

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
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June 29, 1999



011797

Mr. Larry Miller
Nevada Legacy 14 Limited Liability Company
851 South Rampart Boulevard
Las Vegas, Nevada 89128

RE: Z-43-98(2) - MODIFICATION OF QUEENSRIDGE SPORTS CENTRE DESIGN CRITERIA GUIDELINES

Dear Mr. Miller:

Your request for a Modification of the Queensridge Sports Centre Design Criteria Guidelines on property located on the southwest corner of Alta Drive and Clubhouse Drive TO ALLOW 5-STORY BUILDINGS, WITH A MAXIMUM HEIGHT OF 100 FEET FOR ARCHITECTURAL FEATURES WHERE 3-STORIES ARE THE MAXIMUM ALLOWED, U (Undeveloped) Zone [TC (Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 2 (Adamsen), APN: 138-31-610-005, was considered by the Planning Commission on June 24, 1999.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The maximum building heights of 100 feet or five stories shall be allowed only for the timeshare condominium buildings, two elevator lobby 'penthouses' and to maintain the roofline height of the building where the site slopes downward.
2. External illumination of the roof architectural elements shall be prohibited.
3. Building exterior materials and colors used on the roof architectural elements shall be the same as the exterior materials and colors used on the adjoining top condominium floor.

This item will be considered by the City Council on July 26, 1999 at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,

Chris Glore, Senior Planner
Current Planning Division

CG:cl

cc: Mr. Larry Miller
Peccole Nevada Corporation
851 South Rampart Boulevard
Las Vegas, Nevada 89128

Ms. Dena Darling
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146