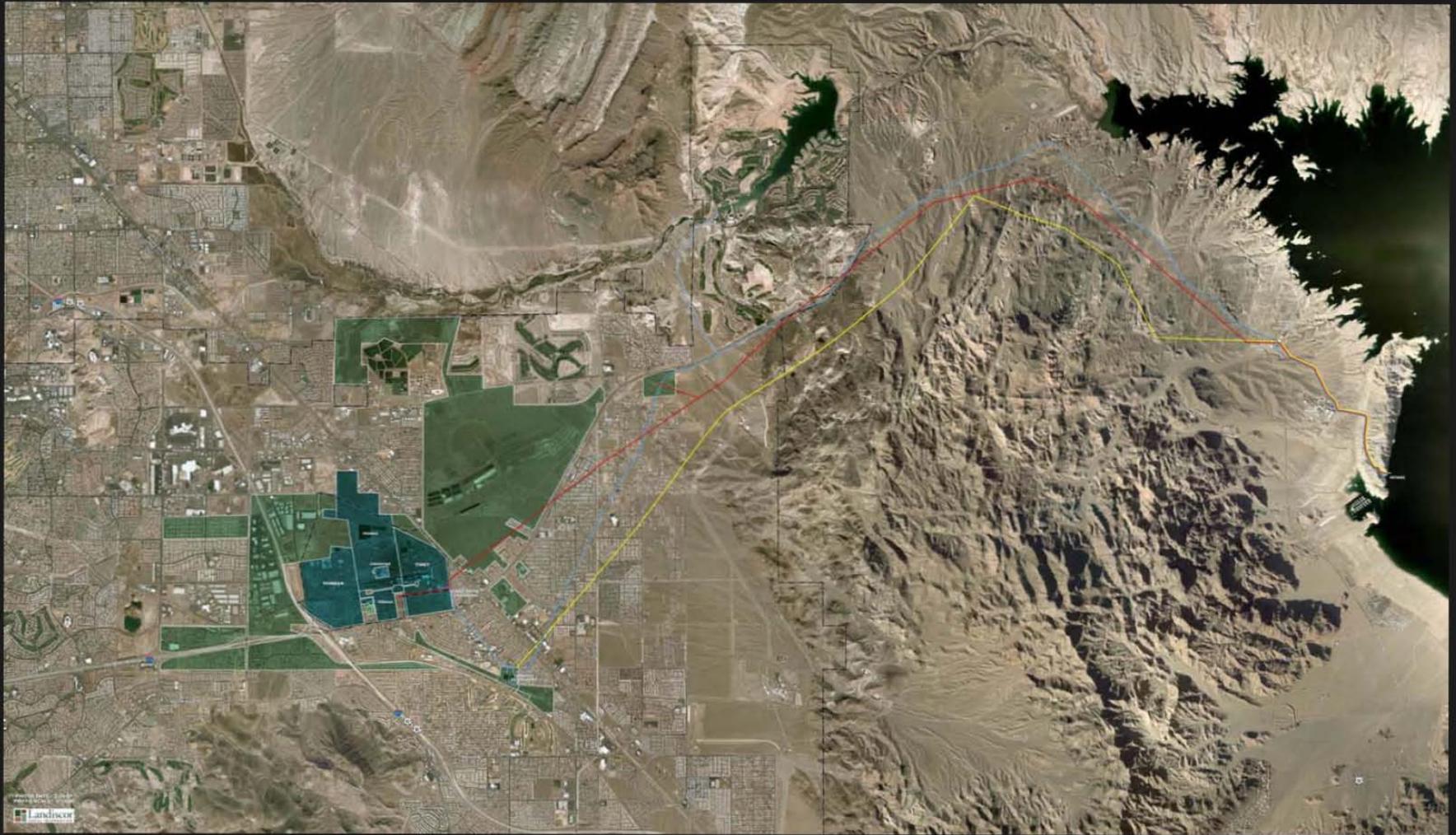
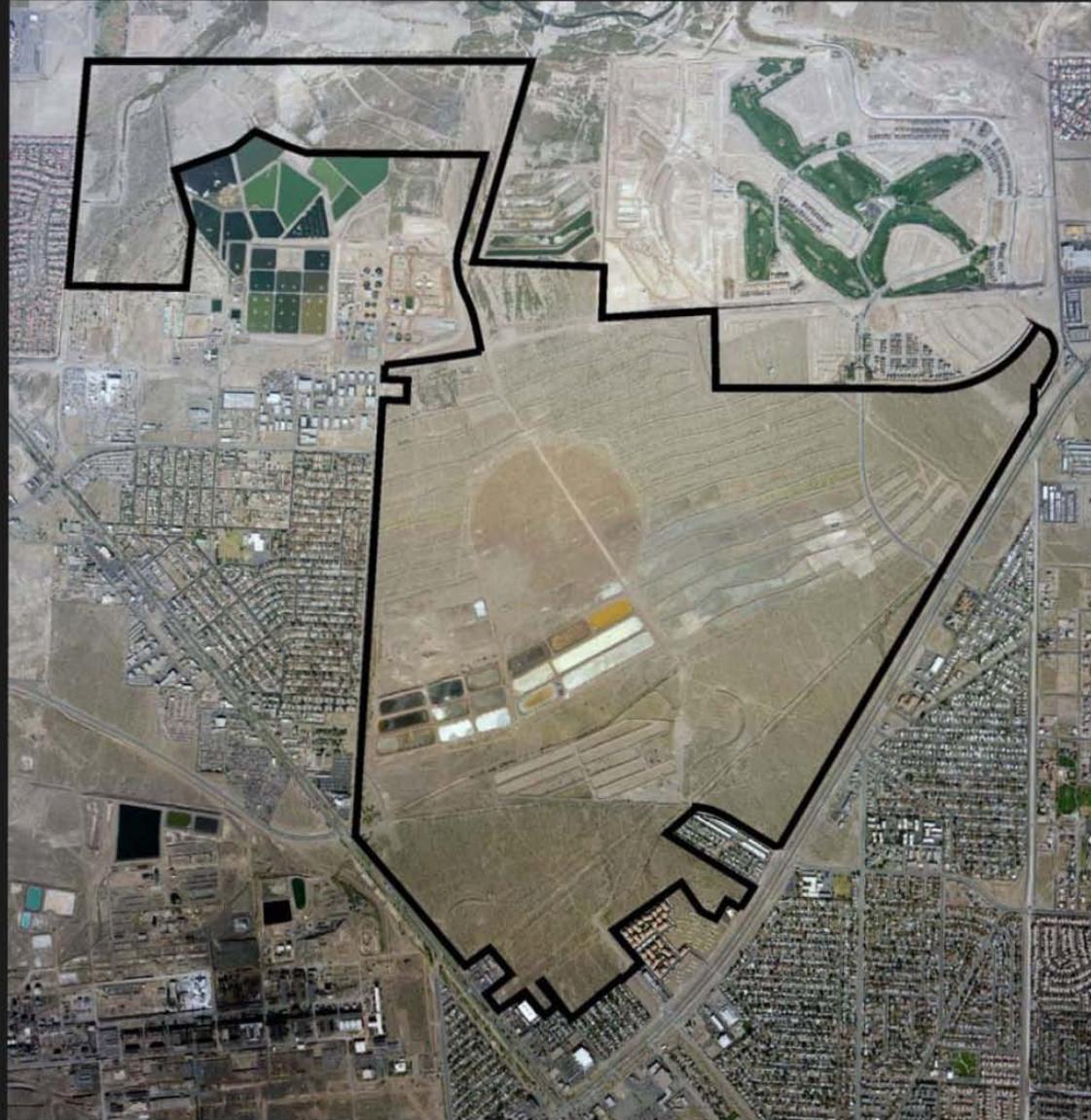
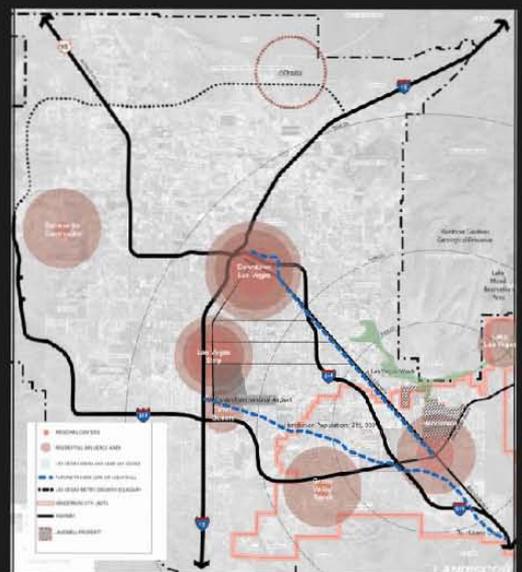


