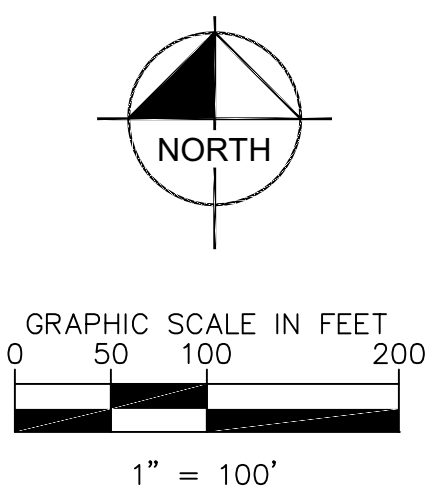
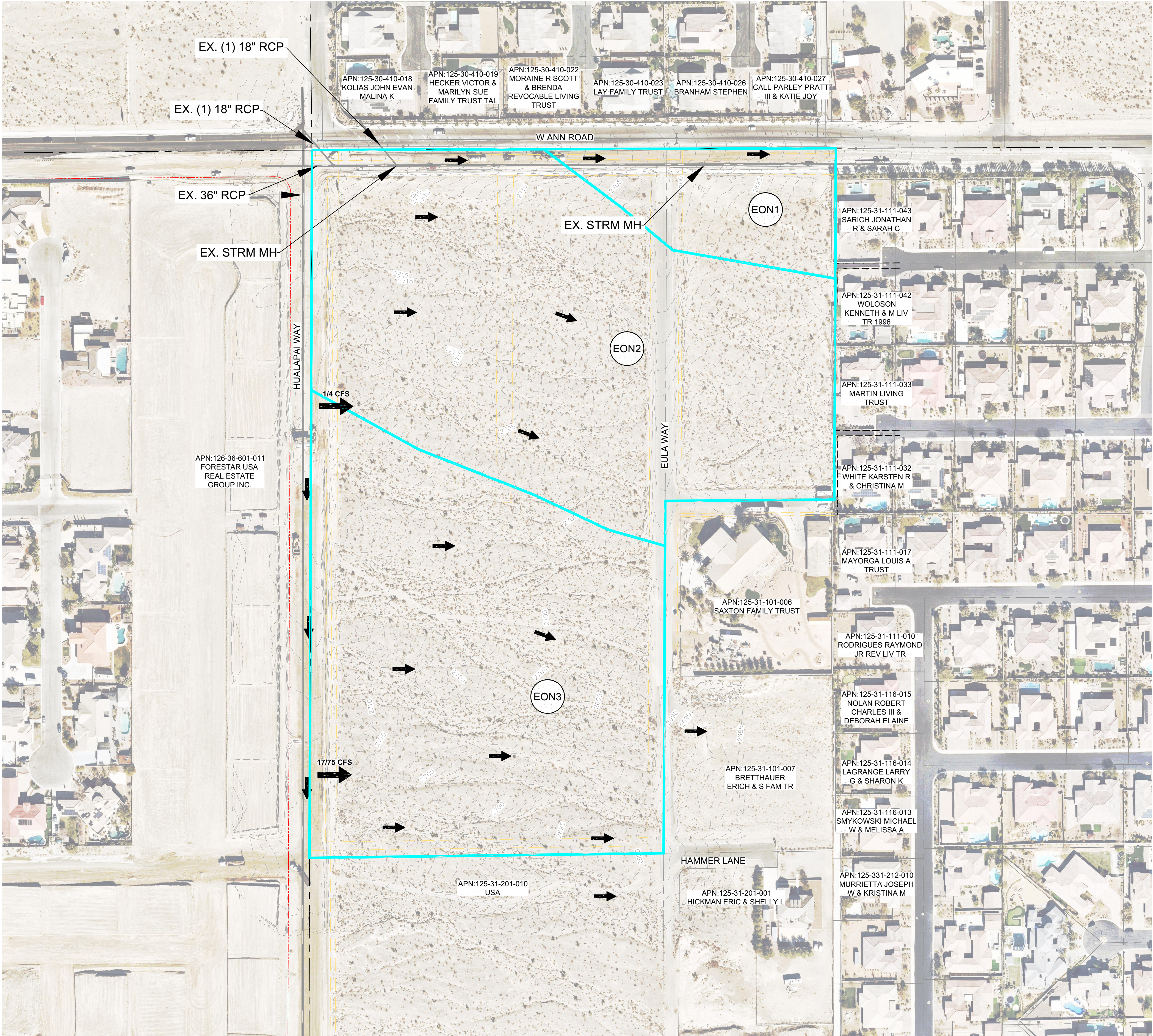


Appendix A – Documents & Figures

- EX-1 Existing Condition Basin Map
- PRO-1 Proposed Condition Basin Map
- ULT-1 Ultimate Condition Basin Map
- Assessor's Parcel Maps
- FIRM Exhibits
- Figure F-17 Flood Control Facilities
- Figure W Hydrologic Subareas, Land Use & Soils
- Entitlements

Plotted By: Ballie, Mikea - Sheet Set: KHA - Layout: EX - March 17, 2021 10:50:41am K:\LAV-Civil\281400024 - Ann and Hualapai\Reports\DRAINAGE\01-TDS\Figures\CAD\Figure_EX.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- LEGEND**
- (XXX) BASIN ID
 - XXXX PRORATED BASIN ID
 - BASIN BOUNDARY
 - - - PRORATED BASIN BOUNDARY
 - FUTURE CCRFCD REGIONAL FACILITY
 - EXITING DRAINAGE FACILITY
 - FLOW ARROW
 - CPX CONCENTRATION POINT
 - (X*) SECTION ID

Ann & Hualapai			
EXISTING FLOW SUMMARY TABLE			
BASIN ID/ COMB. PT.	BASIN AREA (ac)	10-YR FLOW (cfs)	100-YR FLOW (cfs)
EON1 (*EXOF3)	15.8	5	18
EON2	24.4	7	28
EON3	7.3	2	8

*Referenced from the Grand Canyon Study (PW# 10-18993)

EXISTING CONDITION PRORATED FLOW SUMMARY					
Existing Onsities					
Subbasin	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	Area (ac)	cfs/acre _{100yr}	cfs/acre _{100yr}
*EXOF2	32	137	99.80	0.32	1.37
*EXOF4	5	25	18.37	0.27	1.36
Existing Onsite Prorated Basins					
Subbasin	Q ₁₀₀ (cfs)	Q ₁₀₀ (cfs)	Area (ac)	cfs/acre _{100yr}	cfs/acre _{100yr}
EON3	4	15	11.11	0.32	1.37
REMAINDER *EXOF2	28	122	88.69	0.32	1.37
TOTAL	32	137	99.80	NA	NA
EON2	3	17	12.35	0.27	1.36
REMAINDER *EXOF4	2	8	6.02	0.27	1.36
TOTAL	5	25	18.37	NA	NA

