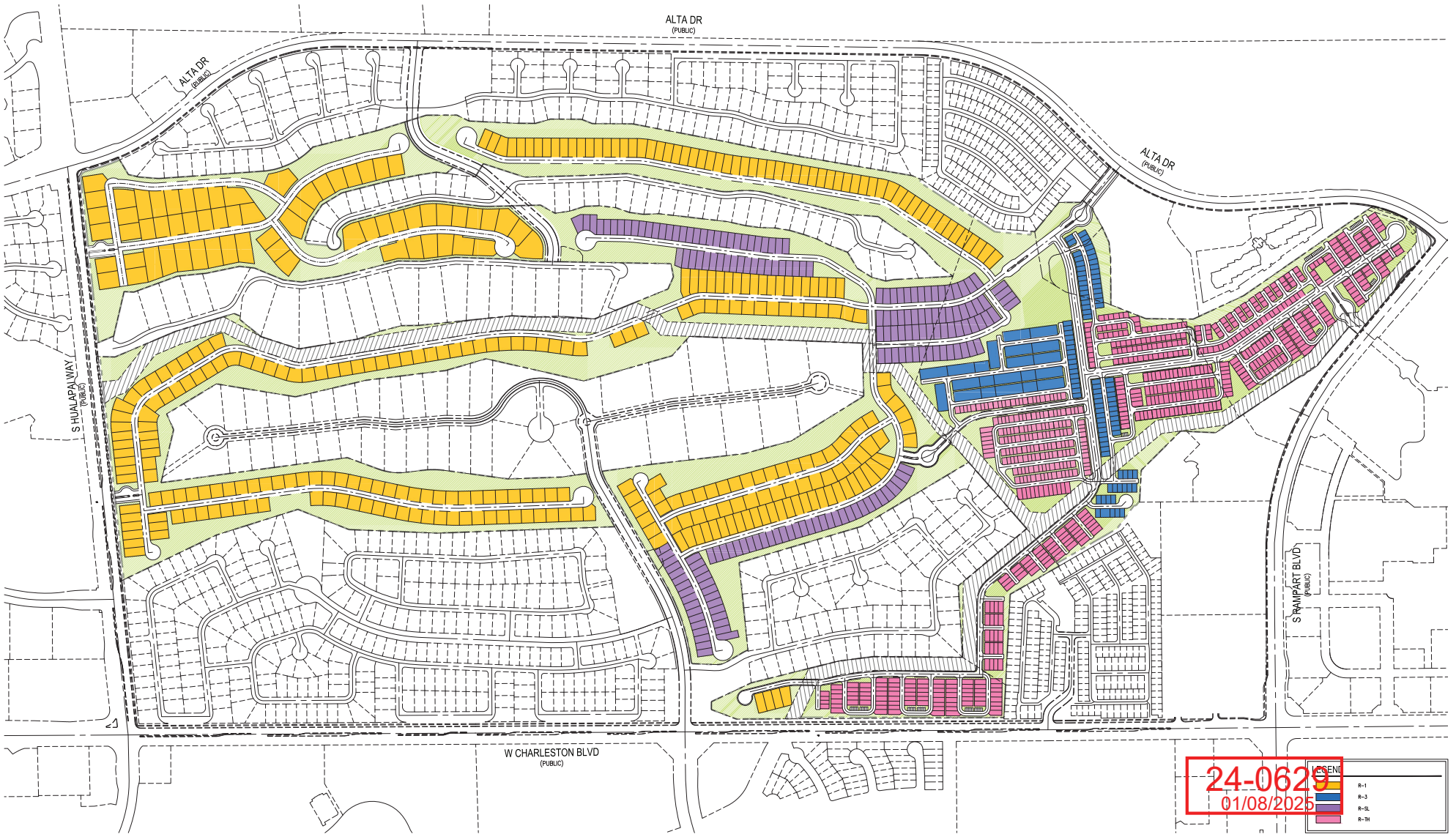
# BADLANDS
## PRODUCT ZONING EXHIBIT



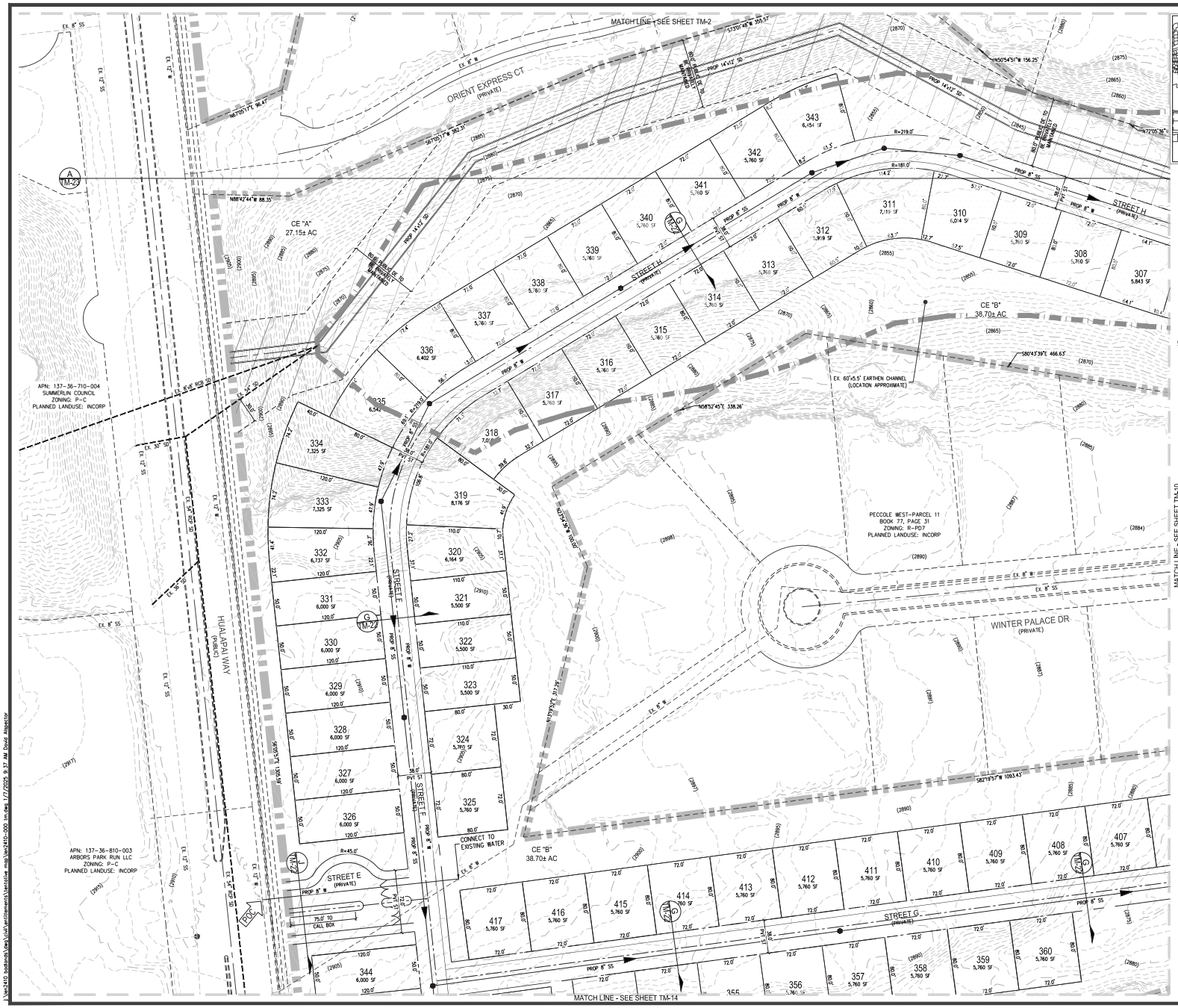

24-0629
01/08/2025

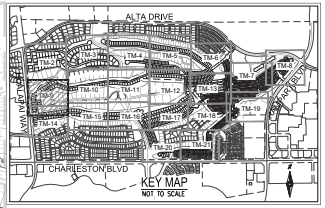

Westwood
Phone (702) 284-5300 5725 W. Badura Ave. STE: 100
Toll Free (888) 937-5150 Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.


LENNAR

DATE: 01/08/25
SCALE: 1" = 250'
PROJECT #: LEN2410-000


J:\len2410_bsdlands\dwg\civil\exhibits\250108_len2410-000_product zoning exhibit.dwg 1/8/2025 2:21 PM David Atgector




LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PRIVATE STREET ESMT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- SIGHT VISIBILITY ZONE PER CCAUSD NO. 201.2
- EX. CHANNEL LINE
- WATER PRESSURE ZONE BOUNDARY

SCALE - 1"=50' FEET

**CONDO UNIT NOTE**

LOTS 557, 558, 560, 561-567, 569, 571-573, 575, 577 ARE 8 UNITS PER LOT.
LOTS 556, 568, 570, 574, 576 ARE 4 UNITS PER LOT.

**STREET SECTION NOTE**

SEE SHEET TM-22 FOR STREET CROSS SECTIONS

**DISCLAIMER**

PROPOSED LOTS SHOWN IN CONFLICT WITH EXISTING UTILITIES OR PROPOSED DRAINAGE EASEMENT WILL BE RESOLVED DURING THE DESIGN PROCESS. IT IS UNDERSTOOD THAT A PROPOSED HOMESITE CANNOT BE CONSTRUCTED IN CONFLICT WITH AN EXISTING UTILITY OR EASEMENT.

24-0629
01/07/2025


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Las Vegas, NV 89118
Phone (702) 284-5300


