

**Summerlin West Development Agreement
24-Month Report Detailed Review
September 11, 2023**

The Howard Hughes Corporation (THHC) ("Owner") confirms that to the best of its knowledge, information, and belief, it is generally in compliance with all material obligations stated within the Development Agreement for the Summerlin West Area between the Owner and the City of Las Vegas ("City") recorded November 21, 1997, and amended by a First Amendment November 19, 2003. The terms contained within those sections of the Development Agreement that are not specifically listed or addressed herein are being met and are in effect. Changes through **August 31, 2023**, have been incorporated. (Changes since the last report are in bold font).

Section 3.03 Village Development Plans

The following Development Plans and Village-level Conceptual Drainage Studies have been submitted and approved:

Village	Approval Date
Village 20	June 9, 1997
Village 21	May 16, 2018
Village 22	November 5, 2002 – CLV December 26, 2002 – CCPW December 30, 2002 – CCRFCD October 17, 2018; Modified June 10, 2019
Village 23A	January 16, 2002
Village 23B	January 16, 2002; Modified July 16, 2012; Modified November 19, 2014
Village 24	May 5, 2004 Modified June 19, 2014 Modified August 21, 2018
Village 24A	May 16, 2018; Modified August 21, 2018
Village 25	January 8, 2019; Modified June 6, 2019 Modified November 4, 2020 Modified August 8, 2023
Village 26	By Pulte Homes, June 7, 2006 November 18, 2015 – City Council Dev Plan and TM
Village 27	May 2, 2020 Modified June 13, 2023
Village 29	June 16, 2021 – CLV Modified August 8, 2023
Village 30A	July 20, 2022
Summerlin West Master Conceptual Study	(2006 Update) April 13, 2007 – CLV (Final)

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Village	Approval Date
Summerlin West General Development Plan	May 16, 2018

Drainage Study	Approval Date
Village 20	October 22, 1997 – CLV November 19, 1997 – CCRFCD Concurrence
Village 22	November 5, 2002 – CLV December 26, 2002 – CCPW Concurrence December 30, 2002 – CCRFCD Concurrence
Village 22 Master Conceptual Drainage Study	January 28, 2019 – CLV January 8, 2019 – CCPW January 10, 2019 – CCRFCD
Village 22 Master Conceptual Drainage Study (Update #1)	May 29, 2019 – CLV May 23, 2019 – CCPW June 26, 2019 – CCRFCD
Village 22 Master Conceptual Drainage Study (Update #2)	January 23, 2020 – CLV January 13, 2020 – CCPW January 23, 2020 – CCRFCD
Village 23A	(Update) May 16, 2003 – CLV
Village 23B	October 24, 2003 – CLV November 20, 2003 – CCRFCD
Village 23B Master Conceptual Drainage Study (Update #1)	August 9, 2012
Village 23B Master Conceptual Drainage Study (Update #2)	February 11, 2013
Village 23B Master Conceptual Drainage Study (Update #3)	July 24, 2013
Village 24	June 10, 2004 – CLV (Final) May 14, 2004 – CCRFCD May 4, 2004 – CCPW
Village 24 (Update #1)	June 24, 2014
Village 24 (Update #2)	October 9, 2014
Village 24 (Update #3)	June 10, 2017
Village 24 (Update #4)	August 9, 2017
Village 25 Master Conceptual Drainage Study	May 9, 2019 – CLV June 20, 2019 – CCRFCD
Village 26 (Update #2)	April 29, 2008 – CLV
Village 26 - Reverence (DS4752)	January 28, 2016 – CLV May 18, 2016 – CCRFCD
Village 27 & 31 Tributary Area to Reverence (V26) Detention Basin – Master Conceptual Drainage Study	April 22, 2021 – CCRFCD May 6, 2020 – CLV
Village 27-30A 31 Tributary Area of Grand Park Detention Basin	April 22, 2021 – CCRFCD May 6, 2020 – CLV
Summerlin West Master Conceptual Study	(2006 Update) April 13, 2007 – CLV (Final)

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Drainage Study	Approval Date
Summerlin West Planning Area Flood Control Update	July 16, 2018 – CLV June 20, 2018 – CCPW June 28, 2018 – CCRFCD
Summerlin West Planning Area Flood Control Update (Update #1)	March 14, 2019 – CLV April 11, 2019 – CCPW April 4, 2019 – CCRFCD

Section 3.05(a) Reliance on Concurrent Approvals

Under this section of the Development Agreement, the City agrees that THHC shall have the right to develop and construct residential, non-residential, and golf course developments, as well as "...such other land uses and facilities as are described in or reasonably inferable from the Summerlin West General Development Plan." Current development activity of these uses is as follows:

1. Residential Development: Please see Section 21 of the First Amendment: the maximum number of units that can be developed in Summerlin West has been increased to 30,000.
2. Non-Residential Development:
 Allowed: Up to 5.850 million square feet of office, retail, or industrial uses on up to 508 acres.
 Currently developed: 94,000 square feet on 11.2 acres in Village 20.
3. Golf Course Development:
 Allowed: Golf courses having up to ninety (90) holes of golf and related facilities.
 Currently developed: None.
4. Other Development
 Allowed: Such other land uses as are described in the Summerlin West General Development Plan.
 Currently developed: An 11-acre school (Givens Elementary) in Village 20, and a 21-acre charter school (Doral Academy) in Village 24.

