

DS # 4511

DS INDEX:

APN: PORTION OF 126-36-201-002

CCSD NORTHWEST SATELLITE
PROJECT: TRANSPORTATION FACILITY

SUBMITTAL 3RD





CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 15, 2011
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: CCSD Northwest Satellite Transportation Facility		COPIES TO: L. R. Nelson Consulting Engineers
Cross Streets:	NEC of Shaumber Road & Washburn Road	KGA Architecture
File Number:	F:\Depot\DSMemos\DS4511C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	Portion of 126-36-201-002	Clark County School District Design Management
Zoning Action:	VAR-38553; GPA-38556 & SDR-38557	CCRFCD
FEMA Flood Zone	YES NO X	CCPW
Proposed Storm Drain	YES X NO	BLM

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/22/2010	12/8/2010	Not Approved	N/C	N/C
2 nd Submittal	1/24/2011	2/7/2011	Not Approved	N/C	N/C
3 rd Submittal & Supplement	2/17/2011 & 3/10/2011	3/15/2011	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				N/C	----

REMARKS:

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:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

- This comment is repeated until it is complete:** Per Condition #14 of **SDR-38557**: Coordinate with *City of Las Vegas Right-of-Way Section* of the *Department of Public Works* to determine all materials and information needed to submit an application to the *Bureau of Land Management (BLM)* for an appropriate Right-of-Way Grant Easement for *Washburn Road, Alpine Ridge, Hammer Lane* and *Cliff Shadows (Shaumber)*, including those portions required for the appropriate geometric connection of this site to *Ann Road*, prior to issuance of any permits.
- In addition to the roadway grants required in the above comment, identify and include the limits of all necessary temporary construction easements as needed for scarping to daylight to adjacent grades and for flood control facilities maintenance purposes. All required easements and/or permissions must be granted prior to the issuance of any permits.
- This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The Engineer should contact the CCRFCD to confirm that they have begun their review.

4. The subject site is also adjacent to the *Clark County 215 Beltway* to the northeast and the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.

5. **Sheet C3.08:**

(i) The roadway in Washburn west of *Shaumber Road* shows a proposed slope of 12% which is very steep for an 80'-right of way. Traffic approval must be obtained prior to the final approval of the improvement plans.

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.

NOTES: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
ays

T/R/S: T19S/R59E/36
AREA F-36

Post-it® Fax Note		7671	Date	3/15/11	# of pages	2
To	Jon Hayship/Vernan H.		From	Albert Smith		
Co./Dept.	L-R. Nelson		Co.	CW		
Phone #			Phone #	229-2001		
Fax #	451-2296		Fax #			

LARRY R. NELSON, P.E.
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Rec'd: 2/17/11

DS 4511

F-36

N/C

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

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Sandy, UT 84070-2008

Phone 801 / 565-8580
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Email lrnengineers@lrnslc.com

**ADDENDUM #2 TO THE
TECHNCIAL DRAINAGE
STUDY FOR
CCSD NORTHWEST
TRANSPORTATION
FACILITY**

**CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
Project Number: 032-085-092
February 2011**

Prepared For: KGA Architecture.
9075 West Diablo Drive
Las Vegas, NV 89148

Prepared By: L.R. Nelson Consulting Engineers
6765 W. Russell Rd., Suite 200
Las Vegas, Nevada 89118
(702) 798-7978

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: CCSD NORTHWEST SATELLITE TRANSPORTATION FACILITY Date: Feb 17, 2011
 Location of Development: a) Descriptive (Cross Streets) North/South: Cliff Shadows
 East/West: Washburn
 b) Section: 36 Township: 19 South Range: 59 East
 c) APN : 126-36-201-002 (portion of)

