

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 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: Village 27 Parcel M & E Drainage Improvement		COPIES TO: The Howard Hughes Company
Cross Streets:	Lake Mead Blvd	GCW, Inc.
File Number:	F:\Depot\DS Memos\DS5586G.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-15-401-003, 137-21-501-001	
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	6/28/2022	7/11/2022	Not Approved	\$400.00	4845731: \$400
2 nd Submittal	9/13/2022	10/3/2022	Not Approved	\$400.00	4950238: \$400
3 rd Submittal & Supplement	10/19/2022 & 11/7/2022	10/31/2022 & 11/9/2022	Not Approved	\$400.00	5015093: \$400
4 th Submittal	11/16/2022	12/6/2022	Conditionally Approved	\$400.00	506481: \$400
5 th Submittal	11/2/2023	11/15/2023	Conditionally Approved	\$400.00	5510172: \$400
CCRFC	11/27/2023	11/29/2023	Concurrence Received	N/C	N/C
6 th Submittal	4/15/2025	5/5/2025	See Comments Below	\$100.00	6197045: \$100
TOTAL FEES (LDDRS):				\$2,100.00	----

REMARKS:

6th Submittal: Update to remove an access ramp near Station 205+00 with a new ramp provided via a box located at the downstream end of the channel

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.

- The subject update states that the original culvert (20'x6' RCB, designed by the *Summerlin V27 Debris Basin* project, DS5576) at the downstream end of the concrete channel will be revised to two separate RCBs (10'x7' and 10'x9'). However, the City has not received an update to the *Summerlin V27 Debris Basin and Outlet Drainage Study* addressing the modification of one box to two boxes. A drainage study update to DS5576 must be submitted for review and approval prior to the subject improvement plans approval.

The following conditions are repeated until they are complete:

- Please note that Final Approval of Improvement Plan will not be issued until the downstream debris basin is approved.

2. Relocate existing Rain Gauge to Channel Station 210+00 in the landscape buffer area, south of maintenance access road. Provide a minimum of 12-ft clear access.
3. The proposed CCRFCD Channel must be dedicated and recorded as Flood Control Right-of-Way prior to City of Las Vegas taking ownership and maintenance responsibility. Clearly identify the Flood Control Right-of-Way limits on the cross-sections and grading plan.
4. Add "Public Drainage easement to be privately maintained" to the 30-ft utility easement shown on sheet GD4 must be recorded with Parcel M development. Also, a connection to the proposed south access road along the channel must be provided with Parcel M development.

***** 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
OSK/AYS

T/R/S: T20S/R59E/S15, 21
AREA K-15