

Las Vegas Renaissance  
Master Development Plan and Development Standards  
(Revised August 16, 2017)

Revised Las Vegas Renaissance  
Master Development Plan  
And  
Development Standards

Las Vegas, Nevada

March 24, 2011  
(Revised April 15, 2011)  
(2<sup>nd</sup> Revised August 16, 2017)

Prepared for:

Planning and Development  
City of Las Vegas

By:

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## **1.0 INTRODUCTION**

### **1.1 Overview**

Located at the southeast corner of Rampart Boulevard and Alta Drive, Las Vegas Renaissance, 23.4 acres (APNs # 138-32-312-013 & 138-32-723-003 and collectively referred to as the “Subject Property” or “Renaissance” and *see* metes and bounds description of the Subject Property, attached at Exhibit 1), are zoned PD with a General Plan Designation of SC; the Subject Property was previously a portion of a larger Boca Park Phase III parcel, which was 41.53 acres.

- Renaissance is part of the shopping center of which 18.13 acres is currently built out (portion of Boca Park Fashion Village Phase III (“Boca Park Fashion Village”)) containing 279,768 sq. ft. of commercial/retail/restaurants (“Shopping Center”).
- Renaissance’s approved SDR-41313 was for a 773,000 sq. ft. shopping center, five story parking garage and a six story, 100-unit residential development.
- At the May 10, 2011 and June 15, 2011 Planning Commission and City Council meetings, respectively, they approved SDR-41313 and approved a zone change (ZON-41312) from PD to PD. SDR-41313 was extended by EOT-52982 on April 2, 2014 by the City Council. SDR-41313 has subsequently expired.

### **1.2 Objective**

The following modified Land Use Plan and these modified Development Standards have been established for the Renaissance’s development and design.

### **1.3 Application of the Unified Development Code**

The Unified Development Code (the “UDC”) of the City of Las Vegas applies to the Subject Property unless specifically stated otherwise or is inconsistent with any terms contained herein.

### **1.4 City of Las Vegas Requirements**

Compliance with City of Las Vegas requirements will be reflected in the conditions of approval prepared by City Staff and approved by City Planning Commission and City Council.

### **1.5 Parcel Map**

The Subject Property is a legal parcel that was separated out of the Peccole Town Center commercial subdivision map by virtue of a Parcel Map recorded on April 18, 2011.

A new Parcel Map creating the two new parcels, namely a +/- 7.8 (APN: 138-32-312-013) and +/- 15.6 (APN: 138-32-723-003) acre parcel, respectively, was

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## **2.0 LAND USE PLAN**

### **2.1 Intent**

The overall 23.4 acres will be developed as a horizontal mixed use development ("Mixed Use"). The Mixed Use will consist of a combination of but not limited to the following: retail, commercial, office, medical, employment, entertainment, or residential. The Land Use Map is attached at Exhibit 2.

Any development on this Renaissance 23.4 acre property promotes convenient opportunities for pedestrian and vehicular connectivity and thus reduces what otherwise would be additional vehicle trips.

### **2.2 Allowed Uses**

Renaissance, a planned development (PD), will allow commercial uses based on the C-1 (Limited Commercial) zoning district of the UDC, except as specified herein; and residential uses as specified herein. All uses shall require the approval of the Declarant.

#### **2.2.1 Residential Permitted Uses:**

Residential Development to include any of the following uses: assisted living apartments, multi-family residential, apartments, condominium, or senior citizens apartments. Although the Subject Property is a Mixed Use Development, residential uses are allowed on the first level and commercial uses are not necessarily required within the residential building(s).

#### **2.2.2 Commercial Permitted Uses:**

2.2.2.1 Commercial Uses per the C-1 (Limited Commercial) Zoning District in accordance with UDC 19.12, except as amended below.

2.2.2.2 Movie theaters, live theaters and events center to host catered events as a permitted use.

2.2.2.3 Taverns shall be permitted by means of a Special Use Permit. Pursuant to its general authority to regulate the sale of alcoholic beverages, the City Council declares that the public health, safety and general welfare of the City of Las Vegas are best promoted and protected by requiring that:

- a. No tavern shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park. A waiver of this distance separation may be sought as part of a Special Use Permit application.