| NO. | DESCRIPTION | DATE | BY | APP | APP DATE |
|---|---|---|---|---|---|

CITY OF LAS VEGAS, NV

LENNAR

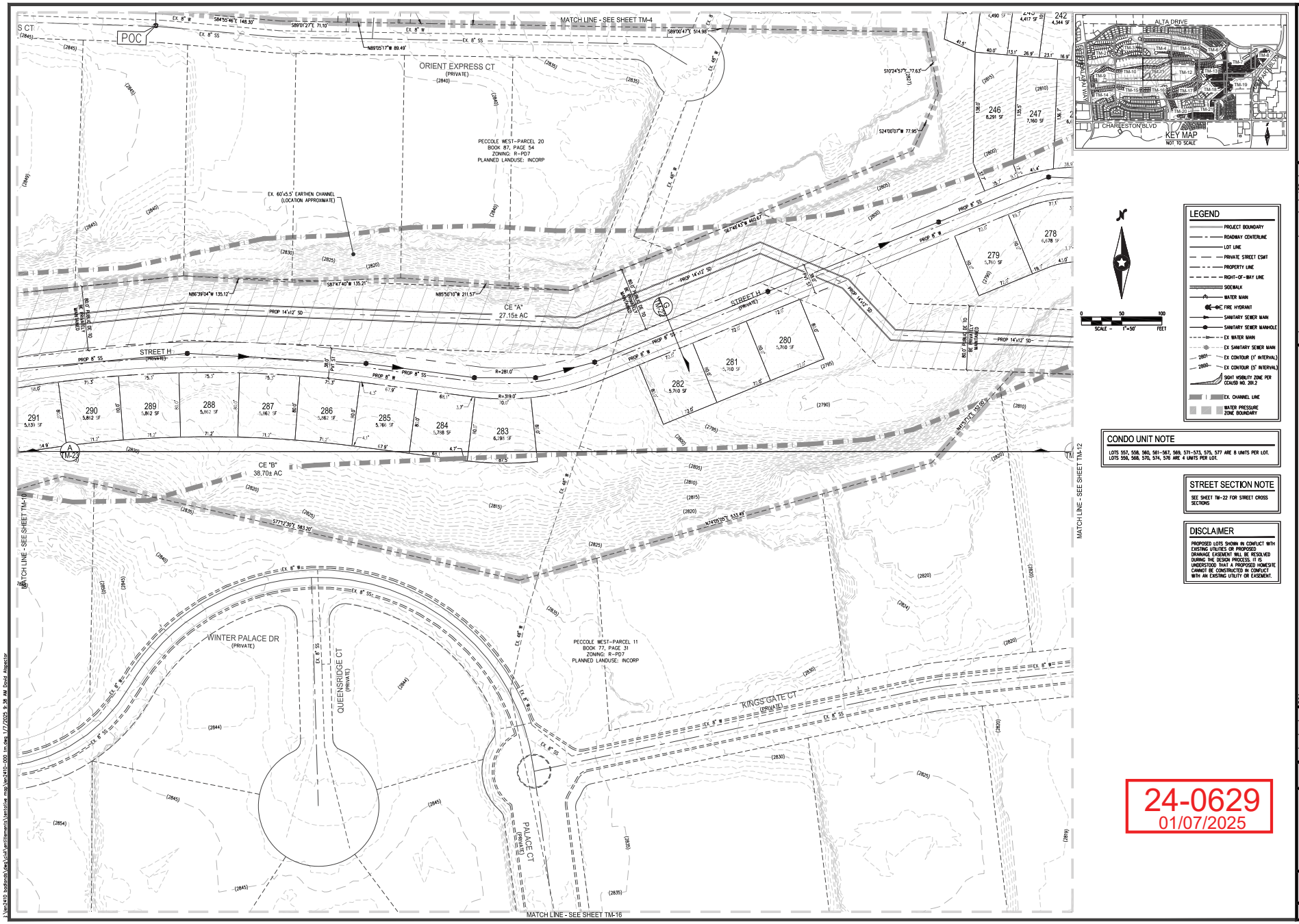
BADLANDS

TENTATIVE MAP

| | |
|---|---|
| DATE: | 01/06/25 |
| DRAFTER: | DJA |
| DESIGNER: | DJA |
| CHECKED: | EMH |
| PROJECT NO. | LEN2410-000 |

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

TM-9
SHEET 9 OF 38





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| NO. | DESCRIPTION | DATE | BY | APP | APP DATE |
|---|---|---|---|---|---|

