



We are pleased to share that the City staff including those at the Planning Department have **RECOMMENDED APPROVAL** for our proposed development. The Planning Department staff in particular, is comprised of the day-to-day professionals who function as zoning administrators and process all plans that are ultimately heard by the Planning Commission.

With that, we at EHB Companies understand that you still may have questions about our plans. We have found that when homeowners had an opportunity to better understand our vision, they have become more comfortable about the prospects of change. Many at EHB Companies are residents of Queensridge and One Queensridge Place, and as such, are joint stakeholders in the future of our neighborhood.

The following are some of many of the questions we have fielded. If you have any further questions, we will be more than happy to speak or meet with you at your convenience.

**Why does EHB Companies desire to develop residences on the property where Badlands Golf Course is operated? Why not just leave the course the way it is?**

While Badlands was once a profitable use of the property, times have changed. The average number of golf rounds and the price per round have both decreased significantly since the recession that began almost a decade ago. This decrease is reflective of the golf industry as a whole, which has suffered similar challenges nationwide. Golf courses by the hundreds have been closing across the country for the past decade and with the tremendous amount of water necessary to nurture a golf course, it's simply not a viable option. In order to preserve some of the positive elements of the golf course, we have proposed a development on the western portion of the property (*The Preserve*) in which more than 50 percent will consist of landscaping, foliage and open areas.

**Originally the buildings to be constructed on the northeast corner of the property (*the area known as The Seventy*) were going to be condominiums to be sold to buyers. Now we're hearing you want permission from the city to make it a rental property. Why? And what impact do you believe rental units will have on our quality of life?**

Whether a multifamily property is for rent or for sale is not a condition of zoning. In other words, developers need not ask permission for developing a property for sale versus for rent. Our intent was always to entitle and develop purpose built condominiums that once complete, may either be sold or rented based on market conditions at the time. The condominium product will be high quality and the amenities first class. Those factors are the ultimate driver of the type of residents who live there. By way of example, many of One Queensridge Place's condominiums were and still are used as rental units.

**EHB Companies development plans keep changing. Initially, there were going to be 3,020 condo units. Now you're saying the number has been reduced to 2,400. You previously said there would be 60 home sites on the 180-acre parcel known as The Preserve. Now you say there will be 75. Why all the changes? How can we be sure of what will eventually be built?**

This refinement was based on feedback from local residents and the City of Las Vegas Planning Department is the process that occurs to ensure that the best project gets built.

While EHB Companies' reputation and track record in real estate development speaks for itself (40 percent of the custom homes in Queensridge, One Queensridge Place and Tivoli Village), part of the approval of our project includes a Development Agreement, which is a contract with the City of Las Vegas, ensuring that what is approved is what is built.

**How many condo buildings will be constructed on the northeast corner?  
Will they be shorter or taller than the buildings at One Queensridge Place?**

There are a total of 2,400 condominium units (with the option to construct 200 assisted-living units complimentary to the condo units) within an undefined set of buildings, subject however to a height restriction not to exceed 150 feet (for the 2 mid-rises), or 70 + feet lower than One Queensridge Place's first two towers and 100 feet lower than the approved, but yet to be built, third tower. Generally, other buildings will be 4-6 stories (55 feet to 75 feet).

**We hear that EHB Companies continues to delay the permit requests in front of the city Planning Commission and the City Council. Why all the delays?**

Postponements are normal given the size and complexity of the project and are for the purpose of refining the project based on City and neighbor feedback. The last postponement was at the request of the City and not EHB Companies. We have extended an open invitation to all residents of the adjacent Queensridge neighborhood to meet and discuss the project in detail. If you still have questions, please schedule an appointment to meet with us.

**What's this we hear about our losing 25 percent of our property value because of the loss of the open space in Queensridge? How can we support your development if it's going to lead to the loss of our property value?**

Queensridge property values have significantly lagged below similar communities for many years prior to our announcing plans to develop the property in late 2015. Consider that between 2012 and mid-2015 homes at The Ridges commanded an 86 percent premium to homes at Queensridge. This value differential is not unique to The Ridges, as Red Rock Country Club, Canyon Fairways and Tournament Hills all sell at significant premiums to Queensridge. In other words, Queensridge property value had been lost prior to the announcement of the development and Queensridge homeowners should start to consider the positive impact of having some of the largest homes, owned by some of the wealthiest homebuyers, adjacent to Queensridge within the EHB Companies project.