Landwell 2200

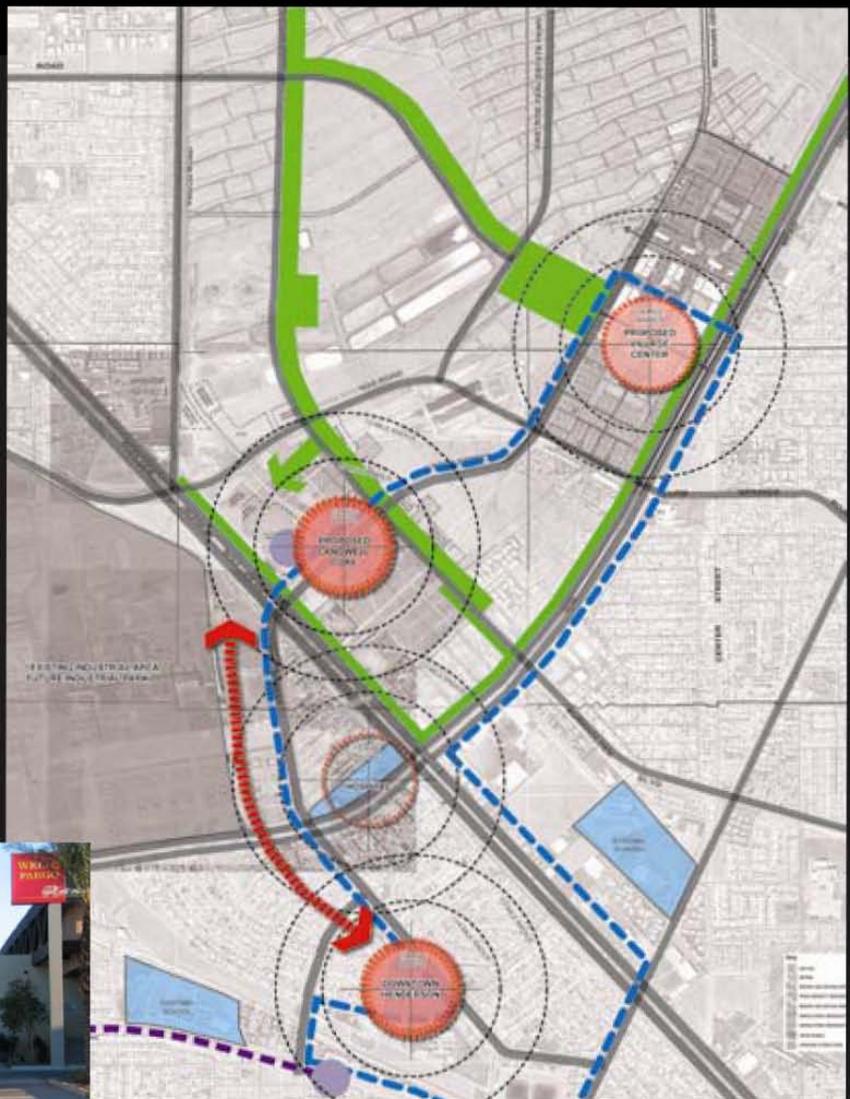
The Next Step in An American Journey



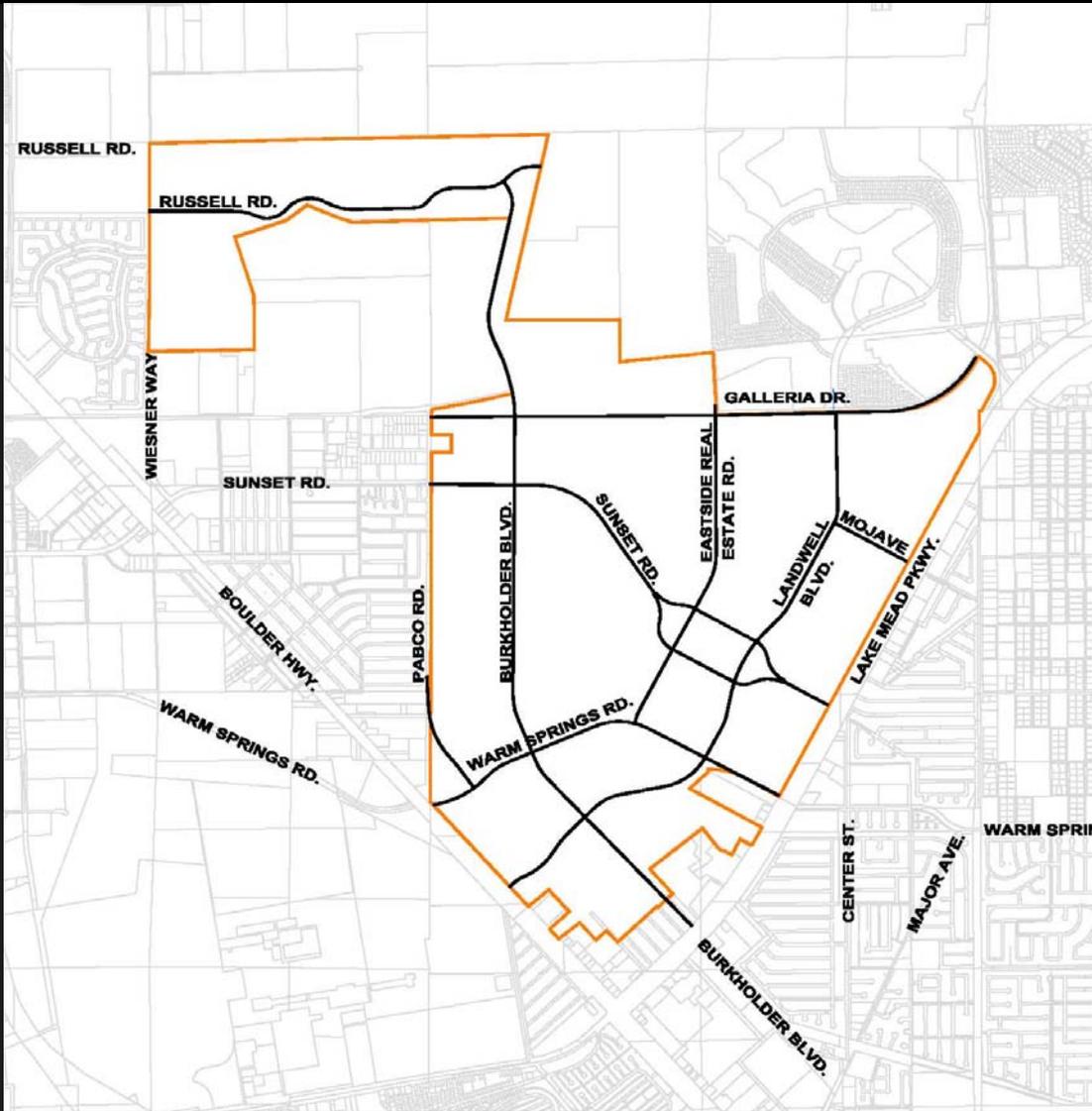




Regional Centers

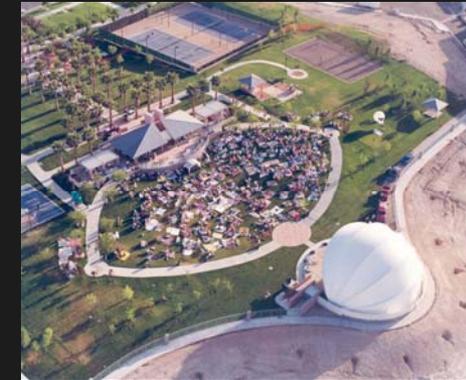


Major Streets Network





Las Vegas Wash Park

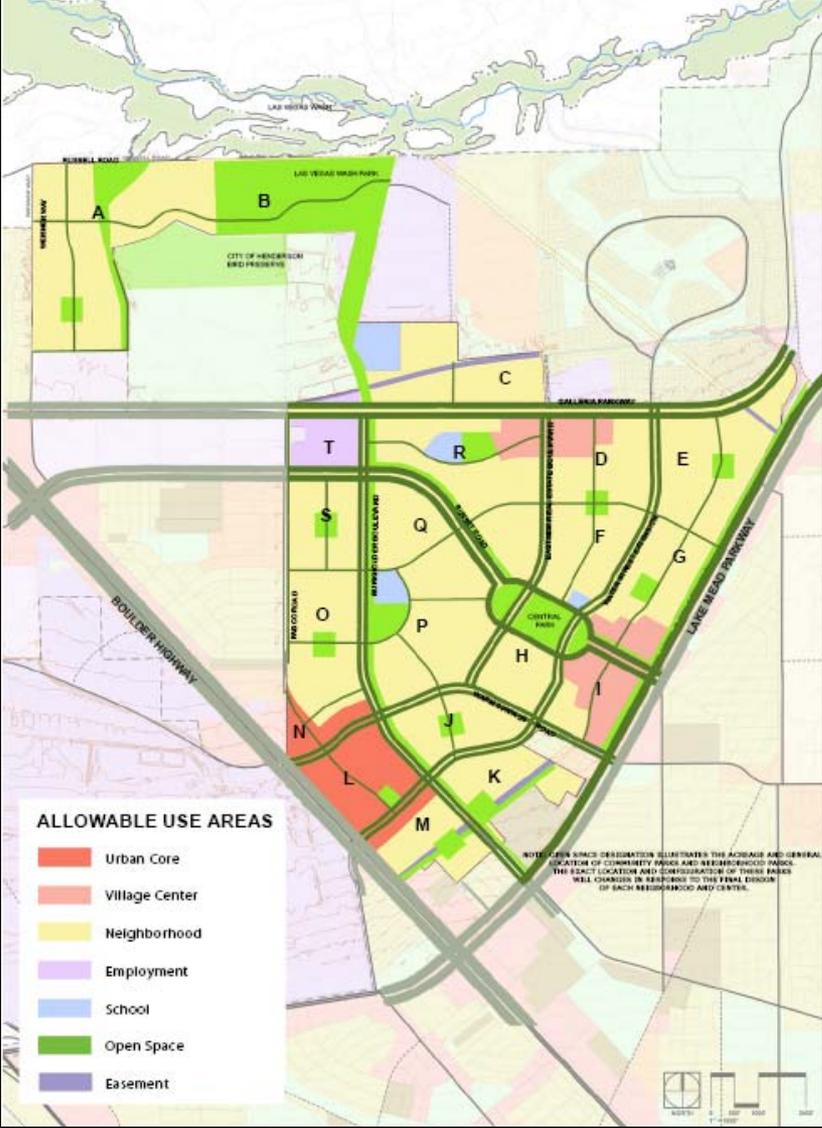


Central Park

Parks & Open Space

- 2 - Community Parks
- 12 - Neighborhood Parks
- 2 Linear Park Trail Corridors
- Pocket Parks & Plazas
 - 0.5 Acres for every 200 units
 - Walkways throughout

