

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 3, 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>
Summerlin West Village 29 - Park Drift Trail (Sandstone Rise Drive to COS-4)		GCW, Inc.
<b>Cross Streets:</b>	Park Drift Trail and Far Hills Avenue	Howard Hughes Company, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5517C.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-28-601-001, 137-21-801-004	CCRFCFCD
<b>Zoning Action:</b>	N/A	
<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	11/4/2021	11/23/2021	Not Approved	\$400.00	4525345: \$400
2 <sup>nd</sup> Submittal	2/1/2022	2/28/2022	Not Approved	\$400.00	4632902: \$400
3 <sup>rd</sup> Submittal & Supplement	3/22/2022 & 5/2/2022	5/3/2022	See Comments Below	\$400.00	4698985: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,200.00</b>	----

**REMARKS:**

**\*\*\* The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

**\*\*\* Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

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:
<b>X</b>	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 project is based on the premise that an existing interim swale on the west side of *Park Drift Trail* for protection of the roadway to the V29 COS-4 area and the downstream V29 COS-3/COS-4 *Wash Improvements* are constructed for flood flow perpetuation. The subject drainage study will not be finally approved prior to the substantial completion of the west side swale and the posting of bond for the downstream COS-3/COS-4 *Wash Improvements* project.

2. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

3. Structural plans for the proposed reinforced concrete box must be submitted for review. Provide soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the *Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final approval of the drainage study.
4. Submit a separate set of improvement plans to *City of Las Vegas Street & Storm Services Division* for their review. Contact Mr. Matthew Meyer of *Operations and Maintenance Department* at [mmeyer@lasvegasnevada.gov](mailto:mmeyer@lasvegasnevada.gov) for direction. Approval from *Street & Storm Services* must be obtained prior to the final approval of the drainage study.
5. All offsite interim flood control facilities such as but not limited to berms/ditches and temporary sumps are privately owned and to be privately maintained by the *Howard Hughes Company*. Provide a note as such on the grading plans.

**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/28  
AREA K-28