

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 17, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
SUBJECT:	Drainage Study for: Cloudbreak Ridge Summerlin Village 30A Parcel F	
Cross Streets:	Mountain Run Dr & Park Drift Trail	
File Number:	F:\Depot\DSMemos\DS5874A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	137-21-711-004, 137-22-313-001	
Zoning Action:	25-0132-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	5-28-2025	6-17-2025	See Comments Below	\$400	6262719: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

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

	is approved subject to conformance to all City standards and the following conditions:
X	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.

- Per Conditions of Approval 25-0132-TMP1 Item #4: Grant a minimum 40-ft wide Public Sewer and Drainage Easement within Comment Element "M" to be privately maintained. Additionally, grant matching public easements by separate document for public sewer and storm drain within the existing Summerlin Common Lot adjacent to Common Element "M". The Public Sewer and Drainage Easement (by separate document) shall be recorded prior to submitting Mylar plans or Mylar subdivision Maps. The recorded document number shall be required on the plans where the easement is called out prior to issuing final Mylar approval for Sewer.
- The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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>

- Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.

4. Reuse the design flow for Drop Inlet Calculations for DI#10. It should be 5.3-cfs, not 4-cfs.
5. Verify the manhole #'s and inlet #'s on the Storm Drain Calculations Summary of Results.
6. All storm drain inlets that are more than 10'-deep and storm drain manholes that are more than 18' deep requires special structural details and calculations. Submit structural design and calculations to City Building & Safety for review and approval prior to the final approval of the drainage study.
7. Grading Plan: All storm drain manholes must have a 30" ring and cover. Revise all construction notes accordingly.
8. Grading Plan: Add note "Drop inlets 10-ft in length and smaller, remove solid grate and replace it with regular grate".
9. Grading Plan: Show and label proposed retaining walls, swales and other improvements as existing per L25-01169, Summerlin Village 30A Parcel F Mass Grading.
10. Sheet G-5, Revise section flag "29/D2" at lot 41 and common element 'M' to "35/D2"
11. Sheet D-2, Renumber the two cross sections after 33. They should be 34 and 35.
12. Sheet P-4, Revise the Q100 flow for pipe segment between manhole #8 and #9. It should be 14.7-cfs, not 3.6-cfs.

***** 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
SF

T/R/S: T20S/R59E/S21
AREA K21