

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 5, 2025	
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:	
Summerlin Village 25 Parcel P – Iris Glen		Westwood Professional Services	
Cross Streets:	Sunset Run Drive & Calico Bend Drive	Richmond American Homes	
File Number:	F:\Depot\DSMemos\DS5827B.doc	CCRFCFCD	
Parcel Number:	137-22-613-001		
Zoning Action:	24-0469-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	12/12/2024	1/8/2025	Not Approved	\$400.00	6045227: \$400
2 nd Submittal	1/23/2025	2/5/2025	See Comments Below	\$400.00	6089024: \$400
TOTAL FEES (LDDRS):				\$800.00	----

REMARKS:

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

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:
X	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 proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Highland Pride Lane, Calico Bend Drive & Sunset Run Drive). The subject improvement plans will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
2. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCFCD to confirm that they have begun their review.

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>

3. **Second Request:** *Grading Plan: Provide a cross section of common element 'B' in between lots 8 and 9 from Highland Pride Ln to Yellow Iris Ave and or provide more detailed grading of this area. The elevations along High Pride Ln are more than 10-ft higher.*

The cross section required in the previous comment was meant to be in a longitudinal direction, not what *Section 17/D-2* was showing.

4. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.
5. All drainage easements must be PUBLIC drainage easements to be Privately Maintained by the HOA. Label as such on the pertinent grading plan.
6. Provide a note on the grading plans: All Onsite Storm Drains and the associated facilities are Privately Owned and to be Privately Maintained by the HOA.

***** 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
HDR/AYS/SF/JT

T/R/S: T20S/R59E/S22
AREA K-22