Section 4.04 Land Uses

Per the First Amendment section 21, the Maximum number of residential dwelling units referenced in subparagraph 4.04 (a) has been increased to 30,000.

Section 5.01 City Fire Station

In 2007, THHC completed the design and construction of Fire Station 47 located near the intersection of Desert Foothills and Far Hills Avenue. THHC **has coordinated** with the City to locate a **site for the** second fire station, Fire Station 46, in **Summerlin West on Village 29 on Parcel I**. THHC will dedicate up to 1.75 acres of land for this station at such time in the future the City requests this property. The City will construct and operate the fire station at its own expense.

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Section 5.02 Satellite Government Facility

This obligation will be satisfied with the conveyance of the Metro Police Substation, per section 4 of the First Amendment for Development Agreement for Summerlin West area dated November 19, 2003. THHC conveyed the Metro Police Substation in October 2019.

Section 5.03 Planned Community Sports Park

THHC and the City will work together to determine the appropriate timing and location for this facility. THHC will dedicate up to 20 acres of land for this facility.

Section 6.01 Water Conservation

Water conservation is an ongoing obligation that runs with the development of property in Summerlin West. THHC agrees to use its best effort to encourage water conservation in Summerlin West. Water conservation guidelines are attached to the Development Declarations in the form of an exhibit and recorded with every sale of property to a third party (refer to the attached document entitled, "Water Conservation Guidelines For New Homes In Summerlin" as a typical example of these guidelines.)

Section 8.01 Park Flood Criteria

There are no parks or recreational facilities currently located within any existing drainage facilities in Summerlin West.

Section 8.03 Residential Construction Tax Credit

THHC, as well as any "Designated Builder", is entitled to park credits against the "residential construction tax" for every "Qualified Park" as defined in the Development Agreement. Park credits are accumulated on the basis of 330 square feet of qualified park area/ single family home or multi-family unit. To date, Summerlin has **completed and dedicated 35.34** net acres of qualified parks in Village 20, 17.76 net acres of qualified parks in Village 23A, 23.62 net acres of qualified parks in Village 23B, **and 10.84 net acres of qualified parks in Village 24, for a total of 87.56 net acres**. Based on current development, Designated Builders have received **2,882 residential construction tax credits**.

There are currently **3,161** available park credits **remaining**.

Section 9.02 Village Traffic Studies

A Village Traffic Study has been prepared and approved by the City of Las Vegas (CLV) for Villages 20, 21, 22, 23A, 23B, 24, 25, 26, 27, 29, and **30A**. A Traffic Study has also been done for Village 26 by Pulte Homes. A Summerlin West master traffic study was also done and approved by CLV for the remaining area in Summerlin West.

Traffic Study	Approval Date
Village 20	October 29, 1997 – CLV
Village 21	July 3, 2019 – CLV December 9, 2019 – CLV
Village 22	August 18, 2020 – CLV
Village 22 Update	December 21, 2020 – CLV
Village 22 Update 2	May 12, 2022 - CLV
Village 23A	May 7, 2003 – CLV

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Traffic Study	Approval Date
Village 23B	May 7, 2003 – CLV
Village 23B Update	October 9, 2012 – CLV
Village 23B Update, Rev. 1	March 7, 2013 – CLV
Village 23B Update, Rev. 2	November 6, 2013 – CLV
Village 24	May 18, 2004 – CLV
Village 24 Update	September 24, 2014
Village 24 Update, Rev. 1	June 23, 2016
Village 24 Update, Rev. 2	May 25, 2017
Village 24 Update, Rev. 3	June 12, 2019
Village 24A	November 28, 2018
Village 25	April 16, 2020 – CLV
Village 26	December 30, 2015 - By Pulte Homes
Village 27	May 7, 2020 – CLV
Village 27 Update	August 11, 2022 - CLV
Village 29	May 24, 2021 - CLV Conditional
Village 29 Addenda 1, 2 and 3	April 24, 2024 – CLV
Village 30A	June 22, 2022 - CLV
Summerlin West Master Traffic Study	May 16, 2006 – CLV
Conceptual Master Traffic Study Update for Summerlin West	August 18, 2020 - CLV

The remaining Summerlin West Villages (28, 30B, 31, and 32) will have Traffic Studies completed as development progresses.