ANN ROAD AND HUALAPAI WAY
PREPARED FOR
RICHMOND HOMES

CITY OF LAS VEGAS

NEVADA

EXISTING CONDITION
DRAINAGE MAP

01/29/2021

KHA PROJECT
291400024

DATE
01/29/2021

SCALE AS SHOWN

DESIGNED BY
MK

DRAWN BY
JE

CHECKED BY
TC

Kimley»Horn

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PHONE: 702-862-3600
WWW.KIMLEY-HORN.COM

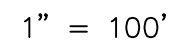
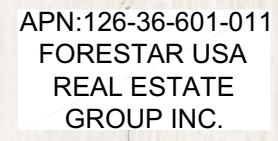
REVISIONS

DATE

BY

CLV#:

OF 12 SHEETS
EX-1



-

BASIN ID / COMB. PT.	(ac)	(cfs)	(cfs)
**ANN	4.5	8	15
**OFF1P	4.8	5	13
**CP1	-	13	28
ANN1	1.6	3	6
CP1	-	16	34
**ON2AP	27.6	11	43
**OFF3U	2.2	<1	<1
**OFF2P	9.1	4	16
**CP2A	-	15	59
**OFF4P	20.1	<1	6
**CP2B	-	15	64
**ON1A	4.9	<1	1
**CP2	-	15	66
**ON1B	18.1	<1	5
**HUAL-2	2.2	5	9
**CP3	-	18	75
**HUAL-1	1.3	3	5
DON1	22.5	<1	7
DVDON1	-	<1	4
CP2	-	20	81

SUBBASIN	Q ₁₀₀ (cfs)	AREA (ac)	CFS/ACRE
DON1	7	22.5	0.31
Proposed Onsite Prorated Basins			
SUBBASIN	Q ₁₀₀ (cfs)	AREA (ac)	CFS/ACRE
DON1-A	1	3.0	0.31
DON1-B	0.5	2.3	0.31
DON1-C	1	3.3	0.31
DON1-D	0.5	1.5	0.31
DON1-E	1	3.1	0.31
DON1-F	1	2.6	0.31
DON1-G	1	2.8	0.31
DON1-H	1	3.9	0.31
TOTAL	7	22.5	NA

		%	(cfs)	(ft)	(ft/s)	ft ² /s
ON1-A1	DON1-A	0.73	1	0.21	1.33	0.28
ON1-A2	DON1-A	0.63	1	0.21	1.25	0.26
ON1-B1	DON1-A+DON1-B	2.00	1.5	0.20	2.15	0.43
ON1-C1	DON1-A+DON1-B+DON1-C	3.04	2.5	0.10	2.28	0.23
ON1-C3	DON1-A+DON1-B+DON1-C	2.87	2.5	0.22	2.75	0.61
ON1-D	DON1-D	3.00	0.5	0.12	2.69	0.32
ON1-E1	**HUAL1+DON1-E	1.50	6	0.31	2.58	0.80
ON1-F1	**HUAL1+DON1-E+DON1-F	4.12	7	0.28	3.95	1.11
ON1-F2	**HUAL1+DON1-E+DON1-F	0.60	7	0.27	1.98	0.53
ON1-G	DON1-G	1.64	1	0.19	1.85	0.35
ON1-H2A	**CP3	3.87	75	0.55	7.71	4.24
ON1-H2B	**CP3+DON1-G+DON1-H	3.50	77	0.56	7.55	4.23
ON1-H4	CP2	0.50	81	0.75	4.48	3.36

ON1-B2	5.12	1.5	0.10	2.90	V	2%	2%
ON1-C2	1.71	2.5	0.15	2.17	V	2%	2%
ON1-E2	4.85	4	0.14	4.23	V	2%	2%
ON1-H1	3.40	75	0.47	7.90	V	2%	2%
ON1-H3	2.00	77	0.53	6.79	V	2%	2%

	%	(15)	(17)	(17.5)	(17.5)	(15)	(17)	(17.5)	(17.5)	(17)
ANN-1	3.55	34	0.60	5.93	3.56	16	0.48	5.39	2.59	27.50
HUAL-1	1.32	5	0.21	2.35	0.49	3	0.17	2.07	0.35	18.50
HUAL-2	1.95	75	0.53	5.35	2.84	18	0.31	3.74	1.16	11.50

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

0100200400600800

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

—

PARCEL BOUNDARY

—

SUB BOUNDARY

—

PM/LD BOUNDARY

—

ROAD EASEMENT

—

MATCH / LEADER LINE

—

HISTORIC LOT LINE

—

HISTORIC SUB BOUNDARY

—

HISTORIC PM/LD BOUNDARY

—

SECTION LINE

CONDOMINIUM UNIT

AIR SPACE PCL

RIGHT OF WAY PCL

SUB-SURFACE PCL

001

ROAD PARCEL NUMBER

001

PARCEL NUMBER

1.00

ACREAGE

202

PARCEL SUB/SEQ NUMBER

PB 24-45

PLAT RECORDING NUMBER

5

BLOCK NUMBER

5

LOT NUMBER

GL5

GOV. LOT NUMBER

BOOK

T19S R60E

SEC.

