

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> October 14, 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\DS5875C.doc		Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	137-21-711-003		CCRFC
<b>Zoning Action:</b>	25-0172-TMP1		
<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
2 <sup>nd</sup> Submittal	7/23/2025	8/25/2025	See Comments Below	\$400.00	6328769: \$400
CCRFC	10/6/2025	10/14/2025	CCRFC Concurrence Received	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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.

- Per condition #5 on the approved NOFA: Grant a minimum 30-foot wide Public Sewer and Drainage Easement to be privately maintained for public sewer and storm drain within the proposed Common Element "I" adjacent to Mountain Run Drive. Additionally, grant a minimum 30-foot wide Public Sewer and Drainage Easement (by separate document) to be privately maintained for the public sewer and storm drain within the existing Summerlin Common Element "D" adjacent to Mountain Run Drive. The Public Sewer and Drainage Easements shall be recorded prior to submitting Mylar plans or Mylar submission Maps. The record document number shall be required on the plans where easement is called out prior to issuing final Mylar approval for Sewer.
- Sheet G-3, Lot 10: Please add wall section on perimeter adjacent to COS-4 showing solid grout 3 courses above highest adjacent grade (8"CMU).

**\*\*\* 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