

DS #: 5026

APN: 138.29.401-011

PROJECT: Summerlin Resort Hotel & Casino

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 13, 2018
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Summerlin Resort Hotel & Casino – Update for Parking Garage Expansion		COPIES TO: TRU Engineering
Cross Streets:	SWC of Summerlin Parkway & Rampart Blvd.	Hotspur Resorts Nevada, Ltd.
File Number:	F:\Depot\DSMemos\DS5026B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-29-401-011	
Zoning Action:	CRG-74460	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/14/2018	8/27/2018	Not Approved	\$400.00	497971: \$400
2 nd Submittal	10/29/2018	11/13/2018	See Comments Below	\$400.00	500528: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

REMARKS:

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

X	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.

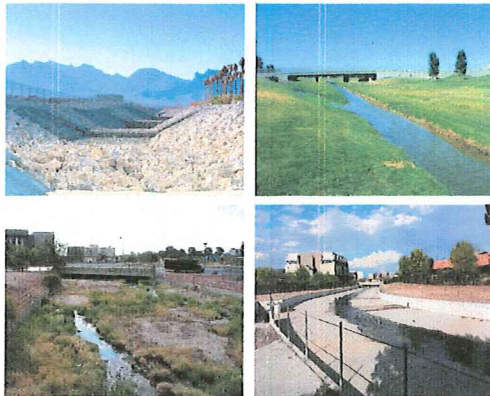
NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional 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.

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.

END OF REMARKS

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T/R/S: T20S/R60E/29
AREA L-29



UPDATE #3 TO THE TECHNICAL DRAINAGE STUDY FOR SUMMERLIN RESORT HOTEL AND CASINO PARKING GARAGE EXPANSION

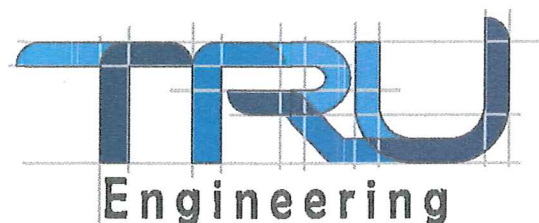
**TRU Engineering Project No. 018-003
CLV Proj. No. DS5026A
October 2018**

Prepared By:

**TRU Engineering
9555 Hillwood Drive, STE 110
Las Vegas, Nevada 89134
Phone: (702) 545-0355
Fax: (702) 545-0987**

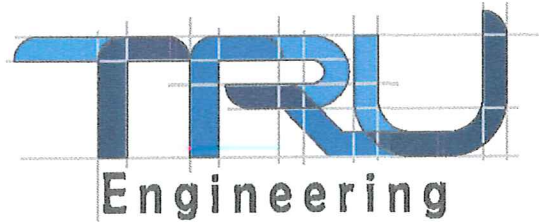
Prepared For:

**Hotspur Resorts Nevada, LTD.
221 N Rampart Blvd.
Las Vegas, NV 89145
Phone: (702) 205-6262**



18-003

October 25, 2018



Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works
333 N. Rancho Dr. #500
Las Vegas, NV 89106

**Re: Response to Comments
Summerlin Resort Hotel & Casino – Update for Parking Garage Expansion
DS5026A**

Dear Mr. Sung:

The purpose of this letter is to address your comments dated August 27, 2018, regarding the above-referenced project. The comments are individually addressed as follows:

Civil Plans:

Comment: "1. Provide a copy of the zoning/planning conditions associated with this site (CRG-xxxxx) with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted."

Response: A copy of CRG-74460 (PRJ-74091) is included with this submittal.

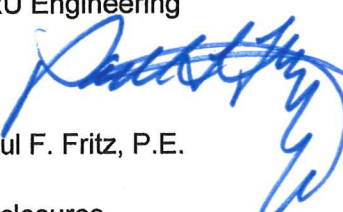
Comment: "2. Provide the following note on the grading plan: "All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the Property Owner."

Response: The note has been added to the grading plan (attached).

We hope that the foregoing satisfactorily addresses your concerns. If you have any questions or require additional information, please contact our office at 570-5677.

Respectfully,

TRU Engineering


Paul F. Fritz, P.E.

Enclosures

c: Arnie Martinez, Butch Orpilla, Leo A. Daly Architecture

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Rampart Parking Garage Expansion Date: 10/25/18

Location of Development: a) Descriptive (Cross Streets) North/South: Rampart Blvd
East/West: Summerlin Parkway

b) Section: 29 Township: 20S Range: 60E

c) APN : 138-29-401-011

Name of Owner: Hotspur Resorts Nevada, Ltd.

