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GL 16

GRAND JETON DR

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TAX DIST 200

NOTES

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USE THIS SCALE(FEET) WHEN MAP REQUIRED FROM TITL7 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

Parcel Boundary
Subd Boundary
Road Easement
PM/LD Boundary
Non-Parcel Lot Line
Match Line / Leader Line
Road ID Number

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

199S R60E

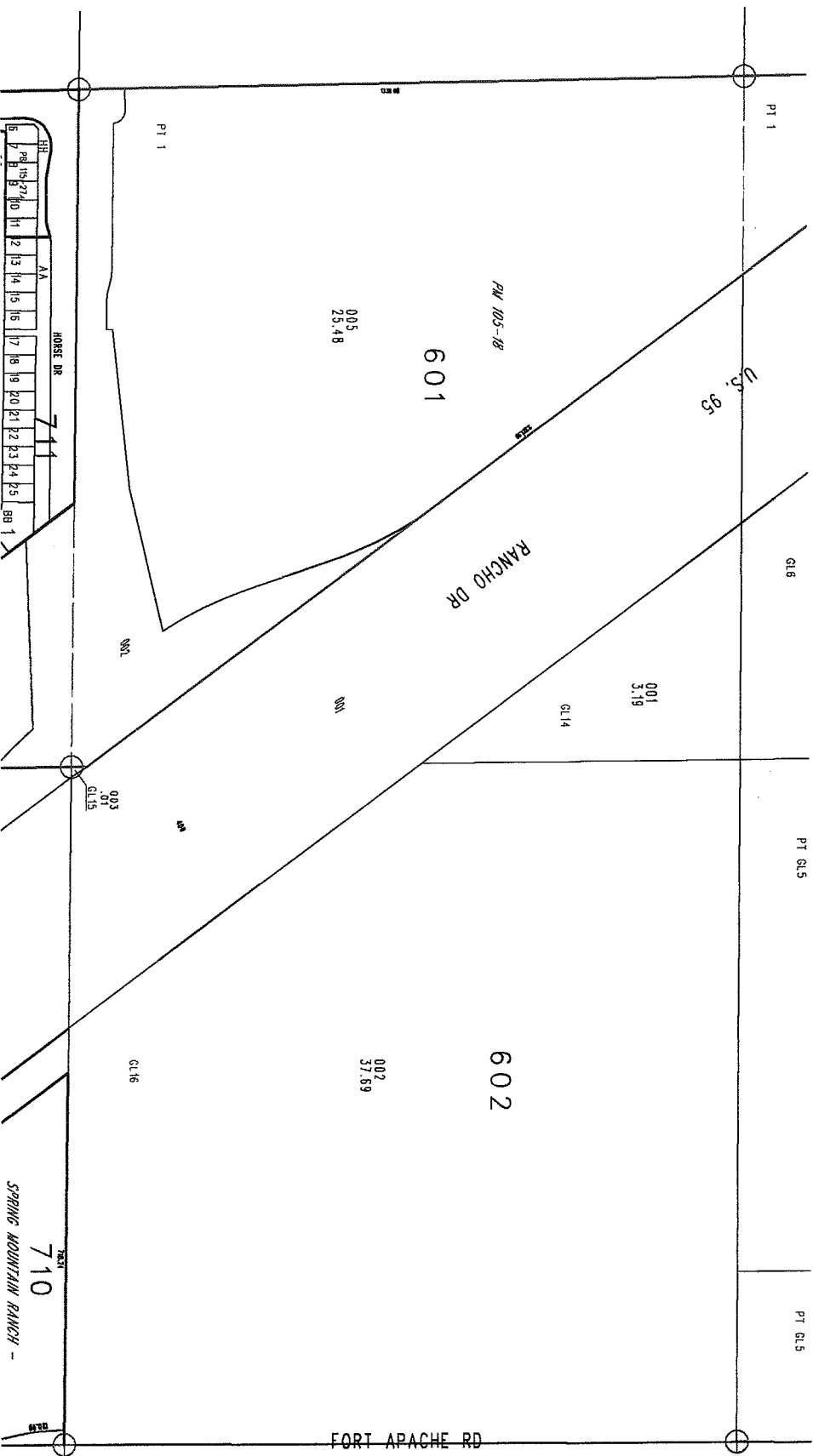
07

S 2 NE 4

125-07-6

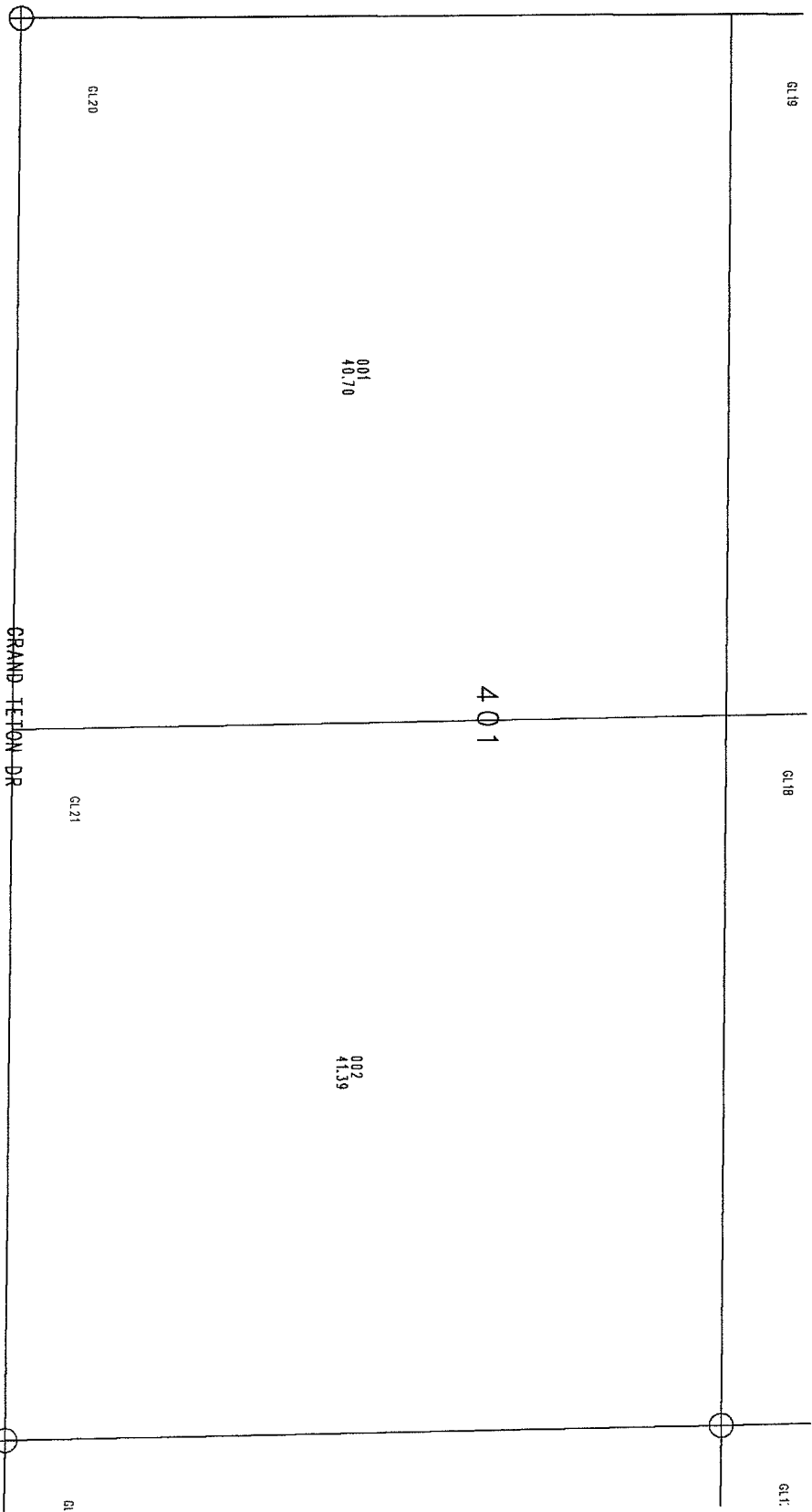
Scale: 1"=200'

Rev: 08/01/07



RECEIVED
 NOV 27 2007
 SPRING MOUNTAIN RANCH -
 TAX DIST 200

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.	
MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT P/L/D BOUNDARY NON-PARCEL LOT LINE MATCH LINE ROAD ID NUMBER	
ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor	
199S R60E	
07	
S 2 SW 4	
125-07-4	
Scale: 1"=200'	
Rev: 10/23/97	
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TAX DIST 200

NOTES

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MAP LEGEND

AVERAGE
ON VALUE
55

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
P/L/D BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE
CON. ROAD ID NUMBER

901 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEO NUMBER
Pg 25-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

119S R60E

07

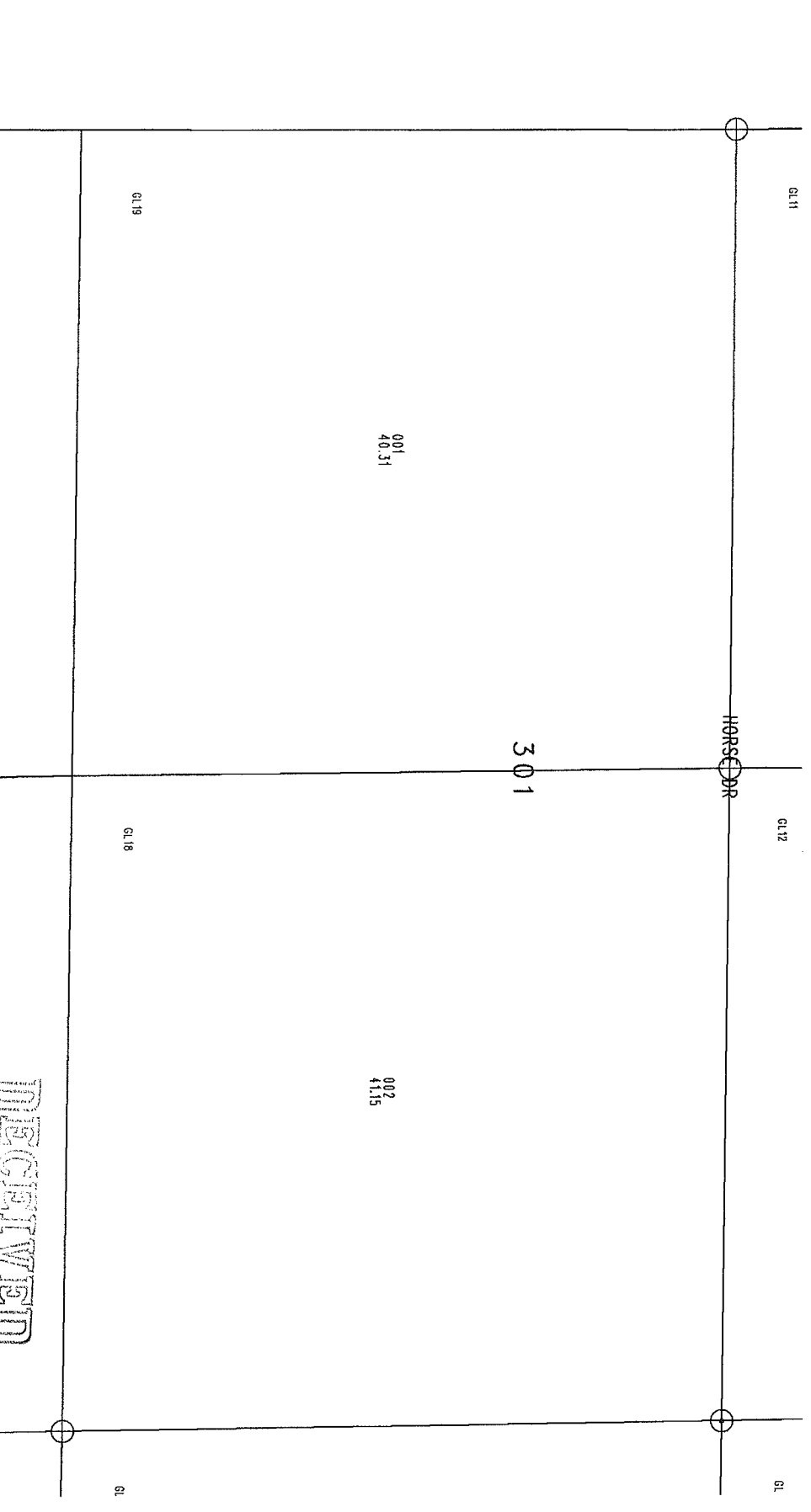
N 2 SW 4

125-07-3

Scale: 1"=200'

Rev: 10/23/97

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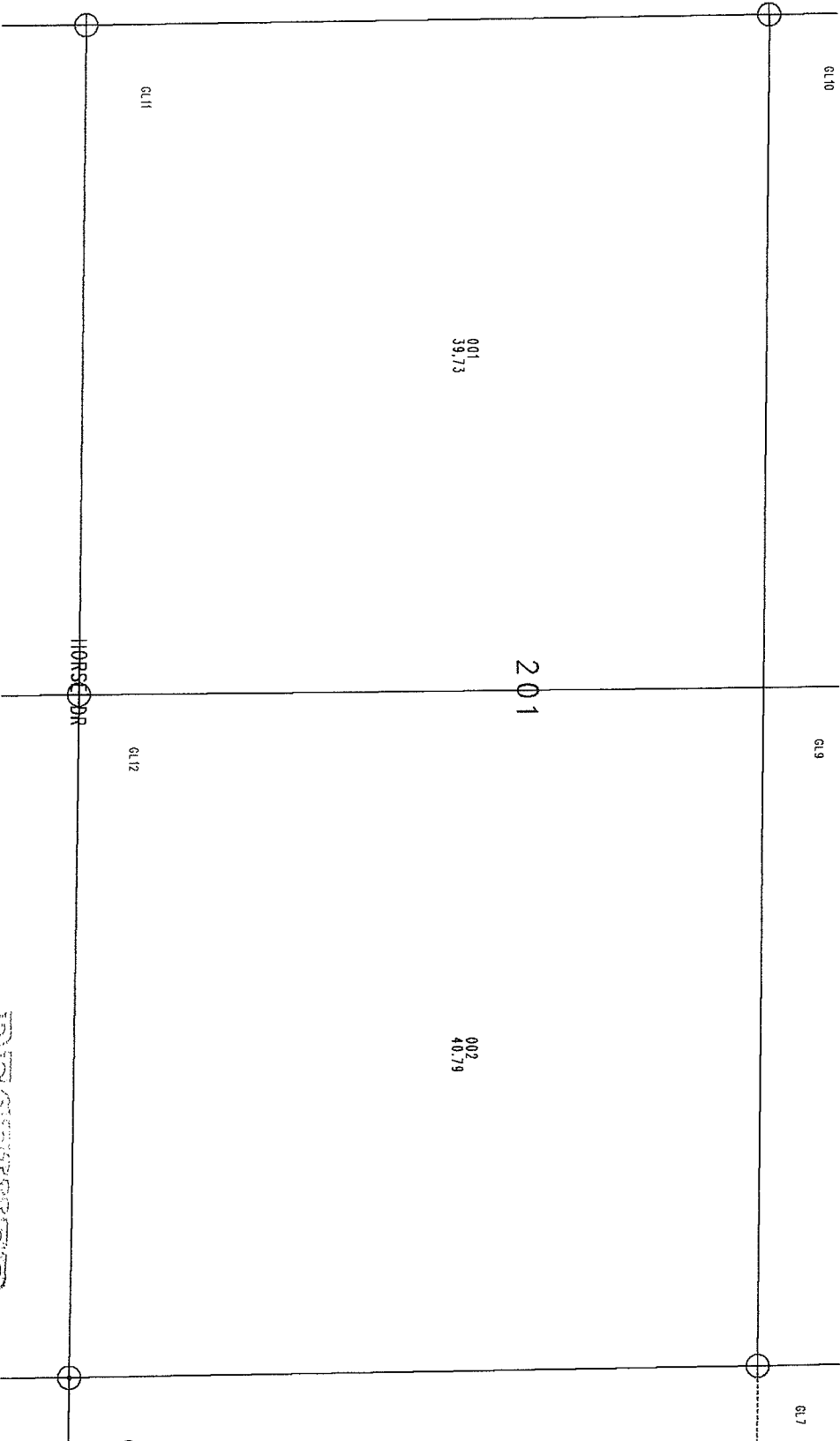


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NOV 27 2007

TAX DIST 200

NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.													
MAP LEGEND Parcel Boundary Subd Boundary Road Easement P/LD Boundary Non-Parcel Lot Line Match Line SSA Road ID Number													
ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor													
Parcel Information <table border="1"> <tr> <th>Parcel Number</th> <th>Sub/Seq Number</th> <th>Block Number</th> <th>Lot Number</th> <th>Gov. Lot Number</th> </tr> <tr> <td>100</td> <td>202</td> <td>5</td> <td>5</td> <td>5</td> </tr> </table>		Parcel Number	Sub/Seq Number	Block Number	Lot Number	Gov. Lot Number	100	202	5	5	5		
Parcel Number	Sub/Seq Number	Block Number	Lot Number	Gov. Lot Number									
100	202	5	5	5									
Map Scale Scale: 1"=200'													
Map Data <table border="1"> <tr> <th>Block</th> <th>Lot</th> <th>Area</th> <th>Value</th> </tr> <tr> <td>100</td> <td>1</td> <td>1.00</td> <td>39.73</td> </tr> <tr> <td>100</td> <td>2</td> <td>1.00</td> <td>40.79</td> </tr> </table>		Block	Lot	Area	Value	100	1	1.00	39.73	100	2	1.00	40.79
Block	Lot	Area	Value										
100	1	1.00	39.73										
100	2	1.00	40.79										
Map Orientation North Arrow													



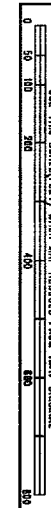
RECEIVED
NOV 27 2007

TAX DIST 200

NOTES

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USE THIS SCALE(FEET) WHEN MAP REDUCED FROM TEXT ORIGINAL



MAP LEGEND

AVERAGE OR VALUE	35
PARCEL BOUNDARY	1.00
SUBD BOUNDARY	202
ROAD EASEMENT	202
PM/LD BOUNDARY	202
NON-PARCEL LOT LINE	5
MATCH LINE / LEADER LINE	5
ROAD ID NUMBER	5
GOV. LOT NUMBER	5