31

MAP

N 2 NW 4

125-31-1

8

4

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98 099

100 101

27 126

125 124

36 137

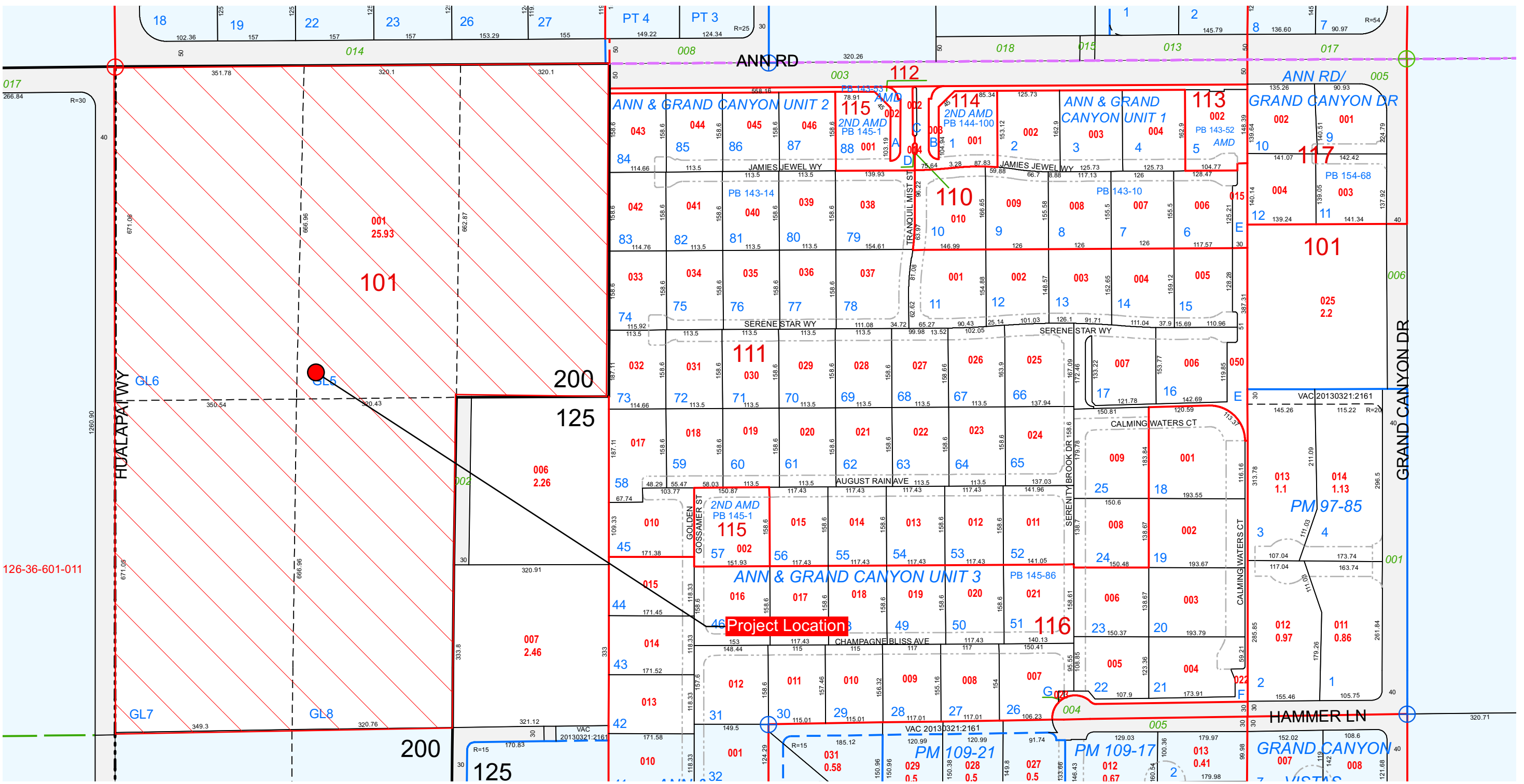
138 139

65 164

163 162

Scale: 1" = 200'

Rev: 10/8/2020



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevation (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevation (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum (NAVD). Users of this FIRM should be aware that coastal flood elevations may also be provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this community. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map is Universal Transverse Mercator (UTM) Zone 11. The **horizontal datum** is NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Vertical Network Branch, NCG13
National Geodetic Survey, NOAA
Silver Spring Metro Center 3
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3151

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by Clark County Regional Flood Control District. This information was converted using Orthophotography, dated 1999 or newer, and GBF/DIME data. Segments were digitized off of the orthophotography based on center of pavement.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

An accompanying Flood Insurance Study report, Letters of Map Revision or Letters of Map Amendment revising portions of this panel, and digital versions of this PANEL may be available. Contact the **FEMA Map Service Center** at the following phone numbers and Internet address for information on all related products available from FEMA:

Phone: 800-358-9616
FAX: 800-358-9620
www.fema.gov/msc

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov.

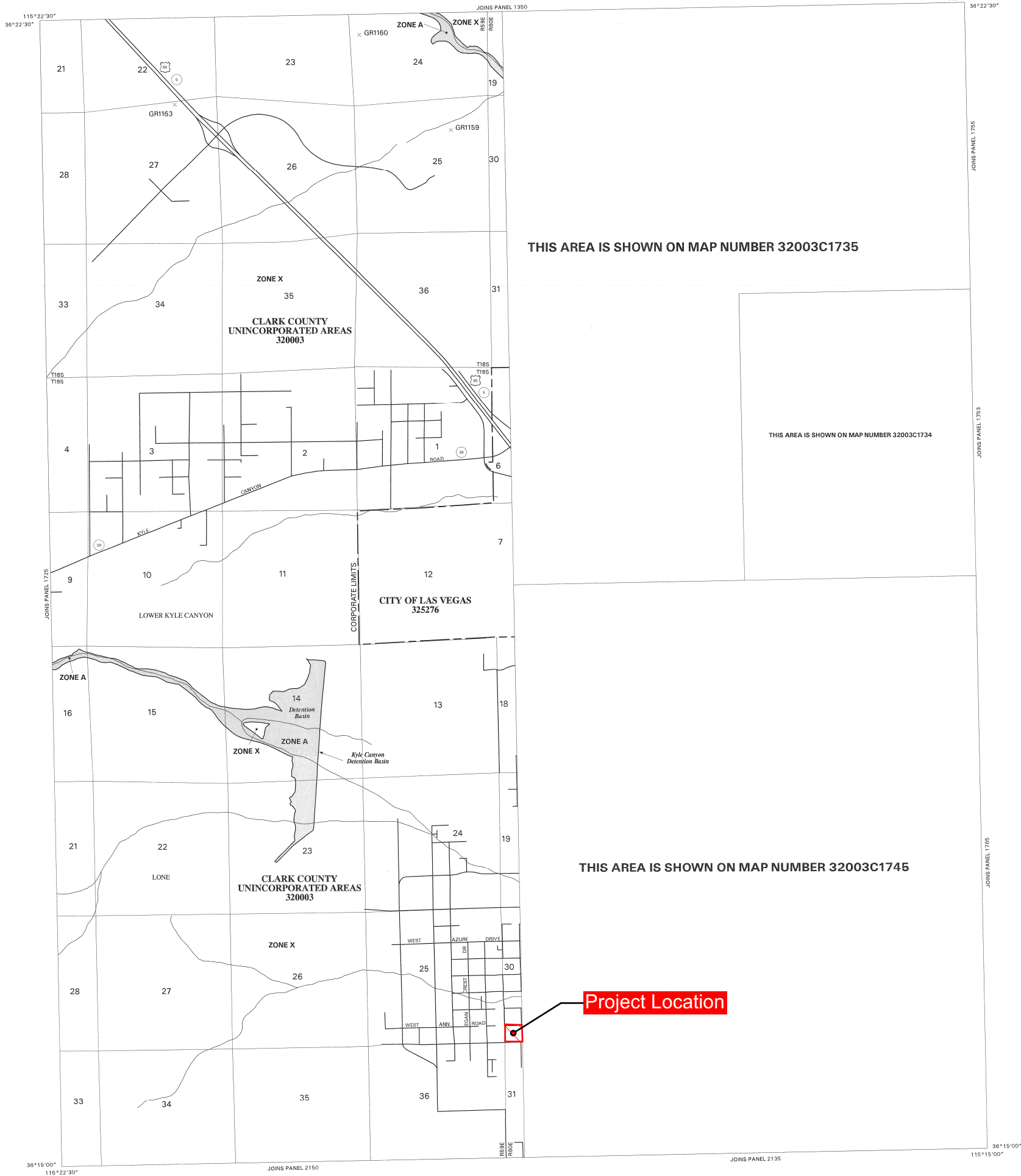
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on this map.