CITY OF LAS VEGAS, NV

LENNAR

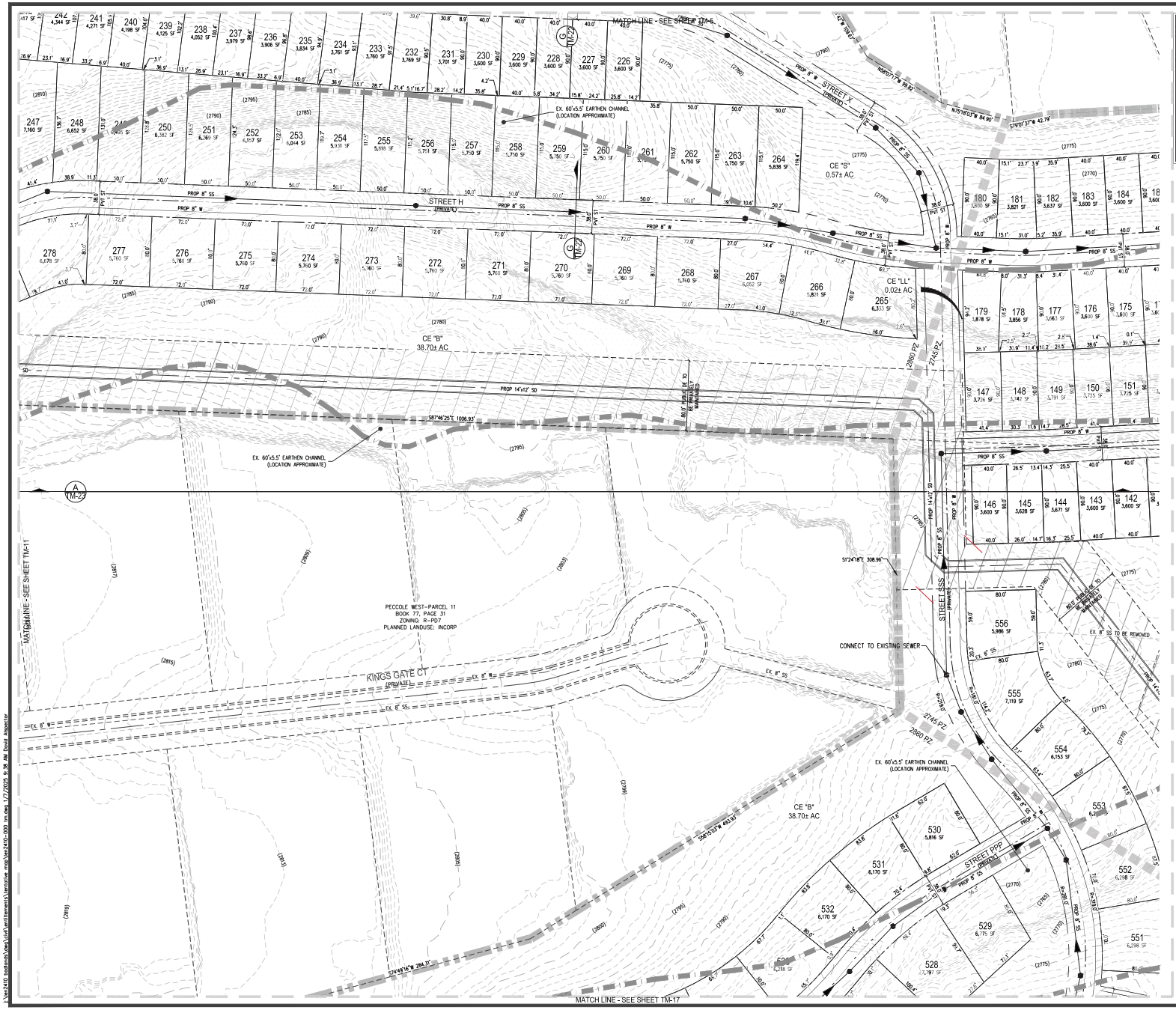
# BADLANDS
## TENTATIVE MAP

SEC 35 T20S R59E

DATE: 01/06/25
DRAFTER: DJA
DESIGNER: DJA
CHECKED: EMH
PROJECT NO.
LEN2410-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

TM-11
SHEET 11 OF 38




## LEGEND

- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- LOT LINE
- PRIVATE STREET ESMT
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SIDEWALK
- WATER MAIN
- FIRE HYDRANT
- SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- EX WATER MAIN
- EX SANITARY SEWER MAIN
- EX CONTOUR (1' INTERVAL)
- EX CONTOUR (5' INTERVAL)
- SIGHT VISIBILITY ZONE PER CCAUSD NO. 201.2
- EX. CHANNEL LINE
- WATER PRESSURE ZONE BOUNDARY

## CONDO UNIT NOTE

LOTS 557, 558, 560, 561-567, 569, 571-573, 575, 577 ARE 8 UNITS PER LOT.
LOTS 556, 568, 570, 574, 576 ARE 4 UNITS PER LOT.

## STREET SECTION NOTE

SEE SHEET TM-22 FOR STREET CROSS SECTIONS

## DISCLAIMER

PROPOSED LOTS SHOWN IN CONFLICT WITH EXISTING UTILITIES OR PROPOSED DRAINAGE EASEMENT WILL BE RESOLVED DURING THE DESIGN PROCESS. IT IS UNDERSTOOD THAT A PROPOSED HOMESITE CANNOT BE CONSTRUCTED IN CONFLICT WITH AN EXISTING UTILITY OR EASEMENT.

24-0629
01/07/2025

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Las Vegas, NV 89118
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|---|---|---|---|---|---|
| | | | | | |

CITY OF LAS VEGAS, NV

LENNAR

5251 S DECATUR BLVD LAS VEGAS, NEVADA 89118

BADLANDS

TENTATIVE MAP

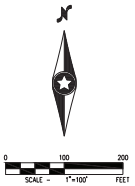
DATE: 01/06/25
DRAFTER: DJA
DESIGNER: DJA
CHECKED: EMH
PROJECT NO.
LEN2410-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

TM-12
SHEET 12 OF 38

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LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EX. CURB AND GUTTER
- LANDSCAPE AREA
- DRAINAGE AREA
- LINK
- NODE

