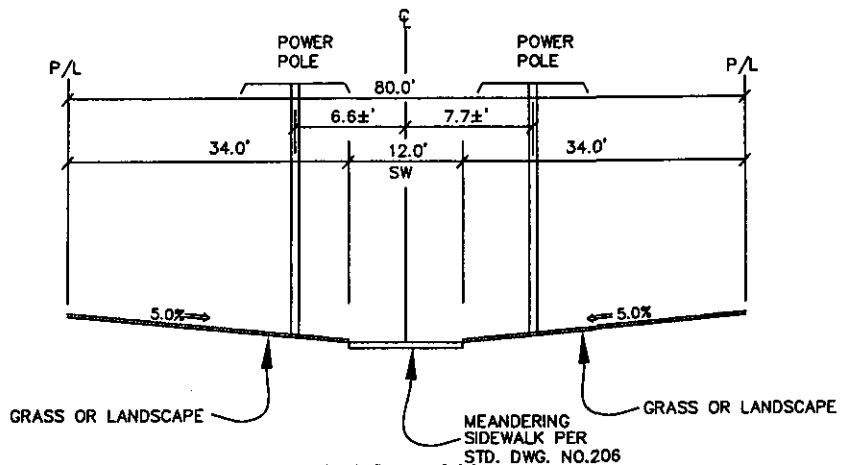


**vtn nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
PUBLIC STREET**

FOR: **CLARK COUNTY  
MOUNTAIN'S EDGE, LLC**

SCALE	HORZ. <b>N/A</b> VERT. <b>N/A</b>
W.O. NO.	<b>5923</b>
DRAWN BY:	<b>R.S.</b>
DATE:	<b>03-27-03</b>
SHEET	<b>1</b> OF <b>1</b>



**LE BARON  
80' PASEO LANDSCAPE SECTION**

COMMON ELEMENT, P.U.E.,  
PUBLIC DRAINAGE EASEMENT  
AND PUBLIC ACCESS EASEMENT  
N.T.S.

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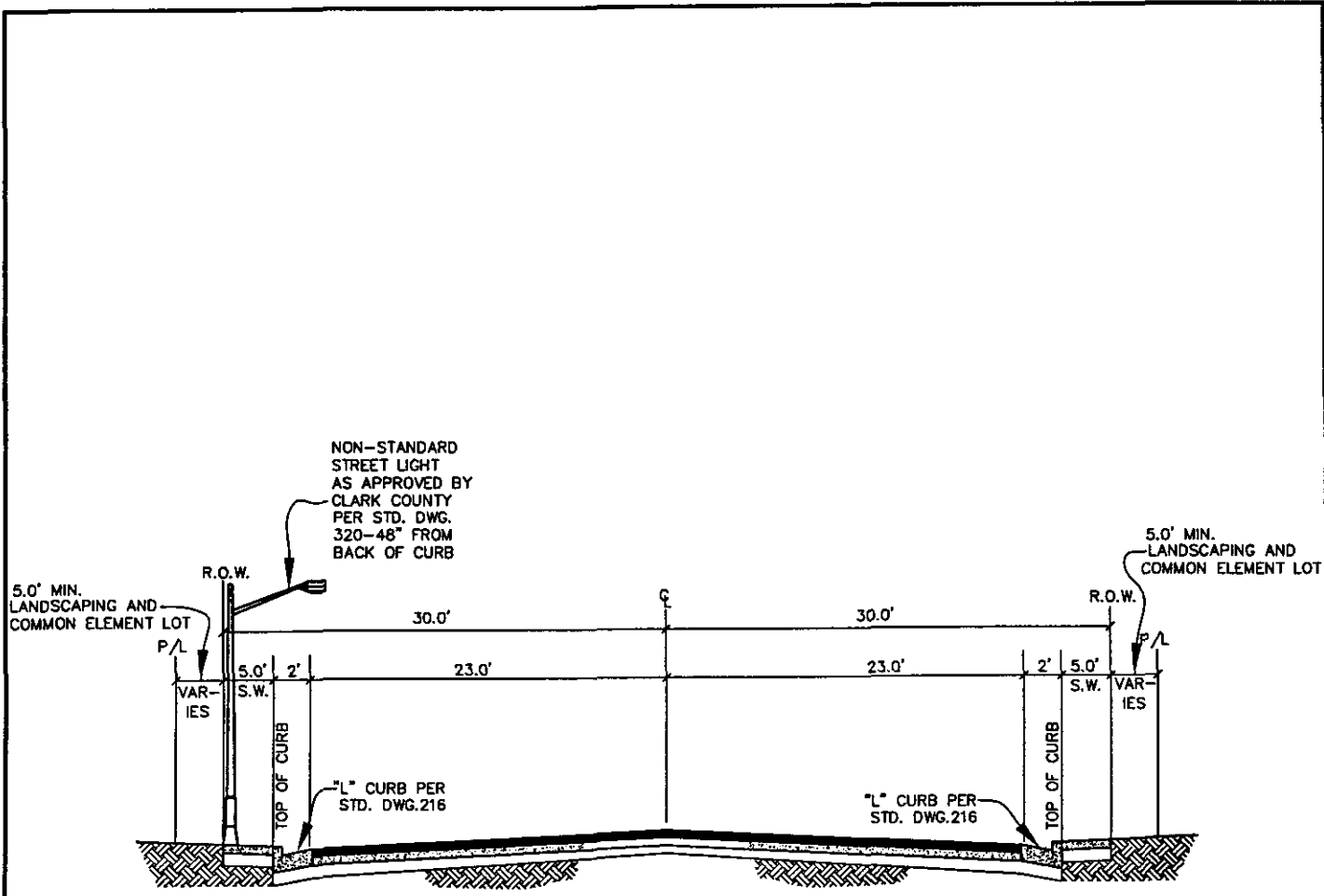
**nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
80' PASEO LANDSCAPE SECTION**

FOR: **CLARK COUNTY  
MOUNTAIN'S EDGE, LLC**

SCALE	HORZ. <b>N/A</b> VERT. <b>N/A</b>
W.O. NO.	<b>5923</b>
DRAWN BY:	<b>RS.</b>
DATE:	<b>03-27-03</b>
SHEET	<b>1</b> OF <b>1</b>