Park & Open Space Master Plan

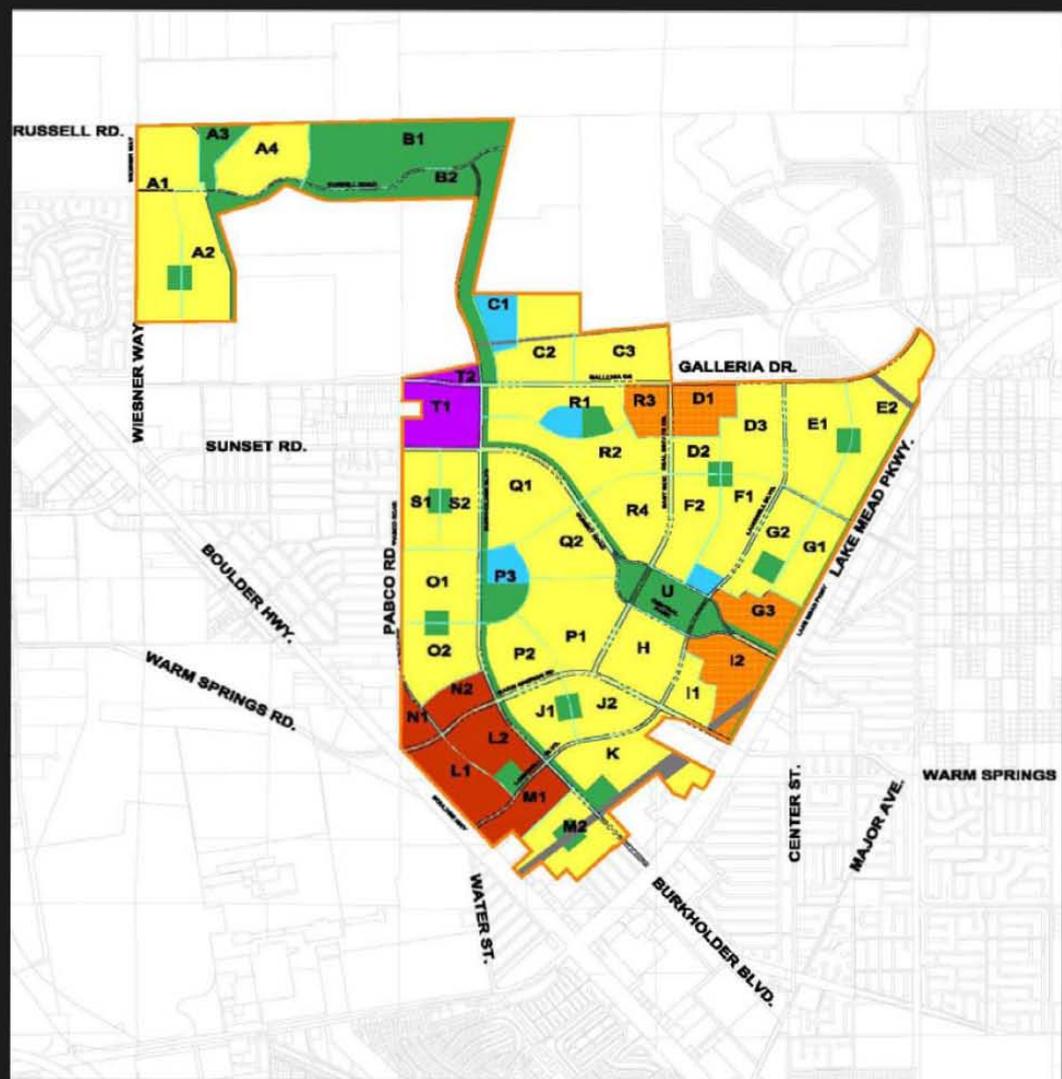


Land Use Plan

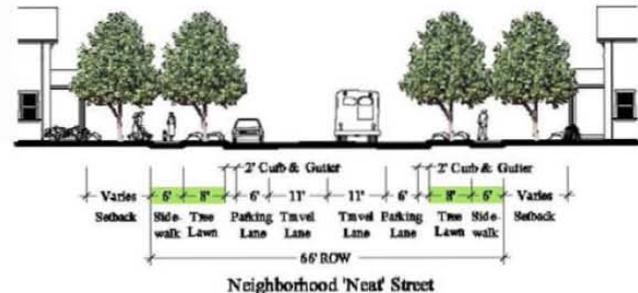
Program

- Size -2,197 Acres
- Dwelling Units – 15,000
- Mixed Use Centers
 - Urban Core
147 acres, 822,000 SF
 - Lake Mead Village Center
75 acres, 1,280,000 SF
 - Galleria Village Center
53 acres, 517,000 SF
- Employment Center - 58 acres
- Parks & Open Space - 490 acres
- Three Elementary schools – 30 acres
- Jr. High School – 20 acres