CONNECTIVITY

LINKS = 173
NODES = 141

CONNECTIVITY RATIO = 1.2
REQUIRED RATIO = 1.3

(CONNECTIVITY CALCULATED PER UNIFIED DEVELOPMENT CODE 19.04.040)

| Common Element | Acreage (Drainage) | Acreage (Landscape) | Acreage (Total) |
|---|---|---|---|
| A | 6.15 | 21.00 | 27.15 |
| B | 8.37 | 30.33 | 38.70 |
| C | 0.00 | 8.61 | 8.61 |
| D | 0.00 | 0.41 | 0.41 |
| E | 0.00 | 0.03 | 0.03 |
| F | 0.00 | 0.03 | 0.03 |
| G | 0.00 | 0.06 | 0.06 |
| H | 0.00 | 4.09 | 4.09 |
| I | 0.00 | 0.14 | 0.14 |
| J | 0.00 | 0.09 | 0.09 |
| K | 0.00 | 0.11 | 0.11 |
| L | 0.00 | 0.18 | 0.18 |
| M | 0.00 | 0.14 | 0.14 |
| N | 0.00 | 0.13 | 0.13 |
| O | 0.02 | 0.07 | 0.09 |
| P | 2.96 | 2.14 | 5.10 |
| Q | 1.15 | 3.79 | 4.94 |
| R | 1.03 | 5.02 | 6.05 |
| S | 0.00 | 0.57 | 0.57 |
| T | 0.00 | 0.17 | 0.17 |
| U | 0.00 | 0.20 | 0.20 |
| V | 0.00 | 0.10 | 0.10 |
| W | 0.00 | 0.11 | 0.11 |
| X | 0.11 | 0.10 | 0.21 |
| Y | 0.00 | 0.11 | 0.11 |
| Z | 0.00 | 0.20 | 0.20 |
| AA | 0.00 | 0.13 | 0.13 |
| BB | 0.00 | 0.23 | 0.23 |
| CC | 0.00 | 0.08 | 0.08 |
| DD | 0.00 | 0.07 | 0.07 |
| EE | 0.00 | 0.04 | 0.04 |
| FF | 0.00 | 0.09 | 0.09 |
| GG | 0.00 | 0.06 | 0.06 |
| HH | 0.00 | 0.21 | 0.21 |
| II | 0.00 | 0.08 | 0.08 |
| JJ | 0.00 | 0.05 | 0.05 |
| KK | 0.00 | 0.04 | 0.04 |
| LL | 0.00 | 0.02 | 0.02 |
| MM | 0.00 | 0.04 | 0.04 |
| | | | |
| TOTAL | | | 98.80 |

24-0629
01/07/2025

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Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300
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|---|---|---|---|---|---|
| | | | | | |

CITY OF LAS VEGAS, NV

LENNAR

BADLANDS

LANDSCAPE PLAN I

SEC 32 T20S R60E

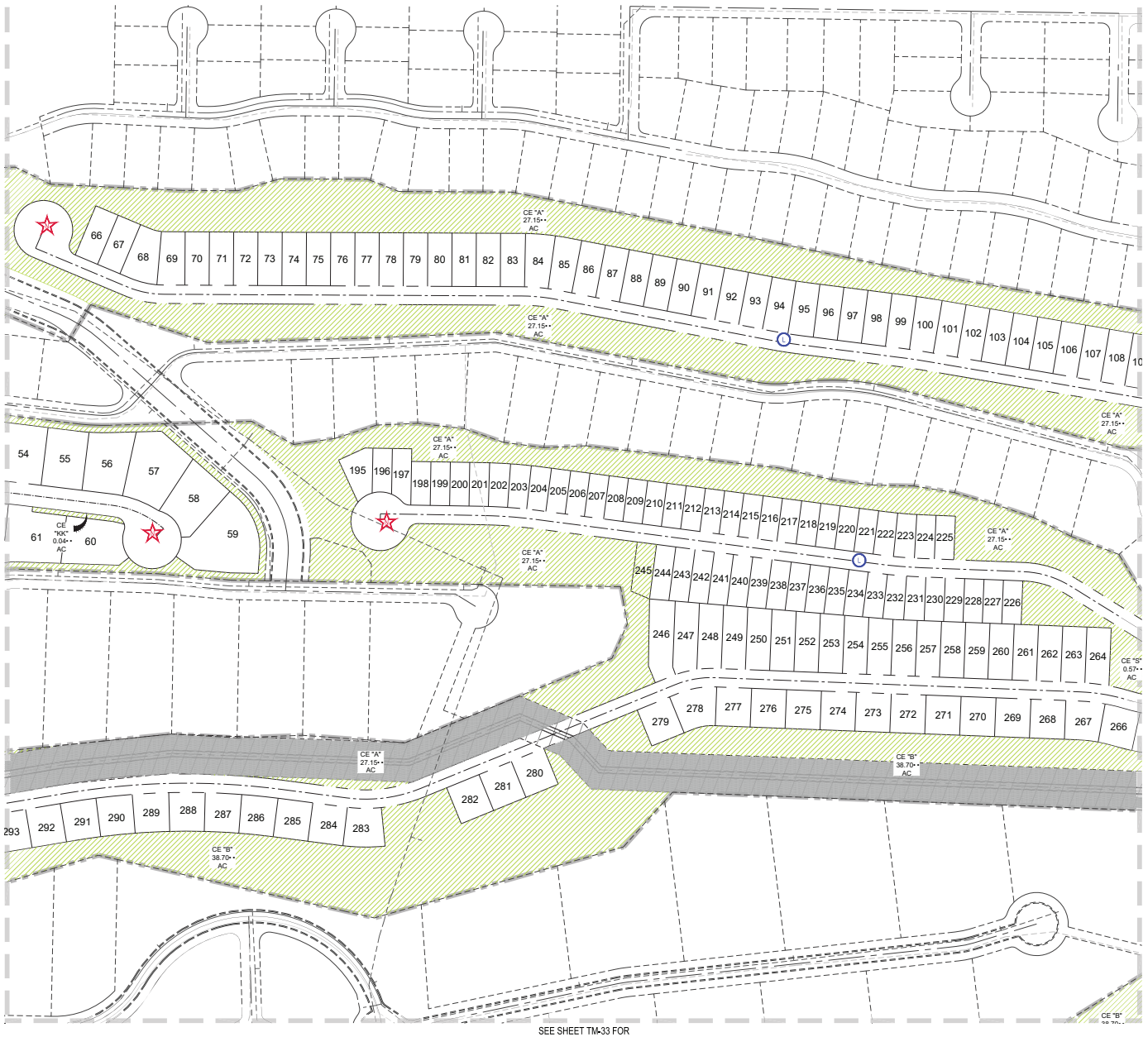
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DRAFTER: DJA
DESIGNER: DJA
CHECKED: EMH

