

Application Directions and Checklist

Completed applications must be submitted to the office no later than the 4th Wednesday of the month by noon in order to be considered by the Community Relations Committee. The application will be reviewed per the CC&R guidelines and a determination will be given within 30 days.

The application must include:

1. A site plan showing an overview of property walls, fences, diagram of house, location of landscaping improvements and setbacks is required.
2. Plant list to include the type, size, and quantity being used.
3. Rock description to be used including color and size
4. A \$10.00 submittal fee in the form of a Check made out to DSCA. Application fee may be paid by debit or credit card however there is a 5% fee for card services.
5. If you reside in **Harbor Cove, Spinnaker Cove, Diamond Bay, La Jolla Classic, Ritz Cove, Desert Shores Racquet Club or Pelican Point** you are required to obtain approval from your Sub-Association prior to submitting your application to Desert Shores. Please keep this in mind when planning your changes to your home. The approval letter is part of the application checklist.

FAILURE TO SUBMIT the architectural application and plans prior to start of construction may subject the homeowner to a \$100 fine per the Desert Shores Covenant Enforcement Policy.

If you complete an application after the fact and the application does not meet the approved design guidelines, you may have to make corrections to your completed project at your expense.

FAILURE TO COMPLY with these design requirements and procedures will delay review of the application by the Community Relations Committee. You are not permitted to begin work until you receive written approval

Landscape Design Requirements (Architectural Guidelines Section 1)

When changing existing landscaping to desert landscape, the following rule should apply:

1. Every 50 sq. ft. of area that will be landscaped will have adequate ground coverage that may be comprised of either:
 - a. 1 - five gallon plant/shrub
 - b. 2 - one gallon plant/shrub
2. Adding a tree, removing/replacing trees requires CRC approval.
3. All trees must be planted a minimum of 3' from any wall or structure.
4. If a plant or shrubs dies it must be replaced with a non-prohibited plant, but does not need CRC approval. If you decide to make a change when something dies you must submit for approval.

Mulch/Wood Chips

May only be used in contained planter areas around trees and must be maintained in good condition. It may not be used as a yard border, perimeter or as all over ground cover and rubber mulch is prohibited.

Decomposed Granite (DG)

Must be used as a pathway (not a driveway) and must be contained with curbing, edging or other approved border. Colors are to be earth tones only.

Artificial Turf

Require approval prior to installation. Height must be 1 ½ inches or higher. The homeowner accepts responsibility for maintaining the appearance of the artificial turf free of weeds, debris, discolorations, stains, tears and odors.

Prohibited Plants/Trees

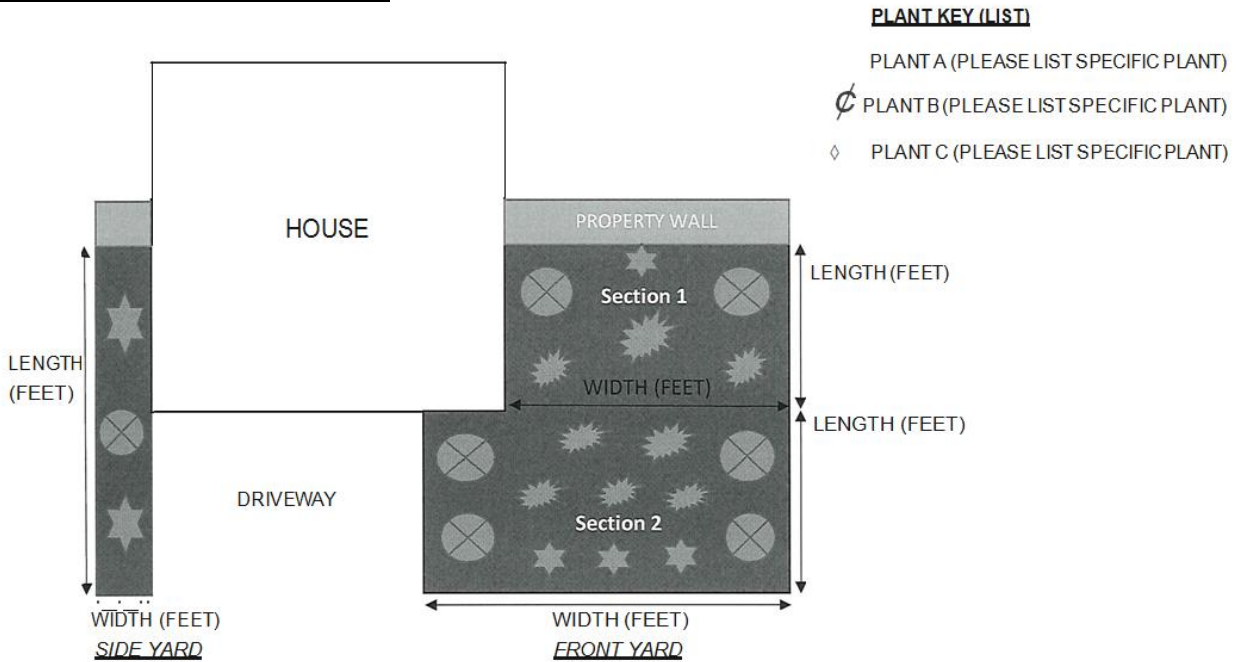
Mulberry, Cottonwood and Poplar, Oleander (bush and tree), Weeping Willow Tree (Desert Willow is acceptable), Olive Trees (Olive Swan tree is acceptable)

Decorative Rock

Must be natural, unaltered colors only and be ¾ inch or larger in size. Prohibited colors include:

- | | | | |
|-------------|----------------------|---------|-------------|
| White | Green | Black | Black/White |
| Gray Gravel | Artificially Painted | Caliche | |

EXAMPLE LANDSCAPING SCHEMATIC



How to find how many plants are required for every 50 sq. feet

1. Divide your yard into smaller sections when needed
2. Measure each area that will be changed using the following formula:
Length x Width / 50 = total number of plants needed
3. Count any existing plants that will remain on the property as part of the number of plants needed.
4. Plants cannot be placed bunched together covering only a small area. Plants must be spread out.
5. Rock size minimum is ¾ inch or larger.



Submittal # _____

App Submitted _____

Date Reviewed _____

Approved _____ Denied _____

CRC Signature _____

NAME _____ PROPERTY ADDRESS _____

CONTACT PHONE _____ EMAIL _____

PROJECT(S) BEING SUBMITTED: Front Yard Landscape Rear Yard Landscape Artificial Turf

Details:

PLANT LIST

Provide the quantity, size and type of plants/shrubs/trees you will be using. On your site plan, mark and label the location where each plant will be placed.

Quantity	Size*	Plant Name
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

*List size as 1 gal, 5 gal, 15 gal, 24" box, 30" box 36" box, etc.

DECORATIVE ROCK (must be at least 3/4" or larger)

Details of rock to be used including color _____

TURF INSTALLATION (must be a 1 1/2 inches in height or higher and a sample included)

START DATE: _____ *UPON COMMITTEE APPROVAL* COMPLETION DATE: _____

(HOW LONG WILL THE PROJECT TAKE)

HOMEOWNERS SIGNATURE _____ DATE: _____

NOTE: Approved plans are not to be considered authorization to change the drainage plan as installed by the developer and approved by the City of Las Vegas. The review is intended to consider aesthetic appearance ONLY. Owner may also need to acquire permits from the City of Las Vegas.

NEIGHBOR AWARENESS (list the address and have them sign the application)

1. _____
2. _____
3. _____
4. _____