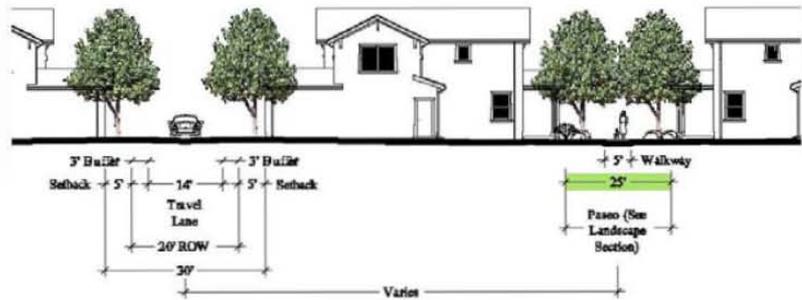




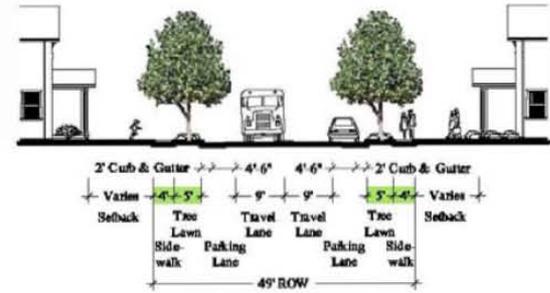
Neighborhood Street Sections



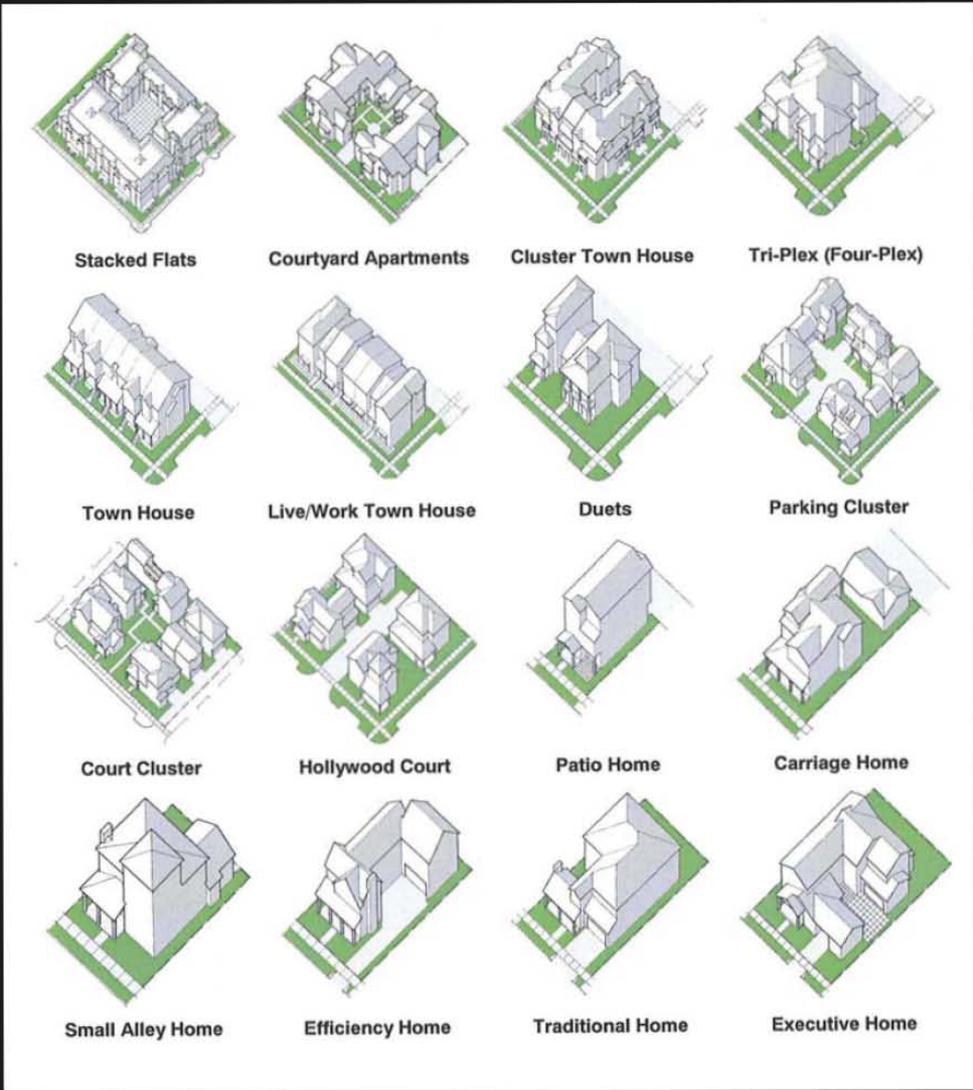
Neighborhood 'Neat' Street



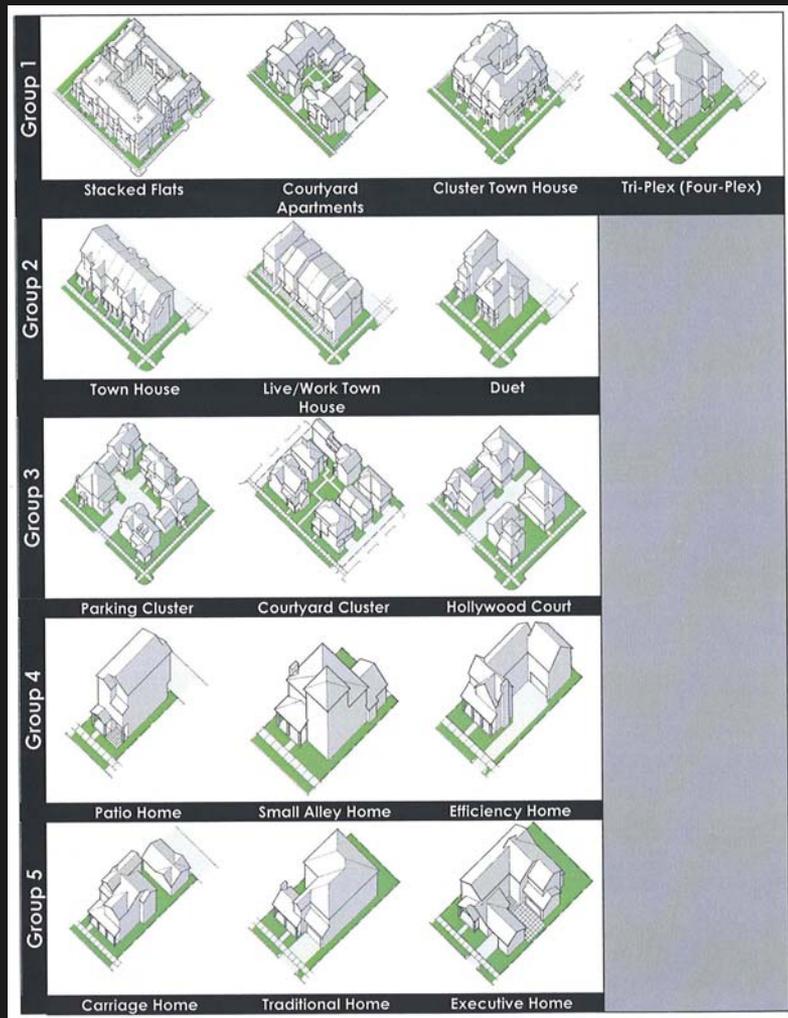
Alleys & Pascoes



Residential Street



Product Types and Mix



Neighborhood Product Mix Requirements

- 3 Different Product Types
- 1 Product from Groups 1-3
- 1 Product from Groups 4-5
- 60% Maximum for any one Product Type
- 10% Minimum for any Product Type