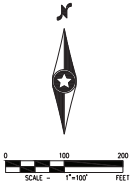
PROJECT NO.
LEN2410-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

TM-28
SHEET 28 OF 38

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LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EX. CURB AND GUTTER
- LANDSCAPE AREA
- DRAINAGE AREA
- LINK
- NODE

CONNECTIVITY
LINKS = 173
NODES = 141

CONNECTIVITY RATIO = 1.2
REQUIRED RATIO = 1.3

(CONNECTIVITY CALCULATED PER UNIFIED DEVELOPMENT CODE 19.04.040)

| Common Element | Acreage (Drainage) | Acreage (Landscape) | Acreage (Total) |
|---|---|---|---|
| A | 6.15 | 21.00 | 27.15 |
| B | 8.37 | 30.33 | 38.70 |
| C | 0.00 | 8.61 | 8.61 |
| D | 0.00 | 0.41 | 0.41 |
| E | 0.00 | 0.03 | 0.03 |
| F | 0.00 | 0.03 | 0.03 |
| G | 0.00 | 0.06 | 0.06 |
| H | 0.00 | 4.09 | 4.09 |
| I | 0.00 | 0.14 | 0.14 |
| J | 0.00 | 0.09 | 0.09 |
| K | 0.00 | 0.11 | 0.11 |
| L | 0.00 | 0.18 | 0.18 |
| M | 0.00 | 0.14 | 0.14 |
| N | 0.00 | 0.13 | 0.13 |
| O | 0.02 | 0.07 | 0.09 |
| P | 2.96 | 2.14 | 5.10 |
| Q | 1.15 | 3.79 | 4.94 |
| R | 1.03 | 5.02 | 6.05 |
| S | 0.00 | 0.57 | 0.57 |
| T | 0.00 | 0.17 | 0.17 |
| U | 0.00 | 0.20 | 0.20 |
| V | 0.00 | 0.10 | 0.10 |
| W | 0.00 | 0.11 | 0.11 |
| X | 0.11 | 0.10 | 0.21 |
| Y | 0.00 | 0.11 | 0.11 |
| Z | 0.00 | 0.20 | 0.20 |
| AA | 0.00 | 0.13 | 0.13 |
| BB | 0.00 | 0.23 | 0.23 |
| CC | 0.00 | 0.08 | 0.08 |
| DD | 0.00 | 0.07 | 0.07 |
| EE | 0.00 | 0.04 | 0.04 |
| FF | 0.00 | 0.09 | 0.09 |
| GG | 0.00 | 0.06 | 0.06 |
| HH | 0.00 | 0.21 | 0.21 |
| II | 0.00 | 0.08 | 0.08 |
| JJ | 0.00 | 0.05 | 0.05 |
| KK | 0.00 | 0.04 | 0.04 |
| LL | 0.00 | 0.02 | 0.02 |
| MM | 0.00 | 0.04 | 0.04 |
| | | | |
| TOTAL | | | 98.80 |

24-0629
01/07/2025

Westwood
5725 W Badura Ave.
Suite 100
Las Vegas, NV 89118
Phone (702) 284-5300

| NO. | DESCRIPTION | DATE | BY | APP. | APP. DATE |
|---|---|---|---|---|---|
| | | | | | |

CITY OF LAS VEGAS, NV

LENNAR

1521 S. RAMPART BLVD. LAS VEGAS, NEVADA 89145

BADLANDS

LANDSCAPE PLAN II

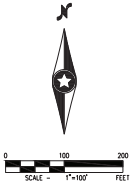
DATE: 01/06/25
DRAFTER: DJA
DESIGNER: DJA
CHECKED: EMH
PROJECT NO.
LEN2410-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

