

DS #: 05232.1

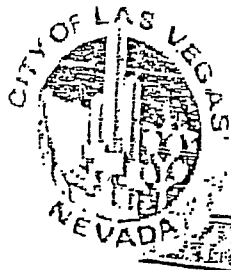
APN: 124-25-201-010

PROJECT: Centennial Heights Townhomes - Update #1

SUBMITTAL: CCRFD

SCANNED BY/DATE:

CHECKED BY/DATE:



|                                                                            |                                             |                                                                                                   |
|----------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                       |                                             | <b>DATE:</b><br>January 12, 2021                                                                  |
| <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:                         | <b>COPIES TO:</b>                                                                                 |
| <b>Centennial Heights Townhomes – Update #1</b>                            |                                             | Horrocks Engineers                                                                                |
| <b>Cross Streets:</b>                                                      | SWQ of Centennial Pkwy & Shaumber Road      | Harmony Homes, LLC                                                                                |
| <b>File Number:</b>                                                        | F:\Depot\DSMemos\DS5232F.doc                | Bart Anderson, P.E., DevCo                                                                        |
| <b>Parcel Number:</b>                                                      | 126-25-201-010                              | CCRFC                                                                                             |
| <b>Zoning Action:</b>                                                      | TMP-77575; VAC-77574; VAR-77573 & ZON-77572 |                                                                                                   |
| <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  | 12/30/2019    | 1/31/2019     | Not Approved         | \$400.00          | 3688174: \$400             |
| 2 <sup>nd</sup> Submittal  | 3/12/2020     | 4/12/2020     | Not Approved         | \$400.00          | 3776765: \$400             |
| 3 <sup>rd</sup> Submittal  | 5/1/2020      | 5/25/2020     | Not Approved         | \$400.00          | 3831188: \$400             |
| 4 <sup>th</sup> Submittal  | 6/12/2020     | 6/29/2020     | Conditional Approval | \$400.00          | 3881168: \$400             |
| 5 <sup>th</sup> Submittal  | 9/17/2020     | 10/1/2020     | Conditional Approval | \$100.00          | 3993635: \$100             |
| CCRFC                      | 12/30/2020    | 1/12/2020     | Concurrence Recv'd   | N/C               | N/C                        |
| <b>TOTAL FEES (LDDRS):</b> |               |               |                      | <b>\$1,700.00</b> | <b>----</b>                |

## REMARKS:

### 5<sup>th</sup> Submittal: Update #1 to lower onsite by 0.9' to balance earthwork quantities

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 project proposes to build two (2) temporary drainage facilities (graded channels with ripraps), one along the west boundary of the subject site and one further west along the future **Sheep Mountain Parkway** alignment. Prior to final plan approval the developer must post a maintenance and liability agreement for the interim drainage improvements (off-site channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

**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**  
HDR/AYS

T/R/S: T19S/R59E/25  
AREA F-25

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---

**From:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>

**Sent:** Tuesday, October 06, 2020 2:30 PM

**To:** Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>

**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>; Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>; Shaun Boulton <[sboulton@LasVegasNevada.GOV](mailto:sboulton@LasVegasNevada.GOV)>

**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

Hi Larry,

It is still pending. Luis and Shaun is copied here.

Thank you,

**Rolando Karagdag, P.E.**

Project Engineer

Building and Safety Department | Land Development Division

702-229-4730 phone (email communication is recommended)

333 North Rancho Drive, Las Vegas, NV 89106



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**From:** Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>

**Sent:** Tuesday, October 06, 2020 2:16 PM

**To:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>

**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>; Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>; Shaun Boulton <[sboulton@LasVegasNevada.GOV](mailto:sboulton@LasVegasNevada.GOV)>

**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

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Hi Rolando –

Any update on the structural calculation review on this one?

Thanks,  
**Larry Bitton, PE**  
(702) 883-1300

---

**From:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>  
**Sent:** Monday, September 14, 2020 1:07 PM  
**To:** Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>  
**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>; Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>; Shaun Boulton <[sboulton@LasVegasNevada.GOV](mailto:sboulton@LasVegasNevada.GOV)>  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

Hi Larry,

Thank you for the reminder. It was on my redlines but somehow I was not able to add review.

I just added Specialty review and either Luis or Shaun will review it.

Thank you,

**Rolando Karagdag, P.E.**  
Project Engineer  
Building and Safety Department | Land Development Division  
702-229-4730 phone (email communication is recommended)  
333 North Rancho Drive, Las Vegas, NV 89106



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---

**From:** Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>  
**Sent:** Monday, September 14, 2020 12:11 PM  
**To:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>  
**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>; Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

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Rolando –

Our submittal included structural calcs for the modified storm drain manholes, however we didn't get any redlines or comments or approval etc... on the structural calcs/design. Can you advise on status there? We need to get the calcs to CCRFCD to close out our TDS.

Thanks for your help.

**Larry Bitton, PE**  
**(702) 883-1300**

---

**From:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>

**Sent:** Tuesday, August 11, 2020 3:17 PM

**To:** Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>

**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>

**Subject:** L20-01574 Centennial Heights Townhomes Ph 1

Hello,

The redlined plan is at <https://studio.bluebeam.com/share/j244am> and redlined SWPPP is at <https://studio.bluebeam.com/share/q5wwgq>.

