



Sami Real  
Director – Clark County Department of Comprehensive Planning (CCDCP)  
500 S. Grand Central Pkwy  
Las Vegas, NV 89101

December 27, 2023

RE: Southern Highlands – Development Agreement Extension of time

Dear Ms. Real,

Please accept this letter and accompanying material to support our application for an amendment to the Southern Highlands Development Agreement. A previous application was submitted to request an extension of time of the existing agreement, but in consultation with CCDCP, it has been determined the manner in which to extend is through an amendment. Included in this letter is a status update of the project identifying compliance, as well as a discussion regarding the request for an extension. Southern Highlands Development Corporation (Owner) is not requesting any other modifications to the terms of the agreement.

Owner concludes that, to the best of its knowledge, both parties are generally in compliance with the material obligations of the Development Agreement (DA). At this time, Owner has completed all the obligations of the original DA, as well as any subsequent amendments and supplements. The original agreement granted 7,000 units, the first amendment granted 8,500 units, and the second amendment granted a total of 10,400 units. As of the date November 2023 the Southern Highlands Master Community Association has a total of 8,313 single family residential units, and 828 multi-family units for a total of 9,141 units.

The original agreement became effective on March 2, 1999 and has an expiration date of March 2, 2024.

Owner has undertaken a traffic analysis update to confirm no additional traffic improvements are necessary. The final design of a traffic signal at the intersection of Valley View Boulevard and Starr Avenue has been approved. The construction of the traffic signal will take approximately 6-8 months.

There are essentially two areas remaining for future development. These include the estates gated community at the southern portion of Southern Highlands, which is comprised of approximately 250 acres, along with 54+/- gross acres at the extreme southwest portion of the Community. This 54 acre parcel (Westridge) has not been developed as a Clark County BLM public ROW was allowed to expire and Owner has been processing ROW documents with the BLM for almost five years. Final approval of the new ROW for the Westridge is imminent.

The Great Recession of 2008, as well as the recent economic downturn have impacted sales and development. The Owner is requesting a 15-year extension to complete the construction of the community. The development within the estates gated portion of the community will be a luxury, custom product that has an absorption rate that is significantly slower than typical tract home development. Lot prices alone will range from approximately \$3 million to approximately \$7 million. The Owner will not exceed the allowable unit count of 10,400 units and with the completion of the traffic signal under review, the owner has completed all the material obligations of the agreement. Owner would like the approval of the extension of time to reflect there are no future obligations.

Southern Highlands has been recognized for multiple successive years as the Gold Best Master Planned Community in the Las Vegas Valley by the Las Vegas Review Journal, and both County and Owner should be proud of the accomplishments. Owner appreciates ongoing commitment and assistance with Clark County staff and officials.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Armstrong', with a stylized flourish at the end.

Chris Armstrong