TM-29
SHEET 29 OF 38

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LEGEND

- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EX. CURB AND GUTTER
- LANDSCAPE AREA
- DRAINAGE AREA
- LINK
- NODE

CONNECTIVITY

LINKS = 173
NODES = 141

CONNECTIVITY RATIO = 1.2
REQUIRED RATIO = 1.3

(CONNECTIVITY CALCULATED PER UNIFIED DEVELOPMENT CODE 19.04.040)

| Common Element | Acreage (Drainage) | Acreage (Landscape) | Acreage (Total) |
|---|---|---|---|
| A | 6.15 | 21.00 | 27.15 |
| B | 8.37 | 30.33 | 38.70 |
| C | 0.00 | 8.61 | 8.61 |
| D | 0.00 | 0.41 | 0.41 |
| E | 0.00 | 0.03 | 0.03 |
| F | 0.00 | 0.03 | 0.03 |
| G | 0.00 | 0.06 | 0.06 |
| H | 0.00 | 4.09 | 4.09 |
| I | 0.00 | 0.14 | 0.14 |
| J | 0.00 | 0.09 | 0.09 |
| K | 0.00 | 0.11 | 0.11 |
| L | 0.00 | 0.18 | 0.18 |
| M | 0.00 | 0.14 | 0.14 |
| N | 0.00 | 0.13 | 0.13 |
| O | 0.02 | 0.07 | 0.09 |
| P | 2.96 | 2.14 | 5.10 |
| Q | 1.15 | 3.79 | 4.94 |
| R | 1.03 | 5.02 | 6.05 |
| S | 0.00 | 0.57 | 0.57 |
| T | 0.00 | 0.17 | 0.17 |
| U | 0.00 | 0.20 | 0.20 |
| V | 0.00 | 0.10 | 0.10 |
| W | 0.00 | 0.11 | 0.11 |
| X | 0.11 | 0.10 | 0.21 |
| Y | 0.00 | 0.11 | 0.11 |
| Z | 0.00 | 0.20 | 0.20 |
| AA | 0.00 | 0.13 | 0.13 |
| BB | 0.00 | 0.23 | 0.23 |
| CC | 0.00 | 0.08 | 0.08 |
| DD | 0.00 | 0.07 | 0.07 |
| EE | 0.00 | 0.04 | 0.04 |
| FF | 0.00 | 0.09 | 0.09 |
| GG | 0.00 | 0.06 | 0.06 |
| HH | 0.00 | 0.21 | 0.21 |
| II | 0.00 | 0.08 | 0.08 |
| JJ | 0.00 | 0.05 | 0.05 |
| KK | 0.00 | 0.04 | 0.04 |
| LL | 0.00 | 0.02 | 0.02 |
| MM | 0.00 | 0.04 | 0.04 |
| | | | |
| TOTAL | | | 98.80 |

24-0629
01/07/2025

Westwood
Phone (702) 284-5300
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Suite 100
Las Vegas, NV 89118

| NO. | DESCRIPTION | DATE | BY | APP'D |
|---|---|---|---|---|
| | | | | |

CITY OF LAS VEGAS, NV

LENNAR

BADLANDS

LANDSCAPE PLAN V

S21 T20S R60E

DATE: 01/06/25
DRAFTER: DJA
DESIGNER: DJA
CHECKED: EMH

PROJECT NO.
LEN2410-000

PROFESSIONAL ENGINEER - STATE OF NEVADA
EMILY M. HOY
Exp. 06/30/2025
CIVIL
No. 24680

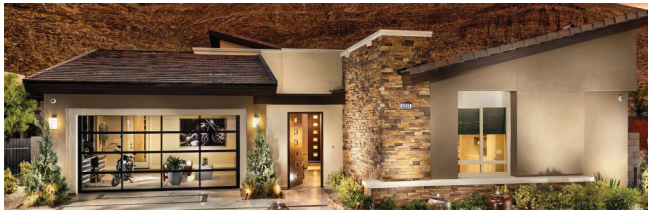
TM-32
SHEET 32 OF 38

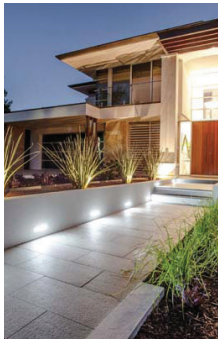
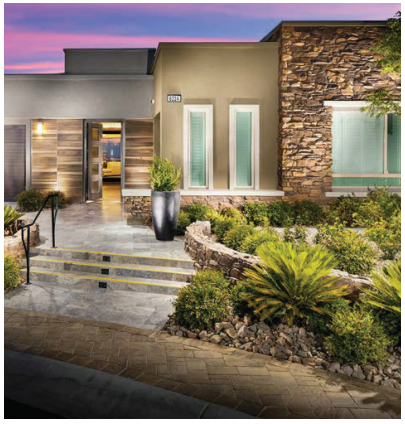
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24-0629
01/08/2025

