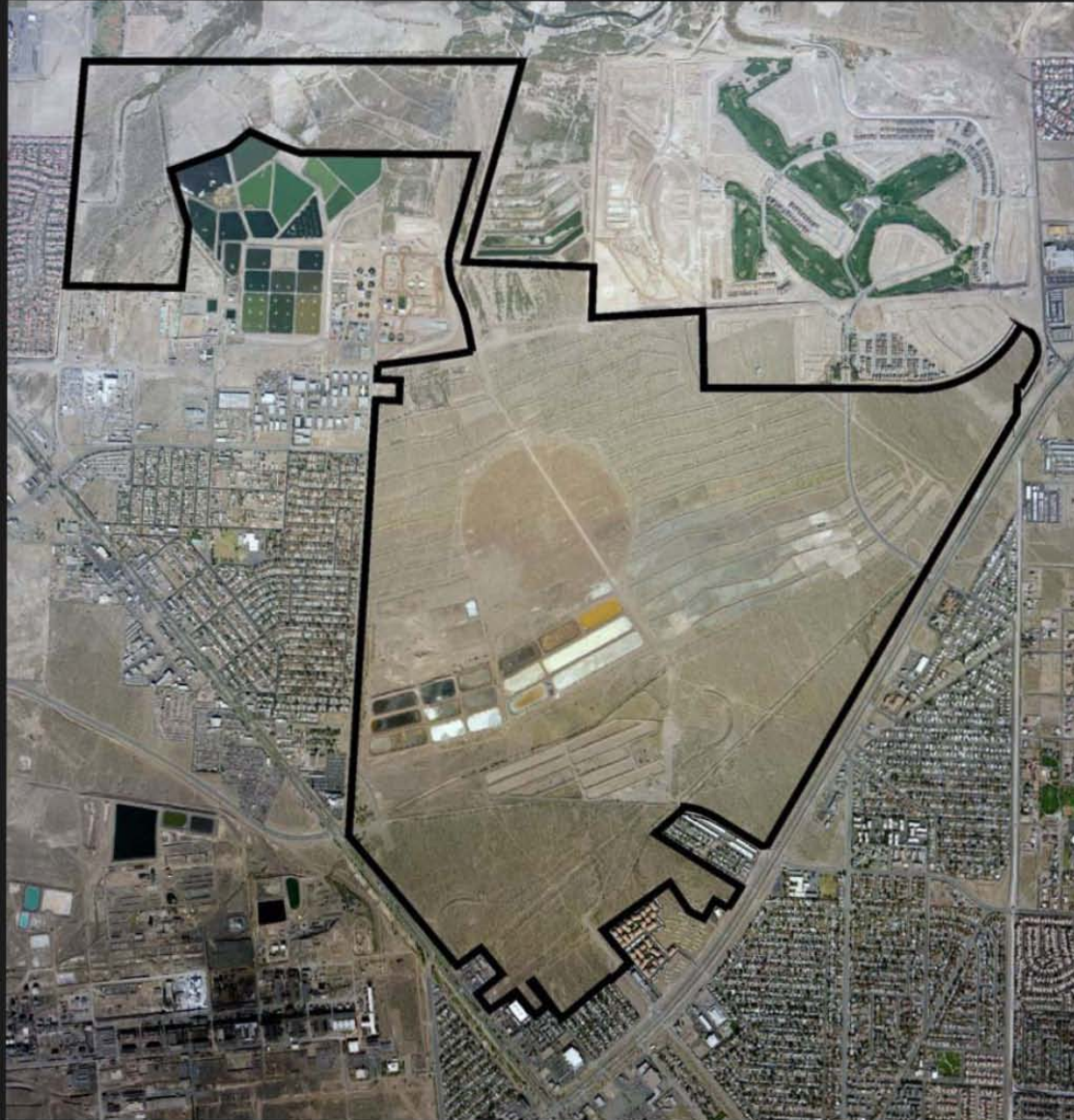
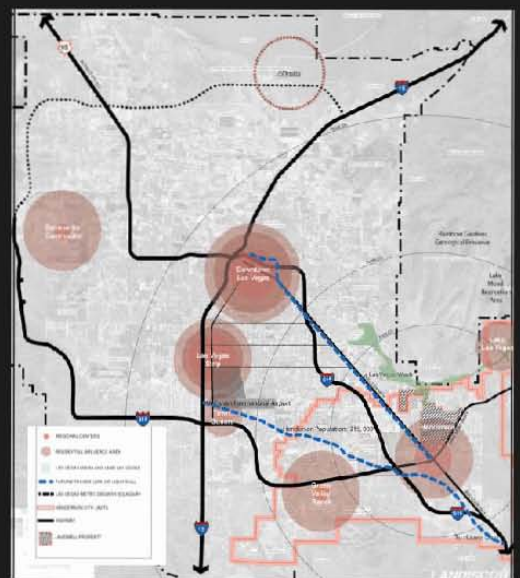


