



# SOSA Design Standards and Guidelines

Prepared for:  
Clark County  
Redevelopment Agency

lucchesi galati  
PEOPLE • PROCESS • PLACE

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design  
studio

RBF  
CONSULTING



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# **SOSA DESIGN STANDARDS AND GUIDELINES**

Adopted November 19, 2008

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**Redevelopment Agency**

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## 1.0 INTRODUCTION & USER'S GUIDE

### Background

The SOSA (South of Sahara Avenue) District (herein referred to as "SOSA" or "the District") is a 120-acre area located within the Winchester Township of Clark County, Nevada (see Figure 1-1). Joe W. Brown Drive, Sahara Avenue, Maryland Parkway, and Karen Avenue define the borders of SOSA (see Figure 1-2).

The District consists of a variety of vacant, blighted, and underutilized residential and commercial properties. The District is located within a Clark County redevelopment project area that was established in December 2003.

In 2007, residents, business owners, property owners, and other stakeholders began a community-based planning process to develop a vision for the future of SOSA. The process involved a series of design workshops and stakeholder interviews to identify opportunities and constraints, and to collectively work towards a common vision for the redevelopment of the area. Several alternative concept plans were prepared and refined throughout the process. After several workshops, a final vision and concept plan was prepared. Section 2.0 (Vision for SOSA) summarizes the vision and key components of the vision plan for SOSA.

### Purpose

The purpose of this document is to establish design standards and guidelines to be used to guide the future development and redevelopment of properties within SOSA. The purpose of the standards and guidelines is to ensure that plans for development are consistent with the envisioned future for SOSA. The standards and guidelines will serve as one of many tools that can be used by the Clark County Redevelopment Agency to help implement the vision for SOSA.

The standards and guidelines within this document apply to projects that involve the development of vacant property or the comprehensive redevelopment of developed properties. These standards and guidelines, where practical, would also apply to projects that involve modifications to existing properties or buildings, such as facade improvements, landscaping enhancements, and building renovations.

Figure 1-1: SOSA: Site Location





Figure 1-2: SOSA: Site Aerial



## **Relationship to Clark County Development Code**

The properties within SOSA are located within the Mixed Use Overlay District. According to Section 30.48.700 of the Clark County Development Code, the purpose of the Mixed Use Overlay District is “to encourage a diversity of compatible land uses, including a mixture of residential with at least one or more of the following: commercial, office, educational, institutional, and other appropriate urban uses.” In addition, the Mixed Use Overlay District provides a mechanism to encourage new housing and innovative urban design that is less dependent on the automobile, can be used to revitalize older commercial corridors, and can increase opportunities for infill housing. Mixed use projects are intended to create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, transit, and various services.

The Mixed Use Overlay District provides general development standards for the design of mixed use projects within all areas with Mixed Use Overlay designation. This document provides additional and more specific standards and guidelines for the development and redevelopment of properties within SOSA. This document is not intended to replace the development standards for the Mixed Use Overlay District; all projects within SOSA are required to comply with the Mixed Use Overlay regulations as well as all regulations within Title 30. The document is intended to provide additional design standards and guidelines specifically for all projects, including non mixed use projects, within SOSA.

## **Design Standards and Guidelines**

Some of the design standards and guidelines use strong language, such as “shall” (rather than “should”), “required” (rather than “encouraged”), and “prohibited” (rather than “discouraged”). When this language is used, the County Redevelopment Agency expects that all projects will be designed to comply with the applicable standard or guideline. The Redevelopment Agency may interpret these design guidelines with some flexibility in their application to specific projects, as not all design standards or guidelines may be workable or appropriate for each project; however, projects that do not comply with these types of standards and guidelines will need to provide adequate justification to the Redevelopment Agency in order for the project to move forward with the Redevelopment Agency’s support. If the Redevelopment Agency does not believe that the project meets the overall intent and spirit of the Design Guidelines, they may recommend denial of the project.

## **Development Review Process**

The following is a summary of the development application process for projects within SOSA.

- Prior to acceptance of a land use application, business license or building permit for any improvement or development within SOSA, the developer/applicant (or an authorized representative) shall meet with the Redevelopment Agency to discuss proposed plans. The Redevelopment Agency shall provide a written statement to the applicant confirming their meeting, which must be included in the application submittal package to the County.

- Pre-Submittal Conference: When required per Title 30, a pre-submittal conference with the developer (or an authorized representative) and Redevelopment Agency and Planning staff, including staff from other regulatory agencies or jurisdictions, shall be required to discuss proposed plans and review submittal requirements, prior to acceptance of any land use application. One pre-submittal conference may be utilized for all related applications.
- Neighborhood Meeting: A neighborhood meeting with area residents to discuss the proposed project is strongly encouraged, but not required. If conducted, the neighborhood meeting should be generally consistent with the procedure described in Table 30.16-3 (f)(2)(D) of the Clark County Development Code, and the information presented should include the Vicinity Map and the Project Description.
- Land use applications are required per Title 30. Applications will be carefully examined for quality of a project's site design, architecture, landscaping, and other important features such as signage and lighting, to ensure that plans for development are consistent with the envisioned future for SOSA.
- Applications will follow the procedures outlined in Chapter 30.16.
- Step 3: Review Section 4.0 to gain an understanding of the envisioned block pattern within the District and related standards and guidelines that encourage the division of large blocks to create more internal vehicular and pedestrian connections within SOSA.
- Step 4: Review Section 5.0 to determine the standards and guidelines for improving existing streets and constructing new streets within the District.
- Step 5: Review Section 6.0 to gain an understanding of the envisioned public spaces and related standards within the District.
- Step 6: Review Section 7.0 to gain an understanding of the types of uses that are encouraged and discouraged within SOSA.
- Step 7: Review Section 8.0 to gain an understanding of the types of buildings that are encouraged in SOSA. Section 8.0 includes Design standards and guidelines for the building types that are encouraged.
- Step 8: Review Section 9.0 to determine other general requirements that are required for public and private improvements within the District, including landscaping and screening requirements.
- Step 9: Contact the Clark County Redevelopment Agency if you have questions or would like to discuss public/private partnerships or share project opportunities within SOSA.

## **User's Guide**

The following steps will help users understand this document:

- Step 1: Review Section 2.0 to gain an understanding of the vision for SOSA.
- Step 2: Review Section 3.0 to gain an understanding of the green and sustainability standards and guidelines for projects within SOSA.

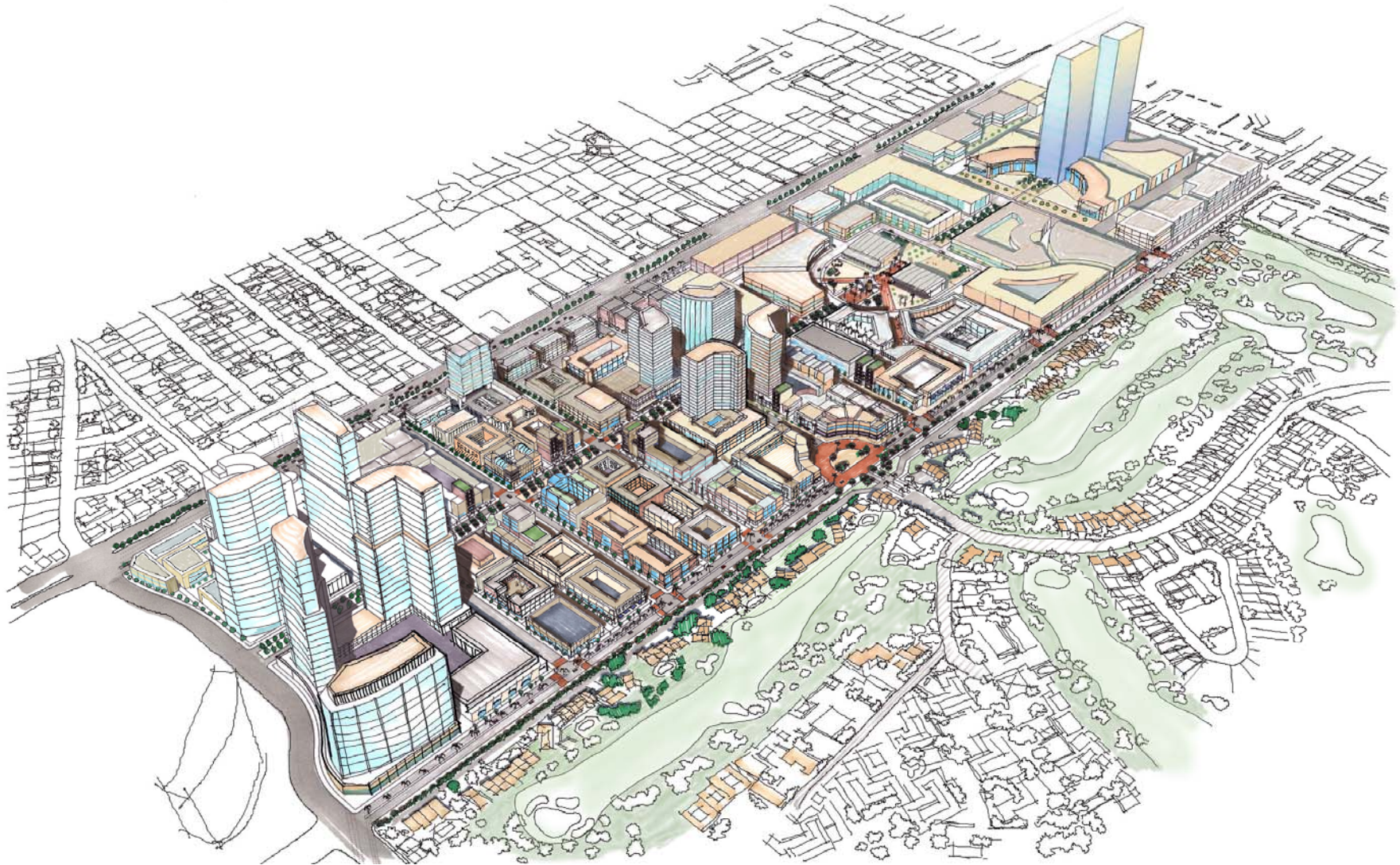
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## 2.0 VISION FOR SOSA

SOSA is envisioned to be redeveloped as a pedestrian-oriented urban neighborhood that has a mixture of compatible residential and commercial uses, a vibrant nightlife, and attractive and inviting central gathering spaces. Properties are envisioned to be redeveloped with multi-story buildings that have a strong relationship and orientation towards streets and public spaces. New streets and pedestrian connections will be developed so that properties are connected and integrated into a walkable outdoor environment. Streets will be lined with trees, streetscape furniture, pedestrian-scaled lights, and pedestrian amenities. The redeveloped neighborhood will provide opportunities for local residents and guests to have convenient access to shops, restaurants, and cafes that surround a central common area or public plaza. Residents will also be within convenient walk of bus rapid transit facilities along Sahara Avenue and the Las Vegas Monorail, providing them with convenient access to a variety of jobs, services, and amenities within the greater Las Vegas area. New development is encouraged to follow sustainable design principles and green building techniques in order to create an energy efficient and healthy urban environment.

The sketches on the following pages illustrate one of many ways that the District could be redeveloped to achieve the vision for SOSA.

**Figure 2-1: Envisioned Aerial View of SOSA**



**Figure 2-2: Envisioned View of a Potential East-West Corridor within SOSA**



**Figure 2-3: Envisioned View of SOSA along Sahara Avenue**





**Figure 2-4: Potential Gateway Feature at Karen Avenue and the Las Vegas Country Club entrance**



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# 3.0 SUSTAINABLE DESIGN

## Introduction

Buildings and the landscapes will play an important role in the human impact of the natural environment and the quality of life in SOSA. All projects within SOSA should consider solar orientation and energy efficiency, materials and mechanical systems that support a healthy indoor environment, socially sensitive land uses, and an aesthetic sensitivity to the natural environment.

## Sustainability Standards and Guidelines

- A. Care should be taken to ensure that the sites and buildings within SOSA are appropriate for the arid environment of Clark County by promoting energy and water conservation.
- B. All development projects within SOSA are strongly encouraged to incorporate sustainable practices so that projects are designed to meet the minimum requirements of a LEED Certified project (Leadership in Energy and Environment Design, United States Green Building Council).

LEED-NC		LEED-NC Version 2.2 Registered Project Checklist			
		<< enter project name >>		<< enter city, state, other details >>	
Yes	No				
<b>Sustainable Sites 14 Points</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Construction Activity Pollution Prevention	Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1	Site Selection	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 2	Development Density & Community Connectivity	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3	Brownfield Redevelopment	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.1	Alternative Transportation, Public Transportation Access	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4.4	Alternative Transportation, Parking Capacity	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5.1	Site Development, Protect or Restore Habitat	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5.2	Site Development, Maximize Open Space	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Stormwater Design, Quantity Control	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Stormwater Design, Quality Control	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Heat Island Effect, Non-Roof	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Heat Island Effect, Roof	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 8	Light Pollution Reduction	1	
<b>Water Efficiency 5 Points</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 2	Innovative Wastewater Technologies	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3.1	Water Use Reduction, 20% Reduction	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3.2	Water Use Reduction, 30% Reduction	1	
<b>Energy &amp; Atmosphere 17 Points</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prereq 2	Minimum Energy Performance	Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prereq 3	Fundamental Refrigerant Management	Required	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1	Optimize Energy Performance	1 to 10	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 2	On-Site Renewable Energy	1 to 3	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 3	Enhanced Commissioning	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 4	Enhanced Refrigerant Management	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5	Measurement & Verification	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6	Green Power	1	
continued...					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 5	Indoor Chemical & Pollutant Source Control	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.1	Controllability of Systems, Lighting	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 6.2	Controllability of Systems, Thermal Comfort	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 7.1	Thermal Comfort, Design	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 7.2	Thermal Comfort, Verification	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 8.2	Daylight & Views, Views for 90% of Spaces	1	
<b>Innovation &amp; Design Process 5 Points</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.1	Innovation in Design: Provide Specific Title	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.2	Innovation in Design: Provide Specific Title	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.3	Innovation in Design: Provide Specific Title	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 1.4	Innovation in Design: Provide Specific Title	1	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit 2	LEED <sup>®</sup> Accredited Professional	1	
<b>Project Totals (pre-certification estimates) 69 Points</b>					
Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points					



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## 4.0 BLOCKS

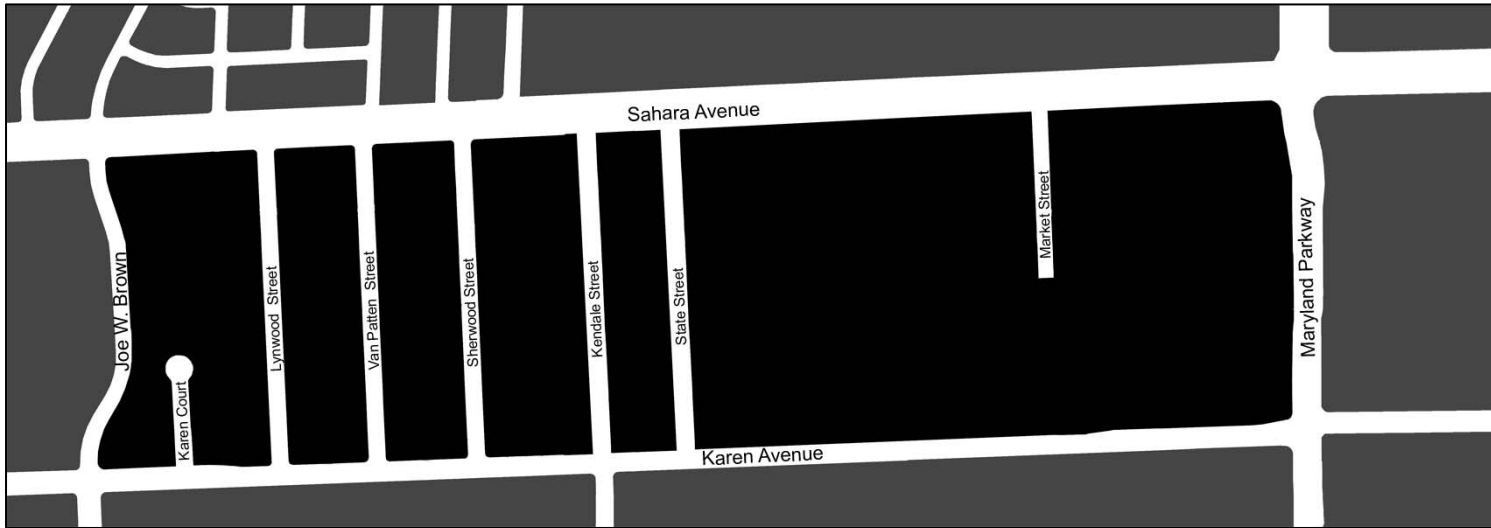
### Introduction

SOSA currently consists of a series of long rectangular blocks to the west of State Street and a very large “super block” to the east of State Street. Currently, the block pattern generally limits internal connections within SOSA, especially east-west connections through the middle of the District. In general, pedestrians, bicyclists, and motorists must travel north to Sahara Avenue or south to Karen Avenue to travel in the east and west directions. Under existing conditions, the large super block to the east of State Street also limits public vehicular access and generally discourages pedestrian activity because of limited public connections and access points through the block.

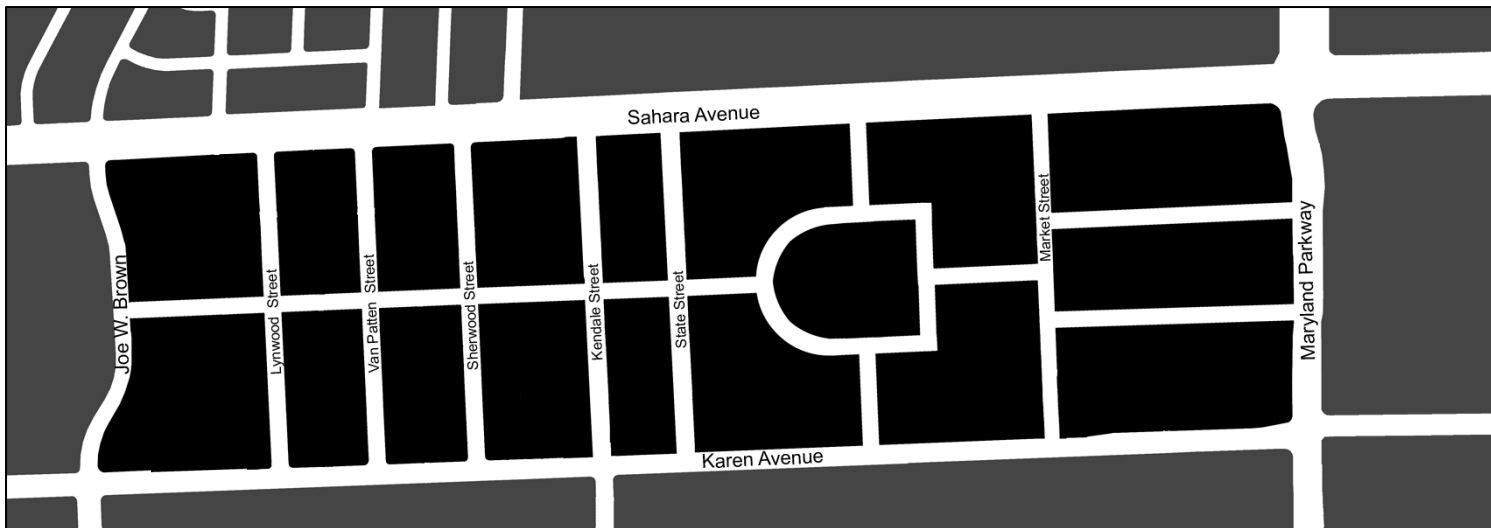
To solve the problems noted above and to create an interconnected urban district that encourages walking, bicycling, and transit, modifications to the existing block patterns are recommended. The recommended modifications are described below and illustrated on Figure 4-1:

- Split the long rectangular blocks to the west of State Street to create a central east-west connection through the middle of the District. The east-west connection should either be a multi-purpose bike and pedestrian corridor, or a new multi-modal street. Guidelines for the new street or multi-purpose bike and pedestrian corridor are provided in Section 5.0 (streets).
- Divide the large super block to the east of State Street into a series of smaller blocks by extending Market Street to Karen Avenue and by creating a series of new east-west and north-south streets. Figure 4-1 shows the potential locations of new street connections. The location of these streets is based on existing property lines and major entrances to shopping centers. The street locations may be modified to create a different block pattern as long as the established block pattern complies with the standards and guidelines in this Section.

Figure 4-1: Existing and Potential Future Block Patterns



Existing Block Pattern



Potential Future Block Pattern

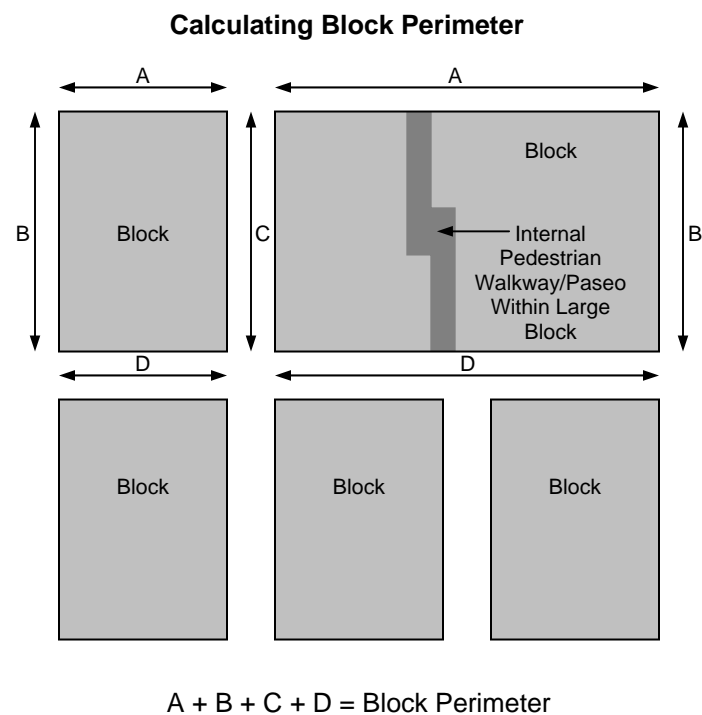
## Block Standards and Guidelines

### Street Closures

- A. The closure of existing public and private streets to create larger blocks and larger developments sites is strongly discouraged. This guideline does not apply to Karen Court, as it is a private dead-end street that could be closed in the future.

### Block Size

- A. If the properties between State Street and Maryland Parkway undergo a comprehensive redevelopment, new streets shall be constructed to create a network of small urban blocks. Blocks should have a maximum perimeter of 1,980 feet (the approximate distance to complete a walk around the block within five to eight minutes). Larger blocks should only be allowed if an internal pedestrian walkway or paseo (passageway) is provided through the middle of the block. These pedestrian walkways or paseos shall not be gated and shall be open to public access. Additional standards and guidelines for pedestrian walkways or paseos are provided in Section 8.0 (Buildings). Block perimeters greater than 2,640 feet are strongly discouraged.
- B. The existing blocks between Joe W. Brown Drive and State Street should be divided in half to create a new east-west connection within SOSA. If constructed, standards and guidelines for the new street are provided in Section 5.0 (streets).



### Alleys Closures

The properties between Joe W. Brown Drive and State Street are currently served by public alleys. The alley system provides access to rear parking lots and service areas, and reduces the need for driveway curb-cuts along the streets. Over time, Clark County has the goal to transfer the alley right-of-ways back to private ownership as adjacent properties redevelop. A system of shared driveways (under private ownership) that provide access to rear parking areas and service areas is envisioned to replace the existing public alley system over time. Creating a network of shared driveways is an important component to the SOSA vision, as a network of shared driveways will:

- Reduce the need for multiple driveways and curb cuts along the street, thereby increasing the safety and comfort of pedestrians walking along sidewalks.
  - Allow trash and service areas to be located to the rear of properties, away from the public sidewalk.
  - Provide secondary routes for pedestrians, bicyclists, and vehicles within SOSA.
- A. As the properties between Joe W. Brown Drive and State Street redevelop, property owners and the County should contemplate the closure of public alleys and the creation of a system of shared driveways. If alleys are closed, alternative access to adjacent properties and the relocation of utility lines may be required, which will require coordination with public works and applicable utility providers.

- C. Alleys and shared driveways shall be designed as attractive and safe secondary access routes per the standards and guidelines provided below:
- Properties and building facades that are adjacent to alleys/shared driveways shall have an attractive design so that they do not appear like the “forgotten back of building”. Adjacent facades shall be designed with window openings to provide informal surveillance of the driveway. Secondary entrances to commercial uses on the ground floor are encouraged.
  - All adjacent service areas, loading and unloading areas, utility boxes, mechanical equipment, and garbage/recycle storage areas shall be appropriately screened with landscaping and attractive screening walls as described in Section 9.0 (Landscaping and Screening).
  - Alleys/shared driveways should be designed with decorative concrete pavement that creates an attractive paving pattern.
  - All alleys/shared driveways shall be illuminated at night to prevent dark pockets. Light fixtures may be placed on adjacent building facades or poles that are located adjacent to the driveway. Light fixtures shall not project over the driveway.
  - Patios, outdoor dining areas, and courtyards are encouraged along alleys/shared driveways to help activate the spaces.