Product Diversity

- 3 Varied Models per Product
- 3 Architectural Styles for Each Model

Sample Plan

Products	AC	DU	DU/AC	% of Total Units
Stacked Flat	7.8	180	23.7	66%
Cluster Town Home	4.9	70	14.3	
Tri-Plex	5.9	63	10.7	
Patio Home	8.1	76	9.4	40%
Small Alley Home	8.3	67	8.1	
Efficiency Homes	8.9	69	7.8	
TOTAL	43.9	530		100%



- LEGEND**
- STACKED FLATS
 - CLUSTER TOWN HOUSE
 - TRI-PLEX
 - PATIO HOME
 - SMALL ALLEY HOME
 - EFFICIENCY HOME
 - PARK/ OPEN SPACE

R-4 NEIGHBORHOOD-SITE PLAN
 EASTSIDE REAL ESTATE
 THE LANDWELL COMPANY

SCALE: 1" = 100'-0"
 JOB # 327.001
 JULY 20, 2007
 DAHLIN GROUP



Paseo Housing



Boulevard Housing

Neighborhood R-4



Single Family

Restoration Advisory Committee
 October 11, 2007









- Center of Regional Significance
- Economic Engine for Downtown Henderson
- Main Street
- Gaming and Entertainment anchor
- Urban Housing
- Urban Connections to Neighborhoods





WARM SPRINGS ROAD

LANDWELL BLVD



PROPOSED MAIN STREET



BOULDER HIGHWAY

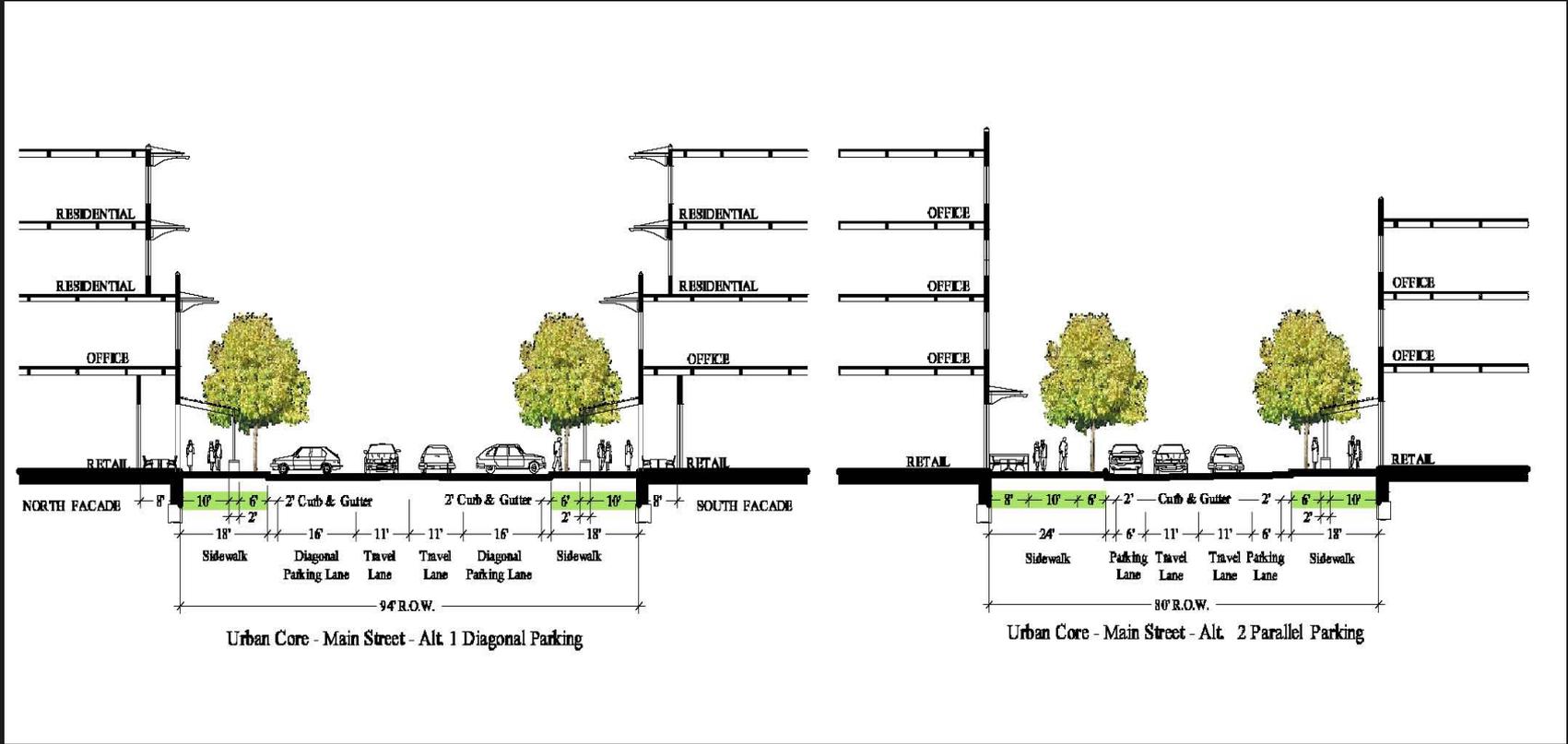
ELEVATIONS

Landwell 2200 - Resort Hotel Planning Area Conceptual Plan
LAS VEGAS, NEVADA





Urban Core Street Section



Urban Core Area							
Street Type Diagrams for illustrative purposes only. See Street Cross Sections, Exhibit 5.2	Buildings		Walks & Trails			Landscaping & Walls	
	Building Type & Frontage	Minimum Building Height	Type	Width	Location	Landscaping Type**	Wall Type & Frontage
<p>Warm Springs Road</p>	Commercial or Residential Gateway Buildings at intersections	48'	Detached Sidewalk	6'	NA	DA, RO	Service area, screenwalls & low parking walls - 7' max height
	High Density Residential Buildings at intersections facing street	25'	Detached Sidewalk	6'	NA	DA, RO	Service area, screenwalls & low parking walls - 7' max height
<p>Burkeley BLVD</p>	High Density Residential Buildings - facing street	50'	Detached Sidewalk	6'	18' min behind Back of Curb	ED, RO, CG	NA
	Medium Density Residential Buildings - facing street	25'	Detached Sidewalk	6'	18' min behind Back of Curb	ED, RO, CG	NA
<p>LandWell Boulevard (West facing facade)</p>	Commercial Mixed Use Buildings - facing street	50'	Attached	22' includes Retail Awning	NA	RQ, CG	NA
	High Density Residential Buildings - facing street	50'	Attached	22' includes Retail Awning	NA	RQ, CG	NA