Landwell 2200

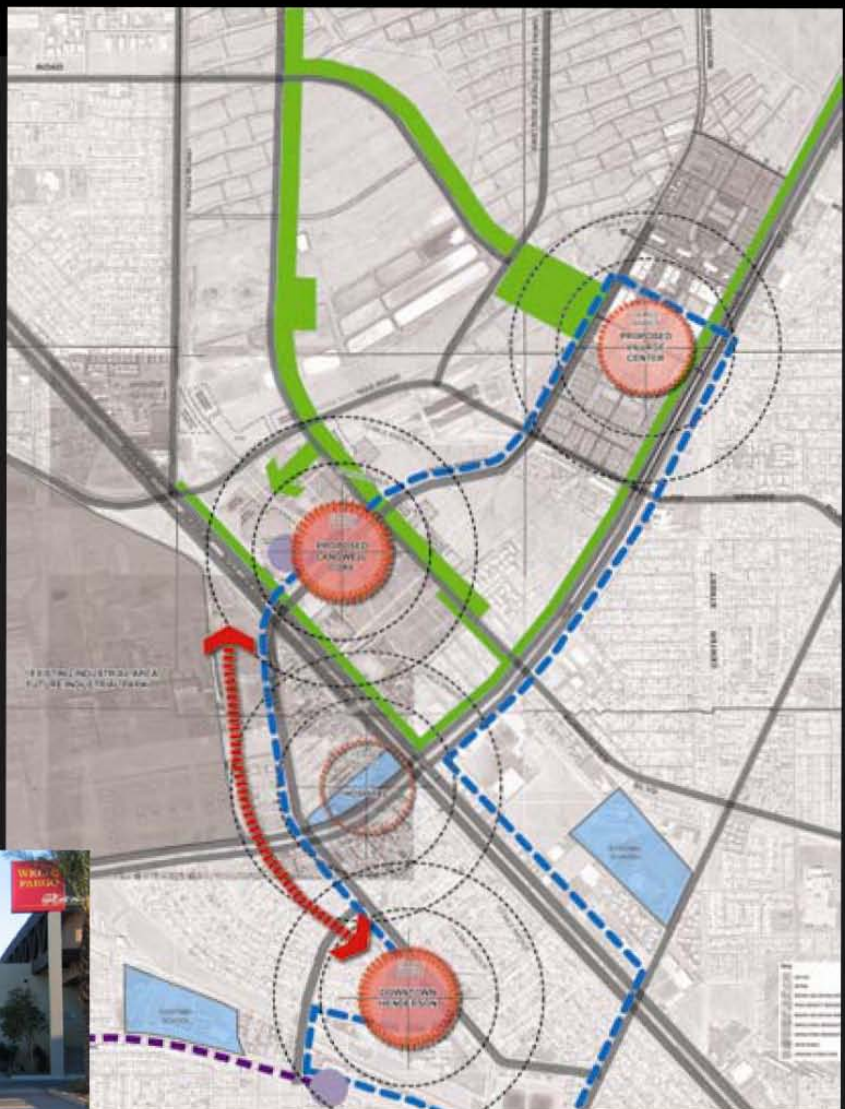
The Next Step in An American Journey



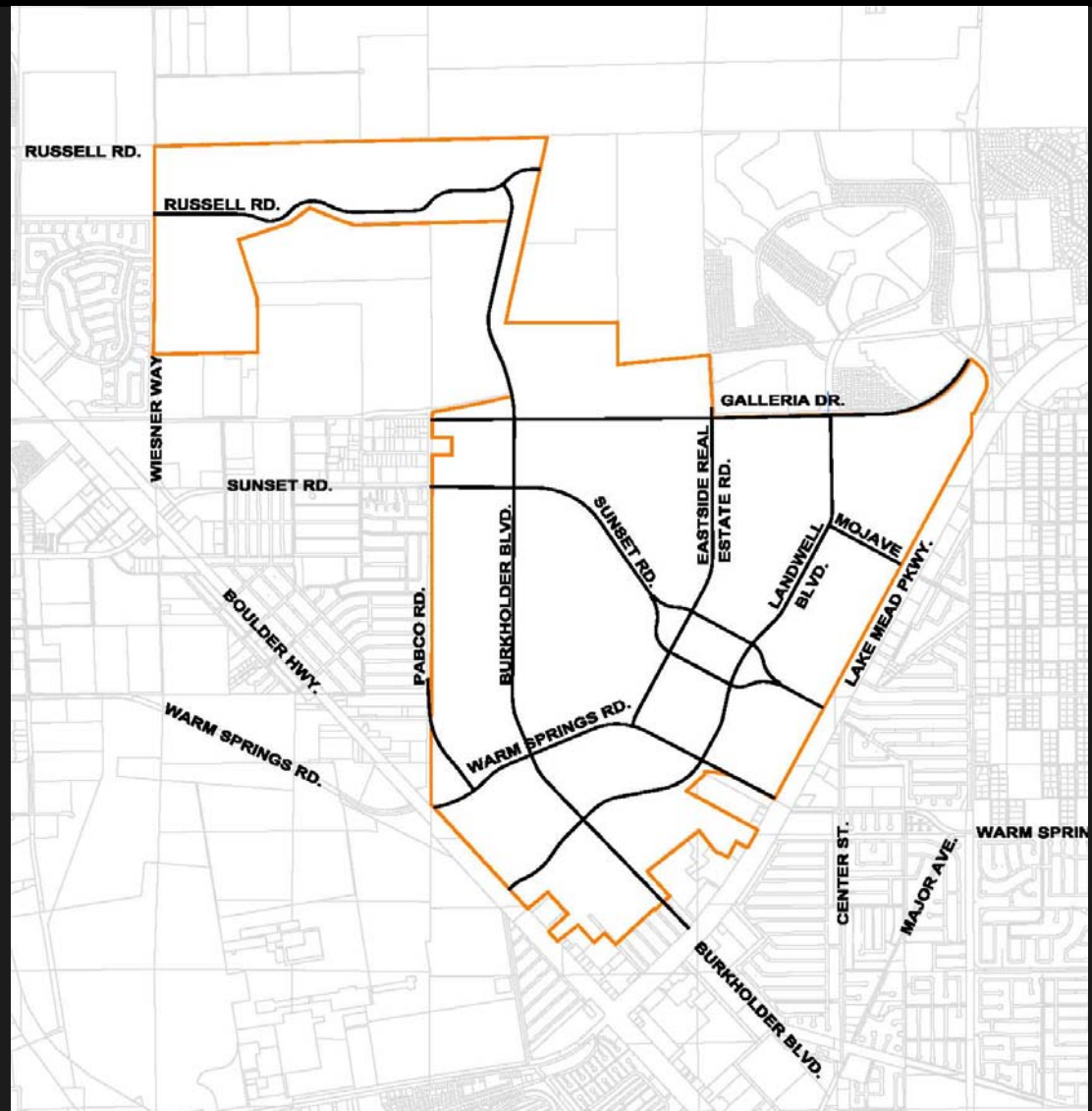




Regional Centers



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

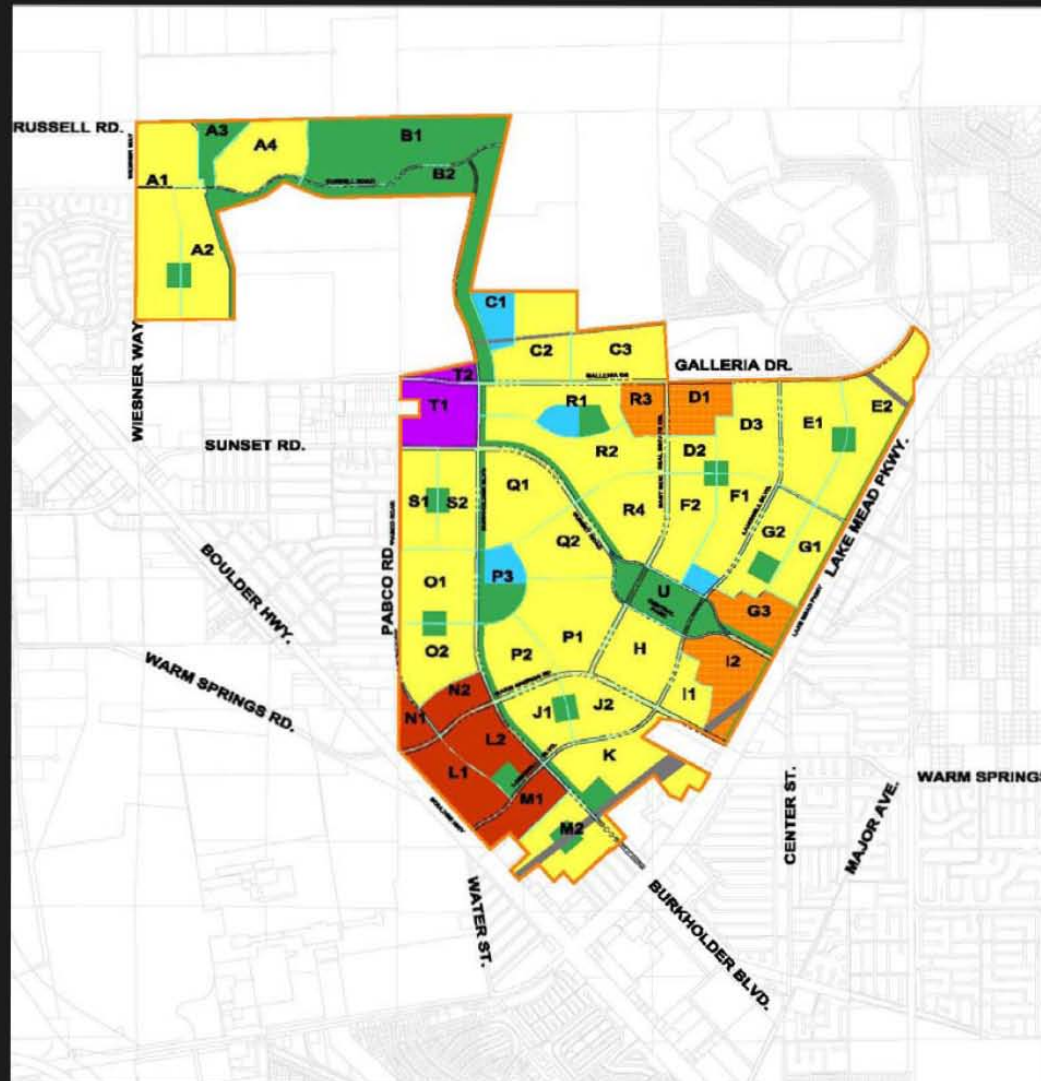
Park & Open Space Master Plan