Examples of poorly designed alleys/shared driveways  
(Prohibited)



Examples of attractive and safe alleys/shared driveways



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## 5.0 STREETS

### Introduction

The existing streets within SOSA generally contain narrow sidewalks. In general, there is limited room for street trees, streetlights, streetscape furniture, and other amenities that help support an attractive and walkable street environment.

To create an attractive street environment that encourages walking and pedestrian activity, the existing streets within SOSA should be redesigned and improved. New streets within SOSA should also be designed to improve walkability. The following principles should be used for the design of streetscape improvements:

- Existing public and private streets should be improved with enhanced sidewalks, street trees, streetlights, directional signage for public parking, streetscape furniture, and other pedestrian amenities.
- New streets should be designed to create a pedestrian-oriented environment. New streets should include wide sidewalks, street trees, streetlights, streetscape furniture, and other pedestrian amenities.
- Property owners should work collectively to construct street improvements on a street-by-street basis to avoid streetscapes that are partially improved and unimproved. When feasible, the County should partner with property owners to provide incentives for complete street improvements.
- Karen Avenue should be improved to create a wider sidewalk along the north side of the street and to calm traffic and slow vehicle speeds. Traffic calming features should be considered at major intersections along the street.
- Sahara Avenue should be improved to create a more pedestrian-friendly environment that provides an attractive setting for transit riders utilizing the bus rapid transit system. To accomplish this, a frontage drive (or slip road) is encouraged on the properties along Sahara Avenue that undergo redevelopment. A frontage drive is a narrow one-way access road for slower traffic and parking. Frontage drives create a more pedestrian-friendly environment along major streets by providing a buffer between fast-moving through traffic on the street and the sidewalk and buildings on private property. As properties along Sahara Avenue redevelop, they will have the option to create a frontage drive. However, the frontage road is not necessarily required for all redevelopment projects.



Potential view of frontage drive along Sahara Avenue

## Street Standards and Guidelines

### General Requirements

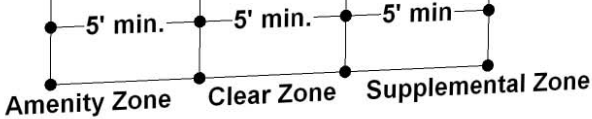
- A. All existing streets within SOSA shall be improved. Property owners/developers shall be required to construct the street improvements along the edges of their property to the centerline of the street. Improvements shall include sidewalks, medians, curbs and gutters, streetlights, street trees, streetscape furniture, trash receptacles, crosswalks, and other pedestrian amenities.
- B. All utility lines within SOSA shall be placed underground.
- C. In order to create an environment that is supportive of pedestrian and transit mobility, public sidewalks are required along both sides of all streets within SOSA. This standard does not apply to Karen Avenue, as the south side of Karen Avenue would not have a sidewalk.

### Pedestrian Realm

- A. A pedestrian realm shall be created on each side of all existing and new streets within SOSA. The pedestrian realm shall be 15' to 25' wide as measured from the back of the curb to the facade of the building. The pedestrian realm shall consist of three zones: an amenity zone, a clear zone, and a supplemental zone, all of which must comply with Title 30. This standard does not apply to the south side of Karen Avenue, the north side of Sahara Avenue, the west side of Joe W. Brown Drive, and the east side of Maryland Parkway (the sides of these streets are not located within SOSA).

- B. The pedestrian realm shall be owned and maintained by private property owners, homeowner's associations, community facilities district, and/or a business improvement district.
- C. The amenity zone is the segment of the pedestrian realm located along the street. The amenity zone shall be at least five feet wide as measured from the back of curb. Street trees, streetlights, streetscape furniture, pedestrian amenities, and public utility equipment shall be located in the amenity zone. The surface and landscaping treatment of the amenity zone varies based on the street type (refer to the standards and guidelines under "Street Sections"). All trees shall be subject to pruning to ensure that at least 14 feet of vertical clearance is provided between the roadway surface and the lowest branches of the tree.
- D. The clear zone is located in the center of the pedestrian realm. The clear zone shall be at least five feet wide. The surface of the clear zone shall consist of a concrete sidewalk. No objects are allowed in the clear zone.
- E. The supplemental zone is the segment of the pedestrian realm that is located adjacent to the building. The supplemental zone shall be at least five feet wide. The surface of the supplemental zone shall consist of a concrete sidewalk, which may be enhanced with decorative pavers. Street furniture, public art, outdoor dining, planters, and other items may be allowed in the supplemental zone based on the standards and guidelines provided in F and G below.

The surface and landscaping treatment of the amenity zone varies based on the street type (refer to the standards and guidelines under "Street Sections").



F. Street furniture, public art, planters, and other items may be allowed in the supplemental zone based on the following standards and guidelines:

- Items placed within the supplemental zone shall not block a building entrance or path leading to a building entrance.
- Items placed within the supplemental zone shall not be permanently attached to the building or the sidewalk.
- Items placed within the supplemental zone should not block views into adjacent storefronts.



G. Outdoor dining may be allowed in the supplemental zone based on the following standards and guidelines:

- If the outdoor dining area occupies an area that extends more than three feet from the building facade, a dining area barrier shall be used to define the edges of the dining area. The dining area barrier may be a sectional freestanding metal fence, freestanding posts connected by a rope or chain with a minimum diameter of one inch, or a group of planted pots or planter boxes that surrounding the dining area. The dining area barrier should be 36 to 42 inches tall. Chain link fences, fences with fabric inserts, and wood fences are prohibited.
- Tables and chairs should be painted or stained with a dark color.
- Umbrellas are encouraged within outdoor dining areas to provide shade. The lowest point of open umbrellas shall be at least seven feet above the sidewalk. Umbrellas should be designed with canvas. Wording, logos, drawings, business signs, and advertisements are discouraged on umbrellas.
- Only tables, chairs and umbrellas are allowed within outdoor dining areas. Service stations, bars, counters, shelves, racks, and sofas are prohibited. Heating devices may be allowed if approved by the Fire Marshall.

Sidewalk Dining: No dining barrier required:



Sidewalk Dining: Dining barrier required:



**Intersections**

- A. All intersections within SOSA shall be designed to accommodate the turning radius of fire trucks per the requirements of the 2005 Clark County Fire Code (CCFC).

**Pedestrian Crossings**

- A. Crosswalks are required at all internal street intersections within SOSA. Crosswalks shall be constructed of decorative concrete pavement to clearly mark the pedestrian zone and to help slow vehicle speeds as they enter the intersection.
- B. To provide additional crossings for pedestrians, crosswalks shall be required at mid-block locations where the distance between street intersections exceeds 400 feet. Mid-block crossings may be provided at other locations where additional pedestrian access is desirable. All mid-block crosswalks shall comply with the standards and details on either Figure 5-3 or Figure 5-7.

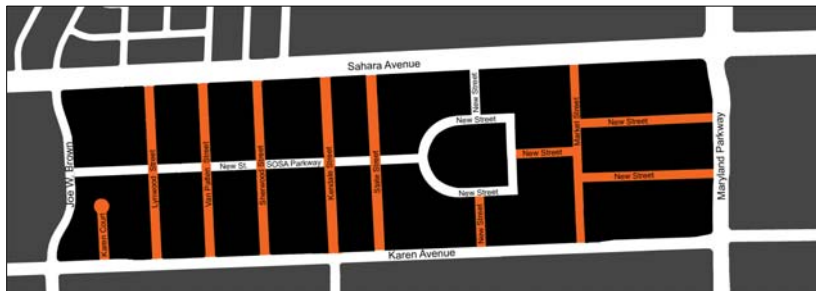
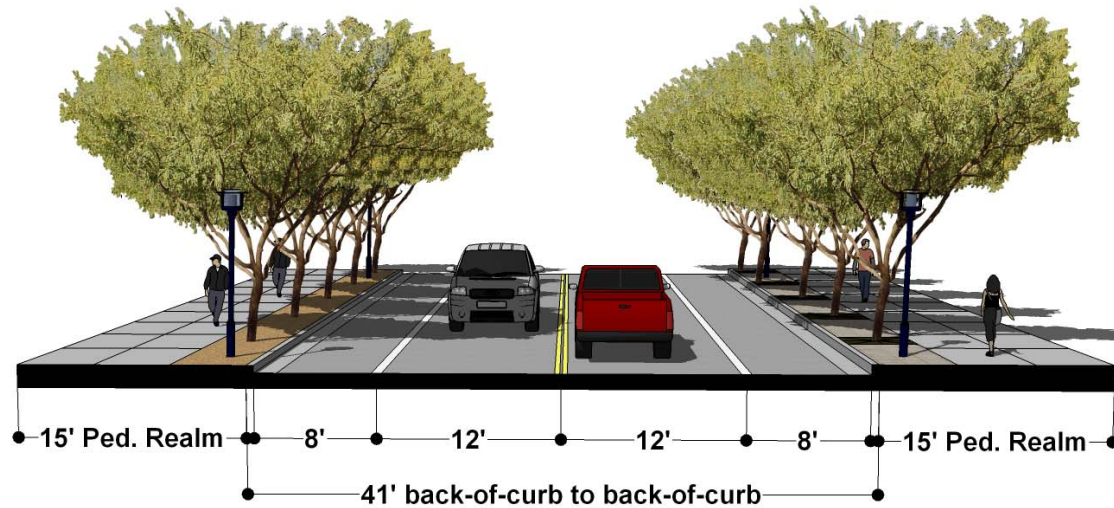
**Street Sections**

- A. All street improvements shall comply with the street sections, street standards, and landscaping standards provided on the following pages.

It is anticipated that all north south oriented existing streets, including Lynwood Street, Van Patten Street, and Sherwood Street (all 60 foot rights-of-way), and State Street and Market Street (each 54 foot rights-of-way), will be reduced or dedicated to the back-of-curb to back-of-curb-dimension and that the remaining right-of-way for existing streets be retained as an easement for public use and to maintain utilities per Title 30 to accommodate a Pedestrian Realm as herein depicted. Karen Court (a 60 foot access drive/private street) and Kendale Street (an access drive/private street of unknown width) is to be dedicated in the same manner as those street listed above in this section. All new streets shown east of State Street to Market Street, south of Sahara and North of Karen Avenue are to be private streets.

It is also anticipated that Sahara Avenue, Joe W. Brown Drive, Karen Avenue and Maryland Parkway shall remain as public streets. Where non-standard improvements are contemplated (such as landscape plant materials), private maintenance shall be accommodated by property owners, homeowners associations, a community improvement district, business improvement district, or other association acceptable to the Clark County Board of Commissioners and the Clark County Redevelopment Agency.





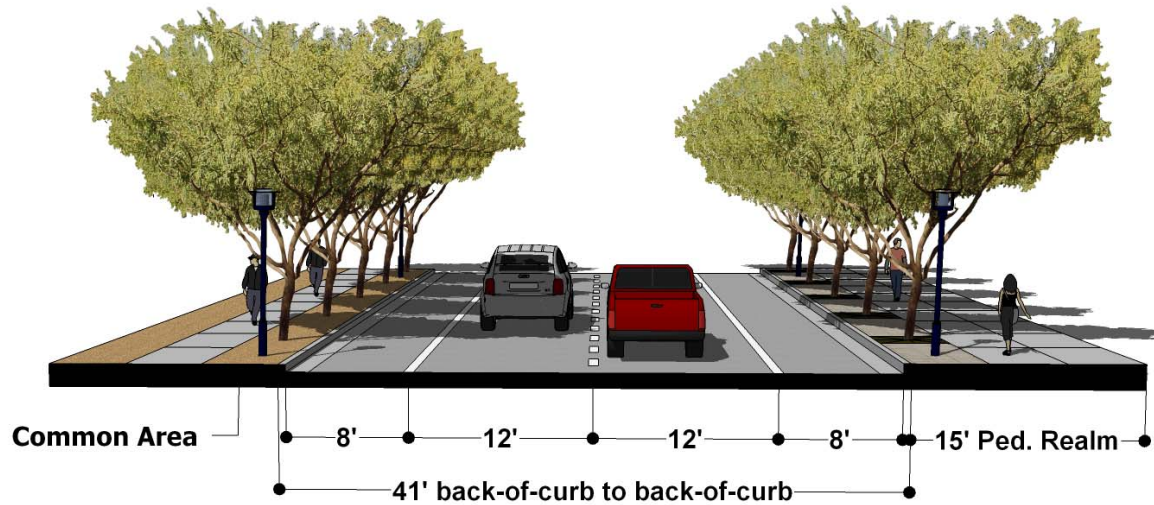
**Street Type: Neighborhood Street (Public Street)**

Travel Lane Configuration: One lane in each direction.

Travel Speed: 25 MPH.

Application: Improvements to existing streets and the construction of new streets within SOSA as highlighted on the map to the left.

Pedestrian Realm: Comply with the landscaping standards provided on the Figure 5-1 (if adjacent to commercial on ground floor) or Figure 5-2 (if adjacent to residential on ground floor), and the mid-block landscaping standards on Figure 5-3.



**Street Type: One-Way Loop Road (Private Street)**

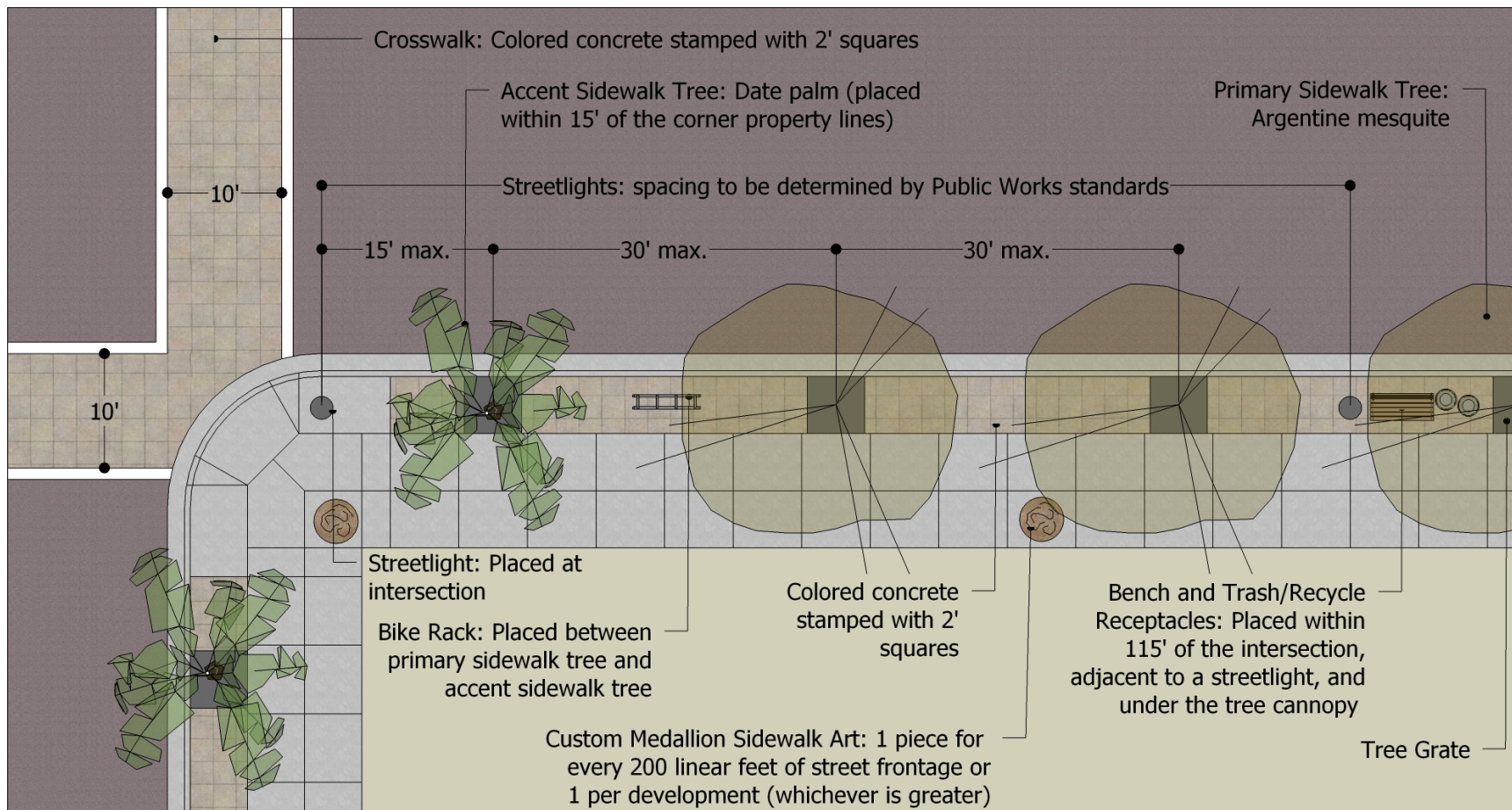
Travel Lane Configuration: Two one way lanes.

Travel Speed: 25 MPH.

Application: Construction of new street within SOSA as highlighted on the map to the left.

Pedestrian Realm: For the external side of the loop road, comply with the landscaping standards provided on the Figure 5-1. For the internal side of the loop road would be improved as the common area.

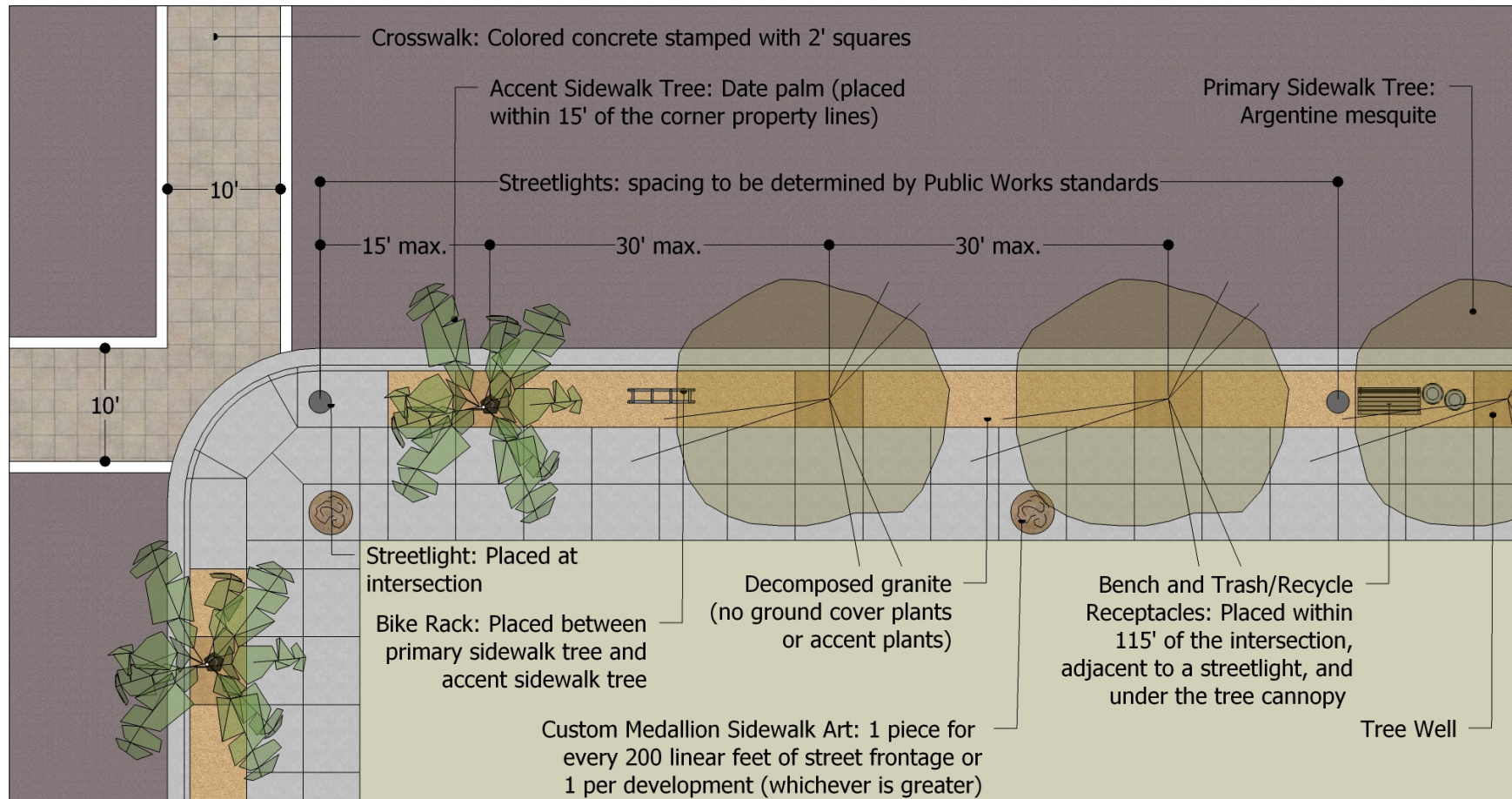
**Figure 5-1: Pedestrian Realm Landscaping Detail (Colored concrete within Amenity Zone)**



Primary Sidewalk Tree: *Proposis Alba* (Argentine Mesquite): Thornless and single trunk variety.

Accent Sidewalk Tree: *Phoenix dactylifera* (Date Palm)

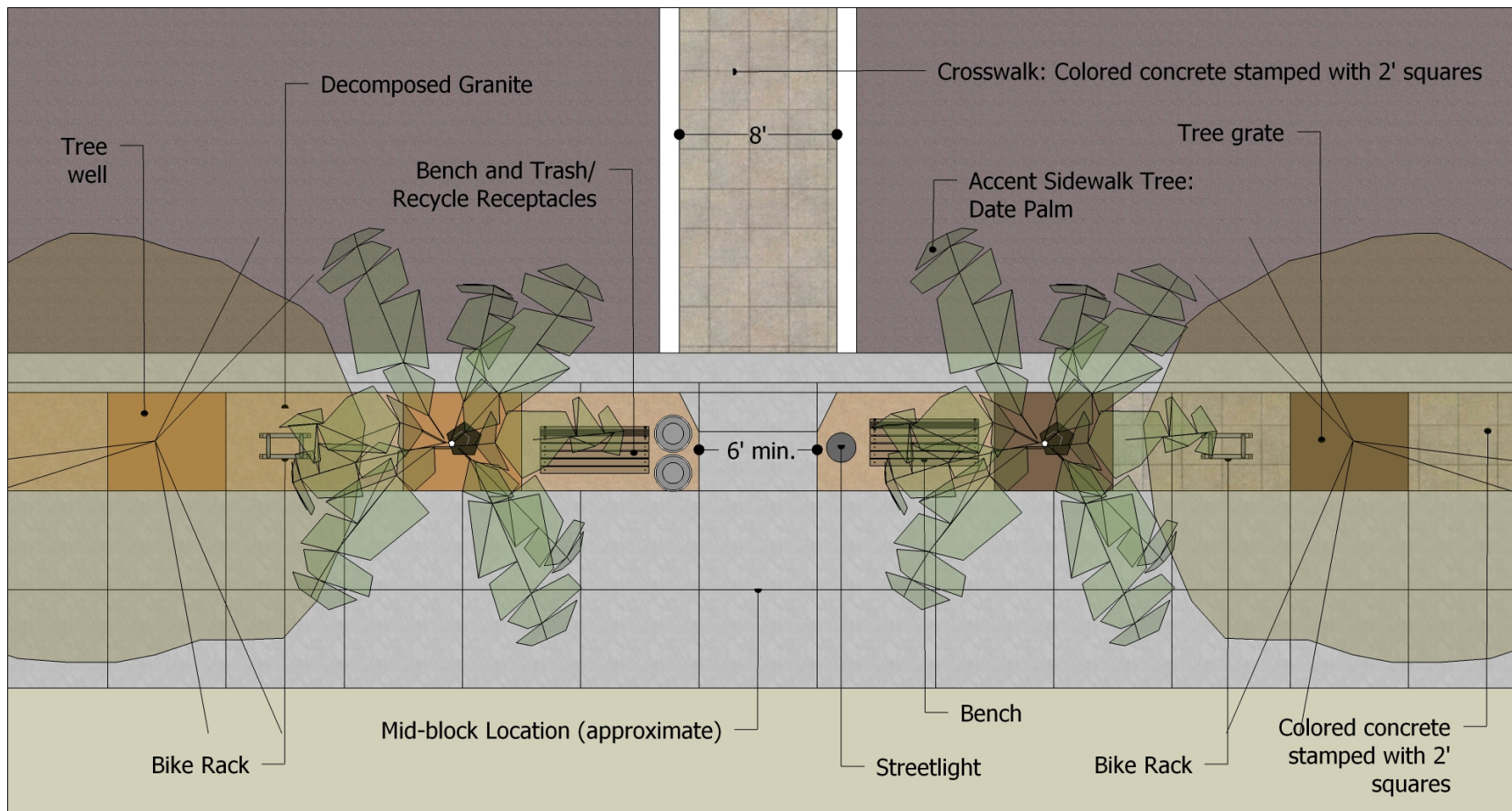
**Figure 5-2: Pedestrian Realm Landscaping (Decomposed Granite within Amenity Zone)**



Primary Sidewalk Tree: Proposis Alba (Argentine Mesquite): Thornless and single trunk variety.

