

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			October 27, 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 Village 25 – Parcel G – Update #1		GCW, Inc.
Cross Streets:	SEC of Fox Hill Drive & Sky Vista Drive		Howard Hughes Co. / Tri Pointe
File Number:	F:\Depot\DSMemos\DS5430F.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-22-813-002		CCRFCD
Zoning Action:	21-0174-TMP1		
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	3/23/2021	4/6/2021	Not Approved	\$400.00	4212116: \$400
2 nd Submittal	1/25/2022	2/8/2022	Not Approved	\$400.00	4619346: \$400
3 rd Submittal (Paid on 4/15/2022)	3/30/2022 & 4/15/2022	4/20/2022	Not Approved	\$400.00	4740524: \$400
4 th Submittal	4/28/2022	5/4/2022	Conditional Approval	\$400.00	4758209: \$400
CCRFCD	8/11/2022	8/25/2022	Concurrence Recv'd	N/C	N/C
5 th Submittal	10/19/2022	10/27/2022	See Comments Below	\$100.00	5008432: \$100
			TOTAL FEES (LDDRS):	\$1,700.00	----

REMARKS:

5th Submittal: Update #1 to provide enough clearance between the storm drain system and other utilities

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.

1. The subject development is under the premise of flood protection by the improved *Sky Vista Drive*, *Fox Hill Drive* and *Kettle Ridge Drive* and the associated storm drain facilities. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.

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/22
AREA K-22