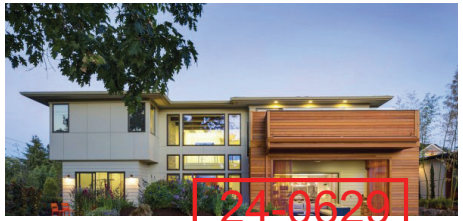










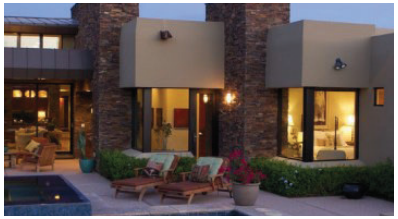



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01/08/2025

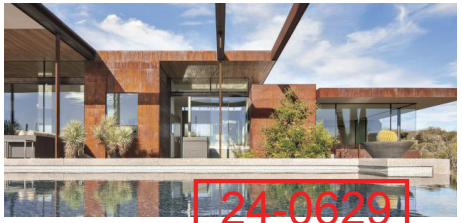










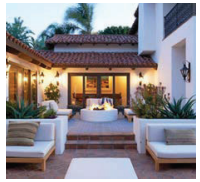


24-0629
01/08/2025







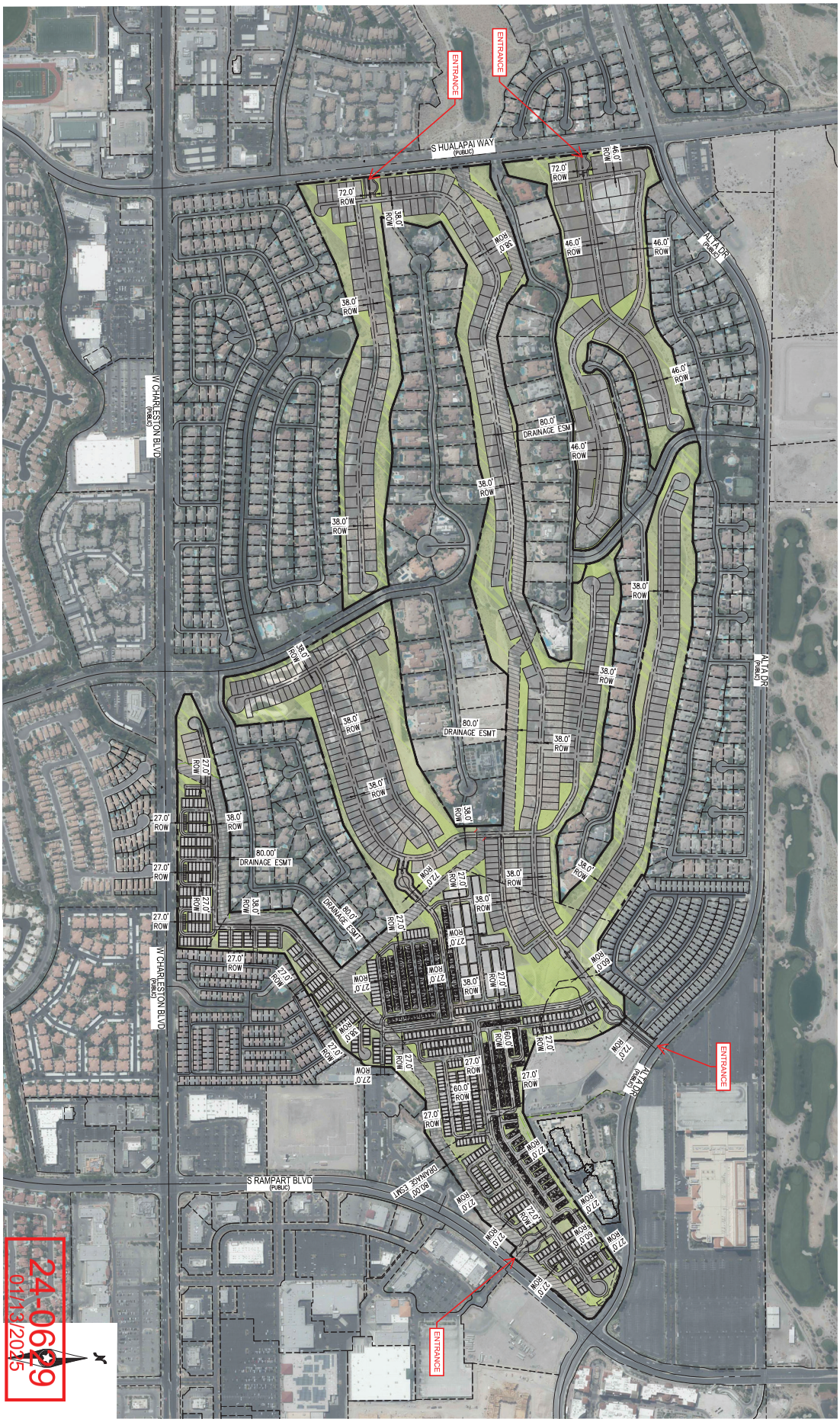






24-0629
01/08/2025

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SITE DATA

OPEN SPACE AREA

OPEN SPACE: 4,303,568 SF (98.80 AC)

SCALE: 1"=300' (0 300 600 FEET)

24-0699
01/13/2025

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| SHEET: 38 OF 38 | OS | EMILY M. HOWARD, PROFESSIONAL ENGINEER, STATE OF NEVADA, No. 24887, CIVIL | PROJECT NO: LEN2410-000 | CHECKED: EMH | DESIGNER: DJA | DRAFTER: DJA | DATE: 01/06/25 |

S31 T20S R60E

LENNAR

CITY OF LAS VEGAS, NV

BADLANDS

OPEN SPACE, RIGHT OF WAY AND EASEMENT EXHIBIT

| NO. | DESCRIPTION | DATE | BY | APP. DATE | APP. |
|---|---|---|---|---|---|
| | | | | | |

Westwood

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Las Vegas, NV 89118