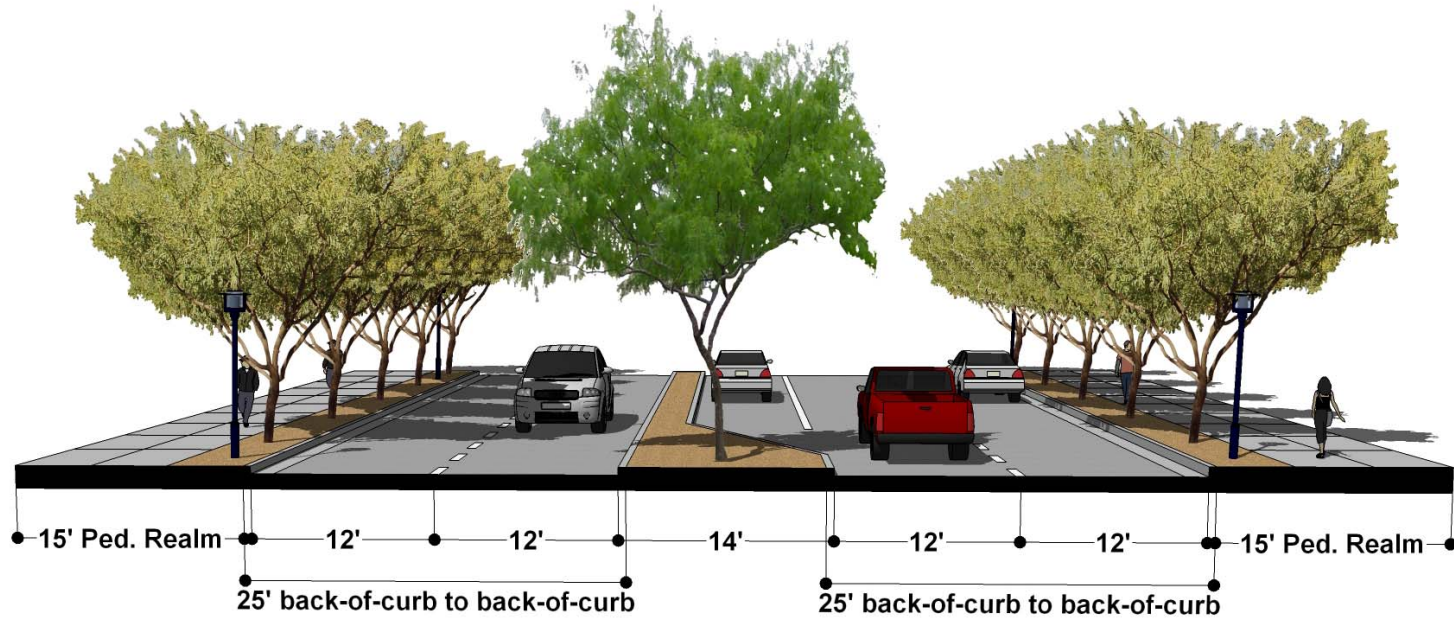
Accent Sidewalk Tree: Phoenix dactylifera (Date Palm)

Figure 5-3: Pedestrian Realm Landscaping: Mid-block Crossing



Primary Sidewalk Tree: Propolis Alba (Argentine Mesquite): Thornless and single trunk variety.

Accent Sidewalk Tree: Phoenix dactylifera (Date Palm)



**Street Type: Entry Avenue (Private Street)**

Travel Lane Configuration: Two lanes in each direction with center median/left turn lane.

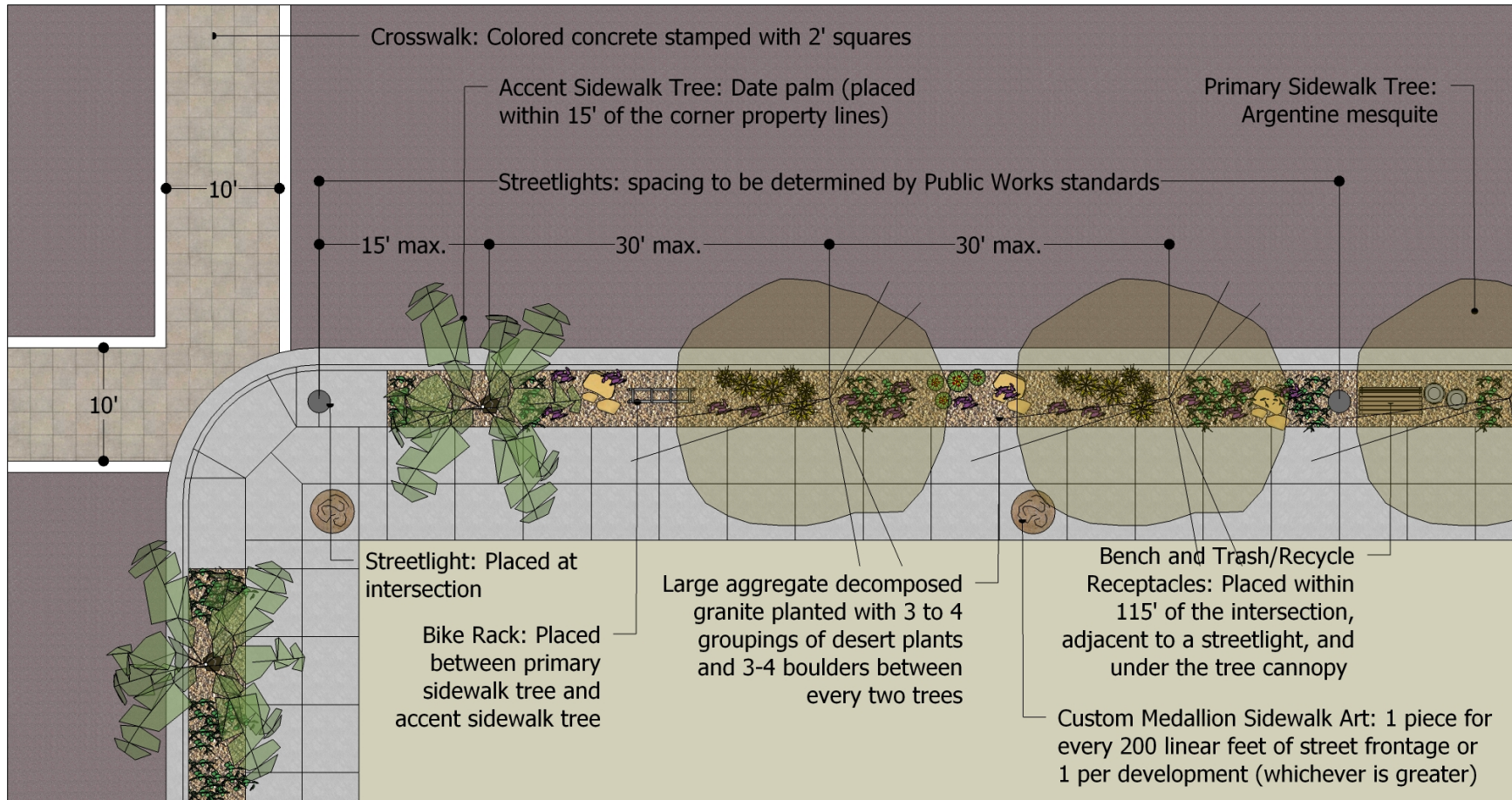
Travel Speed: 25 MPH.

Application: New street as highlighted on the map to the left.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4.

Median: Comply with the median landscaping standards on Figure 5-5.

**Figure 5-4: Pedestrian Realm Landscaping (Plantings within the Amenity Zone)**



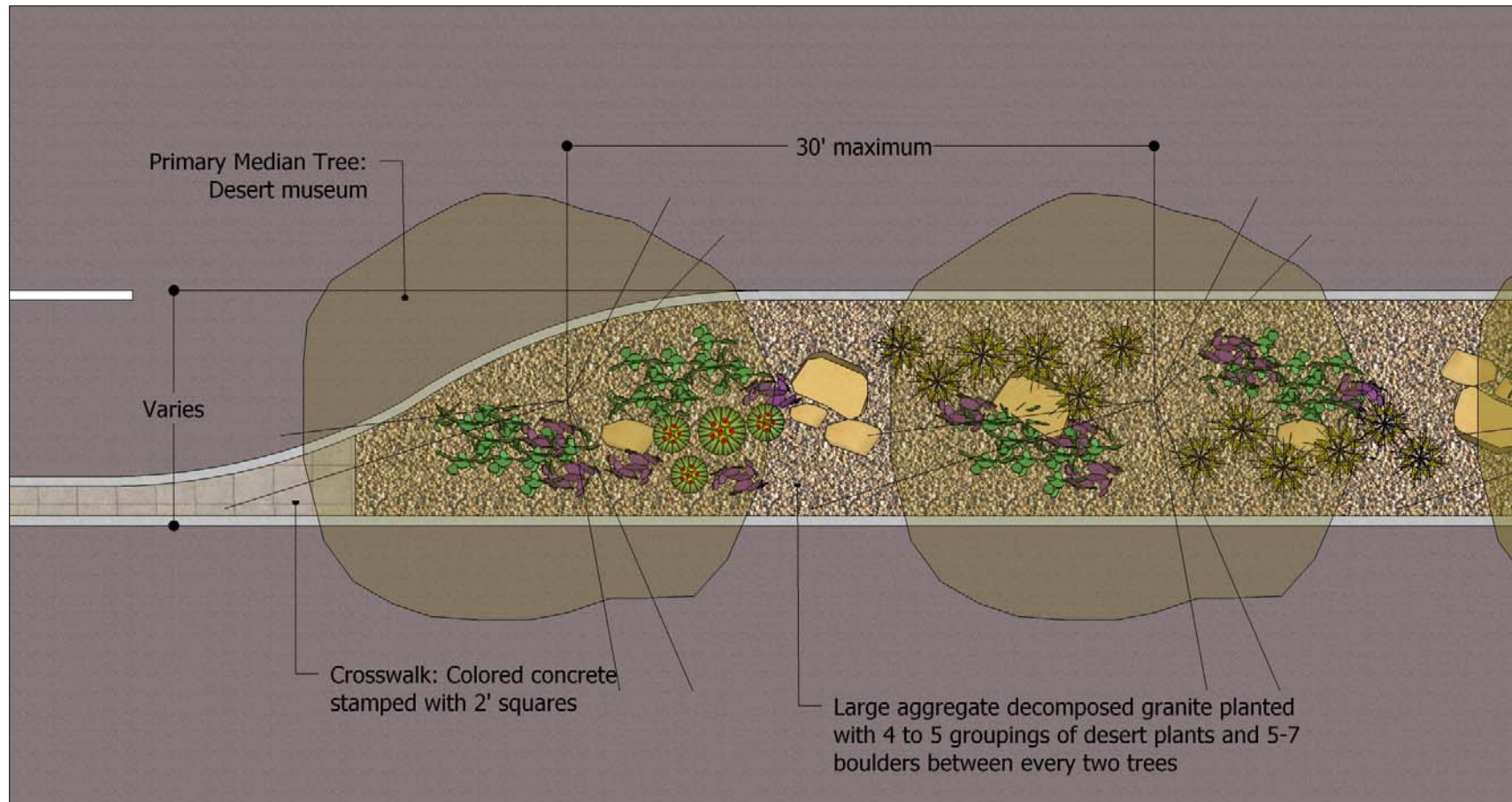
Primary Sidewalk Tree: *Proposis Alba* (Argentine Mesquite): Thornless and single trunk variety.

Accent Sidewalk Tree: *Phoenix dactylifera* (Date Palm)

Boulders: variety of sizes ranging from 24" to 36".

Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *Agave parryi* (Parry's Agave), and *Opuntia leptocaulis* (desert Christmas cactus)

Figure 5-5: Median Landscaping Detail

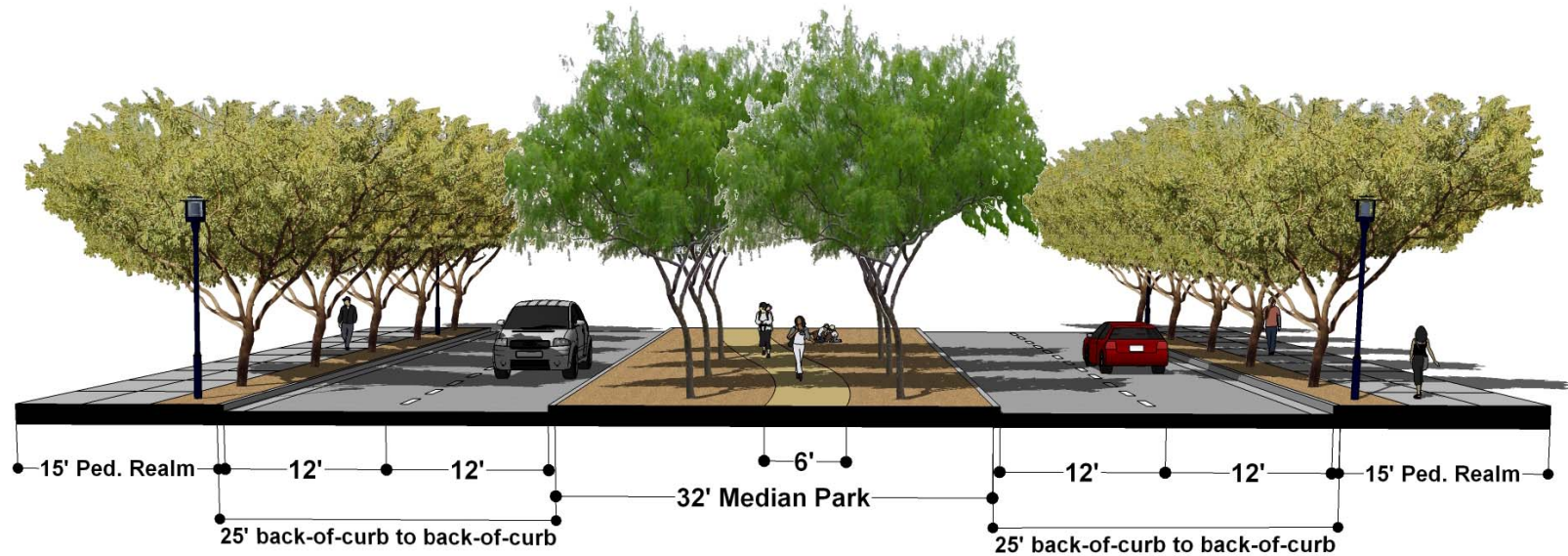


Parkway Tree: *Cercidium* and *Parkinsonia Palo Verde* (Desert Museum)

Boulders: variety of sizes ranging from 24" to 36".

Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *agave parryi* (Parry's agave), and *opuntia leptocaulis* (desert Christmas cactus)





**Street Type: Parkway (Private Street)**

Travel Lane Configuration: Two lanes in each direction with a center parkway.

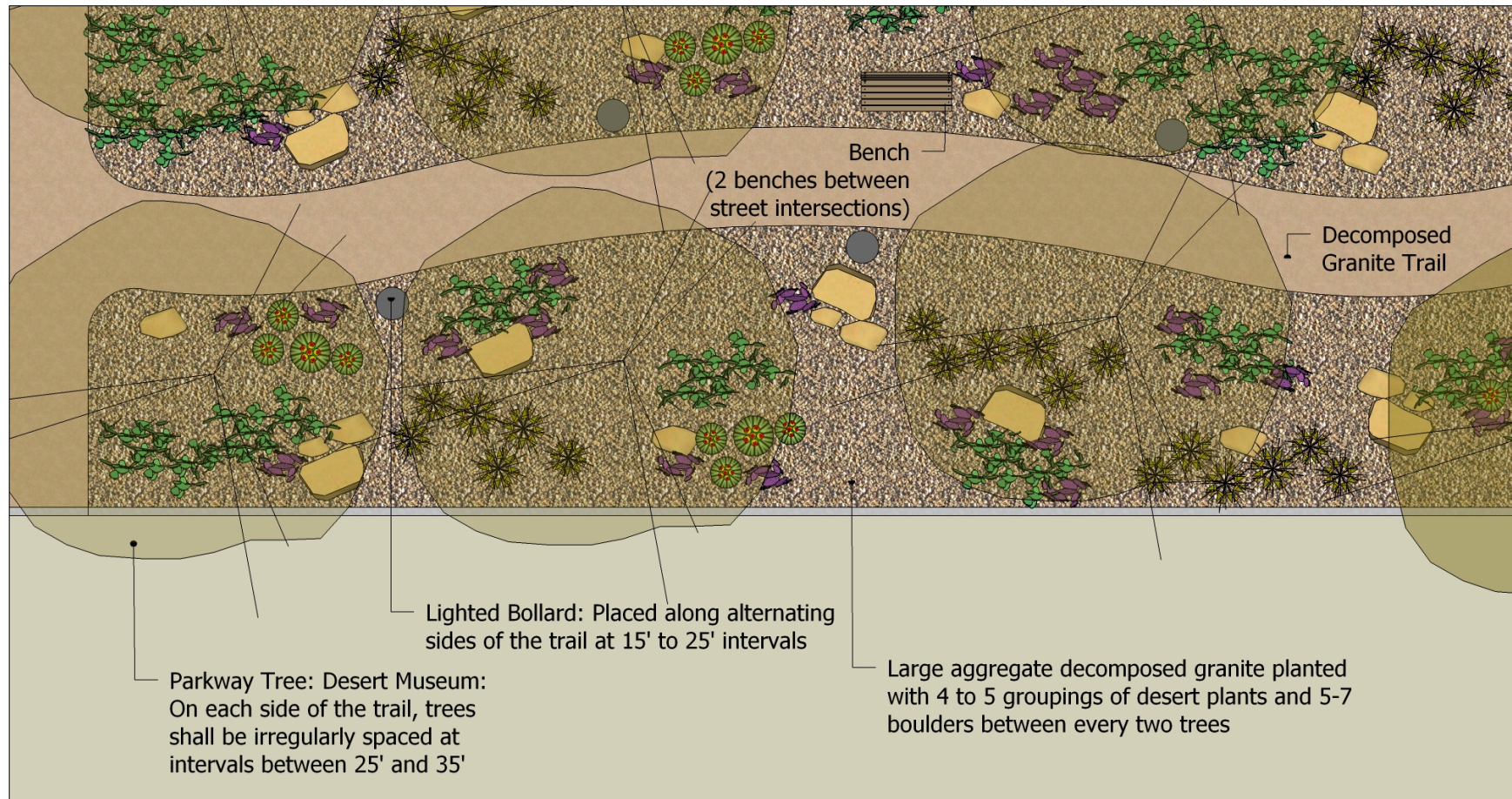
Travel Speed: 25 MPH.

Application: Create a central east-west connection between Joe W. Brown Drive and the new one-way loop road as highlighted on the map to the left.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4, and the mid-block landscaping standards on Figure 5-7 (only required if the distance between street intersections exceeds 400 feet).

Median Park: Comply with the parkway landscaping standards on Figure 5-6

Figure 5-6: Parkway Landscaping Detail

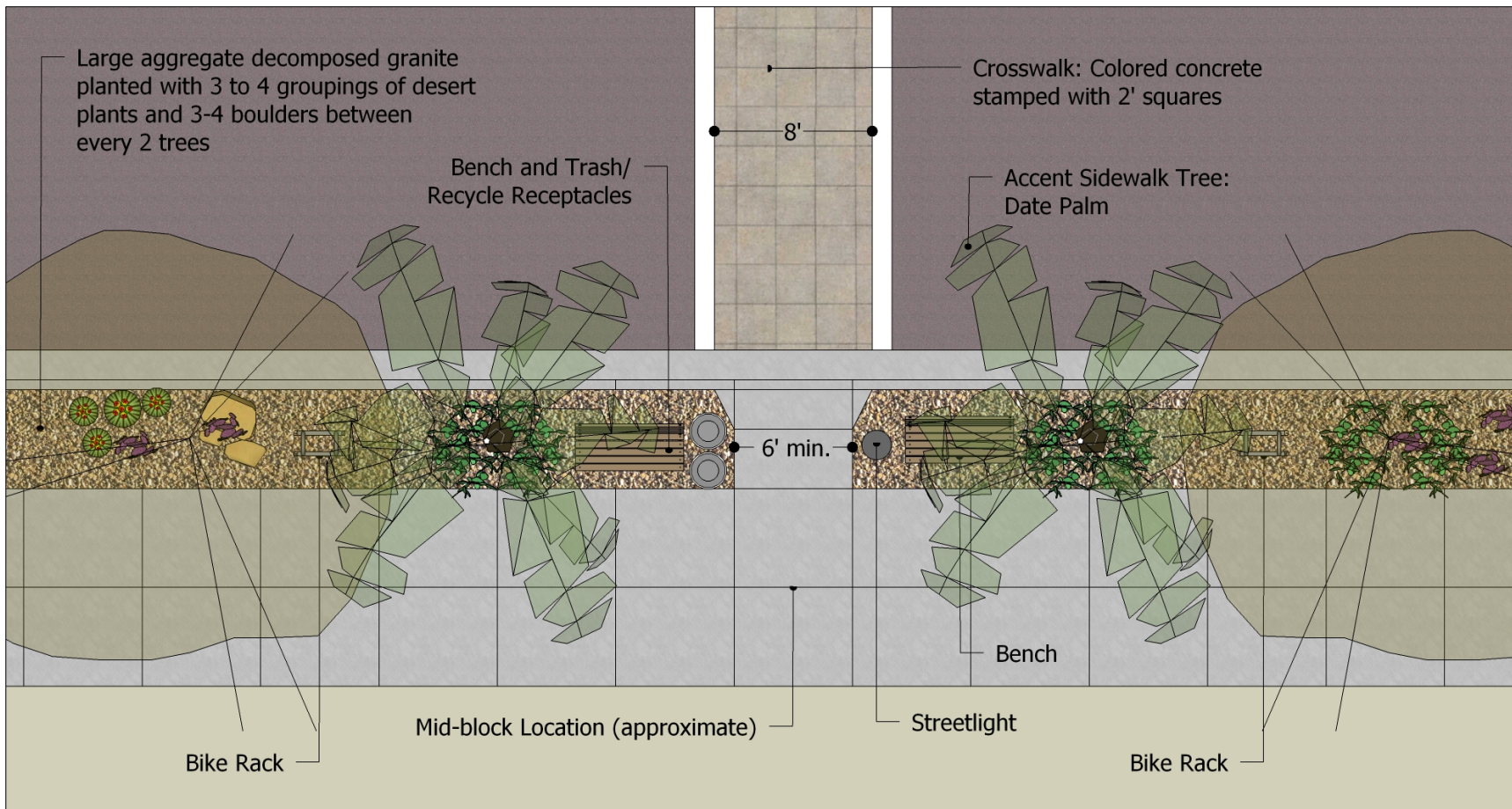


Parkway Tree: *Cercidium* and *Parkinsonia Palo Verde* (Desert Museum)

Boulders: variety of sizes ranging from 24" to 36".

Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *agave parryi* (Parry's agave), and *opuntia leptocaulis* (desert Christmas cactus)

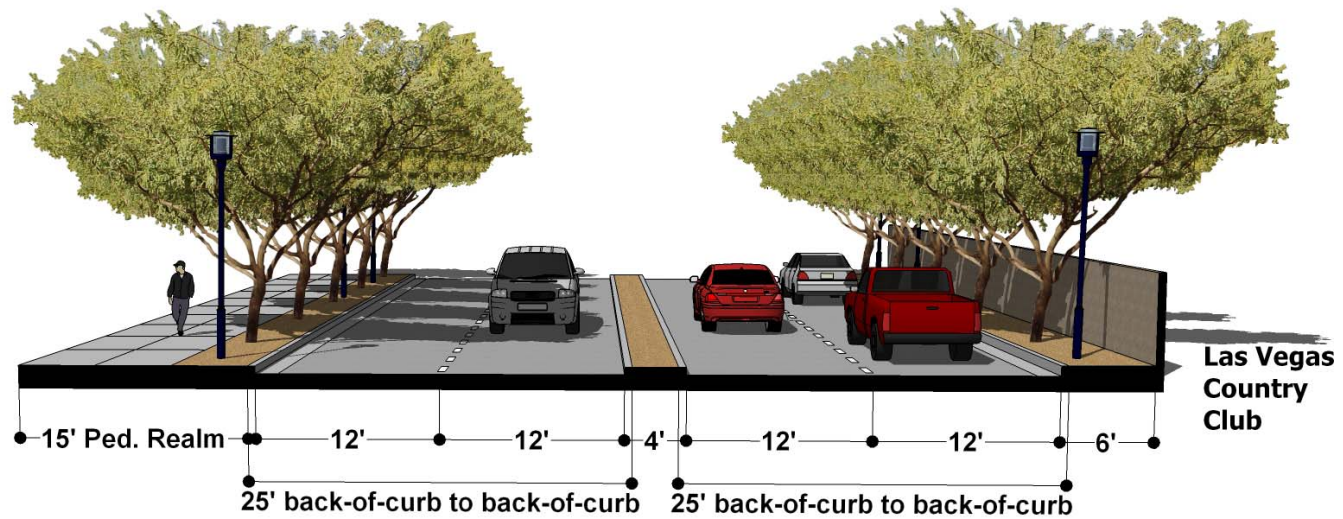
**Figure 5-7: Pedestrian Realm Landscaping: Mid-block Crossing**



Parkway Tree: *Cercidium* and *Parkinsonia Palo Verde* (Desert Museum)

Boulders: variety of sizes ranging from 24" to 36".

Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *agave parryi* (Parry's agave), and *opuntia leptocaulis* (desert Christmas cactus)



**Street Type: Karen Avenue (Public Street)**

Travel Lane Configuration: Two lanes in each direction with center median.