Thank you,

**Rolando Karagdag, P.E.**

Project Engineer

Building and Safety Department | Land Development Division

702-229-4730 phone **(email communication is recommended)**

333 North Rancho Drive, Las Vegas, NV 89106



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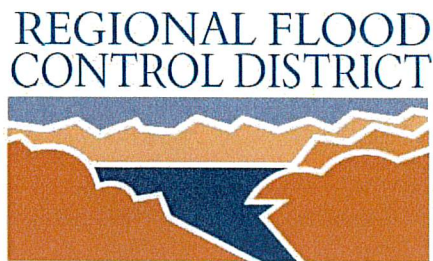
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Rec'd: 12/30/2020  
DS 05232-1  
F-25  
N/C

**Steven C. Parrish, P.E.**  
General Manager/Chief  
Engineer

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December 30, 2020

Mr. Oh Sang Kwon, P.E.  
City of Las Vegas Department of Public Works  
333 North Rancho Drive  
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: CENTENNIAL HEIGHTS TOWNHOMES  
(DS5232E) (RFCD No. 20-13686)**

Dear Mr. Kwon:

Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated December 30, 2019, Addendum No. 1 dated March 12, 2020, Addendum No. 2 dated May 1, 2020, Addendum No. 3 dated June 12, 2020, and Supplement No. 1 dated September 14, 2020 for above-mentioned project as submitted by HORROCKS ENGINEERS. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated October 1, 2020.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Department of Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by HORROCKS ENGINEERS may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

STEVEN C. PARRISH, P.E.  
General Manager/Chief Engineer

BY:   
Ching Wang (Dec 30, 2020 11:27 PST)  
Ching C. Wang, P.E.  
Senior Civil Engineer

CCW:jr

c: David B. Clark, Horrocks Engineers

P:\Letters and Memos\Local Drainage\Land Development & Drainage\2020\L-20-13686.doc

## Albert Sung

---

**From:** Luis Morales <lmorales@LasVegasNevada.GOV>  
**Sent:** Wednesday, October 7, 2020 10:08 AM  
**To:** Larry Bitton; Rolando Karagdag  
**Cc:** Anthony Deleon  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

Hi Rolando,

I have completed the structural review for this. Your review has now generated and is ready whenever you get a chance.

Thanks,

### Luis Morales, P.E.

Engineering Project Manager  
Building and Safety Department | Land Development Division  
702-229-2097 phone | 702-631-3000 fax | 702-752-3414 Cell  
333 North Rancho Drive, Las Vegas, NV 89106



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**From:** Larry Bitton <larryb@horrocks.com>  
**Sent:** Tuesday, October 06, 2020 5:36 PM  
**To:** Luis Morales <lmorales@LasVegasNevada.GOV>; Rolando Karagdag <rkaragdag@LasVegasNevada.GOV>  
**Cc:** Anthony Deleon <anthony.deleon@horrocks.com>  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

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Good deal. Thanks.

**Larry Bitton, PE**  
**(702) 883-1300**

---

**From:** Luis Morales <lmorales@LasVegasNevada.GOV>  
**Sent:** Tuesday, October 6, 2020 5:29 PM  
**To:** Rolando Karagdag <rkaragdag@LasVegasNevada.GOV>; Larry Bitton <larryb@horrocks.com>

**Cc:** Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

Hi Larry,

Tomorrow I am dedicating it for structural reviews as I am backed up on a few other structural reviews as well. I should have it done by lunch time, if you haven't heard back from us by tomorrow afternoon please reach back out to me.

Thanks,

**Luis Morales, P.E.**

Engineering Project Manager  
Building and Safety Department | Land Development Division  
702-229-2097 phone | 702-631-3000 fax | 702-752-3414 Cell  
333 North Rancho Drive, Las Vegas, NV 89106



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**From:** Shaun Boulton <[sboulton@LasVegasNevada.GOV](mailto:sboulton@LasVegasNevada.GOV)>  
**Sent:** Tuesday, October 06, 2020 5:07 PM  
**To:** Rolando Karagdag <[rkaragdag@LasVegasNevada.GOV](mailto:rkaragdag@LasVegasNevada.GOV)>; Larry Bitton <[larryb@horrocks.com](mailto:larryb@horrocks.com)>  
**Cc:** Luis Morales <[lmorales@LasVegasNevada.GOV](mailto:lmorales@LasVegasNevada.GOV)>; Anthony Deleon <[anthony.deleon@horrocks.com](mailto:anthony.deleon@horrocks.com)>  
**Subject:** RE: L20-01574 Centennial Heights Townhomes Ph 1

Luis is the structural reviewer for L20-01574 and he'll be able to provide you with an estimated review time. Please remove me from further emails for L20-01574.

Thank You,

**Shaun Boulton, P.E.**

Project Engineer  
Building and Safety Department | Land Development Division  
702-229-6565 phone | 702-631-3000 fax  
333 North Rancho Drive, Las Vegas, NV 89106



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