

# LAS BRISAS HOMEOWNERS ASSOCIATION

5135 Camino Al Norte Suite 100 N. Las Vegas NV 89031

Office (702) 362-0318/Fax (702) 331-4188

admin@performance-cam.com

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## APPLICATION FOR ARCHITECTURAL IMPROVEMENTS

### GENERAL INSTRUCTIONS:

- ❖ Applications will be accepted by mail, email/fax, or hand delivered to Performance CAM during normal business hours. (Monday through Thursday 8:00 am until 6:00 pm).
- ❖ The ARC Committee reviews all applications by email and sometimes at executive session meetings as needed.
- ❖ The application must be completed and signed by the *owner* of the property. Incomplete applications will be returned to the homeowner at the mailing address listed on the application. Applications that are being re-submitted due to revisions or any other reason must fill out the "resubmittal" form and submit the original completed application.
- ❖ The **ORIGINAL** application should be submitted for review by the ARC Committee. Please make a copy of the application for your records. The ORIGINAL application will become property of the Association and will not be returned to the Homeowner.

### ALL APPLICATIONS MUST INCLUDE:

- ☐ Completed Application with *owner* signature
- ☐ Neighbor Awareness Form (must be signed by all immediate neighbors, applications submitted without the neighbor awareness form will be automatically denied by management – if N/A is marked please include reason for no signature PLEASE NOTE – this is not a neighbor "approval" for the changes being submitted)
- ☐ Samples (such as artificial turf, rocks, paint swatch, etc.)

Please Include The Following With Your Architectural Application If Applicable:

### LANDSCAPE INSTALLATIONS:

- ☐ Renderings of the patio area showing placement of plants/rocks/grass/etc.
- ☐ Plant List to include the names of the plants and type of grass to be used (Note: Grass must be no less than 2 ½ feet away from the wall; planting of trees must comply with root barrier set-backs per the Architectural Guidelines)
- ☐ Size and color of rocks/boulders (small sample of rocks must be provided to assist with approval process)
- ☐ Drainage Lines for yard (must be shown with arrows indicating direction of drainage flow – must not be disturbed or obstructed)

### PATIO COVER INSTALLATIONS:

- ☐ Copy of City of Las Vegas Permit (needed with patio cover installations)
- ☐ Renderings showing elevation and placement of patio cover to include dimensions (width/height/length)
- ☐ Type of materials to be used to include color (i.e. stucco with barrel tile roof or lattice aluma-wood)

**RENDERINGS CAN BE A DRAWING OR DIAGRAM AND DO NOT HAVE TO BE DONE BY A PROFESSIONAL UNLESS OTHERWISE INDICATED ABOVE**

\*\*\*\*\*

OFFICE USE ONLY

APPLICATION ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MANAGER REVIEWED ON: \_\_\_\_\_ MANAGER SIGNATURE: \_\_\_\_\_

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### PLEASE PRINT CLEARLY

DATE SUBMITTED: \_\_\_\_\_ START DATE: \_\_\_\_\_ COMPLETION DATE: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

If Different From Property Address

PHONE: \_\_\_\_\_ ALTERNATE PHONE: \_\_\_\_\_

\*\*\*\*\*

### PLEASE CHECK ALL THAT APPLY:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Patio Landscape | <input type="checkbox"/> Satellite Dish       | <input type="checkbox"/> Garage Door Upgrade |
| <input type="checkbox"/> Pavers          | <input type="checkbox"/> Security/Screen Door |  |
| <input type="checkbox"/> Patio Cover     | <input type="checkbox"/> Solar Screens        |  |

☐ Other: \_\_\_\_\_

Please provide brief description of proposed improvement if not listed above

### PLEASE PROVIDE BRIEF DESCRIPTIONS BELOW:

MATERIALS: \_\_\_\_\_

COLOR(S): \_\_\_\_\_

FINISH: \_\_\_\_\_

CONTRACTOR NAME: \_\_\_\_\_ LICENSE #: \_\_\_\_\_

### OWNER SIGNATURE REQUIRED

Applications submitted without the owner signature below will be automatically denied. By signing below, you are agreeing that you will comply with the Design Guidelines of the Association as well as all City of Las Vegas Codes and have notified your contract to do the same.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\*\*\*\*\*

### COMMITTEE USE ONLY

☐ APPROVED ☐ DENIED ☐ CONDITIONALLY APPROVED ☐ NEED ADDITIONAL INFORMATION

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
Reviewed By (Committee Member)

\_\_\_\_\_  
Date Reviewed

\_\_\_\_\_  
Reviewed By (Committee Member)

\_\_\_\_\_  
Date Reviewed

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### NEIGHBOR AWARENESS FORM

This form is being presented to you by \_\_\_\_\_ (applicant name), who resides at \_\_\_\_\_ (applicant address).

**PROPOSED CHANGES:** \_\_\_\_\_

The owner mentioned above would like to make changes to his/her property and are required to obtain signatures from all neighboring properties that may be impacted by this change per the requirements set forth in the Architectural Guidelines and Application Process of the Association.

Please note that by signing this form you are not approving any of the proposed changes being submitted nor are you legally bound by anything pertaining to the changes.