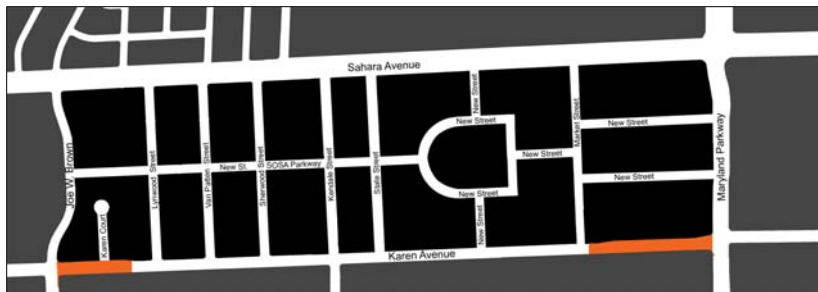
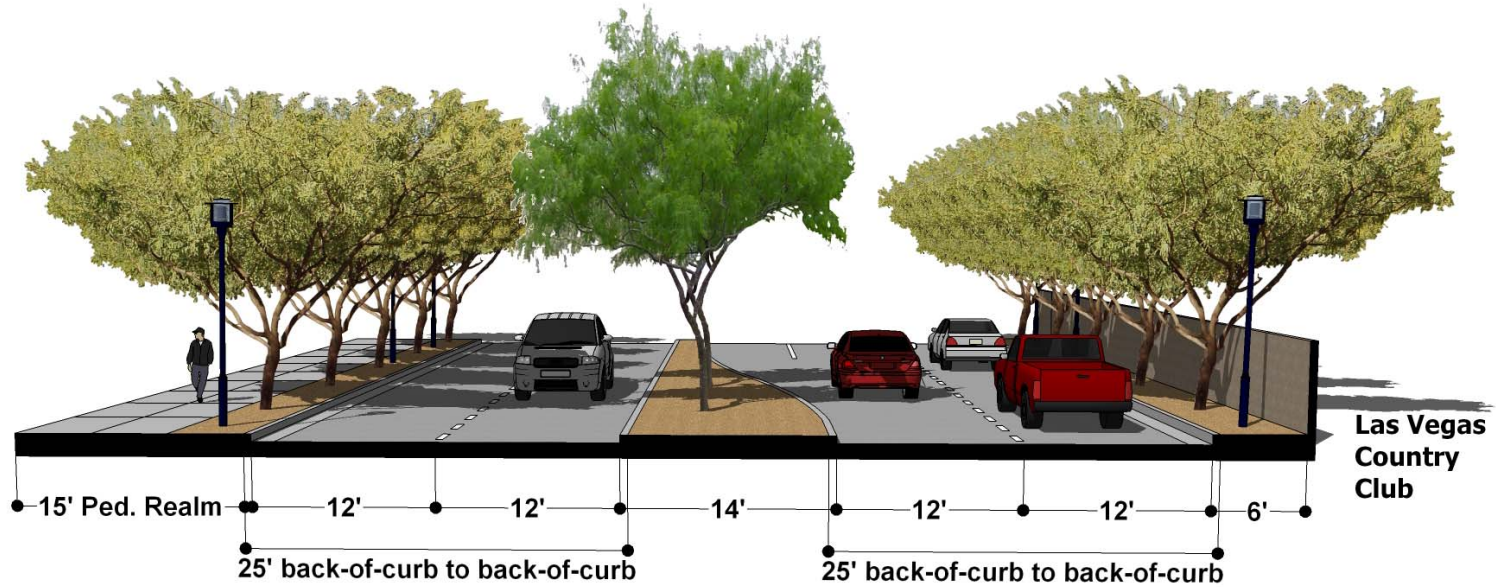
Travel Speed: 35 MPH.

Application: Karen Avenue within existing 70-foot ROW (see map to left).

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4.

Median: Comply with the median landscaping standards on Figure 5-5

Landscape Strip on South Side of Karen: Provide trees and landscaping in a pattern consistent with the median landscaping standards on Figure 5-5.



**Street Type: Karen Avenue (Public Street)**

Travel Lane Configuration: Two lanes in each direction with center median/left turn lane.

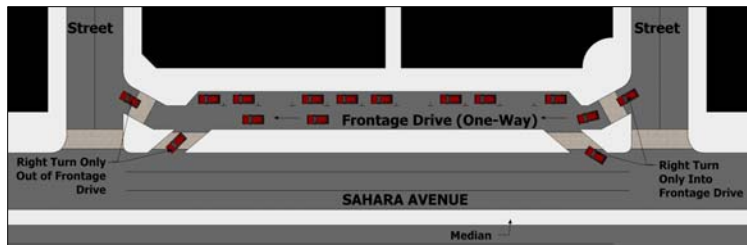
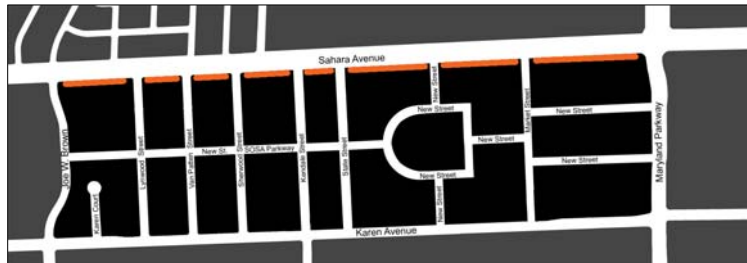
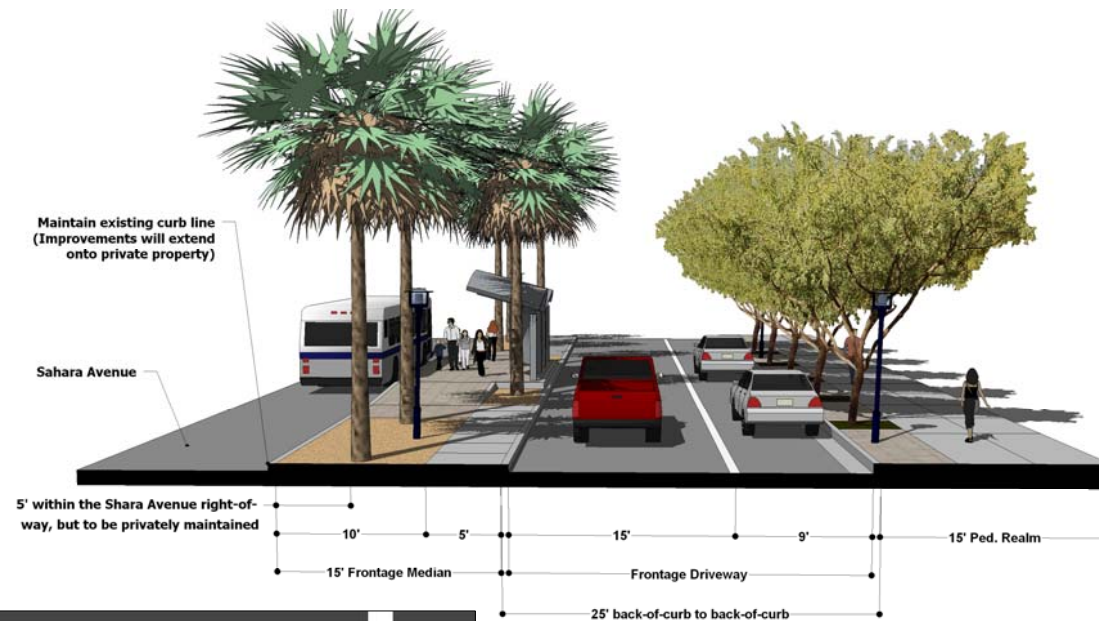
Travel Speed: 35 MPH.

Application: Karen Avenue within existing 80-foot ROW (see map to left).

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4.

Median: Comply with the median landscaping standards on Figure 5-5

Landscape Strip on South Side of Karen: Provide trees and landscaping in a pattern consistent with the median landscaping standards on Figure 5-5.



Vehicle turning movements into and out of the Frontage Drive shall be limited to right turns only (see detail above). The placement of access driveways shall be reviewed by the Clark County Development Services Department and the Regional Transportation Commission to ensure that their location does not negatively impact Bus Rapid Transit operations.

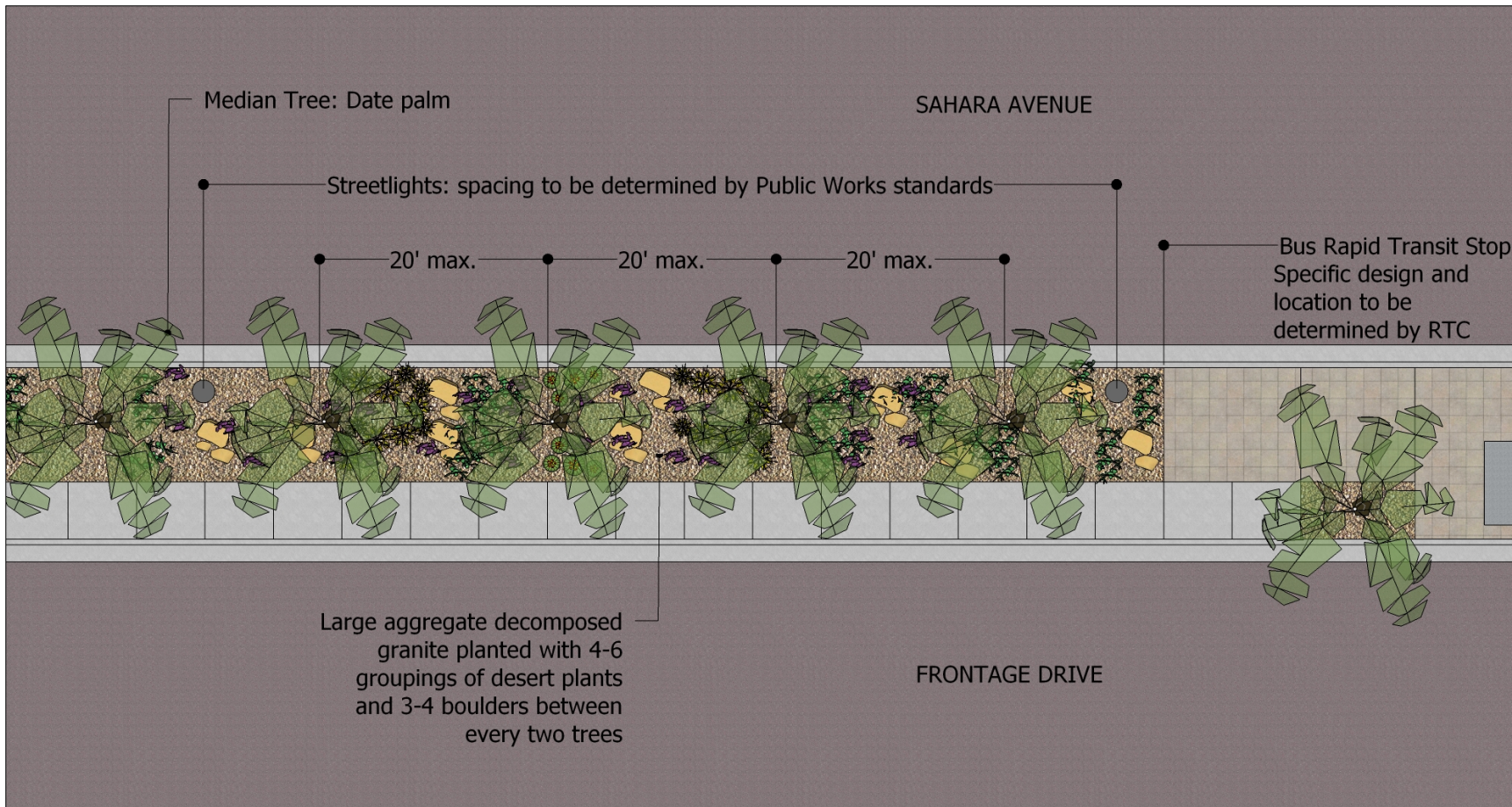
**Street Type: Sahara Avenue (Frontage Drive and Median)**  
 Overview: The existing travel lane configuration and curb lines on Sahara Avenue would not be modified. However, the southern edge of the street would be improved. There are two options for improving the southern edge of the street. Option A would involve the construction of a frontage drive. Option B (refer to the following page) would improve the edge with landscaping and an enhanced sidewalk

The frontage drive would be a one-way (east-bound) access road that is built on private property. The frontage drive would provide access to parallel parking (along the frontage drive) and to driveways providing access to rear parking facilities.

Frontage Median: Comply with the sidewalk landscaping standards on Figure 5-8.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-1 and 5-3.

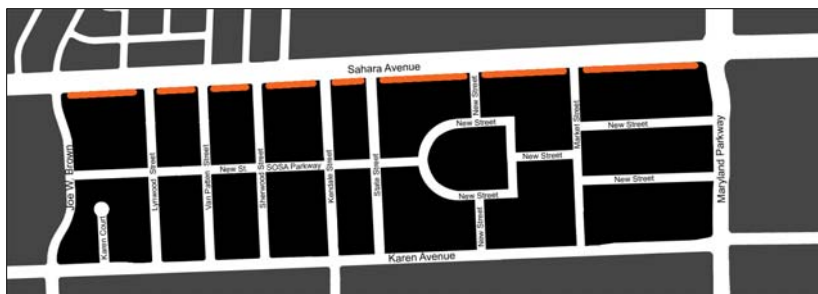
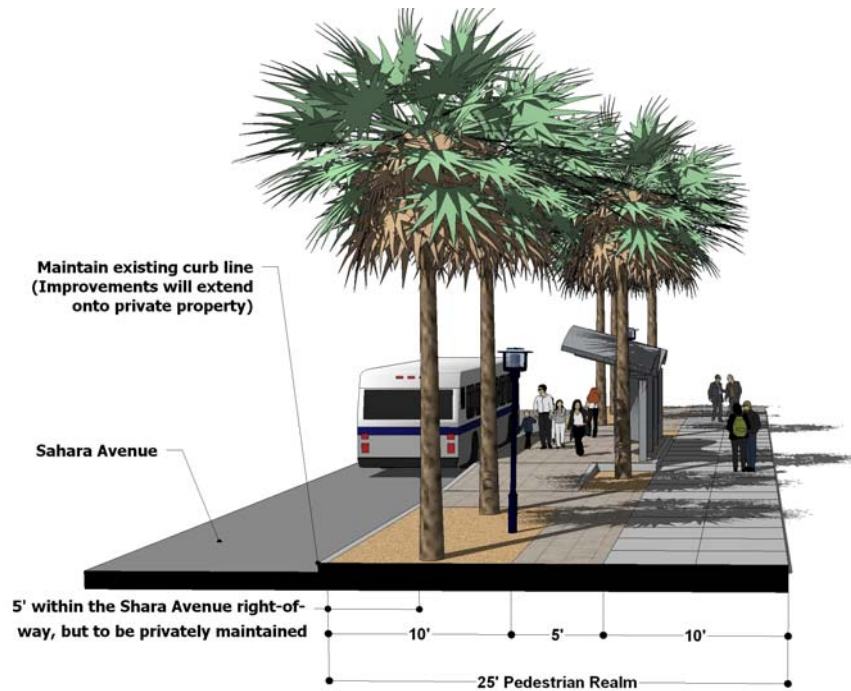
**Figure 5-8: Frontage Median (Sahara Avenue Option A):**



Median Tree: *Phoenix dactylifera* (Date Palm)

Boulders: variety of sizes ranging from 24" to 36".

Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *agave parryi* (Parry's agave), and *opuntia leptocaulis* (desert Christmas cactus)



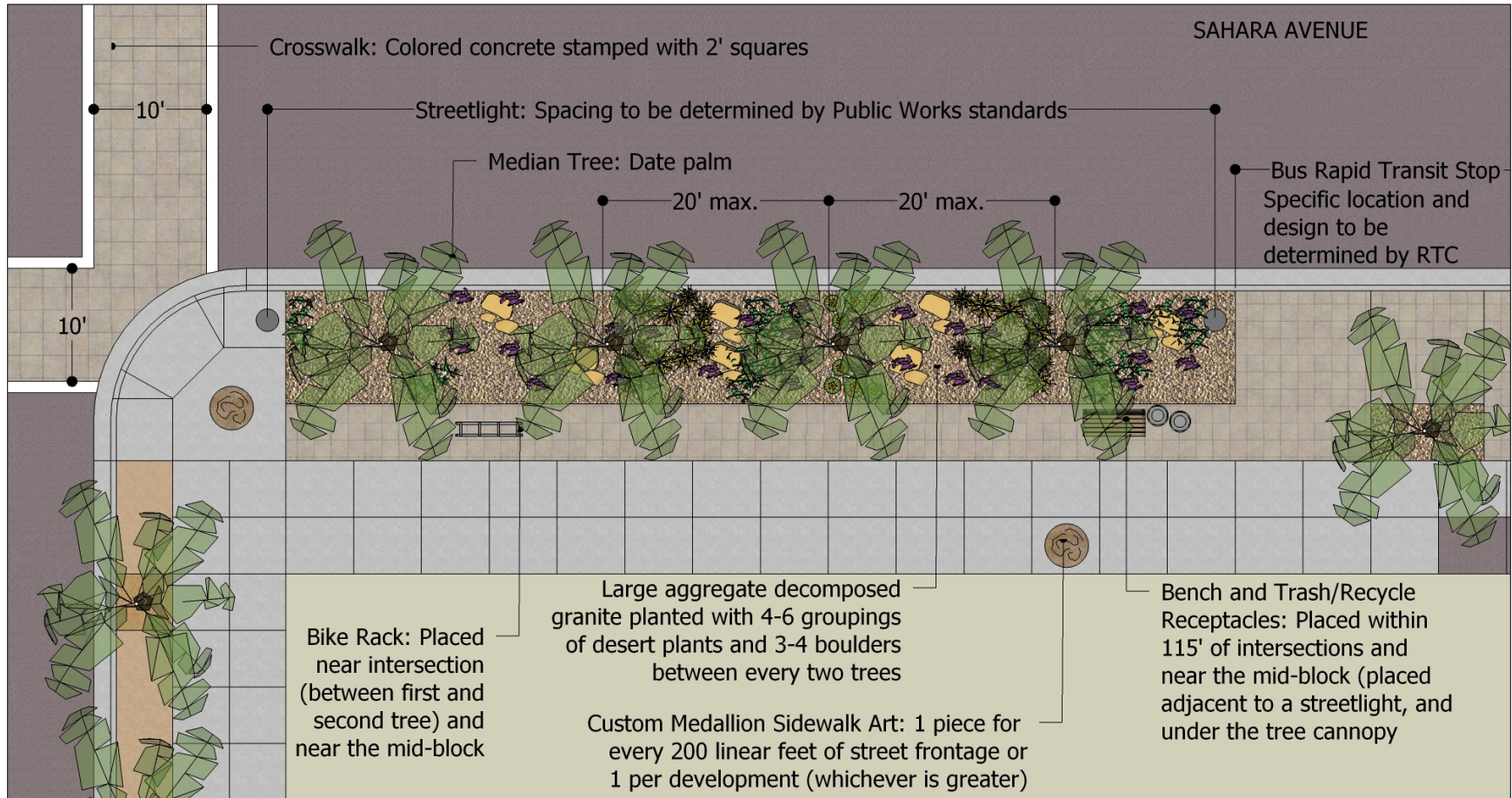
**Street Type: Sahara Avenue (Option B: Enhanced Sidewalk on Private Property)**

Overview: The existing travel lane configuration and curb lines on Sahara Avenue would not be modified. However, the southern edge of the street would be improved. There are two options for improving the southern edge of the street. Option A (refer to the previous page) would involve the construction of a frontage road. Option B would improve the edge with landscaping and an enhanced sidewalk.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-9.



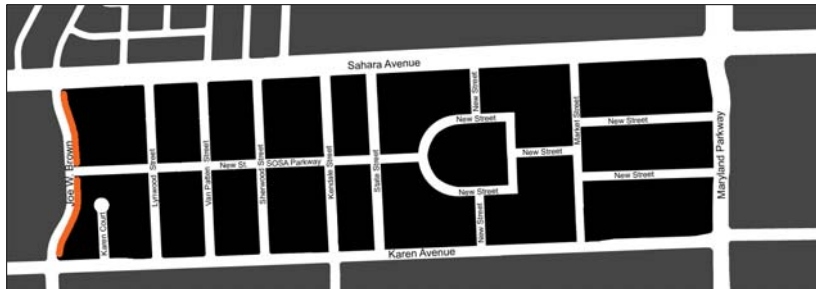
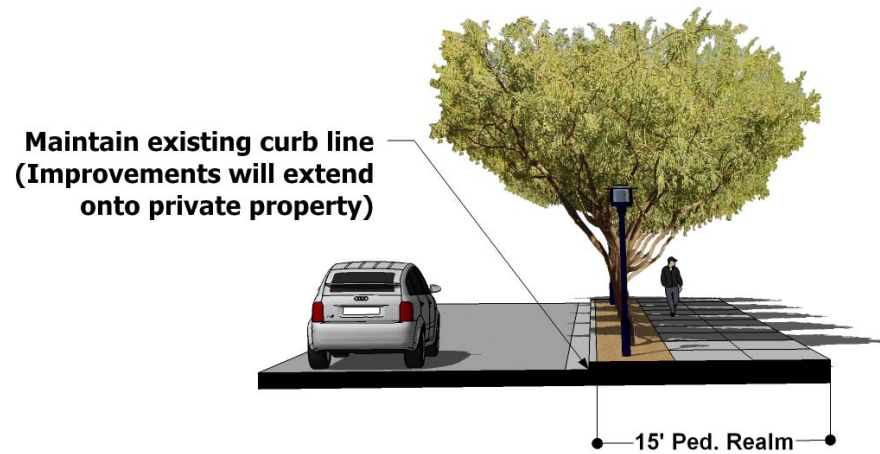
**Figure 5-9: Pedestrian Realm Landscaping (Sahara Avenue Option B):**



Street Tree: *Phoenix dactylifera* (Date Palm)

Boulders: variety of sizes ranging from 24" to 36".

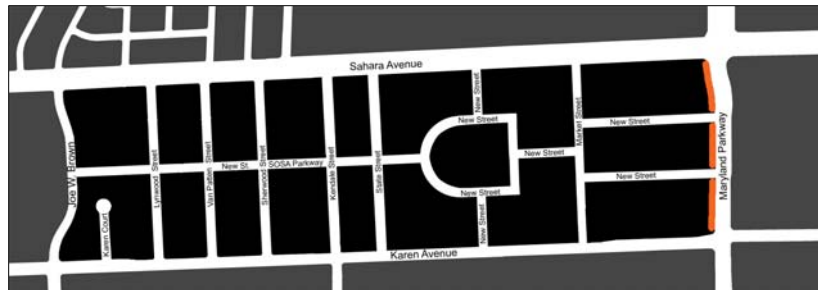
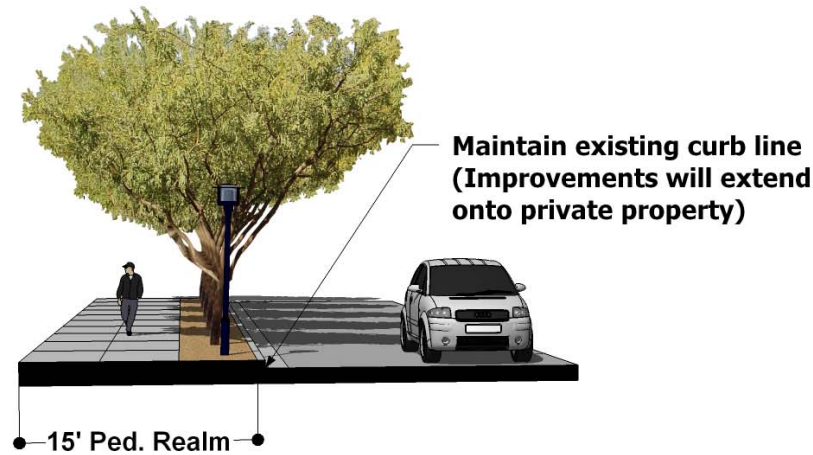
Desert Plants: *Verbenna bipinnatifida*, *dasyilirion wheeleri* (desert spoon), *hesperaloe parviflora* (red yucca), *thymus vulgaris* (common thyme), *baccharis centennial* (centennial broom), *agave parryi* (Parry's agave), and *opuntia leptocaulis* (desert Christmas cactus)



**Street Type: Joe W. Brown Drive (Public Street)**

Overview: The existing travel lane configuration and curb lines on Joe W. Brown Drive would not be modified. However, the eastern sidewalk would be improved with a landscape strip, street trees, streetscape furniture, and new sidewalk. These improvements would extend onto private property in order to maintain the existing curb line.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4.