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schotfield, Assessor

T19S R60E

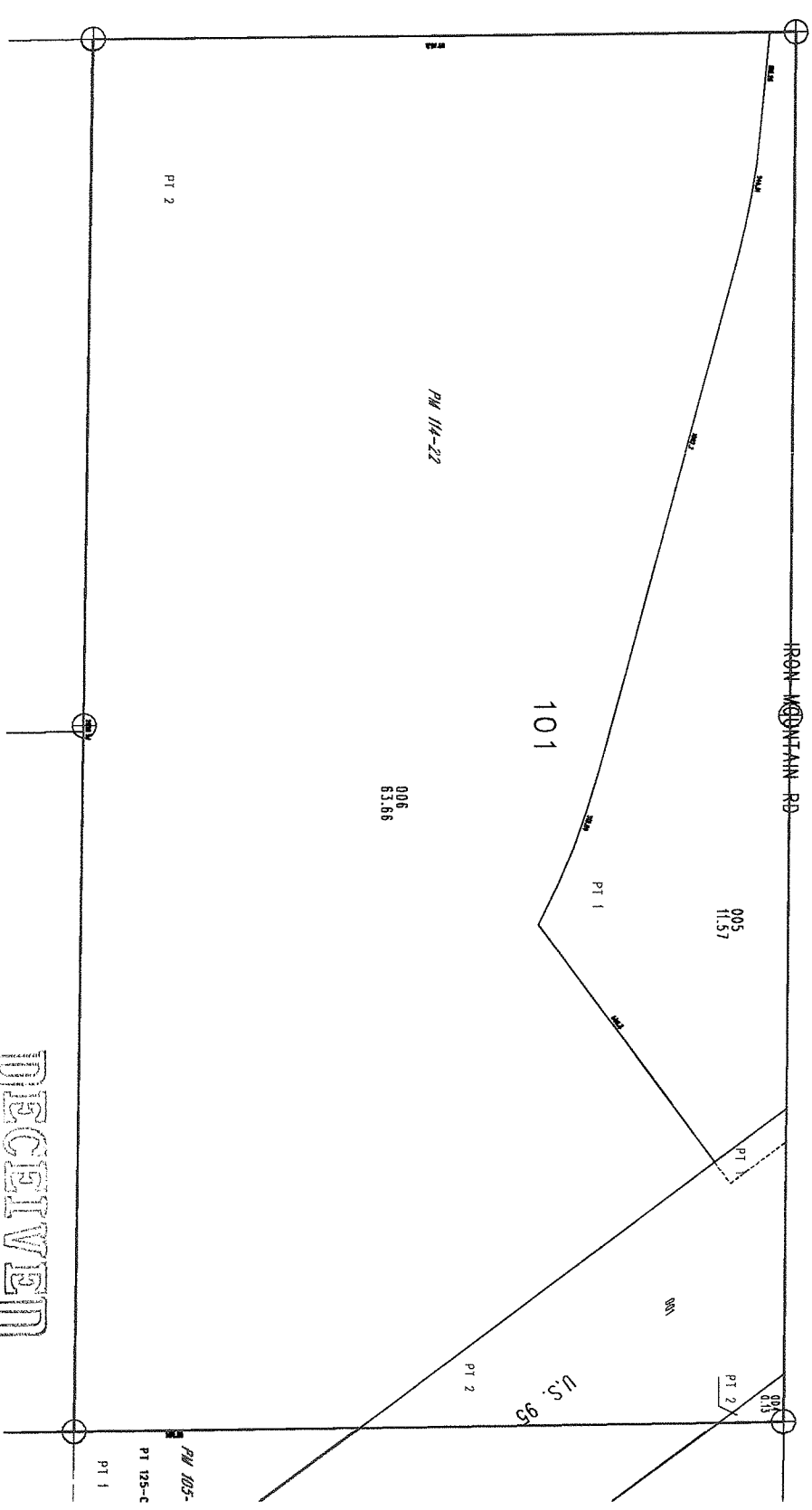
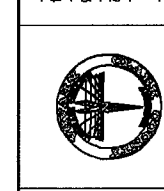
07 N 2 NW 4

125-07-1

1985	1986	1987
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126	125	124
137	138	139

Scale: 1"=200'

Scale: 1"=200'	Rev: 08/17/07
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2	4
1	5



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NOV 27 2007

TAX DIST 200

NOTES

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USE THIS SCALE(FT) WHEN MAP REDUCED FROM 100% ORIGINAL



MAP LEGEND

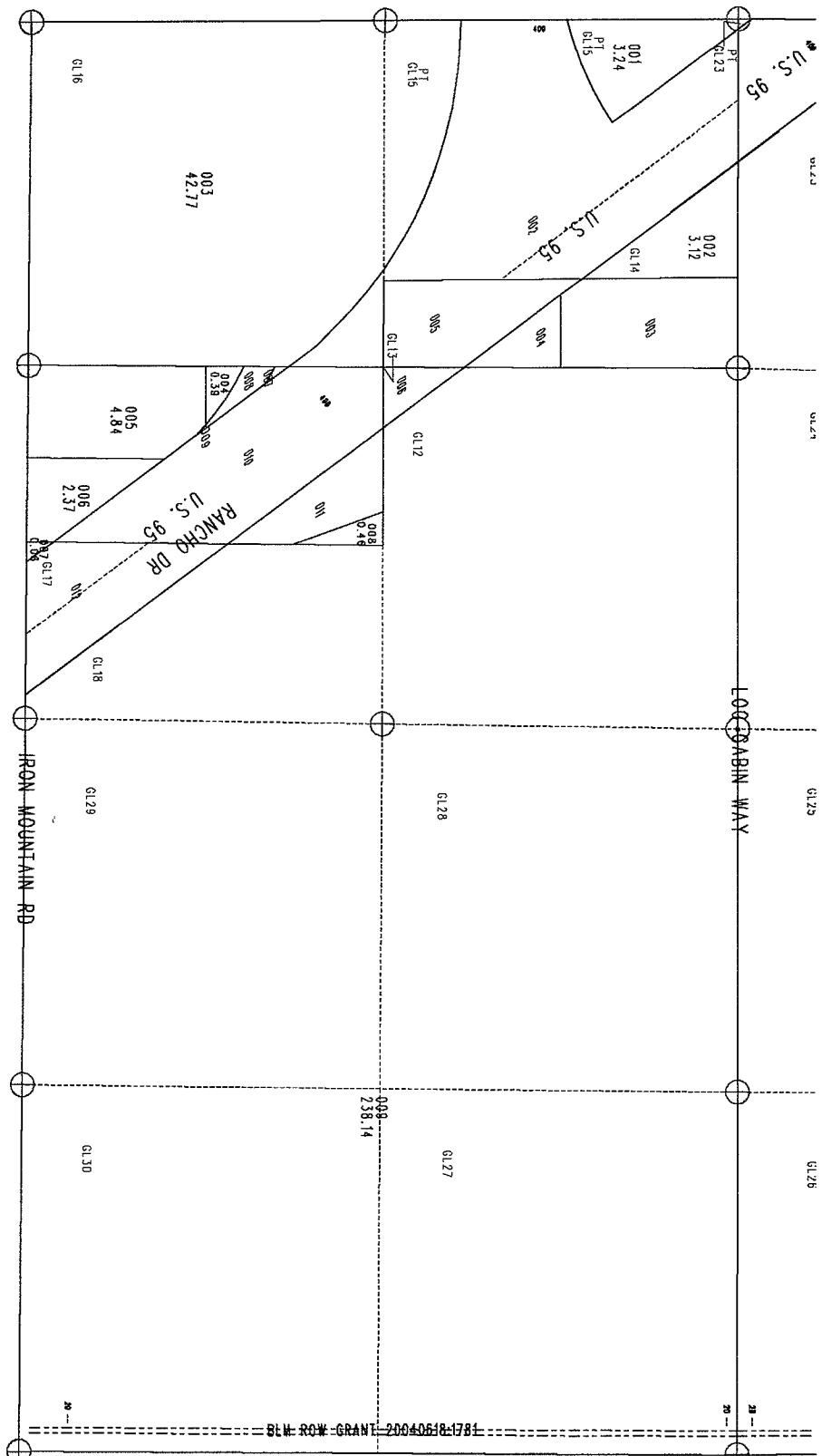
AVERAGE OF VALUE	59
PARCEL BOUNDARY	001
SUBD BOUNDARY	1.00
ROAD EASEMENT	202
PA/LD BOUNDARY	25-10
NON-PARCEL LOT LINE	5
MATCH LINE / LEADER LINE	5
ROAD ID NUMBER	GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

T19S	R60E
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Scale: 1"=400'	Rev: 08/13/04
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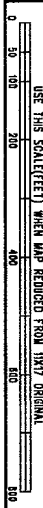
RECEIVED
NOV 27 2007

TAX DIST 200

NOTES

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USE THIS SCALE(ET) WHEN MAP REDUCED FROM 1:100,000 ORIGINAL



MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE
GRADE
55

Parcel Boundary
Subd Boundary
Road Easement
PA/ID Boundary
Match Line / Leader Line
SSA
Road ID Number

Parcel Number
001
ACREAGE
1.00
Parcel Sub/Seco Number
202
Plat Recording Number
70-2-43
Block Number
5
Lot Number
5
Gov. Lot Number
GL5

T19S R60E

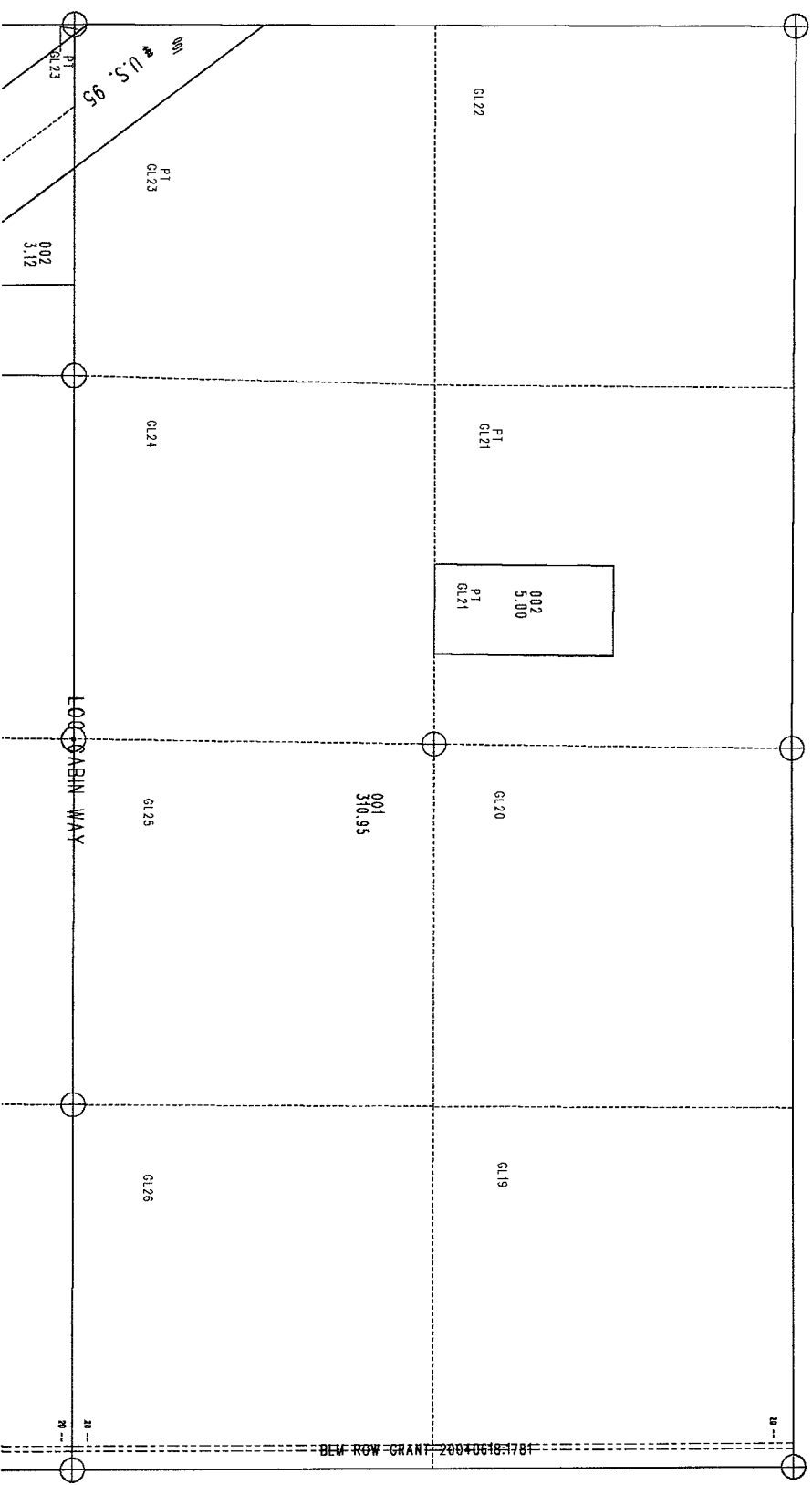
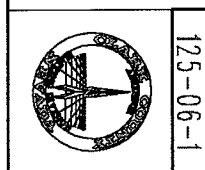
R59E	R60E	R61E
99	100	101
125	124	

06

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17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32

N 2 SEC

1	2	3	4	5	6	7	8
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25	26	27	28	29	30	31	32



TAX DIST 200

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

MOD-25755

HAND DELIVERED

COMPREHENSIVE PLANNING (GPA & MAJOR MOD ONLY)	JONI JOHNSON	DSC
*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

MOD-25755 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for a Major Modification TO THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO ADD THE STANDARDS AND DESIGN GUIDELINES FOR THE TOWN CENTER MIXED-USE AND THE URBAN MIXED-USE LAND USE CATEGORIES, (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross)

PLANNING COMMISSION: JANUARY 10, 2008 **CITY COUNCIL: FEBRUARY 6, 2008**

CASE PLANNER: ANDY REED



PUBLIC HEARING

Comments Due: DECEMBER 12, 2007

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

01/10 r

ROA

Report Date 11/27/2007 04:43 PM

Submitted By Robert Summerfield

Page 1

A/P # 25755 PLANNED COMMUNITY MODIFICATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/27/2007 09:25	983510	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

MOD-25755 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER: KYLE ACQUISITION GROUP, LLC - Request for a Major Modification TO THE KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO ADD THE STANDARDS AND DESIGN GUIDELINES FOR THE TOWN CENTER MIXED-USE AND THE URBAN MIXED-USE LAND USE CATAGORIES, (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003, 007 and 009; 125-07-101-004, 005 and 006; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-005; 125-07-602-001 and 002; and 126-12-000-001), T-D (Traditional Development) Zone, Ward 6 (Ross)

Parent A/P #

Project #	25755	Project/Phase Name	KYLE CANYON - MOD TO ADD THE C	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 12506001001

Location

Owner/Tenant

Contact ID	AC1072232	Name	KYLE ACQUISITION GROUP L L C	Organization	
Mailing Address	3455 CLIFF SHADOWS PKWY #220			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89129-1077			Evening Phone	
Day Phone	(702)777-1221 x			Mobile #	
Fax	(702)216-2037				

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12506001001
12506001002
12506002001
12506002002
12506002003
12506002007
12506002009

Report Date 11/27/2007 04:43 PM

Submitted By Robert Summerfield

Page 2

A/P Linked Parcels

12506099001
12506099002
12506099012
12507101005
12507101006
12507201001
12507201002
12507301002
12507401001
12507401002
12507602001
12507602002
12612000001

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1072232 ☐ Foreign
Effective Expire
Name KYLE ACQUISITION GROUP L L C
Day Phone (702)777-1221 x Eve Phone Organization
Pager PIN # Position
Fax (702)216-2037 Mobile Profession
E-Mail
Address 3455 CLIFF SHADOWS PKWY #220
LAS VEGAS, NV 89129-1077
Seasonal Addr

Valid From To
Comments
No Comments

Primary Y Capacity APPL Contact ID AC866561 ☐ Foreign
Effective Expire
Name QUADRANT PLANNING
Day Phone (702)242-4949 x Eve Phone Organization
Pager PIN # Position
Fax (702)242-0414 Mobile Profession
E-Mail
Address 3455 CLIFF SHADOWS PKWY
SUITE 220
LAS VEGAS, NV 89129
Seasonal Addr

Valid From To
Comments
Chris Dingell

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$300.00)	Paid
MAJOR MODIFICATION PROCESSING FEE (\$500.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
242914 B&S PLAN (BUILDING&SAFETY PLAN REVIEW)	Incomplete
242915 COMP PL (COMPREHENSIVE PLANNING)	Incomplete
242916 DEVCO (DEVELOPMENT COORDINATION)	Incomplete

Report Date 11/27/2007 04:43 PM

Submitted By Robert Summerfield

Page 3

Item Description	Item Status
242926 FIRE ENG (FIRE PROTECTION ENGINEERING)	Incomplete
242925 FLOOD (FLOOD CONTROL)	Incomplete
242924 LAND DEV (LAND DEVELOPMENT)	Incomplete
242917 NEIGH P&S (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
242918 ROW (RIGHT-OF-WAY)	Incomplete
242923 SEWER (COLLECTION SYSTEMS PLANNING)	Incomplete
242919 SID (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
242922 SURVEY (SURVEY)	Incomplete
242921 TEFO (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
242920 TRAFFIC (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(STAFF RECOMMENDATION)	
(NEWSPAPER NOTIFICATION ONLY)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review Activities		Act Type	Comments	Status	Waived	Issued	Started	Completed
Act #	Comp By							
242914		B&S PLAN		0	N	11/27/2007 16:36		
242915		COMP PL		0	N	11/27/2007 16:36		
242916		DEVCO		0	N	11/27/2007 16:36		
242926		FIRE ENG		0	N	11/27/2007 16:36		
242925		FLOOD		0	N	11/27/2007 16:36		
242924		LAND DEV		0	N	11/27/2007 16:36		
242917		NEIGH P&S		0	N	11/27/2007 16:36		
242918		ROW		0	N	11/27/2007 16:36		
242923		SEWER		0	N	11/27/2007 16:36		

Report Date 11/27/2007 04:43 PM

Submitted By Robert Summerfield

Page 4

Review Activities Act # Comp By	Act Type Comments	Status	Waived	Issued	Started	Completed
242919	SID	0	N	11/27/2007 16:36		
242922	SURVEY	0	N	11/27/2007 16:36		
242921	TEFO	0	N	11/27/2007 16:36		
242920	TRAFFIC	0	N	11/27/2007 16:36		

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

MODIFICATION

Y Is this a MAJOR modification?

Use for a Major Modification Only

Final City Council letter received

Staff Recommendation

Annotated minutes received

Select Master/Special Plan

KYLE CANYON

If in Summerlin, Select Village

Meeting Information

Meeting Information Meeting Date Comments ABSTENTIONS	Meeting Type Added By	Meeting Status Add Date	Modified By	Modified Date	YES Votes	NO Votes
--	--------------------------	----------------------------	-------------	---------------	-----------	----------

01/10/2008 PC SCHEDULED

0 BSTICKA 11/27/2007

0

0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Emplpyee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT CK NAME:# WHO PICKED UP PERMIT 983657 11/27/2007 10:21 0.00
Kyle Acquisition Group LLC ck 10342 / Chris Dingell / 216-2096

Page 5

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification

Project Address (Location) Iron Mountain and U.S. 95

Project Name Kyle Canyon **Proposed Use** _____

Assessor's Parcel #(s) see attached list **Ward #** 6

General Plan: existing TND proposed _____ **Zoning:** existing TD proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information To add standards and design guidelines for the Town Center and Urban Mixed-Use land use categories.

PROPERTY OWNER Kyle Acquisition Group, LLC **Contact** Calvin Champlin

Address 3455 Cliff Shadows Parkway, Suite 220 **Phone:** (702) 242-4949 **Fax:** (702) 242-0414

City Las Vegas, **State** NV **Zip** 89129

APPLICANT Kyle Acquisition Group, LLC **Contact** Larry Bitton

Address 3455 Cliff Shadows Parkway, Suite 220 **Phone:** (702) 242-4949 **Fax:** (702) 242-0414

City Las Vegas **State** NV **Zip** 89129

REPRESENTATIVE Quadrant Planning **Contact** Chris Dingell

Address 3455 Cliff Shadows Parkway, Suite 220 **Phone:** (702) 242-4949 **Fax:** (702) 242-0414

City Las Vegas **State** NV **Zip** 89129

Property Owner Signature* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

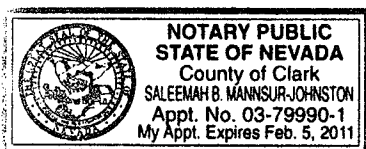
Print Name John A. Ritter

Subscribed and sworn before me

This 13th day of November, 2007

Saleemah B. Mannsur-Johnston

Notary Public in and for said County and State



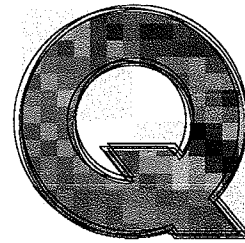
FOR DEPARTMENT USE ONLY

Case #	<u>MOD-25755</u>
Meeting Date:	<u>11/10/08</u>
Total Fee:	<u>800</u>
Date Received:*	<u>11/27/07</u>
Received By:	<u>Ben S.</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance

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NOV 27 2007

QUADRANT



PLANNING

November 2, 2007

Nathan Goldberg, Planner II
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

**SUBJECT: JUSTIFICATION LETTER FOR MAJOR MODIFICATION TO THE
KYLE CANYON DEVELOPMENT STANDARDS AND DESIGN
GUIDELINES TO ADD DEVELOPMENT STANDARDS
GOVERNING THE TOWN CENTER AND URBAN MIXED-USE
LAND USE CATEGORIES**

Dear Nathan:

On behalf of Kyle Acquisition Group, LLC (the Applicant); please accept this Major Modification to the Kyle Canyon Development Standards and Design Guidelines (Kyle Canyon Standards) to add standards to govern development in the Town Center and Urban Mixed-Use land use categories. Adding the standards is required by section 3.21 of the Kyle Canyon Development Agreement. The Applicant is proposing that these standards be added as Section 12 of the previously approved Kyle Canyon Standards.