This Digital Flood Insurance Rate Map (DFIRM) was produced through a unique partnership between Clark County and the Federal Emergency Management Agency (FEMA). Clark County has developed a long-term approach of floodplain management to decrease the costs associated with flooding. This is demonstrated by the Clark County commitment to share and maintain floodplain layers within their Geographic Information System Management Office (GISMO).

This DFIRM reflects several innovative features. These include:
+ Southern Nevada GIS - Cooperation among local governmental agencies throughout Clark County. The foundation of cooperation is the GIS Interlocal Agreements formed between fourteen regional participants. In part, the agreements specify that the Clark County GIS Management Office (GISMO) will be responsible for maintaining a GIS data warehouse and associated Southern Nevada GIS Metadata.

+ The GISMO's responsibilities go beyond maintaining the GIS data warehouse. GISMO also maintains the Street Centerline Database used by 911 dispatch services. This centerline database serves as the base map for this DFIRM.

DIGITAL DATA AVAILABILITY: <http://www.co.clark.nv.us/celt/gismo/gismo.htm>



THIS AREA IS SHOWN ON MAP NUMBER 32003C1735

THIS AREA IS SHOWN ON MAP NUMBER 32003C1734

THIS AREA IS SHOWN ON MAP NUMBER 32003C1745

Project Location

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zone A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently described in Zone A. The former flood control system is being restored to provide protection from the 1% annual chance or greater flood event.
- ZONE A99** Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE D Areas determined to be outside the 0.2% annual chance floodplain.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- Coastal Barrier Boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

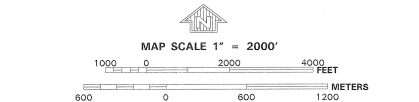
- Cross Section Line
- Transect Line
- Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 1000-meter Universal Transverse Mercator grid values, zone 11
- 5000-foot grid ticks
- Bench mark (see explanation in Notes to Users section of this FIRM panel).
- River Mile

MAP REPOSITORY
Refer to Repository Listing on Index Map
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
AUGUST 16, 1995
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

September 27, 2002: to update corporate limits, to change base flood elevations, to add base flood elevations, to add special flood hazard areas, to change special flood hazard areas, to delete special flood hazard areas, to change zone designations, to add roads and road names, to incorporate previously issued letters of map revision, to incorporate previously issued letters of map amendment, and to change floodway.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1750 E

FIRM
FLOOD INSURANCE RATE MAP
CLARK COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 1750 OF 4090
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAS VEGAS, CITY OF	325276	1750	E
CLARK COUNTY, UNINCORPORATED AREAS	320003	1750	E

Notice to User: The **Map Number** shown below should be used when placing map orders. The **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
32003C1750 E

MAP REVISED:
SEPTEMBER 27, 2002

Federal Emergency Management Agency



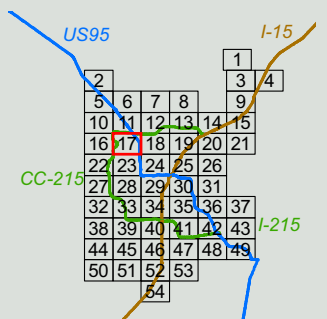
2018
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE

**FIGURE F-17
FLOOD CONTROL FACILITIES**

- LEGEND**
- Ultimate Development Boundary
 - Existing Facilities
 - Category A Proposed Facilities
 - Category B Proposed Facilities
 - Local Existing Facilities
 - Detention Basin
 - Culvert or Bridge Crossing
 - Stormdrain
 - Lined Channel
 - Unlined Channel
 - Levee/Dike
 - Natural Wash/Floodway
 - ID-Mile Separator
- Remove & Replace/Parallel Facilities**
- | Category A | Category B |
|------------|------------|
| Channel | Channel |
| Stormdrain | Stormdrain |
| Crossing | Crossing |

