

Department of Public Works

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Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Drainage Study Approval Letter

Date: October 23, 2025
Firm: RCI Engineering
Engineer: Andrew E. Whittaker, P.E.
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Subject: Technical Drainage Study Update for Summerlin Village 19
 Charleston Modern
Location: SEC of West Charleston Boulevard and Plaza Centre Drive
APN: 164-02-516-000
Sec, Township, Range: S2, T21S, R59E
Flood Zone & Panel: Zone X, 2150E, revised September 27, 2002
Application Number: PW25-17079UP

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Update	10/06/2025	10/22/2025	CR	
Supplement	10/23/2025	10/23/2025	CR	Delivered information

Concurrence Required: (Must be obtained prior to permit issuance)		Reason Concurrence is Required
	Boulder City	Adjacent to or Impacts Jurisdiction
	City of Mesquite	Adjacent to or Impacts Jurisdiction
	City of Henderson	Adjacent to or Impacts Jurisdiction
x	City of Las Vegas	Adjacent to or Impacts Jurisdiction
	City of North Las Vegas	Adjacent to or Impacts Jurisdiction
x	Nevada Department of Transportation	Adjacent to or Impacts NDOT Facility
	Union Pacific Railroad	Adjacent to or Impacts a UPRR Facility
	US Army Corps of Engineers	Impacts a USACE Facility
	Clark County Regional Flood Control District	Regional Significance, Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA

The referenced **Technical Drainage Study Update** has been reviewed and is accepted as complying with minimum improvement standards. As set forth in the subject drainage study, the following measures will be taken to mitigate flood hazards.

This update revises several onsite buildings. There are no longer Plan 1 buildings. Curb and gutter adjacent to all Plan 4 buildings are revised to R-curb with 5-ft R-curb to L-curb transitions. It also appears since drainage study approval, the entrance off Plaza Centre has been removed and replaced with an access gate. The previously approved Technical Drainage Study is: 24-16059.

The site shall be graded with respect to drainage as shown on "**Summerlin Village 19 Charleston Modern**", grading plan sheets C-1, N-1, SP-1, OG-1, G-1 through G-21, D-1 thru D-4, and P-1 through P-11, signed and sealed by John I. Land, P.E., on October 2, 2025.

Check appropriate conditions

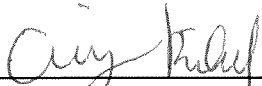
	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.64.050 .
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
X	An administrative variance to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. The finished floor variance must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
X	The grading plan will be reviewed by the Building Office Operations Division to ensure compliance with the ADA access requirements. Revisions to the grading plan may be required if the site accessibility design does not comply with the requirements set forth in the Accessibility Chapter of the Clark County Building Code.
	The plans show work is proposed on another property. Notarized written permission must be obtained prior to plan approval. A grading permit must be obtained from Building Dept prior to grading.
X	Right-of-way dedication must be verified.
	Any previously approved drainage easements that are not being used must be vacated.
	<i>Per Regional Flood Control District policies and Procedures manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage</i> , the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.
X	Structural calculations are required. The structural calculations, plans, and details must be approved prior to "Offsite" submittal and prior to CCRFCD submittal, if applicable.
X	Plan revisions can be found on the red-lined plans and must be addressed.
	Prepare drainage easement documents as shown on the grading plans.

Additional Conditions:

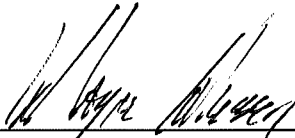
1. It is noted, since the approval of drainage study 24-16059, there is an approved structural review for the site, 24-18972.
2. It is unclear what happened to the entrance off Plaza Centre. This appears to be replaced with an access gate per 25-900169. Provide grades, slopes, details, etc. for this revised area on the plan set.
3. Address the issues with the following buildings:
 - a. Building 43 – The 7.79 FL/HP is not 6" below the FFEs. Raise the GFB to be a minimum of 8.29 or lower the FL/HP to be a maximum of 7.46.
 - b. Building 54 – The finished floor elevation(s) do not meet the requirements of being set at a vertical distance above the gutter flowline of at least twice the depth of flow. Raise the GFF or lower the TRC accordingly.
 - c. Building 97 - The finished floor elevation(s) do not meet the requirements of being set at a vertical distance above the gutter flowline of at least twice the depth of flow. Raise the GFF or lower the TRC accordingly.
4. Any improvements not depicted on the above-mentioned grading plans may require an Update to this Technical Drainage Study.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream, and adjacent properties. The County assumes no liability for information, data, designs or conclusions of the Engineer of Record.

If you have any questions about the provided comments, please contact the reviewer* below.



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