Should any further information be desired feel free to contact me at 702-216-2096. Thank you for your time and dedication with respect to this project. Your consideration of this request is greatly appreciated

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Dingell', is written over the printed name.

CHRIS DINGELL, AICP
PLANNING COORDINATOR

3455 Cliff Shadows Pkwy, Suite 220
Las Vegas, NV 89129
P: 702 395 3154
F: 702-242-0414

MOD-25755
01/10/08 PC

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NOV 27 2007

125-06-001-001
125-06-001-002
125-06-002-001
125-06-002-002
125-06-002-003
125-06-002-007
125-06-002-009
125-06-099-001
125-06-099-002
125-06-099-012
125-07-101-005
125-07-101-006
125-07-201-001
125-07-201-002
125-07-301-002
125-07-401-001
125-07-401-002
125-07-602-001
125-07-602-002
126-12-000-001

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NOV 27 2007



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MOD-25755** APN: see attached list

Name of Property Owner: Kyle Acquisitions Group, LLC

Name of Applicant: Kyle Acquisitions Group, LLC

Name of Representative: Chris Dingell

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

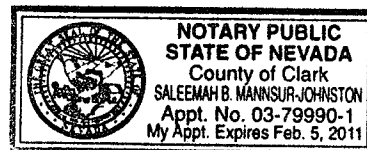
Signature of Property Owner: _____

Print Name: John A. Ritter

Subscribed and sworn before me

This 13 day of November, 2007

Saleemah B. Mannsur-Johnston
Notary Public in and for said County and State



- 125-06-001-001
- 125-06-001-002
- 125-06-002-001
- 125-06-002-002
- 125-06-002-003
- 125-06-002-007
- 125-06-002-009
- 125-06-099-001
- 125-06-099-002
- 125-06-099-012
- 125-07-101-005
- 125-07-101-006
- 125-07-201-001
- 125-07-201-002
- 125-07-301-002
- 125-07-401-001
- 125-07-401-002
- 125-07-602-001
- 125-07-602-002
- 126-12-000-001

RECEIVED
NOV 27 2007

5



20050803-0001359

Fee: \$18.00 RPTT: \$2,601,000.00

N/C Fee: \$0.00

08/03/2005

09:26:40

120050140263

Requestor:

CHICAGO TITLE

Frances Deane

LEX

Clark County Recorder

Pgs: 5

*APN # 126-12-000-001; 125-06-001-001/002
125-06-002-001/003/002/007/009; 125-07-101-001
125-07-101-002; 125-07-201-001/002; 125-07-301-001
125-07-301-002; 125-07-401-001/002; 125-07-501-001

Recording Requested by:

Name Chicago Title

Address 3455 Cliff Shadows Parkway, #110

City/State/Zip Las Vegas, NV 89129

**APN CON'T: 125-07-602-001/002

RPTT: \$2,601,000.00

Escrow No. 05-03-4548-112-LMH

Patent Deed

(Title of Document)

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
Kyle Acquisition Group, LLC
3455 Cliff Shadows Parkway, #220
Las Vegas, NV 89129

ASS

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

The United States of America

To all to whom these presents shall come, Greeting:

Patent

N-78216

WHEREAS

Kyle Acquisition Group, LLC

is entitled to a land patent pursuant to Section 203 and Section 209 of the Act of October 21, 1976 (43 U.S.C. 1713 and 1719, respectively), as amended, and pursuant to Section 4(a) of the Southern Nevada Public Land Management Act of 1998, Public Law 105-263, 112 Stat. 2343, for the following described land:

Mount Diablo Meridian, Nevada

T. 19 S., R. 59 E.,
sec. 12, Lots 1 to 16, inclusive.

T. 19 S., R. 60 E.,
sec. 6, Lots 12 to 30, inclusive;
sec. 7, Lots 6, 8, 9, 10, 11, 12, 14, 16, 18, 19, 20, and 21.

Containing 1,710.86 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES OF AMERICA, unto Kyle Acquisition Group, LLC, the land described above; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto Kyle Acquisition Group, LLC, its successors and assigns, forever; and

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way for ditches or canals by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945);
2. All leasable and saleable mineral deposits in the land so patented, and to it, its permittees, licensees, and lessees, the right to prospect for, mine, and remove the minerals owned by the United States under applicable law and such regulations as the Secretary of the Interior may prescribe, including all necessary access and exit rights; and

Patent Number **27 - 2005 - 0157**

3. Right-of-way N-54351 for fiber optic line purposes reserved to the United States Air Force, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1767).

SUBJECT TO:

1. Valid existing rights;
2. Rights-of-way CC-018138, CC-018191, CC-018234 for highway purposes granted to the State of Nevada Department of Transportation, its successors or assigns, pursuant to the Act of November 9, 1921 (042 Stat. 0216);
3. Right-of-way CC-021488 for communication line purposes granted to Nevada Bell, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
4. Rights-of-way N-42592, N-57071, N-75584, N-78006, N-79255, and Nev-043546 for power line purposes, right-of-way N-58721 for power line and telephone line purposes, right-of-way N-60474 for substation site purposes, right-of-way N-66447-01 for power line and fiber optic line purposes, rights-of-way N-75060, N-75351, N-76432, N-78007, N-78122, and N-79256 for fiber optic purposes, and right-of-way N-75702 for electrical facility purposes granted to Nevada Power Company, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761), and right-of-way N-66447 for substation site purposes granted to Nevada Power Company, its successors or assigns, pursuant to the Act of February 15, 1901 (43 U.S.C. 959);
5. Right-of-way N-46063 for road purposes granted to Federal Highway Administration, its successors or assigns, pursuant to the Act of August 27, 1958 (23 U.S.C. 317(A));
6. Right-of-way N-55696 for flood control facility purposes granted to the City of North Las Vegas, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
7. Right-of-way N-55785 for flood control and drainage channel purposes, right-of-way N-75757 for road purposes, and rights-of-way N-76109, N-76812, and N-77772 for road, sewer, and drainage purposes granted to the City of Las Vegas, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
8. Right-of-way N-60392 for road purposes granted to Loyd R. Ramstad, his successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);
9. Rights-of-way N-62751, N-75502, N-76984, and N-78783 for water pipeline purposes granted to Las Vegas Valley Water District, its successors or assigns, pursuant to the Act of October 21, 1976 (43 U.S.C. 1761);

10. Right-of-way N-75583 for communication line purposes and right-of-way N-76618 for telephone facility purposes granted to Central Telephone Company, its successors or assigns, pursuant to the Acts of October 21, 1976 (43 U.S.C. 1761) and March 4, 1911 (43 U.S.C. 961), respectively; and
11. Rights-of-way N-76691, N-76705, and N-78319 for gas pipeline purposes granted to Southwest Gas Corporation, its successors or assigns, pursuant to the Act of February 25, 1920 (30 U.S.C. 185 sec. 28).

By accepting this patent, the patentee, Kyle Acquisition Group, LLC, agrees to indemnify, defend, and hold the United States harmless from any costs, damages, claims, causes of action, penalties, fines, liabilities, and judgements of any kind or nature arising from the past, present, and future acts or omissions of the patentee or its employees, agents, contractors, or lessees, or any third-party, arising out of or in connection with the patentee's use, occupancy, or operations on the patented real property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the patentee and its employees, agents, contractors, or lessees, or any third party, arising out of or in connection with the use and/or occupancy of the patented real property which has already resulted or does hereafter result in: (1) Violations of federal, state, and local laws and regulations that are now or may in the future become, applicable to the real property; (2) Judgements, claims or demands of any kind assessed against the United States; (3) Costs, expenses, or damages of any kind incurred by the United States; (4) Releases or threatened releases of solid or hazardous waste(s) and/or hazardous substances(s), as defined by federal or state environmental laws, off, on, into or under land, property and other interests of the United States; (5) Activities by which solids or hazardous substances or wastes, as defined by federal and state environmental laws are generated, released, stored, used or otherwise disposed of on the patented real property, and any cleanup response, remedial action or other actions related in any manner to said solid or hazardous substances or wastes; or (6) Natural resource damages as defined by federal and state law. This covenant shall be construed as running with the parcels of land patented or otherwise conveyed by the United States, and may be enforced by the United States in a court of competent jurisdiction.

PURSUANT to the requirements established by section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), (42 U.S.C. 9620(h)), as amended by the Superfund Amendments and Reauthorization Act of 1988, (100 Stat. 1670), notice is hereby given that the above-described lands have been examined and no evidence was found to indicate that any hazardous substances has been stored for one year or more, nor had any hazardous substances been disposed of or released on the subject property.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed. GIVEN under my hand, in RENO, NEVADA, the FIRST day of AUGUST in the year of our Lord TWO THOUSAND and FIVE and of the Independence of the United States the TWO HUNDRED and THIRTIETH.

[SEAL]

By Jim Stobaugh
Jim Stobaugh
Lands Team Lead
Natural Resources, Lands, and Planning

Patent Number **27-2005-0157**

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 126-12-000-001

b) 125-06-001-002/01

c) 125-06-002-001/003/002/007/009

d) 125-07-101-001/002

e) 125-07-201-001/002

f) 125-07-301-001/002

g) 125-07-401-001/002

h) 125-07-501-001 & 125-07-602-001/002

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam. Resi
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$510,000,000.00

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value: **\$510,000,000.00**

Real Property Transfer Tax Due: **\$2,601,000.00**

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity Agent

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bureau of Land Management

Address: 4701 N. Torrey Pines Drive

City: Las Vegas

State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kyle Acquisition Group, LLC

Address: 3455 Cliff Shadows Pkwy, #220

City: Las Vegas

State: NV Zip: 89129

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title

Escrow #: 05034548-112

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

1359

HOLDINGS MANAGER, LLC

Business Entity Information			
Status:	Active	File Date:	11/15/1994
Type:	Domestic Limited-Liability Company	Corp Number:	LLC17656-1994
Qualifying State:	NV	List of Officers Due:	11/30/2007
Managed By:	Managers	Expiration Date:	11/15/2024

Resident Agent Information			
Name:	FERA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 200	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☐ Include Inactive Officers
Manager - JOHN A RITTER				
Address 1:	3455 CLIFFS SHADOWS PKWY STE 220	Address 2:		
City:	LAS VEGAS	State:	NV	
Zip Code:	89129	Country:		
Status:	Active	Email:		

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC17656-1994-001	# of Pages:	5
File Date:	11/15/1994	Effective Date:	
(No notes for this action)			
Action Type:	Resident Agent Address Change		
Document Number:	LLC17656-1994-003	# of Pages:	1
File Date:	11/03/1995	Effective Date:	
DAVID K. ROBINSON SUITE 200 KFA 930 SOUTH THIRD STREET LAS VEGAS NV 89101 KFA			
Action Type:	Resident Agent Change		
Document Number:	LLC17656-1994-004	# of Pages:	1
File Date:	12/29/1995	Effective Date:	
DAVID K. ROBINSON 5124 COSTABELLA LANE LAS VEGAS NV 89130 TLS			
Action Type:	Annual List		
Document Number:	LLC17656-1994-008	# of Pages:	1
File Date:	10/13/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		

KYLE ACQUISITION GROUP, LLC

Business Entity Information			
Status:	Active	File Date:	2/12/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC2858-2004
Qualifying State:	NV	List of Officers Due:	2/29/2008
Managed By:	Managers	Expiration Date:	2/12/2504

Resident Agent Information			
Name:	FERA, LLC	Address 1:	3455 CLIFF SHADOWS PKWY
Address 2:	SUITE 200	City:	LAS VEGAS
State:	NV	Zip Code:	89129
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers		☐ Include Inactive Officers	
Manager - HOLDINGS MANAGER, LLC			
Address 1:	3455 CLIFF SHADOWS PKWY #220	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC2858-2004-001	# of Pages:	4
File Date:	02/12/2004	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	LLC2858-2004-002	# of Pages:	1
File Date:	03/09/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	20050013143-19	# of Pages:	1
File Date:	02/24/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20060125918-74	# of Pages:	1
File Date:	02/28/2006	Effective Date:	
(No notes for this action)			
Action Type:	Resident Agent Name Change		
Document Number:	20070085231-38	# of Pages:	2
File Date:	02/01/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070137206-38	# of Pages:	1
File Date:	02/27/2007	Effective Date:	
(No notes for this action)			

KYLE
TOWN CENTER
SECTION 12

November 27, 2007

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NOV 27 2007

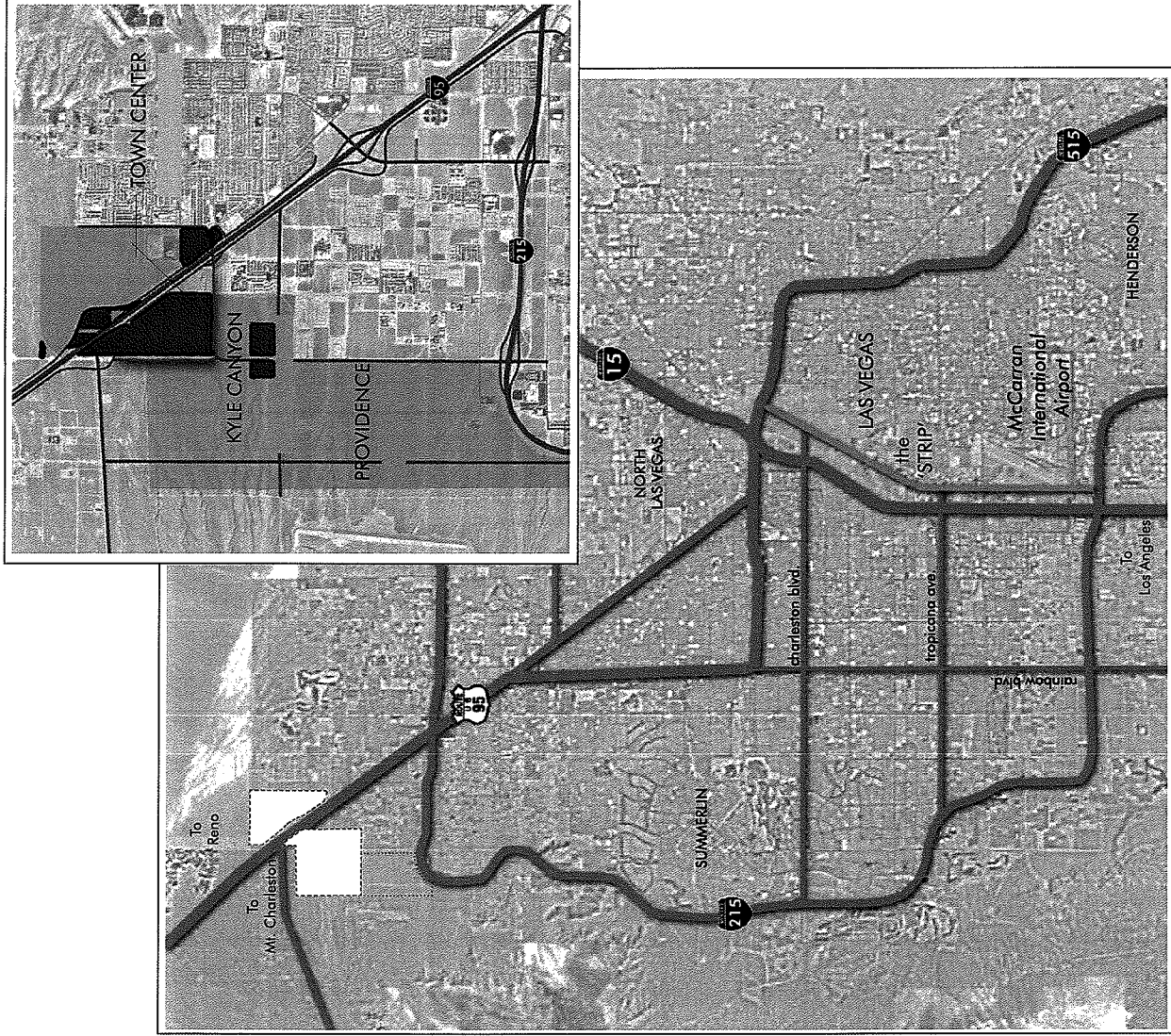
MOD-25755
01/10/08 PC

12.1 - KYLE TOWN CENTER INTRODUCTION

Kyle Town Center will be the commercial, entertainment and higher density residential core of the Kyle Canyon Community.

Kyle Town Center will be characterized by pedestrian friendly streets, compact and amenitized open spaces, trails, diverse housing types and a mixture of uses organized into three distinct districts.

The objective is to ensure a well-integrated mix of residential, commercial, open space, recreational, and public uses in Kyle Town Center. Community identity will be achieved through the commitment to the neighborhood as the primary building block. Each neighborhood will have easy access to parks, public spaces, and civic uses all inter-connected by a system of trails and pathways to other neighborhoods. creating a well connected community.



12.2 - THE DESIGN GOALS

Each district within Kyle Town Center will have a feel of its own, yet be complementary to the others.

The fabric of the Kyle Town Center will be composed of a series of unique and diverse pedestrian-focused streets and public spaces. Major streets will have their own identity, defined by the proportion of physical scale, rhythm and articulation of building facades, heights of buildings and defining elements such as materials and color, windows, balconies, terraces, planes, glass, frames, and shading elements both permanent and operable.