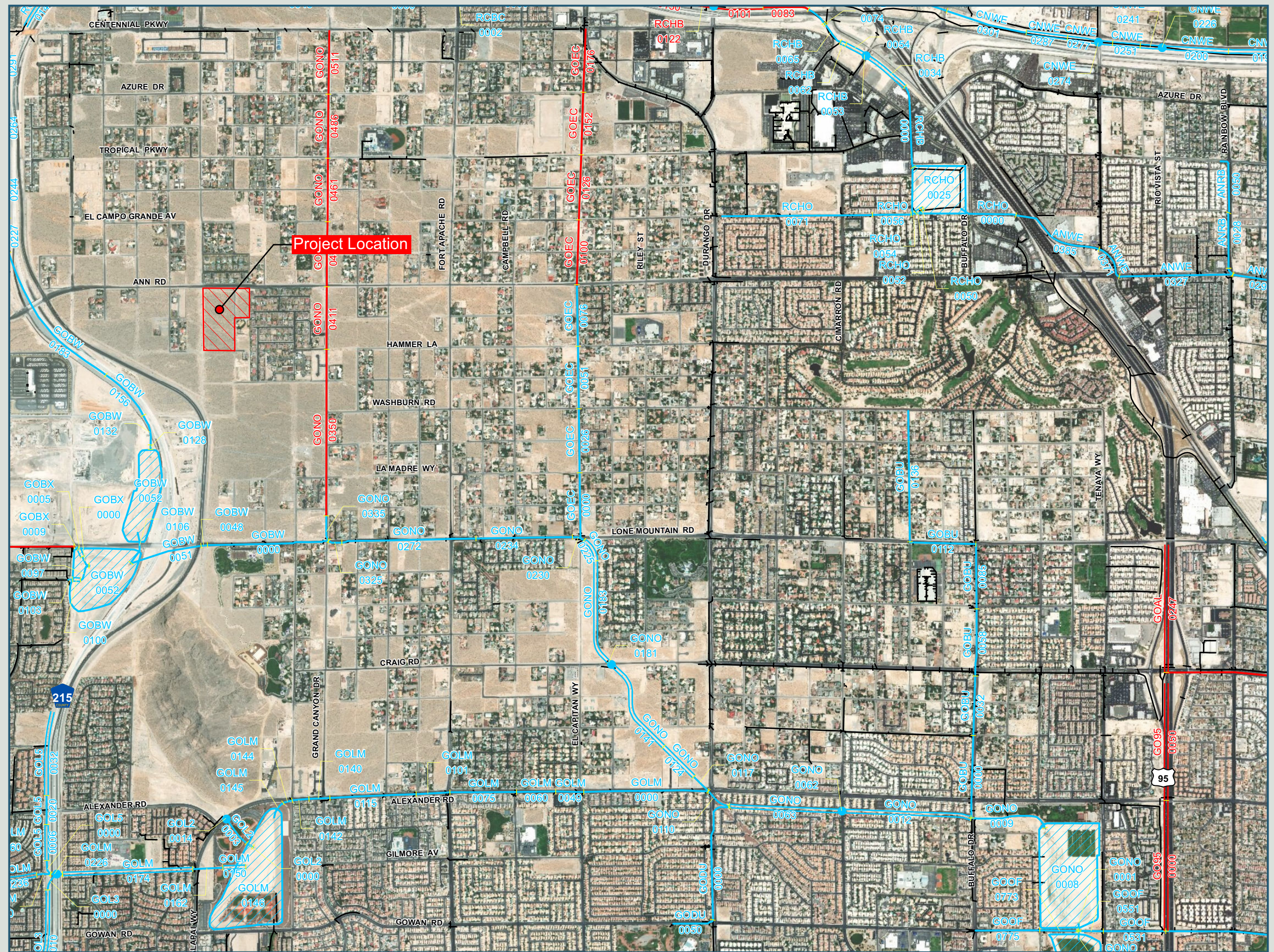


Scale: 1 inch = 2,000 feet
AerialSource:Esri World Imagery 2017



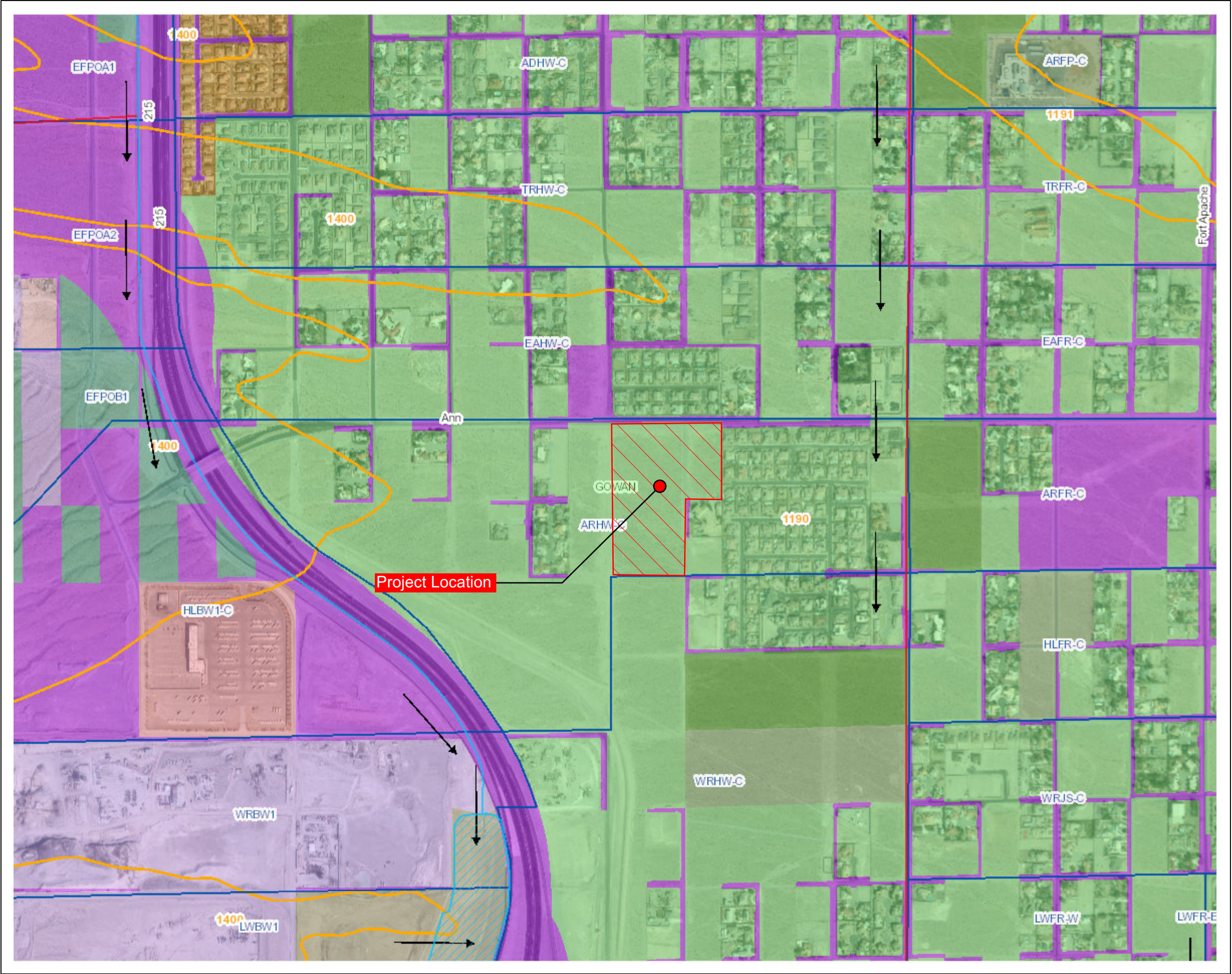
ATKINS
Member of the SNC-Lavalin Group

Louis Berger



ID / Mile	Status	Facility Description	Length (ft.)	Flow (cfs)	HEC-1 Node	HEC-1 Model	Tributary Area (sq.mi.)	Channel Slope (%) **
ANRB		ANN ROAD CHANNEL WEST - RAINBOW						
0000	E	9' X 6' RCB	167	817	CNW2B5-C	WEST3	0.99	0.30
0028	E	11' X 5' RCB	1140	817	CNW2B5-C	WEST3	0.99	0.23
0050	E	10' X 3' RCB	1240	517	CNW2A3-C	WEST3	0.63	0.35
ANWE		ANN ROAD CHANNEL WEST						
0290	E	8' X 8' RCB	2050	817	2CNW2B5C	CWEST3	0.99	0.70
0327	E	6' X 6' RCB	2360	135	RCHODB	WEST3	4.61	0.87
0371	E	6' X 6' RCB	760	135	RCHODB	WEST3	4.61	0.34
0385	E	54" RCP	1950	135	RCHODB	WEST3	4.61	1.17
CNWE		CENTENNIAL PKWY CHANNEL WEST						
0195	E	CONC CHNL 36"W 9"D 0:1 SS	1130	3771	CNW3B3-C	WEST3	5.64	0.60
0200	E	CONC CHNL 36"W 9"D 0:1 SS	1340	3523	CNW2D4-C	WEST3	5.14	1.00
0226	E	2: 18' X 8.5' RCBC @ RIO VISTA	100	3523	CNW2D4-C	WEST3	5.14	0.51
0241	E	CONC CHNL 36"W 9.5"D 0:1 SS	405	3523	CNW2D4-C	WEST3	5.14	0.51
0251	E	CONC CHNL 36"W 9"D 0:1 SS	575	3234	CNW2D3-C	WEST3	4.64	0.51
0271	E	CONC CHNL 32"W 10"D 0:1 SS	229	3234	CNW2D3-C	WEST3	4.64	0.51
0274	E	32' X 10' RCBC @ TENAYA	142	3234	CNW2D3-C	WEST3	4.64	0.51
0277	E	CONC CHNL 32"W 9"D 0:1 SS	579	3234	CNW2D3-C	WEST3	4.64	0.64
0287	E	CONC CHNL 32"W 8"D 0:1 SS	865	2992	CNW2B2-C	WEST3	3.83	1.59
0301	E	2: 15' X 7' RCB	1738	2992	CNW2B2-C	WEST3	3.83	1.30
0304	E	22' X 7' RCB	3410	2992	CNW2B2-C	WEST3	3.83	1.85
GO95		GOWAN OUTFALL - U.S. 95 CHANNEL						
0000	P	CONC CHNL 12"W 4"D 2:1 SS	2640	318	GD17BG-C	GOW3A	0.36	0.30
0050	P	CONC CHNL 12"W 4"D 2:1 SS	2450	318	GD17BG-C	GOW3A	0.36	0.30
GOAL		GOWAN OUTFALL - ALEXANDER ROAD FACILITIES						
0168	P	10' X 7' RCB	4200	829	CPT2B2	GOW3A	2.32	0.50
0247	P	CONC CHNL 12"W 5.5"D 2:1 SS	2640	574	CGD20BMC	GOW3A	2.02	0.30
GOBU		GOWAN NORTH - BUFFALO BRANCH						
0000	E	2: 12' X 6' RCB	1705	421	CGD14CBC	GOW3A	2.52	0.20
0032	E	2: 12' X 5' RCB	1248	343	CGD14AAC	GOW3A	2.29	0.25
0058	E	2: 11' X 4' RCB	1398	301	CGD17AAC	GOW3A	1.87	0.25
0085	E	11' X 5' RCB	1356	241	CGD17ABC	GOW3A	1.49	0.25
0112	E	8' X 5' RCB	1380	180	CGD20ACC	GOW3A	1.12	0.65
0136	E	5' X 5' RCB	2740	72	GD24AA-C	GOW3A	0.44	0.50
GOBW		GOWAN BELTWAY WEST						
0000	E	48" RCP	2527	115	LMBWDB	GOW4A	10.81	4.37
0048	E	72" RCP	131	115	LMBWDB	GOW4A	10.81	2.21
0051	E	72" RCP OUTLET	1522	115	LMBWDB	GOW4A	10.81	0.30
0052	E	589 AC-FT LONE MOUNTAIN-BELTWAY DETENTION BASIN		5316	CLMBW1	GOW3B	3.64	
0082	E	17,100 CFS PMF SPILLWAY		17100	CLMBW1	GOW3B	3.64	
0097	E	60" RCP	375	660	UVB1-1	GOW3A	0.37	8.06
0100	E	ENERGY DISSIPATOR	162	660	UVB1-1	GOW3A	0.37	50.00
0103	E	42" RCP	92	660	UVB1-1	GOW3A	0.37	7.00
0106	E	8' X 8' RCB CONNECTOR PIPE UNDER LONE MOUNTAIN	699				0.25	
0128	E	20' X 10' RCB	100	3589	CWRBW1	GOW3B	2.41	25.00
0132	E	14' X 9' RCB	648	3156	CHLBW1-C	GOW3A	5.83	1.27
0156	E	14' X 9' RCB	1182	3156	CHLBW1-C	GOW3A	5.83	2.89
