

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> November 15, 2023
<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>Village 27 Parcel M &amp; E Drainage Improvement</b>		<b>COPIES TO:</b> The Howard Hughes Company	
<b>Cross Streets:</b>	Lake Mead Blvd		GCW, Inc.
<b>File Number:</b>	F:\PW_Flood\1. Development Review\1. DS Memo\DS05586E.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	137-15-401-003, 137-21-501-001		
<b>Zoning Action:</b>			
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	NO	<b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	06/28/2022	07/11/2022	Not Approved	\$400.00	4845731: \$400
2 <sup>nd</sup> Submittal	09/13/2022	10/03/2022	Not Approved	\$400.00	4950238: \$400
3 <sup>rd</sup> Submittal & Supplement	10/19/2022 & 11/7/2022	10/31/2022 & 11/9/2022	Not Approved	\$400.00	5015093: \$400
4 <sup>th</sup> Submittal	11/16/2022	12/06/2022	Conditionally Approved	\$400.00	506481: \$400
5 <sup>th</sup> Submittal	11/02/2023	11/15/2023	See Comment Below	\$400.00	5510172: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$2000.00</b>	<b>----</b>

**REMARKS:**

**5<sup>th</sup> Submittal: Address CCRFCD Comment regarding rain gauge relocation.**

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. Please note that Final Approval of Improvement Plan will not be issued until the downstream debris basin is approved.
2. Relocate existing Rain Gauge to Channel Station 210+00 in the landscape buffer area, south of maintenance access road. Provide a minimum of 12-ft clear access.
3. The site proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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>

When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

**\*\*\* 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 (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

4. The proposed CCRFCD Channel must be dedicated and recorded as Flood Control Right-of-Way prior to City of Las Vegas taking ownership and maintenance responsibility. Clearly identify the Flood Control Right-of-Way limits on the cross-sections and grading plan.
5. Add "Public Drainage easement to be privately maintained" to the 30-ft utility easement shown on sheet GD4 must be recorded with Parcel M development. Also, a connection to the proposed south access road along the channel must be provided with Parcel M development.

**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**  
OSK

T/R/S: T20S/R59E/S15, 21  
AREA K-15