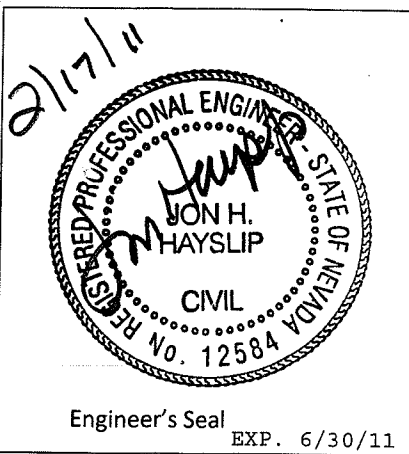
Name of Owner: USA / Clark County School District Design Management / Planning and Design
 Telephone No.: 702-799-8710 Fax No.: 702-799-8745 E-Mail Address: _____
 Address: 4170 McLeod Drive, Las Vegas, NV 89121

Contact Person-Name: Jon Hayslip Telephone No.: (702) -798-7978
 * E-Mail Address: jon.hayslip@lrneng.com Fax No.: 451-2296
 Firm: L. R. Nelson Consulting Engineers
 Address: 6765 W. Russell Road, Suite 200, Las Vegas, NV 89118

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 type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 131.7 Ac. (+/-) Being Developed/Disturbed: 40 Ac. (+/-)
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.): CCSD Transportation
5. Approximate upstream land area which drains to the subject site: 62 Ac. (+/-)
6. Has the site drainage been evaluated in the past? YES NO If yes, please identify documentation: 90% Lone Mn Beltway Det. Basins/Gowan Beltway West-Western Clark County 215 Bruce Woodbury Beltway-Craig to Hualapai (Aug 2008) GCW for CCPW
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Adjacent roadway & existing Alpine Ridge low point into existing Beltway Channel
8. Briefly describe your proposed schedule for the subject project: As soon as possible.



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.

DS4511	Revision	Date
Local Entity File No.		

REFERENCE: STANDARD FORM 1

Project Number: 032-085-092

February 17, 2011

City of Las Vegas
Department of Public Works
731 South Fourth Street
Las Vegas, Nevada 89101

**Attention: Mr. Albert Sung, P.E.
Flood Control Project Engineer**

**Reference: CCSD Northwest Satellite Transportation Facility
Drainage Study**

Mr. Sung:

The purpose of this letter is to respond to the comments in the City of Las Vegas Inter-Office Memorandum dated February 7, 2011. The review comments have been restated with an associated response. A meeting was held at the City of Las Vegas on Tuesday, February 15, 2011 to discuss the project requirements and clarification on items presented in Addendum No. 1 to the technical drainage study. In attendance at the meeting were, Greg McDermott, Robert Welch, Albert Sung and Mary Wulff from the City of Las Vegas, Linda Perri, CCSD, Vern Harkins, Project Manager and Jon Hayslip from L. R. Nelson Consulting Engineers.

DRAINAGE STUDY REVIEW

1. **Second Request:** Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide Planning approval with the next submittal.

Response:

The request was approved on December 20, 2010 per Mr. Doug Rankin, AICP, Planning Manager, City of Las Vegas Planning & Development Department based upon his email and attached document file received February 8, 2011. The email and attachment was carbon copied to Mr. Albert Sung, P.E., Flood Control Project Engineer from Mr. Rankin on the day it was received by L.R. Nelson Consulting Engineers. A copy of the email and attachment are included in Appendix A for review.

2. **This Comment is Repeated Until it is Complete:** Per Condition #14 of SDR-38557: Coordinate with City of Las Vegas Right-of-Way Section of the Department of Public Works to determine all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane and Cliff Shadows (Shaumber). Including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits.

Response:

L.R. Nelson Consulting Engineers is currently working with Mary A. Wulff, City of Las Vegas and the CCSD BLM's coordinator to provide the required information.

3. Per Condition #16 of SDR-38557: Coordinate with the property owner of APN #126-36-301-001 and the BLM to determine the final disposition of the existing truck haul route adjacent to the site with respect to the roadway designs proposed for this site. Provide written documentation that this property owner and/or the BLM agrees with the final geometric design of the roadways shown on the approved site plan prior to the issuance of permits for the site.