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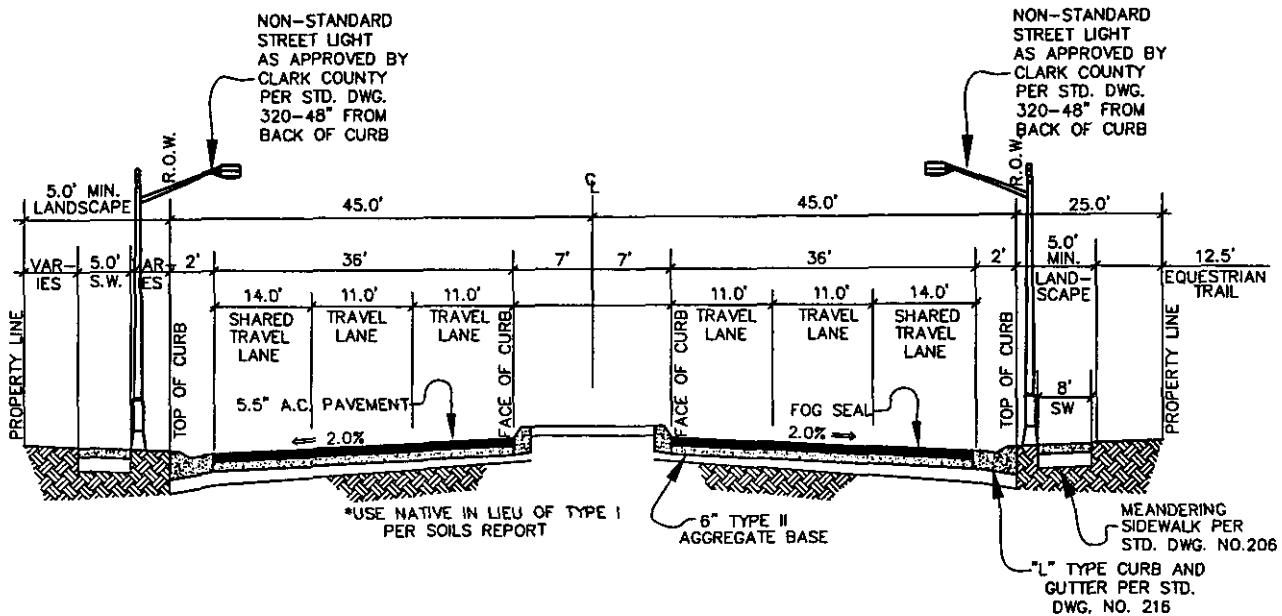
**60' R/W**  
N.T.S.

**VTM nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
60' RIGHT-OF-WAY (TYPICAL)**

FOR: **CLARK COUNTY  
MOUNTAINS EDGE, LLC**

SCALE	HORZ. <b>N/A</b> VERT. <b>N/A</b>
W.O. NO.	<b>5923</b>
DRAWN BY:	<b>R.S.</b>
DATE:	<b>03-27-03</b>
SHEET <b>1</b> OF <b>1</b>	



**BUFFALO DRIVE**  
**90' R.O.W. W/ EQUESTRIAN TRAIL**  
 N.T.S.

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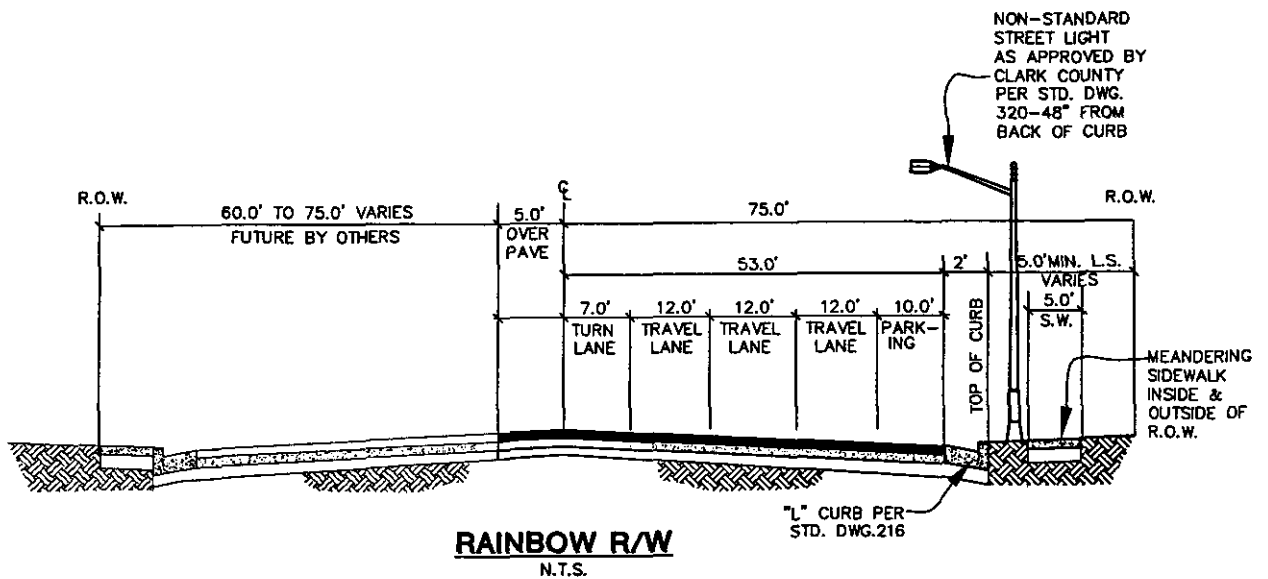
2727 S. RAINBOW BOULEVARD  
 LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
 MOUNTAINS EDGE  
 90' RIGHT-OF-WAY**

