

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 25, 2024		
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Tyler Key Flood Control Engineering Associate Department of Public Works		
SUBJECT:		Drainage Study for:		COPIES TO:	
		Summerlin Village 29 Parcel J (Primrose Park)		Richmond American Homes	
Cross Streets:		Spring Run Dr. & Grand Park Blvd.		Westwood Professional Services	
File Number:		F:\Depot\DSMemos\DS05762C.doc		Bart Anderson, P.E., DevCo	
Parcel Number:		137-28-611-005		CCRFCFCD	
Zoning Action:		24-0135-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	4/8/2024	4/23/2024	Not Approved	\$400	5710027: \$400
2 nd Submittal	5/15/2024	5/30/2024	See Comments Below	\$400	5767676: \$400
CCRFCFCD & SDRC	6/20/2024	6/25/2024	CCRFCFCD & SDRC Documentation Received	N/C	N/C
TOTAL FEES (LDDRS):				\$800	----

REMARKS:

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.
	is conditionally approved subject to SDRC documentation.

1. The proposed project is premised on the flood protection provided by the perimeter streets and the associated storm facilities (Spring Run Drive, Grand Park Boulevard, COS-3/COS-4 Wash). The subject improvement plan will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

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, final approval 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
TJK

T/R/S: T20S/R59E/S28
AREA K28