

DS #: 05002-2

137-26-101-001, 137-26-299-003,

APN: 137-26-399-014

PROJECT: Summerlin West Village 21. Ridge Pine Street - Update #2  
(Far Hills Avenue to Street A) - Bond Release

SUBMITTAL: Bond Release

SCANNED BY/DATE:

CHECKED BY/DATE:



Susan,  
No CD. Please  
scan and put in  
SIRE.  
Thanks! Albert  
9/30/20

|                                                                                                                                                           |                                                |                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                                                                                                      |                                                | <b>DATE:</b><br>September 30, 2020                                                                |
| <b>TO:</b><br>Land Development Services<br>Department of Building & Safety                                                                                |                                                | <b>FROM:</b><br>Albert Sung, P.E.<br>Flood Control Project Engineer<br>Department of Public Works |
| <b>SUBJECT:</b> Drainage Study for:<br><b>Summerlin West Village 21 - Ridge Pine Street – Update #2<br/>(Far Hills Avenue to Street A) – Bond Release</b> |                                                | <b>COPIES TO:</b><br>VTN Nevada                                                                   |
| <b>Cross Streets:</b>                                                                                                                                     | Ridge Pine Street (Far Hills Ave. to Street A) | Howard Hughes Company, LLC                                                                        |
| <b>File Number:</b>                                                                                                                                       | F:\Depot\DSMemos\DS5002D.doc                   | Bart Anderson, P.E., DevCo                                                                        |
| <b>Parcel Number:</b>                                                                                                                                     | 137-26-101-001, 137-26-299-003, 137-26-399-016 |                                                                                                   |
| <b>Zoning Action:</b>                                                                                                                                     | N/A                                            |                                                                                                   |
| <b>FEMA Flood Zone</b>                                                                                                                                    | YES NO <b>X</b>                                |                                                                                                   |
| <b>Proposed Storm Drain</b>                                                                                                                               | YES <b>X</b> NO                                |                                                                                                   |

| HISTORY                    | DATE RECEIVED | DATE REVIEWED         | COMMENTS           | REVIEW FEES     | FEES PAID<br>Payment Trn # |
|----------------------------|---------------|-----------------------|--------------------|-----------------|----------------------------|
| 1 <sup>st</sup> Submittal  | 6/7/2018      | 6/11/2018 & 6/25/2018 | Not Approved       | \$400.00        | 496643: \$400              |
| 2 <sup>nd</sup> Submittal  | 7/16/2018     | 7/30/2018             | Approved           | \$400.00        | 497228: \$400              |
| 3 <sup>rd</sup> Submittal  | 1/22/2019     | 1/29/2019             | Approved           | \$100.00        | 502618: \$100              |
| Bond Release               | 9/30/2020     | 9/30/2020             | See Comments Below | N/C             | N/C                        |
| <b>TOTAL FEES (LDDRS):</b> |               |                       |                    | <b>\$900.00</b> | ----                       |

## REMARKS:

### 3<sup>rd</sup> Submittal: Update #1 to add parallel parking stalls on the west side of Ridge Pine Street

The Drainage Study for the subject project has been reviewed and:

|          |                                                                                                |
|----------|------------------------------------------------------------------------------------------------|
| <b>X</b> | is approved subject to conformance to all City standards and the following conditions:         |
|          | must be resubmitted or supplemented including the following:                                   |
|          | is conditionally approved subject to Clark County Regional Flood Control District concurrence. |
|          | is conditionally approved subject to Clark County Public Works Department concurrence.         |

The following conditions are repeated until they are complete:

- Since the street and the associated storm drain facilities will eventually be accepted by the **City of Las Vegas**, the engineer/developer must coordinate with *City of Las Vegas Streets & Sanitation Department* for their review and approval prior to the final acceptance of the subject improvement plans.
- All offsite interim flood control facilities such as but not limited to berms / ditches and a temporary local minor sediment basin are privately owned and to be privately maintained by *Howard Hughes Company*.
- Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (Stormwater Quality Management Stamp and Sign Detail).

**NOTE:** Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the Nevada Division of Environmental Protection a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

**NOTE:** Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

**END OF REMARKS**  
WSP/AYS

T/R/S: T21S/R69E/S3&S4  
AREA K-26

**Albert Sung**

Rec'd: 9/30/20

DS05002-2

**From:** Oh-Sang Kwon  
**Sent:** Tuesday, September 29, 2020 8:04 AM  
**To:** Chris Anderson; Michael Cunningham; Albert Sung  
**Cc:** Brian Walsh; April Chapman; Rose Carver; Sandra Turner; Stacey Scharmacher; Angela Henderson; Glenn Lowrimore  
**Subject:** RE: Request for Summerlin Interim Diversion Berm Bond Releases  
**Attachments:** DS4962 V21 Parcel AB Bond Release Letter.pdf; DS5002 V21 Parcel CD Bond Release Letter.pdf

K-26

N/C

Mike,

Flood control concurs with Mr. Anderson's request to released two bonds in the attached letters.