FOR: **CLARK COUNTY  
 MOUNTAIN'S EDGE, LLC**

SCALE	HORZ.	N/A
	VERT.	N/A
W.O. NO.	5923	
DRAWN BY:	R.S.	
DATE:	03-27-03	
SHEET	1	OF 1

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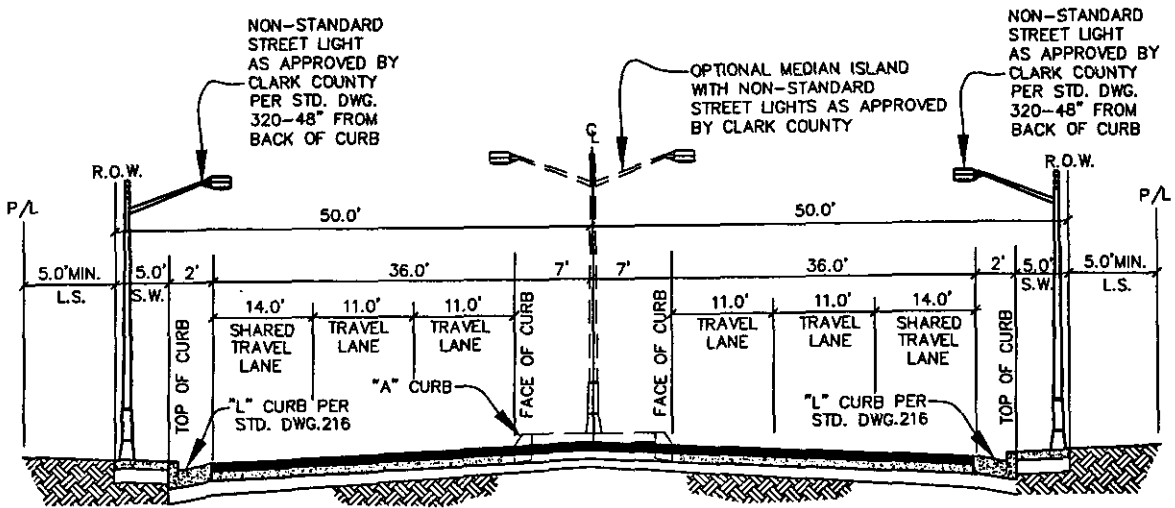


**vtm nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
RAINBOW RIGHT-OF-WAY**

FOR: **CLARK COUNTY  
MOUNTAINS EDGE, LLC**

SCALE	HORZ.	N/A
	VERT.	N/A
W.O. NO.	5923	
DRAWN BY:	R.S.	
DATE:	03-27-03	
SHEET	1	OF 1



**100' R/W**  
N.T.S.

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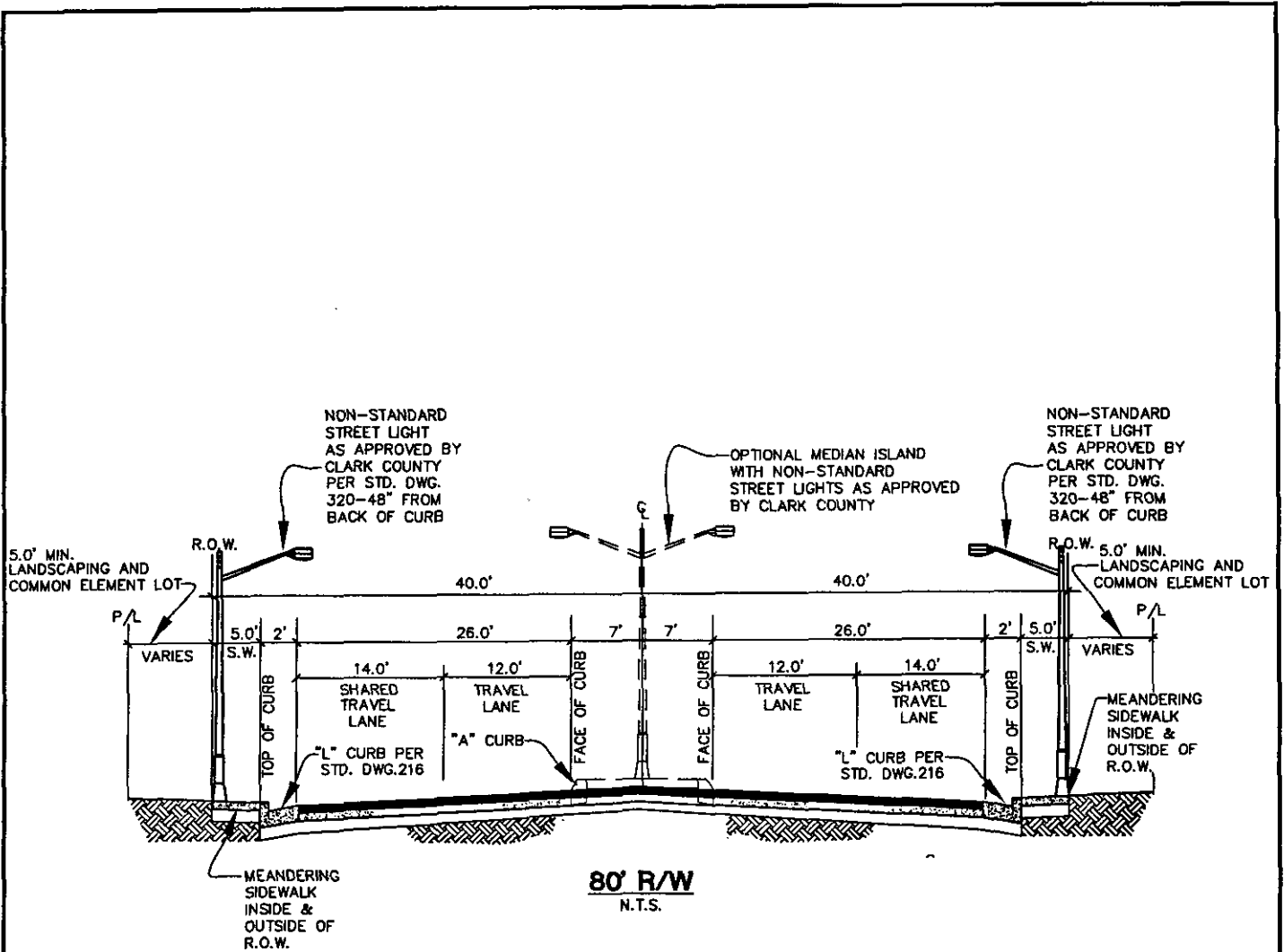
**VTM nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
100' RIGHT-OF-WAY (TYPICAL)**

FOR: **CLARK COUNTY  
MOUNTAIN'S EDGE, LLC**

SCALE	HORZ.	N/A
	VERT.	N/A
W.O. NO.	5923	
DRAWN BY:	RS.	
DATE:	03-27-03	
SHEET <b>1</b> OF <b>1</b>		

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**80' R/W**  
N.T.S.