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- b. Uses licensed as taverns or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in paragraph a. shall be measured in a straight line from the property line of the church, synagogue, school, child care facility or from the nearest property line of a city park to the property line of the proposed liquor premise's structure,
- d. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC 6.50.

### **2.3 Building Setbacks**

Building setbacks will comply with the UDC and will meet the residential adjacency standards unless a variance is approved in accordance with UDC 19.16.140. The building setbacks are also subject to compliance with the Buffer Zone, as referenced in Section 2.10.

No building shall encroach within 15' of the existing parking structure (garage) and retail building on the existing Boca Park III portion of the Shopping Center except for pedestrian and vehicular bridges, if any. Any such setbacks may contain internal roadway, parking, and/or landscaping.

Additionally, no structures shall be nearer than 5' to external property lines. To the extent any building structures are closer than 15' to the Alta or Rampart sidewalks, the edge condition architectural design will be pedestrian sensitive in scale with building relief and landscaping.

### **2.4 Connectivity**

**2.4.1 Pedestrian:** The proximity between Renaissance, Tivoli and Boca Park (all phases), represents convenient pedestrian access from Angel Park Golf Course and Tivoli's north end to parts of Renaissance into the existing Boca Park (all Phases) restaurants and shops area and beyond to the commercial uses at Charleston and Ft. Apache as well as to Suncoast. All this pedestrian connectivity, including close proximity to the City trail entrance at the north end of Tivoli, will help reduce vehicular impacts on adjacent roadways.

**2.4.2 Vehicular:** The vehicular connectivity between Boca Park, Renaissance as well as Tivoli via the Tivoli/Renaissance signalized intersection will further serve to reduce the traffic impact on adjacent streets as patrons and

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Renaissance's residents will be able to do much more "one stop shopping" between these properties thereby reducing the need to always drive to numerous locations to accomplish their shopping, dining, service, office and entertainment related needs. This area will produce less vehicular traffic than the more "singular" point of service strip/neighborhood centers and general commercial centers.

## **2.5 Traffic**

**2.5.1 Traffic Study:** A traffic study was prepared and approved for the previously approved Renaissance development. A traffic study will be updated as required by the City Traffic Engineer.

**2.5.2 Reciprocal Easement Agreement:** The Reciprocal Easement Agreement for the Shopping Center addresses, as applicable, cross parcel easements for parking and access.

**2.5.3 Project Access:** Will be:

- From/to/through Boca Park(all phases) via the Boca Park Fashion Village parking structure and an internal roadway connecting to the roundabout at the north side of Boca Park Fashion Village,
- From/to Alta Drive via the Tivoli Village signalized intersection,
- From/to Rampart Boulevard at the existing driveway located contiguous to the south of the 23.4 acres' southwest corner.
- From/to Rampart Boulevard via a potential right in/right out to be located approximately midway between the entry/exit located south of the aforementioned Rampart Boulevard existing driveway and Alta Drive.

### **2.5.4 Dedications/easements to the City or the Regional Transportation**

**Commission (RTC):** As conditions of approval of the SDR(s), at such time as such SDR(s) are submitted, on that portion of the subject property that abuts Rampart Boulevard as well as abuts that portion of Alta Drive near the southeast corner of Rampart Boulevard and Alta Drive, the following:

- Dedication where the subject property fronts Rampart Boulevard of an additional 10 feet of right-of-way to the City (where such does not exist) for a continuous right turn lane on Rampart Boulevard.
- Dedication of right-of-way to the City for a bus turn out on Alta Drive near the southeast corner of Alta Drive and Rampart Boulevard.

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- Granting of an Easement to the RTC for a Bus Shelter Pad on each Rampart Boulevard and Alta Drive near each the southeast corner of Rampart Boulevard and Alta Drive.