**We heard in a correspondence from an attorney that you have not provided to the city “development standards and design guidelines” for your project. Why not? Also, the attorney believes your “development agreement is inadequate.” Why would she say that? Do you believe it’s inadequate?**

The attorney is incorrect and failed to mention that the Development Agreement that was referred to was an initial draft and remained a work in progress. The Development Agreement, as well as the development standards and design guidelines are not only complete, but also have been recommended for approval by the Planning Department.

**Let’s assume that EHB Companies’ request to the City is approved. When will construction begin on the condo/apartment buildings? When will construction begin on the new homes? We hear the construction will last up to 35 years. How long do you believe it will last?**

The best estimate we can provide on the start of construction is approximately 18 months from the time of City Council approval. Construction timing and pace will be a function of market demand. It will be done in phases to minimize impact on adjacent Queensridge residents. Once the initial work on The Preserve, to be done section by section, is completed in approximately 6-9 months, build-out of residences on the home site pads will be no different than the manner in which the custom lots in Queensridge have been constructed over the last 20 years. In fact, nine (9) custom lots remain unbuilt in Queensridge.

**Will there really be 5,000 to 7,000 new residents in Queensridge? Can the surrounding streets handle the new capacity? What about the schools that are already overcrowded?**

Upon project completion, roughly 15-20 years from now, it’s likely that upwards of 5,000 new residents will reside within The Seventy and The Preserve. Based on the third party prepared Master Traffic Study submitted to the City, they have deemed the existing infrastructure adequate to handle the then traffic flows with additional improvements.

As it relates to area schools, we have submitted an economic benefit report to the Clark County School District and the project will not have a substantial impact on area schools and is not expected to require any additional school sites.

**During construction, will heavy machinery be coming into the community? Truckloads of fill dirt? Will construction take place 24 hours a day, as we’ve heard? Will you really construct rock-crushing and earth-processing facilities in our neighborhood?**

No construction machinery will enter or exit through Queensridge. All machinery will access the site via Hualapai, Rampart or Alta and because the grading process will not likely require the import or export of dirt, the amount of construction equipment entering or leaving will be minimized.

Construction noise will be subject to compliance with City noise ordinances and will take place no more than 11 hours per day. Though earth processing will take place onsite, it will be screened and far enough from homes that noise transmission will be minimized. Furthermore, for most areas around the adjacent Queensridge homes, grading will likely take 6-9 months.

**We hear a lot about “flood control.” How do you plan to direct rainwater through the community if the “wash” areas are turned into residential areas? How can you guarantee me that this development won’t cause my home someday to flood?**

Seventy-five percent of the property is NOT in a flood zone. Any change to the other 25 percent within a flood zone designation will require a technical drainage study, as well as local and federal approval to lift the flood zone designation.

**What’s this we’ve heard about a “nature refuge” on the property?**

We have proposed planting over 7,000 trees on The Preserve, an area that currently has less than 1,000.

**What improvements will you make that will impact current residents? We’ve heard rumors that you’ll improve the entry gates off of Charleston and Alta. What improvements will you make?**

We initially proposed more than \$5 million worth of enhancements to Queensridge that were presented to members of the Queensridge HOA Board and to homeowners at various neighborhood meetings. These improvements included an extensive trail network, 5 acres of enhanced entryways and park areas, an upgraded clubhouse/gym and the construction of no less than 10-foot walls along the perimeter of the golf course. The Queensridge HOA Board has taken no initiative to take advantage of our proposal and thus such enhancements are no longer being considered.

**What’s the status of the lawsuit, filed by a few Queensridge homeowners, against the property owners and the City of Las Vegas?**

We have filed an answer to the meritless lawsuit that DOES NOT challenge our right to develop the golf course and the case is proceeding in the ordinary course of litigation.