**vtn nevada**  
2727 S. RAINBOW BOULEVARD  
LAS VEGAS, NEVADA 89146-5148

PROJECT: **RIGHT-OF-WAY EXHIBIT  
MOUNTAINS EDGE  
80' RIGHT-OF-WAY (TYPICAL)**

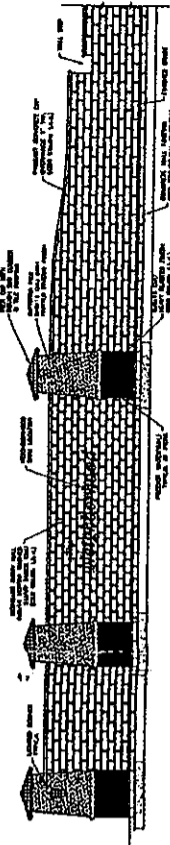
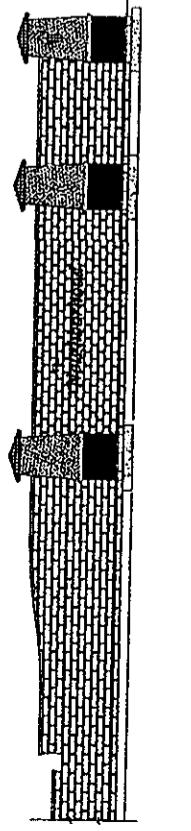
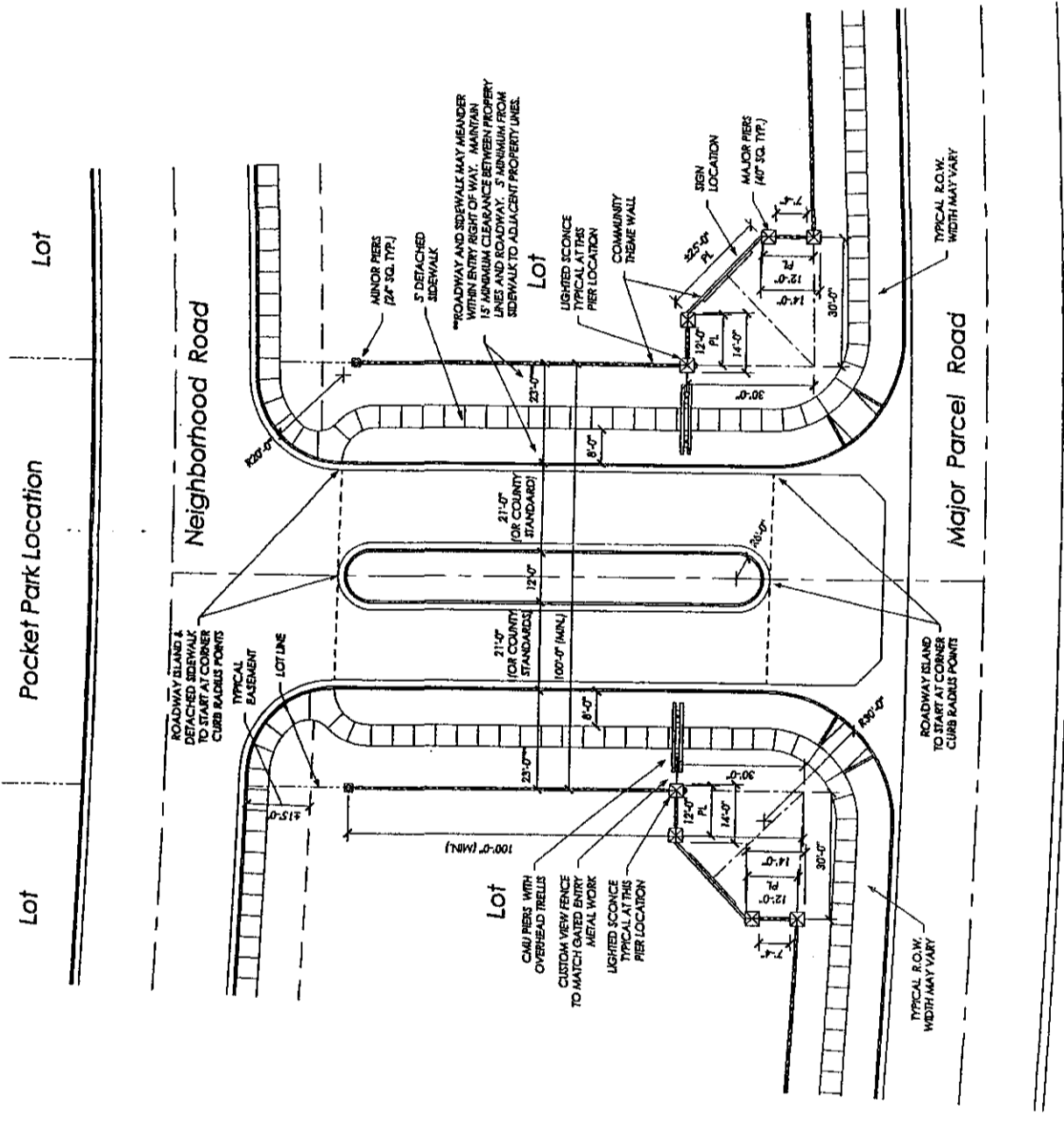
FOR: **CLARK COUNTY  
MOUNTAINS EDGE, LLC**