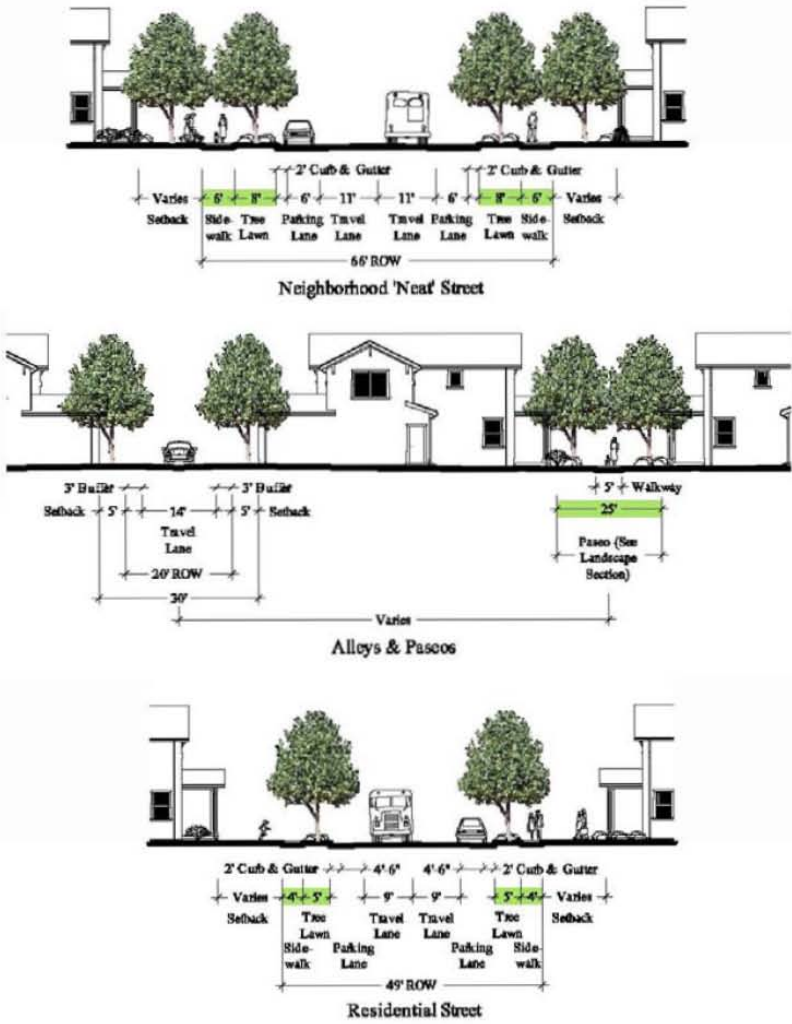
Land Use Plan

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





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

Products	AC	DU	DU/AC	% of Total Units
Stacked Flat	7.8	180	23.7	60%
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