12.2 (CONT.) - THE DESIGN GOALS

The following design goals are intended to be achieved through the implementation of the Kyle Town Center Plan:

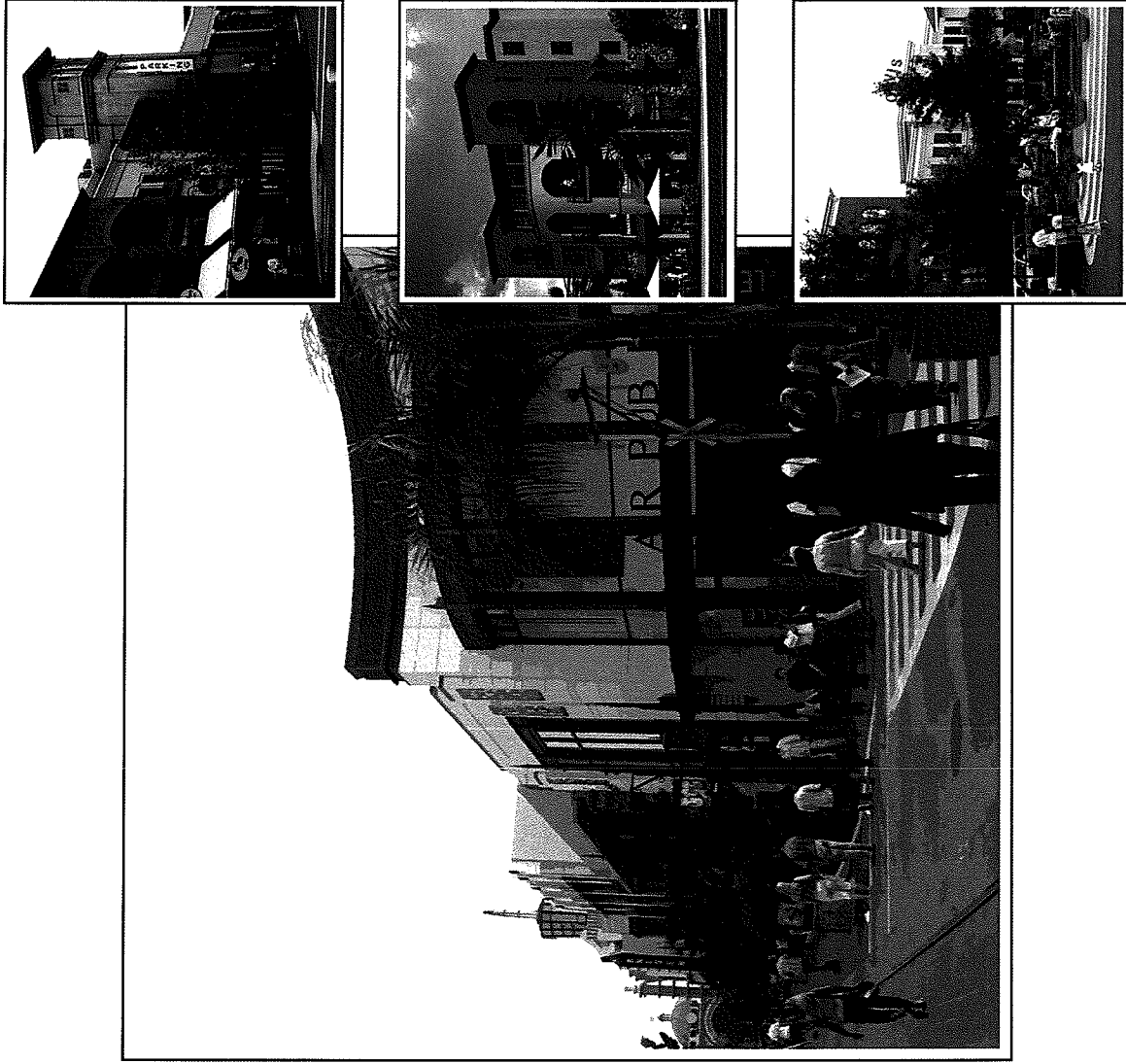
- Create a vibrant destination: a sophisticated place within the Northwest Las Vegas Valley with distinctive aspects of great cities of the world displayed in this unique desert environment.
- Showcase a habitable environment: the emphasis of the architectural design will create a modern statement that responds to the desert environment, to the architectural heritage of the region and to the cultural needs of the new community.
- Promote a sense of discovery: an exciting environment with day and night street life, world-class public spaces, and streets at a variety of scales.
- Provide opportunities to play, work and live by encouraging uses such as casino, retail, restaurants, cultural and entertainment facilities, parks and open space, office, hotel and residential uses serving residents and visitors.
- Uphold residential diversity.
- Celebrate the desert with fresh, genuine and contemporary architecture.
- Design conscientiously to encourage environmental innovation, sustainability, and energy efficiency.



12.3 - THE DESIGN PRINCIPLES

The following Design Principles provide general guidance for the interpretation of more specific rules contained in the Development Standards articulated in Sections 12.13 through 12.19. The Design Principles are not prescriptive or mandatory but rather illustrative and indicative of the design intent for the Kyle Town Center.

The Design Principles are intended to: 1) provide guidance to design professionals in designing specific buildings and sites and 2) provide guidance in interpreting the standards in Sections 12.13 through 12.19.



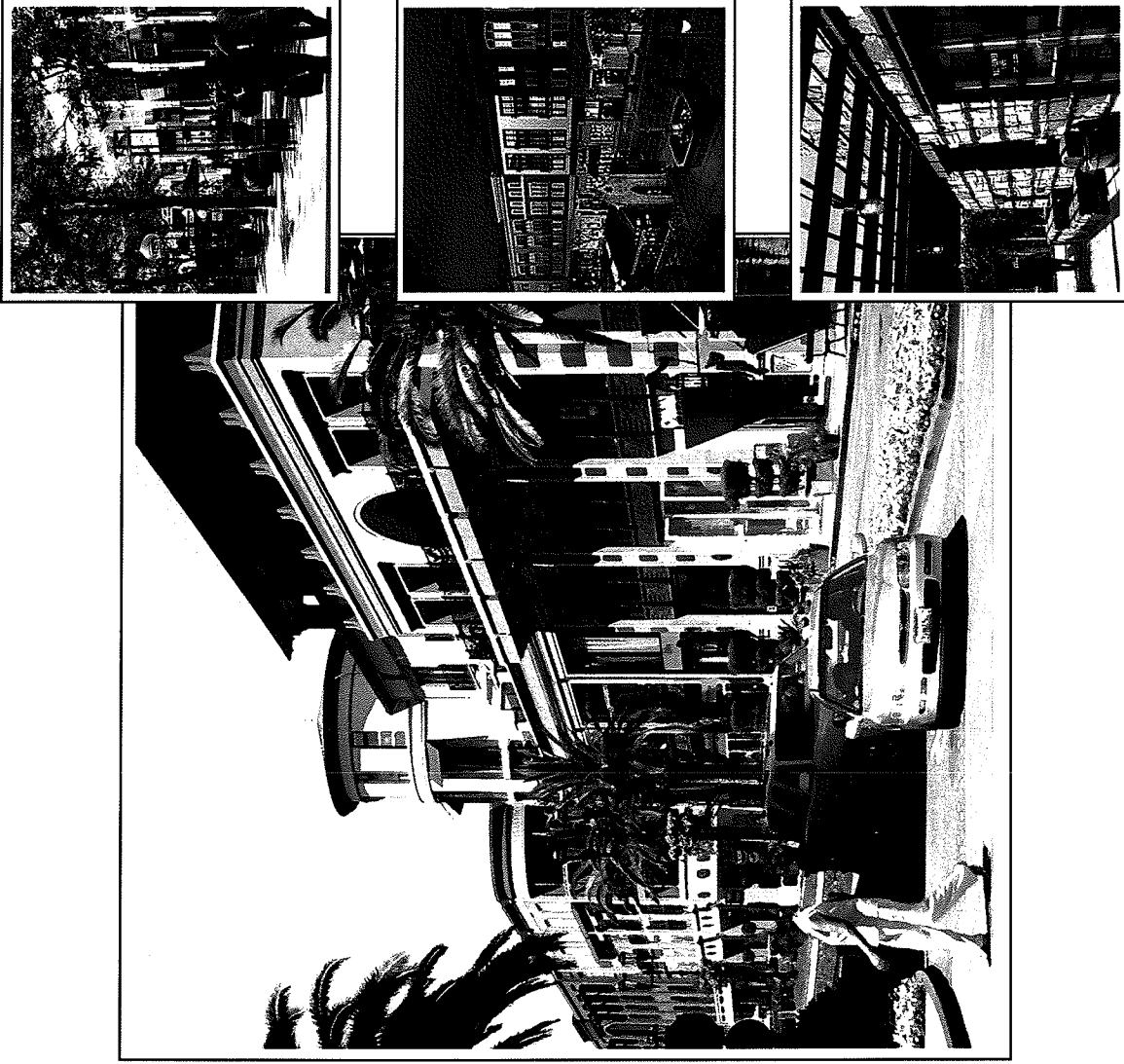
12.3 (CONT.) - THE DESIGN PRINCIPLES

MIXED USE

- ❑ Shops and restaurants located within walking distance of other uses
- ❑ Inter-connected residential neighborhoods
- ❑ Open space network integral to the social life of the community
- ❑ Complementary mix of uses (residential, commercial, civic, and open space)
- ❑ Compact development pattern (inter-connected street network, horizontal and/or vertical mixed-use, shared open space)
- ❑ Reduce width of street sections
- ❑ Easy access to mass transit
- ❑ Pedestrian-oriented development
- ❑ Mix of residential dwelling unit types that appeal to a mixed demographic population

ECOLOGICAL DESIGN

- ❑ Regional building traditions/climatic response
- ❑ Water conservation
- ❑ Design with sensitivity to the desert environment
- ❑ Provide energy efficient options to homebuyers
- ❑ Use external shading devices where feasible to minimize unwanted heat gain such as trellises, roof overhangs, awnings, shade screens and low-e window coatings
- ❑ Select energy efficient heating/cooling equipment



12.3 (CONT.) - THE DESIGN PRINCIPLES

BALANCED TRANSPORTATION

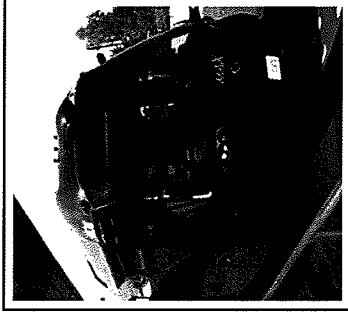
- Multiple modes of transportation
- Streets accommodate autos, buses, bicycles and pedestrians
- Reduced auto dependency
- Varied street types, street hierarchy
- Shared parking / park-once strategy

NEIGHBORHOOD LIVABILITY

- Distinctive neighborhoods and landscape elements lend characteristic quality
- Residential neighborhoods revolve around a discernable center
- Opportunities for shopping, dining and entertainment within easy access of residents
- Diverse housing types
- Shops and offices providing the daily needs of the residents

PEDESTRIAN FRIENDLY ENVIRONMENT

- Walkable
- Interconnected network of streets and paths dispersing traffic and allowing alternative routes to destinations
- Narrow streets with traffic calming measures create a pedestrian-friendly environment
- Sidewalk activity/active ground floor uses
- Primary residential entrances along sidewalks



12.3 (CONT.) - THE DESIGN PRINCIPLES

HUMAN-SCALE DESIGN

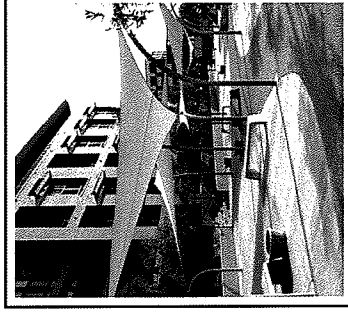
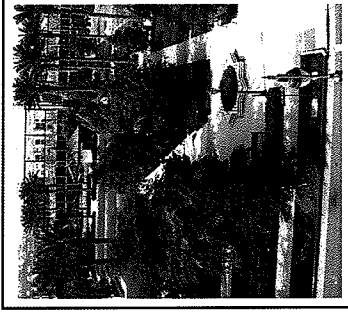
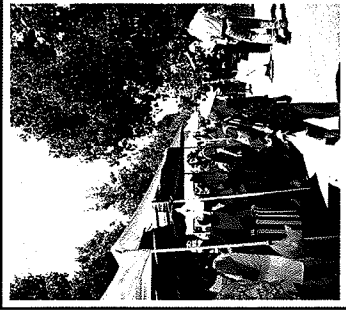
- Sense of place / community personality
- Street furniture and public seating areas
- Outdoor dining
- Public art expressive of local history and culture

PUBLIC SPACES

- Residents' needs are considered in the design and location of parks
- Smaller parks located within walking distance of housing
- Open space hierarchy of plazas, parks, and piazzas
- Proximity of buildings to the street frames the outdoor spaces
- Community events (e.g., festivals, farmers markets, concerts)

SHADING

- Arcades to offer shade and heat reduction along public shopping streets
- Shade structures such as awnings and canopies provide protection from sun and wind
- Canopies in light colors create shade and reflect the sun's harmful rays while still allowing some light to pass through
- Use of deciduous shade trees to optimize shading of southerly and westerly exposed areas



12.3 (CONT.) - THE DESIGN PRINCIPLES

BUILDING MASSING AND ORIENTATION

- Clustered buildings create shade-casting mass
- Balanced, urban streets and blocks oriented to integrate light, sun and shade according to the climactic priorities
- Courtyards with vegetation and amenities that provide cooling micro climates



GLARE REDUCTION

- Attractive textured surfaces and non-reflective glass lessen the impact of glare



12.4 - DISTRICT VISION

Great cities have districts that are clearly identifiable and remembered such as La Rambla in Barcelona, New York's SoHo, and the Champs Elysee in Paris; or in more recent developments such as Santana Row in the Bay Area or Playa Vista in Los Angeles. A character emanates from the entirety of the built environment and one takes away a strong impression and distinct memory of these districts.

In order to create a memorable environment in the Kyle Town Center, the area will be divided into three districts: TOWN CENTER, ENTERTAINMENT and TRANSITIONAL districts.

The goal is to differentiate the three districts so that the contrast infuses a dynamic tension in the community and allows for individualized, creative design solutions within each district. Each district's streets, landscape, buildings, and materials will have a distinctive character. Consider these districts as neighborhoods and as smaller pieces of the larger picture.

Note: *This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and or changes.*



12.5 - TOWN CENTER DISTRICT

NEIGHBORHOOD CHARACTER

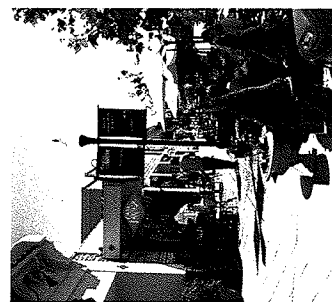
The Town Center District caters to all uses: residential, retail, office, commercial serving both visitors and residents, entertainment and recreation. One scenario could include a "Rambla" at the "heart" of the community, as mentioned on p. 416, creating a hub of activity for the overall project area. This District represents the public face of the community at large, and the quality of its design is important to the perception of the community. Site design, architecture and landscaping should create a village atmosphere where people are comfortable to mix, mingle and work. The retail components establish long term retail relationships with the surrounding community.



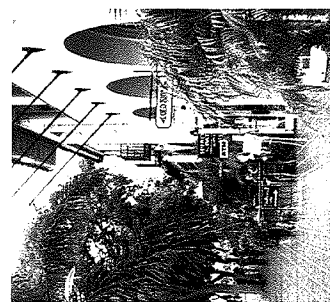
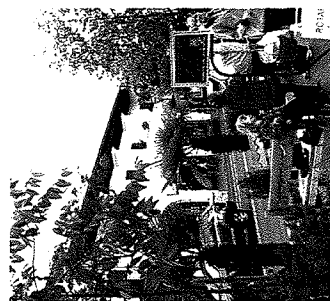
Note:
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12.5 (CONT.)- TOWN CENTER DISTRICT

All Images are intended to impart a sense of the appearance that Kyle Town Center could seek to achieve. They should not be construed as a representation or promise by the Master Developer

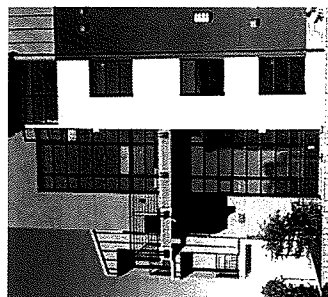
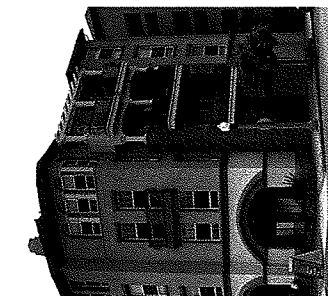


design elements

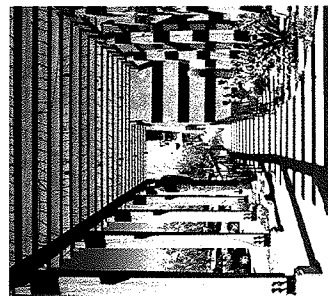


12.5 (CONT.)- TOWN CENTER DISTRICT

All Images are intended to impart a sense of the appearance that Kyle Town Center could seek to achieve. They should not be construed as a representation or promise by the Master Developer

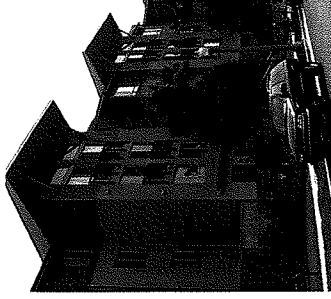


design elements

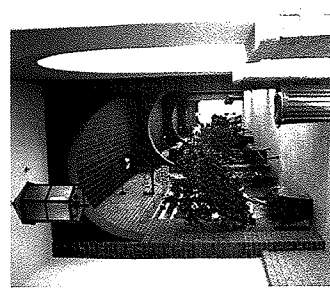
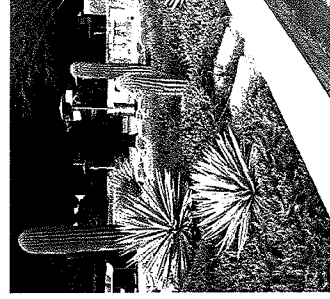


12.5 (CONT.)- TOWN CENTER DISTRICT

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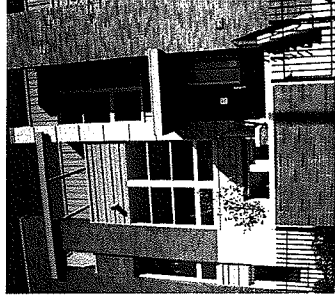


design elements



12.5 (CONT.)- TOWN CENTER DISTRICT

All Images are intended to impart a sense of the appearance that Kyle Town Center could seek to achieve. They should not be construed as a representation or promise by the Master Developer



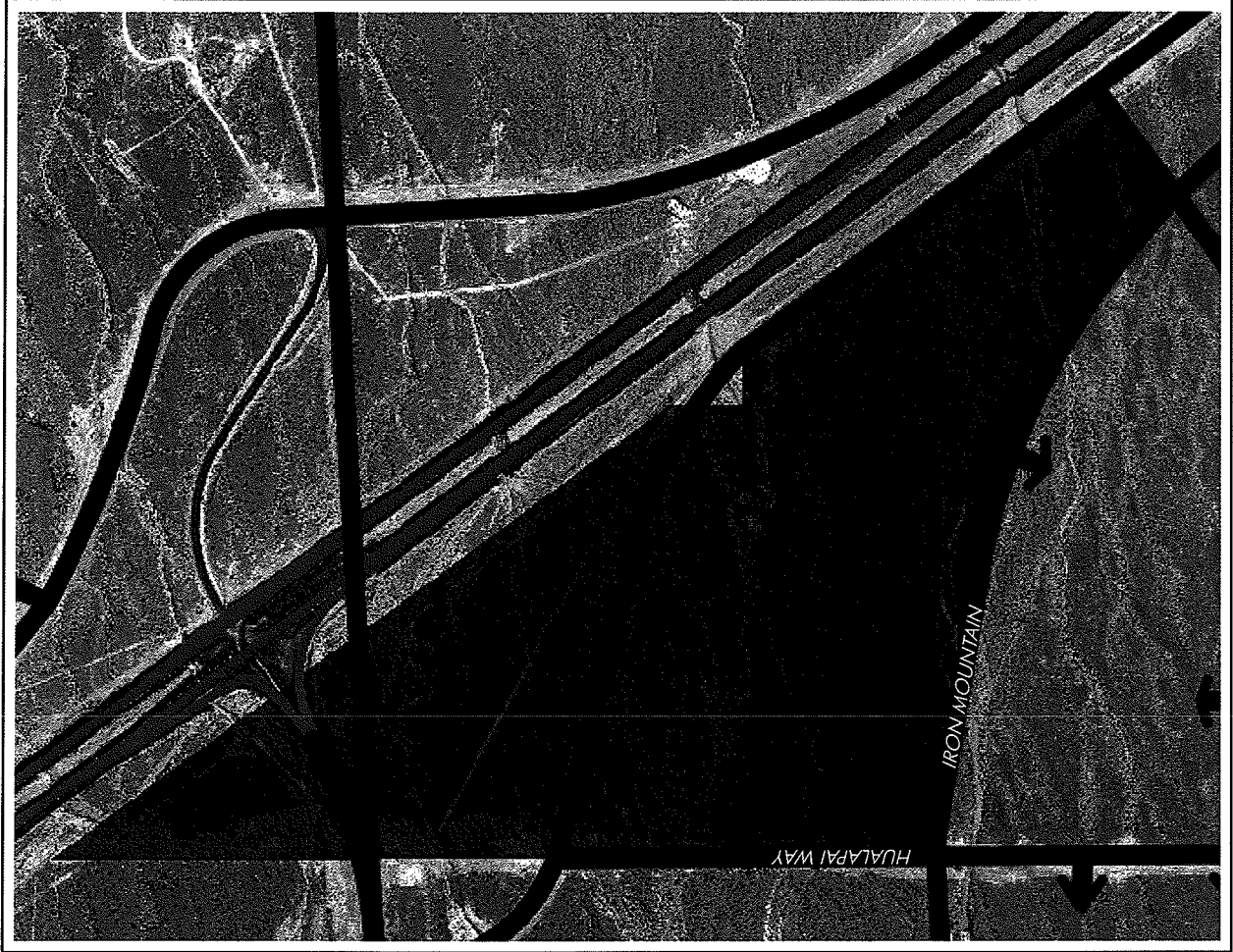
design elements



12.6 - ENTERTAINMENT DISTRICT

NEIGHBORHOOD CHARACTER

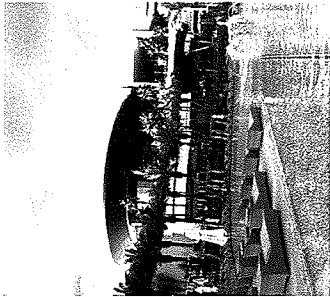
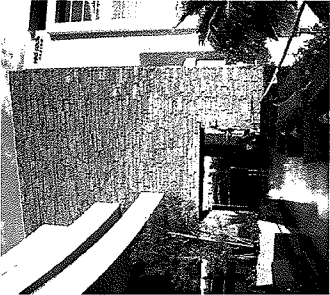
The Entertainment District provides a unique opportunity to embrace the vibrancy of an exciting casino, proposed to the north of the Town Center District. Constant pedestrian movement will create a continuous flow around this district and down to the Town Center District.