SCALE	HORZ.	N/A
	VERT.	N/A
W.O. NO.	5923	
DRAWN BY:	R.S.	
DATE:	03-27-03	
SHEET	1	OF 1

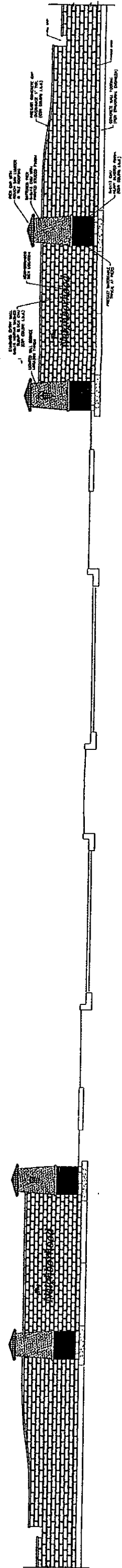
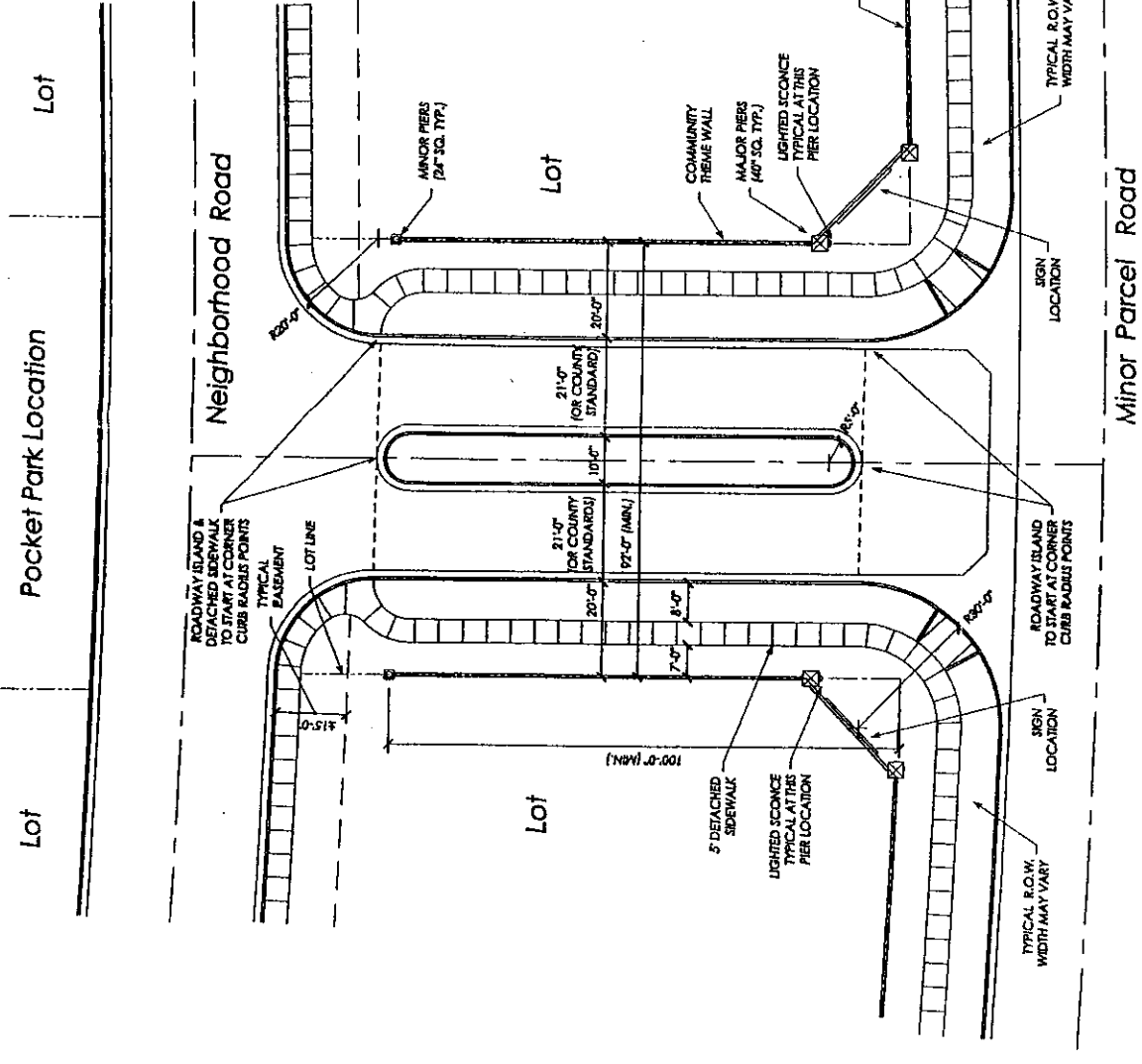




