

Queensridge Towers Development Standards

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1.0 Overview

1.1 Purpose

The purpose of the Development Standards and Guidelines for this PD plan is to provide the parameters of development for the Queens Ridge Towers Condominium Project. The project is located on 21 gross acres located on the south side of Alta near the intersection of Alta and Rampart. The majority of the property is currently zoned PD.

2.0 PD District

2.1 Intent of PD District

The intent of the Planned Development District (PD) is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals: (Bolded goals relate to project site)

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.
5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
9. **Encouraging area-sensitive site planning and design.**

10. **Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.**

2.2 Minimum site Area

The minimum site area for Planned Development District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the Queens Ridge Towers Condo project is 20.1 gross acres.

3.0 Planned Development (PD)

Designation

3.1 Existing Planned Development (PD)

The following description and guidelines are based on the Las Vegas GTC Land Use Designation (see Exhibits, land use map). The area is expanded from 16 to 21 gross acres.

3.2 Queensridge Towers

Site Boundary

Single-family residential lots bound the Queensridge Towers site, for which these guidelines are written, to the northwest, the Badlands Golf Course to the south and east, and north across Alta the Suncoast Hotel and Casino. It is described as follows:
"BEING A PORTION OF THE EAST HALF (E ½) OF SECTION 31 AND THE WEST HALF (W1/2) SECTION 32, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER FO SAID SECTION 32, THENCE NORTH 89°26'21" EAST A DISTANCE OF 387.35 FEET; THENCE NORTH 00°33' 39" WEST A DISTANCE OF 2,518.27 FEET; TO POINT BEING THE SOUTHWESTERLY CORNER OF LOT 4 OF PECCOLE WEST AS SHOWN IN BOOK 77, PAGE 23 OF PLATS SAID POINT ALSO BEING THE **POINT OF BEGINNING**: THENCE NORTH 75°09'11" WEST A DISTANCE OF 409.15 FEET; THENCE NORTH 09°40'24" WEST A DISTANCE OF 275.89 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 220.56 FEET; THENCE EAST 127.77 FEET; THENCE NORTH 39°33'23" EAST A DISTANCE OF 245.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 87°19'36", AND A R C DISTANCE OF 38.10 FEET;; THENCE NORTH 42°13'47" EAST A

DISTANCE OF 5,000 FEET TO A POINT OF CURVATURE WITH A RADIUS BEARING NORTH 42°13'47" EAST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,035.00 FEET, CONCAVE NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°03'54", AN ARC DISTANCE OF 832.13 FEET; THENCE NORTH 86°09'53" EAST A DISTANCE OF 565.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 765.00 FEET, CONCAVE SOUTHERLY THROUGH A CENTRAL ANGLE OF 10°00'36", AN ARC DISTANCE OF 133.65 FEET; THENCE SOUTH 06°10'29" WEST 5.00 FEET; THENCE SOUTH 55°19'16" WEST A DISTANCE OF 845.91 FEET; THENCE SOUTH 65°09'52" WEST A DISTANCE 354.20 FEET; THENCE NORTH 88°08'01" WEST A DISTANCE OF 211.78 FEET; THENCE NORTH 68°42'48" WEST 233.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 846,174.89 SF, 19.42 ACRES

THE ABOVE DESCRIBED PARCEL INCLUDES ALL OF LOT 4, PECCOLE WEST, BOOK 77, PAGE 23 OR PLATS AND A PORTION OF LOT 5, AMENDED PECCOLE WEST, BOOK 83, PAGE 57 OF PLATS.

3.3 Permitted Uses and Standards

As defined in Chapter 19A.06 Special Purpose and Overlay Districts PD Planned Development District. Any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development District to the extent they are consistent with the Master Development Plan for that District. The uses to be permitted within the District must be specified in the adopted Master Development Plan for the district.

Planned Use:

- 1. Condominium Towers**
- 2. Condo Club House**
- 3. Golf Club**
- 4. Office**

4.0 Site Design Criteria

4.1 Building Setbacks

The City of Las Vegas Zoning Code defines required building setbacks from adjacent single family lots east of site are defined by City of Las Vegas Zoning Code to be not higher than a line formed by a 3 to 1 slope measured from the nearest single family property line to the top of the proposed building construction.

The City of Las Vegas Zoning Code defines required building heights Along Alta (Collector or Larger) are defined as follows as required by City of Las Vegas Zoning: "Buildings may be constructed up to 35 feet in height at the front yard setback line. Any portion of a building over 35 feet in height shall be set back an additional 1 foot for each foot of height in excess of 35 feet.

