

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> January 4, 2022
<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>COPIES TO:</b>
	<b>Moro Pointe - Update</b>		Westwood Professional Services
<b>Cross Streets:</b>	SEC Desert Foothills Dr. & Red Pass Drive		Howard Hughes Company
<b>File Number:</b>	F:\Depot\DSMemos\DS5413D.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-23-410-003 & 137-26-112-004		CCRFCD
<b>Zoning Action:</b>	20-0196-TMP1		
<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 Payment Trn #
1 <sup>st</sup> Submittal	1/19/2021	2/2/2021	Not Approved	\$400.00	4135868: \$400
2 <sup>nd</sup> Submittal	3/2/2021	3/17/2021	Conditional Approval	\$400.00	4187270: \$400
3 <sup>rd</sup> Submittal	4/12/2021	4/21/2021	Concurrence Recv'd	N/C	N/C
4 <sup>th</sup> Submittal	12/21/2021	1/4/2022	See Comments Below	\$100.00	4580074: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900.00</b>	----

**REMARKS:**

**4<sup>th</sup> Submittal: Update to address the acceptance of partial flow from the adjacent NP-2 Park**

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.

1. The subject development is under the premise of flood protection by the surrounding perimeter streets and the associated storm drain systems, ie, *Desert Foothills Boulevard, Red Pass Drive, Clowder Springs Way* and *Kindle Corner Avenue*. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter streets.
2. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
3. 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 HOA."
4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

**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**  
HDR/AYS

T/R/S: T20S/R59E/23  
AREA K-23