**2.6 Modification of Master Development Plan and Development Standards:** Any modification to Renaissance is subject to 19.10.040. An Owner and/or its designee may submit land use and/or site review applications to the City of Las Vegas, subject to any prior approvals by the Declarant under the Reciprocal Easement Agreement.

**2.7 Building Heights:**

The 2-story portions of the structure will not exceed 60 feet tall with the 3-story retail anchor not to exceeding 85 feet tall. Rising from the roof line will be the glass atriums as well as other roof line reveals and reliefs not to exceed 50', and parapets not to exceed 20' and other structures to help access roof top mechanical.

Near the Rampart and Alta intersection, as part of the buildings structure will be a large tower that will serve as a focal point from a distance and serve as a 'point of arrival'. This tower will be similar to that found in European villages at or near their village center. This tower will not exceed 150' and shall be a decorative element and not contain habitable space.

Building heights will be reflected in the site plan and the PD is allowed the flexibility of up to 10' of increasing height so as to accommodate higher floor to floor requirements of tenants as Developer goes through the leasing process and/or to accommodate design as the design development process and construction drawings are developed and completed. Such changes will be subject to UDC 19.10.040.G.1 Minor Modifications. Changes outside the scope of a Minor Modification will require a Major Modification in accordance with UDC 19.10.040.G.2.

Building heights on the Subject Property will be subject to UDC's residential adjacency standards.

**2.8 Amendment to Site Development Plan Review:**

After filing a Site Plan Development Review ("SDR"), pursuant to UDC 19.10.040 (H), and approval of a SDR, as elevations and construction drawings are further developed, the site plan's approval of building heights, will need to reflect the flexibility to be able to increase building heights by up to approximately 10'.

Except as stated above, any amendment to a SDR is subject to UDC 19.16.100.

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**2.9 Parking:** As each phase of the Subject Property is developed under a separate SDR, that development will comply with the UDC parking requirements unless a variance is approved in accordance with 19.16.140.

**2.9.1 Parking Structure:** Subject Property may include a parking structure which shall architecturally blend with the exterior architecture of the adjacent buildings' which the parking structure serves.

**2.10 Buffer Zone**

The northeast portion of the subject property, where it backs up to Tuscan Hills II subdivision, is subject to a 125' Buffer Zone; and, This 125' Buffer Zone shall be landscaped pursuant to the landscape plan approved with the Site Development Plan Review (SDR) for that portion of the development.

Adjacent to the 125' buffer zone is a 60' no building/structure zone.

**2.11 Landscape Setback**

The easterly property line that backs up to West Mesa Estates I subdivision will have a 15' landscape setback. The 15' landscape buffer zone shall be landscaped pursuant to the landscape plan approved with the Site Development Plan Review (SDR) for that portion of the development.

**2.12 Site Coverage**

The maximum site coverage as defined by the UDC shall be 70% for the entire development.

Open Space requirements for the Subject Property will be satisfied across the entire Subject Property rather than any individual phase or development of a portion of the Subject Property, and shall be established at the time of Site Development Plan Review (SDR) for that portion of the development.

**3.0 SITE ELEMENTS**

**3.1 Grading**

Site grading shall be pursuant to City of Las Vegas approved Civil Engineering drawings.

**3.2 Drainage**

Site drainage shall be pursuant to City of Las Vegas approved drainage study.

**3.3 Las Vegas Valley Water District 50' Easement Inside The Property's Westerly Boundary:**

Las Vegas Valley Water District has, running within, along and near the west side of the Subject Property, an easement related to an existing transmission main. Per the easement document, the easement can be used for surface uses such as parking and roadway; however, it cannot contain any permanent structures.

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### **3.4 Mechanical**

Due to the height of surrounding buildings, namely One Queensridge Place, Suncoast and some Tivoli buildings, they will/may look down on to Renaissance's roofs and thus roof mechanical will be visible therefrom. However all Renaissance's rooftop mechanical equipment shall be screened as viewed from the Subject Property's adjacent public sidewalks.