Please let me know if you need anything else.

Thank you,

**Oh-Sang Kwon**

Engineering Project Manager  
Public Works | City Engineering  
702-229-1815 | 702-379-9491  
495 S. Main Street, 5<sup>th</sup> Floor | Las Vegas, NV 89101



[lasvegasnevada.gov](http://lasvegasnevada.gov)



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**From:** Chris Anderson <christopher.anderson@hhc-contractor.com>  
**Sent:** Monday, September 28, 2020 8:33 AM  
**To:** Oh-Sang Kwon <okwon@LasVegasNevada.GOV>; Michael Cunningham <mcunningham@LasVegasNevada.GOV>  
**Cc:** Brian Walsh <Brian.Walsh@howardhughes.com>; April Chapman <April.Chapman@howardhughes.com>; Rose Carver <rose.carver@howardhughes.com>; Sandra Turner <Sandra.Turner@howardhughes.com>; Stacey Scharmacher <Stacey.Scharmacher@howardhughes.com>; Angela Henderson <Angela.Henderson@howardhughes.com>; Glenn Lowrimore <glenn.lowrimore@howardhughes.com>  
**Subject:** [SUSPICIOUS MESSAGE] Request for Summerlin Interim Diversion Berm Bond Releases

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Oh-Sang, as discussed, attached are the two requests for Interim Diversion Berm Bond releases, where the letters have been modified as requested to incorporate the current developer's improvement bond #'s etc. Please process and send the release letters to the above CC's.

Also as discussed and follow up, the two other requests for Interim Diversion bond releases for Village 21 Parcels E & F and Parcel I will not be released or partially released, as the interim berms for each set of HHC improvements extend beyond and incorporate interim berms in other parcels besides E&F and I, and they have to stay in place until those parcels develop., as City Building Department does not want to do partial releases as they are hard to keep track of.

After thinking about that over the weekend, we originally set up the interim diversion berm bonds with clear exhibits and costs for the interim berms for each developer parcel the interim berm existed. This was done clearly with the intent of being able to release portions of the interim diversion berms that would be replaced by Developer onsite improvements, and HHC would be still responsible to maintain the remaining interim diversion berms until that parcel develops. That remaining interim diversion berm bond could easily be tied to the undeveloped assessor parcel.

Since our discussion, can we set up a follow up conference call that includes building department

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September 22, 2020  
Christopher W Anderson  
ANDERSON CACE PLLC  
HHC Sub-Consultant

City of Las Vegas Public Works  
333 North Rancho Road  
Las Vegas, NV 89107

Attention: Michael Cunningham

Re: Revised Summerlin Village 21 Ridge Pine (Far Hills to Redpoint) Interim Diversion Berm Maintenance Bond Release Request

Michael, as discussed with Oh-Sang Kwon, this letter and attachments are to request that the CLV release the following Interim Diversion Berm Maintenance Bond for Village 21 Parcels C (Assessor Parcel 137-26-212-003) & D (Assessor parcel 137-26-212-004), which was required as result of the Village 21 Ridge Pine Improvement design by VTN (**CLV Plan # L18-01668, DS-5002C**). The above parcels have been sold to Toll Brothers, and based on site visit and observation, Parcels C & D have been fully graded, with models under construction. Although there is also an Interim Diversion Berm along Village 21 NP-1 Park, due to the grading of Parcels C & D, the interim diversion berms along the west side of Carriage Hill no longer physically exist in Parcels C & D, or are required in NP-1 due to Parcel C & D Grading. Toll Brothers has had to post an improvement bond for their on-site construction, therefore the entire Bond # **SU57513** in the amount of **\$165,000** should be released.

These interim drainage improvements have been replaced by Summerlin Village 21 – Parcels C & D Improvements (L-19-02643 & DS-5181)

We hope that this meets with your approval. If there are any questions or issues, please do not hesitate to contact me at 702-755-9501

Sincerely

  
Christopher W Anderson, PE

cc:  
Oh-Sang Kwon, CLV  
Brian Walsh, HHC  
Angela Henderson, HHC  
April Chapman, HHC  
Rose Carver, HHC  
Sandi Turner, HHC