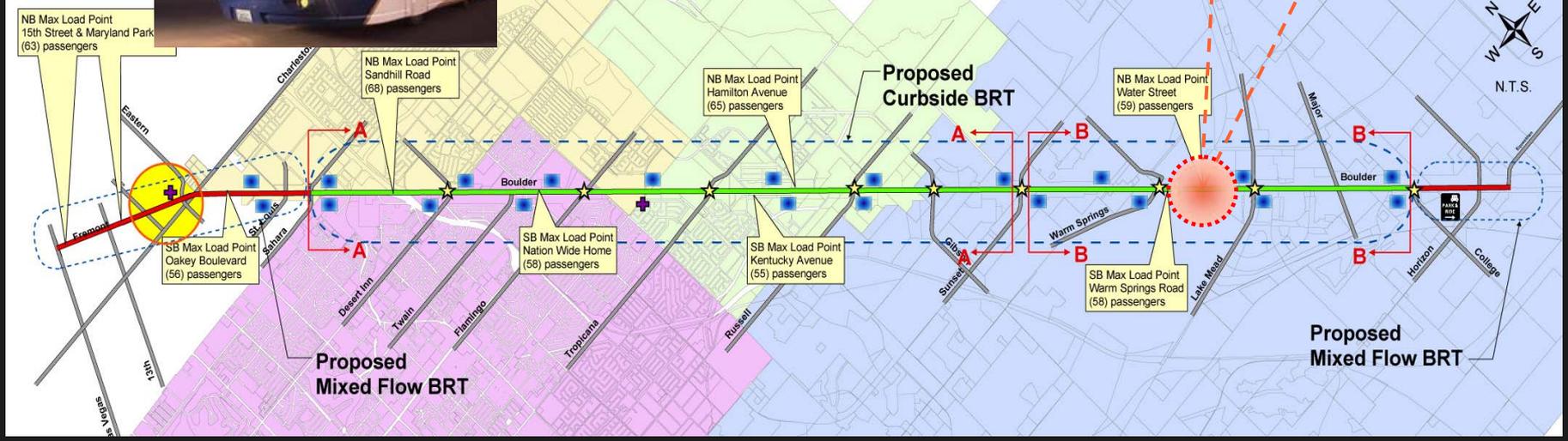
Urban Core Area							
Street Type Diagrams for illustrative purposes only. See Street Cross Sections, Exhibit 5.2	Buildings		Walks & Trails			Landscaping & Walls	
	Building Type & Frontage	Minimum Building Height	Type	Width	Location	Landscaping Type**	Wall Type & Frontage
<p>Main Street</p>	Commercial Mixed Use Buildings and High Density Residential Buildings - facing street	50'	Front-side Wall	24' includes Retail Awning	Adjacent to Building Facade	Urban Promenade	NA
	Medium Density Residential Buildings - facing street	25'	Front-side Wall	18' includes Retail Awning	Adjacent to Building Facade	Urban Promenade	NA
<p>Neighborhood West Streets</p>	Commercial Mixed Buildings and High Density Residential Buildings - facing street	50'	Detached Sidewalk	5'	8'	Residential Streetscape	NA
	Medium Density Residential Buildings - facing street	25'	Detached Sidewalk	5'	8'	Residential Streetscape	NA

** Landscaping Types
See Exhibit 5.2 Landscaping Types

Landwell Center & Transfer Station

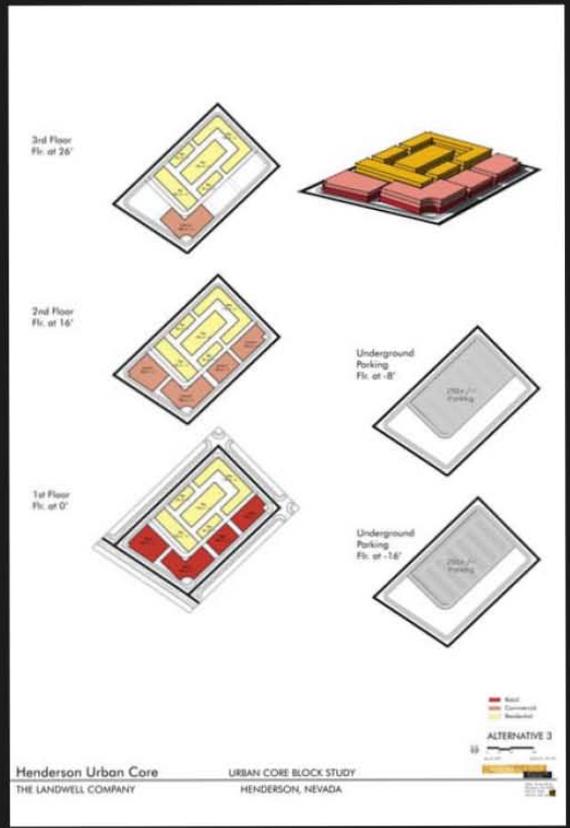
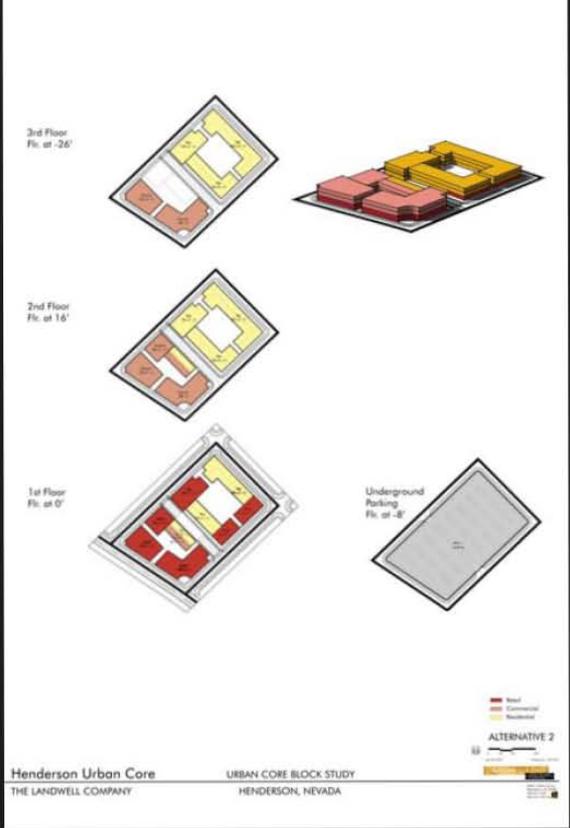
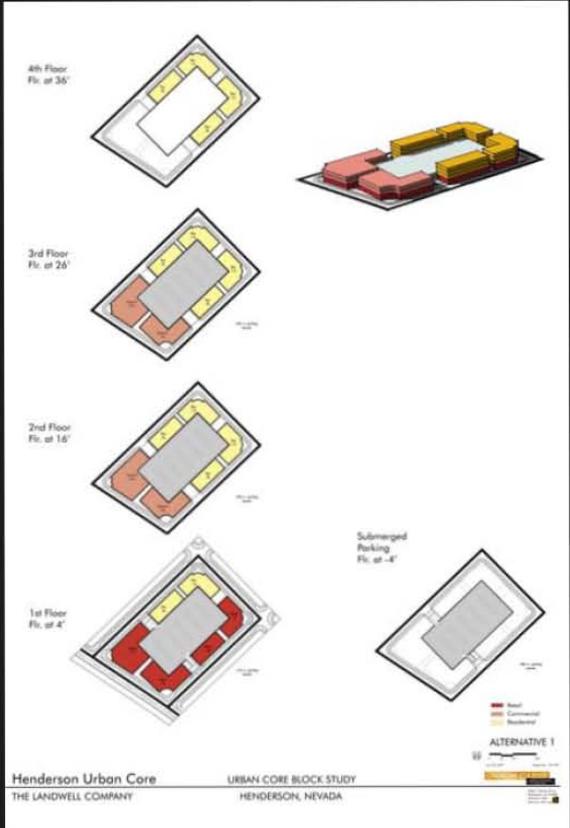


Walking

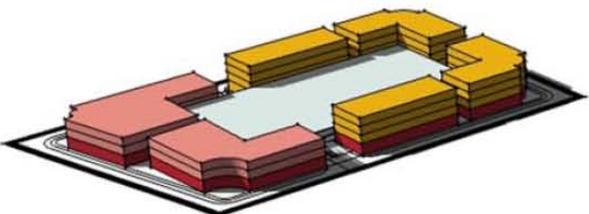


Boulder Highway BRT Line

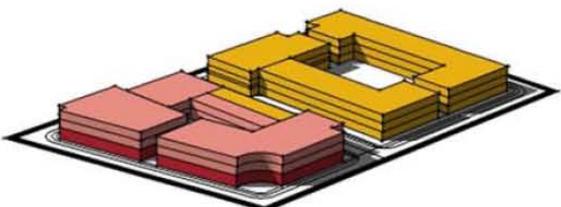




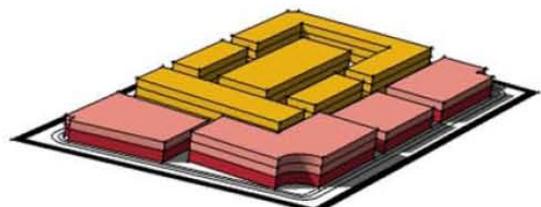
Alternative 1



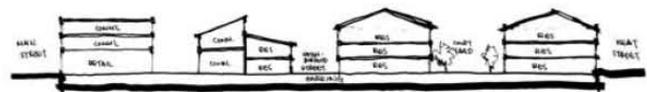
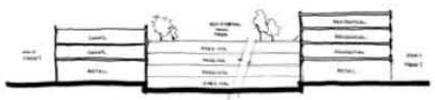
Alternative 2