### **3.5 Trash Enclosures**

Trash enclosures will be generally screened with walls, roof/trellis, and/or landscaping and will comply with the CLV requirements.

### **3.6 Utilities:** Utility boxes and above ground utilities will be placed and screened pursuant to UDC.

### **3.7 Extension of any Necessary Public Facilities and Services:** At this time, no extensions of public utilities are required as they are located along the perimeter of the Subject Property at Rampart Boulevard and Alta Drive.

#### **3.7.1 Public Services and Facilities:** The following services and facilities are specified on the Subject Property's Parcel Map as follows:

3.7.1.1 Existing private sewer and storm drains are subject to relocation pursuant to the grant of Reciprocal Easements and Declaration of Covenants, recorded, January 31, 2001 in book 20010212, Instrument No. 01340 on file at the Clark County, Nevada Records Office.

3.7.1.2 Any vehicular and pedestrian access rights, sewer, and drainage rights existing through recordation of the certain final map titled "Peccole Ranch Town Center, A Commercial Subdivision", recorded in Book 86, Page 23 of Plats on file at the Clark County, Nevada, Records office, all of which are subject to the grant of Reciprocal Easements and Declaration of Covenants, recorded January 31, 2001 in Book 20010212, Instrument No. 01340 on file at the Clark County, Nevada Records office.

3.7.1.3 Perpetual intersite common drainage rights across all existing and future parcel limits.

## **4.0 DESIGN CRITERIA/ARCHITECTURE**

### **4.1 Objective/Character**

The objective is to develop the Renaissance property to reflect exterior elevations with architecture that is unique and distinctive yet compliments that of the adjacent Tivoli Village and Boca Park Fashion Village.

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#### **4.2 Building Form and Mass**

The elevations of the retail, commercial, office, employment, entertainment, and residential structures or any combination thereof on the Subject Property will be presented in the respective SDR. The elevations of the multi-family structures will have a residential look and feel with balconies and reliefs in comparison to typical commercial structures. Elevation will be generally compatible with those of the surrounding commercial, mixed uses, and multi-family properties. Conceptual illustrations are attached at Exhibit III.

The Subject Property may also consist of, a potential tower element, not to exceed 150', that may contain signage, may be the "beacon" for the development; roof lines will be generally flat with parapets with a possibility of some raised roof sections to provide some visual relief.

#### **4.3 Materials**

The materials will consist of those found in and/or complimentary to the surrounding commercial, mixed use, and multi-family developments including but not limited to painted stucco, smooth and/or textured plaster, standard seam roof, roof tiles, flat roof, and other roof materials, shutters, metal railing, glass curtain walls and windows, and any other similar materials presented at the time of filing a SDR.

#### **4.4 Roof Form**

The structures' roofs will be generally complementary to the surrounding commercial, mixed use and multi-family developments and may also include flat roofs with parapets, architectural enhancements/projections, and other roof forms.

#### **4.5 Color**

Colors will be complimentary to those in adjacent commercial, mixed use, and multi-family developments.

#### **4.6 Exterior Spaces**

Exterior spaces are largely the perimeter landscaping areas including the 125' Buffer Zone as referenced in section 2.10, vehicular parking and circulation, and amenity areas within the multi-family development. The prominence of the building elevations from the perimeter exterior roadways and on-site interior roadways will be the significant visual element complimented with the landscaping.

#### **4.7 Densities**

The maximum residential density shall be a total of 359 units to be located within Parcel 2 as depicted within Exhibit 2 "Las Vegas Renaissance Land Use Plan" and commercial density not to exceed 300,000 square feet..

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## **5.0 LIGHTING**

### **5.1 Purpose**

Lighting will be installed that provides functionality; sufficient lighting for safety purposes and that accentuates the architectural aspects of the buildings' and landscaping.

### **5.2 Illumination Criteria**

The City of Las Vegas requirements shall be followed.

### **5.3 Parking Lot Lighting**

All fixtures shall be glare shielded.