**Street Type: Maryland Parkway (Public Street)**

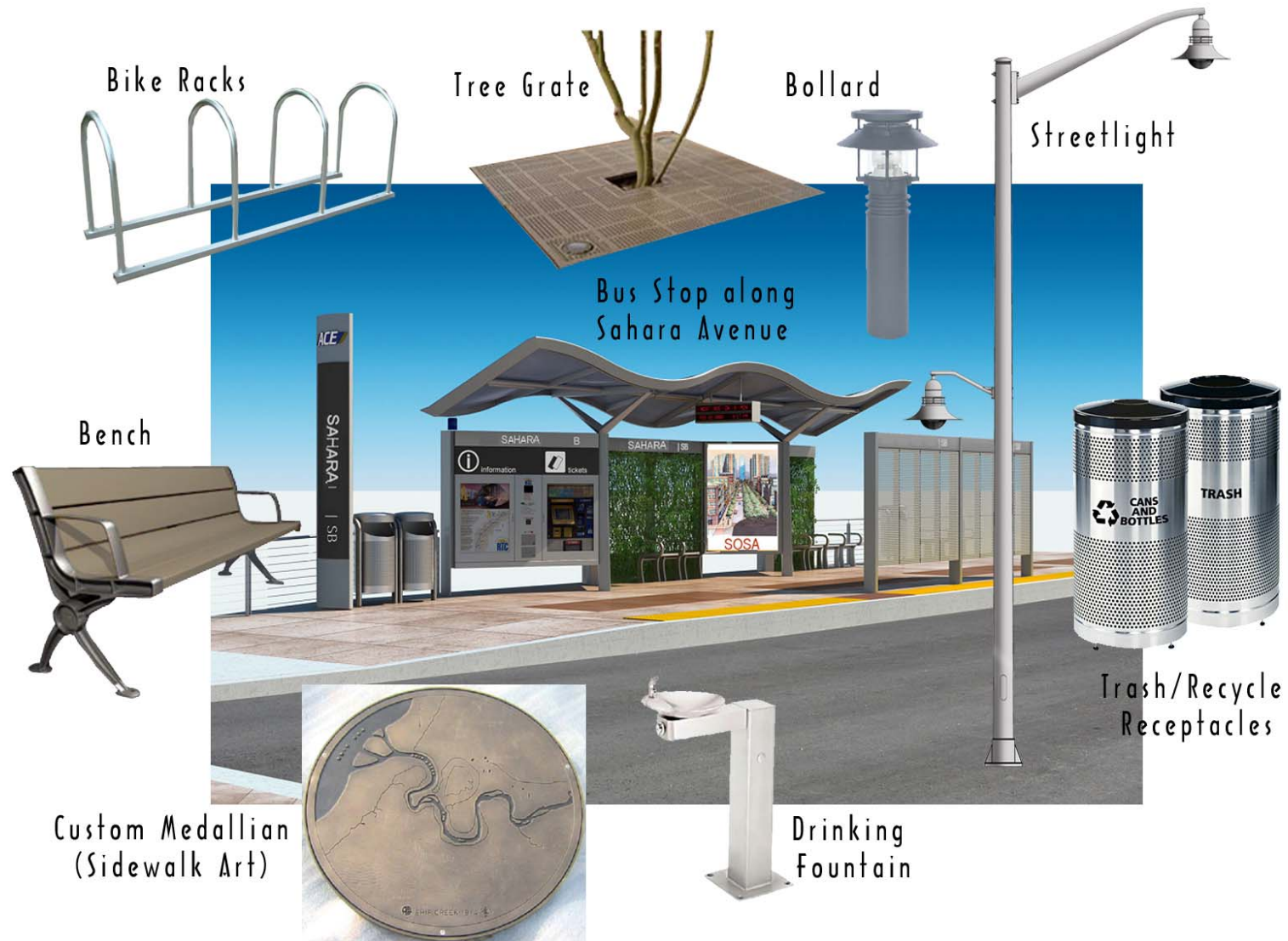
Overview: The existing travel lane configuration and curb lines on Maryland Parkway would not be modified. However, the western sidewalk would be improved with a landscape strip, street trees, streetscape furniture, and new sidewalk. These improvements would extend onto private property in order to maintain the existing curb line.

Pedestrian Realm: Comply with the sidewalk landscaping standards on Figure 5-4.

### **Streetscape Amenities**

- A. The recommended streetscape furniture palette is illustrated on Figure 5-10 and described in Table 5-1. All selected products shall be compatible with the designs on Figure 5-10 and the general specifications listed in Table 5-1. Any variation from the recommended streetscape furniture palette shall be visually compatible with the items shown in Figure 5-10, shall be constructed of equivalent or better materials and finishes (as described in Table 5-1), and shall be approved by the Redevelopment Agency Director of Operations. Figures 5-1 through 5-10 provide the standards for the placement and location of the streetscape furniture.

Figure 5-10: Streetscape Furniture Palette



<b>Table 5-1: Streetscape Furniture</b>	
<b>Item</b>	<b>Description and General Specifications</b>
Streetlight	Streetlights should consist of: Pole: A round and tapered 30' composite structure pole with an 11" bolt circle Top Arm: A single tapered aluminum mast arm extending over the street (span to be determined based on Public Works standards). Bottom Arm: A bolt-on side mount long-reach bracket with a 30" span. Top and Bottom Light: 30" flared shade light fixture with luminous housing (made of cast aluminum). Wattage shall be determined based on Public Works standards
Tree Grate	Tree grates should be made of cast aluminum or cast iron and painted with a titanium gray finish. Tree grates should be 60 inches square and should be designed with ½ inch square openings (in compliance with the Americans with Disabilities Act) that form a rectilinear pattern. Tree openings should be selected based on the tree species.
Bench	Benches should be made of a cast metal frame, painted with a titanium gray finish, and recycled plastic slats for seating. The frame should have a contemporary design and should be curved to create a comfortable seating position for users. Benches should be 6 feet in length and include arm rests on either end, but not in the middle of the seating area.
Trash/ Recycle Receptacle	Trash and recycle receptacles should be made of perforated steel with metal tops. Receptacles should be painted with a titanium gray finish and the top cover should be painted with a black finish. Receptacles shall be located in pairs (one trash and one recycle receptacle) and each shall be labeled with "trash" or "recycle".
Bollard	Bollards should be made of cast aluminum and painted to with a titanium gray finish. The post top of the bollard should match that of the streetlight. Bollards should not exceed a height of 42 inches.
Drinking Fountain	Drinking fountains should be made of stainless steel or metal painted with a titanium gray finish. The drinking fountains should include a 12-inch square base and an extension arm mounted with a round sculpted bowl. Drinking fountains shall be designed for wheelchair accessibility (in compliance with the Americans with Disabilities Act). Drinking fountains shall be provided within public spaces and at select bus stops.
Bike Rack	Bike racks should be made of metal and painted with a titanium gray finish. Bike racks shall be inverted "U" design with loops measuring 1-5/8 inches. Loops should be grouped in sets (generally 2 to 4) and mounted to a heavy-duty and tamper-resistant sidewalk fastener.
Sidewalk Art	Sidewalk art shall consist of custom-designed granite or bronze inlets that have an art theme based on the natural environmental resources found within Clark County. Sidewalk art is required from every redevelopment project based on the following standard: one piece for every 200 feet of street frontage or one piece per development project (whichever is greater).
<p>Notes:</p> <p>Any variation from the recommended streetscape furniture palette shall be visually compatible with the items shown in Figure 5-10, shall be constructed of equivalent or better materials and finishes, and shall be approved by the Redevelopment Agency Director of Operations.</p> <p>All public streetscape furniture (which excludes private tables and chairs for outdoor dining) shall be bolted or anchored to the sidewalk or ground surface to prevent theft.</p>	

### Gateway and Wayfinding Signs

- A. A consistent family of gateway and wayfinding signs shall be installed throughout SOSA. The proposed concepts for gateway and wayfinding signs are provided to the right. Specifications for the signs are provided on Figure 5-11 and 5-12.
- B. Wayfinding signs should be installed along the approaches to all intersections within SOSA.
- C. Gateway signs should be installed within the amenity zone of the sidewalk at the intersection locations highlighted on the graphic below.

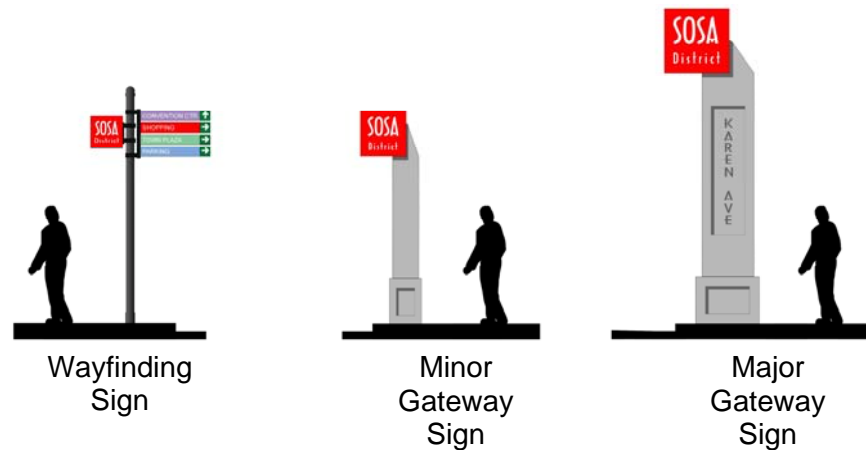


Figure 5-11: Gateway Signage Details

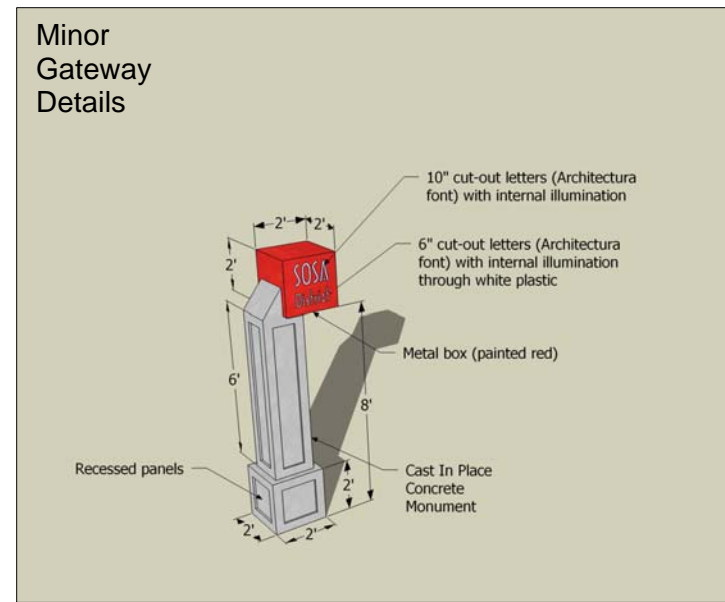
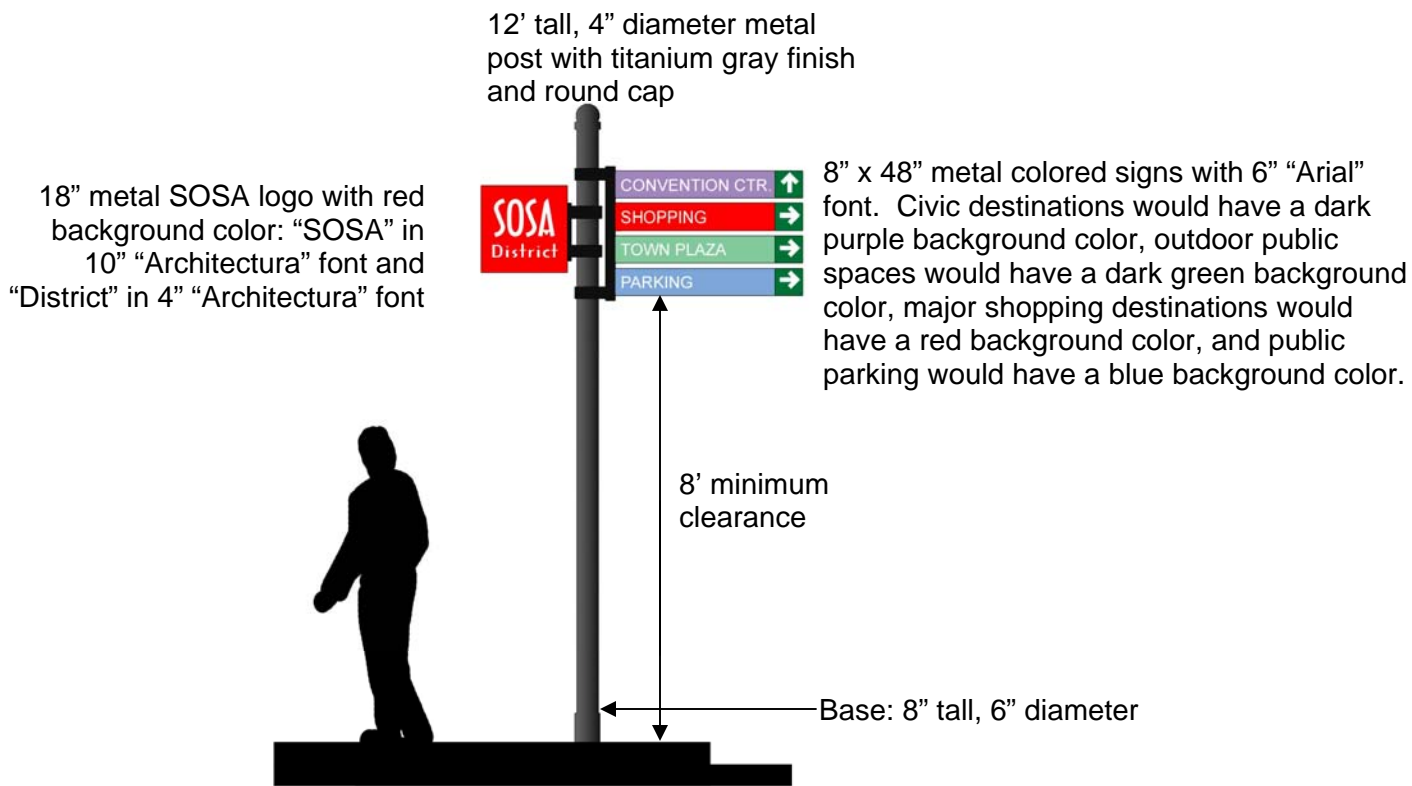




Figure 5-12: Wayfinding Signage Details



Wayfinding signs should be installed along the approaches to all intersections within SOSA.

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## 6.0 PUBLIC SPACES

### Introduction

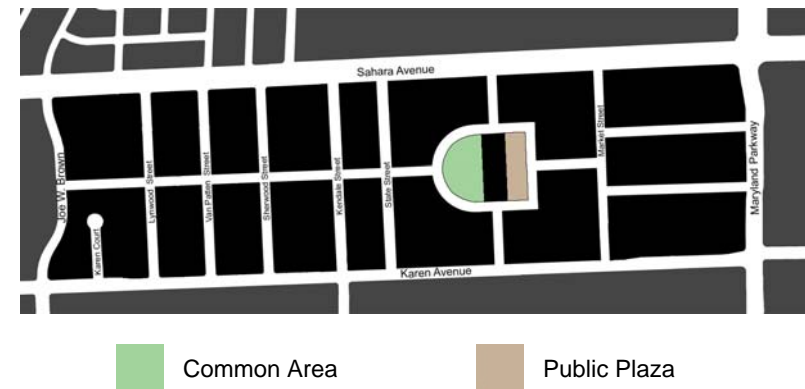
SOSA currently has one public space: a small park located on Lynwood Street. This park will be removed to allow for the expansion of the adjacent Nevada Power substation.

New public spaces are envisioned within SOSA. These spaces include a central public common area and public plaza (referred to as SOSA Commons), both of which are located within the existing Commercial Center property. These spaces are envisioned to function as urban public spaces that provide opportunities for passive and informal recreation and gathering. They are not intended to be occupied or programmed with large sports fields or courts.

Figure 6-1 shows the potential location of these public spaces. The location of the spaces may be modified based on the block pattern that is created when the Commercial Center property undergoes redevelopment.

In addition to the two public spaces noted above, a variety of other outdoor spaces are envisioned on private properties within SOSA. These spaces include store-lined pedestrian paseos, courtyards, and common outdoor areas within private developments. Standards and guidelines for these spaces are provided in Section 8.0 (Buildings).

**Figure 6-1: Potential Public Spaces**



## Public Space Standards and Guidelines

A. If the existing Commercial Center property undergoes comprehensive redevelopment, a public common area and public plaza shall be developed to serve as the central gathering spaces within SOSA.

B. The central public common area shall be at least 1.5 acres in size. The space shall provide opportunities for gathering and informal recreation. The following items shall be provided within the public common area:

- Pedestrian-scaled streetlights
- Trees
- Benches
- Trash and recycle receptacles
- Playground
- Internal pedestrian paths
- Picnic area

C. The central public plaza shall be at least 0.5 acres in size. The plaza shall be designed with decorative pavement or pavers, planters, and trees that provide shade. The following items shall be provided within the public plaza:

- Pedestrian-scaled Streetlights
- Planters
- Trees
- Benches
- Trash and recycle receptacles
- Outdoor dining areas
- Internal pedestrian paths

D. The following items should also be considered when designing the central public common area and public plaza:

- Interactive water features that do not pool water, thereby reducing the potential for water evaporation. The County intends to use water efficiently and does not support water features or fountains that would waste water resources.
- Outdoor stage for concerts and events
- Public art
- Informational kiosks
- Small product vendors
- Concierge services



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## 7.0 LAND USE AND ZONING

### Introduction

This document does not change the zoning designations of the properties within SOSA. The Clark County Development Code will continue to be used to regulate land uses within SOSA. However, guidelines in this section are provided to identify the types of uses that are encouraged and discouraged within the District:

### Land Use Guidelines

A: Uses within SOSA should help reinforce a walkable, mixed-use urban environment. Encouraged uses include:

- Apartments, condominium units, and live-work units.
- Retail and grocery stores that are less than 15,000 square feet
- Restaurants and cafes
- Service uses, such as salons, barber shops, copy centers, health clubs, overnight mail/express shipping businesses, and other similar uses
- Office uses, including architecture, engineering, advertising, web services, insurance, real estate, consulting services, medical and dental offices, and other similar businesses.
- Hotels
- Community facilities and community centers

B: Uses that should generally be discouraged include:

- Tattoo parlors
- Adult-oriented or adult-only businesses
- Liquor Stores
- Retail and grocery stores that are greater than 15,000 square feet
- Industrial and manufacturing uses
- Auto-repair/auto service facilities
- Gas stations
- Hospitals
- Drive through uses

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## 8.0 BUILDINGS

### Introduction

The properties within SOSA are currently developed with a variety of apartment buildings and commercial shopping centers. The existing properties and buildings are envisioned to be redeveloped to create a more dense and pedestrian-oriented neighborhood. Two types of buildings are generally envisioned within SOSA:

- **Residential Flats:** Residential flats contain apartments or condominium units that are vertically stacked. Common courtyards, lobbies, and/or hallways provide access to the units. Units on the ground floor may also have private entrances directly from the street. Some residential flats within SOSA may include mid- and high-rise towers.
- **Commercial Block Buildings:** Commercial Block Buildings contain a mix of commercial and residential uses. Along street frontages, the ground floor contains storefronts for retail and services businesses, and live-work units. Upper floors generally contain apartments, condominium units, and/or office space. Some commercial block buildings within SOSA may include mid- and high-rise towers.

A NV Energy Electric Substation is also located within SOSA at the corner of Lynwood Street and Karen Avenue. Nevada Power has plans to expand the facility. Design standards and guidelines are included in this section to ensure that the utility building has a compatible design with other buildings in the neighborhood.



Example of Residential Flats



Example of Commercial Block Buildings

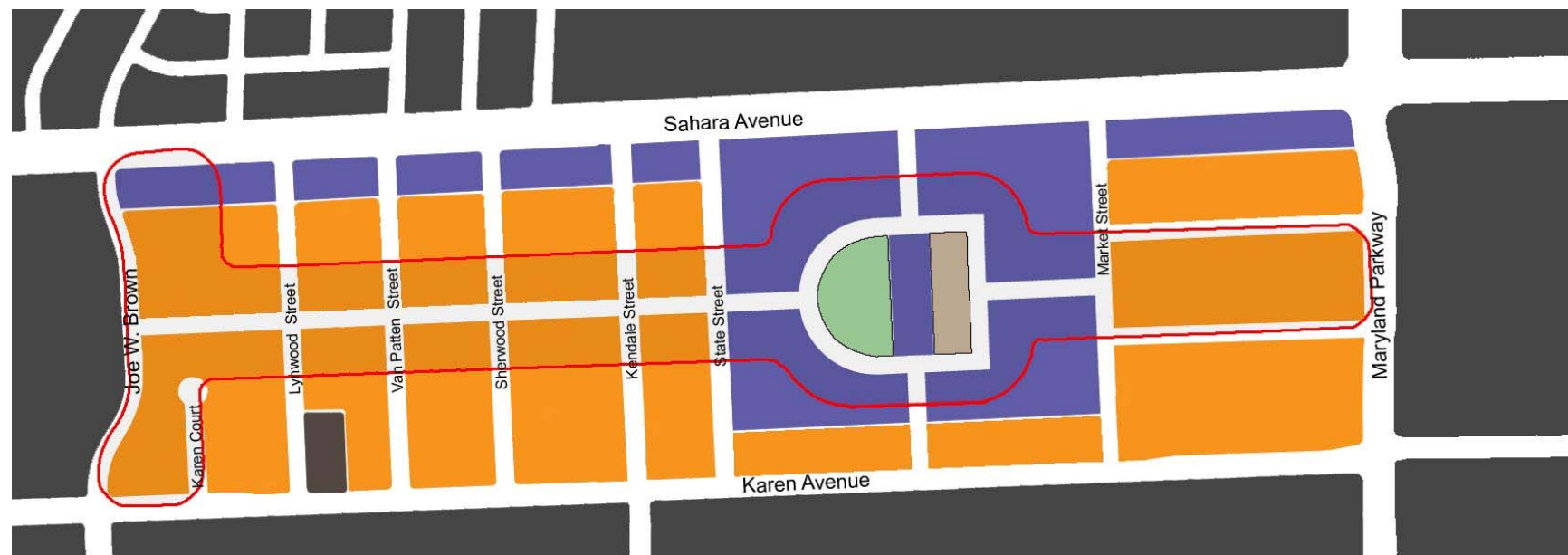
## **Building Location Standards and Guidelines**

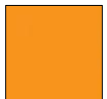



- A. Commercial block buildings are allowed on all properties within SOSA. They are strongly encouraged along Sahara Avenue to create a continuous retail and commercial corridor along the arterial street and the future bus rapid transit line. Commercial block buildings should also be constructed along the proposed streets and properties that surround the proposed public plaza and public square. This area is envisioned to be the commercial and civic core of SOSA. Residential flats are appropriate in other locations. Figure 8-1 shows the preferred location of buildings within SOSA.
- B. High-rise towers (towers that are greater than 55 feet) should generally be located in the following locations:
- Properties along Joe W. Brown Drive.
  - Properties along an east-west axis that generally bisects SOSA.

High-rise towers should be discouraged along Karen Avenue to maintain the privacy of the Country Club residents to the south. Figure 8-1 shows the preferred location of towers within SOSA.



**Figure 8-1: Preferred Locations for Building Types**



-  Areas where Residential Flats and Commercial Block Buildings are appropriate.
-  Areas where Commercial Block Buildings are encouraged.
-  Areas where high-rise towers should be located (within red line).
-  Nevada Power Utility Station (Corner of Lynwood Street and Karen Avenue).

## Residential Flats: Standards and Guidelines

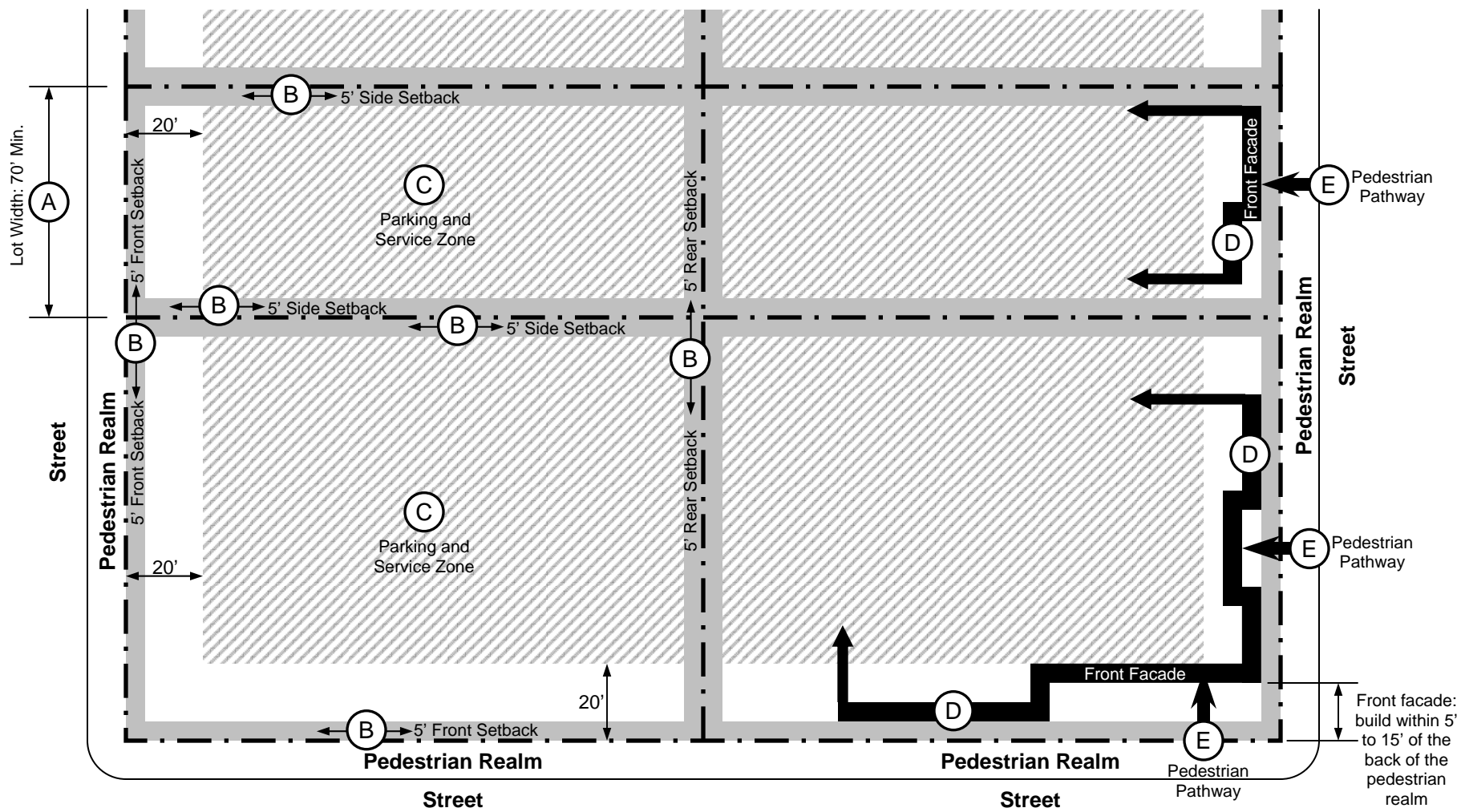
Residential flats contain apartments or condominium units that are vertically stacked. Common courtyards, lobbies, and/or hallways provide access to the units. Units on the ground floor may also have private entrances directly from the street. Live-work units are also allowed within the building if the work space is provided on the ground floor and the unit contains a private entrance that is directly accessible from the sidewalk. Some buildings may include mid- and high-rise towers.



