



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 19, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-35264 APPLICANT/OWNER: HOWARD HUGHES CORPORATION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This request is for approval of a two-year development report as required by Nevada Revised Statutes Chapter 278 and Section 11.1 of the Howard Hughes Properties, Limited Partnership for the Summerlin West Area Development Agreement entered into between Howard Hughes Corporation (Owner) and the city of Las Vegas on February 24, 1997.

Planning and Development Department staff has reviewed the submitted development report and has determined that the Owner is currently in compliance with the requirements of the Summerlin West Development Agreement. Staff recommends approval of the two-year development report as submitted.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/27/97	The City Council approved a Development Agreement (DA-01-96) for Summerlin West. The Planning Commission and staff recommended approval.
02/28/97	The City Council approved the Annexation [A-0020-96(A)] of 8,318 acres west of I-215 between Charleston Boulevard and Cheyenne Avenue. The Planning Commission and staff recommended approval.
02/28/97	The City Council approved a Rezoning (ZON-119-96) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on approximately 8,318 acres in the Summerlin West area. The Planning Commission and staff recommended approval.
11/19/03	The City Council approved a First Amendment to Development Agreement between the City of Las Vegas and the Howard Hughes Corporation for the Summerlin West Area. The Real Estate Committee and staff recommended approval.

REVIEW AND DEFAULT REQUIREMENTS				
CATEGORY	REFERENCE	PERFORMANCE REQUIREMENT	PROGRESS	STATUS
Number of residential units approved	DA 4.04; First Amendment 21	Maximum of 30,000 possible residential units	4,681 units approved through TMP or SDR	In compliance
Square footage of Commercial Space	DA 4.04; First Amendment 21	Up to 5,850,000 square feet of commercial floor space on up to 508 acres of land	94,000 square feet of commercial floor space on 11.2 acres	In compliance

ANALYSIS

In accordance with NRS Chapter 278 and Section 11.01 of the Summerlin West Development Agreement, the Owner is required to submit a development report at least once every 24 months documenting compliance with the terms of the agreement during the preceding two years. The report is subject to review and consideration by the City Council.

This is the first such report for the Summerlin West Master Planned Community. As such, this will correct the default of not reporting for the past 10 years and bring the Development Agreement into full compliance.

FINDINGS

Planning and Development Department staff has reviewed the submitted development report and has determined that the Owner is currently in compliance with the requirements of the Summerlin West Development Agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0