Section 9.03 Mitigation of Off-Site Traffic Improvements

To date, there have been no Offsite Traffic Mitigation Fees paid to the City.

Section 9.04 Summerlin Parkway Extension

THHC has completed all of its obligations as listed in the Development Agreement for the extension of Summerlin Parkway from Town Center Drive to the I-215 Beltway.

Section 9.09 Interchanges

THHC has completed all of its obligations as listed in the Development Agreement to dedicate land to the City for right-of-way and easements for interchanges at Town Center Drive and Summerlin Parkway and Anasazi Drive and Summerlin Parkway.

Section 9.12 Underground Conduit

THHC will continue to require any user of any underground conduit, including THHC, to provide reasonable additional capacity for the City's exclusive use.

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Section 10.02 CCRFCD Priority

The Clark County Regional Flood Control District released the LAS VEGAS VALLEY FLOOD CONTROL MASTER PLAN UPDATE dated 2018 **and will be releasing a 2023 update**. All the Regional drainage facilities for complete build out of Summerlin West **will be** incorporated into the **2023** update.

Section 11.01 Frequency of Reviews

This is the **Ninth** comprehensive 24-Month Report for Summerlin West. The next report will be submitted to the City approximately in the 4th quarter of **2025**.

Section 14.07 Notices

The address to Owner for notices, demands, and correspondence has been changed as follows:

The Howard Hughes Company, LLC
10845 Griffith Peak Drive, Suite 108
Las Vegas, Nevada 89135
Attention: Sandra Turner

Section 1/First Amendment Recreational Space

Currently, THHC exceeds its obligation for providing a minimum of 2 acres of “programmable space” per 1000 residents and 0.5 acres of “passive space” per 1000 residents in Summerlin West.

Village 20
3,522 units sold
Park area required = 22.0 net acres
Park area provided = 43.3 net acres

Village 22
914 units sold
Park area required = 5.7 net acres
Park area provided = 0 net acres

Village 24
2,065 units sold
Park area required = **12.9** net acres
Park area provided = 45.3 net acres

Village 21
1,320 units sold
Park area required = **8.3** net acres
Park area provided = **1.3** net acres

Village 23A/23B
3,806 units sold
Park area required = **23.8** net acres
Park area provided = 41.4 net acres

Village 25:
670 units sold
Park area required = **4.2** net acres
Park area provided = 0 net acres

Section 2/First Amendment Neighborhood Pool

THHC notified the City in July 2007 that the swimming pool to be built in the Vistas Park will fulfill this obligation under the Development Agreement. The pool was completed in 2016.

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Section 3/First Amendment Community Center

THHC and the City will work together to determine the appropriate timing for this facility.

Section 4/First Amendment Police Substation

THHC is actively working with CLV and Las Vegas Metropolitan Police Department on the design for the Police Substation to be located on Carriage Hill Drive north of Far Hills Avenue. Scheduled to be opened in October 2019. LVMPD Police Substation opened in January of 2020.

Section 5/First Amendment Third Fire Station

THHC will dedicate up to 1.75 acres of land for the City to construct, equip, and operate a third fire station if the City determines that a third fire station is necessary to serve the area.

Section 6/First Amendment Plans and Specifications

This is an ongoing obligation that THHC continues to meet.

Section 7/First Amendment Notification and Inspection

This is an ongoing obligation that THHC will continue to meet.

Section 10/First Amendment As-Built Drawings and Specifications

This is an ongoing obligation that THHC will continue to meet.

Section 12/First Amendment Maps, Plans, and Other Documents

This is an ongoing obligation that THHC will continue to meet.

Section 18/First Amendment Disclosure of Principles

This is an ongoing obligation that THHC will continue to meet.

Section 19/First Amendment Special Improvement District Funding

To date, a Special Improvement District has not been established to fund the design and construction of the regional park (to be dedicated to the City), the Community Center, or the Police Substation.

Section 20/First Amendment Transportation Master Plan Update

To date, THHC has not reimbursed, nor has been made aware of the need to reimburse the City for costs incurred to update the Transportation Master Plan as it relates to the Property.

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Section 21/First Amendment Maximum Residential Units

Allowed:	Up to 30,000 units		
Currently Developed:	Village 20:	3522	units
	Village 21:	1320	units
	Village 22:	914	units
	Village 23A/23B:	3806	units
	Village 24:	2065	units
	Village 25:	670	units

Section 22/First Amendment Term of Development Agreement

The Term of the Development Agreement has been altered and will now expire on the thirtieth (30th) anniversary of the date that the First Amendment was approved by the City Council (approved on November 19, 2003; expiring on November 19, 2033).