Neighborhood R-4



Paseo Housing



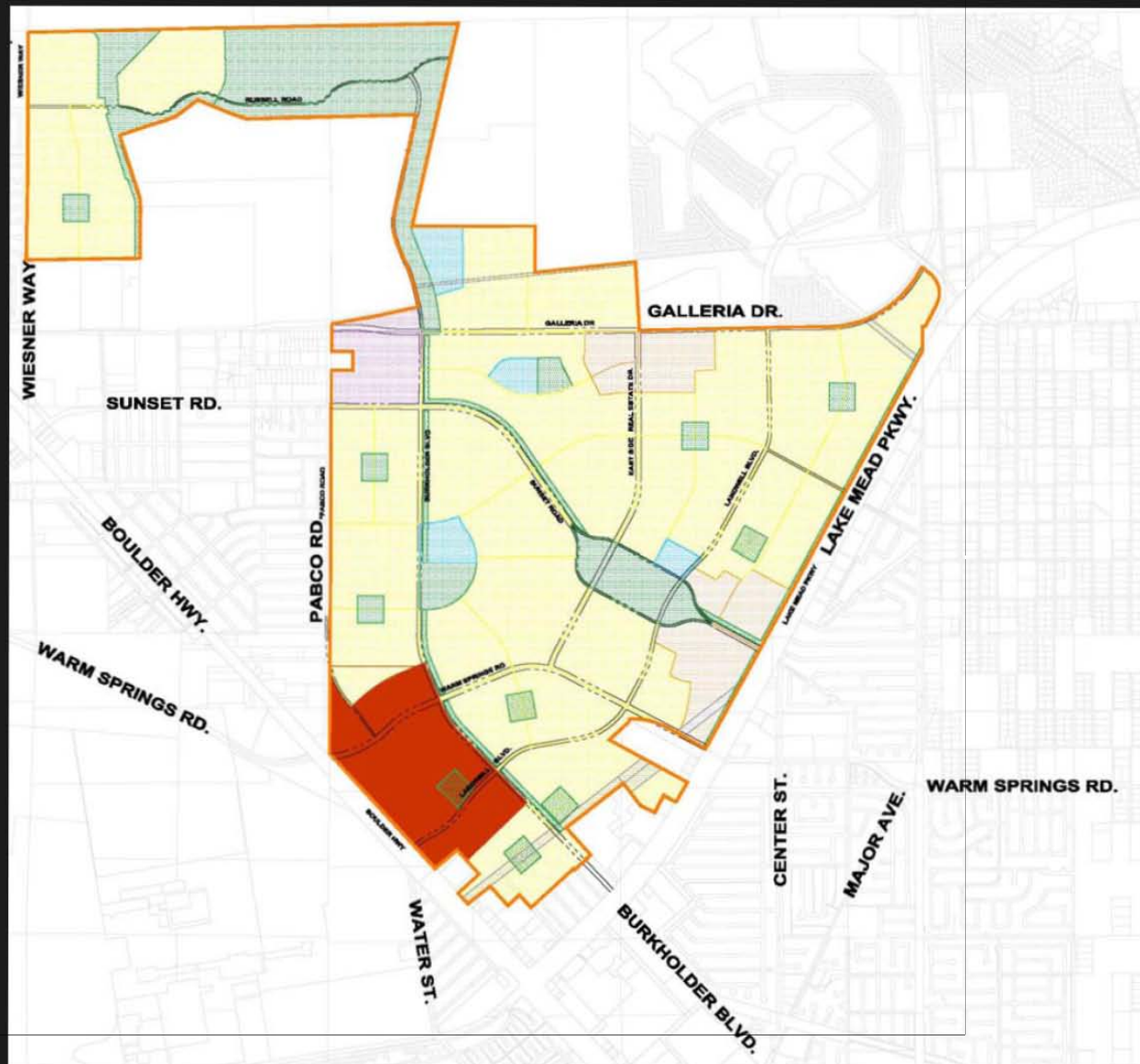
Boulevard Housing



Single Family









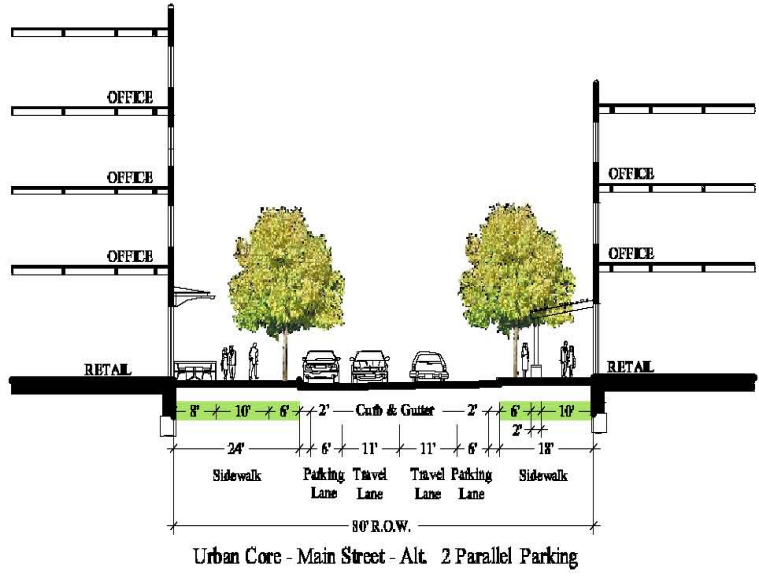
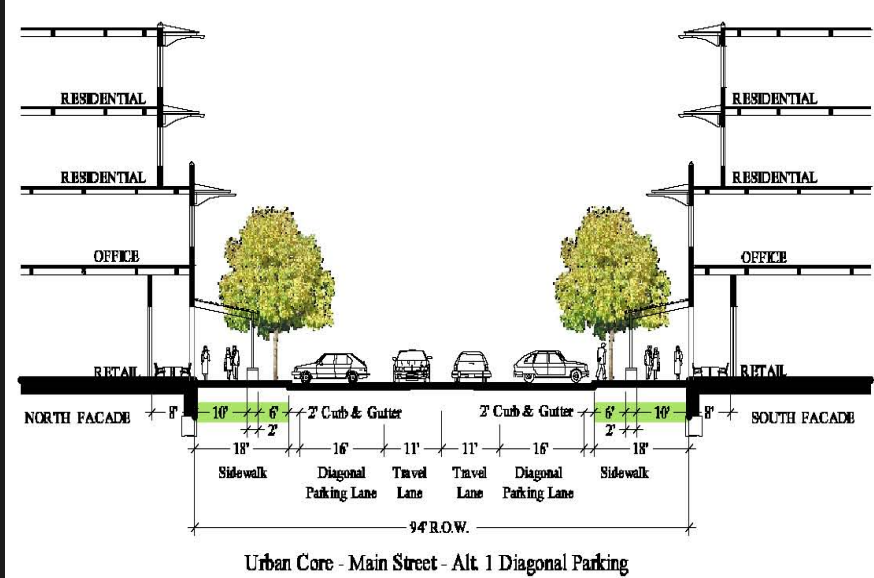
- Center of Regional Significance
- Economic Engine for Downtown Henderson
- Main Street
- Gaming and Entertainment anchor
- Urban Housing
- Urban Connections to Neighborhoods

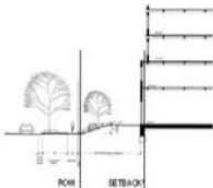
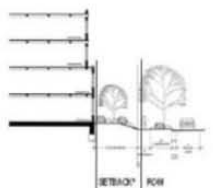
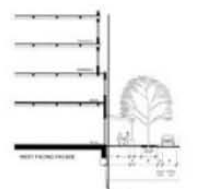


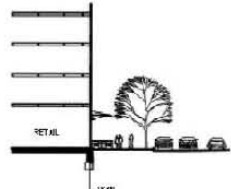
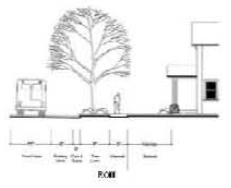