## **6.0 LANDSCAPING**

### **6.1 Landscape Concept and Design**

It will provide a wide range and variety of plantings that will provide a varying color palette and vertical compliment and relief to the building exteriors. Landscape design shall be established at the time of Site Development Plan Review (SDR) for that portion of development.

### **6.2 Buffer Zone and Landscape Setback**

As discussed in Land Use, 2.10 and 2.11 above.

### **6.3 Plant Material**

The plant material will be a combination of trees, shrubs, and groundcover to provide both a variety of vertical complement to the architecture and a variety of color as the seasons change.

**6.3.1 Existing Trees:** The trees existing within or near the Subject Property's Buffer Zone is a combination of Mondale pines, Rhuslantia (African Sumac) and recently planted Queen Palm Trees for temporary storage.

**6.3.2 Removal of Queen Palm Trees within or near the Buffer Zone:** At any time and without City approval, the existing Queen Palm Trees may be removed. The landscape plan for this portion of the development will be established at the time of Site Development Plan Review (SDR), and removal of these temporary trees will be reflected on that plan.

**6.3.3 Replacement of Diseased Trees:** Trees that may be prone to disease or infestation may be replaced upon administrative approval, subject to replacement with an appropriately sized tree allowed in accordance with Section 6.4.

### **6.4 City of Las Vegas Requirements**

The landscaping plan will meet or exceed the City's minimum requirements in both terms of size and quantity; and will be established at the time of Site Development Plan Review (SDR) for that portion of development.

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For visual interest, color and variation of both height and plant variety, it will include a combination of flowers, ground cover, shrubs and trees. Plant material will be from the Southern Nevada Regional Planning Coalitions Regional Plant List approved June 28, 2011 (the "Regional Plant List").

**6.4.1 Tivoli Trees:** In addition, Tivoli Trees are allowed on the Subject Property. Tivoli Trees are LED trees that create color and light together with a sense of fun, excitement and energy.

## **7.0 SIGN CRITERIA**

### **7.1 Purpose**

Signage shall be for merchandising and directional as well as to add additional color, design and architectural aspects to the site and building structures.

### **7.2 Signage Elements**

Some signage will be applied to the actual building structures; other signage may be located on freestanding signage posts, panels and signage towers. Signage elements on towers will not exceed the roofline of the respective buildings. Perimeter signage will be a combination of fixed signage, reader-boards, and large display screens.

Commensurate with the size of the development and the need to communicate and merchandise activities, events and venues, building wraps signage shall be permitted if approved as part of a Master Sign Plan. It is contemplated that these wraps would be periodic to help make the public aware of special events/offerings.

A pylon sign may be located on both Alta Drive and Rampart Boulevard and may be the same height and size of the approved and existing pylon sign on the north side of Alta Drive at Tivoli Village.

Fixed signage together with LED / animated signage may be used.

Any off-premise signage including building wrap signage shall require approval of a Special Use Permit.

Signage located along the east perimeter adjacent to residential development shall be subject to the residential protection standards of UDC title 19.06.140.C.

### **7.3 City of Las Vegas Requirements**

Signage requirements for the development will be established with a Master Sign Plan in accordance with UDC 19.16.270 unless a variance is approved in accordance with UDC 19.16.140.

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**8.0 Conceptual Illustrations:** The illustrations attached as Exhibits 3-1 and 3-2 are purely conceptual, and all development on the subject site will be done in accordance with the development standards established in the plan.

**9.0 Unique Characteristics of the Subject Site and Location:** The Subject Property is a multi-use development contributing to, supporting and complementing the adjacent single family to the east, the mixed use to the south, multi-family to the west and retail, and restaurants to the north. Commensurate with its PD zoning, the property has the potential to provide a combination of any of a variety of housing types, employment opportunities, retail offerings, medical facilities and offices, commercial offices or entertainment. It will contribute to the general welfare of the community.

**10.0 Reciprocal Easement Agreement**

The site is subject to Reciprocal Easement Agreement dated January 31, 2001, recorded February 12, 2001, as amended ("REA"). RA Southeast Land Company LLC is the Declarant under the REA.