Examples of Residential Flats

## Site Design (see illustration on the following page)

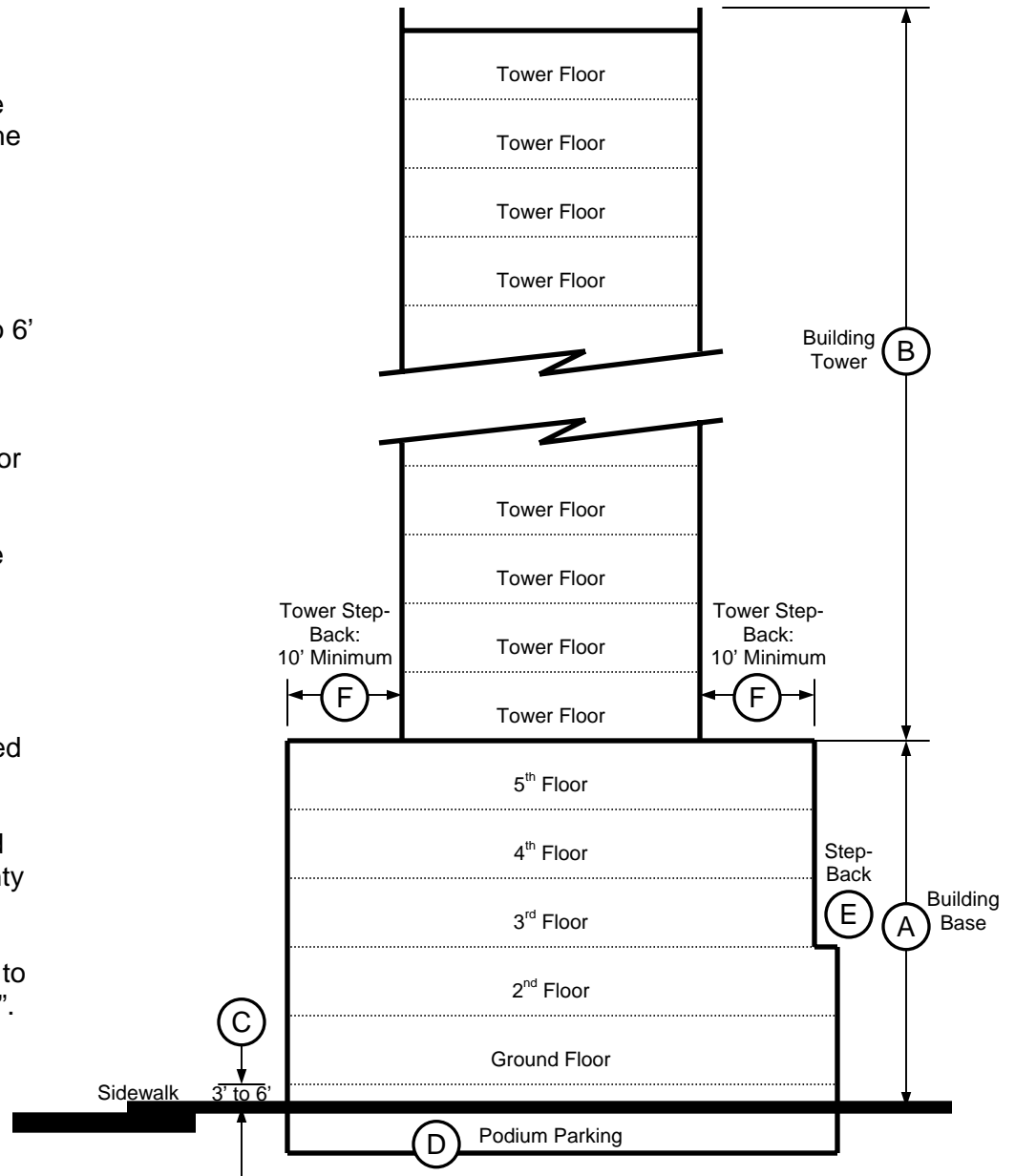
- A. Lot Width: The minimum width of a lot shall be 70’.
- B. Setback Zone: Along property lines that are adjacent to streets, buildings shall be setback at least 5’ from the back of the pedestrian realm (which may be located on private property per the street standards in Section 5.0). A 5’ setback is required from all other property lines. All areas of the setback that do not contain pedestrian paths, driveways, and rear parking lots shall be landscaped.
- C. Parking and Service Zone: This zone includes the area of the lot that is more than 20’ from the back of the pedestrian realm and 5’ from side and rear property lines. If provided, surface parking, parking structures, trash enclosures, and service areas shall be located in this zone. Parking is prohibited between streets and front building facades.
- D. Front Facades: Front facades include all facades that are located adjacent to a street (excluding alleys) or public space. Front facades should be built within 5’ to 15’ of the back of back of the pedestrian realm (which may be located on private property per the street standards in Section 5.0).
- E. A paved pedestrian pathway, which may include steps and stoops, shall provide access between sidewalks and building entrances.
- F. Access to parking shall be provided from the rear alleys/shared driveways if available. If the property is not located adjacent to an alley, then one to two driveways from the street are allowed.
- G. Podium parking/underground parking is allowed on all areas of the site with the exception of the setback zone.



Site Design

**Mass and Height Standards**

- A. Building Base: The first five floors of the building shall be considered the building base. The maximum height of the building base shall be 55’.
- B. Building Tower: All floors above the fifth floor shall be considered the building tower.
- C. The elevation of the ground level floor plate shall be 3’ to 6’ above finished grade of the site. However, if live-work units are provided on the ground floor, the ground level floor plate of the live-work unit shall be located near the elevation of the adjacent pedestrian realm so that steps or ramps are not required to enter the unit.
- D. Podium and underground parking is allowed beneath the ground floor.
- E. Upper floor step-backs on the building base are allowed, but not required.
- F. If the building includes a tower, the tower shall be stepped back 10’ from the roof edge of the building base.
- G. The maximum building height shall be determined based on the requirements of Table 30.48-J1 of the Clark County Development Code.
- H. Walls, fences, and shrubs within yards that are adjacent to streets or public spaces shall be limited to a height of 36”. All other fences, walls, and shrubs shall be limited to a height of 8’ to screen parking lots, delivery zones, and trash receptacles.

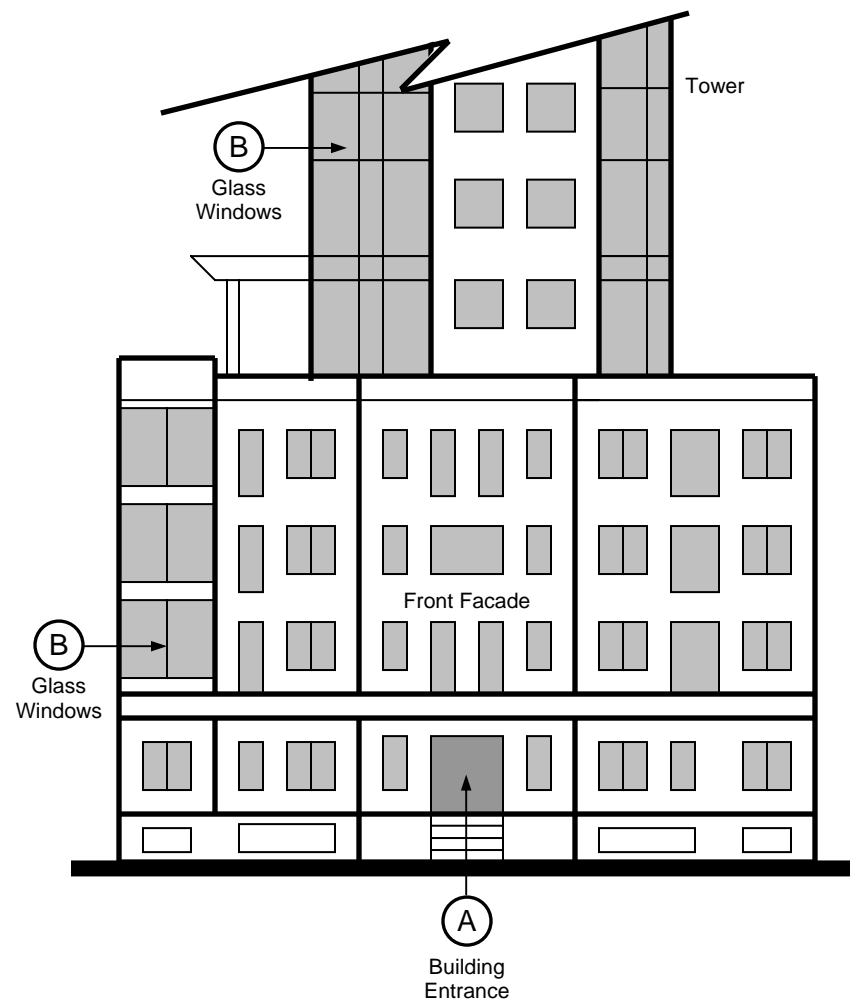


### Building Uses

- A. Apartments, condominium units, and accessory residential uses are allowed in Residential Flats. All other uses are prohibited. Live-work units are also allowed within the building if the work space is provided on the ground floor and the unit contains a private entrance that is directly accessible from the sidewalk.

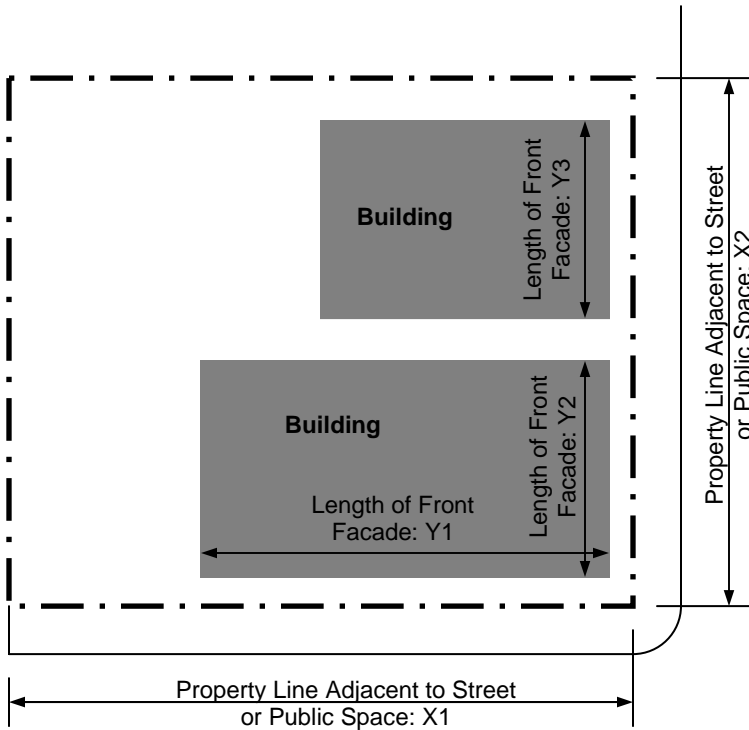
### Facades (General)

- A. The primary entrance to the building shall be located on a front facade (a facade that faces a street or public space).
- B. The total area of glass windows on the front facade (a facade that fronts a street or public space) shall occupy at least 20% of the facade's total area. Windows shall be provided on all floors of the building.
- C. Stoops and balconies may project up to 5' from facades. Stoops and balconies may encroach into the front setback.
- D. Bay windows may project up to 2' from facades. Bay Windows may encroach into the front setback.
- E. Awnings/shade structures may project up to 4' from facades. Awnings/shade structures may encroach into the front setback.
- F. Roof overhangs may project up to 2' from facades and may encroach into the setback zone.
- G. External stairways going to upper floors (which does not include stoops providing access to the ground floor units) are prohibited along front facades.



**Facade Standards**

- H. Building facades are encouraged along streets and public spaces to help create a sense of enclosure within the outdoor environment. The total length of all front facades (facades that front a street or public space) should be at least 60% of the total length of all property lines that are adjacent to a street or public space.



$$Y1 + Y2 + Y3 \geq 60\% (X1 + X2)$$

Example: 70' + 40' + 34' ≥ 60% (130' + 110')

- I. All sides of the building should be designed with similar architectural elements, materials, and colors as the front facade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.

### Facade Articulation

- A. Front facades (facades that face a street or public space) shall be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to:

- Changing the direction of the wall or facade.
- Stepping back an upper floor facade.
- Increasing the number and/or size of window openings.
- Altering the height of the building or roofline.
- Breaking up large smooth surfaces with expansion joints, expression lines, reveals, or changes in texture and color.
- Dividing large window openings by using smaller window panes.
- Applying projecting elements, such as balconies, canopies, and awnings.
- Adding depth and detail to the cornice or roof parapet.
- Recessing entrances and windows into the facade to create depth and cast shadow patterns.
- Creating a defined building cap or roofline.
- Providing stylized windows and doors.
- Creating a defined base for the building.
- Providing three-dimensional expression lines (vertical and horizontal) between the floors of the structure and around window openings.



Examples of appropriately articulated facades



Example of poorly articulated and blank facade

### Podium Parking Level Facades

- A. Views into the podium parking level shall be screened by limiting the size of window openings, placing decorative metal screens within window openings, and/or providing dense landscaping in front of the window openings.



Examples of appropriate methods of screening views into the podium parking level (required)



Example of inappropriate method of screening views into the podium parking level (prohibited)

### Parking Structure Facades

- A. If a facade of a parking structure is visible from a street, public space, pedestrian pathway, paseo or outdoor common space, it shall be designed to be compatible with other building facades on the property. These facades shall be designed with window patterns, materials, details, and colors that are similar to adjacent facades, and they shall be designed so that they do not clearly look like a parking structure. Sloping ramps within the structure shall not be visible from a street, public space, pedestrian pathway, paseo or outdoor common space.



Examples of appropriately designed parking structure facades (required)

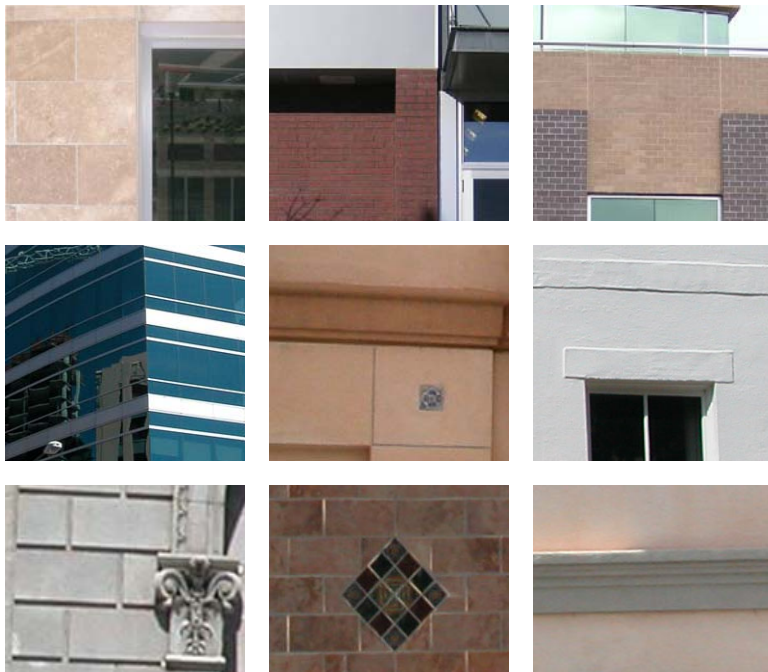


Examples of inappropriate parking structure facades (prohibited)



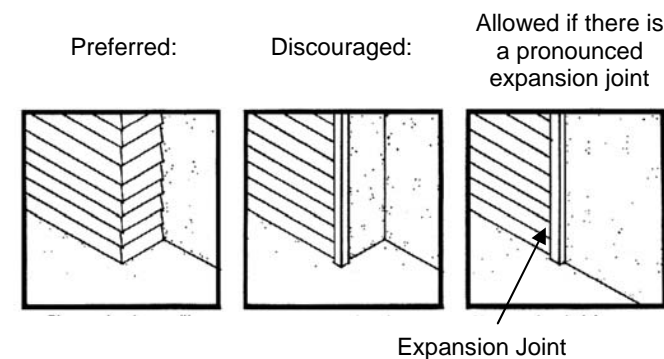
## Building Materials

- A. Materials should be complimentary to one another and appropriate for the architectural style or theme of the building. Appropriate finished materials include:
- Plaster and stucco
  - Poured in place concrete
  - Fiber cement
  - Glass
  - Brick (unglazed)
  - Stone and marble block
  - Ceramic tiles (as an accent material)
  - Metal posts, frames, trellises, and canopies
  - Wood, aluminum, and steel framed windows and doors



Examples of appropriate use of building materials.

- B. Inappropriate building materials that are discouraged on facades include:
- Concrete block
  - Plywood
  - Hardboard
  - Unfinished lumber
  - Corrugated fiberglass siding
  - Vinyl or aluminum siding
  - Corrugated sheet metal or tin siding
  - Textured T-11 siding
  - Highly reflective materials
- C. Building materials should be durable and able to withstand long-term exposure to the hot sun. Materials that require high maintenance are discouraged.
- D. Changes in material should generally occur when there is a change in the plane of the facade. If possible, the change in materials and color should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint should be used to define a clear separation.



**Building Colors**

A. Muted and soft colors are generally encouraged. However, bright and bold colors may be used to create as accents, to highlight key building features, and to add diversity to the building. Extensively bold, bright, fluorescent, and neon colors should be avoided.

- B. Painted building surfaces should have a matte finish. Trim work may have a glossy finish.
- C. The natural colors of brick and stone material should be maintained. These materials should not be painted or glazed.



Example of building with appropriate color applications



Example of building with inappropriate color applications

## Roofs

- A. Sloped roofs are encouraged on residential flats. Flat roofs shall only be allowed if the roof includes a decorative parapet and three-dimensional cornice treatment.
- B. Roofing forms, slopes, details, and materials should be compatible with the overall style and character of the structure.
- C. A compatible and relatively consistent roof design (overhangs, pitch, materials, fascia, and eaves) should be provided on all sides of the building.
- D. All roofs should be designed with gutters and downspouts to prevent water damage and stains on building facades and to protect pedestrians from dripping water. Gutters should drain directly into a cistern, landscaped area, or on- or off-site storm drain system.
- E. Variations in the roofline shall be incorporated to provide architectural character and variety. Horizontal roof lines longer than one hundred feet shall be broken up by providing articulations in the facade, changing the height of roof portions, or by adding elements such as, but not limited to, towers or domes.
- F. Green roofs and rooftop gardens are allowed to add landscaping, decrease the heat island effect of large expanses of flat roofs, and to reduce energy demand for heating and cooling buildings.
- G. Appropriate types of roof materials that are encouraged on buildings include:
- Clay or concrete tile
  - Composite roofing materials made of recycled natural fiber and recycled plastic
  - Tar, gravel, composition, or elastomeric roof materials should only be allowed on flat roofs that are concealed by a parapet or cornice feature.
- H. Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.



Flat roof with decorative cornice treatment and roofline variation

**Balconies**

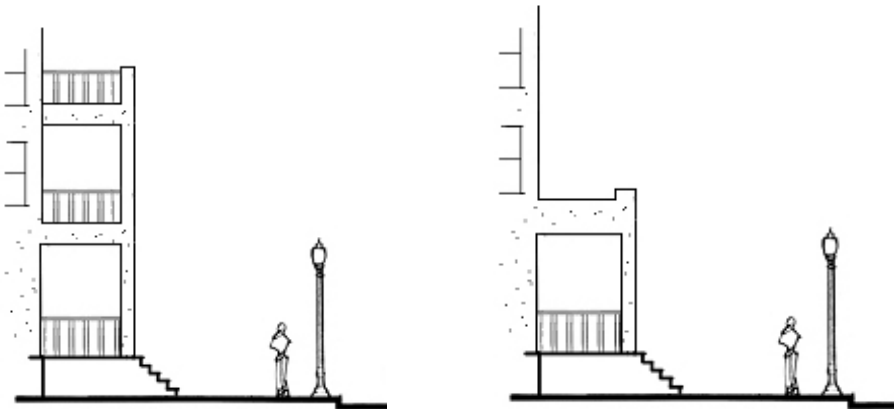
- A. Balconies are encouraged to provide outdoor spaces for residents.
- B. Balconies may project from the facade or be recessed into the facade. Projecting balconies should be encouraged to add articulation to the facade.
- C. Balconies may be covered with a roof or shade structure.
- D. The design of balconies (including railing, balustrades, posts, columns, details, and roof covering) should be constructed of materials, colors, and details that are compatible with the style of the building and the materials used on the facade. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.
- E. The sides of balconies that project from a facade should be designed with posts, railings, and balustrades rather than a solid wall plane.



Examples of balconies that help articulate the building facade

## Stoops

- A. Stoops are encouraged along front facades to create private entries to residential units on the ground floor, and to create a semi-public space between the private residential unit and the public sidewalk and to create opportunities for interaction with neighbors.
- B. The raised platform of the stoop should be at least five feet wide by five feet deep. Larger stoops are encouraged to create useable outdoor spaces.
- C. Stoops should have a design that is compatible with overall structure. Stairs should not have a tacked-on appearance or look like their design was an addition or afterthought.



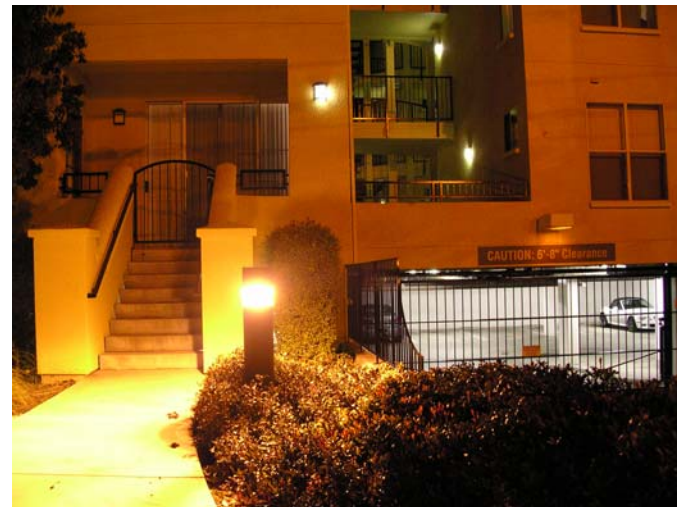
Examples of stoops with balconies (left) and a roof (right)

Examples of stoops on buildings

### Lighting

- A. The following areas should be illuminated at night to ensure the safety of users and to minimize opportunities for crime.
- Pedestrian walkways and paths.
  - Plazas and outside seating areas.
  - Sidewalks.
  - Surface parking lots.
  - Parking structures, including access points elevators, and stairwells.
  - Automated Teller Machines (ATMs).
  - All entrances to buildings, including rear and service entrances.
  - Garbage disposal areas.
  - Alleys.
  - Other areas that are routinely used by pedestrians.
- B. Site and building lighting should be located and directed to light the intended area of illumination and to prevent off-site glare impacts on adjacent buildings or properties.
- C. Lighting should be provided at regular intervals to prevent the creation of light and dark pockets. Dark pockets can create uncomfortable areas for pedestrians and provide opportunities for criminals and vagrants to hide in dark shadows. Light pockets can create a “fish bowl” effect. Within the light pocket (or the “fish bowl”), pedestrians may be observed, but their ability to see outside of the light pocket is limited, which creates discomfort and insecurity.
- D. Over-lighting of buildings and sites should be avoided. Over-lighting can create an environment that feels like a prison-yard and can ruin desired nighttime ambience.

- E. All lighting poles and fixtures should have a decorative/ornamental design that complements the structures on the site.



