

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 3, 2025
TO: Land Development Services Department of Building & Safety- Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Summerlin Village 27 Parcel E - Custom Lot Improvements - Update #1		GCW, Inc.
Cross Streets:	NWC of Park Drift Trail & Sunset Run Drive	The Howard Hughes Company
File Number:	F:\Depot\DSMemos\DS5781D.doc	Bart Anderson, P.E.; DevCo
Parcel Number:	137-16-811-001; 137-15-310-002	CCRFC
Zoning Action:		
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	6/5/2024	6/24/2024	Not Approved	\$400.00	5805390: \$400
2 nd Submittal	7/3/2024	7/17/2024	Conditional Approval	\$400.00	5834350: \$400
3 rd Submittal	10/7/2024	10/14/2024	Conditional Approval	\$100.00	5962835: \$100
CCRFC	1/16/2025	2/3/2025	Concurrence Recv'd	N/A	N/A
			TOTAL FEES (LDDRS):	\$900.00	----

REMARKS:

3rd Submittal: Update #1 for minor onsite grading and storm drain revisions

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 project is based on the premise that a *Clark County* regional facility "GOL3" being constructed for flood protection. The subject drainage study will not be finally approved prior to at a minimum the posting of the construction bonds for the "*Summerlin West Village 27 Parcel M & E Drainage Improvement*" and "*Summerlin West Village 27 Debris Basin*" projects.
2. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
3. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

***** 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

AYS

T/R/S: T20S/R59E/21

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