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February 11, 2005



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Mr. Yohan Lowie
Queensridge, LLC
c/o Executive Homes, Inc.
8670 West Spring Mountain Road, Suite #102
Las Vegas, Nevada 89117

RE: TMP-5879 - ONE QUEENSRIDGE PLACE - TENTATIVE MAP

Dear Mr. Lowie:

Your request for a Tentative Map FOR A 219-UNIT CONDOMINIUM COMPLEX AND CLUBHOUSE on 14.52 acres adjacent to the south side of Alta Drive, approximately 450 feet west of Rampart Boulevard (APN: 138-32-210-001), PD (Planned Development) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on February 10, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning ZON-4205, Site Development Plan Review SDR-4206, and Variance VAR-4207.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements.
 - (a) The plan is to include a listing of all infrastructure improvements along with assignment of maintenance responsibility to a common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



- (b) The agreement must be approved by the City of Las Vegas and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan.
 - (c) The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met and the City of Las Vegas is then required to provide for said maintenance.
 - (d) The adoption process must include recordation of the plan against all parcels prior to approval of the final map.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

- 6. Include the following note on the Final Map: Any area not occupied by building shall be a public drainage easement to be privately maintained by the Homeowners' Association.
- 7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
- 8. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
- 9. Site development to comply with all applicable conditions of approval for ZON-4205 and all other applicable site-related actions.
- 10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final

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Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clc

cc: Mr. Larry Miller
Queensridge, LLC
c/o Fore Stars, Ltd.
851 Rampart Boulevard
Las Vegas, Nevada 89145

Mr. Greg Borgell
Moreno & Associates
300 South Fourth Street
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JMA Architecture Studios
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