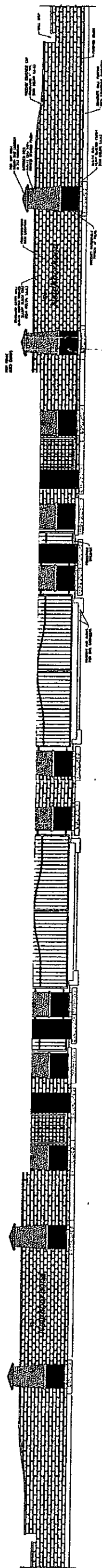
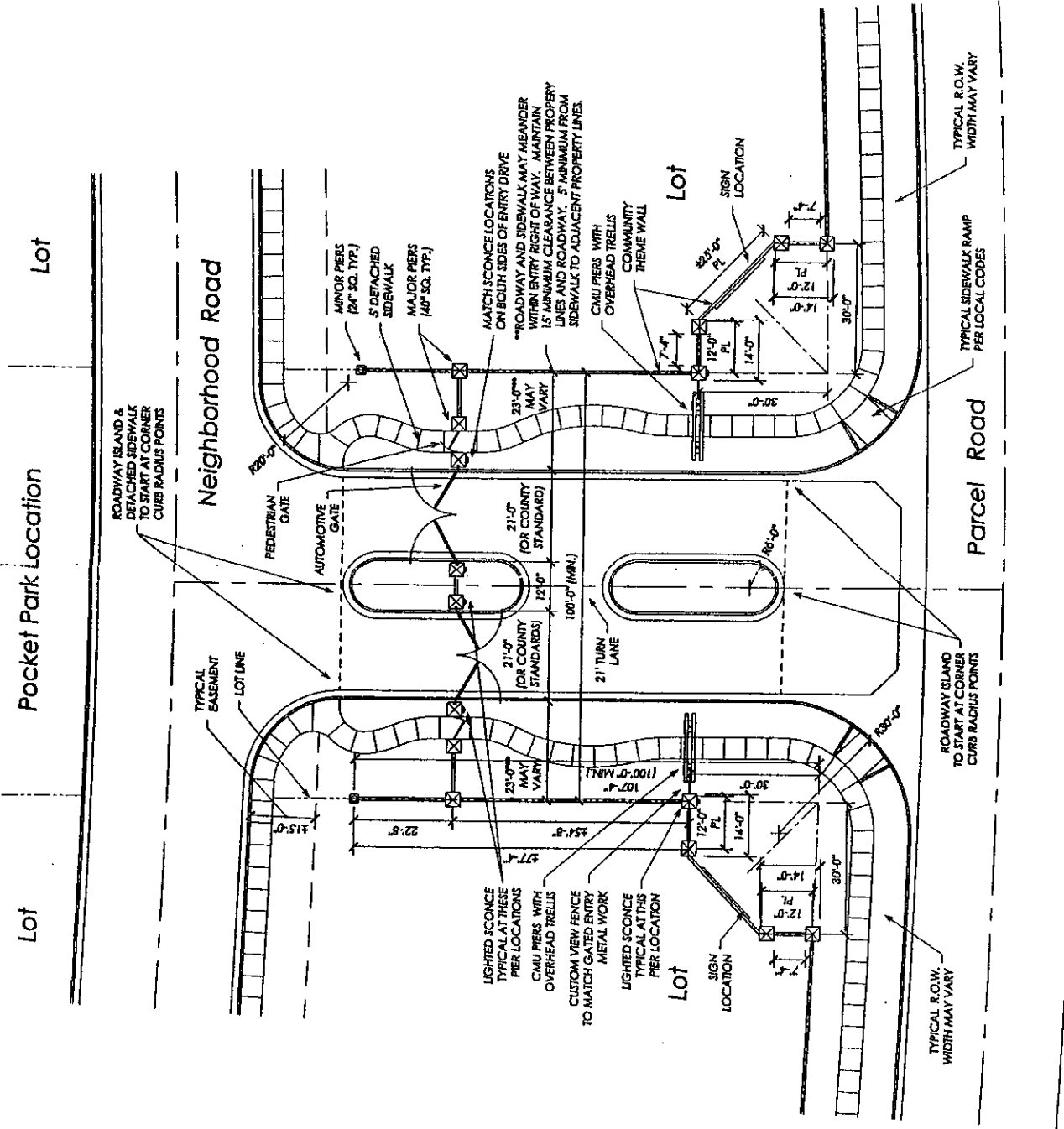
**NOTE:**  
All builder entries will be thematically designed jointly by Mountain's Edge Landscape Architect and the Builders representative as specified in the Development Declarations.



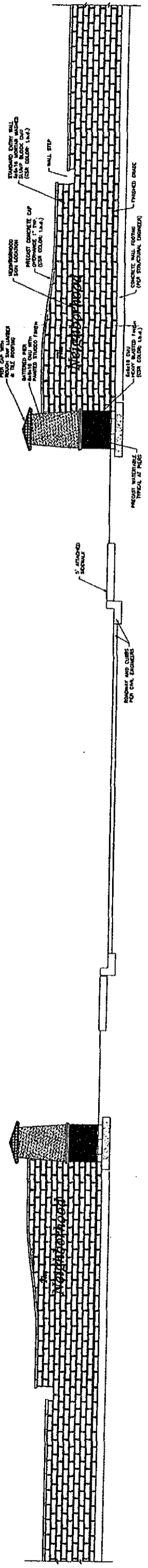
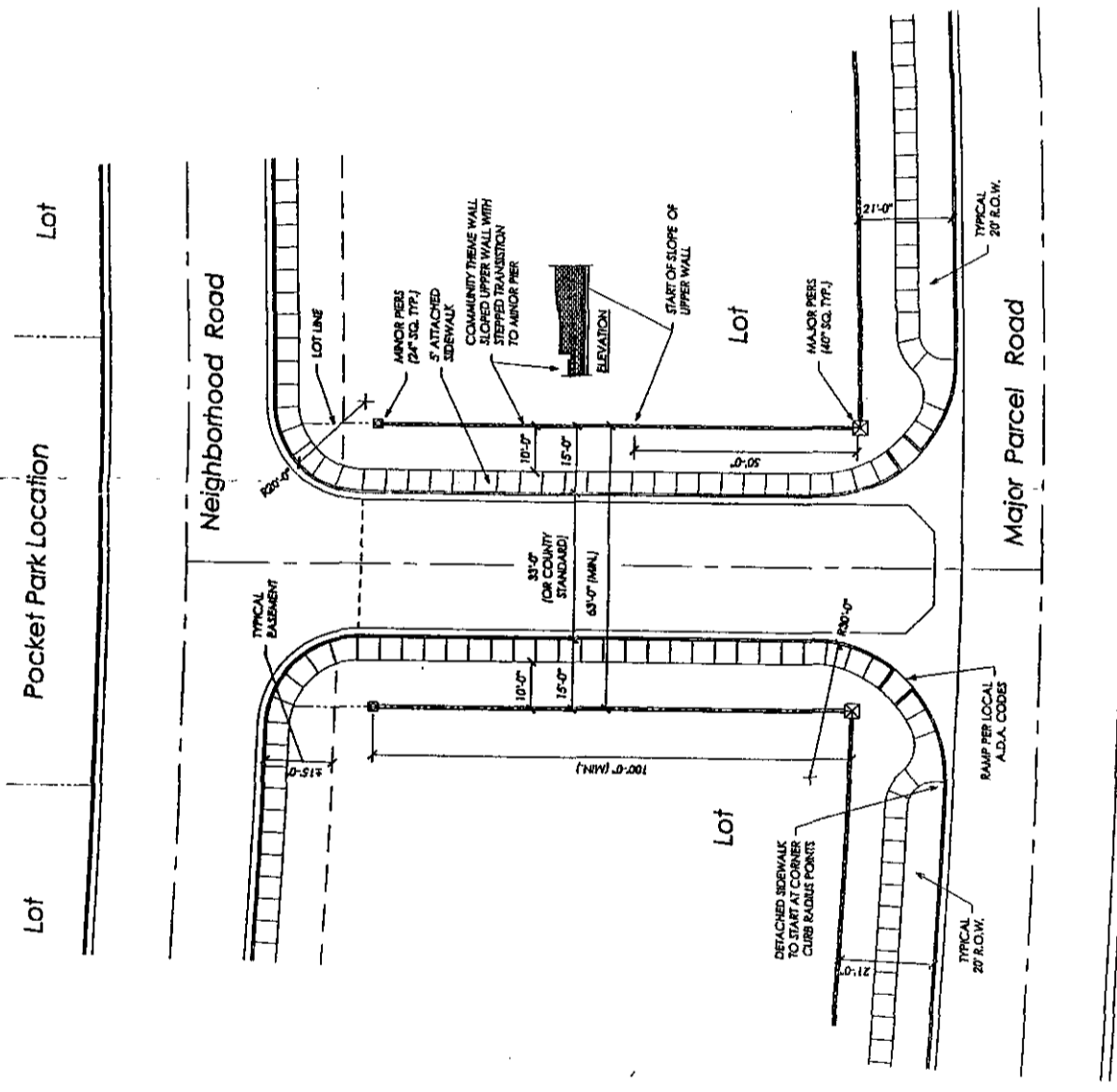
NOTE:  
 All builder entries will be thematically designed jointly  
 by Mountain's Edge Landscape Architect and the Builders  
 representative as specified in the Development Declarations.