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# EXHIBIT 1

## LEGAL DESCRIPTION

A PORTION OF LOT 1 AS SHOWN IN THAT CERTAIN FINAL MAP TITLED "PECCOLE RANCH TOWN CENTER, A COMMERCIAL SUBDIVISION", RECORDED IN BOOK 86, PAGE 23 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE, LYING WITHIN A PORTION OF THE NORTH HALF (N 1/2) OF THE SOUTH HALF (S 1/2) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 SOUTH 07°46'23" WEST, 1026.35 FEET; THENCE SOUTH 00°19'18" EAST, 369.07 FEET; THENCE DEPARTING SAID EASTERLY LOT LINE SOUTH 09°27'00" WEST, 352.43 FEET; THENCE NORTH 00°33'00" WEST, 453.59 FEET; THENCE SOUTH 09°27'00" WEST, 5.44 FEET; THENCE NORTH 00°33'00" WEST, 383.50 FEET; THENCE SOUTH 09°27'00" WEST, 239.02 FEET; THENCE SOUTH 00°19'21" EAST, 54.50 FEET; THENCE SOUTH 09°27'00" WEST, 262.00 FEET; THENCE SOUTH 00°33'00" EAST, 19.00 FEET; THENCE SOUTH 09°27'00" WEST, 52.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 19.74 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 10°07'01" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°47'39", AN ARC LENGTH OF 12.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 90.50 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 54°54'41" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°30'56", AN ARC LENGTH OF 24.72 FEET; THENCE NORTH 50°44'15" WEST, 52.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 29.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°25'53", AN ARC LENGTH OF 43.47 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 50.50 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 56°18'23" WEST; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°34'44", AN ARC LENGTH OF 26.95 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 19.50 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 06°53'07" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°08'52", AN ARC LENGTH OF 12.30 FEET; THENCE NORTH 39°15'45" EAST, 0.26 FEET; THENCE NORTH 50°44'15" WEST, 46.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 50.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 20°09'49" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°52'18", AN ARC LENGTH OF 29.05 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 19.50 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 05°42'29" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°34'23", AN ARC LENGTH OF 15.51 FEET; THENCE NORTH 50°08'06" WEST, 208.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RAMPART BOULEVARD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES: 1) NORTH 39°51'54" EAST, 97.79 FEET; 2) NORTH 41°08'17" EAST, 225.06 FEET; 3) NORTH 39°51'54" EAST, 07.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 95.00 FEET; 4) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°11'42", AN ARC LENGTH OF 30.17 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 105.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 31°53'24" WEST; 5) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°11'42", AN ARC LENGTH OF 33.34 FEET; 6) NORTH 39°51'54" EAST, 122.75 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 54.00 FEET; 7) NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°34'22", AN ARC LENGTH OF 80.65 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 845.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 35°26'17" EAST, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ALTA DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSE: 1) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°45'23", AN ARC LENGTH OF 276.62 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 655.61 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 16°40'54" EAST; 2) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°23'10", AN ARC LENGTH OF 107.40 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1034.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 07°17'44" WEST; 3) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°07'24", AN ARC LENGTH OF 164.77 FEET; 4) NORTH 08°10'20" EAST, 370.06 FEET TO THE POINT OF BEGINNING.