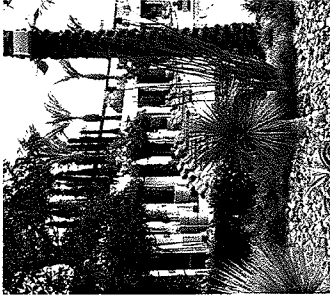
Note: This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and or changes.

12.6 (CONT.) - ENTERTAINMENT DISTRICT

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design elements



12.7 - TRANSITIONAL DISTRICT

NEIGHBORHOOD CHARACTER

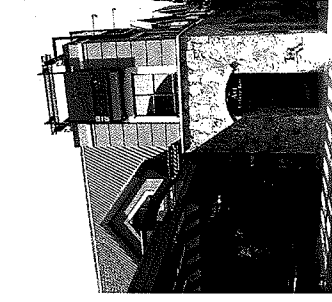
The east and south entrances to the Town Center should be well defined areas that make one's entrance into Kyle a memorable experience. They should be areas with distinctive landscaping and signage marking the entrance to the project area. These areas have the opportunity to create memorable neighborhood destinations, while at the same time being sensitive to existing nearby development.

All Images are intended to impart a sense of the appearance that Town Center could seek to achieve. They should not be construed as representation or promise by the Master Developer

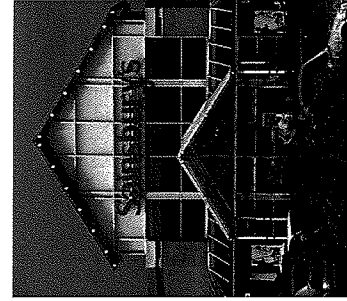
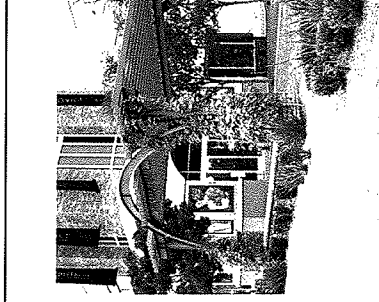


12.7 (CONT.)- TRANSITIONAL DISTRICT

All Images are intended to impart a sense of the appearance that Kyle Town Center could seek to achieve. They should not be construed as a representation or promise by the Master Developer



design elements



12.8 - DISTRICT DESIGN ELEMENTS

The following are design elements that are fundamental building blocks of the Kyle Town Center Districts:

THE STREET CORRIDOR

The street corridor will be defined by the building edges, sidewalk and street, as well as landscaping. The shape and character of this space will vary between districts with the opportunity for a variety of interactions and uses.

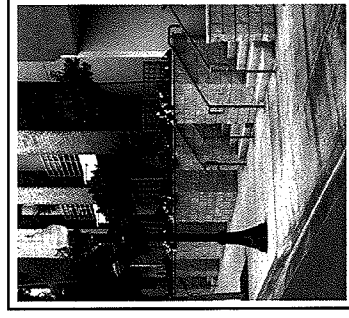
- Establish circulation patterns that define a community character, provide links to recreational amenities and encourage interaction between neighbors.
- Neighborhood street patterns should allow residents to easily walk or bike through the neighborhood.
- Neighborhood streets should be designed to provide safe and convenient access for vehicles and pedestrians. They should provide attractive designs where the composition of street, landscaping, sidewalks and private front yards define a common space where residents and visitors can walk, meet, play or socialize. Street patterns should interconnect and encourage easy access from one neighborhood to another but also discourage high-speed travel.

- Entries should be distinct and inviting from the street.

LANDSCAPING

Landscaping will distinguish the character of each district in the types, scale, and color of plantings; the nature of the tree canopies; the sidewalk paving and special landscape.

- Planting designs should be appropriate for the site



environmental conditions.

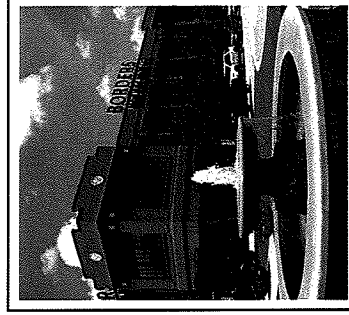
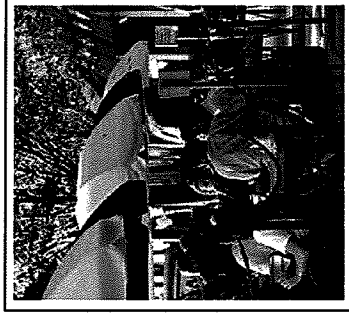
- Signature desert plants and distinctive tree selection should be used to enhance and create a special identity to each project area.
- Landscaped areas should be designed with the objective of minimizing long term water use. The use of native and drought tolerant plant materials and water efficient irrigation practices is required.
- Within the parameters of the unifying desert landscaping design theme, distinctive landscaping for specialized sub-areas of the project is encouraged.
- Smaller shade trees should be combined with larger canopy trees along commercial streets. The alternating of tree types will create a sense of rhythm and continuity while providing shade for pedestrians.
- Landscaping should be used as a buffering technique to soften the impact of adjacent land uses which may differ in scale, use, or design.
- Street trees with drought tolerant shrubs and ground cover plantings to encourage walkway use.
- Alleys should be planted with screening trees and shrubs to soften and enhance the architectural design.
- Pedestrian walkways should be planted with ornamental trees and flowering shrubs.
- Plantings should complement the architectural character of the homes.

BUILDING MASSING AND TEXTURE

The Town Center's size and overall massing will promote visual interest and diversity through the use of architectural articulation. Appropriately scaled accent features will create further visual appeal.

Shading is an essential component in the desert climate. In the Kyle Town Center the shading component will be an important part of the building design language. A variety of innovative shading solutions will become distinctive architectural statements for the districts. The shading may take the form of discrete elements in the façade or it may become a more dominant overlay structure to the building façade.

- ☐ Unvarying repetitive facades that present a monolithic development should be avoided.
- ☐ Plans should provide living space forward of the garages, pushed to the rear of the home or accessed from alleys or interior courtyards.
- ☐ Driveway pavement should be reduced to the minimum functional width.
- ☐ Buildings should have strong vertical or horizontal accents and varied wall plane lines.
- ☐ Building forms should be appropriate to their style.
- ☐ Buildings should have publicly visible balconies, verandas, porches, and arcades.
- ☐ Front porches should be sufficiently sized to be usable.
- ☐ Where topography allows, porches should be elevated above the street level.
- ☐ Buildings should not be repetitive, unarticulated forms.



12.8 (CONT.) - DISTRICT DESIGN ELEMENTS

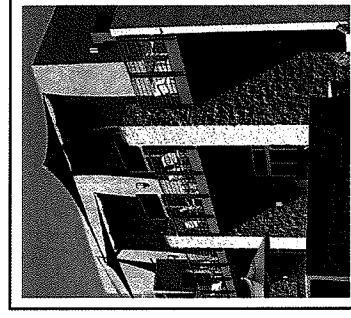
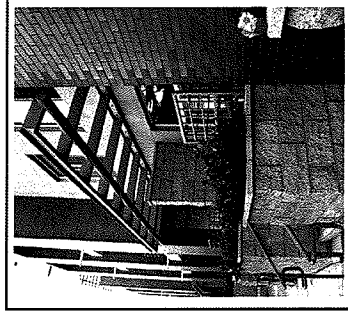
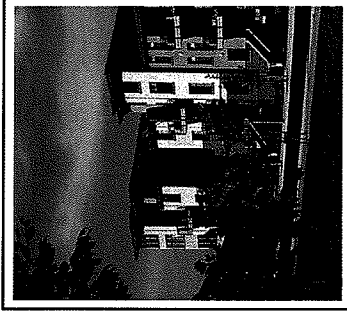
- ☐ Style "appliqué" on inappropriate building forms should be avoided (e.g. English half-timbering on a pitch roof of a ranch home).
- ☐ Unarticulated roof forms should not be set on a constant wall plate height.
- ☐ The "wrapping" of articulation, materials, and architectural details on the sides and rears of buildings should present these sides to the public.
- ☐ Unadorned flat side and rear elevations should not face onto open space areas and public streets.
- ☐ Porch elements are encouraged to wrap the corners of buildings and on corner lots.
- ☐ Side elevations that face a public street should be enhanced with additional windows, pop-outs or bays, chimneys, stepped roof lines or balconies as appropriate.
- ☐ Sectional garage doors should have appropriate panel detailing and window panels recessed into the building plane.

12.8 (CONT.) - DISTRICT DESIGN ELEMENTS

MATERIALS

Each district will be distinguished by a materials palette, which may include, but is not limited to native stone, brick, stucco and metal panels.

- Gutters, downspouts, and rainwater leader heads should be integral to the roof/wall detailing and designed as part of the trim.
- Roofing materials should be appropriate to their related styles and pitch.
- Buildings should have a color palette that at a minimum includes a body color, trim color and accent color.



The living and shopping experience in the Kyle Canyon Town Center will be enhanced by sidewalk shading. The character and scale of each sidewalk shading solution will vary between and within each district from simple tree canopies, to awning/canopies, arcades, or large-scale, public-space shading devices.

- Trellises, pergolas or permanent awnings should be incorporated where appropriate to serve as shade and weather protection.
- Arcades, wide overhangs, deep reveals, permanent awnings, etc., should be used.
- All public spaces should have shade trees, awnings, and other sun coverings to shelter users from the hot summer sun and to provide a cool, inviting place for residents and visitors to sit and rest.

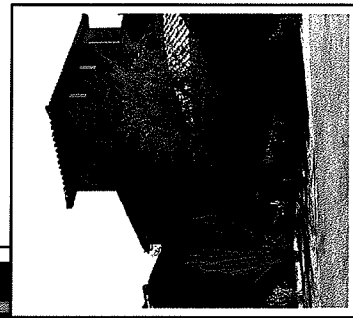
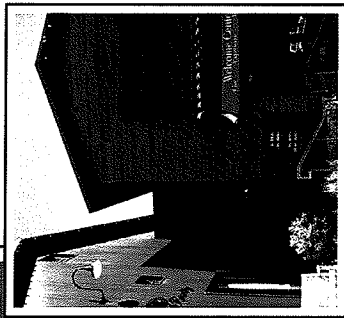
SIDEWALK SHADING

12.9 - PROJECT ARCHITECTURAL, SITE PLANNING, LANDSCAPE AND SIGNAGE ELEMENTS

Focusing on human scale details, these project elements will enhance the pedestrian friendly character of the neighborhoods within Kyle Town Center. These project elements include architecture, site planning, landscape design and site signage. These elements will be integrated into the massing, design, and styling of each architectural typology to present an enhanced street scene. Together these elements will enhance the street scene and promote the friendly interaction of neighbors.

Memorable neighborhoods contain consistent streetscape elements and a diverse palette of architecture. These buildings may be uniform but shall vary in style, massing, detail, and color.

Developers of individual projects will demonstrate that the project meets at least one-third of the criteria for each of the elements listed in sections 12.9.1, 12.9.2, 12.9.3 and 12.9.4.



12.9.1 PROJECT ARCHITECTURAL ELEMENTS

- ☐ Avoid blank, unarticulated wall surfaces and provide a clear pattern of building openings
- ☐ Articulate entrances and encourage street level transparency (storefront windows)
- ☐ Integrate shading devices such as arcades, canopies, and awnings
- ☐ Use elements with permanence, quality and detail, especially at the street level
- ☐ Break down massing with both vertical and horizontal facade modulation, variety of materials or color
- ☐ Provide a clearly articulated and pronounced entrance to buildings
- ☐ Create roofs that are visually interesting and that complement the building form and appearance and hides rooftop equipment where necessary
- ☐ Incorporate relief and texture in façades that take advantage of the sunny Las Vegas climate to accentuate changes in plane, material, and detail through the interplay of light and shadow
- ☐ Provide architectural diversity while avoiding extreme stylistic statements
- ☐ Present an urban character that conveys the building's use while complementing the mixed use and residential character of adjacent areas
- ☐ Incorporate regular and frequent patterns of architectural variety into façades – avoid monotonous, unarticulated façades
- ☐ Due to the intensity of the sun, shade extensive glass areas and minimize use of materials other than glass that have highly reflective surfaces
- ☐ Differentiate how buildings communicate at street level versus upper levels while maintaining a coherent design composition
- ☐ Provide rich visual details at street level at a scale to which the pedestrian can relate and that add interest and character
- ☐ Establish a rhythm of vertical elements along the street level façade
- ☐ Provide rich visual details at street level at a scale to which the pedestrian can relate and that add interest and character
- ☐ Establish a rhythm of vertical elements along the street level façade
- ☐ Provide prominent, proportioned, and articulated main building entries
- ☐ Keep roof silhouettes orderly and attractive – mechanical penthouses and stair towers should appear as integrated forms that complement the design of the building
- ☐ Locate rooftop equipment away from the street edge and/or screen it so that it is not visible from streets or other public spaces
- ☐ Use sustainable and high quality construction to create long-term components of the urban fabric
- ☐ Incorporate exterior building illumination and accent lighting to highlight architectural features and bring buildings to life during evening and nighttime hours
- ☐ Respond to lower density adjacent residential uses with a sensitive transition in scale and massing
- ☐ If more than one story tall, differentiate how buildings communicate at street level versus upper levels while maintaining a coherent design composition
- ☐ Provide varied and frequent street level storefronts and shop windows that are visually transparent to the interior with large areas of window display

12.9.1 (CONT.) - PROJECT ARCHITECTURAL ELE-

- ☐ Incorporate decorative and functional elements such as light fixtures, signage, awnings, and ornamentation that are sized for the scale of the building and sidewalk
- ☐ Differentiate main building entrances from those serving ground level storefronts
- ☐ For buildings on corner sites, provide a main entrance facing each direction
- ☐ Design building volumes to maintain compatible scale with their surroundings – break down the scale and massing of larger buildings
- ☐ Present a character that conveys the building's use while complementing the character of adjacent areas – make use of familiar residential vocabulary such as balconies, bay windows, and trim details
- ☐ Use windows and doors to establish scale and give expression – details that contribute to a more intimate and domestic appearance are encouraged
- ☐ Use a consistent style or appearance throughout building
- ☐ Articulate fronts of buildings through the use of bays, insets, balconies, porches, or stoops
- ☐ Apply quality and architectural interest around the entirety of the building – i.e. four-sided architecture
- ☐ Use the unique position of a building that occupies a corner, terminates a street view or encloses public space to incorporate design elements that make them memorable places within the neighborhood
- ☐ Design each building as a discrete composition with a consistent style or appearance throughout
- ☐ Avoid single, large, dominant building volumes – mitigate by varying massing with changes in height, wall planes, colors and materials

12.9.2 PROJECT SITE PLANNING ELEMENTS

- ☐ Take an integrated approach to siting building, services, access, parking and open spaces
- ☐ Use landscape or cohesive architectural treatment to screen service access to facilities
- ☐ Establish a comfortable transition between interior and exterior spaces
- ☐ Establish clear connections and pathways that will direct pedestrians between the sidewalks, parking and outdoor spaces
- ☐ Locate service, loading and storage areas away from public street and outdoor gathering places; service facilities should be unobtrusive and should not be sited as an afterthought
- ☐ Use landscape, furniture, and lighting to enrich and enliven and give purpose to outdoor space; an appropriate palette of landscape materials should provide texture, color and scale
- ☐ Build to the back of sidewalk where appropriate to form a continuous street wall along village streets
- ☐ Maximize street frontage – avoid gaps or deep recesses in street wall
- ☐ Employ common use alleys for access to parking – minimize curb cuts
- ☐ Bring “indoors” outdoors by spilling interior space onto walkways and plazas
- ☐ Design sufficiently wide sidewalks to accommodate pedestrian retail traffic
- ☐ Locate main storefronts along street frontage with secondary side or rear entrances oriented toward parking
- ☐ At parking lots with street frontage, provide a decorative screen wall and/or a landscape perimeter
- ☐ Incorporate shared parking lots or facilities, keep vehicular access to a minimum and locate at secondary streets to avoid pedestrian/vehicular interactions
- ☐ When not built to the back of sidewalk, design setback areas with visually stimulating landscape and hardscape for maximum pedestrian interest
- ☐ Provide direct public pedestrian connections through or between buildings from the public street to parking or other public areas behind buildings
- ☐ Minimize parking lots located adjacent to street edges in the Town Center District
- ☐ Buildings and Plazas should be placed at street corners to enhance and promote the pedestrian experience.
- ☐ Keep vehicular access from street to parking areas to a minimum and to avoid pedestrian/vehicular interactions
- ☐ Drive-through access and services should occur only within established interior parking areas – dedicated curb cuts or service lanes between street and buildings should be minimized
- ☐ Provide building entrances that are oriented toward the street
- ☐ Provide setbacks from streets that are large enough to afford privacy to ground floor living areas while close enough to the sidewalk to maintain a feeling of urban street enclosure for residential development
- ☐ Limit breaks in the street wall to those that are necessary to accommodate vehicular and pedestrian access or to establish visual connection with communal open spaces in the Town Center District
- ☐ Relate buildings to the street or organize around common open spaces such as paseos, linear parks or courtyards
- ☐ Consider energy efficiency and conservation in siting buildings – take advantage of prevailing breezes, shading, solar opportunities
- ☐ Provide building entrances that are oriented toward the street to provide “eyes on the street” security surveillance for residential developments

12.9.3 PROJECT LANDSCAPE DESIGN ELEMENTS

- Use a coordinated palette of landscape materials that vary to provide scale, texture and color
- Include pedestrian walkways that link to adjacent land uses
- Encourage landscape elements with cooling impacts, such as shade trees, shade structures, trellises, etc
- Incorporate landscape elements that support and complement the site plan and building design while also reinforcing a cohesive landscape system that extends to all areas and districts
- Employ landscaping to attract people to public spaces while also enhancing their containment and enclosure
- Provide seating, lighting, appropriate plants, and other street furniture and landscape amenities along public streets and in public spaces
- Provide landscapes that conserve water, provide cooling islands for climate control and provide shade along walkways
- In parking lots, provide shade and planting areas between parking aisles and at “peninsulas” located at frequent intervals along rows of parking spaces
- Plant canopy trees on-site to regulate access to sun and shade

12.9.4 PROJECT SIGNAGE ELEMENTS

- ☐ Place signs in accordance to building façade, rhythm, scale, and proportion
- ☐ Incorporate signs that are easily and comfortably read by pedestrians
- ☐ Use sign materials that communicate permanence and quality
- ☐ Present a clear and simple message with signage text and graphics
- ☐ Contrast the color and material of the background with the letters or symbols for easy readability
- ☐ Encourage the use of identifiable symbols and logos
- ☐ Differentiate in scale and location between vehicle and pedestrian oriented signs
- ☐ Employ signs that are compatible in design, color, and materials with the architectural composition of the buildings they serve
- ☐ Freestanding, pole-mounted commercial signs are not permitted in the Town Center District
- ☐ Use of awning and canopy signs that are printed, painted, sewn, or silk-screened is encouraged
- ☐ Locate signs such that they do not impede normal pedestrian activity
- ☐ Signs in strictly residential areas should be predominately limited to those that are related to the development or community
- ☐ Use gateway signs to signify a special place or when entering a defined district or community
- ☐ Gateway signs should be either monument or traditional freestanding styles, larger in scale than other directional signs, and attractive to pedestrians and motorists

12.10 - PARKS AND OPEN SPACE

CREATING COMFORTABLE PLACES FOR COMMUNITY GATHERING



OVERALL CONCEPT

Trees, plants, furniture, lighting, and public art all contribute to the unique identity of a park setting. These distinctive elements work well together in creating an inviting and relaxing open space character, conducive to a wide variety of organized functions, including festivals and farmers markets, as well as informal relaxation in shady and comfortable places.