Alternative 3



- Retail
- Commercial
- Residential





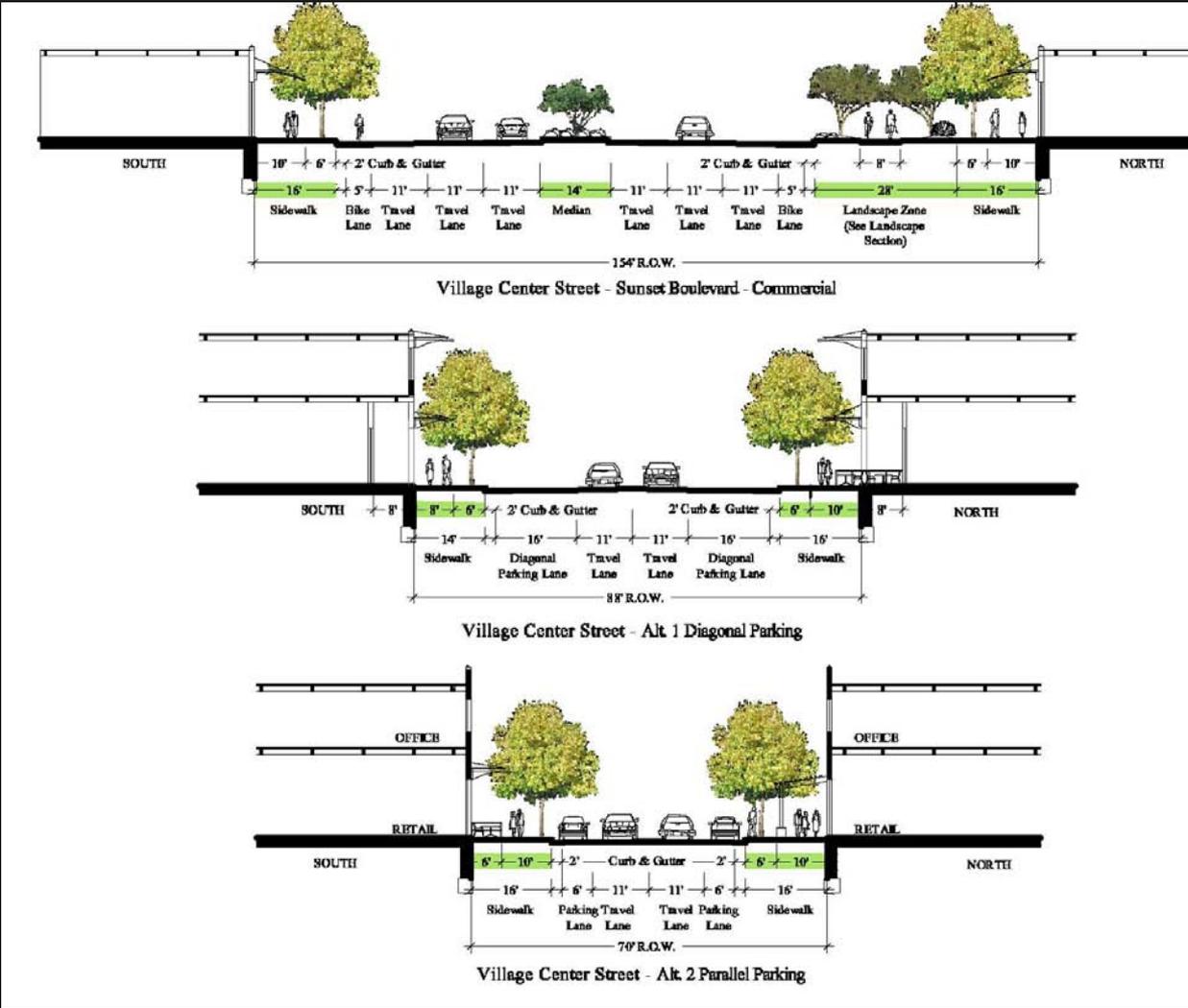


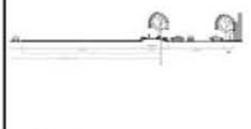
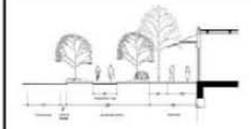
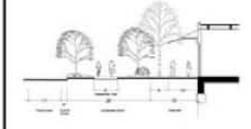
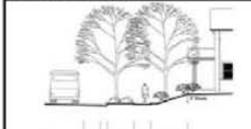
Lake Mead Village Center

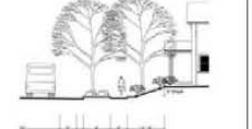
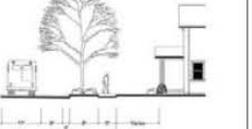
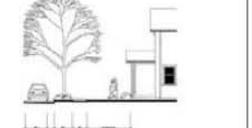


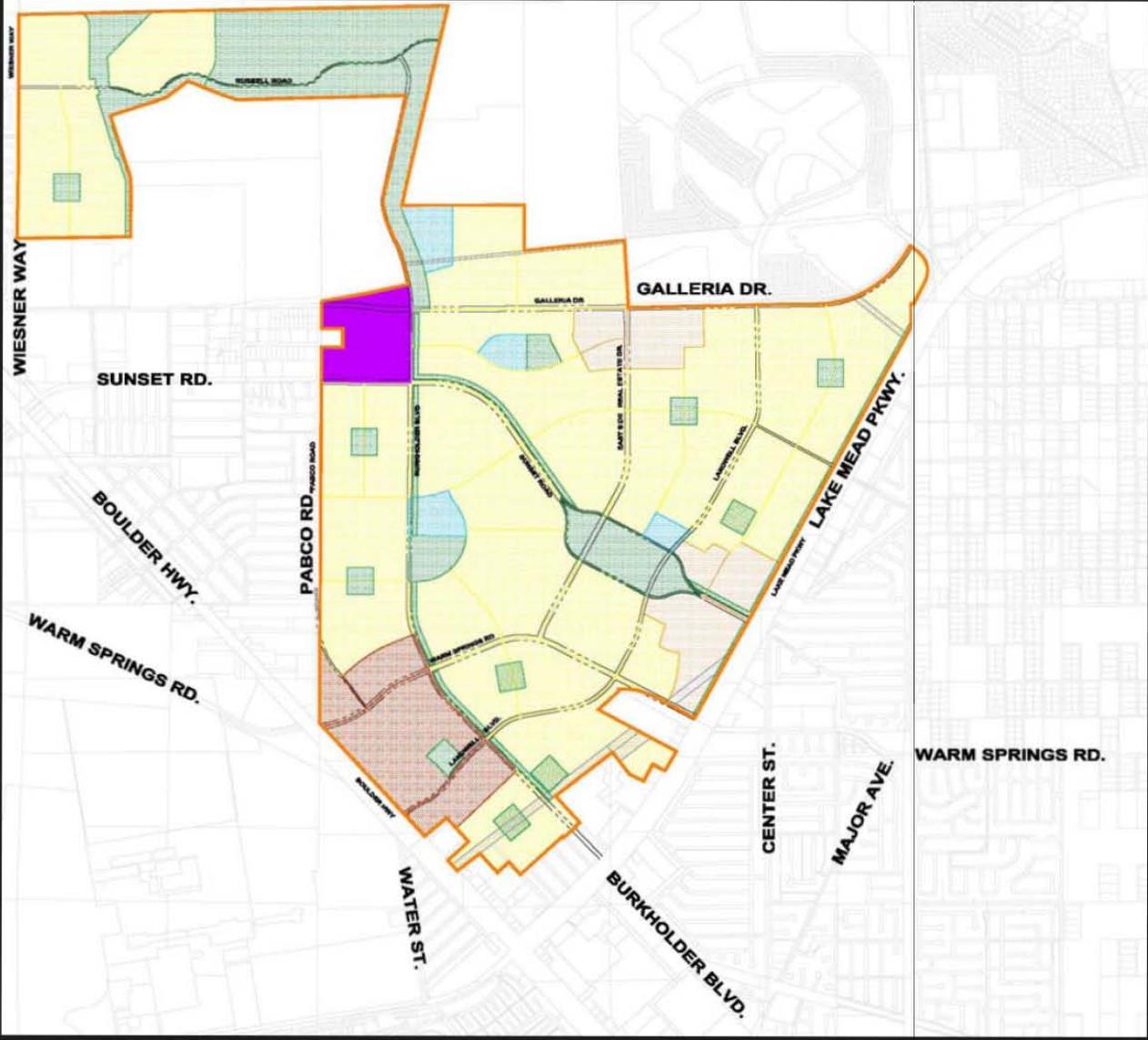
- A people place
- Main street
- Buildings form spaces
- Second floor offices
- Focal architecture
- The Plaza

