

DS #: 05444

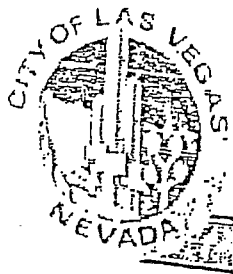
APN: 137-22-301-006

PROJECT: Summerlin West V25 Highland Pride Lane Improvements

SUBMITTAL: CORRAD

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

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



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>				<b>DATE:</b> July 14, 2021	
<b>TO:</b> Land Development Services Department of Building & Safety				<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
<b>SUBJECT:</b> Drainage Study for: <b>Summerlin West V25 – Highland Pride Lane Improvements</b>				<b>COPIES TO:</b> GCW, Inc.	
<b>Cross Streets:</b>		Between Sunset Run Dr. & Calico Bend Dr.		Howard Hughes Company, LLC	
<b>File Number:</b>		F:\Depot\DSMemos\DS5444C.doc		Bart Anderson, P.E., DevCo	
<b>Parcel Number:</b>		137-22-301-006		CCRFCD	
<b>Zoning Action:</b>		N/A			
<b>FEMA Flood Zone</b>		YES	NO		
<b>Proposed Storm Drain</b>		YES	NO	<b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	4/13/2021	4/29/2021	Not Approved	\$400.00	4245203: \$400
2 <sup>nd</sup> Submittal	5/3/2021	5/17/2021	Conditional Approval	\$400.00	4276065: \$400
CCRFCD	7/6/2021	7/14/2021	Concurrence Recv'd	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	<b>----</b>

**REMARKS:**

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 subject project is based on the premise that the upstream *Lake Mead Boulevard (Sunset Run to Park Drift Trail)* is existing to provide hydrologic cutoff and flood protection and the downstream *Sunset Run Drive (Lake Mead to Scurry Bend)*, *Calico Bend Drive (Lake Mead to Sunset run)* and the associated storm drain facilities are in place for flood flow perpetuation. The subject drainage study will not be finally approved prior to the posting of the construction bonds of the *Summerlin West Village 25 – Lake Mead Boulevard (Sunset Run to Park Drift Trail)*, *Summerlin West Village 25 – Sunset Run Drive (Lake Mead to Scurry Bend)* and *Summerlin West Village 25- Calico Bend Drive (Lake Mead to Sunset Run)* street improvements projects.
- The project proposes to build temporary drainage facilities, ie, berms/swales along both sides of *Highland Pride Lane* for interim flood protection. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the *City's Land Development Section (229-6371)* to begin the agreement process.

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.

3. All offsite interim flood control facilities such as but not limited to berms/ditches and temporary sump are privately owned and to be privately maintained by the *Howard Hughes Company*.

**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**  
AYS

T/R/S: T20S/R59E/22  
AREA K-22

Rec'd: 7/6/21

REGIONAL FLOOD CONTROL DISTRICT



DS 05444

K-22

N/C

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

**BOARD OF DIRECTORS**

Mayor  
Debra March  
Chair  
City of Henderson

Commissioner  
Justin Jones  
Vice-Chair  
Clark County

Mayor  
Carolyn Goodman  
City of Las Vegas

Mayor Pro Tem  
Isaac Barron  
City of North Las Vegas

Councilman  
George Gault  
City of Mesquite

Mayor  
Kiernan McManus  
City of Boulder City

Mayor Pro Tem  
Stavros Anthony  
City of Las Vegas

Commissioner  
Tick Segerblom  
Clark County

June 29, 2021

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

**DISTRICT CONCURRENCE: VILLAGE 25 HIGHLAND PRIDE LANE IMPROVEMENTS (DS5444B) (RFCD No. 21-13805)**

Dear Mr. Kwon:


Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated April 13, 2021, and Addendum No. 1 dated May 3, 2021, for above-mentioned project as submitted by GCW. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Department of Public Works dated May 17, 2021.

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 GCW 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 (Jun 30, 2021 16:59 PDT)  
Ching C. Wang, P.E.  
Senior Civil Engineer

CCW: jr

c: MASIH EDALAT, P.E., GCW

P:\Letters and Memos\Local Drainage\Land Development & Drainage\2021\L-21-13805.doc