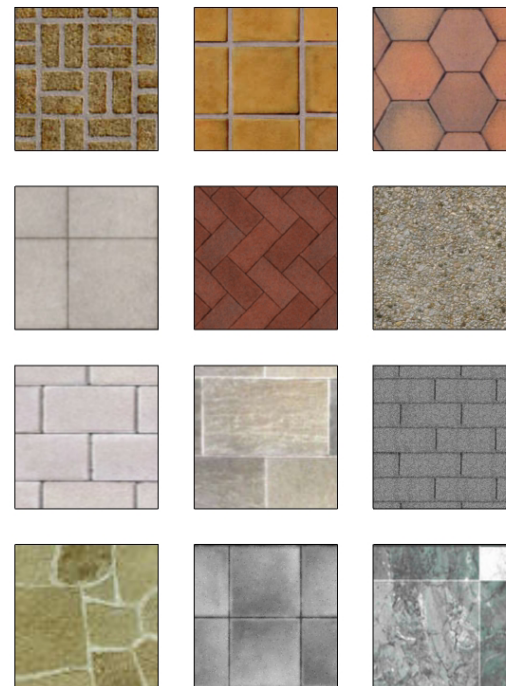
Examples of desirable nighttime lighting

**Common Outdoor Space**

A. Residential flats should be designed with a common outdoor space, such as a courtyard, patio, or roof garden. Common outdoor spaces should provide the following amenities:

- Decorative pavement
- Benches and seating area
- Trash/Recycle receptacles
- Planters or pots for landscaping
- Trees that provide shades
- Water fountains or features
- Swimming pools and spas
- Small playgrounds

B. All edges of a courtyard should be defined by a building facade or a fence or wall to create a sense of enclosure within the space.



Examples of appropriate paving surfaces and patterns outdoor courtyards and patios

## Commercial Block Buildings: Standards and Guidelines

Commercial Block Buildings contain a mix of commercial and residential uses. Along street frontages, the ground floor contains storefronts for retail and services businesses. Upper floors generally contain apartments, condominium units, and/or office space, but may also include retail, restaurant, and service uses.

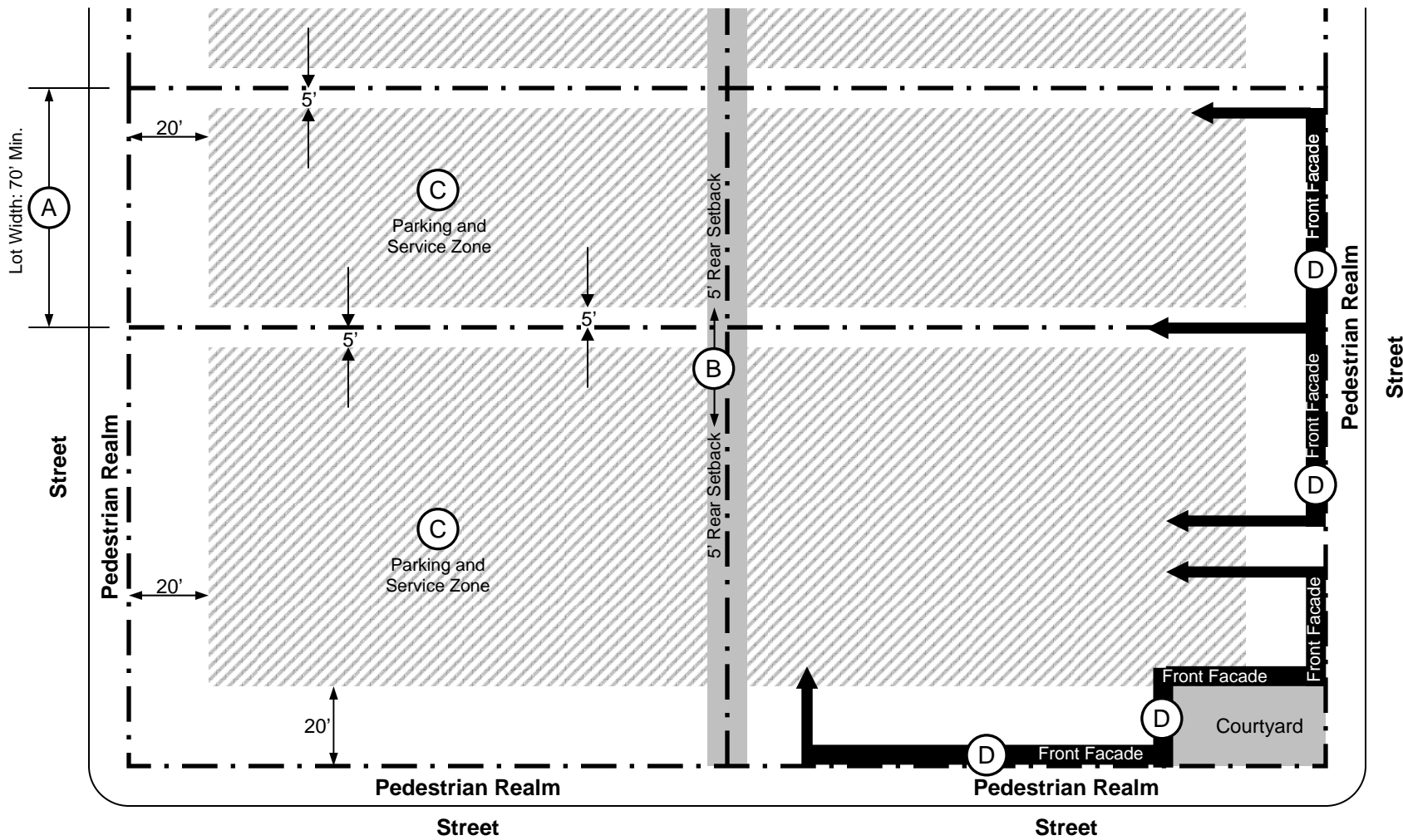


Examples of Commercial Block Buildings

### Site Design (see Illustration on the following page)

- A. Lot Width: The minimum width of a lot shall be 70'.
- B. Setback Zone: Buildings shall be setback at least 5' from the rear property line. The front setback shall be located at the back of the pedestrian realm (which may be located on private property per the street standards in Section 5.0). Setbacks from side property lines are not required. If this building type occupies an entire block, the rear setback is not required.
- C. Parking and Service Zone: This zone includes the area of the lot that is more than 20' from the back of the pedestrian realm and 5' from side and rear property lines. If provided, surface parking, parking structures, trash enclosures, and service areas shall be located in this zone. Parking is prohibited between streets and front building facades.
- D. Front Facades: Front facades include all facades that are located adjacent to a street (excluding alleys) or public space. Front facades should be built along the back of the pedestrian realm (which may be located on private property per the street standards in Section 5.0). Front facades may also be setback to create a courtyard or angled, curved, or recessed building entrance at corners.
- E. Access to parking shall be provided from the rear alleys/shared driveways if available. If the property is not located adjacent to an alley, then one to two driveways from the street are allowed.
- F. Underground parking is allowed on all areas of the site.
- G. Pedestrian paseos that are lined with storefronts are allowed and encouraged on large lots.

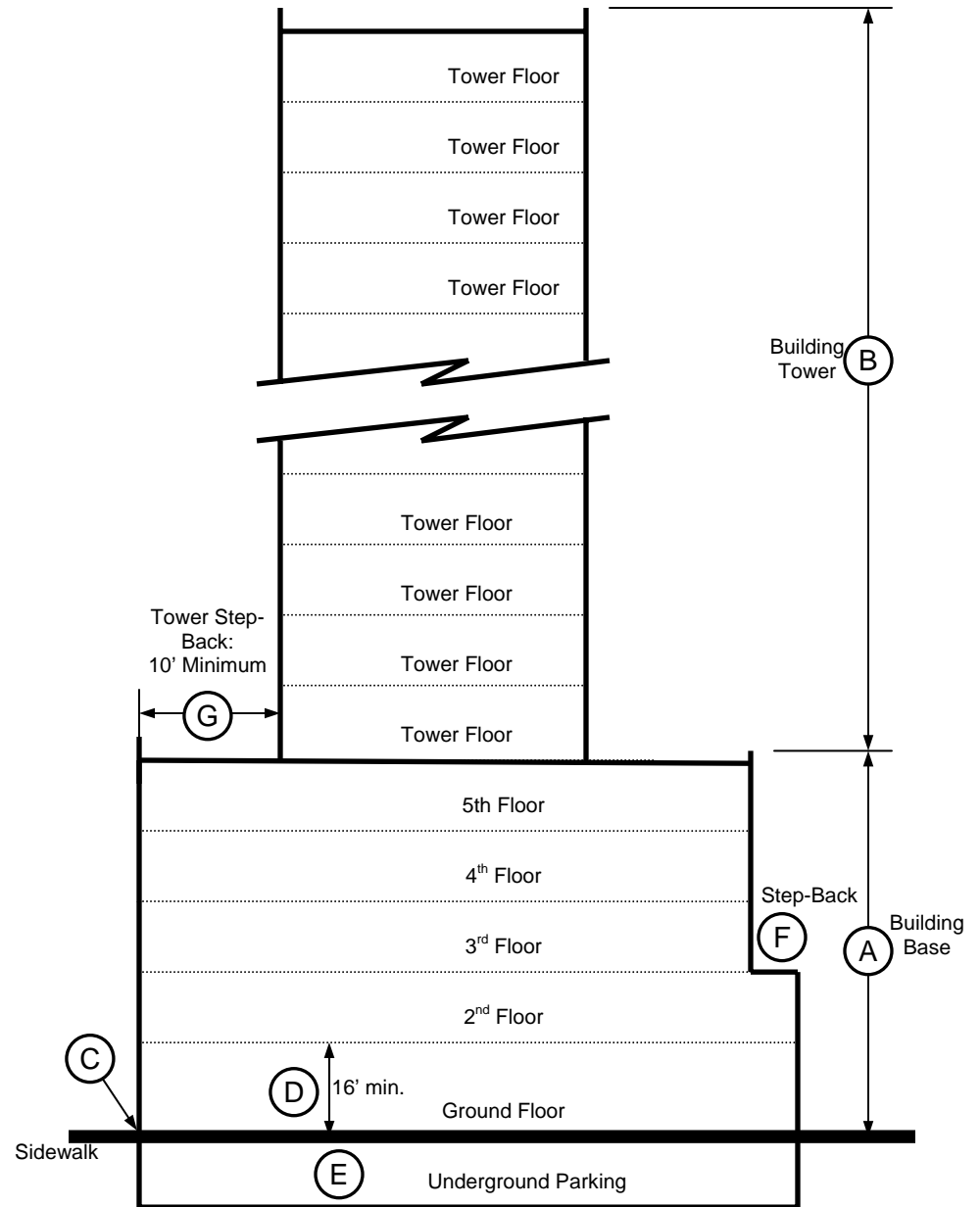




Site Design

**Mass and Height**

- A. Building Base: The first five floors of the building shall be considered the building base. The maximum height of the building base shall be 55'.
- B. Building Tower: All floors above the fifth floor shall be considered the building tower.
- C. The elevation of the ground level floor plate shall be built near the elevation of the adjacent pedestrian realm so that steps and/or ramps are not required to enter the ground floor stores.
- D. The ceiling height of the ground floor shall be at least 16' tall to comply with national retail standards.
- E. Underground parking is allowed beneath the ground floor.
- F. Upper floor step-backs are allowed, but not required.
- G. If the building includes a tower, the tower shall be stepped back 10' from the roof edge of the building base.
- H. The maximum building height shall be determined based on the requirements of the Clark County Development Code.
- I. Walls, fences, and shrubs within yards that are adjacent to streets or public spaces should be limited to a height of 36". All other fences, walls, and shrubs shall be limited to a height of 8' to screen parking lots, delivery zones, and trash receptacles.

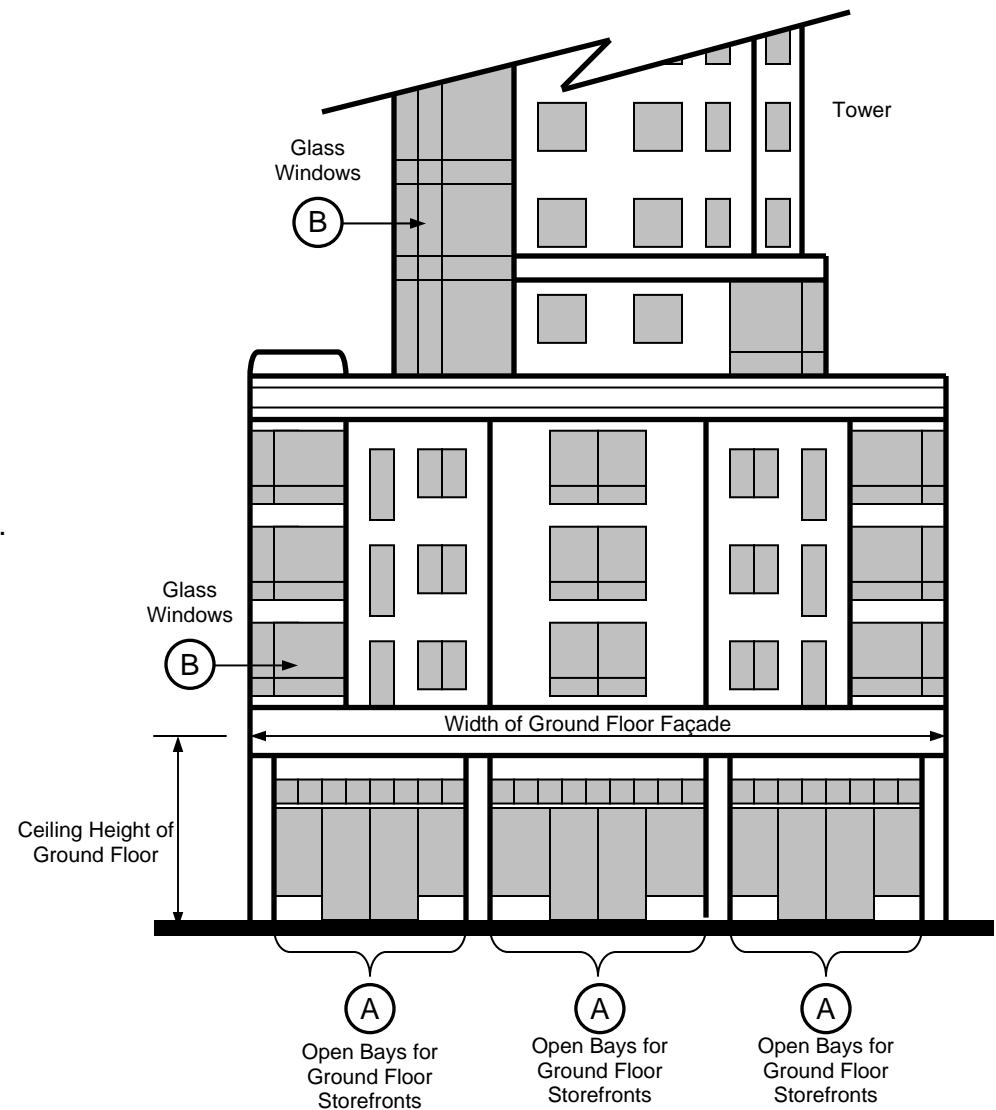


### Building Uses

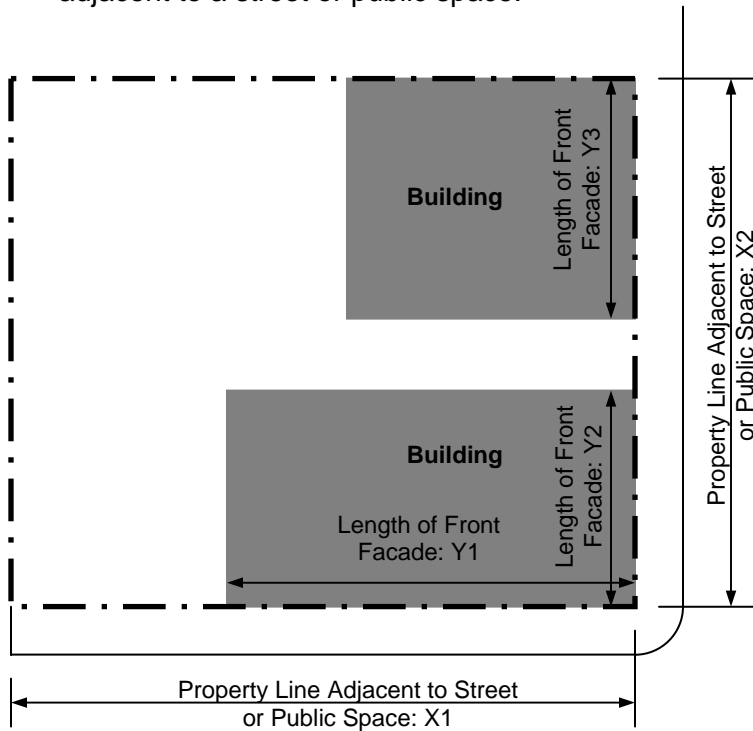
- A. Apartments, condominium units, and offices are allowed on upper floors. Retail, restaurants, cafes, and service uses are allowed on ground floors. Live-work units are allowed on the ground floor. This building type may also be used as a hotel.

### Facades (General)

- A. The ground floor of front facades (facades that front a street or public space) should be designed with open bays for storefronts. At least 70% of the ground floor facade's total area (as measured by multiplying the floor's ceiling height by the width of the ground floor facade) should be occupied by transparent glass.
- B. The total area of glass windows on the front facade (a facade that fronts a street, alley/shared driveway or public space) shall occupy at least 20% of the facade's total area. Windows shall be provided on all floors of the building.
- C. Bay windows on upper floors may project up to 2' from facades. Balconies may project up to 5' from facades. Bay Windows and balconies may encroach over the adjacent sidewalk by 2 feet.
- D. Awnings/shade structures may project up to 5' from facades. Awnings/shade structures may encroach over the adjacent sidewalk.
- E. Roof overhangs may project up to 2' from facades and may encroach over the adjacent sidewalk.
- F. External stairways going to upper floors are prohibited along front facades (facades that front a street or public space).



G. Building facades are encouraged along streets and public spaces to help create a sense of enclosure within the outdoor environment. The total length of all front facades (facades that front a street or public space) should be at least 75% of the total length of all property lines that are adjacent to a street or public space.



$$Y1 + Y2 + Y3 \geq 75\% (X1 + X2)$$

Example:  $85' + 45' + 50' \geq 75\% (130' + 110')$

H. All sides of the building should be designed with similar architectural elements, materials, and colors as the front facade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.



Appropriate relationship between front facade (left), side facade (above right) and rear facades (below right)

### Facade Articulation

A. Facades should be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to:

- Changing the direction of the wall or facade.
- Stepping back an upper floor facade.
- Increasing the number and/or size of window openings.
- Altering the height of the building or roofline.
- Breaking up large smooth surfaces with expansion joints, expression lines, reveals, or changes in texture and color.
- Dividing large window openings by using smaller window panes.
- Providing projecting awnings or shade structures over window openings.
- Adding depth and detail to the cornice or roof parapet.
- Recessing storefronts, building entrances, and windows into the facade to create depth and cast shadow patterns.
- Creating a defined building cap or roofline.
- Providing stylized windows and doors.
- Creating a defined base for the building.
- Providing expression lines between the floors of the structure.



Buildings with a high level of facade articulation (encouraged)



Buildings with a high level of facade articulation (encouraged)



Buildings with a poor level of facade articulation (discouraged)

### Parking Structure Facades

- A. If a facade of a parking structure is visible from a street, public space, pedestrian pathway, paseo or outdoor common space, it shall be designed to be compatible with other building facades on the property. These facades shall be designed with window patterns, materials, details, and colors that are similar to adjacent facades, and they shall be designed so that they do not clearly look like a parking structure. Sloping ramps within the structure shall not be visible from a street, public space, pedestrian pathway, paseo or outdoor common space.



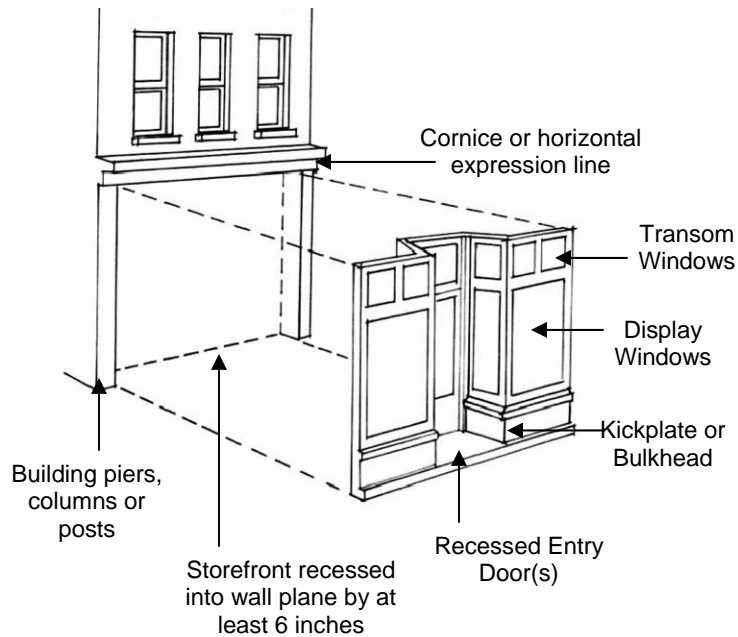
Examples of appropriately designed parking structure facades



Examples of inappropriate parking structure facades

### Storefronts

A. Storefronts should be designed with traditional elements that are found on “Main Street” buildings, such as recessed entry doors, large display windows, the kickplate or bulkhead, transom windows, and a cornice defining the top of the storefront. These elements may be reinterpreted to create a more modern storefront. Storefronts should be recessed into the facade by at least six inches to help articulate the facade.



Examples of attractive storefronts



- B. Projecting elements that create shade for pedestrians walking along storefronts (such as awnings/marquees, trellises, and projecting second floor balconies) are encouraged.

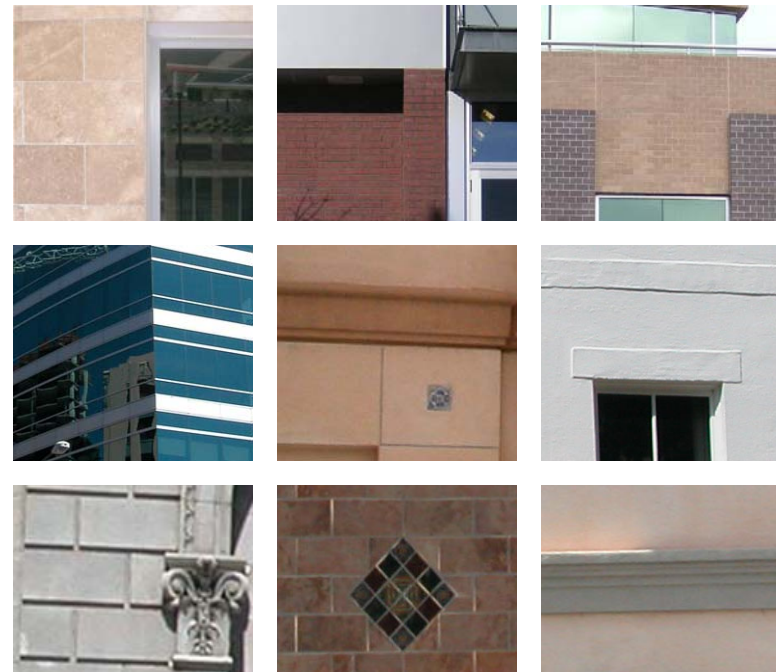


Examples of projecting elements that create shade for pedestrians (encouraged)

### Building Materials

- A. Materials should be complimentary to one another and appropriate for the architectural style or theme of the building. Appropriate finished materials include:

- Plaster and stucco
- Poured in place concrete
- Fiber cement
- Glass
- Brick (unglazed)
- Stone and marble block
- Ceramic tiles (as an accent material)
- Metal posts, frames, trellises, and canopies
- Wood, aluminum, and steel framed windows and doors



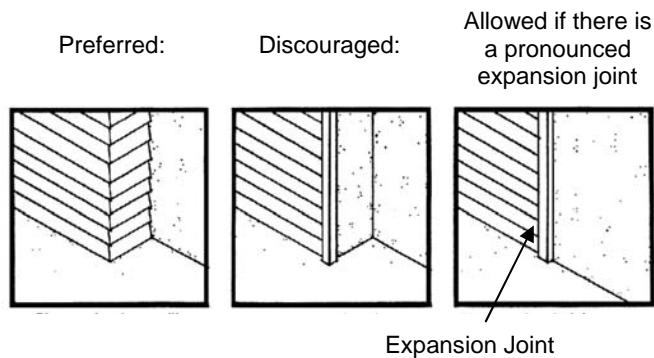
Examples of appropriate building materials

B. Inappropriate building materials that are discouraged on facades include:

- Concrete block
- Plywood
- Hardboard
- Unfinished lumber
- Corrugated fiberglass siding
- Vinyl or aluminum siding
- Corrugated sheet metal or tin siding
- Textured T-11 siding
- Highly reflective materials

C. Building materials should be durable and able to withstand long-term exposure to the hot sun. Materials that require high maintenance are discouraged.

D. Changes in material should generally occur when there is a change in the plane of the facade. If possible, the change in materials and color should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint should be used to define a clear separation.



### Building Colors

A. Muted and soft colors are generally encouraged. However, bright and bold colors may be used to create accents, to highlight key building features, and to add diversity to the building. Extensively bold, bright, fluorescent, and neon colors should be avoided.



