



**Update #3 to the
Technical Drainage Study
for**

***HIGHLINE
VILLAGE 21– PARCEL I***

Date Prepared:
July 2025

Prepared for:
Lennar
9275 W Russell Rd, Suite 400
Las Vegas, NV 89148
702.821.4603

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600

Kimley»»Horn

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: Highline - Village 21 - Parcel I Date: July 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Carriage Drive
 East/West: Redpoint Drive

b) Section: 26 Township: 20S Range: 59E

c) APN : 137-26-112-001

Name of Owner: Lennar - Jeanette Jeffery

Telephone No.: 702.821.4603 Fax No.: _____ E-Mail Address: jeanette.jeffery@lennar.com

Address: 9275 W Russell Rd, Suite 400 Las Vegas, NV 89148

Contact Person-Name: Rachael R. Dennis, P.E. Telephone No.: 702.734.5666

* E-Mail Address: rachael.dennis@kimley-horn.com Fax No.: _____

Firm: KIMLEY-HORN

Address: 6671 Las Vegas Boulevard South, Suite 320 Las Vegas, NV 89119

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	GRADING PERMIT

1. Total Owned Land Area: At Site: +/- 19.23 acres Being Developed/Disturbed: +/- 19.23 acres

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? Yes** No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? Yes** No

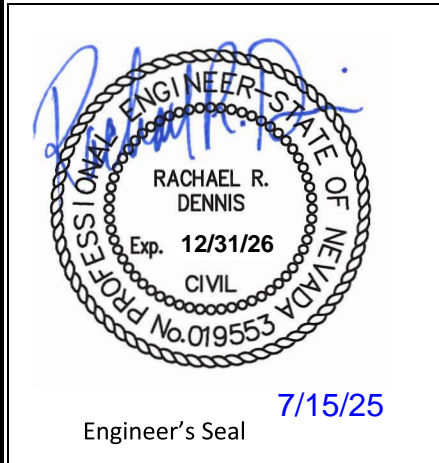
4. Proposed type of development (Residential, Commercial, Etc.): Single Family Residential

5. Approximate upstream land area which drains to the subject site: 0 acres

6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: Summerlin West Village 21; Highline Village 21 - Parcel I

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: 42" RCP South end of the project site

8. Briefly describe your proposed schedule for the subject project: ASAP



Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

	Revision	Date

REFERENCE: STANDARD FORM 1

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: January 27, 2022
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:		COPIES TO:
	Highline – Summerlin West Village 21 - Parcel I – Update #2		Kimley Horn and Associates, Inc.
Cross Streets:	Carriage Hill Drive and Redpoint Drive		Lennar, Robert Flaxa
File Number:	F:\Depot\DSMemos\DS5201E.doc		Bart Anderson, P.E., DevCo
Parcel Number:	137-26-117-000		CCRFC
Zoning Action:	TMP-77187		CCPW
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	10/14/2019 & 10/31/2019	11/18/2019	Not Approved	\$400.00	3608643: \$400
2 nd Submittal	12/16/2019	1/7/2020	Conditional Approval	\$400.00	3677594: \$400
CCPW & CCRFC	6/3/2020	6/4/2020	Concurrence Recv'd	N/C	N/C
3 rd Submittal	5/12/2021	5/26/2021	See Comments Below	\$100.00	4287738: \$100
4 th Submittal	1/3/2022	1/27/2022	Approved	\$100	4595696: \$100
			TOTAL FEES (LDDRS):	\$1000.00	----

REMARKS:

4th Submittal: Update #2 to adjust the GFF of lots 23, 26, 41, 131 and 134. Also, add ADA ramps adjacent to lots 24, 49 and 192.

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.

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, 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.

END OF REMARKS
NW/AYS

T/R/S: T20S/R59E/26
AREA K-26



July 15, 2025

Mr. Albert Sung, P.E.
City of Las Vegas Flood Control
333 Rancho Drive
Las Vegas, NV 89106

RE: *Update #3 to the Technical Drainage Study for Highline: Village 21 - Parcel I*

Dear Mr. Sung,

This letter certifies that all items provided on the *Update #3 to the Technical Drainage Study for Highline: Village 21- Parcel I* electronic submittal matches the paper version bound into the study.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Rachael R. Dennis". The signature is written in a cursive, flowing style.

Rachael R. Dennis, P.E.

**Update #3 to the
Technical Drainage Study
for**

***HIGHLINE
VILLAGE 21– PARCEL I***

Date Prepared:
July 2025

Prepared for:
Lennar
9275 W Russell Rd, Suite 400
Las Vegas, NV 89148
702.821.4603

Prepared by:
Kimley-Horn and Associates, Inc.
6671 Las Vegas Boulevard South, Suite 320
Las Vegas, NV 89119
702.862.3600



July 15, 2025

Mr. Albert Sung, P.E.
City of Las Vegas Flood Control
333 Rancho Drive
Las Vegas, NV 89106

RE: Update #3 to the Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I (DS-5201)

Dear Mr. Sung,

The purpose of this letter is to serve as **Update #3** to the subject project. The *Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I* (hereinafter referred to as **TDS**) was approved by the City of Las Vegas (CLV) on June 4, 2020. The *Update to the Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I* (hereinafter referred to as **UP**) was approved by CLV on May 26, 2021. The *Update #2 to the Technical Drainage Study for Highline - Summerlin West Village 21 – Parcel I* (hereinafter referred to as **UP2**) was approved by CLV on January 27, 2022. Pertinent reference material has been included in **Appendix B**. The **Update #3** included herein, is intended to supersede data contained in previous studies.

Since approval of the **UP2**, a valley gutter was added to address a construction issue that was causing ponding in the field, and the ADA ramp was relocated accordingly. **The valley gutter was added at the intersection of Private Drive “C” and Private Drive “K”, adjacent to Lots 36 and 37 to alleviate the ponding and direct flows to drain to the drop inlet as intended in the original TDS.** Refer to the **Improvement Plans in Appendix C** for the revised changes. The proposed revisions maintain approved drainage patterns and the proposed buildings meet finished floor elevation criteria. The methodologies and calculations presented in this report are in compliance with the CCRFCD Hydrologic Criteria and Drainage Design Manual (Manual).

In general, the revisions have minor impacts to the site and do not change the design concept presented and approved with the original **TDS**. The proposed revisions will not adversely impact adjacent properties, do not alter the character of flows downstream of the development, and do not pose any negative impacts on the downstream facilities or development.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (702) 734-5666 or rachael.dennis@kimley-horn.com should you have any questions.

Sincerely,

Rachael R. Dennis, P.E.



LIST OF APPENDICES

Appendix A – Reference Materials

- *Update #2 to the Technical Drainage Study for Highline: Village 21 – Parcel I*; Prepared by Kimley-Horn. January 2022

Appendix B – Improvement Plans

Appendix C – Data CD