

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 the 1st Monday of the month.

The application *must* include:

1. Detailed drawings showing the height, length, width, color, and what the improvement will look like when it is completed or manufacturer's brochure, flyer or picture. Complete site plan showing property walls, fences, diagram of house, location of improvement and setbacks.
2. Color of Dock, Pavers, Type of Materials being used, etc
3. The neighbor awareness section must be fully completed (regardless if your neighbor is an owner or renter). This section is intended as input from neighbors regarding the improvements which may impact their use and enjoyment of their property. It is intended as **advisory use only and they do not approve or deny your application.**
4. A site plan showing property walls, fences, diagram of house, location of landscaping improvements and setbacks is required.
5. 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.
6. If you reside in **Harbor Cove, Spinnaker Cove, Diamond Bay, La Jolla Classic, Ritz Cove or Pelican Point** you are required to obtain approval from your Sub HOA 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.

Boat Dock Design Requirements (design guidelines Section 5)

- Docks are intended for the use of the individual homeowner only.
- **All docks require a permit from City of Las Vegas and a licensed structural engineer sign off, after notice of approval is received from DSCA.**
- If the greenbelt is sloped, or you have a small retaining wall along the back of your dock, a drainage pipe will be required to be installed along the top of the dock.
- **The irrigation system along the lake edge is the responsibility of DSCA. Do not attempt any adjustments. Call the office at 702-254-0628 and DSCA will coordinate our landscapers with you, or your contractor to adjust the irrigation, at your expense. Any damage to the irrigation system must be reported to DSCA immediately and you may be held responsible for any costs incurred to correct the damage.**
- PRIOR to the start of any new dock construction or addition of pavers between the dock and the wall, an inspection of the irrigation around the dock area is required. Please contact the DSCA office to arrange an appointment with the DSCA irrigation technician.

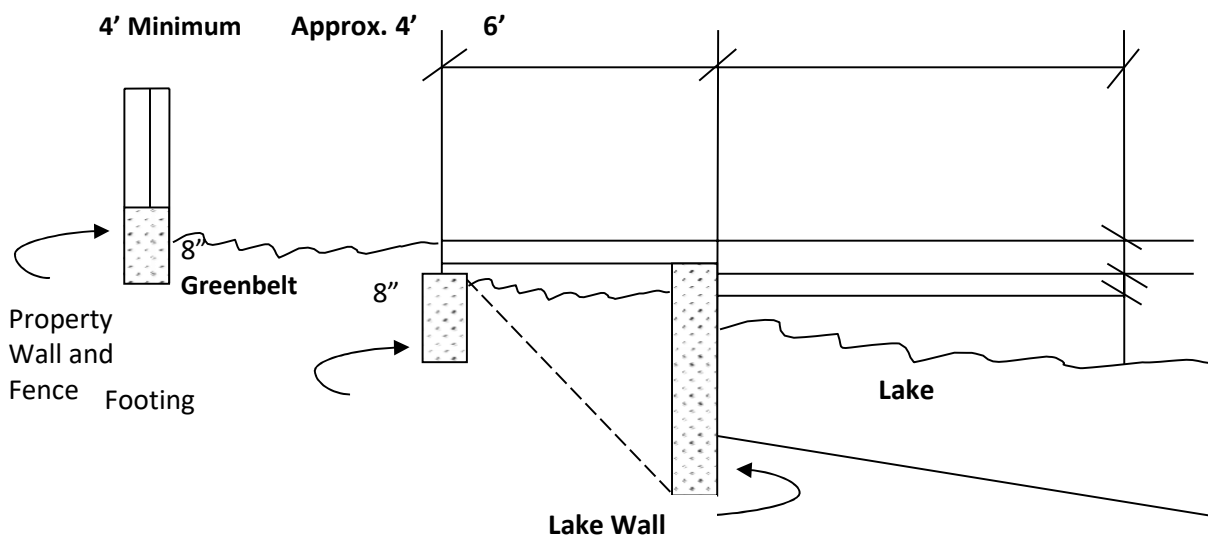
- Care must be taken during construction to not penetrate the impermeable barrier sealing the lake, when digging footings or constructing the dock. Sketches of this seal can be obtained from the DSCA Community Relations office. The lake seal is composed of clay material, and it is important to ensure boat hulls or rudders do not penetrate through the seal.
- All new docks must include a plan for pavers in the area behind the dock up to the property wall. Existing dock owners may submit an application to add pavers between their existing dock and the property wall. **The allowed paver color is Sierra Blend (available in most nurseries).** 8" x 8" pavers or the 12" x 12" pavers may be used. The plan may include a 12" maximum width of pavers along each side of the dock. A polymer filler (no sand) must be used between the pavers.
- The pavers may not cut into the existing lake liner for any reason.
- The paver area must be kept clear of any items or debris.
- Docks may be no longer than 25 feet parallel to the lake shore.
- Docks must conform to the cantilever design due to variances in lake depth along the shoreline, and to prevent damage to the lake barrier, that seals the lake or may be floating.
- The minimum cantilever should be 4 feet with a maximum of 6 feet over the lake
- A space of 4 feet must be left between the dock and the homeowner wall to allow room for landscape personnel to maintain the greenbelt.
- A 5-foot setback is required from the side property boundary.
- Natural wood may be used if stained and water sealed to provide for proper maintenance.
- It is recommended to use pressure treated boards for the support beams.

BOAT DOCK SETBACKS AND REQUIREMENTS

DOCKS must be 5 feet from the side property walls and maintain the 4 feet required easement between the view wall and the edge of the dock. (See sample drawing below)

Example of Cantilever Dock Indicating Min/Max Dimensions

Landscape Access





Submittal # _____

App Submitted _____

Date Reviewed _____

Approved _____ Denied _____

CRC Signature _____

NAME _____ PROPERTY ADDRESS _____

CONTACT PHONE _____ EMAIL _____

SUB-COMMUNITY _____

PROJECT(S) BEING SUBMITTED:

- New Boat Dock
- New Boat Dock Build w/Paver Surround
- Paver Surround for Existing Boat Dock

Details:

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. _____