



DESERT SHORES

C O M M U N I T Y

DESERT SHORES COMMUNITY ASSOCIATION
COMMUNITY RELATIONS COMMITTEE

LANDSCAPING

1. Complete application and submit to association office no later than the last Wednesday of the month. The application will be reviewed the first Monday of the month. The application must include:
 - a. The neighborhood impact advisory form. The form 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**.
 - b. A site plan showing property walls, fences, diagram of house, location of landscaping improvements and setbacks is required.
 - c. A plant list including the size and quantity of the plants.
 - d. A description of the rocks to be used, including their color.
 - e. **A \$10.00 submittal fee in the form of a Check made out to DSCA.**

2. Please submit the application to your sub association first, if there is one.

DIRECTIONS FOR ARCHITECTURAL SUBMITTAL

Below is a listing of items that are required to accompany the application prior to review by the Architectural Review ARC.

- 1.) **APPLICATION**
 - A.) Completed application forms.
 - B.) Approximate start and completion dates.
 - C.) Projects being submitted.
 - D.) Approval from sub association (if there is one).
 - E.) \$10.00 submittal fee.

- 2.) **NEIGHBOR IMPACT ADVISORY FORM**

The required DSCA Neighbor Impact Advisory form is intended as input from neighbors regarding any improvements which may impact their use and enjoyment of their property. It is intended as **advisory use only**.

- 3.) **PLANS**
 - A.) 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.
 - B.) Complete site plan showing property walls, fences, diagram of house, location of improvement and setbacks.
 - C.) Patio Cover checklist if pertinent.

- 4.) **LANDSCAPE PLANS**
 - A.) Site plan showing property walls, fences, diagram of house, location of improvements and setbacks.
 - B.) Plant list.

- 5.) **MATERIAL SAMPLES**

(Example: type of rock to be used, color chip of paint, pictures of gazebo, pools, patio cover and spa should accompany the plans for the same).
A detailed drawing or picture must be submitted.

- 6.) **FAILURE TO COMPLY** with these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the ARC. An incomplete application may affect the time limits for approval.

- 7.) **FAILURE TO SUBMIT** plans prior to start of construction may subject the homeowner to additional fees or special assessments of \$40.00 minimum.

**DESERT SHORES COMMUNITY ASSOCIATION
APPLICATION FOR EXTERIOR IMPROVEMENTS**

SUBMITTAL # _____

DATE SUBMITTED _____

DATE REVIEWED _____

APPROVED DENIED

ARC SIGNATURE _____

NAME _____

PROPERTY ADDRESS _____

MAILING ADDRESS STREET CITY STATE ZIP

PROJECT(S) BEING SUBMITTED: _____

START DATE: _____ COMPLETION DATE: _____
(ANY REVISIONS MUST BE APPROVED)

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.

HOMEOWNERS SIGNATURE _____ DATE _____

NEIGHBOR ADVISORY: All neighboring owners must sign.

NEIGHBOR'S SIGNATURE (Facing) PROPERTY ADDRESS DATE

NEIGHBOR'S SIGNATURE (Side) PROPERTY ADDRESS DATE

NEIGHBOR'S SIGNATURE (Side) PROPERTY ADDRESS DATE

NEIGHBOR'S SIGNATURE (Rear) PROPERTY ADDRESS DATE

DO NOT WRITE BELOW THIS LINE

DATE _____

DATE _____

COMPLIANCE _____

NONCOMPLIANCE (include reason) _____

APPLICATION FOR EXTERIOR IMPROVEMENTS Check List

District _____ Sub Approval: ____yes ____n/a Neighbor Advisory _____

Painting Home: Body _____ Trim _____ Trim _____
Approved color Approved color Approved color

Please Note If you are using paint other than Frazee, Dunn Edwards or Sherwin Williams you must submit a color sample with application.

Landscape Change: Front Yard _____ Back Yard _____

Desert Landscape Plans _____

Photographs _____

List of Plants: Use attached form.

Using only approved rock colors _____

Patio/Gazebo Cover Installation: Patio Cover Checklist _____

Detailed Drawing _____

Site Plan _____ Color of Patio Cover _____

Spa Installation: Detailed Drawing _____ Site Plan _____

Swimming Pool Installation: Detailed Drawing _____ Site Plan _____

Wall and/or Fence Changes: Detailed Drawing _____ Site Plan _____

Other: _____

*****Use this form to double check your paperwork. Any missing detail could delay your approval for at least 30 days. For landscaping with rock only you must still submit plan showing where rocks are placed.

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.

<u>Quantity</u>	<u>Size*</u>	<u>Plant</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

The following plants are prohibited: Mulberry, Cottonwood and Poplar Trees. Oleander Bushes and Trees. Weeping Willow Trees (except the Desert Willow which is acceptable). Olive Trees (except the Olive Swan tree which is acceptable).

ROCK LIST

ALL DECORATIVE ROCK must be of natural (unaltered) colors and approved by the ARC.