Urban Core Street Section



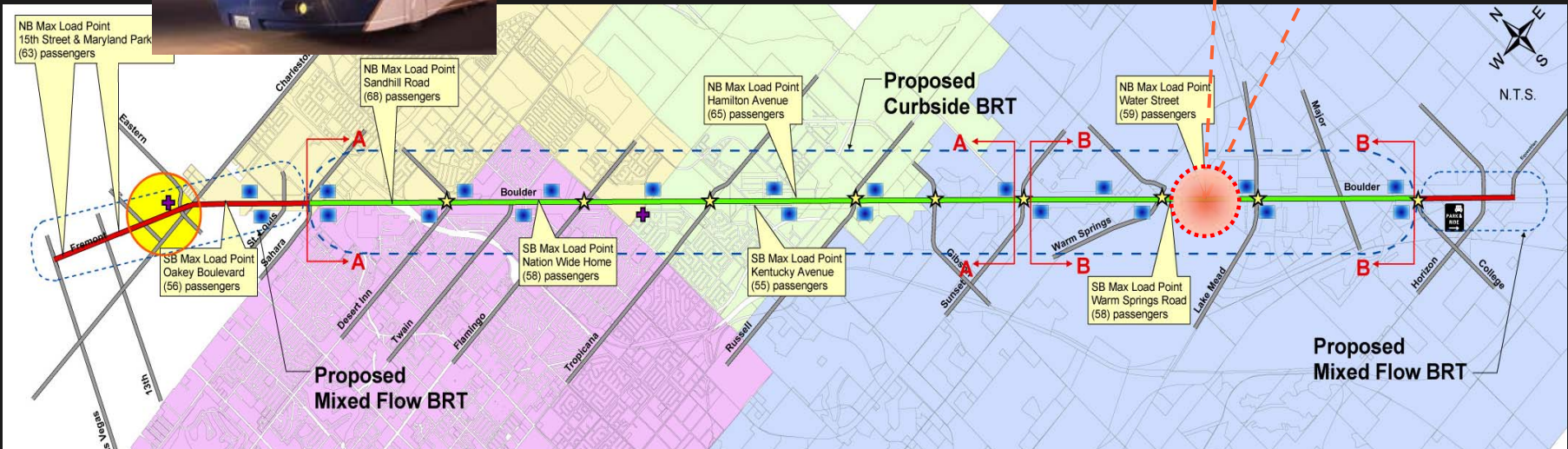
Urban Core Area							
Street Type Diagrams for illustrative purposes only. See Street Cross Sections, Exhibit 5.2	Buildings		Walks & Trails			Landscaping & Walls	
	Building Type & Frontage	Minimum Building Height	Type	Width	Location	Landscaping Type**	Wall Type & Frontage
	Commercial or Residential Gateway Buildings at intersections	40'	Detached Sidewalk	6'	NA	DA, RO	Service area, screenwalls & low parking walls - 7' max height
	High Density Residential Buildings at intersections fronting streets	25'	Detached Sidewalk	6'	NA	DA, RO	Service area, screenwalls & low parking walls - 7' max height
	High Density Residential Buildings fronting streets	50'	Detached Sidewalk	6'	18' min behind Back of Curb	ED, RO, CG	NA
	Medium Density Residential Buildings fronting streets	25'	Detached Sidewalk	6'	18' min behind Back of Curb	ED, RO, CG	NA
	Commercial Mixed Use Buildings fronting streets	50'	Attached	22' includes Retail Awnade	NA	RO, CG	NA
	High Density Residential Buildings fronting streets	50'	Attached	22' includes Retail Awnade	NA	RO, 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
	Commercial Mixed Use Buildings and High Density Residential Buildings fronting streets	50'	Protrusive Walk	24' includes Retail Awnade	Adjacent to Building Facade	Urban Promenade	NA
	Medium Density Residential Buildings fronting streets	25'	Protrusive Walk	18' includes Retail Awnade	Adjacent to Building Facade	Urban Promenade	NA
	Commercial Mixed Buildings and High Density Residential Buildings fronting streets	50'	Detached Sidewalk	5'	8'	Residential Streetscape	NA
	Medium Density Residential Buildings fronting streets	25'	Detached Sidewalk	5'	8'	Residential Streetscape	NA
** Landscaping Types See Section 6.2 Landscaping Types							

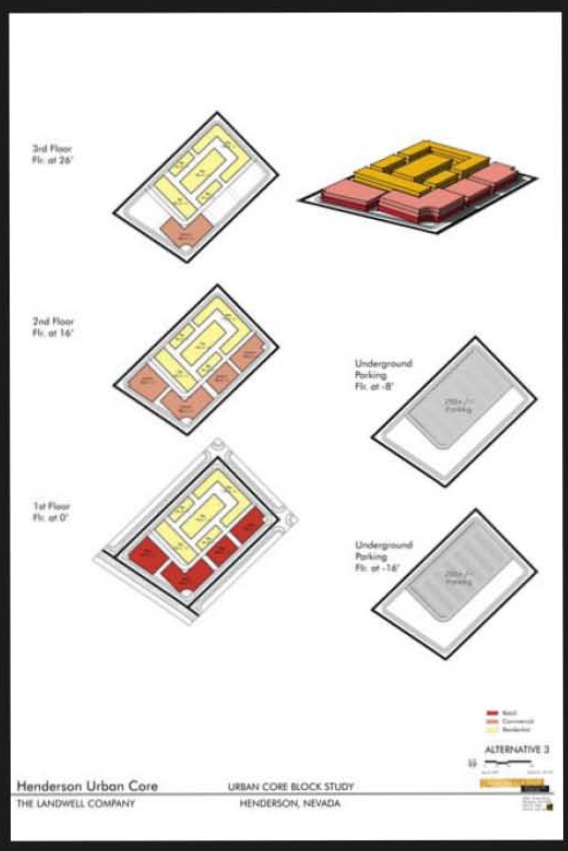
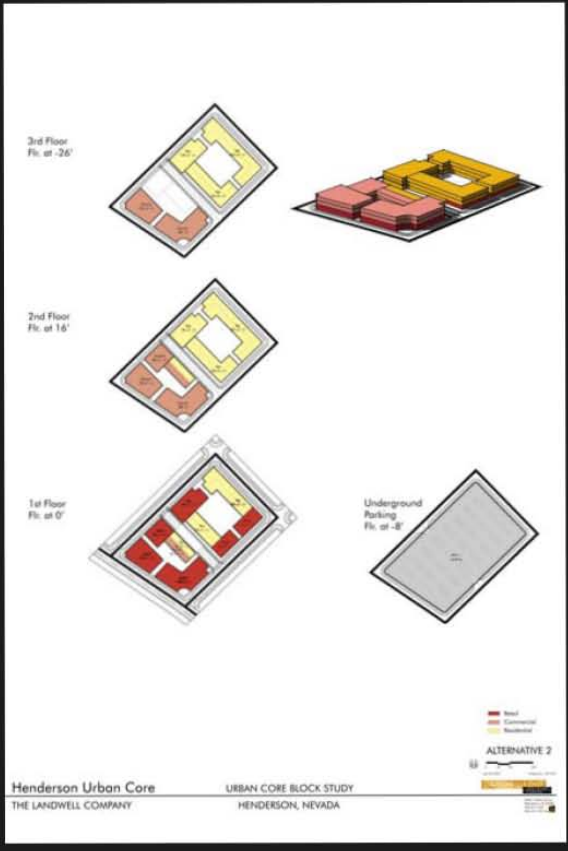
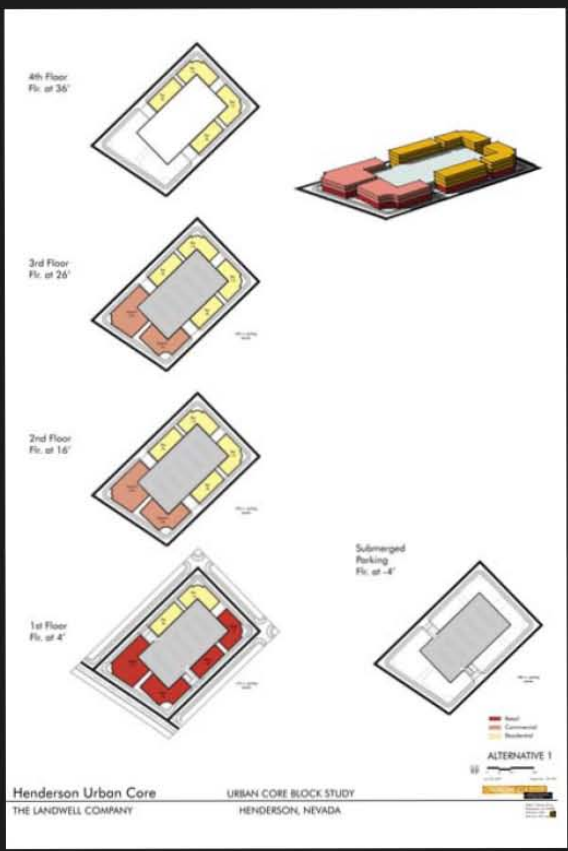
Landwell Center & Transfer Station



