

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> March 6, 2025
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Neil Wacaser, P.E. <i>NW</i> Sr. Engineering Associate Department of Public Works
<b>SUBJECT:</b>		Drainage Study for: <b>Summerlin West V25 – Calico Bend Drive – Update #2</b>	<b>COPIES TO:</b> GCW, Inc.
<b>Cross Streets:</b>	Between Lake Mead Blvd. & Sunset Run Dr.	Howard Hughes Company, LLC	
<b>File Number:</b>	F:\Depot\DSMemos\DS5445F.doc	Lucien Paet, P.E., DevCo	
<b>Parcel Number:</b>	137-22-301-006	CCRFCD	
<b>Zoning Action:</b>	N/A		
<b>FEMA Flood Zone</b>	YES NO X		
<b>Proposed Storm Drain</b>	YES NO X		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	4/13/2021	5/4/2021	Not Approved	\$400.00	4245223: \$400
2 <sup>nd</sup> Submittal	5/24/2021	6/7/2021	Conditional Approval	\$400.00	4304518: \$400
CCRFCD	8/2/2021	8/16/2021	Concurrence Recv'd	N/C	N/C
3 <sup>rd</sup> Submittal	6/9/2022	6/22/2022	Not Approved	\$100.00	4823091: \$100
4 <sup>th</sup> Submittal (Supplement)	7/18/2022	8/3/2022	See Comments Below	N/C	N/C
5 <sup>th</sup> Submittal	2/11/2025	3/6/2025	Approved	\$100.00	6113441: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1000.00</b>	----

**REMARKS:**

**5<sup>th</sup> Submittal: Update #2 to relocate the entry to Parcel P, shift a curb line and drop inlet inward.**

The Drainage Study for the subject project has been reviewed and:

<b>X</b>	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.

The following comments are repeated until they are complete:

1. The subject project is based on the premise that the upstream *Lake Mead Boulevard (Sunset Run to Park Drift Trail)* is existing to provide hydrologic cutoff and flood protection and the downstream *Sunset Run Drive (Lake Mead to Scurry Bend)* and the associated storm drain facilities are in place for flood flow perpetuation. The subject improvement plans will not be finally approved prior to the posting of the construction bonds of the *Summerlin West Village 25 – Lake Mead Boulevard (Sunset Run to Park Drift Trail)* and *Summerlin West Village 25 – Sunset Run Drive (Lake Mead to Scurry Bend)* street improvements projects.

2. The project proposes to build temporary drainage facilities, ie, berms/swales along the north side of *Calico Bend Drive* for interim flood protection. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the *City's Land Development Section* (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

**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.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

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

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**END OF REMARKS  
NW**

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