

EXHIBIT A

INSIGHT PARK HIGHLANDS – NORTH LAS VEGAS, NV

Insight Development Standards – Revised July 14, 2021

TABLE OF CONTENTS

PART I	INSIGHT LAND USE PLAN
PART II	PERMITTED USES – Insight Parcel South
PART III	PERMITTED USES – Insight Parcel North
PART IV	PERIMETER, PATHWAY AND MEDIAN LANDSCAPING STANDARDS
PART V	VARIATIONS FROM CODE FOR INSIGHT PARCEL SOUTH

EXHIBIT A

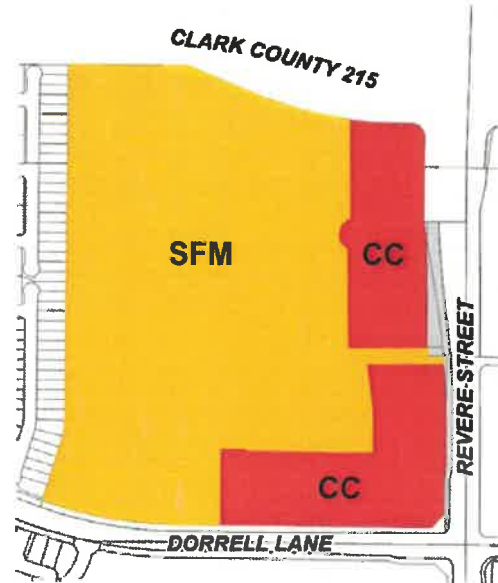
PART I: INSIGHT LAND USE PLAN

Insight Parcel South Land Uses

Single Family Medium Residential (SFM)

Community Commercial (CC)

Insight Parcel South Land Use Map



Insight Parcel North Land Uses

Mixed-Use Neighborhood (MUD-N)

Insight Parcel North Land Use Map



EXHIBIT A

PART II: PERMITTED USES-INSIGHT PARCEL SOUTH

The Insight Parcel South contains approximately 46.8 acres. Uses permitted on the Insight Parcel South shall be those uses corresponding with an approved single-family residential PUD, Planned Unit Development District and the C-2, General Commercial District as set forth in Title 17, and supplemented by the Insight Development Agreement and these Insight Development Standards. Where a specific use is not provided on this list, the user is referred to the Permitted Use Table in Title 17 (17.20.010).

Permitted Uses within the C-2 District:

- College or University
- Hospital / Medical Center
- Residential Health Care Facility, including Specialized Care and Minimal Care Facilities
- Public Utility Building, Structure or Equipment
- Telecommunication Towers and Facilities (maximum of 2)
- Pet Care and Boarding Facility
- Child Care Center
- Bank or Financial Institution
- Recreational Use
- Massage Establishment
- Personal Service Establishment
- Hotel or Motel
- Vehicle Washing Establishment
- Fuel Sales
- Tire Sales, Repair, and Mounting
- Vehicle, Boat and RV Service Facility
- Video Arcade
- Convenience Food Store with Gas Pumps
- Drug Store/Pharmacies, with drive through
- Drive through Establishments
- Outdoor Cafes, Kiosks and Vending.
- Residential Facilities for Groups
- Professional Services
- Tobacco Shops
- Vehicle Washing Establishment (Automated or Self-Serve) with or without vacuums and detailing
- Mini-storage/Mini-Warehousing Establishment and R.V. storage
- Magazine and Newspaper shops and stands
- Tattoo

Permitted Liquor Uses within the C-2 District:

- One (1) Restricted Gambling Liquor License (On-Sale Liquor with Restricted Gaming)
- One (1) Full Off-Sale liquor license issued in conjunction with a Grocery Store
- One (1) Beer-wine-spirit-based products off-sale licenses in conjunction with Convenience Stores (or similar)
- One (1) Full Off-Sale or Beer-Wine Off-Sale liquor license in conjunction with a liquor store or wine store.
- Four (4) On Sale liquor license in conjunction with restaurants
- On Sale Liquor License in conjunction with Drug Store

EXHIBIT A

Waiver of Proximity Restrictions:

With respect to the Insight Parcel South, any proximity restrictions specified Title 17 between Alcohol Related Uses and a Development Residential District shall be waived to the extent those Alcohol Related Uses are enumerated in the Insight Development Standards or this Insight Development Agreement. Additionally, all proximity restrictions specified in Title 17 between Alcohol Related Uses and other Alcohol Related Uses, and between Alcohol Related Uses and parks, schools, day care centers, and/or churches, the proximity restrictions are waived to the extent these Alcohol Related Uses are located on any commercially-designated portion of the Insight Property.

