

March 30, 2004

Planning Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Queensridge Condominiums
JMA Project #22003305

To Whom It May Concern:

Please accept this letter as justification for our request for a zone change, variance (residential adjacency), and site development plan review to construct a project just to the southwest of the intersection of Alta & Rampart Boulevards. This project would include residential condominiums, an office building, and community recreation facilities on 21 gross acres. The AP numbers for the parcels in question are 138-31-312-002 and 138-32-210-001. Currently the site is partially undeveloped and partially used as the clubhouse for the Badlands Golf Course. The adjacent property to the North across Alta Drive is the Suncoast Hotel and Casino, to the East is The Badlands Golf Course, Rampart Drive and commercial retail development, to the South Badlands Golf Course, and to the West single family housing (zoned R-PD10).

We are requesting a zone change on 4.4 acres of lot APN # 138-31-312-002 that is currently zoned RPD-7. We would like that lot to be rezoned to the PD designation. The remainder of the site (16.6 acres APN # 138-32-210-001) has already been designated a PD zone. The two properties will be combined to create a harmonious & well-apportioned project. The Badlands Clubhouse is the current use on the land and with the zone change that use would remain, though in a new facility. In addition the land would have a high-end condominium building that would serve as a transition project from the lower intensity residential use to the West to the higher intensity uses of the Suncoast Casino and commercial development. The change to PD will allow for a cohesive multi-use project appropriate to accommodate a quality project that is in keeping with the surrounding area.

Additionally we are seeking a variance on the residential adjacency height restriction. According to Title 19 the requirement is a 3:1 slope when adjacent to residential development. Although the project will protrude into the height setback, that portion will be residential in use and will allow for a much greater distance from the single-family residences than an average residential project. This project will contain high-end condominiums that will allow for more open space and greater landscaping between the two developments than could otherwise be anticipated. Moreover this project allows for greater rear-yard privacy & protection than a "normal" two-story home development.

Thomas J. Schoeman, AIA
P r e s i d e n t

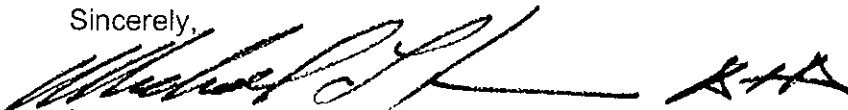
Edward A. Vance, AIA
E x e c u t i v e
V i c e P r e s i d e n t

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Last, we are requesting a site development plan review. The plans depict a high quality residential condominium complex with some mixed use including office space and community recreation facilities including a golf clubhouse & condo club. Specific areas of the site will be publicly accessible while other areas will be access restricted only to allow residents and their guests. This is a common strategy for the area. The configurations of the condominium towers both maximize resident views of the Strip & Red Rock yet allow for site amenities. All of the structures will be unified in appearance to portray a cohesive and finished project. The building materials and finishes are typical of the broader surrounding developments and include such high-end finishes as stone and metal roofing. Several similar projects exist or have already been approved within the Las Vegas Valley including a very similar project "Versailles" which was previously approved for the 16.6 acres of this 21-acre site.

Please contact us with any questions or comments regarding this project. We thank you for your consideration and look forward to collaborating with you to make this a successful project and an asset to the City.

Sincerely,



Michael C. Crowe, NCARB, AIA
Sr. Project Manager

cc: Christina Eller
Greg Borgell