Telephone No.: 702-205-6262 Fax No.: _____ E-Mail Address: donavon.mckee@jwmarriottlv.com

Address: 221 N. Rampart Blvd., Las Vegas, NV 89145

Contact Person-Name: Paul F. Fritz Telephone No.: 702-570-5677

* E-Mail Address: pf@trudevco.com Fax No.: 702-545-0987

Firm: TRU Engineering

Address: 9555 Hillwood Dr. Ste 110, Las Vegas, NV 89134

Type of Land Development/Land Disturbance Process:

☐	Rezoning	☐	Subdivision Map	☐	Clearing and Grading Only
☐	Parcel Map	☐	Planned Unit Development	☐	Other (Please specify below)
☐	Large Parcel Map	☒	Building Permit	☐	

1. Total Owned Land Area: At Site: 39.99 ac. Being Developed/Disturbed: 1.20 ac.

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ Yes** ☒ No

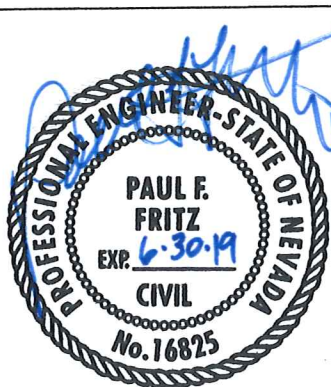
4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: 1.01 ac - Ex. Parking Structure

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for Summerlin REsort Hotel and Caswino, Add #1, #2, Update #1, #2 - CLV Project No. 2080

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Proposed discharge points will match ex. discharge points which are the on-site storm drain facilities.

8. Briefly describe your proposed schedule for the subject project: ASAP - Construction to commence in October 2018.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1



CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		August 27, 2018
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
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2. Provide the following note on the grading plan: "**All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the Property Owner**".

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END OF REMARKS

ays

T/R/S: T20S/R60E/29

AREA L-29



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

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SCOTT D. ADAMS
City Manager

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
LAS VEGAS, NV 89106

702.229.4830 | VOICE
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 9, 2018

Mr. Louis Capone
Hotspur Resorts Nevada LTD
221 N. Rampart Blvd.
Las Vegas, Nevada 89145

Re: CRG-74460 [PRJ-74091] - CITY REFERRAL GROUP

Dear Ms. Greer:

The City Referral Group at a regular meeting held on October 9, 2018 voted to **APPROVE** request for a Minor Amendment of an approved Plot Plan Review (U-0054-96) FOR A PROPOSED 140,428 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 350,872 SQUARE-FOOT PARKING GARAGE on 39.99 acres at 221 North Rampart Boulevard (APN 138-29-401-011), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74091].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0044-87); Special Use Permit and Summerlin Site Development Plan Review (U-0054-96); and City Referral Group (CRG-45182) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/30/18, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Summerlin Development Standards, Title 19 and all codes as required by the Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Rampart Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for U-0054-96 and all other applicable site-related actions.

This action by the City Referral Group on October 9, 2018 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Nicole Eddowes
Senior Planner
Department of Planning
Case Planning Division

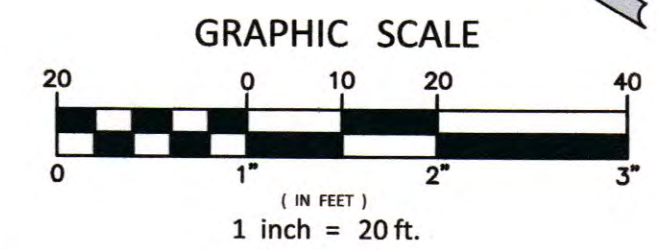
NE:nl

Hotspur Resorts Nevada LTD
CRG-74460 [PRJ-74091] – Page Three
October 9, 2018

c.c.:

Mr. Arnie Martinez
Leo A. Daly
3763 Howard Hughes Parkway
Las Vegas, Nevada 89169

6	INSTALL "L" CURB AND GUTTER PER USDOCA DWG. NO. 216
7	INSTALL 4" THICK CONCRETE SIDEWALK/SLAB-ON-GRADE PER USDOCA DWG. NO. 234. SEE LAYOUT FOR WIDTH
8	INSTALL 2" AC OVER 4" TYPE I AGG. BASE PAVEMENT SECTION (CARP) PER DETAIL 1 SHEET C8.01 AND GEOTECHNICAL REPORT
9	INSTALL 3" AC OVER 4" TYPE I AGG. BASE PAVEMENT SECTION (TRUCK) PER DETAIL 1 SHEET C8.01 AND GEOTECHNICAL REPORT
10	INSTALL 36"x36" PRECAST CATCH BASIN SD INLET
11	INSTALL 18" RCP SD PIPE
12	SAW CUT TO SMOOTH EDGE AND FEATHER INTO EXISTING AC PAVING PER USDOCA DWG. NOS. 500.3 AND 500.5
13	MAINTAIN POSITIVE SLOPE IN "L" CURB ALONG COLUMNS
14	INSTALL 6" DEEP LEAN MIX CONC. BELOW BOTTOM OF FOOTING TO MITIGATE SURCHARGE ON DROP INLET, 8" WIDE ON SIDES FACING INLET
15	INSTALL 8" KEYSTONE BLOCK, MAX. 3 COURSES TO PROVIDE 3:1 MAX. SOPE IN LANDSCAPE AREA BETWEEN GARAGE AND SIDEWALK
16	LANDSCAPE AREA SEE LANDSCAPE PLANS
17	INSTALL 3' WIDE CONC. VALLEY GUTTER PER DETAIL 3 & 4 SHEET C8.01



6 OF 8 SHTS