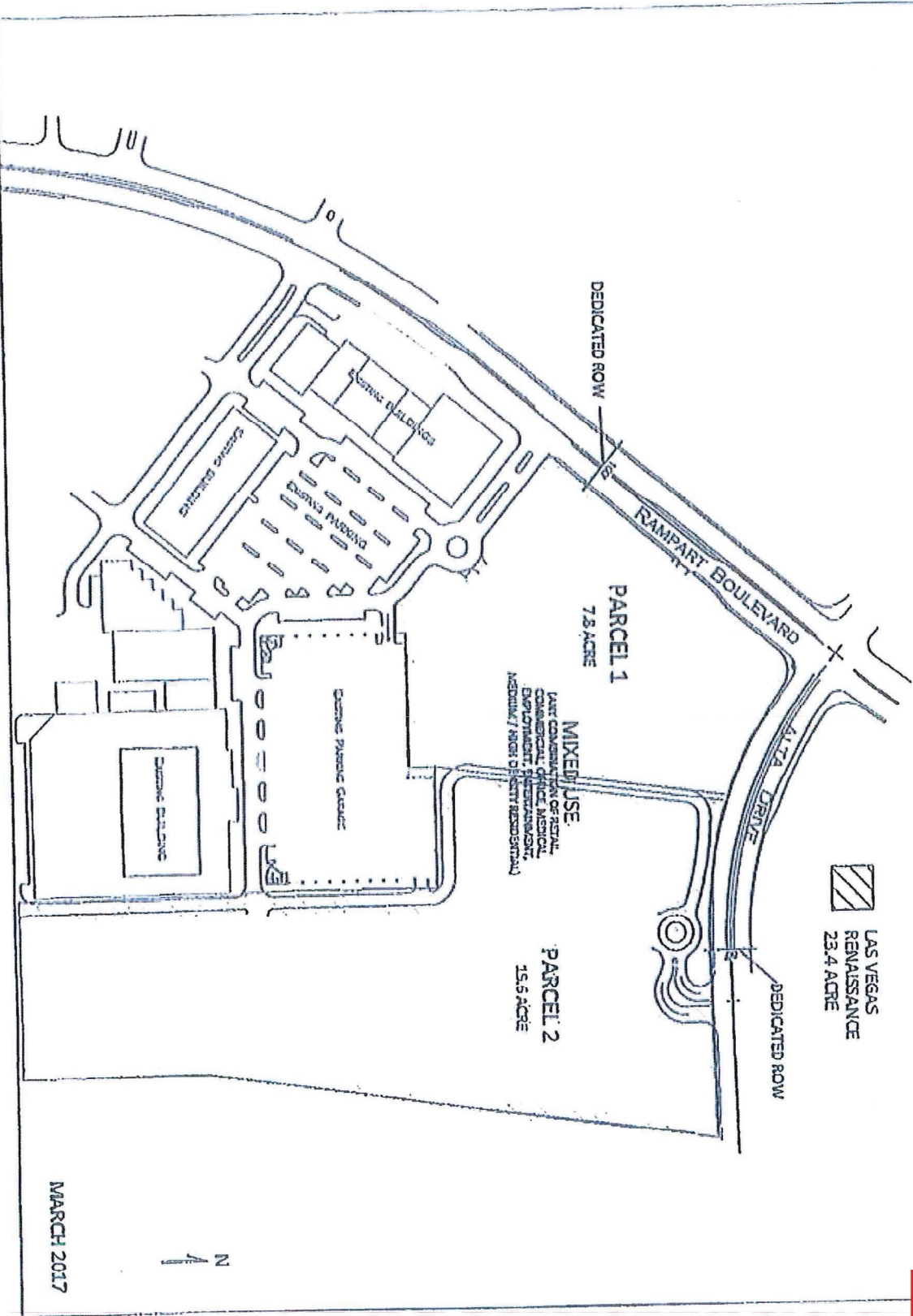
CONTAINS 23.40 ACRES, MORE OR LESS.

