

DS # 4017

DS INDEX:

APN: 125-19-501-016

PROJECT: TOWN CENTER 45/50 NO. 3 - UPDATE

SUBMITTAL 3RD



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 28, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Technical Drainage Study for: Town Center 45/50 No. 3 - Update	
Cross Streets:	NEC of Tee Pee Lane & Dorrell Lane	
File Number:	F:\Depot\DSMemos\DS4017C.doc	
Parcel Number:	125-19-501-016	
Zoning Action:	ZON-12107, VAC-12112, SDR-12110	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trm. No.
1 st Submittal	6/6/2006	6/20/2006	Not Approved	\$400.00	47159: \$400
2 nd Submittal	6/30/2006	7/14/2006	Approved	\$400.00	48768: \$400
3 rd Submittal	3/22/2011	3/28/2011	See Comments Below	\$100.00	165060: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update to revert the subdivision back to acreage (Reversionary Map)

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.
	must have Clark County Department of Development Services concurrence

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 Amendment 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.

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.

END OF REMARKS
B&H/ays

T/R/S: T19S/R60E/19
AREA G-19

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: Town Center 44/50 No.3 – Revision Letter Date: March 21, 2011
Location of Development: a) Descriptive (Cross Streets): North/South: Tee Pee Lane
East/West: Dorrell Lane
b) Section: 19 Township: 19 South Range: 60 East
c) APN: 126-24-611-011

Name of Owner: Vista Verde Holdings, LLC
Telephone No.: 702-242-4949 Fax No.: 702-242-0414 E-mail Address: Larrybross@fcglv.com
Address: 3455 Cliff Shadows Parkway, Suite 220, Las Vegas, NV 89129

Contact Person – Name: Todd Steadham, P.E. Telephone No.: 702-284-5300
*E-mail Address: tsteadham@shg-inc.com Fax No.: 702-284-5399
Firm: Slater Hanifan Group
Address: 5740 S. Arville Street, Suite 216; Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☒ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☐ Other (Please specify below)
☐ Large Parcel Map	☐ Building Permit	

1. Total Owned Land Area: At Site: 2 +/- acres Being Developed/Disturbed: None
2. Is a portion or all of the subject property located in a 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.): Residential
5. Approximate upstream land area which drains to the subject site: 4 +/- Acres
6. Has the site drainage been evaluated in the past? ☒ Yes** ☐ No If yes, please identify documentation: Technical Drainage Study (CLV File No.: DS4017A)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Dorrell Lane
8. Briefly describe your proposed schedule for the subject project: Project stopped, no construction proposed at this time



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.

*Newly Required Field

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

Local Entity File No.	Revision	Date

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008



PAR0302-010

March 16, 2011

Albert Sung, P.E.
City of Las Vegas - Land Development Services
Department of Public Works
731 S. Fourth Street
Las Vegas, Nevada 89101

**Subject: Supplemental Information for
Technical Drainage Study for Town Center 44/50 No. 3
(CLV File No.: DS4017A)
(RM-36938)**

Dear Mr. Sung:

The subject project developer, Pardee Homes of Nevada, is processing a reversion to acreage to eliminate the 6 residential lots. The improvement plans will also be voided. This letter serves as a supplement to the subject technical drainage study for the City of Las Vegas justifying from a flood control perspective that the site reversion back to acreage will not have an adverse impact on the subject site or downstream properties/facilities. This letter will also serve to satisfy Comment No. 3 from the RM-36938 technical review comment letter.

The historic drainage patterns on and adjacent to the remain largely unchanged since the site was final mapped in 2006. The site is in its original state with the exception of a temporary construction staging area. The temporary staging required some minor leveling and application of a dust palliative. The historic drainage swales adjacent to the site within Tee Pee Lane and Dorrell Lane remain unchanged as can be seen on the current aerals.

It is understood by the developer that an update or completely new technical drainage study will be required to prior to moving forward with new improvement plans and construction.

If you have any questions or require further information, please do not hesitate to contact me at 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP, INC.

Todd Steadham, P.E.
Associate

Memorandum

City of Las Vegas Department of Public Works Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 31, 2009
Re: **FMP-36938** Town Center 44/50 No. 3 Reversionary Final Map NEC Dorrell Lane & Tee Pee Lane
Request for a Reversionary Final Map Technical Review

COMMENTS:

We have no objection to this Reversionary Final Map Technical Review application for the purpose of reverting to acreage Lots 1 through 6 of Block 1 and Common Lot "A" of the Town Center 44/50 No. 3 Subdivision of Las Vegas as shown on file in Book 135, page 7 of plats. No bonds or improvements are required prior to the recordation of this reversionary Final Map.

CONDITIONS OF APPROVAL:

1. Include the Final Map number, FMP-36938, above the Recorder's Block on the cover sheet.
2. Unless otherwise allowed by the City Engineer, coordinate with the Land Development section to determine how to close or abandon all open projects related to this site prior to the mylar submittal of this map. Comply with the recommendations of the Land Development Section.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of this Reversionary Final Map. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

** Duplicate Receipt **

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

03/22/2011 15:56 Trn 165060
Cashier 970040

PRJ Permit # D54017-1

\$100.00

Subtotal

\$100.00

Tax

\$0.00

Total

\$100.00

Received CHLCK

\$100.00

Check # 30233

\$0.00

Change

\$0.00

For questions related to this receipt call

702-229-6251