Prohibited Uses:

Insight agrees that it will not request any of the following uses on the Insight Parcel South: Auto Title Loan Establishments, Automobile Pawnbrokers, Deferred Deposit Loan establishment, Pawnbrokers, any Sexually Oriented Businesses, Short-Term Loan Establishments or Recreational Marijuana.

EXHIBIT A

PART III: PERMITTED USES-INSIGHT PARCEL - NORTH

The Insight Parcel North parcel contains approximately 32.9 acres. This parcel is planned for a mix of commercial / retail and residential uses. The commercial center should be anchored with a grocery store. The following uses shall be considered principally permitted uses if developed with or following development of a grocery store on the Insight Parcel North.

Where a specific use is not provided in this list, the user is referred to Title 17 (Sec 17.20.010) for the list of uses as permitted by right, Conditional Use or Special Use.

Permitted Uses within the INSIGHT PARCEL - NORTH:

- Hospital / Medical Center
- Pet Care and Boarding Facility
- Child Care Center
- Bank or Financial Institution
- Fuel Sales
- Tire Sales, Repair, and Mounting
- Vehicle, Boat and RV Service Facility
- Convenience Food Store with Gas Pumps
- Vehicle Washing Establishment (Automated or Self-Serve) with or without vacuums
- Mini-storage/Mini-Warehousing Establishment and R.V. storage

Permitted Liquor Uses within the INSIGHT PARCEL - NORTH:

- One (1) Restricted Gambling Liquor License (On-Sale Liquor with Restricted Gaming)
- One (1) Full Off-Sale liquor license issued in conjunction with a Grocery Store
- One (1) Beer-wine-spirit-based products off-sale licenses in conjunction with Convenience Stores (or similar)
- One (1) On Sale liquor license in conjunction with restaurants

Waiver of Proximity Restrictions:

With respect to the Insight Parcel North, any proximity restrictions specified in Title 17 between Alcohol Related Uses and a Developed Residential District shall be waived to the extent those Alcohol Related Uses are enumerated in the Insight Development Standards or this Insight Development Agreement. Additionally, all proximity restrictions specified in Title 17 between Alcohol Related Uses and other Alcohol Related Uses, and between Alcohol Related Uses and parks, schools, day care centers, and/or churches, are waived to the extent these Alcohol Related Uses are located on any commercially-designated portion of the Insight Property.

Prohibited Uses:

Insight agrees that it will not request any of the following uses on the Insight Parcel North: Auto Title Loan Establishments, Automobile Pawnbrokers, Deferred Deposit Loan establishment, Pawnbrokers, any Sexually Oriented Businesses, Short-Term Loan Establishments or Recreational Marijuana.

EXHIBIT A

PART IV. PERIMETER, PATHWAY, AND MEDIAN LANDSCAPING STANDARDS

The Insight Park Highlands Development shall comply with the corresponding Street Sections within the Villages at Tule Springs Development Standards. Revere Street south of 215 shall comply with the standards for Revere Street north of 215.

PART V. VARIATIONS FROM CODE FOR INSIGHT PARCEL SOUTH

- i. Signage – Sign Height. In order to compensate for the change in topography against the Beltway, the maximum sign height in a C-2 zone shall be 10 feet above the highest elevation of the overpass at Revere.
- ii. Where a commercial development abuts a residential property, in addition to a solid masonry wall, a landscaped buffer with a minimum width of 15 feet shall be planted with double row of 24-in box trees off-set. Additionally, any residential side lot line shall be increase to 10 feet when abutting the 15 feet of landscaping.