

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> July 7, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division			<b>FROM:</b> Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
		<b>Summerlin Village 30 Parcel E – Agave Ridge</b>	Westwood Professional Services
<b>Cross Streets:</b>	Mountain Run Drive and Twilight Run Drive		Tri-Pointe Homes
<b>File Number:</b>	F:\Depot\DSMemos\DS5875A.doc		Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	137-21-711-003		CCRFCD
<b>Zoning Action:</b>			
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	<b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	6/17/2025	6/25/2025	See Comments Below	\$400.00	6284141: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	<b>----</b>

**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:
<b>X</b>	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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. 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>

3. A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. 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 (702-229-6301)*. The engineer must provide Planning approval with the next submittal.

4. The proposed project is premised on the flood protection of the perimeter streets and the associated storm facilities (Mountain Run Dr.). The subject drainage study will not be approved prior to the posting of construction bonds of the stated perimeter street improvements and the storm facilities.
5. Exhibit E: The tributary subbasin for Section D4 of the Street Flow Hydraulic Section Summary are E(f) and E(i). Review and revise accordingly.
6. Exhibit E: Please explain why Subbasin E(k) is draining to adjacent Parcels while in the drainage map it shows part of the site.
7. Sheet G4: On Lot 38, identify in the grading plan where the transition starts from solid grouted CMU to a regular wall per detail 19/D2 and 18/D2.
8. Sheet G6: Verify TC elevation 3849.7 for drop inlet SDDI#1. It appears TC elevation 3849.67 at lot line 15 is lower than the TC for the inlet. Revise on the next submittal.
9. All Plan & Profile sheets: Label all onsite storm drain pipes as "Private".
10. Sheet PP-1: Revise label of SDDI#1 in plan view for 20.0' Type CM2 Drop Inlet.
11. Sheet D1, Detail 15: Label the Wrought Iron Fence on top of the lower retaining wall. Change the line type on the grading plan accordingly.
12. 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."
13. Provide up to date Las Vegas Valley Construction Site BMP Guidelines on all grading plans.
14. Provide the standard drainage compliance note on the grading plan: "I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5875)".

**\*\*\* 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.**

**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**  
JRT

T/R/S: T20S/R59E/S21  
AREA K-21