

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 9, 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: Summerlin Village 30A Parcel C Phase 1	COPIES TO: GCW, Inc.
Cross Streets:	Mountain Run Drive and Park Drift Trail	Howard Hughes; PN II, Inc
File Number:	F:\Depot\DSMemos\DS5880A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	137-21-711-002	
Zoning Action:	25-0139-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	6-24-2025	7-9-2025	See Comments Below	\$400	6291644: \$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.

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. 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. Figure 5: Add section XS4 to the 100-Year Hydraulic Ditch Summary Table.
5. Figure 5: Add CLV drainage study number DS5850 for Parcel D Study and DS5863 for the Mass Grade Study.

6. 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.
7. Grading Plan: All storm drain manholes must have a 30" ring and cover. Revise all construction notes accordingly.
8. Grading Plan: Add to grading construction note "Drop inlets 10-ft in length or smaller, remove solid grate and replace it with regular grate".
9. Sheet G1: Verify the area at the north property line and V30A Parcel D rockery wall? There should be retaining wall in between per cross section 'E/D3'.
10. Sheet G6: Add construction note to solid grout above FG on rear yard wall of lot 71.
11. Sheet D1 Revise cross section '1' private entry? The grading plan does not show a standard crown for the private entry way.
12. Sheet P5 and P6: Fix the sheet callout at matchline station 19+50.

***** 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