Examples of buildings with appropriate color applications



Examples of buildings with inappropriate color applications

- B. Painted building surfaces should have a matte finish. Trim work may have a glossy finish.
- C. The natural colors of brick and stone material should be maintained. These materials should not be painted or glazed.

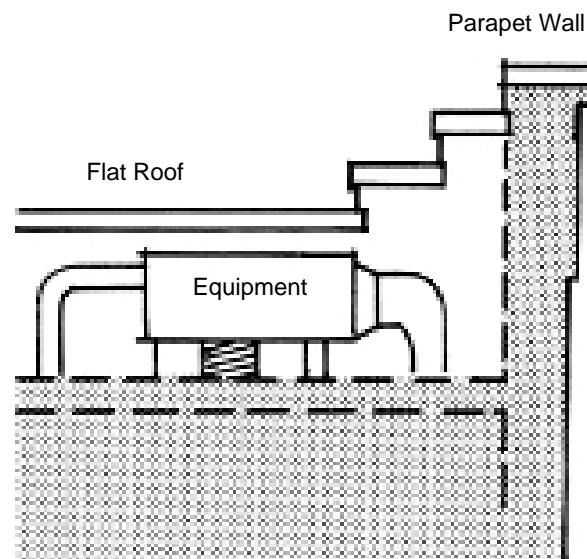
### Roofs

- A. Roofing forms, slopes, details, and materials should be compatible with the overall style and character of the structure.
- B. A compatible and relatively consistent roof design (overhangs, pitch, materials, fascia, and eaves) should be provided on all sides of the building.
- C. All roofs should be designed with gutters and downspouts to prevent water damage and stains on building facades and to protect pedestrians from dripping water. Gutters should drain directly into a cistern, landscaped area, or on- or off-site storm drain system.
- D. Variations in the roofline shall be incorporated to provide architectural character and variety. Horizontal roof lines longer than 100 feet shall be broken up by providing articulations in the facade, changing the height of roof portions, or by adding elements such as, but not limited to, towers or domes.
- E. Green roofs and rooftop gardens are encouraged to add landscaping, decrease the heat island effect of large expanses of flat roofs, and to reduce energy demand for heating and cooling buildings.

- F. Appropriate types of roof materials that are encouraged on buildings include:

- Clay or concrete tile.
- Composite roofing materials made of recycled natural fiber and recycled plastic.
- Tar, gravel, composition, or elastomeric roof materials should only be allowed on flat roofs that are concealed by a parapet or cornice feature.

- G. Mechanical equipment on roofs shall be screened from public views from all sidewalks, plazas, parks, public spaces, and pedestrian walkways.



Mechanical equipment screened from view

**Balconies**

- A. Balconies are encouraged on Commercial Block Buildings to provide outdoor spaces for residents and office employees.
- B. Balconies may project from the facade or be recessed into the facade. Projecting balconies should be encouraged to add articulation to the facade.
- C. Balconies may be covered with a roof or shade structure.
- D. The design of balconies (including railings, balustrades, posts, columns, details, and roof covering) should be constructed of materials, colors, and details that are compatible with the style of the building and the materials used on the facade. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.
- E. The sides of balconies that project from a facade should be designed with posts, railings, and balustrades rather than a solid wall plane.



Examples of balconies that are recessed into the facade



Examples of balconies that project out from the facade

## Lighting

- A. The following areas should be illuminated at night to ensure the safety of users and to minimize opportunities for crime.
- Pedestrian walkways and paths.
  - Plazas and outside seating areas.
  - Sidewalks.
  - Surface parking lots.
  - Parking structures, including access points, elevators, and stairwells.
  - Automated Teller Machines (ATMs).
  - All entrances to buildings, including rear and service entrances.
  - Garbage disposal areas.
  - Alleys.
  - Other areas that are routinely used by pedestrians.
- B. Site, building, and sign lighting should be located and directed to light the intended area of illumination and to prevent off-site glare impacts on adjacent buildings or properties.
- C. Over-lighting of buildings and sites should be avoided. Over-lighting can create an environment that feels like a prison-yard and can ruin desired nighttime ambience.
- D. All lighting poles and fixtures should have a decorative/ornamental design that complements the structures on the site.
- E. Lighting within storefront windows is encouraged to illuminate the sidewalk and create a desirable nighttime ambience.
- F. Lighting should be provided at regular intervals to prevent the creation of light and dark pockets. Dark pockets can create uncomfortable areas for pedestrians and provide opportunities for criminals to hide in dark shadows. Light pockets can create a “fish bowl” affect. Within the light pocket (or the “fish bowl”), pedestrians may be observed, but their ability to see outside of the light pocket is limited, which creates discomfort and insecurity.



Examples of desirable nighttime lighting



Examples of poor and undesirable night-time lighting that create dark and light pockets

## Signs

- A. In order to avoid sign clutter, signage should only be allowed on facades that have building entrances.
- B. The building should be designed with appropriate locations for signs. Signs should not cover or obscure windows, doors, storefronts, building entrances, cornices, columns, or other architectural elements or details.
- C. The following types of signs are allowed in SOSA:
  - Awning signs
  - Storefront signs
  - Building/primary tenant signs
  - Window signs
  - Projecting signs
  - Directory signs

Design Guidelines for these signs are provided below.

- D. Awning Signs: A sign that is printed or mounted on an awning. The following guidelines apply to these signs:
  - Signs should only be allowed on the front face or valance of the awning.
  - Lettering should not exceed the height of eight inches.
  - The width of the sign should be limited to 80 percent of the width of the awning.



Examples of awning signs

E. Storefront Signs: A horizontally oriented sign that is mounted on the facade above the entrance to ground floor stores. The following guidelines apply these signs:

- Storefront signs should be placed in an area that is above the ground floor storefront windows and below the windows on the second floor.
- Storefront signs may be illuminated externally by lights mounted on the facade, by backlighting behind individually mounted letters or symbols, by neon tubes, or by the internal illumination of sign symbols and letters. Internally illuminated box signs that light the entire sign (letters, symbols, logos, and background) are strongly discouraged.



Backlighting behind individually mounted letters (allowed)



Externally illuminated sign (allowed)



Internal illumination of symbols and letters but not the sign background (allowed)



Internally illuminated box sign (strongly discouraged)



F. Building/Primary Tenant Signs: A horizontally oriented sign that is mounted above the windows of the top floor of the building. These signs are used to identify the name of the building or the primary tenant of the building. The following guidelines apply to these signs:

- Only one of these signs should be allowed per building.
- Building/primary tenant signs may be illuminated externally by lights mounted on the facade, by backlighting behind individually mounted letters or symbols, or by the internal illumination of sign symbols and letters. Internally illuminated box signs that light the entire sign (letters, symbols, logos, and background) are strongly discouraged.



Examples of building/primary tenant signs



G. Window Signs: A temporary or permanent sign that is placed on or within 18 inches of a window (including windows on doors). Window signs include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos. The following guidelines apply to these signs:

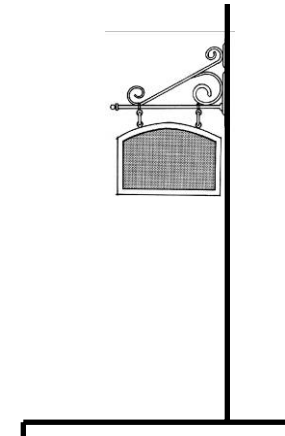
- Window signs should not occupy more than 25 percent of a window.
- Permanent window signs should be created with permanent, fade resistant paint, gold-leaf lettering, or glass etching.
- In-store lighting or an externally mounted light should be used to illuminate window signs. The use of neon tubing should be limited to “open and closed” signs.



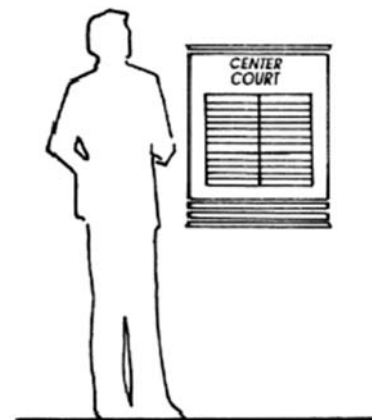
Examples of window signs that are no more than 25 percent of the window space

H. Projecting Signs: A double-sided sign that projects perpendicular to the building facade and hangs from a mounted wall brace or from the ceiling of a balcony or arcade. The following guidelines apply to these signs:

- At least eight feet of vertical clearance should be provided from the lowest point of the sign and the sidewalk or other pedestrian walkway.
- Projecting signs should be mounted near storefront entrances.
- The top of a projecting signs should be located below the windows on the second floor of the building.
- A maximum of one projecting sign should be allowed for every storefront entrance on the facade.
- Projecting signs should be externally illuminated by a light mounted on the facade or by neon tubing used to illuminate letters, symbols, and accent frames.



Examples of projecting signs



I. Directory Signs: A small sign that is attached flat against the facade at the eye level of pedestrians. Directory signs are either used to identify an individual business within a storefront or to identify multiple tenants that are accessible by a shared entrance or lobby. The following guidelines apply to these signs:

- Directory signs should only be allowed near entrances to non-residential uses.
- Only one directory sign should be allowed for each storefront or lobby entrance.
- Directory signs should be externally illuminated. Internal illumination and neon lighting is strongly discouraged.



Examples of directory signs

J. The following types of signs are strongly discouraged:

- Pole mounted or lollipop signs
- Inflatable or windblown signs
- Signs that produce smoke or sound
- Signs with animated or moving characters
- Changeable letter marquee signs (except for theaters or concert venues)
- Window signs that occupy more than 25 percent of the window's area
- Roof mounted signs
- Permanent sidewalk signs



Examples of inappropriate signs

- K. Signs should be constructed of durable and weatherproof materials so that they will not discolor, fade, crack, rust, or erode.
- L. Simple and easy-to-read typefaces should be used on signs. Hard-to-read and intricate typefaces should be avoided.



Easy-to-read fonts should be used and hard to read fonts should be avoided

- M. Signs that have symbols, characters, or graphics are encouraged. The symbol, character, or graphic should relate to the products sold in the business or to the name of the business.



Signs that symbolize what is sold in the store are encouraged

- N. Signs that show depth and cast shadows are encouraged. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and symbols into the base of the sign.
- O. Sign materials and colors should compliment the building facade. Basic and simple color applications are encouraged and vibrant and fluorescent colors should be avoided.
- P. The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
- Q. Sign lighting should be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.

**Courtyards and Paseos**

- A. Courtyards and paseos are encouraged to create outdoor spaces and to enhance the pedestrian environment.
- B. Paseos and courtyards should be enhanced with decorative pavement, pedestrian-scaled lighting, planters, benches, trash and recycle receptacles, kiosks, public art, small product vendors, and outdoor seating and dining areas.
- C. Pedestrian paseos should be at least 25 feet wide.
- D. Active storefronts should be provided on facades that face paseos.



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## **NV Energy Electric Substation: Standards and Guidelines**

- A. The screening walls and building shall be designed in compliance with the applicable facade standards and guidelines for Residential Flats. The facades shall be designed to be compatible with the desired form and character of the neighborhood. Facades shall not be designed to look like conventional utility building screening walls. Rather, they should be designed with windows and doors, interesting architectural elements and details, and materials and colors that are consistent with the standards and guidelines for Residential Flats.
- B. All undeveloped areas of the property that are visible from the public street shall be landscaped in compliance with standards and guidelines in Section 9.0 (Landscaping and Screening).
- C. All utility lines into and out of the electric substation shall be placed underground.
- D. Nevada Power shall be responsible for improving the streets that are adjacent to the property in compliance with the street standards and guidelines in Section 5.0 (Streets).

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## 9.0 LANDSCAPING AND SCREENING

### Landscaping Standards and Guidelines

The standards and guidelines in this section apply to landscaping treatments on private properties and public spaces.

#### Landscaping Requirements

- A. All areas of the site that do not contain buildings or paved surfaces shall be landscaped.
- B. Surface parking lots, courtyards, paseos, and public spaces shall be enhanced with landscaping and trees.
- C. Homeowner's associations and property managers shall be required to maintain landscaped areas on their properties. All landscaping shall be maintained to regularly prune plants and trees, and remove weeds, litter, dead plants.
- D. Landscaped areas should generally have a desert theme that reflects the local climate and soil conditions of the site.



### **Xeriscape**

A. Xeriscape (pronounced zeer'-ih-scape) is a water-smart landscape that includes colorful flowers, plants and trees. Xeriscape is a water-saving alternative to landscaping that primarily consists of grass. Xeriscape landscaping practices should be used to create sustainable landscapes that minimize the use of water and maintenance costs.

The following principles should be used:

- Discourage turf and grass areas: Grass and turf should only be used in areas where it provides functional benefits, such as recreation and play areas. Grass should not be used in small and/or odd shaped areas that cannot be watered efficiently.
- Use water efficient irrigation systems: An efficient, low-volume drip irrigation system should be used to water trees, shrubs and groundcovers. Drip irrigation systems provide water directly to plant roots and minimize the loss of water to evaporation.
- Use drought-resistant and low-water use plants: Drought-resistant plants minimize water demand. Native species should also be encouraged.
- Improve the soil: Use organic matter to improve the soil when planting. This helps the soil hold water and feeds nutrients to your plants.
- Utilize surface mulches: Mulches cover and cool the soil, decrease evaporation, reduce weed growth and slow erosion. Organic mulches such as bark chips or wood shavings, or inorganic mulches like rock and gravel, should be use.
- Utilize appropriate maintenance techniques: Xeriscapes require less maintenance than traditional landscapes. Nonetheless, regular maintenance is required to maintain the appearance of the landscape.

### **Trees**

- A. Trees should be planted to provide shade to buildings and to reduce heating and cooling costs. Deciduous trees should be planted on the south and west sides of facades to provide shade during the hot summer months and to allow filtered sunlight during the cool winter months. Evergreen trees should only be used on the north side of facades.
- B. Trees should be planted to provide shade to playgrounds, outdoor seating areas, courtyards, plazas, and passive recreation areas.
- C. Trees that extend over sidewalks, pathways, courtyards, and other areas used by pedestrians shall be pruned so that the lowest branches on the tree are at seven feet above the ground surface.
- D. Trees should be selected based on the size of the planting area and the size of the tree at full maturity.



**Parking Lot Landscaping**

- A. To soften and enhance views of parking lots, landscaping strips should be provided along the perimeter of parking lots, at the ends of parking rows, and between parking aisles. Landscaping strips should be at least six feet wide to provide adequate room for tree growth.
  
- B. Trees shall be provided throughout the parking lot to provide an even distribution of shade. Trees shall be planted based on the following ratios:
  - One large canopy tree for every six parking spaces
  - One medium canopy tree for every four parking spaces
  - One small canopy tree for every two parking spaces
  
- C. Bio-swales are encouraged within parking lots to retain and filter stormwater runoff prior to entering the storm drain system.



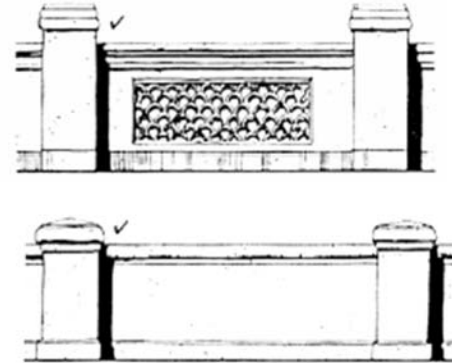
Example of parking lot landscaping

**Plant Palette**

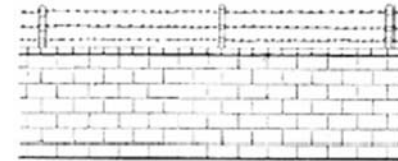
- A. Plant species, including trees, shrubs, groundcover, vines, and grasses, on private property shall be selected based on the comprehensive plant palette provided in Appendix C of the Clark County Development Code.

### Walls and Fences

- A. The design of fences and walls shall be compatible with the architecture of the main building(s) on the site and shall be constructed with compatible exterior finished and colors materials.
- B. Walls and fences should be constructed of stone, brick, concrete, stucco, and decorative metal. Wood and chain link fences shall be prohibited.
- C. Barbed wired, cosentino wire, and glass shards are prohibited on fences and walls.
- C. All walls shall be designed to minimize visual monotony by articulating the design of the wall surface. Appropriate methods of articulation include:
  - Providing regularly spaced columns or posts.
  - Designing the wall with a defined base and cap.
  - Utilizing more than one type of material or color.
  - Altering or changing the height of the wall.
- E. A strip of landscaping should be placed between walls and walkways to help deter graffiti and vandalism.



Examples of appropriate fence/wall design

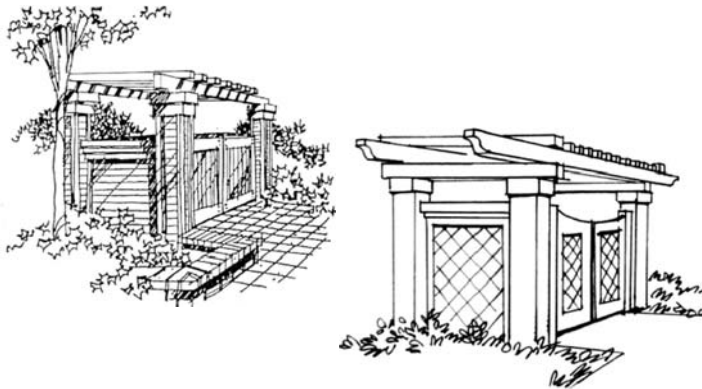


Examples of inappropriate fence/wall designs

## Screening Standards and Guidelines

### Trash Disposal Areas

- A. Trash disposal areas shall be located within parking garages or to the rear of buildings. All outdoor trash disposal areas shall be screened from public views from all sidewalks, courtyards, streets, plazas, and public spaces. Trash enclosures shall be used to store outdoor garbage containers or dumpsters.
- B. The design of trash enclosures should be architecturally compatible with the other buildings on the site and their design should use similar forms, materials, and colors.
- C. Trash enclosures should be designed with a trellis or roof to provide shade over the trash disposal area in order to reduce odors to hot summer months and reduce the potential or errant dumping.



Examples of appropriate trash enclosures

### Mechanical Equipment

- A. The following items shall be screened from public views from streets, pedestrian pathways, paseos, sidewalks, plazas, courtyards, and public spaces:
  - Electric and water utility meters
  - Power transformers and sectors
  - Heating/ventilation/cooling equipment
  - Irrigation and pool pumps
  - Satellite dishes greater than 18" in diameter
  - Antennas
  - Rooftop mechanical equipment
  - Other mechanical equipment
- B. Appropriate methods of screening include fencing, landscaping, roof parapets, and equipment enclosures. The design of screening devices should be compatible with structure.
- C. All utility and communication lines serving the site should be underground.

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## 10.0 DEFINITIONS

### A

Alley: A public roadway (generally not more than 20 to 30 feet wide) that is not intended for general traffic circulation, but rather provides vehicle access to the rear or side of a parcel.

Amenity Zone: Part of the pedestrian realm that is located along the street. The amenity zone contains streetscape amenities, such as trees, benches, bike racks, streetlights, trash and recycle receptacles, and other amenities.

Awning: a covered architectural projection that extends from the exterior wall of a building for the purpose of providing shade or shelter.

### B

Balcony: An outdoor living space located on an upper floor of a building that is partially enclosed by a railing or other safety barrier.

Bay Window: A window and related structure that extends outward from an exterior building wall and thereby forms an alcove in the adjoining interior space.

Block: A parcel or group of adjacent parcels generally surrounded by public streets, not including alleys.

Block Perimeter: The cumulative length of all sides of a block.

Building Depth: The distance between the front facade of the building and the rear facade of the building.

Building Frontage: The side of the building that faces a public street (excluding alleys) or public space.

Building Width: The distance from one side of the building's frontage to the other side of the building frontage.

### C

Clear Zone: Part of the pedestrian realm that is located between the amenity zone and supplemental zone and consists of a sidewalk. The clear zone generally remains clear of obstructions so that pedestrians have a clear path to walk along.

Colonnade: A covered, open-air walkway that is attached to a building and has an overhead structure (roof, balcony, or enclosed habitable space) that is supported by columns or arches.

**Commercial Block Building:** Commercial Block Buildings: Commercial Block Buildings contain a mix of commercial and residential uses. Along street frontages, the ground floor contains storefronts for retail and services businesses. Upper floors generally contain apartments, condominium units, and/or office space. Some commercial block buildings within SOSA may include mid- and high-rise towers.

**Cornice:** A horizontal molded projection that crowns or completes a building facade. The cornice is the uppermost section of moldings along the top of a wall or just below a roof.

## **DE**

**Design Standard:** Design standards are minimum baseline requirements for all development and redevelopment projects. Design standards use the terms “shall” (rather than “should”), “required” (rather than “encouraged”), and “prohibited” (rather than “discouraged”). In general, compliance with a standard is mandatory for all development and redevelopment projects unless the standard is waived, varied, or modified per the requirements of Section 3.16 of the Clark County Development Code.

**Design Guideline:** Design guidelines establish additional design guidance that should be considered when designing and approving projects. Design guidelines are encouraged, but are not necessarily required. Design guidelines use the terms “should” (rather than “shall”), “encouraged” (rather than “required”), and “discouraged” (rather than “prohibited”). The Clark County Planning Commission and Board of County Commissioners may use discretion when applying design guidelines to development and redevelopment projects.

**Eaves:** The horizontal, lower edge of a sloped roof.

## **F**

**Facade:** A wall or series of walls that together make up a side of a structure.

**Front Facade:** A facade that is adjacent to or fronts a street (excluding alleys) or public space.

**Fascia:** A flat vertical board used to hide ends of roof rafters.  
**Finished Floor Elevation:** The elevation of the first habitable floor of a structure.

**Frontage Road:** A frontage road (or slip road) is a narrow one-way access road for slower traffic and parking. Frontage roads are located between the primary street and the properties along the street. Frontage roads create a more pedestrian-friendly environment along major streets by providing a buffer between fast-moving through traffic on the street and the sidewalk and buildings on private property.

## **GHIJKL**

**Gable:** A triangle-shaped building form that is created by the joining of two sloping roof planes.

**Gutter:** The trough that channels water from the slope of the roof and the eaves to the downspouts.

**Hardie-Plank Siding:** Fiber cement siding that is designed to resemble stucco, wood clapboards, or cedar shingles, depending on how the panels are textured. Fiber cement is more durable than wood or stucco, and is also fire resistant.



Hipped Roof: A type of roof that slopes from the ridge to the eaves on all sides of the roof. Hipped roofs do not contain gables.

## MN

Mansard Roof: A roof that has two slopes on each side of the roof. The lower roof slope is steeper than the upper-roof slope. The upper roof-slope is sometimes flat.

Marquee: A roof-like structure of permanent nature that projects from the wall of a building to provide shade and shelter and possibly signage.

Mixed-Use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

## OP

Opacity: A measurement of how opaque or “solid” a window, wall, or fence is.

Overhang (Roof Overhang): A portion of the roof structure that extends beyond the exterior walls of a building.

Parapet: A low wall projecting from the edge of a roof. Parapets are often designed with details and cornices.

Parking and Service Zone: This zone includes the area of the lot that is more than 20' from front property lines (property lines that are adjacent to a street or public space) and 5' from all other property lines. If provided, surface parking, parking structures, trash enclosures, and service areas shall be located in this zone.

Parkway: A grass or landscaped strip located between the curb and gutter and the sidewalk. Parkways are usually planted with street trees.

Paseo: A wide pedestrian passageway or walkway through a development project.

Podium Parking: A level of parking that is placed partially underground and beneath the ground level of the building.

Pedestrian Realm: The public area located between the street and buildings. The pedestrian realm generally includes landscape strips and sidewalks. The pedestrian realm is divided into three zones: the amenity zone, clear zone, and supplemental zone. The pedestrian realm may be owned and maintained by private property owners. However, easements would allow the public to use the property.

Residential Flat: Residential flats contain apartments or condominium units that are vertically stacked. Common courtyards, lobbies, and/or hallways provide access to the units. Units on the ground floor may also have private entrances directly from the street. Live-work units are also allowed within the building if the work space is provided on the ground floor and the unit contains a private entrance that is directly accessible from the sidewalk. Some buildings may include mid- and high-rise towers.

## QR

Ridge: The uppermost, horizontal external angle formed by the intersection of two sloping roof planes.

Roof Overhang: See Overhang.

## S

Setback Zone: The area of a lot that must remain open and generally cannot be built over with a habitable structure.

Shared Driveway: A driveway that provides access to multiple properties within a block, with segments the driveway owned by the adjacent properties. Easements allow the adjacent properties to utilize the shared driveway.

Shed roof: A roof containing only one sloping plane. Shed roofs have no hips, ridges, valleys or gables.

Slip Road: See “Frontage Road.”

Supplemental Zone: Part of the pedestrian realm that is located along private property and consists of a sidewalk. The supplemental zone may have streetscape amenities, such as outdoor dining, planters, and benches.

## TUVWXYZ

Vent: Any outlet for air that protrudes through the roof deck such as a pipe or stack. Any device installed on the roof, gable or soffit for the purpose of ventilating the underside of the roof deck.

Xeriscape: Xeriscape (pronounced zeer'-ih-scape) is a water-smart landscape that includes colorful flowers, plants and

trees. Most plants and flowers are drought tolerant. Xeriscape is a water-saving alternative to landscaping that primarily consists of grass.





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