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WATER CONSERVATION GUIDELINES FOR NEW HOMES IN SUMMERLIN

September 15, 2003
Revised: July 13, 2007

General

Southern Nevada Water Authority (SNWA) rules on water usage change according to drought conditions and when they are more restrictive than the guidelines below, take precedence. Specific items such as turf limits and types of grass that can be planted in the summer are based on the drought stage in effect at the time a building permit is issued.

Front Yards (and Corner Side Yards)

1. No turf is allowed.
2. A minimum of 50% of the landscape area shall be covered with organic material at two year's growth on the ground plane.
3. Artificial turf may not be used.
4. Trees and shrubs must be chosen from the approved Summerlin plant list.
5. Planting areas shall be covered with a minimum 2" layer of mulch material (rock, decomposed granite, fiber, etc.). Bare soil is not permitted. If a weed barrier fabric is used, it shall be permeable to air and water.
6. Decorative fountains are allowed but shall not exceed 25 square feet of surface area.

Rear Yards (and Large Side Yards)

1. Turf is allowed but shall be limited to 50% of the total rear yard area.
2. The surface area of swimming pools, spas, water features and fountains shall be counted as turf area, but shall not exceed 2,000 square feet in total.
3. Turf shall be set back 3 feet min. from the house or property line walls if spray irrigation is used. There are no setback restrictions if subterranean irrigation is used.
4. Artificial turf may be used without restriction.
5. Non-turf planting areas shall be covered with a minimum 2" layer of mulch material (rock, decomposed granite, fiber, etc.). Bare soil is not permitted. If a weed barrier fabric is used, it shall be permeable to air and water.
6. Swimming pools and spas shall be permanently plumbed to the sanitary sewer system for draining.
7. No misting systems are allowed.

Irrigation

1. Irrigation systems shall be designed so that, if properly operated, no spray or runoff leaves the property.
2. Spray irrigation is allowed for turf and flower beds only. Drip irrigation shall be used on all other planting areas.
3. Subterranean irrigation may be used in lieu of spray or drip irrigation.
4. Spray heads shall have a 4" or greater pop-up height and matched precipitation nozzles.

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5. Turf, flower beds and non-turf planting areas shall be on different valves.
6. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush end assembly and any other appropriate components. Components shall be accessible for maintenance.
7. Irrigation systems shall be zoned for exposure (north and east exposures together, south and west exposures together). Wherever feasible, valves should also be separated into "hydrozones" that group plants with similar water needs.
8. Solid state residential irrigation controllers shall be installed for each home that provide the following minimum features:
 - a. Three independent programs
 - b. Station run times of 0-99 minutes in one-minute increments
 - c. Three watering start times per day per program
 - d. Watering schedules that are selectable per program for any day of the week from daily to every fourteen days
 - e. Non-volatile memory for program data (no battery required to maintain program)
 - f. Capable of accepting external soil moisture and/or rain sensors
9. Self-adjusting ET (evapo-transpiration rate) controllers shall be offered as an option.
10. An owner's manual shall be provided for all irrigation controllers and other components.
11. SNWA assigns a "Watering Group" to all customers that determine spray irrigation requirements, days acceptable for spray irrigation, etc.

Interior of the Home

1. Service pressure for all uses (indoor and outdoor) shall be set to a maximum 60 psi by a pressure regulating valve (PRV) downstream of the water meter.
2. Builders shall provide the following water conserving features as standards:
 - a. Toilets using 1.6 gallons per flush maximum
 - b. Kitchen faucets using 2.2 gallons per minute (gpm) maximum
 - c. Bathroom faucets using 1.5 gallons per minute (gmp) maximum
 - d. Shower heads using 2.5 gallons per minute (gpm) maximum
(Note: There shall be no limit to the number of shower heads or spray jets if the total flow is less than 2.5 gpm. If multiple heads or spray jets exceed 2.5 gpm, they shall be on separate valves so that each valve controls a flow of 2.5 gpm or less. The total available flow cannot exceed 5 gpm in any single shower enclosure.
 - e. Sink faucet aerators
3. Builders shall provide the following water conserving features as options:
 - a. Hot water recirculating systems (with timer required) and/or point of use devices
 - b. Ultra-high efficiency dishwashers (if dishwashers are offered)
 - c. Pressure assisted toilets and/or other high performance (1.6 gallons per flush) technologies
 - f. Water softeners, if offered, shall be a type where the interval of regeneration is variable (either automatically or manually) and can be adjusted to match actual use. It shall also be capable of using potassium instead of sodium in the exchange process.
4. No evaporative cooling systems are allowed.

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