LANDSCAPING PRINCIPLES

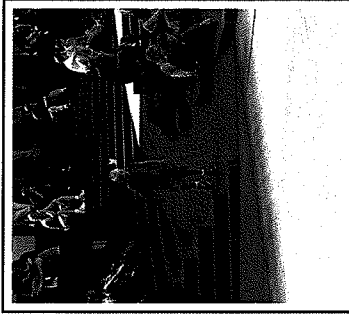
- Use a coordinated palette of landscape materials to provide scale, texture, and color
- Encourage the use of drought tolerant/adapted species to promote water conservation
- Plant trees to mitigate heat and glare from the sun
- Use landscape to screen storage facilities, service areas, and parking

HARDSCAPE / FURNITURE PRINCIPLES

- Provide outdoor furniture
- Locate street furniture to promote use; for example, cluster items together to facilitate gatherings, socialization, etc.
- Group outdoor furniture and use special paving in and around key locations and points of interest
- Consider adding features such as artwork, special landscape treatment, enhanced paving, etc., at key locations and points of interest

12.10 (CONT.) - PARKS AND OPEN SPACE

CREATING COMMUNITY IDENTITY THROUGH PUBLIC SPACES

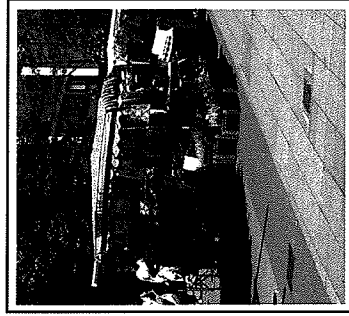


PLACEMAKING

- A variety of open spaces ranging from private to public, and passive to active provides something for everyone
- Possible spaces include parks, squares, trails and greenbelts, plazas, paseos, pools, playgrounds, rambles and promenades

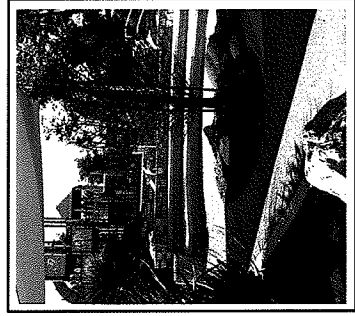
PROGRAMMED COMMUNITY EVENTS AND ACTIVITIES

- Bring people together for special events, plays, exhibits, and festivals
- Create temporary or permanent venues for entertainment, cultural programs and events that celebrate community.



ATTENTION TO DETAIL

- Special details such as public art, lighting, paving patterns, and landscape make each place unique
- Accents such as shade structures respond to the desert environment, while stairs respond to terrain



12.10 (CONT.) - PARKS AND OPEN SPACE

CREATING COMFORTABLE PLACES FOR COMMUNITY GATHERING

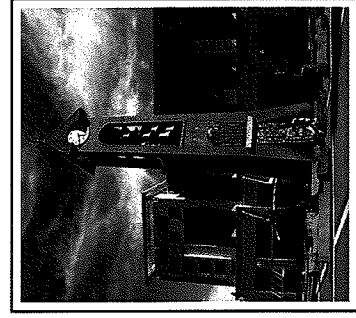
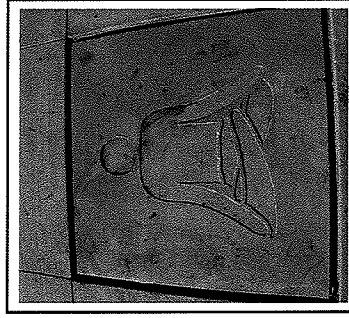


LIGHTING PRINCIPLES

- Provide pedestrian-scaled light fixtures for visual appeal
- Space light fixtures at frequent intervals in active pedestrian zones
- Incorporate lighting with public artwork and signage
- Coordinate fixture design to promote community and open space identity

COMMUNITY MONUMENTATION AND ART PRINCIPLES

- Use art and signage to identify areas with a unique identity or celebrate the entrance to a public place
- Incorporate art into public infrastructure projects
- Locate art to draw people through public spaces but do not impede pedestrian flow
- Encourage works of civic art that reflect local history and culture
- Incorporate signs that are easily and comfortably read by pedestrians
- Use durable sign materials that communicate permanence and quality



12.11 - TRAILS/PEDESTRIAN CORRIDOR

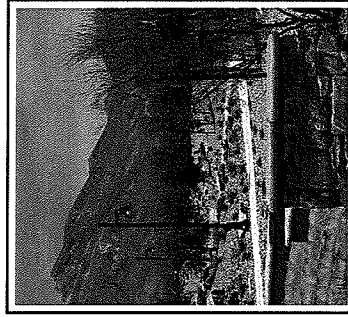
ENGAGING COMMUNITY CONNECTION THROUGH
TRAILS AND PEDESTRIAN CORRIDORS



OVERALL CONCEPT

Trails and pedestrian corridors support public life by providing pedestrian and bicycle linkages between neighborhoods and districts. Because of their intimate scale, these linkages also provide an opportunity for people to interact with each other and with their environment. Well designed facilities are critical and should focus on features and elements that aid pedestrian comfort and mobility. Canopy trees, plants, street furniture, lighting and signage should contribute to an intimate, human-scale.

- Unite town center, neighborhoods, and open spaces with pedestrian trails and corridors
- Connect building entrances, plazas, transit and parking facilities with shaded sidewalks, paseos and pathways.
- Provide trail connections to the neighborhoods and districts which give access to the adjacent federal open lands.
- Incorporate outdoor benches and shade structures along active trails and pedestrian corridors for rest, relaxation and play opportunities
- Place public art in a way that draws people along trails and pedestrian corridors, and through outdoor spaces



12.11 (CONT.) - TRAILS/PEDESTRIAN CORRIDOR

ENGAGING COMMUNITY CONNECTION THROUGH TRAILS AND PEDESTRIAN CORRIDORS

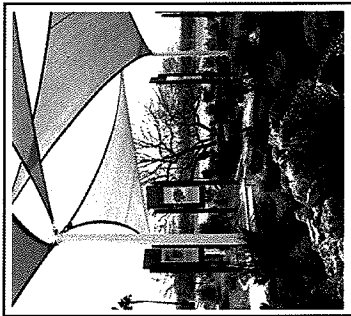


PLACEMAKING

- Active trail connections to the town center and beyond
- Possible trail connections also include parks, squares, trails, and paseos

SHADING

- Shade structures such as trellises and canopies provide protection from sun and wind
- Canopies in light colors create shade and still let in some light, while protecting from the sun's harmful rays



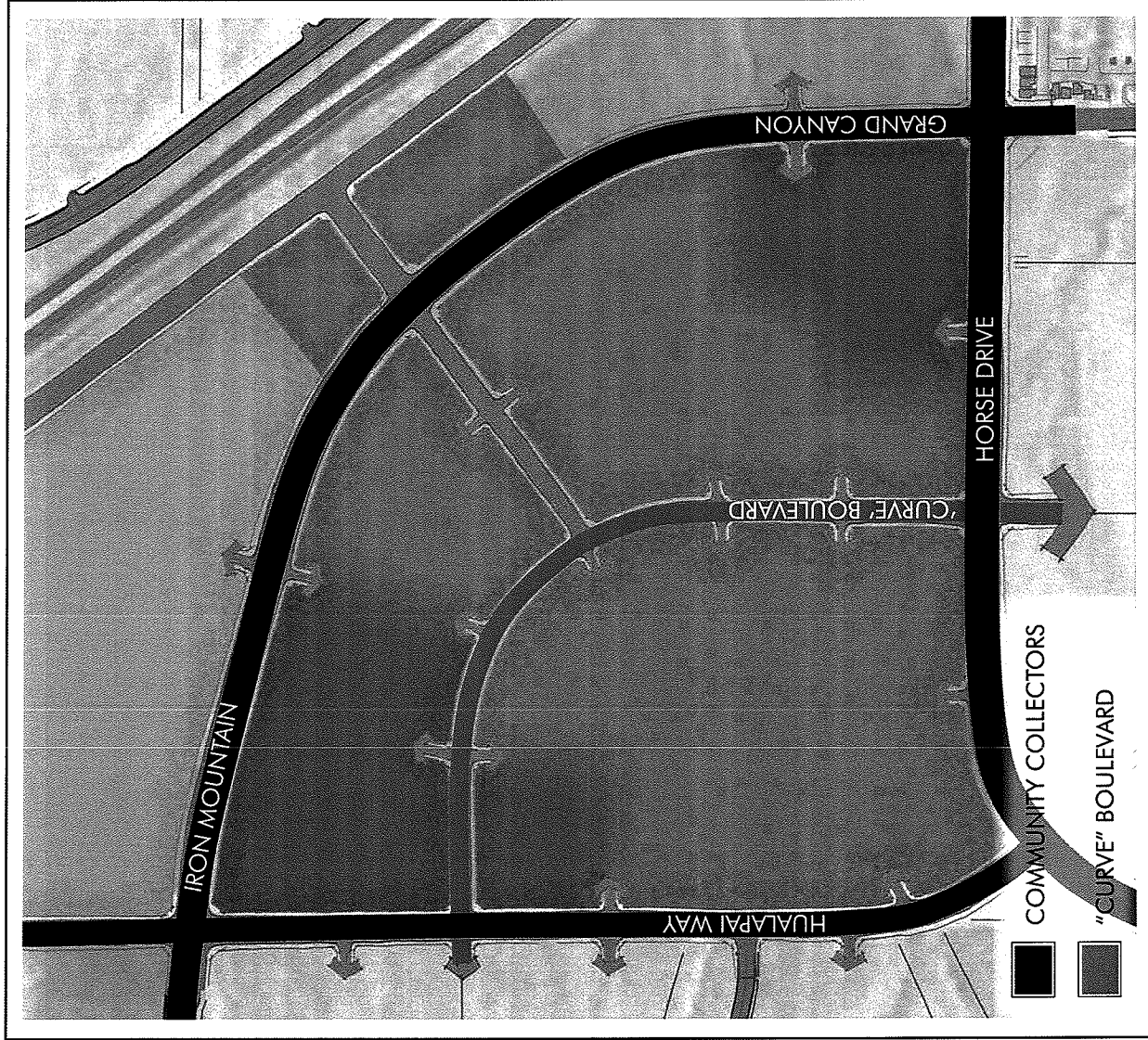
12.12 - STREET NETWORK

OVERALL CONCEPT

The street network of Kyle Town Center serves multiple purposes. Aside from accommodating vehicular traffic, it also accommodates pedestrians, buses, and bicycles. Social interaction such as walking, outdoor dining, and shopping also defines the community's street environment. Landscaping, outdoor furniture, lighting, public art and signage are integral in shaping, embellishing, and enlivening the character of a street.

- Streets and paths shall form a connecting network, which disperses traffic and allows alternative routes to destinations
- Streets shall be relatively narrow and contain calming devices as necessary to create an environment suitable for pedestrians
- Garage entries and curb cuts should be consolidated where possible to provide a pleasant pedestrian experience
- Streetscapes shall be enhanced with street trees and other means of providing shade, street furniture, wayfinding and other community landmarks

Note: *This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and or changes.*

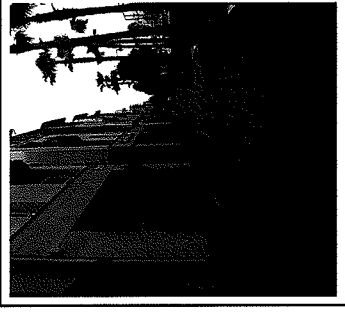


12.12 (CONT) - STREET NETWORK

PROVIDE AMENITIES FOR MULTIPLE MODES OF TRANSPORTATION

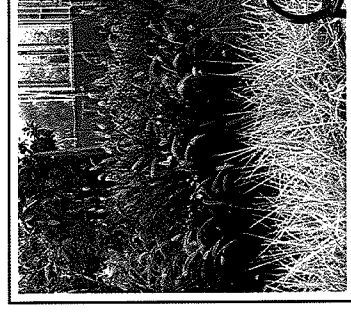
HARDSCAPE / FURNITURE PRINCIPLES

- Provide ample street furniture, such as benches, planters, trash cans, etc., especially where heavy pedestrian traffic is anticipated
- Locate utilities and street furniture to allow clear pedestrian passage; sidewalks should promote use, gathering, and socialization
- Create a furniture and hardscape palette that establishes the local identity and helps communicate the street hierarchy



LANDSCAPING PRINCIPLES

- Plant street trees at regular intervals to create a pleasing rhythm and definition for the street
- Support and complement the design intentions of the master plan; street tree choices should reflect the street hierarchy
- Use a rich and coordinated palette of landscape materials to provide scale, texture, and color
- Encourage the use of indigenous and drought tolerant species



LIGHTING PRINCIPLES

- Use street lighting to enhance and complement the street setting
- Provide pedestrian-scaled light fixtures
- Locate light fixtures at frequent intervals in active pedestrian zones
- Consider incorporating lighting with public artwork and signage
- Coordinate fixture design to contribute to local identity and communicate street hierarchy

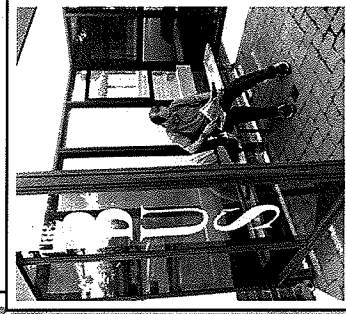
PUBLIC SIGNAGE AND ART PRINCIPLES

- Where possible, incorporate art into public spaces
- Use art and signage to identify areas with a unique identity (for example, district boundaries) or celebrate the entrance to a public place
- Encourage works of civic art that incorporate local history and culture
- Use durable materials that communicate permanence and quality

12.12 (CONT) - STREET NETWORK COMMUNITY COLLECTORS

Community collectors function as critical links between Kyle Town Center and the surrounding neighborhoods. They are among the most active streets, accommodating multiple modes of movement, including autos, buses, and bicycles. Nonetheless, pedestrians require a safe and comfortable streetscape environment, highlighted by amenities. Shade trees, lighting and outdoor furniture will enhance the visual appeal and walkability of all community collectors.

- ☐ Emphasize wide sidewalks that accommodate heavy pedestrian flows
- ☐ Plant large, canopy trees at regular intervals to provide a pleasing rhythm and define the street
- ☐ Incorporate both vehicular and pedestrian scaled lighting that also allows for colorful event signature (e.g., banners)
- ☐ Provide well-designed transit stops, including seats and shelter to increase safety and comfort
- ☐ Allow on-street parking in support of making the street more pedestrian friendly



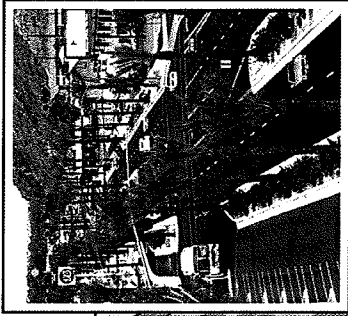
Note:
This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and or changes.

12.12 (CONT) - STREET NETWORK BOULEVARD

CURVE BOULEVARD

The 'Curve' boulevard is an important connection into the urban core, contributing to the community identity and adapted for multiple modes of transportation. Attractive medians and generous sidewalk corridors will characterize this street and encourage safe and comfortable pedestrian and bicycle movement, while supporting vehicular needs.

- Incorporate medians with attractive landscape treatment; drought tolerant landscaping is recommended
- Create sidewalks that complement the design of the median, including shady canopy trees and street furniture.
- Incorporate appropriate scaled light fixtures that also allow for colorful event signage (e.g., banners)
- Accommodate a diversity of users, including cyclists and pedestrians; bicycle lanes are an important element to the overall street design.
- Highlight pedestrian crossings

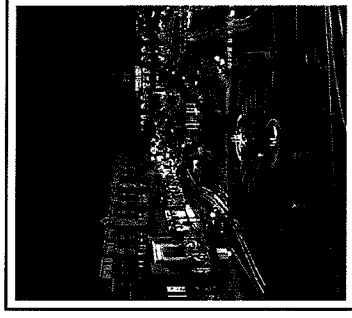


Note:
This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and or changes.

12.12 (CONT) - STREET NETWORK RAMBLA

THE RAMBLA

The Rambla is a street modeled after the iconic La Rambla in Barcelona, Spain. This street forms a very unique feature within the Town Center. It creates a central community gathering place where residents and visitors can mix and mingle, shop and dine. The Rambla functions as an urban park, where civic events such as art fairs and markets may take place. Designed to accommodate main street type traffic, it is a pedestrian focused lifestyle street. Sidewalks are lined with shops, restaurants and other uses, and are designed to accommodate outdoor dining. Street furniture takes on a unique urban flair.



□ Urban park furnishings such as benches, fountains, shade structures, chess tables, and other elements should be provided.

□ Enhanced pedestrian crossings should be provided at all intersections and mid-block as needed.

□ Street trees will provide shade while allowing some visibility to merchant signage.

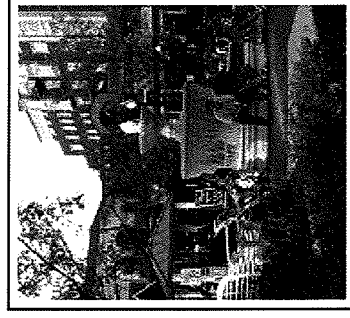
□ Special or accent paving should be considered for the sidewalks.

□ Park areas should provide both landscaped and paved plaza areas with comfortable seating options.

□ Community monumentation, wayfinding and light standards with banners should be provided.

□ Storefronts should provide character with a variety of awnings to provide shade and shelter.

□ Decorative accent lighting such as twinkle lights should be provided in the plaza areas.

