

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 3, 2022
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:	COPIES TO:
Summerlin West V22 – Fleet Wing Avenue - Update (from Kettle Bend to Desert Foothills)		GCW, Inc.
Cross Streets:	Desert Foothills Blvd. & Fleet Wing Avenue	Howard Hughes Company, LLC
File Number:	F:\Depot\DSMemos\DS5401D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-23-210-001	
Zoning Action:	N/A	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/30/2020	1/11/2021	Not Approved	\$400.00	4120184: \$400
2 nd Submittal	1/25/2021	2/9/2021	Conditional Approval	N/C	N/C
Structural Review by Building Dept.	6/1/2021	6/3/2021	Approval by Building Dept.	N/C	N/C
3 rd Submittal	3/1/2022	3/3/2022	See Comments Below	\$100.00	4668872: \$100
TOTAL FEES (LDDRS):				\$500.00	----

REMARKS:

3rd Submittal: Update #1

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.

1. The subject project is based on the premise that the upstream *Desert Foothills Drive* and the downstream *Kettle Bend Road* and the associated storm drain facilities are in place for flood protection. The subject improvement plans will not be finally approved prior to the posting of the construction bonds of *Summerlin West Village 22 – Desert Foothill Drive (Fleet Wing to Lake Mead)* and *Summerlin West Village 22 - Kettle Bend Road (Sunset Run Drive to Kestrel Creek Road)*.
2. The project proposed to construct temporary drainage facilities including drainage berms/ditches along the southeast side of the proposed improvements. Prior to the final plans approval, the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements 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 facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City Flood Control* for approval. Once the drainage study is conditionally approved, the engineer/developer should contact the *City's Land Development Section (702-229-6371)* 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 berm/swale are no longer necessary and can be removed.

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/R59E/23

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