22-0492  
09/22/2022



EXHIBIT 2

LAS VEGAS RENAISSANCE LAND USE PLAN



22-0492  
09/22/2022

**EXHIBIT 3-1**  
**LAS VEGAS RENAISSANCE**  
**MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS**

**CONCEPTUAL ILLUSTRATION OF ARCHITECTURAL**  
**COMPLEMENTARY TO ADJACENT PROPERTIES**



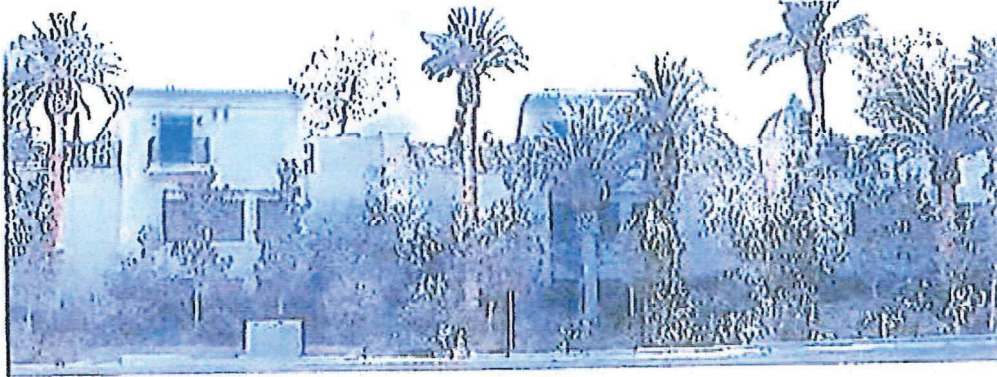
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## EXHIBIT 3-2

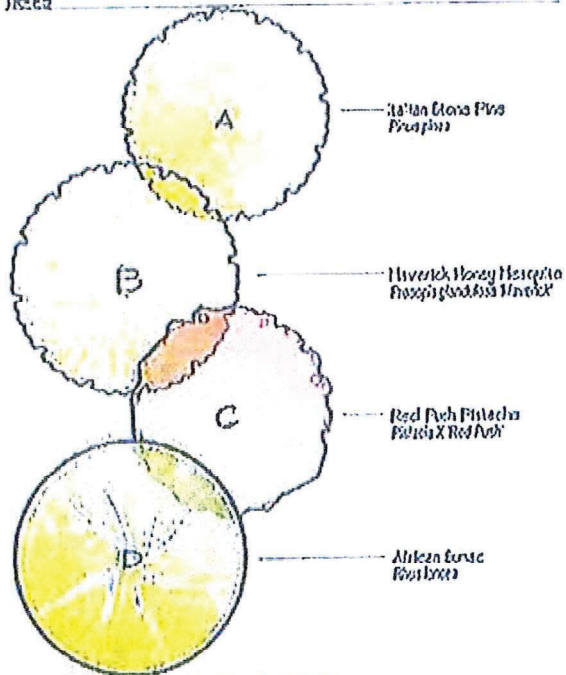
### LAS VEGAS RENAISSANCE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS

#### CONCEPTUAL LANDSCAPE, STREETScape AND OPEN SPACE DESIGN COMPLEMENTARY TO ADJACENT PROPERTIES



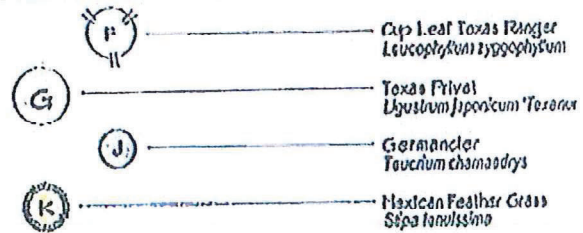
#### CONCEPTUAL STREETScape

Trees



#### CONCEPTUAL PLANTING

#### SHRUBS AND ORNAMENTAL GRASSES



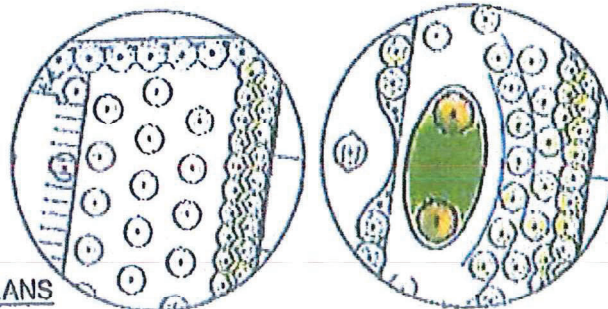
#### ACCENTS



#### GROUNDCOVERS



#### CONCEPTUAL OPEN SPACE PLANS



22-0492  
09/22/2022