

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> August 4, 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>Village 28A COS Boxes &amp; Storm Drain System</b>			<b>COPIES TO:</b> Howard Hughes Company, LLC		
<b>Cross Streets:</b> Park Drift Trail & Alta Drive			GCW, Inc		
<b>File Number:</b> F:\Depot\DSMemos\DS5873B.doc			Lucien Paet, P.E., DevCo		
<b>Parcel Number:</b> 137-28-401-001, 137-28-201-003, 137-28-101-008			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	5/29/2025	6/10/2025	See Comments Below	\$400.00	6257553: \$400
2 <sup>nd</sup> Submittal	7/21/2025	7/31/2025	See Comments Below	\$400.00	6325203: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	----

**REMARKS: A Flood Control Master Plan Amendment (MPA) is required for the Summerlin West Master Drainage Study that incorporates the *Village 28A COS Boxes & Storm Drain* prior to the facility being accepted by the City.**

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

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
<b>X</b>	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- The project proposes to build a temporary drainage facility. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

- All proposed improvements associated with *Village 28A COS Boxes & Storm Drain* shall be bonded and inspected. This project, as an MPU facility, shall require that the inspection personnel be approved by the City. This project shall require Special Inspection. Coordinate the requirements of and the Agreements needed for Special Inspection with the Building Department.

3. 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 Master Drainage Study.
4. All storm drain manholes that are more than 18'-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.
5. 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.

**\*\*\* 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**  
CA/OSK/JT

T/R/S: T20S/R59E/S28  
AREA K-28