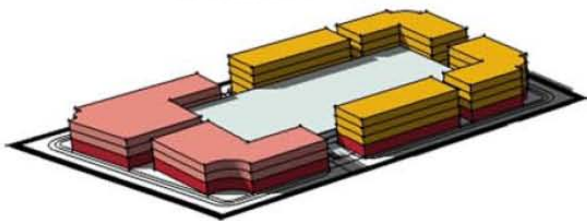
Walking



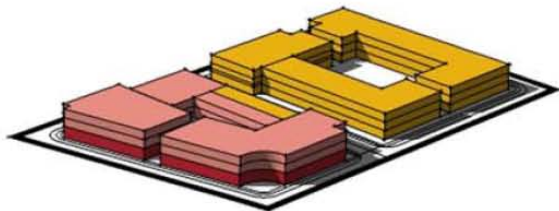




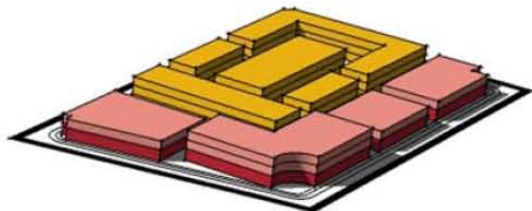
Alternative 1



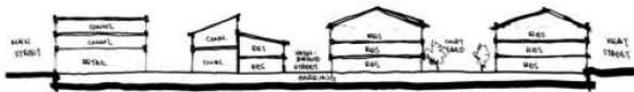
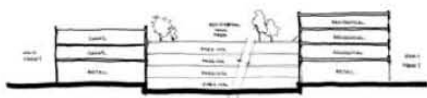
Alternative 2