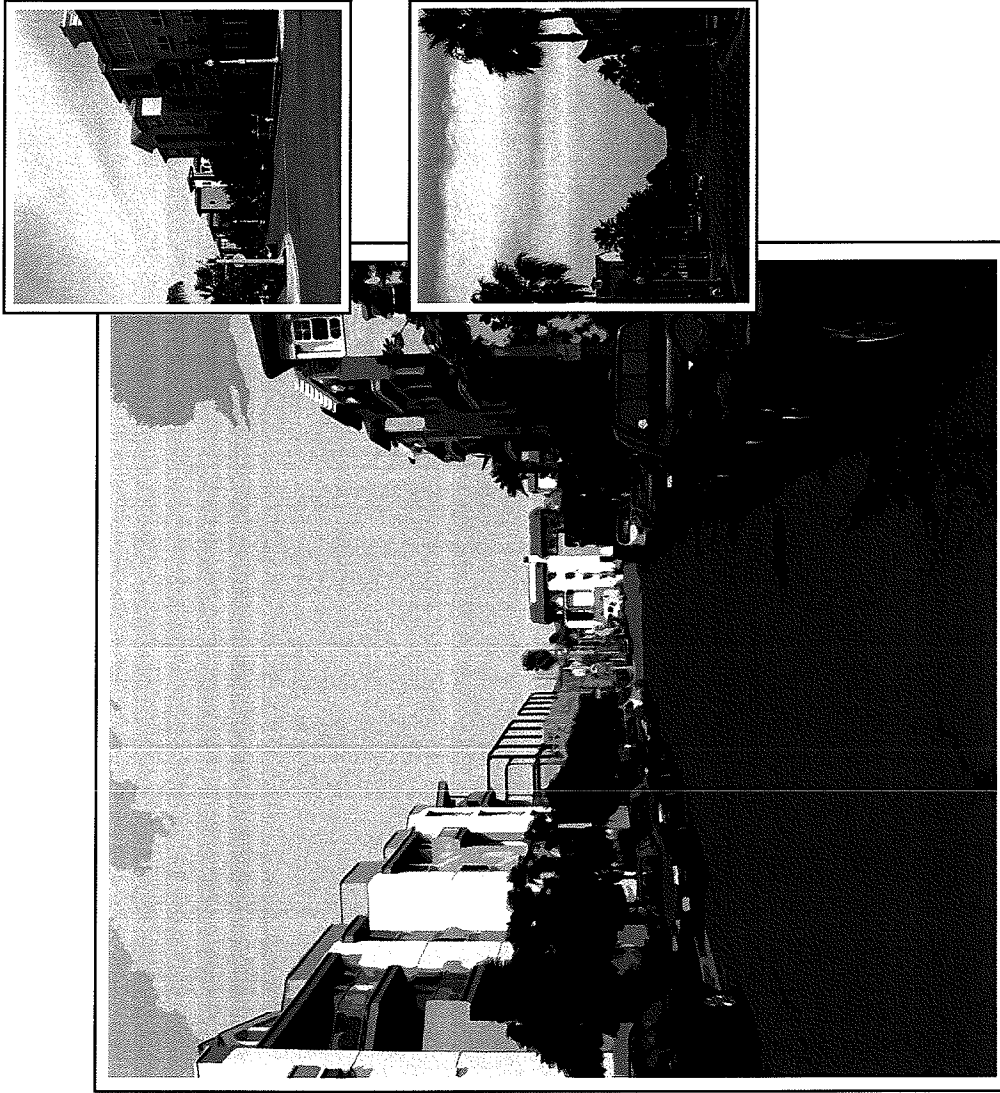


12.12 (CONT) - STREET NETWORK NEIGHBORHOOD STREETS

OVERALL CONCEPT

Neighborhood streets primarily serve residential areas, and therefore, should support social interaction and create a pedestrian friendly environment. Narrow streets are encouraged as a means of slowing traffic. Visual appeal is also important, and while high density residential buildings establish an urban feel, street trees and planter areas will add relief to the residential character of these streets.

- Provide well-landscaped sidewalks that make walking safe and appealing; and planter areas should be considered
- Create ambience and promote physical comfort with spreading canopy trees
- Consider opportunities for other streetscape amenities such as benches, planters, pedestrian scaled light fixtures, etc.

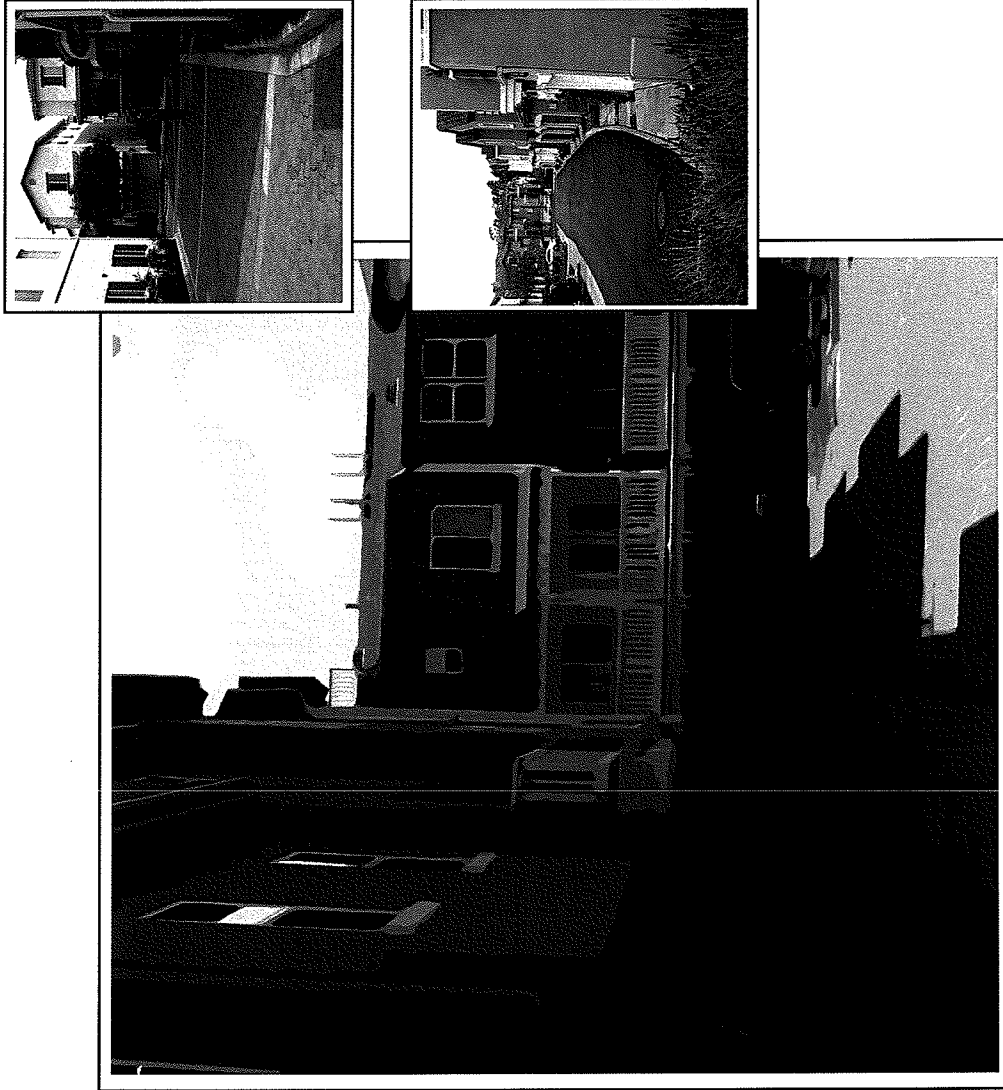


12.12 (CONT) - STREET NETWORK ALLEYS

OVERALL CONCEPT

Alleys provide immediate access to residential parking, thereby allowing more visually appealing local streets. Nonetheless, alleys also offer a unique opportunity as an alternative pedestrian connection and social space, and should be designed accordingly. Automobiles must be aware that they share this space with pedestrians and cyclists, requiring design features that considerably slow traffic.

- Surface and garage parking should be accessed off of alleys, to the extent feasible.
- Provide narrow travel lanes and/or create a shared space between autos and pedestrians
- Incorporate the use of decorative paving where possible as a means of slowing traffic and enhancing alleys



DEVELOPMENT STANDARDS

SECTION 12.13

12.13 - TOWN CENTER LAND USE PLAN

LEGEND

- TOWN CENTER DISTRICT
- TRANSITIONAL DISTRICT
- ENTERTAINMENT DISTRICT

Note:
This illustrative plan and its street
alignments are conceptual in nature
and subject to future refinement and
or changes.



12.14 - BUILDING STANDARDS

TOWN CENTER PLANNING AREA

PERMITTED USES

DISTRICTS		PERMITTED USES
TOWN CENTER / ENTERTAINMENT		RESIDENTIAL • High Rise • Podium Multi-Family¹ • Embedded Garage Multi-Family¹ • Tuck Under Multi-Family¹ • Mansion Homes¹ • Townhome¹ • Live / Work • Multi-Family Other³ NON-RESIDENTIAL • Commercial / Residential Mixed-Use² • Commercial Uses² • Community Center • Utilities • Civic/Public / Cultural Institutions
TRANSITIONAL		RESIDENTIAL • Podium Multi-Family¹ • Embedded Garage Multi-Family¹ • Tuck Under Multi-Family² • Mansion Homes¹ • Townhome¹ • Live / Work • Multi-Family Other³ NON-RESIDENTIAL • Commercial / Residential Mixed-Use² • Commercial Uses² • Community Center • Utilities • Civic/Public / Cultural Institutions

¹ See Section 3 for development standards for this use

² Commercial Uses delineated in and subject to the limitations of Section 8

³ Any Multi-Family building that does not fit into other listed residential uses

12.14 (CONT.) - BUILDING STANDARDS TOWN CENTER PLANNING AREA

BUILDING STANDARDS: setbacks, lot coverage, height and use

USE	SETBACKS ^{2, 7} (minimum)					LOT COVERAGE (maximum)	HEIGHT (maximum)	USE
	front	rear	side	corner ⁶				
RESIDENTIAL								
HIGH RISE ¹	0'	0'	0'	0'		100%	160'	residential
PODIUM MULTI-FAMILY								
EMBEDDED GARAGE MULTI-FAMILY								
TUCK UNDER MULTI-FAMILY								
MANSION HOMES								
TOWNHOME								
MULTI-FAMILY OTHER	5' ³ 0' ⁴	5' ³ 0' ⁴	5' ³ 0' ⁴	5' ³ 0' ⁴		85% ³ 100% ⁴	80' ³ 160' ⁴	residential
COMMERCIAL / RESIDENTIAL MIXED-USE	0' ³ 0' ⁴	10' ³ 0' ⁴	10' ³ 0' ⁴	10' ³ 0' ⁴		80% ³ 100% ⁴	80' ³ 160' ⁴	combination of commercial and residential ⁵
NON-RESIDENTIAL								
COMMERCIAL	0'					80% ³ 100% ⁴	80' ³ 160' ⁴	commercial
COMMUNITY CENTER	0'	10'	10'	10'		80% ³ 100% ⁴	50'	civic
UTILITIES	0'					80%	varies	civic
CIVIC/PUBLIC / CULTURAL INSTITUTIONS	0'	10'	10'	10'		80%	varies	civic

see SECTIONS 3 and 4

¹ Only permitted in Town Center and Entertainment Districts

² Setbacks are measured from back of curb

³ Transitional Districts

⁴ Town Center / Entertainment Districts

⁵ Mixed-Use can be vertical or horizontal

⁶ Sight visibility zone must be maintained

⁷ Building separation per International Building Code and the City of Las Vegas Building and Safety Department

12.14 (CONT.) - BUILDING STANDARDS
TOWN CENTER PLANNING AREA

BUILDING STANDARDS: setback encroachments, service location and parking

BUILDING TYPOLOGY		STANDARDS	
	ENCROACHMENTS ¹	SERVICE LOCATION	PARKING
RESIDENTIAL	MAXIMUM		
HIGH RISE			
PODIUM MULTI-FAMILY			
EMBEDDED GARAGE MULTI-FAMILY			
TUCK UNDER MULTI-FAMILY			
MANSSION HOMES			
TOWNHOME			
COMMERCIAL / RESIDENTIAL MIXED-USE			
NON-RESIDENTIAL			
COMMERCIAL			
COMMUNITY CENTER			
UTILITIES			
CIVIC/PUBLIC / CULTURAL INSTITUTIONS			

BALCONIES 5'
Individual dwelling units may directly access parks, paseos and trails and may encroach into these spaces where necessary

trash and mechanical service areas shall be screened from the street

see parking & loading standards on page 428

To minimize visibility of parking areas:
a) main building entrances shall face the adjacent street or a connecting walkway with pedestrian access to the street. Secondary entrances may face rear parking areas;
b) parking structures, when employed, shall be located toward the center of the lot when feasible;
c) parking structures adjacent to all village streets in the Town Center and Entertainment Districts may include commercial space on the ground floor;
d) other methods of screening parking shall be allowed if approved in conjunction with a Site Development Plan Review.

¹ Only permitted 30 feet above finished grade of sidewalk.

12.14 (CONT.) - BUILDING STANDARDS
TOWN CENTER PLANNING AREA

BUILDING STANDARDS: wall plane and offset

DISTRICT	WALL PLANE	OFFSET
TRANSITIONAL	no uninterrupted length of building facade may be greater than 100'	Figure 4-8 required, regardless of height, on all buildings adjacent to public right-of-way.
TOWN CENTER	required to stepback per Figure 4-5 on village streets above fourth floor	Figure 4-8 required on all buildings more than three stories in height.
ENTERTAINMENT	required to stepback per Figure 4-5 on village streets above fourth floor	Figure 4-8 required for all buildings facing Iron Mountain Road.

12.15 - LANDSCAPING STANDARDS

TOWN CENTER PLANNING AREA

LANDSCAPING AND OPEN SPACE

DISTRICT	PERIMETER	PARKING LOT	OPENSOURCE (minimum)
TRANSITIONAL	PER STREET CROSS SECTION OF ADJACENT STREET	PER 5.4.1 (B)	6% (may include plazas, recreation areas, outside dining and public seating areas)
TOWN CENTER	PER STREET CROSS SECTION OF ADJACENT STREET	NONE	SEE NOTE*
ENTERTAINMENT	PER STREET CROSS SECTION OF ADJACENT STREET	PER 5.4.1 (B)	SEE NOTE*

*NOTE: The Town Center / Entertainment Districts will contain 8.35 acres of open space / civic use / recreation / community space. Each district will have pedestrian access to the primary open space / civic use / recreation / community space.

12.16 - PARKING & LOADING STANDARDS

KYLE CANYON TOWN CENTER

PARKING CRITERIA

USE	PARKING CRITERIA
NON-RESIDENTIAL	
COMMERCIAL	4 spaces per 1,000 sq. ft. of retail or office space in the Transitional District 3.5 spaces per 1,000 sq. ft. of retail or office space in Entertainment and Town Center Districts 1 handicapped space¹ for every 25 required spaces for the first 500 required spaces Projects that require 501 to 1,000 parking spaces- two percent of required spaces shall be handicapped¹ Projects that require over 1,000 parking spaces- twenty spaces, plus one space for each 100 over 1,000 spaces or fraction thereof shall be handicapped¹
RESIDENTIAL	
SINGLE FAMILY ATTACHED	1 space for 1 bedroom 2 spaces for 2-3 bedrooms 0.5 additional spaces for each bedroom over 3 1 Visitor parking space for every 6 units if on-street parking is not available
MULTI-FAMILY	1.25 space for studio and 1 bedroom 1.75 spaces for 2 bedrooms 2.0 spaces for 3 bedrooms or more 1 Visitor parking space for every 8 residential units 1 handicapped space¹ for every 25 required spaces for the first 500 required spaces Projects that require 501 to 1,000 parking spaces- two percent of required spaces shall be handicapped¹ Projects that require over 1,000 parking spaces- twenty spaces, plus one space for each 100 over 1,000 spaces or fraction thereof shall be handicapped¹

¹ The first handicapped space required and one in every six of those shall be van accessible as described on page 428.
 On street parking is considered on-site when located on adjacent streets.

12.16 (CONT.) - PARKING & LOADING STANDARDS

KYLE CANYON TOWN CENTER

PARKING CRITERIA (CONT.)

Shared parking agreements between adjacent parcels may be used to provide required parking for those parcels.

Parking lots shall be paved, curbed, drained, and designed in accordance with the approved drainage study. Parking lots shall be improved with a permanent pavement surface that is asphalt, asphaltic concrete, Portland cement concrete, brick, concrete or stone pavers, or other proprietary porous systems, subject to approval of Master Developer.

Required parking aisles and access drives shall conform to applicable City standards unless conformance with more restrictive standards are mandated by deed restrictions, conditions of a Purchase Agreement, this section or special criteria in these guidelines.

Parking spaces shall be 9'-0" (nine feet) wide and 18'-0" (eighteen feet) long inclusive of overhang.

Handicapped accessible spaces shall be 19'-0" (nineteen feet) wide and 18'-0" (eighteen feet) long; 5'-0" (five foot) striped isle, 9'-0" (nine foot) parking space and 5'-0" (five foot) striped isle.

Handicapped van accessible spaces shall be 22'-0" (twenty-two feet) wide and 18'-0" (eighteen feet) long; 5'-0" (five foot) striped isle, 9'-0" (nine foot) parking space and 8'-0" (eight foot) striped isle.

Parallel parking is allowed with a minimum stall size of 8 feet x 22 feet where it does not encroach into required drive or aisle width.

Developers are strongly encouraged to minimize the amount of paved area in parking lots and avoid the use of wheel stops through use of vehicle overhang onto non-paved areas and paved walkways. Landscape areas subject to vehicle overhang may be counted toward fulfilling the overall site landscape and open space requirement.

Commercial associations can be formed to build and maintain shared parking facilities to meet common parking requirements. In such cases, parking requirements may be based on average daily use of daily programmatic needs.

Adjacent on-street parking may be for general public use and may be allotted to satisfy in part the commercial, civic and/or residential guest parking requirements.

Parking beneath buildings or in parking structures is encouraged and shall be well integrated into the architectural and landscape design of the Entertainment and Town Center Districts.

Handicapped accessible route shall be a minimum of 3'-0" (three feet) wide.

LOADING AND SERVICE AREAS

All loading and service areas shall be clearly identified on the site plan and provided with signage.

Loading spaces shall be clearly denoted on the pavement and when occupied shall not impair on-site vehicular or pedestrian circulation. Loading spaces should be directly in front of a loading door or near a building entrance where appropriate such as for small parcel pick-up and delivery at office or medical building.

Loading areas should be designed to accommodate backing and maneuvering onsite, not from a public street in Transitional District.

Loading areas shall adhere to parking setback requirements. Regardless of orientation, all loading doors shall be setback from all streets. Loading doors should not face the street unless screened.

OUTDOOR STORAGE

No outdoor storage shall be permitted unless completely screened from the street.

All commercial utility vehicles stored on-site shall be stored inside a closed building or within a screened portion of the site. Where complete screening is impractical, due to site conditions, partial screening may be approved at Master Developer discretion.

REFUSE COLLECTION AND STORAGE

Refuse storage enclosures are required in sufficient quantity to conveniently contain all refuse generated on-site between collections.

Refuse enclosures shall be placed in visually unobtrusive areas of the site such as away from Neighborhood and Village Streets, neighboring residences or sensitive areas of adjacent non-residential uses.

UTILITIES AND COMMUNICATION DEVICES

All utility stubs to a site shall be used or capped at the site developers expense to the requirements of the service provider.

Where utilities, satellite dishes or antennas are ground-mounted they shall be placed in unobtrusive locations and buffered by walls or landscape so as to minimize their visual impact.

Provisions shall be made to screen on-site transformers from view by placing them along the side or rear of the building and by screening them with landscape materials.

12.17 - SIGNAGE STANDARDS

TOWN CENTER PLANNING AREA

- ☐ All signage shall be approved by the Master Developer¹
- ☐ All developments shall submit a Master Sign Plan to the City of Las Vegas to be approved in accordance with Section 3.05 (c) (iv) of the Kyle Canyon Development Agreement.
- ☐ All signs not prohibited are permitted.
- ☐ Wall signs are permitted on all building elevations and limited to 10% of elevation

FREESTANDING SIGNAGE

DISTRICT	HEIGHT (maximum)	PROHIBITED	NOTES
TRANSITIONAL	35'	- animated signs - exposed neon - pole signs - off premise signs	
TOWN CENTER	20'	- pole signs and pylon signs²	
ENTERTAINMENT	80'		A total of two 80' freestanding on-premise signs are permitted: one on the US-95 frontage and one on the Iron Mountain Road frontage.

¹for initial development only

²Pole Sign: a freestanding sign that is supported by one column in or upon the ground and is unattached to any other building or structure.

