

DS #: 4501

APN: 126-13-110-016

PROJECT: CLIFF'S EDGE PODS 201 & 203 - UNIT 5  
(AKA CAMBRIDGE VILLAS / CAMBRIDGE CROSSING)

SUBMITTAL: 4<sup>TH</sup> - CCRFCD

SCANNED BY/DATE: \_\_\_\_\_

CHECKED BY/DATE: \_\_\_\_\_



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		DATE: April 5, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: <b>Cliff's Edge PODs 201 &amp; 203 – Unit 5 (aka Cambridge Villas / Cambridge Crossing)</b>		COPIES TO: VTN Nevada
Cross Streets:	SEC of Grand Teton Drive & Puli Road	KB Homes
File Number:	F:\Depot\DSMemos\DS4501C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-13-110-016	CCRFCD
Zoning Action:	TMP-39088 & WVR-39089	CCPW
FEMA Flood Zone	YES	NO <b>X</b>
Proposed Storm Drain	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 <sup>st</sup> Submittal	10/28/2010	11/10/2010	Not Approved	\$400.00	156512: \$400
2 <sup>nd</sup> Submittal & Supplement	1/25/2011 & 2/9/2011	2/17/2011	Conditional Approval	\$400.00	161424: \$400
CCRFCD	3/23/2011	4/5/2011	Concurrence Recv'd	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	----

**REMARKS:**

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

	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.
<b>X</b>	is conditionally approved subject to Clark County Public Works Department concurrence.

The following comments are repeated until they are complete:

- The site is adjacent to the west half of Puli Road which is a *Clark County* right-of-way. The engineer must coordinate with *Clark County Public Works* and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.
- Sheet G1:** It appears that at the west end of *Bayview House Avenue*, there is an existing drainage easement to accept and perpetuate drainage from Unit 5. Identify the easement and label with recorded document number.
- Sheet D1: Section Details 6, 7 & 15:** Provide a minimum of 6"-deep swale in the flow area and a 1'-bench adjacent to the property wall.
- Private streets must be public drainage easements. Provide a note on the grading plans "Note: All Private streets are P.U.E., Public Sewer Easements and Public Drainage Easements to be privately maintained by the HOA".

**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.

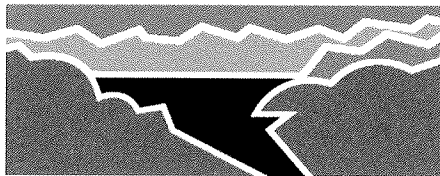
**NOTES:** This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

Any proposed public drainage easement within a residential subdivision must also be dedicated as a "COMMON LOT" to be owned and maintained by the Homeowners Association.

**END OF REMARKS**  
ays

T/R/S: T19S/R59E/13  
AREA F-13

REGIONAL FLOOD CONTROL DISTRICT



Rec'd: 3/23/11  
DS 4501  
F-13  
N/C

Gale Wm. Fraser, II, P.E.  
General Manager/Chief  
Engineer

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March 15, 2011

Mr. Robert Welch, P.E., CFM  
City of Las Vegas Public Works  
333 North Rancho Drive  
Las Vegas, NV 89106

**DISTRICT CONCURRENCE: UPDATE #3 TO CLIFFS EDGE PODS 201 & 203 - UNIT 5 (DS4501) (RFCN No. 11-7977)**

Dear Mr. Welch:


Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated October 27, 2010, Addendum No. 1 dated January 25, 2011, and Supplement No. 1 dated February 9, 2011 for above-mentioned project as submitted by VTN NEVADA. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated February 17, 2011.


District concurs with acceptance of this Technical Drainage Study by City of Las Vegas 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 VTN NEVADA 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.

GALE WM. FRASER, II, P.E.  
General Manager/Chief Engineer

BY:   
Abigail Mayrena, P.E., CFM  
Senior Engineer

  
Andrew R. Trelease, P.E., CFM  
Principal Civil Engineer

AM:ART:sa

c: Woei Y. Then, P.E., VTN Nevada

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