Response:

Based upon the February 15, 2011 discussion held with the City of Las Vegas, it was agreed upon to send out the minutes to all members present at the coordination meeting held July 20, 2010 with City staff, the property owner of APN #126-36-301-001, Clark County School Districts BLM coordinator and Vern Harkins of L.R. Nelson regarding this issue. It was expressed by Mr. Harkins that during the coordination meeting with the property owner of APN #126-36-301-001 that no verbal objections were presented. These coordination meeting minutes would allow an additional opportunity for the property owner of APN #126-36-301-001 to express concern in writing for the proposed projects roadway alignment. As discussed with Mr. McDermott, if no objection were presented these minutes could serve as written documentation supporting to satisfy Condition #16 of SDR-38557, and if objection was received, then the parties present at the February meeting would address the concerns and seek written documentation in support of SDR condition.

4. 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 drainage study.

Response:

Based upon review of the plans and the location of the future regional facility GOBW0183 (design and construction schedule currently beyond the 10-Year time window) as noted in the current edition of the Districts 10-Year CIP program, this future facility is 60 to 80 feet east of the proposed eastern right-of-way of Alpine Ridge Way and is not physically adjacent to or crosses an existing or proposed Clark County Regional Flood Control District master planned facility.

L.R. Nelson Engineers respectfully requests that the City of Las Vegas Flood Control Section remove this request for concurrence by the CCRFCD.

5. The subject site is also adjacent to the Clark County 215 Beltway to the northeast and the jurisdiction of Clark County to the south. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions. CCPW concurrence is required prior to final acceptance of the study.

Response:

Copies of the original drainage study and addenda will be forwarded to Clark County Public Works Department Beltway Design Team for review once conditional approval from the City of Las Vegas Flood Control Section has been received.

6. **Access Road (Sheets C4.07, C4.08 & C4.09):**

- (i) Show grading limits along both sides of the access road and where to daylight to the existing adjacent grades.

Response:

The grading limits have been placed along both sides of the access road and daylighted to existing adjacent grades as requested.

- (ii) Any grading beyond the 80'-access right of way will require temporary use easement from the BLM. This is required in addition to Comment #4. All necessary permits or documentations must be obtained prior to the final approval of improvement plans.

Response:

Grading has been limited to areas within the 80'-access right of way as shown on the plans where applicable. As discussed Areas of grading outside of the 80'-access right of way will be addressed with a *Temporary Use Permit* processed through BLM

- (iii) Provide access ramps to the upstream and downstream ends of the culverts for future maintenance. Show the ramps on the pertinent plans in the next submittal.

Response:

The issue of the access ramp at the culverts was discussed and was agreed upon that the design configuration presented on the improvement plans would be acceptable.

- (iv) Section B/C4.07 shows side slope of 2:1 which requires guard rail for driving safety. Either revise the side slope to 3:1 maximum or provide guard rail accordingly.

Response:

A guard rail has been placed along the section B/C4.07 where the side slope section is 2:1 as requested.

7. **Sheet C3.01:**

- (i) **Second request:** Label all the perimeter street names.

Response:

All the perimeter street names have been labeled as requested.

8. **Sheet C3.02:**

- (i) Show grading and daylight design on the north side of Hammer Lane and extend the offsite grading on the west side of Shaumber Road north of the intersection.

Response:

The grading revisions have been provided as requested

- (ii) **Second request:** Label the slope of the proposed scarp on the grading plan.

Response:

The slope has been labeled as requested.

- (iii) The length of all modified Type C inlets are in multiples of 2.5'. Revise all the callouts accordingly. This comment applies to all other pertinent sheets.