0183	E	14' X 9' RCB	3414	3156	CHLBW1-C	GOW3A	5.83	1.77
0227	E	10' X 8' RCB	739	1823	CEFPOA2	GOW3A	4.94	2.78
GOBX		GOWAN BOX CANYON						
0000	E	66" RCP	258	696	LWBW1	GOW3A	0.47	10.00
0005	E	ENERGY DISSIPATOR	206	696	LWBW1	GOW3A	0.47	39.00
0009	E	6' X 4' RCB	95	696	LWBW1	GOW3A	0.47	4.72
0015	P	66" RCP	6783	39	BOXDET	GOW3A	3.41	6.55
GODU		GOWAN NORTH - DURANGO BRANCH						
0000	E	12' X 6' RCB	2629	905	CLV14-C	GOW3A	1.40	0.91
0050	E	9' X 6' RCB	865	681	CLV20-C	GOW3A	0.98	1.50
GOEC		GOWAN NORTH - EL CAPITAN BRANCH						
0000	E	10' X 8' RCB	1436	474	CWRJS-C*	GOW3A	1.95	1.07
0026	E	10' X 7' RCB	1330	474	CWRJS-C	GOW3A	1.95	0.82
0051	E	10' X 7' RCB	1290	439	CHLFR-C	GOW3A	1.69	1.06
0076	E	10' X 7' RCB	1335	392	CARFR-C	GOW3A	1.45	0.54
GOEC		GOWAN NORTH - EL CAPITAN BRANCH						
0100	P	10' X 6' RCB	1320	321	CEAFR-C	GOW3A	1.21	0.76
0126	P	10' X 7' RCB	1320	290	CTRFR-C	GOW3A	0.96	0.38
0152	P	7' X 6' RCB	1320	238	CARFP-C	GOW3A	0.70	0.77
0176	P	78" RCP	1320	190	CCPFR-C	GOW3A	0.46	1.15
GOL2		GOWAN LONE MOUNTAIN SYSTEM-BRANCH 2						
0000	E	5' X 4' RCB	150	359	CRBW	GOW3A	0.36	14.60
0003	E	66" RCP	607	359	CRBW	GOW3A	0.36	1.97
0014	E	84" RCP @ ALEXANDER	125	359	CRBW	GOW3A	0.36	4.00
GOL3		GOWAN LONE MOUNTAIN SYSTEM-BRANCH 3						
0000	E	2: 10' X 10' RCBC @ BELTWAY	500	3713	CLMT5	GOW3A	7.83	3.39
0010	E	CONC CHNL 20"W 10"D 0:1 SS	3037	3277	CRCLMT1R	GOW3A	7.31	2.78
GOL5		GOWAN LONE MOUNTAIN SYSTEM-BRANCH 5						
0000	E	6' X 5' RCB	309	421	UVB2	GOW3A	0.33	7.69
0006	E	CONC CHNL 6"W 5"D 0:1 SS	740	421	UVB2	GOW3A	0.33	3.85
0020	E	6' X 5' RCBC @ ALEXANDER RD	615	421	UVB2	GOW3A	0.33	2.08
0032	E	CONC CHNL 6"W 5"D 0:1 SS	1756	421	UVB2	GOW3A	0.33	1.67
GOLM		GOWAN LONE MOUNTAIN SYSTEM						
0000	E	78" RCP	2590	278	CLV15-C	GOW4A	11.09	1.80
0049	E	6' X 5' RCB	585	278	CLV15-C	GOW4A	11.09	1.87
0060	E	66" RCP	817	278	CLV15-C	GOW4A	11.09	2.40
0075	E	60" RCP	1385	278	CLV15-C	GOW4A	11.09	2.55
0101	E	54" RCP	700	184	LMTNDB	GOW4A	10.74	1.74
0115	E	48" RCP	1799	184	LMTNDB	GOW4A	10.74	3.08
0140	E	42" RCP	438	184	LMTNDB	GOW4A	10.74	1.60
0142	E	48" RCP	348	184	LMTNDB	GOW4A	10.74	2.14
0144	E	66" RCP	196	184	LMTNDB	GOW4A	10.74	5.44
0145	E	66" RCP OUTLET	378	184	LMTNDB	GOW4A	10.74	0.90
0146	E	888 AC-FT LONE MOUNTAIN DETENTION BASIN		6518	LMTNIN	GOW3B	6.43	
0147	E	36,000 CFS PMF SPILLWAY		36000	LMTNIN	GOW3B	6.43	
0150	E	DROP STRUCTURE	481	5731	CGABW	GOW3B	5.49	
0162	E	28' X 8' RCBC @ HUALAPAI	625	5731	CGABW	GOW3B	5.49	1.86
0174	E	CONC CHNL 28"W 8"D 0:1 SS	2715	5532	COLMT5	GOW3B	5.19	3.20
0226	E	10' X 10' RCBC @ BELTWAY	246	2246	CUVB2	GOW3A	1.67	2.50
0230	E	10' X 10' RCB	290	1931	CLMT3	GOW3A	1.34	2.50
0236	E	CONC CHNL 15"W 8"D 0:1 SS	869	1931	CLMT3	GOW3A	1.34	3.69
GOLO		GOWAN OUTFALL - LONE MTN. ROAD BRANCH						
0275	E	8' X 6' RCB	3000	580	CPT3AA2	GOW3A	1.17	1.04
0332	E	8' X 6' RCB	150	492	CC3AA1	GOW3A	1.02	1.90
GONO		GOWAN NORTH SYSTEM						
0000	E	8' X 8' RCB OUTLET	184	523	GWNNDB	GOW5A	68.55	0.51
0001	E	8' X 8' RCB OUTLET	156	523	GWNNDB	GOW5A	68.55	0.63