**NOTE:**  
All builder entries will be thematically designed jointly by Mountain's Edge Landscape Architect and the Builders representative as specified in the Development Declarations.

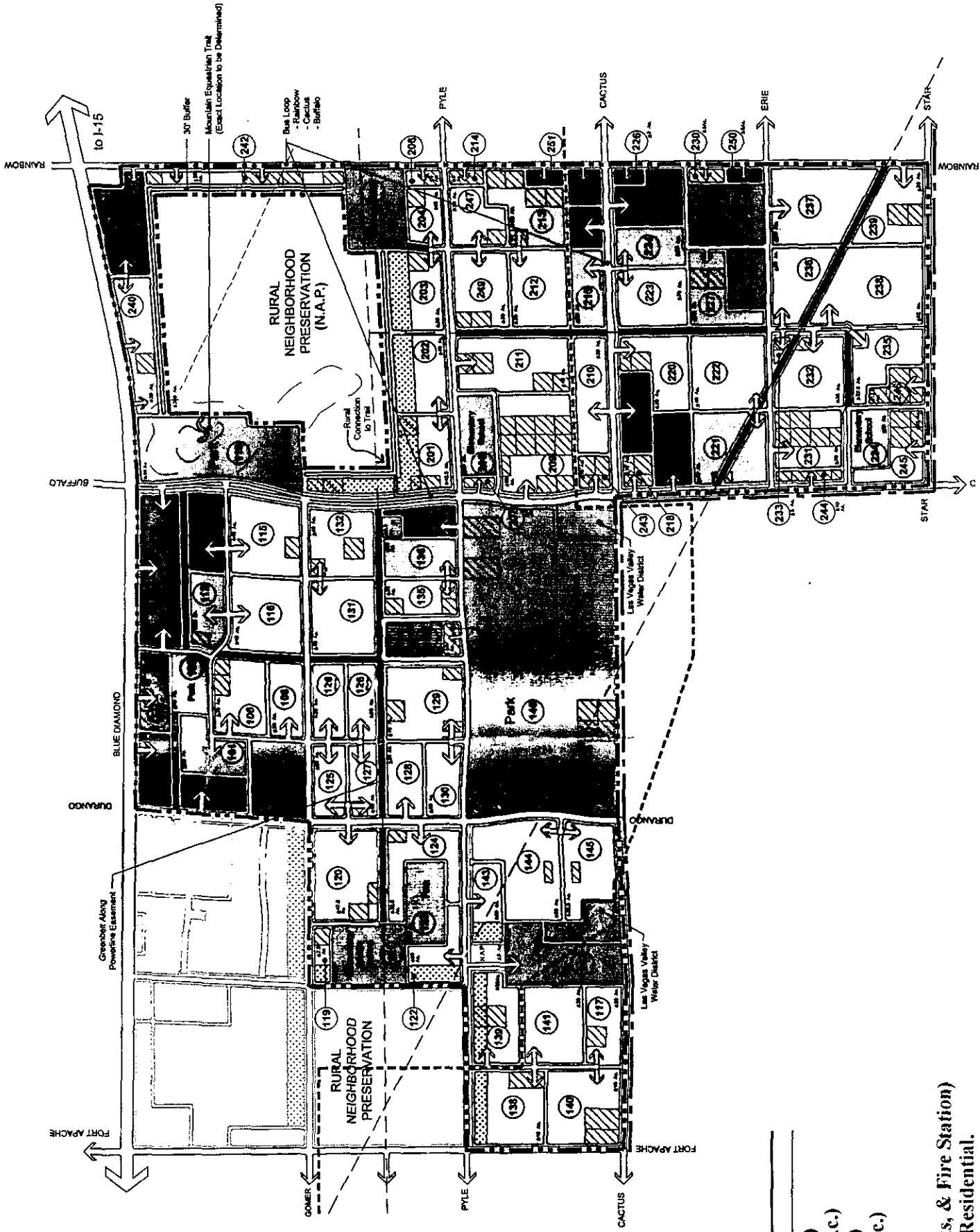


NOTE:  
All builder entries will be thematically designed jointly by Mountain's Edge Landscape Architect and the Builders representative as specified in the Development Declarations.