4.2 Building Setback Exceptions

1. The height of the nearest proposed building extends 77'-8" ft. (worst case) above the 3 to 1 slope measured from the nearest single family property line.
2. Minimum Building set back line for the Queensridge Towers project has been established as 20' along Alta Drive. Planned Towers extend 146'-6" ft. (worst case) above the allowed '1 to 1' slope line. (See Exhibits, Site Plan & Site Section.)
3. Underground utilities
4. Roof Overhangs
5. Steps and sidewalks
6. Landscaping and related irrigation
7. Planter and related irrigation.
8. Driveways and curb cuts

4.3 Service and Loading Areas

Where practical, service and loading areas' yards shall be screened from adjacent residential lots. Service access to condominium towers and restaurants will be via parking garage access.

4.4 Parking, Driveways and Circulation

1. Parking required for the High rise Condominium:

One and three-quarter spaces for each two-bedroom unit, plus one guest space for every six units. Two spaces for each three-bedroom and above unit, plus one guest space for every six units.

376 (3 bedroom or more) units X	2 spaces	=	752 spaces
376 (total) units	/ 6 (for guests)	=	63 spaces
<hr/>			
Total required parking for condominium		=	815 spaces

2. Parking required for the Clubhouses:

One space for every 200 square feet of ground floor area of Country Club.

14,600 square feet Golf Club	/ 200	=	73 spaces
6,400 square feet Condo Club	/200	=	32 spaces

Total required parking for Clubhouse:	=	105 spaces
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Parking required for Office Building:

One space for each 300 square feet.

20,000 square feet office	/300	=	66 spaces
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3. Parking Total Required

The parking total required is 986 spaces. Parking provided is 1048 spaces therefore we are providing 62 additional spaces.

4. Handicapped Parking

The appropriate handicapped spaces will be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming Builder, architect, etc, are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

Monument signage naming the Project, shall be a maximum of 10' high. Monument sign will be located at main entrance to property.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19A.

4.7 Fences and Walls

All fences and walls shall be in accordance with Title 19A and the Landscape Wall Caps and Buffer Guidelines.

4.8 Streetscape

1. Sidewalks are to be provided, repaired or replaced along all street frontages.
2. Site benches may be provided within easy access of pedestrian pathways and gathering areas.
3. Existing streetlight, located on Alta at the main project entrance (at Suncoast Entrance) to remain.
4. Second entrance to Alta is to be provided. It will be equipped with a turn around and gated two-way entrance and exit.

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform Architectural character comparable with the surrounding planned communities.

5.2 Style

The architectural character of the Queensridge Towers is intended to be classical "old world" in design with a tripartite elevation and architectural detail and appropriate to a luxury condominium development.

5.3 Building Height

The building height shall be:

- **201'-6" ft. for the eighteen story residential tower**
- **201'-6" ft. for the eighteen story residential tower**
- **45'-0" ft. for the condo club**
- **26'-0" ft. – Phase I for the parking podium at South Facade**
- **26'-0" ft. – Phase II for the parking podium at South Facade**
- **25'-0" ft. for gazebo and trellis structures on podium**
- **44'-0" ft. for the golf club house**
- **27'-6" ft. for the single story office building**
- **41'-0" ft. for the porte' cochere and lobby buildings**

5.4 Mechanical Equipment Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the building. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be horizontally screened from elevated sight lines. On low rise buildings mechanical equipment will be screened from side views and views from above.

5.5 Building Materials and Finishes

1. Exterior walls: Exterior walls shall be of EIFS finish over proper backing on metal studs. The finish of the exterior walls of the first three floors of the residential towers will be a minimum of 75% stone finish.
2. Glazing: Glazing is to be insulated tinted and in painted aluminum frames and coated glass.
3. Roofing: Roofing for the new construction is to be a single ply membrane on horizontal surface. Vertical sloped vaulted and domed roofs will be finished in a standing seam (zinc or similar). Low buildings will utilize sloped or paved roofing to avoid unsightly view lines.
4. Balcony floors will be finished in stone with decorative metal railings.

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to provide for entry areas and other people-gathering places.
3. Area illumination will be provided for podium pool, guard and tennis court areas.
4. Service area lighting shall be contained within the service yard boundaries.
5. Landscape lighting shall be integrated into the overall project lighting design.

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, which is considerate of the adjacent residential areas. (See material color board.)