

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 1, 2023
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:
	Vireo - Summerlin West Village 22 (Parcels J & K) - Update	Impulse Civil Engineering
Cross Streets:	NWC Desert Foothills Dr. & Fleet Wing Ave.	RCI Engineering
File Number:	F:\Depot\DSMemos\DS5487D.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-23-110-011	
Zoning Action:	21-0070-TMP1	
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	8/23/2021	9/8/2021	Not Approved	\$400.00	4421722: \$400
2 nd Submittal	10/7/2021	10/26/2021	Approved	\$400.00	4485390: \$400
3 rd Submittal	6/28/2022	6/28/2022	Approved	\$100.00	4845100 : \$100
4 th Submittal	1/19/2023	2/1/2023	See Comments Below	\$100.00	5111301: \$100
			TOTAL FEES (LDDRS):	\$1,000.00	----

REMARKS:

4th Submittal: Update to address changes to Lot 44 and Lot 47 because of house plans change and the different locations of the driveways relative to previous house plans

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 perimeter streets, *Kettle Ridge Drive, Fleet Wing Avenue, Desert Foothill Drive, Clowder Pass Avenue* and the associated storm drain facilities. No occupancy permit of the houses will be issued prior to the substantial buildout of the perimeter facilities.
2. The reviewer believes that the **Stockpile Plan (SP-1)** will be constructed prior to the onsite developments in two distinctive time frames. The permit for stockpile requires *Clark County Dust Mitigation Plan and Permit*. Therefore, submit a separate drainage study for the stockpile plan after receiving the *Dust Mitigation Permit* from the *County*. **SP-1** provided in the last submittal will not be reviewed and commented.

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.

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.

END OF REMARKS
AYS/NW

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