0006	E	30,780 CFS PMF SPILLWAY		30780	CCLV43-C*	GOW4B	11.91	
0008	E	921 AC-FT GOWAN NORTH DETENTION BASIN		2599	CCLV43-C*	GOW4B	11.91	
0009	E	3: 13' X 8' RCB	1662	2281	CLV43-C	GOW4B	11.22	0.62
0012	E	CONC CHNL 30"W 8'9.5"D 0:1 SS	2865	2131	CCLV36-C	GOW4B	8.53	1.18
0062	E	BRIDGE 30"W 8.5"D @ CIMARRON	80	1912	CCLV15-C	GOW4B	8.02	0.30
0063	E	CONC CHNL 30"W 8.5'-10"D 0:1 SS	2302	1912	CCLV15-C	GOW4B	8.02	1.00
0110	E	2: 12' X 8' RCAC @ ALEXANDER	547	1392	CHAFR2-C	GOW3B	6.26	1.00
0117	E	2: 12' X 8' RCAP	424	1392	CHAFR2-C	GOW3B	6.26	1.10
0124	E	CONC CHNL 24"W 9"D 0:1 SS	887	1392	CHAFR2-C	GOW3B	6.26	1.36
0141	E	CONC CHNL 24"W 9'-10.5"D 0:1 SS	2064	1367	CCRSFR-C	GOW3B	6.12	0.59
0181	E	BRIDGE 30"W 7D @ CRAIG	142	1367	CCRSFR-C	GOW3B	6.12	0.65
0183	E	CONC CHNL 22"W 8'-10.6"D 0:1 SS	2193	1185	CCRSFR-C	GOW3B	5.19	0.72
0225	E	CONC CHNL WIDTH VARIES DEPTH VARIES 0:1 SS	508	1144	CCLWFR-E	GOW3B	4.54	1.05
0230	E	13' X 5' RCB	256	766	CLWFR-W	GOW3B	2.46	2.78
0234	E	12' X 6' RCB	2010	766	CLWFR-W	GOW3B	2.46	1.67
0272	E	10' X 6' RCB	2797	766	CLWFR-W	GOW3B	2.46	3.15
0325	E	15' X 7' RCB	291	749	COWRHW-C	GOW3B	2.34	4.20
0335	E	15' X 7' RCB	529	749	COWRHW-C	GOW3A	2.34	0.40
0350	P	10' X 6' RCB	3473	749	COWRHW-C	GOW3A	2.34	0.88
0411	P	10' X 6' RCB	1320	679	CARHW-C	GOW3A	1.84	0.76
ID / Mile	Status	Facility Description	Length (ft.)	Flow (cfs)	HEC-1 Node	HEC-1 Model	Tributary Area (sq.mi.)	Channel Slope (%) **
GONO		GOWAN NORTH SYSTEM						
0436	P	8' X 6' RCB	1320	607	CEAHW-C	GOW3A	1.50	1.14
0461	P	8' X 7' RCB	1320	508	CTRHW-C	GOW3A	1.21	0.38
0486	P	7' X 5' RCB	1320	400	CADHW-C	GOW3A	0.90	0.76
0511	P	6' X 5' RCB	1320	326	COPHW-C	GOW3A	0.60	1.14
GOOF		GOWAN OUTFALL FACILITIES						
0511	E	8' X 5' RCB	8390	740	CPT6B-C	GOW3B	1.08	0.50
0531	E	8' X 5' RCB	1300	523	GWNNDB	GOW5A	68.55	0.50
0551	E	72" RCP	524	523	GWNNDB	GOW5A	68.55	0.62
0773	E	60" RCP	803	255	LV30-C	GOW3A	0.42	1.40
0775	E	60" RCP	1300	255	LV30-C	GOW3A	0.42	1.00
RCBC		RANCHO ROAD SYSTEM - BELTWAY CHANNEL						
0140	E	CONC CHNL 10"W 5"D 0:1 SS	2155	475	CDMA1	WEST3	0.43	1.65
RCHB		RANCHO ROAD SYSTEM - BELTWAY						
0000	E	2: 12' X 8.5' RCAP	1700	1766	CNW1C-W*	WEST3	3.91	0.63
0034	E	CONC CHNL 21"W 8"D 0:1 SS	1000	1766	CNW1C-W	WEST3	3.91	1.19
0053	E	2: 12' X 8' RCBC @ SOUTH RAMP CONNECTOR	85	1465	CDW1C1-C	WEST3	3.55	1.40
0054	E	CONC CHNL 21"W 8"D 0:1 SS	432	1465	CDW1C1-C	WEST3	3.55	1.51
0062	E	TRANSITION STRUCTURE	130	1465	CDW1C1-C	WEST3	3.55	1.51
0065	E	24' X 7' RCB	480	1465	CDW1C1-C	WEST3	3.55	0.30
0074	E	24' X 6' RCB	50	1414	CNWBC6-C	WEST3	3.41	0.30
0075	E	20' X 6' RCBC @ BELTWAY	428	1414	CNWBC6-C	WEST3	3.41	2.81
0083	P	20' X 4' RCB	950	1414	CNWBC6-C	WEST3	3.41	2.49
0101	P	CONC CHNL 20"W 5"D 0:1 SS	980	1414	CNWBC6-C	WEST3	3.41	2.38
0120	E	20' X 6' RCBC @ GRAND MONTECITO	120	1414	CNWBC6-C	WEST3	3.41	1.00
0122	P	CONC CHNL 16'-20"W 6"D 0:1 SS	350	1414	CNWBC6-C	WEST3	3.41	1.84
RCHO		RANCHO ROAD SYSTEM						
0000	E	60" RCP W/ 36" ORIFICE PLATE	1183	135	RCHODB	WEST3	4.6	