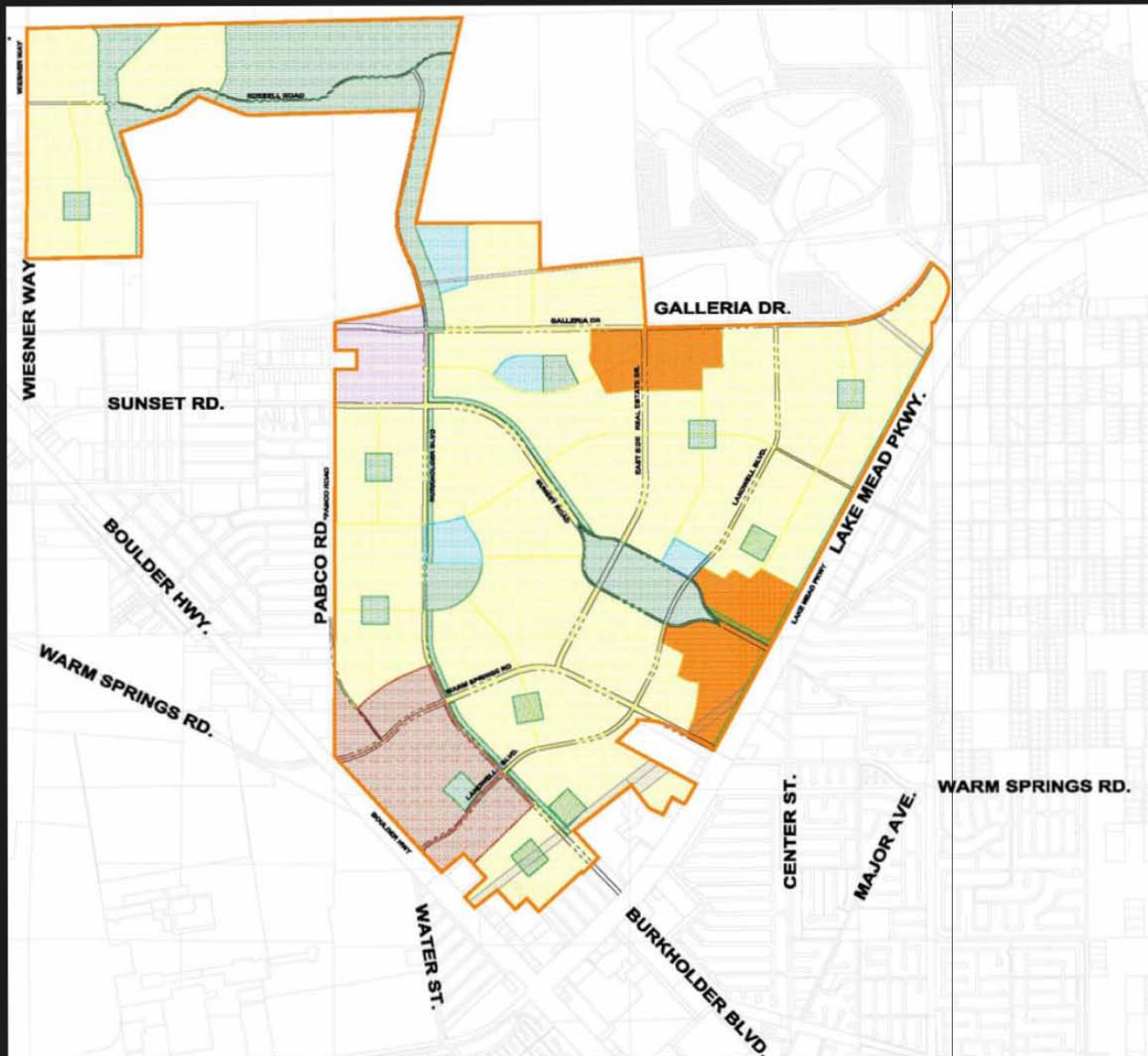


Alternative 3



■ Retail
■ Commercial
■ Residential





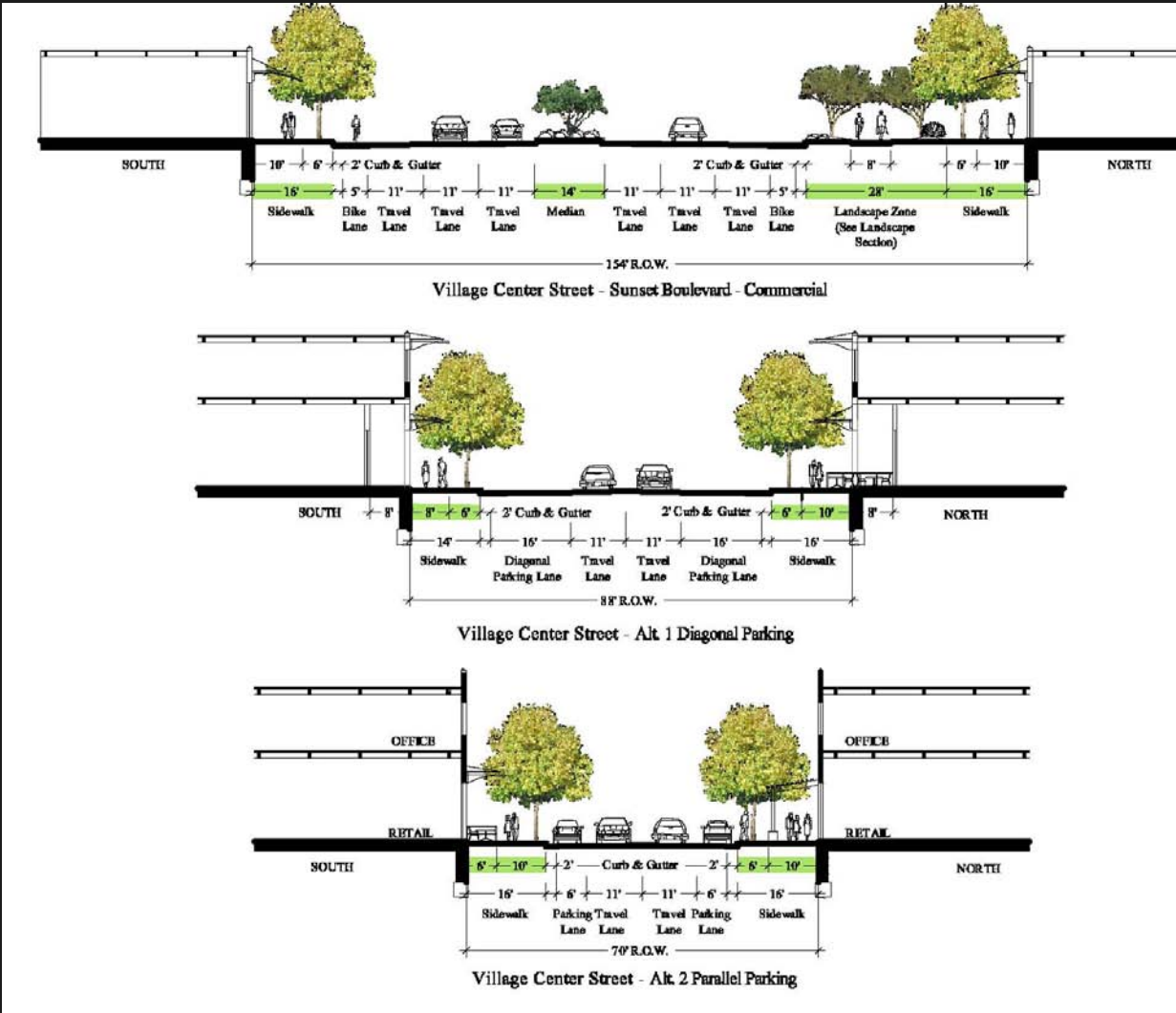



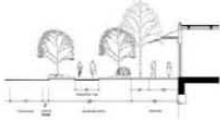
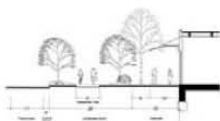

Lake Mead Village Center

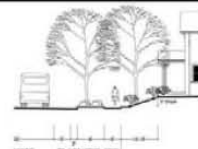
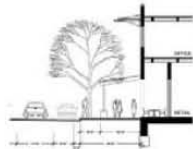
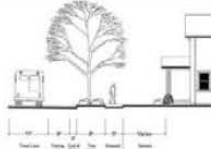
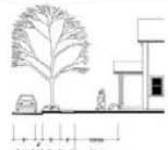