**Legend**

- Overhead Powerline
- Proposed Water
- Flood Control Facility
- BLM Disposal Boundary
- Specific Plan Boundary
- Linear Park
- Paseo
- Equestrian Trail
- 30' Buffer in Rural Neighborhood Preservation
- Not A Part



**Land Use Summary**

GROSS AC.	LAND USE
± 67.5 Ac.	Suburban Estates (3.5 DU/Ac.)
± 1113 Ac.	Suburban Residential (8 DU/Ac.)
± 226 Ac.	Urban Residential (14 DU/Ac.)
± 127.5 Ac.	Medium Residential (18 DU/Ac.)
± 42.5 Ac.	Office Professional
± 98 Ac.	General Commercial
± 670 Ac.	Public Facilities (Schools, Parks, & Fire Station)
± 68.5 Ac.	300' Buffer Adjacent to Rural Residential.
<b>Total: ±2413 Ac.</b>	Maximum density Within Buffer Area is 3.5 DU/Ac. Lots on Perimeter Edge shall be a Minimum of 12,000 s.f.



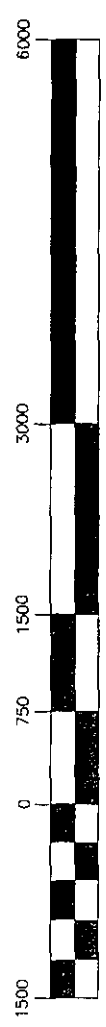
**SPECIFIC PLAN**

**MOUNTAIN'S EDGE**  
CLARK COUNTY, NEVADA



1833-03

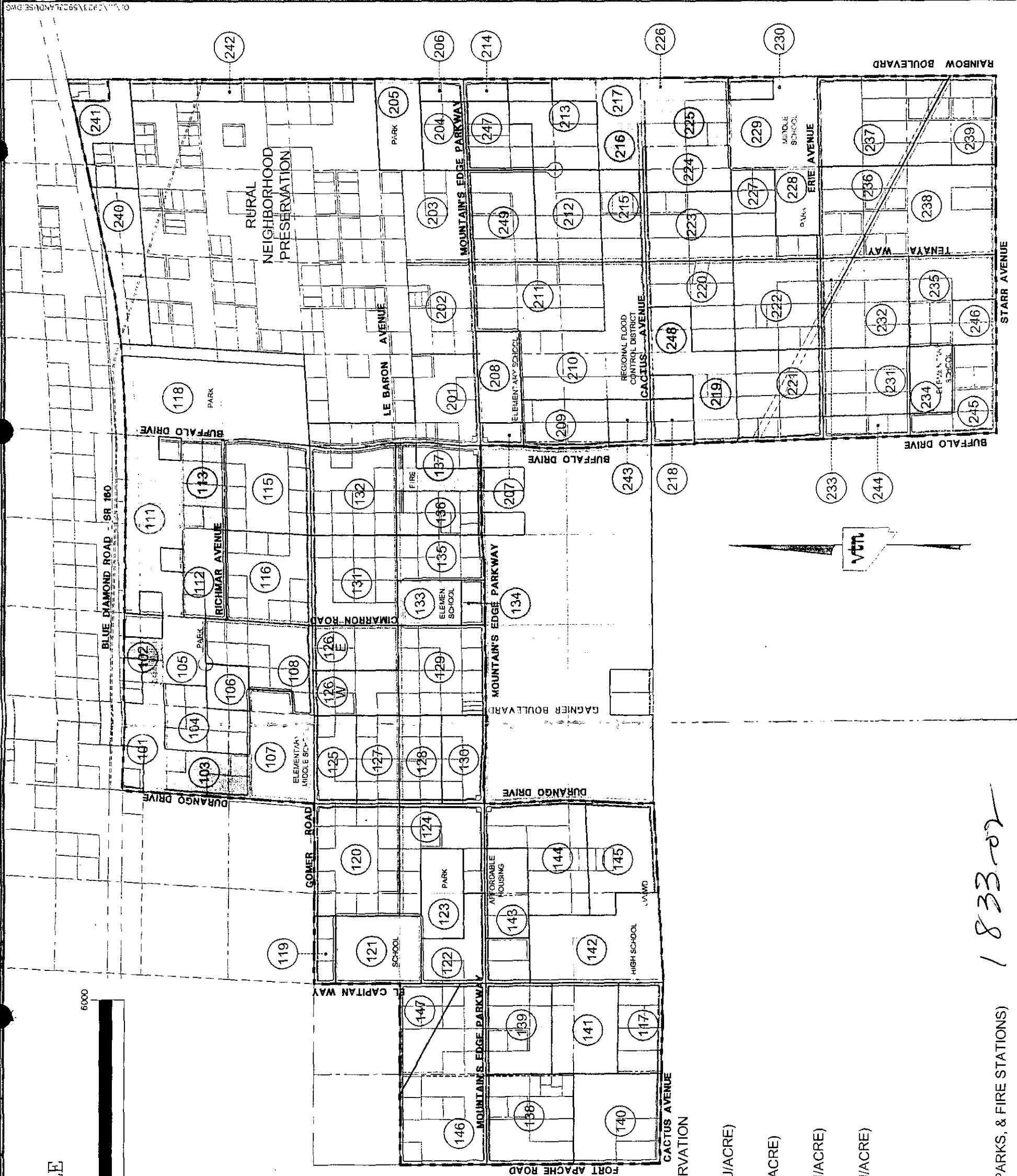
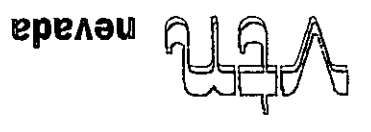
GRAPHIC SCALE



( IN FEET )  
1 inch = 1500 ft.

SITE PLAN AND LAND USE MAP

W.O.#: 5923  
DATE: 12-5-2002  
BY: JTG  
SCALE: 1"=1500'  
SHEET 1 OF 1



LEGEND

--- SITE BOUNDARY

Land Use

- RURAL NEIGHBORHOOD PRESERVATION
- SUBURBAN RESIDENTIAL (3.5 DU/ACRE)
- SUBURBAN RESIDENTIAL (8 DU/ACRE)
- SUBURBAN RESIDENTIAL (14 DU/ACRE)
- SUBURBAN RESIDENTIAL (18 DU/ACRE)
- OFFICE PROFESSIONAL
- COMMUNITY COMMERCIAL
- PUBLIC FACILITIES (SCHOOLS, PARKS, & FIRE STATIONS)

1833-02