**LEFT NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**RIGHT NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**FRONT NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**REAR NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**OTHER NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

**OTHER NEIGHBOR ADDRESS:** \_\_\_\_\_ **DATE SIGNED:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_ **SIGNATURE:** \_\_\_\_\_

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## ARCHITECTURAL GUIDELINES

### PLANT LIST

Page 1

#### Prohibited Plants

The following plant species are prohibited from use due to excessive messiness or prolific self-seeding:

Fruit Bearing Olive Trees  
Fruit Bearing Mulberry Trees  
Common Bermuda grass  
Green Fountain Grass  
Cypress

#### Approved Plant List

##### Trees:

##### Botanical Name

Acacia stenophylla  
Acacia smallii  
Chilopsis linearis  
Chitalpa tashkentensis  
Fraxinus oxycarpa 'Raywood'  
Fraxinus velutina 'Rio Grande'  
Fraxinus velutina  
Gleditzia triacanthos  
Juniperus chinensis 'Torulosa'  
Lagerstroemia indica  
Ligustrum lucidum  
Magnolia grandiflora  
Olea europea 'Swan Hill'  
Olea europea 'Wilsonii'  
Parkensonia floridum  
Pinus eldarica  
Pinus halepensis  
Pistachia chinensis  
Prosopis chilensis 'Thornless'  
Prunus caroliniana  
Pyrus calleryana  
Pyrus kawakamii  
Prunus cerasifera 'Atropurpurea'  
Rhus lancea  
Quercus virginiana  
Robinia ambigua 'Purple Robe'  
Robinia pseudoacacia  
Ulmus parvifolia  
Vitex agnus-castus

##### Common Name

Shoestring Acacia  
Sweet Acacia  
Desert Willow  
Chitalpa Tree  
Raywood Ash  
Fan-Tex Ash  
Modesto Ash  
Honey Locust  
Hollywood Juniper  
Crape Myrtle  
Glossy Privet  
Southern Magnolia  
Swan Hill Olive  
Wilson Olive  
Blue Palo Verde  
Mondale Pine  
Aleppo Pine  
Chinese Pistache  
Chilean Mesquite  
Carolina Laurel Cherry  
Bradford Pear  
Ornamental Pear  
Purple Leaf Plum  
African Sumac  
Southern Live Oak  
Purple Robe Locust  
Black Locust  
Chinese Elm  
Chaste Tree

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## ARCHITECTURAL GUIDELINES

### PLANT LIST

Page 2

#### Palms:

<u>Botanical Name</u>	<u>Common Name</u>
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Butia capitata	Pindo Palm
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Chamaerops humilis	Mediterranean Fan Palm
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Cycas revoluta	Sago Palm
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Phoenix canaryensis	Canary Island Date Palm
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Phoenix dactylifera	Date Palm
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Trachycarpus fortunei	Windmill Palm
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Washingtonia filifera	California Fan Palm
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Washingtonia robusta	Mexican Fan Palm
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#### Shrubs:

<u>Botanical Name</u>	<u>Common Name</u>
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Acacia redolens 'Desert Carpet'	Desert Carpet Acacia
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Agave colorata	Mescal Ceniza
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Buxus microphylla japonica	Japanese Boxwood
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Caesalpinia gillesii	Yellow Bird of Paradise
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Caesalpinia pulcherrima	Red Bird of Paradise
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Convolvulus cneorum	Bush Morning Glory
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Dasylerion wheeleri	Desert Spoon
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Dietes vegeta	Fortnight Lily
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Dodonea viscosa	Purple Hopseed Bush
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Eremophila spp. 'Valentine'	Valentine Bush
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Euonymus japonica	Japanese Euonymus
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Euonymus japonica 'Silver Queen'	Silver Queen Euonymus
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Euryops pectinus	Yellow Daisy
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Feijoa sellowiana	Pineapple Guava
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Gaura lindheimeri	Pink Gaura
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Hesperaloe parviflora	Red Yucca
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Hemerocallis Hybrids	Yellow Day Lily
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Hymenoxys acaulis	Angelita Daisy
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Ilex vomitoria 'Nana'	Dwarf Youpon Holly
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Lantana species	Lantana
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Lantana montevidensis	Trailing Lantana
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Lavendula species	Lavender
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Leucophyllum frutescens	Texas Ranger
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Ligustrum texanum	Texas Privet
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Myrtus communis 'Compacta'	Dwarf Myrtle
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Nandina domestica	Heavenly Bamboo
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Nerium oleander 'Petite Pink'	Dwarf Oleander
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Photinia fraseri	Red Tip Photinia
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Phormium tenax species	New Zealand Flax
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Pittosporum tobira 'Variegata'	Mock Orange
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Pittosporum tobira 'Wheeleri'	Wheeler's Dwarf Mock Orange
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Punica granatum	Pomegranate
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## ARCHITECTURAL GUIDELINES

### PLANT LIST

Page 3

#### **Shrubs Continued:**

Punica granatum 'Nana'  
Pyracantha coccinea  
Raphiolepis indica 'Clara'  
Raphiolepis indica 'Pink Lady'  
Rosemarinus prostrata  
Salvia species  
Santolina chamaecyparissus  
Tecomaria capensis  
Trachelospermum jasminoides  
Verbena species  
Viburnum tinus  
Yucca pendula  
Xylosma congestum 'Compacta'

Dwarf Pomegranate  
Firethorn  
White India Hawthorn  
Pink India Hawthorn  
Dwarf Rosemary  
Salvia  
Lavender Cotton  
Cape Honeysuckle  
Star Jasmine  
Verbena  
Laurestinus  
Weeping Yucca  
Shiny Xylosma

#### **Ground Covers:**

##### Botanical Name

Aptenia cordifolia  
Baccharis pilularis  
Dalea capitata 'Sierra Gold'  
Myoporum parvifolium  
Rosmarinus officianalis 'Prostratum'  
Trachelospermum asiaticum

##### Common Name

Red Apple  
Coyote Bush  
Sierra Gold  
Australian Racer  
Trailing Rosemary  
Asian Jasmine

#### **Vines:**

##### Botanical Name

Macfadyena unguis-cati  
Rosa banksiae lutea  
Trachelospermum jasminoides

##### Common Name

Cat's Claw Vine  
Banks Yellow Rose  
Star Jasmine

\*\*Plant species not on this list will be considered on a case by case basis