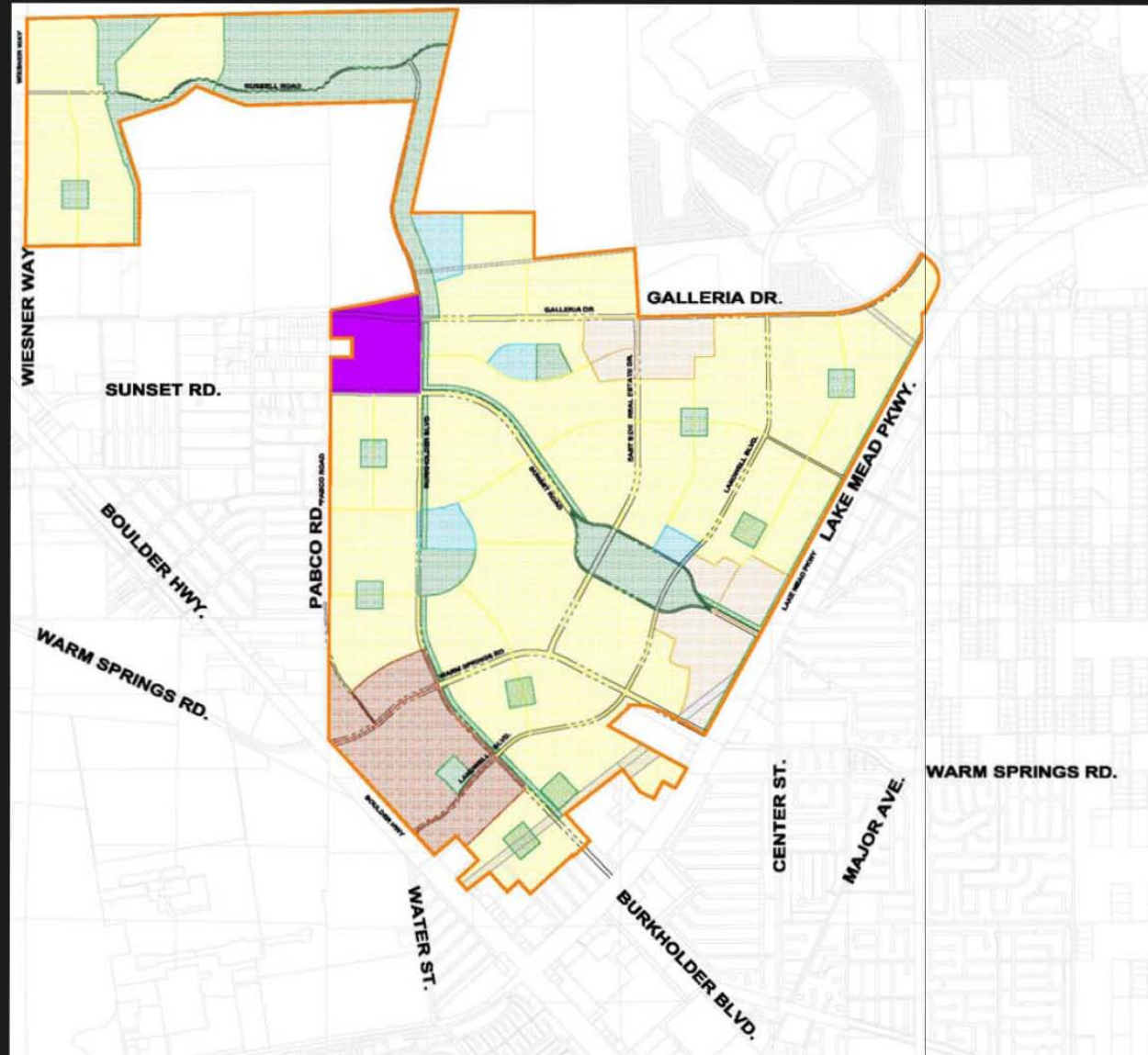
- A people place
- Main street
- Buildings form spaces
- Second floor offices
- Focal architecture
- The Plaza

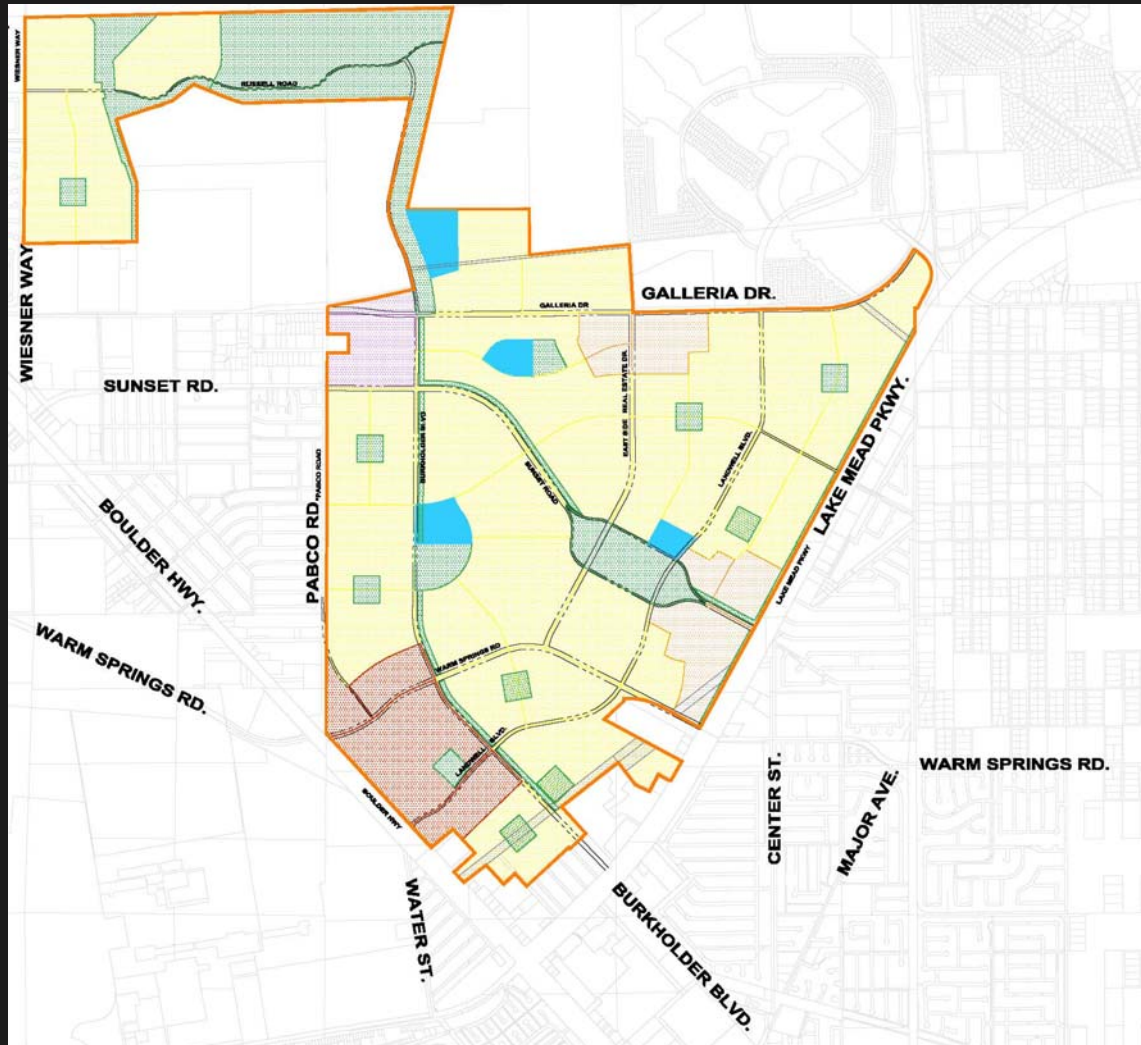
Village Center Street
Sections



Village Center Area							
Diagrams for illustrative purposes only. Street Cross Sections, Exhibit 5.2		See	Buildings		Walks + Trails		Landscaping + Walls + Landform
Street Type	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		
 Sunset 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	ED, RO	
 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		See	Buildings		Walks + Trails		Landscaping + Walls + Landform
Street Type	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	80% of the street frontage must have building facades	25'	Attached	18'	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	30% Front	25'	Detached	4'	6'	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