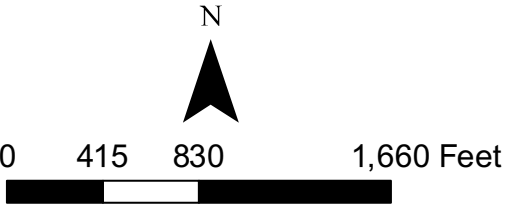
Ann & Hualapai



Legend

- Flow Arrows
- Concentration Points
- Existing Facilities
- Category A Proposed Facilities
- Category B Proposed Facilities
- Ultimate Development Boundary
- Watershed
- Subbasins
- Soils
- 1: Undeveloped Land, Open desert
- 2: Parks, Golf Courses
- 3: Rural, 0.5-1 units per acre (uses 1 unit/acre)
- 4: Low-Density Residential, 1-2 units per acre (uses 2 units/acre)
- 5: Medium-Density Residential, 2-4 units per acre (uses 3 units/acre)
- 6: High-Density Residential, 4-8 units per acre (uses 6 units/acre)
- 7: Public Facility and Residential, 8-12 units/acre
- 8: Very High-Density Residential, 12 units/acre or more
- 9: Commercial, Retail, Casino, High Rise Condominiums
- 10: Light Industrial
- 11: Heavy Industrial
- 12: Schools
- 13: Lakes
- SFHA Zone AE
- SFHA Zone A
- SFHA Zone AO
- Zone X (Shaded)

1 inch = 833 feet





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

March 10, 2021

Mr. Chris Johnson
Vegas Capital Ventures, LLC
P.O. Box 94313
Las Vegas, Nevada 89193

**RE: 21-0017-VAR1 AND 21-0017-TMP1
PLANNING COMMISSION MEETING OF MARCH 9, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 9, 2021* voted to **APPROVE** the following Land Use Entitlement project requests on 25.93 acres on the southeast corner of Ann Road and Hualapai Way (APN 125-31-101-001), R-E (Residence Estates) Zone, Ward 6 (Fiore).

21-0017-VAR1 - VARIANCE - TO ALLOW STUB STREETS WHERE CUL-DE-SACS ARE REQUIRED AND RURAL STREET STANDARDS FOR ANN ROAD, HUALAPAI WAY AND EULA STREET.

21-0017-TMP1 - TENTATIVE MAP - ANN & HUALAPAI - FOR A PROPOSED 40-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION.

This approval is subject to the following conditions:

21-0017-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Tentative Map (21-0017-TMP1) shall be required, if approved.
2. A Variance is hereby approved to allow stub street terminations where cul-de-sacs are required.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.

21-0017-VAR1 AND 21-0017-TMP1 - Page Two
March 10, 2021

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

7. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 100% of the City's bond estimate costs for deferred improvements on Hualapai Way and 50% of the City's bond estimate costs for all deferred improvements on Eula Street based on the Regional Transportation Commission's (RTC) rural standards. If all RTC standards are followed, no deferral contribution is required.
8. Prior to the issuance of permits, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Eula Street and Hualapai Way adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.

21-0017-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of Variance (21-0017-VAR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. The applicant shall provide a letter from Republic Services stating the proposed residential subdivision with stub streets will be serviced prior to the issuance of a building permit.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. A Vacation of Patent Easements for the north half of the Hammer Lane alignment shall record concurrent with or subsequent to the recordation of a Final Map for this site.
9. Dedicate 50 feet of right-of-way for Ann Road, 40 feet for Hualapai Way, with 10 feet of additional right-of-way for the right turn lane, and a 30-foot half street width for Eula Street. Additionally, dedicate a 25-foot radius at the southeast and southwest corners of Ann Road and Eula Street and at the southeast corner of Hualapai Way and Ann Road along with a Traffic Signal Chord Easement.
10. Construct all incomplete half street improvements on Ann Road, Hualapai Way, and Eula Street adjacent to this site per Regional Transportation Commission Standards 244.10, 244.11, and 244.12 and in compliance with 20-0017-VAR1. Modifications on Eula Street may be approved administratively to place improvements where legally able (abutting Assessor's Parcel Number 125-31-101-007).

11. Private streets shall be granted as "Public Sewer and Drainage Easements to be Privately Maintained" on the Final Map for this site. Public Sewer and Public Drainage Easements overlying Common Elements "G" and "E" shall be granted on the Final Map for this site. No structures, and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.
12. Coordinate with the Sanitary Sewer Section of the Department of Public Works to connect to public sewer in Washburn Avenue as there is not enough capacity in Fisher Lane. Prior to the issuance of any permits, obtain a grant by separate document for a minimum 20' wide Public Sewer Easement centered over the proposed sewer line on Assessor Parcel #125-31-101-007, or alternatively, if a patent reservation exists and is proposed to be used for this purpose, provide all necessary documentation and material needed to file and obtain a Declaration of Utilization of said patent reservation.
13. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.
14. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **March 9, 2021** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **March 22, 2021**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Angela Pinley, PE
Richmond American Homes
7770 S. Dean Martin Drive, Ste. 308
Las Vegas, Nevada 89139

Mr. Eric Hopkins, PE
Kimley-Horn
6671 Las Vegas Blvd, South
Las Vegas, Nevada 89119