Pylon Sign: a freestanding sign that is supported by two or more columns in or upon the ground and is unattached to any other building or structure. The base of the sign can not be more than five feet above the ground.

12.18 - STREET NETWORK

LEGEND

-  COMMUNITY COLLECTORS
-  "CURVE" BOULEVARD



Note:
This illustrative plan and its street alignments are conceptual in nature and subject to future refinement and/or changes.

12.19 - STREET SECTIONS

BOULEVARDS / COMMUNITY COLLECTORS

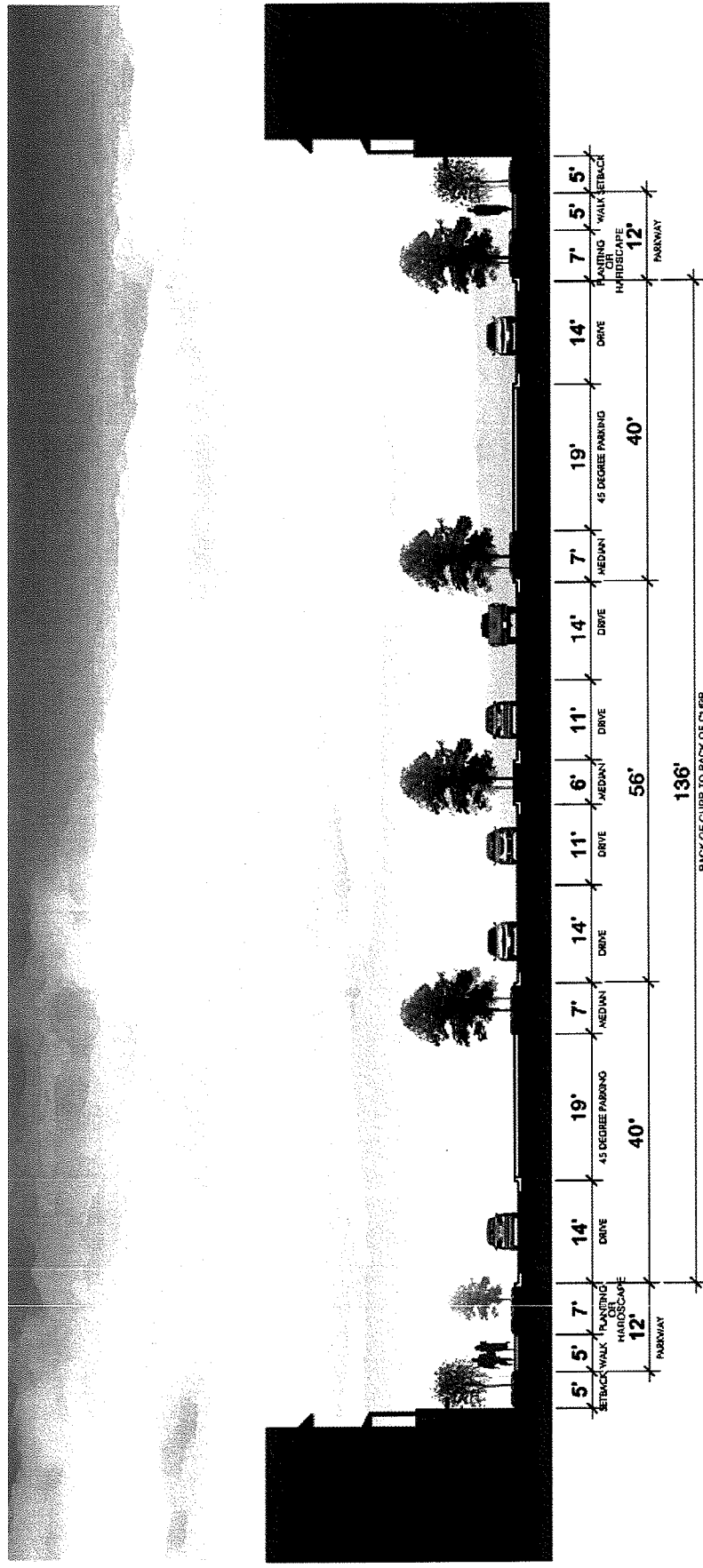
See Section 6 for Hualapai Way, Iron Mountain Road, Grand Canyon Road
and Horse Drive street sections.

12.19 - STREET SECTIONS

BOULEVARDS / COMMUNITY COLLECTORS

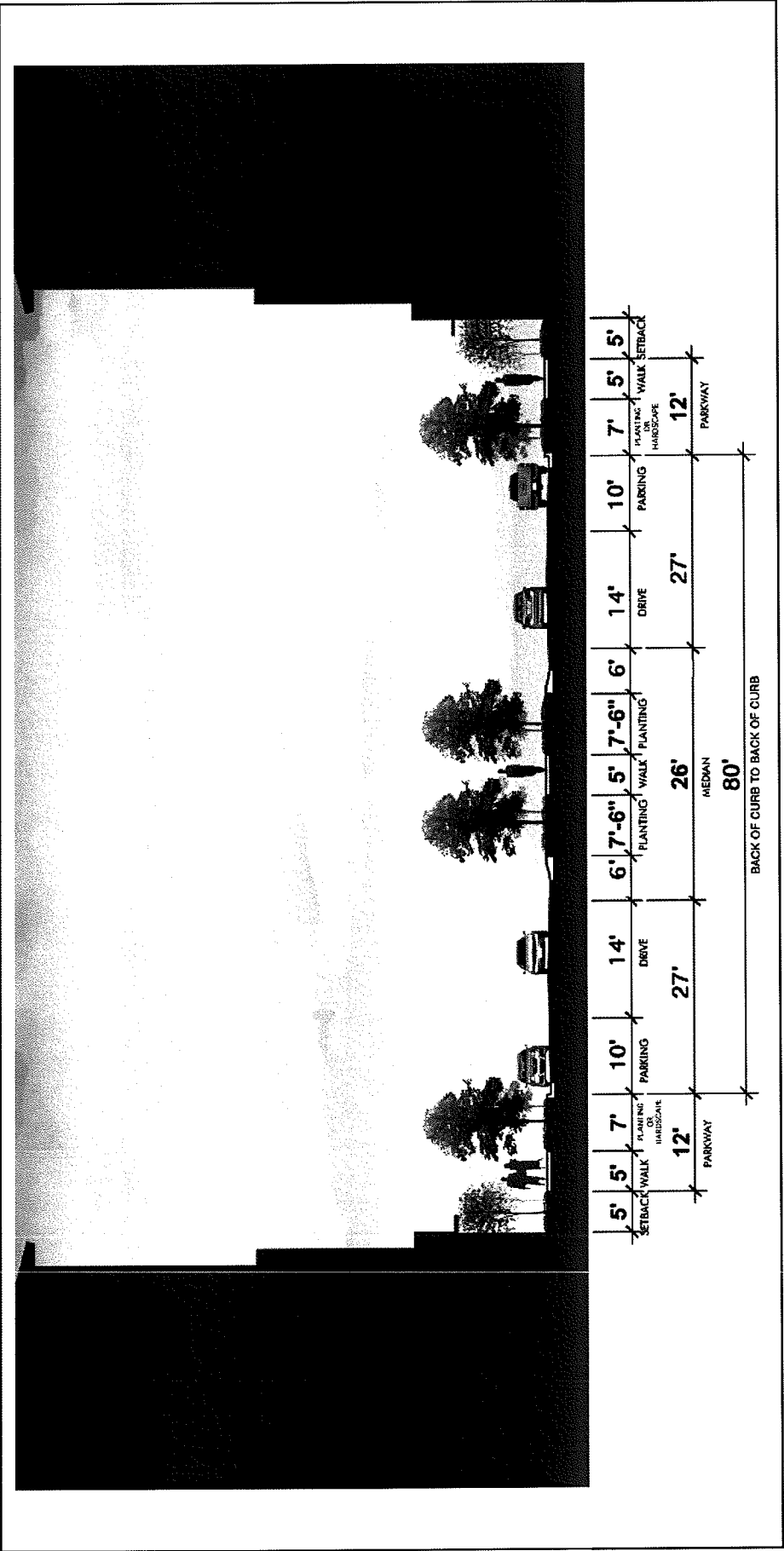
CURVE BOULEVARD

(CONCEPTUAL)



- ☐ 4-lane Roadway, With Two (2) Travel Lanes Each Way
- ☐ 6' Planted Median With Dedicated Left Turn Lane At Intersections from face of curb to face of curb
- ☐ 5' Walkway And 7' Planting Strip With Drought Tolerant Planting
- ☐ On-street Diagonal Parking
- ☐ Building Setbacks Vary On Either Side Of Street
- ☐ Buildings To Front Or Side Onto Street

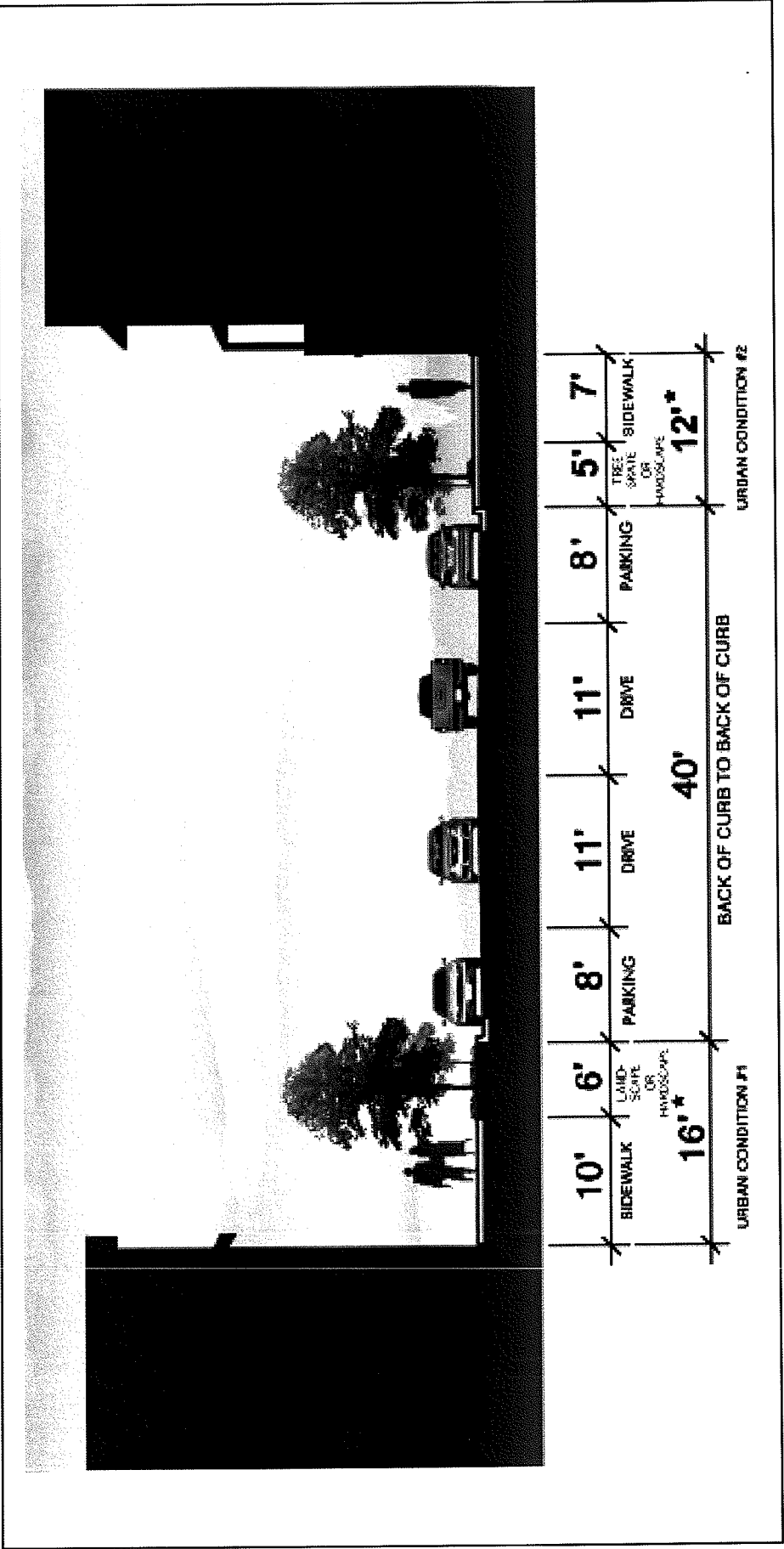
12.19 - STREET SECTIONS
BOULEVARDS / COMMUNITY COLLECTORS
RAMBLA
(CONCEPTUAL)



- ☐ 2-lane Roadway, With One (1) Travel Lane Each Way
- ☐ 26' Planted Median With Dedicated Left Turn Lane At Intersections from face of curb to face of curb
- ☐ 5' Walkway And 12' Planting Strip With Drought Tolerant Planting
- ☐ On-street Parallel Parking
- ☐ Building Setbacks Vary On Either Side Of Street
- ☐ Buildings To Front Or Side Onto Street

12.19 - STREET SECTIONS BOULEVARDS / COMMUNITY COLLECTORS

LOCAL ROADS (CONCEPTUAL)



- ☐ 2-lane Roadway, With One (1) Travel Lane Each Way
- ☐ On-street Parallel Parking
- ☐ 7' - 10' Walkway And 7' Planting Strip With Drought Tolerant Planting
- ☐ Building Setbacks Vary On Either Side Of Street
- ☐ Buildings To Front Or Side Onto Street

* URBAN CONDITION #1 or #2 per figure 3-21 is permitted on either side of road

CURRENT PLANNING PROJECT CHECKLIST

Project Name: MOD-25755Applicant Name: Chris DingellTelephone: 242-4949

Project Number: _____

Ward Number: _____

STAFF ACTIONS*Initial/Date**Initial/Date*

- | | |
|---|--|
| ☐ Pre-App. Meeting Date: _____ | ☐ DRT Outcome: _____ |
| ☐ App. Filing Date: _____ | ☐ Applicant Contacted: _____ |
| ☐ App. Accuracy Checked: _____ | ☐ Site Visit Completed: _____ |
| ☐ Routing Form Sent: <u>11-30-07</u> | ☐ Photos Taken: _____ |
| ☐ DRT Meeting Date: <u>12-11-07</u> | |

Notes: _____

P. C. ACTIONS*Initial/Date**Initial/Date*

- | | |
|---|---|
| ☐ Hearing Notice Rec'd: _____ | ☐ PC Meeting Date: <u>01-10-08</u> |
| ☐ Hearing Notices Mailed: <u>12-21-07</u> | ☐ PC Action: _____ |
| ☐ Draft Report Sent to PC: <u>01-04-08</u> | ☐ Letter to Applicant: <u>12-28-07</u> |
| ☐ Final Report Reviewed: _____ | ☐ PC Minutes Filed: _____ |

Additional PC Conditions: _____

C. C. ACTIONS*Initial/Date**Initial/Date*

- | | |
|---|---|
| ☐ CC Report Completed: _____ | ☐ CC Resolution Filed: _____ |
| ☐ CC Meeting Date: _____ | ☐ CC Minutes Filed: _____ |
| ☐ CC Action: _____ | ☐ Final Plans Submitted: _____ |
| ☐ Letter to Applicant: _____ | ☐ Ordinance Completed: _____ |
| ☐ Conditions Checked: _____ | |

☐ RELATED FILES: _____☐ See ADMINISTRATIVE ACTIONS Sheet

City of Las Vegas
ADMINISTRATIVE ACTIONS

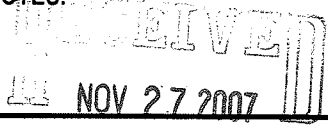
☐ Action: _____
Date: _____ Staff: _____
Notes: _____

☐ Action: _____
Date: _____ Staff: _____
Notes: _____

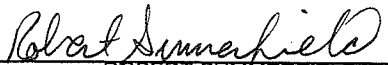
☐ Action: _____
Date: _____ Staff: _____
Notes: _____

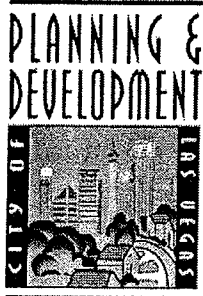
☐ Action: _____
Date: _____ Staff: _____
Notes: _____

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				

APPLICATION PACKET			
☒	☐	Signed and notarized by all property owners or authorized agent(s)	NOTES: Visit the City's website for blank application, SOFI, and DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description	
☒	☐	Detailed justification letter	
☒	☐	Reduced 8.5" x 11" copy of all plans and elevations	
☒	☐	Full size, rolled, color copy of all plans and elevations	
☒	☐	Correct fee(s): \$ 500.00 + \$ 300.00 + \$ - = \$ 800.00 Total	
☒	☐	Statement of Financial Interest	
☒	☒	Assessor's Parcel Map	
☐	☒	Development Impact Notice and Assessment (DINA)	
☐	☒	Project of Regional Significance	
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements	
SITE PLAN			
☒	☐	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 19
☒	☐	North arrow, scale, and vicinity map	Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled	NOTES: All modification documents submitted. - parking info disability access. - table per 19.10 for HC spaces req. - maps should match
☒	☐	All building setbacks labeled	
☒	☐	All adjacent existing land uses and street names labeled	
☒	☐	All points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized:	
☒	☐	Parking space count and typical dimensions labeled	
☒	☐	#regular + #compact + #handicap = Total	
☒	☐	All free-standing sign locations shown and heights and sizes noted	
☒	☐		
LANDSCAPE PLAN			
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map	Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled	NOTES:
☐	☒	All required perimeter landscape planters shown	
☐	☒	All required parking lot fingers/islands shown	
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover	
BUILDING ELEVATIONS			
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 0
☐	☒	Scale and building dimensions labeled	Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings	NOTES:
☐	☒	All building materials and colors noted	
☐	☒	8" x 10" photo of original color and material board	
☐	☒	All wall sign locations shown and sizes noted	
FLOOR PLANS			
☐	☒	11" x 17" min. to 24" x 36" max. page size	Folded Plans: 0
☐	☒	Scale and building dimensions labeled	Rolled Plans: 0
☐	☒	All building entrances/exits shown	NOTES: 
☐	☒	Use of all rooms noted/labeled	
☐	☒	Maximum Occupancy (per I.B.C.)	
☐	☒	Seating Capacity (where applicable)	

THIS FORM **MUST** ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Chris Dingell Company: Quadrant Planning APN: 125-06-001-001 Planner's Signature:  Planner: ROBERT SUMMERFIELD, PLANNER II	Application Type: Major Modification Application Purpose: To add Kyle Town Center and Commercial Standards Location: NWC of Grand Canyon and Grand Teton Pre-App. Meeting Date: Wednesday, November 14, 2007 Earliest Submittal Deadline: Tuesday, November 27, 2007 Earliest PC Meeting Date: Thursday, January 10, 2008
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☒ Meeting

☐ Conversation Record

☐ Telephone

Page 1 of
Date November 14, 2007
Time 10:00 AM

Project Name Kyle Canyon Master Plan - Town Center and Commercial Standards

Conversation between CLV P&D Representative(s): ROBERT SUMMERFIELD, PLANNER II NATHAN GOLDBERG, PLANNER II
and,

Name	Company/Department	Phone	FAX
Chris Dingell	Quadrant Planning		
Tom Perrigo	CLV Planning and Development		
Gary Reid	CLV Public Works - Engineering Planning		
Jonathan Groppenbacher	CLV Public Works - Traffic Engineering		
Roger Bailey	CLV Public Works - Engineering Planning		

☐ see Meeting Attendance Sheet

Comments: ** Complete Submittal Packets **MUST** be received by Planning staff no later than **2:00 PM** of the Submittal
Deadline Date, no exceptions. Please see the attached "Submittal Appointments Scheduling Process - 2007" for useful info.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: Kyle Canyon Master Plan

- Parking standards for HC table look at 19.10 numbers.
- Encroachment not re: ROW vs. setback.
- Should vs. shall lang.
- Maps should match final and tentative maps.

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy his form with the original Pre-Applicati. Submittal Checklist --