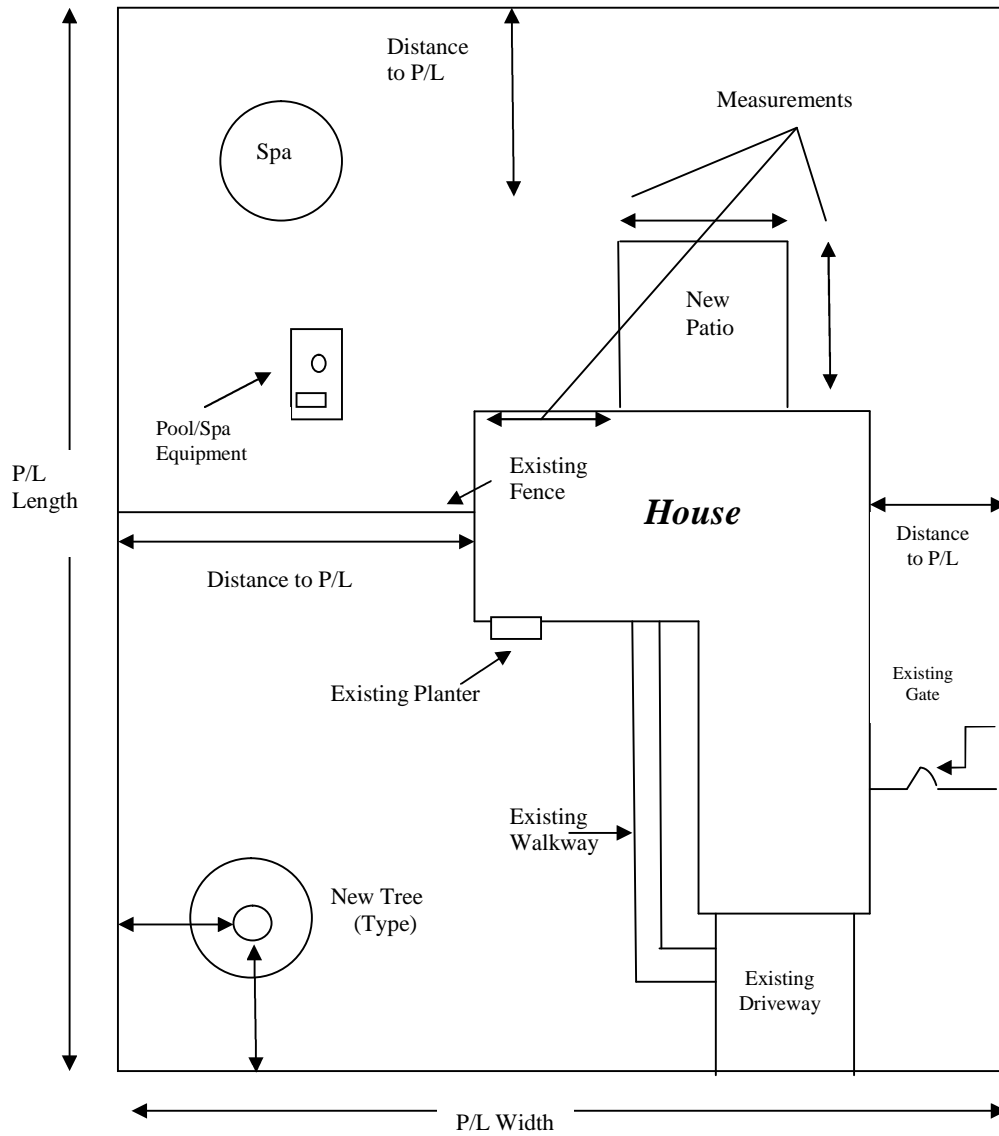
Rock colors **NOT** permitted include: (This list is not all inclusive.)

White	Green	Black
Black and White	Gray Gravel	Artificially Painted Rock(s)
Caliche		

All rock must be at least ¾ to 1 inch or larger in size.

Important Note: This is a SAMPLE ONLY. A Site Plan indicating your proposed changes for your property must be submitted with the application.

P/L = Property Line



**DESERT SHORES COMMUNITY ASSOCIATION
ARCHITECTURAL GUIDELINES
FOR LANDSCAPING**

I. LANDSCAPING (Refer to Section 8.03 of the CC&R's)

- A. ALL LANDSCAPING WORK, PLANTINGS AND INSTALLATION of permanent irrigation systems by an owner shall remain aesthetically consistent with the design and plan of the community and climatically and culturally appropriate to Southern Nevada. If plantings are found detrimental to the community by the Board, homeowners may be required to abate the problem. The following plants are prohibited:

Mulberry, Cottonwood and Poplar Trees
Oleander Bushes & Trees (except Dwarf Oleander which is acceptable)
Weeping Willow Trees (except the Desert Willow which is acceptable)
Olive Trees (except the Olive Swan and Wilson Olive Trees which are acceptable)

When changing out existing landscaping to Xeriscape, the following rule should apply:

Every 25 sq ft (5'x5') of landscaped area should be comprised of either 2 5Gallon or 4 1Gallon Shrubs or Groundcover. Of this, at least 25% should be Groundcover.

- B. DSCA COMMON AREA may not be maintained, landscaped or otherwise improved by any Owner.
- C. ALL TREES AND SHRUBS require ARC approval. (Revised 9/29/2010)
- D. LAKEFRONT PROPERTIES, due to their special location, require ARC approval prior to installation.
- E. ALL DECORATIVE ROCK must be of natural (unaltered) colors and approved by the ARC.
Rock colors NOT permitted include: (This list is not all inclusive.) (Revised 3/23/2011)

White	Green	Black
Black and White	Gray Gravel	Artificially Painted Rock(s)
Caliche		

All rock must be at least ¾ to 1 inch or larger in size.

- F. ARTIFICIAL TURF requires ARC approval.
1. The length of the artificial turf should be no less than one and one-half inches.
 2. The homeowner accepts responsibility for maintaining the appearance of the artificial turf to at least the level of natural turf.