

Desert Landscaping Misunderstandings

With the water concerns and every increasing costs we are all experiencing, many homeowners are switching their front yard landscapes from grass to desert landscaping. While this is a prudent move in order to save water and money, there have been some misunderstandings and comments that the Board of Directors would like to address:

➤ **Desert landscaping is not the same as bare rock landscape.**

Removing grass areas to be replaced solely with decorative rock is not allowed. Drought-tolerant plants chosen from the SNWA Water Smart Landscapes Plant List are required to be added to maintain a pleasant, attractive, and healthy atmosphere.

➤ **Desert landscaping is not a maintenance-free landscape.**

Regular maintenance of all landscaping is needed to maintain a good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilizing, pruning, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices.

➤ **ARC Approval is required.**

Changes to your exterior, including landscaping, are required to be submitted by an ARC Application for approval. No changes are allowed to occur prior to approval. This process, while bureaucratic, functions to safeguard the community and protects the homeowner from costly changes afterwards.

How Many Landscaping Plants Are Required?

We know homeowners want a simple answer of ‘X’ number of plants, but its not that simple since every home has a different yard size. The actual answer is ‘What the City of North Las Vegas Ordinances requires when it was built or renovated’. If the landscaping was not changed since the house was built, then that is the number of plants that are required. Once there are modifications or renovations, it is required to be built to comply with the current ordinances.

An analog to this that homeowners might be familiar with is when a water heater is replaced. The plumber is required to install a drip pan, earthquake straps, or expansion tank to bring it up to code, if there was not one installed already.

Here are some important requirements from the current CNLV Landscape Ordinance §17.24.060:

- All required landscaping shall provide a minimum ground coverage of fifty (50) percent, excluding trees, within two years of planting.
- A minimum of one and a half five-gallon shrubs per fifty (50) square feet of front and corner side yard area
- Plants and shrubs must be a minimum of five gallon size at time of planting. Groundcovers must be a minimum of one gallon size at time of planting. Trees shall be sized at 24-inch box at the time of installation.
- Each residential lot shall have a minimum of two trees planted between the sidewalk and the front of each house at the time the house is constructed. (Note: This is misleading since our homes were built before this took effect. The board has been favorable to requests to remove trees if additional shrubs were placed in lieu of the tree)

For more information, please review the CNLV Landscaping Ordinance §17.24.060.

Important Numbers

After Hours Water Leaks	(702) 633-1280
Animal Control	(702) 633-1390
Code Enforcement	(702) 633-1677
Fire Department	(702) 633-1102
Malfunctioning Street Lights	(702) 633-3275
Police Department	(702) 633-9111
Republic Services	(702) 735-5151



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Send Payments To:
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c/o FirstService Residential
P.O. Box 30422
Tampa, FL 33630-3422

How To Submit ARC Request Forms

When you desire to change a feature of your home or yard that is visible from the exterior, it is required to have an ARC Request approved before changes are made. To complete the form, you will need the following:

> **Impacted Neighbor Statement**

The affected neighbors must sign this form, which will typically be “adjacent” and “rear” neighbors. However, the “facing” neighbors must sign the form if the proposed improvements will be visible from the street.

> **Plan Drawings**

Plans include elevation drawings of the improvement, size and types of materials to be used, a site plan depicting the improvement on the lot and in conjunction with property lines, the residence, and any other existing pertinent improvements. Accurate dimensions (height, length, and width) must be shown. Exterior colors and finishes must be submitted.

> **Landscape Plans**

Landscape plans must be drawn to depict the lot, residence, property lines, existing walls, and fences. Landscape materials, such as sod, trees, and shrub types and sizes must be called out, as well as their location. Irrigation and lighting must be shown. Samples of decorative rock or the size and/or color of the rock must be included. Proposed hardscape areas (driveways, parking areas, and sidewalks) must be shown.

> **Material Samples**

Color paint chips, type of rock to be used, pictures of gazebos, pools, patio covers, and spas should accompany the detailed drawings when available.

> **Patience and Understanding**

This process is useful for safeguarding the look and feel of our community, protecting property values, and ensuring that all affected parties are involved and approve of the changes. We understand this process is a pain point for homeowners that are trying to improve upon their property, but please recognize that is needed and required to an attractive, considerate, and family-friendly community.

The ARC Request form is available by logging in to your Resident Portal through the FirstService Residential Connect website linked on the HighlandHillsNLV.com webpage or by requesting a copy of the forms from FirstService Residential.

Please include as much information as possible when describing your improvements. The management company and your Board of Directors review these requests. If information is missing or vague, it requires us to reach out for clarification which extends out the process of approval. We like to approve requests that make the homes nicer and more pleasant for their owners and neighbors.

Common ARC Questions and Exceptions

- > Seasonal decorations do not require approval, but must be removed promptly after the holiday.
- > Exterior paint palettes are available on the HighlandHillsNLV.com website. These still require ARC approval, but offer 12 choices which fit our community. You are not limited to only using these choices.
- > Window blinds, window tint, and solar screens do not require approval, but must follow the restrictions in the Architectural Standards and Guidelines, available online. Privacy and heat-rejection tint is allowed.
- > Backyard patios, balconys, sheds, gazebos, play equipment, landscape, or any other item higher than the rear walls or visible from the street do require ARC approval.
- > Security doors colored to match the front door or window frames do not require ARC approval.