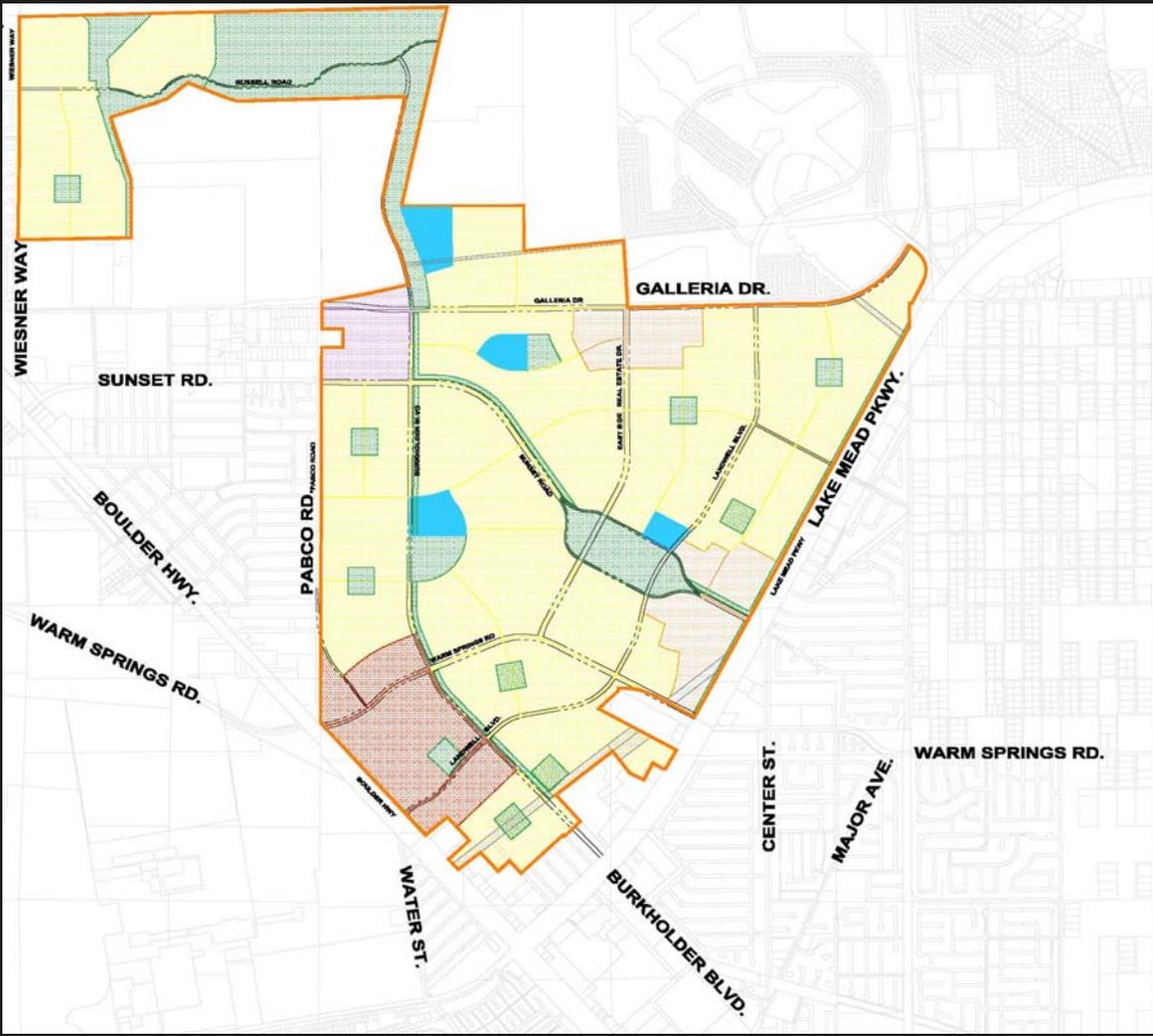
Village Center Street Sections



Village Center Area							
Diagrams for illustrative purposes only. Street Cross Sections, Exhibit 5.2							
Street Type	Buildings		Walks + Trails			Landscaping + Walls + Landform	
	Building Type + Frontage	Building Height	Type	Width	Location	Landscape Type	Wall Type + Frontage
 Lake Mead Parkway Village Center	40% of the street frontage must have building facades	40'	Attached (at retail building)	10'	70'	DA, ED	?
			Detached (pedestrian trail)	10'	N/A		
 Galleria Parkway Village Center	40% of the street frontage must have building facades	40'	Attached (at retail building)	10'	N/A	ED	?
			Detached (pedestrian trail)	10'	N/A		
 Sweet Road Village Center	70% of the street frontage must have building facades	25'	Attached (at retail building)	16'	N/A	ED, RO	?
			Detached (pedestrian trail)	16'	N/A		
 Water Street Extension	70% of the street frontage must have building facades	25'	Detached	5'	8'	ED, RO	?

Village Center Area							
Diagrams for illustrative purposes only. Street Cross Sections, Exhibit 5.2							
Street Type	Buildings		Walks + Trails			Landscaping + Walls + Landform	
	Building Type + Frontage	Building Height	Type	Width	Location	Landscape Type	Wall Type + Frontage
 LandWell Boulevard	70% of the street frontage must have building facades	35'	Detached	5'	8'	ED, RO	?
 Village Center Main Street	85% of the street frontage must have building facades	25'	Attached	10'	N/A	ED, RO, CG	?
 Neighborhood Neat Streets	70% of the street frontage must have building facades	25'	Detached	5'	8'	ED, RO	?
 Residential Streets	80% Front	25'	Detached	4'	5'	ED, RO	?





- 3 Elementary Schools
- 1 Middle School

Public Workshop	July 26, 2007
Planning Commission	August 16, 2007
Development Agreement 1st Council Hearing	September 4, 2007
Development Agreement Council Approval	September 18, 2007
Begin Infrastructure Construction	December 2007
Begin First Home Horizontal Construction	October 2008
Begin First Home Vertical Construction	April 2009
First Home Occupied	September 2009

- 2197 Acres
- 15000 Dwelling Units
- Density 6.82 DUA (Inspirada is 6.96 DUA)
- 2.2 Million Square Feet or 275 Acres of Commercial/Retail/Gaming
- 3 Elementary School Site and 1 Middle School Site
- 490 Acres Open Space
- 58 Acres of Business Center

A Continuation