Response:

The length of the offsite modified Type 'C' inlets is based upon one (1) grate with the remaining section to be curb opening only with the exception of the redesigned sump DI in Alpine Ridge. All hydraulic calculations have been provided with the 50% clogging factor for the grate and curb portions of the drop inlets. The modified Type 'C' inlet lengths are not affected by the length of the one (1) grate. This was explained in the meeting and it was agreed upon the callouts would be revised to state the total number of 2.5-ft grate(s) for each of the inlets

The drop inlet summary table was provided in the initial and addendum in support of the recommended lengths. Capture capacities of the drop inlets, half and full street depth of flow calculations, dry lane analysis and WSPG modeling were provided to demonstrate the drainage design criteria has met the requirements for the conveyance of 10- and 100-Year storm runoff within the right-of-way.

L. R. Nelson Consulting Engineers is respectfully requesting the City of Las Vegas Flood Control Section consider the design of the conveyance facilities (i.e. drop inlet length) acceptable and not require the revisions in drop inlet length which would dictate revisions to all of the hydraulic conveyance calculations discussed in the preceding paragraph.

(iv) No Type A inlet is allowed anymore. Revise Storm Drain Note #14 accordingly.

Response:

Note #14 has been removed on Sheet C3.02 as requested. No Type 'A' drop inlet is proposed with this project.

(v) Provide laterals at SDMH #6 (in Hammer) and at SDMH #20 (in Shaumber) for future connections.

Response:

Laterals at SDMH #6 (in Hammer) and at SDMH #20 (in Shaumber) for future connections have been provide as requested.

(vi) Provide access ramp down to the bottom of the proposed riprap inlet at the west side of Shaumber Road.

Response:

An access ramp down to the bottom of the proposed riprap inlet at the west side of Shaumber Road as requested.

9. **Sheet C3.03:**

Show grading and daylight design on the north side of Hammer Lane and provide laterals at SDMH #7 and #8.

Response:

The grading and daylight design on the north side of Hammer Lane and laterals at SDMH #7 and #8 have been provided as requested.

10. **Sheet C3.04:**

(i) Provide a section at Alpine Ridge Way to verify the proposed super-elevation.

Response:

A section at Alpine Ridge Way has been provided for review to verify the proposed super-elevation as requested.

(ii) A bold-line is shown along the edge of pavement in Alpine Ridge Way. Explain what this bold-line represents in the next addendum.

Response:

The bold line represents the physical barrier, Type 'A', per NDOT standard detail(s) placed along the edge of the pavement and is called out in the Construction Key Note #35.

11. **Sheet C3.05:**

- (i) **Second request:** Label the proposed slope of the scarp on the grading plan

Response:

The proposed slope of the scarp on the grading plan has been provided as requested.

- (ii) Provide laterals at SDMH #2 and SDMH #3.

Response:

Storm drain lateral at SDMH #2 and SDMH #3 have been provided as requested.

12. **Sheet C3.08:**

- (i) A bold line is shown along the edge of pavement in Washburn Road. Explain what this bold line represents.

Response:

The bold line represents the physical barrier; Type 'A', per NDOT standard detail(s) placed along the edge of the pavement and is called out in the Construction Key Note #35.

- (ii) Provide an access ramp to the bottom of the riprap inlet west of Shaumber Road.

Response:

An access ramp to the bottom of the riprap inlet west of Shaumber Road has been provided as requested.

- (iii) Show daylight design of roadway in Washburn west of Shaumber Road.

Response:

The daylight design of roadway in Washburn west of Shaumber Road has been provided as requested.

13. **Sheet C3.09:**

- (i) Explain what the bold line along the edge of pavement in Washburn is.

Response:

The bold line represents the physical barrier; Type 'A', per NDOT standard detail(s) placed along the edge of the pavement and is called out in the Construction Key Note #35.

14. **Sheet C3.10:**

- (i) Show daylight in the south half of Washburn Road.

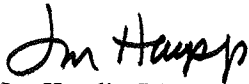
Response:

The bold line represents the physical barrier; Type 'A', per NDOT standard detail(s) placed along the edge of the pavement and is called out in the Construction Key Note #35.

If you have any questions regarding this letter or this project, please do not hesitate to call me at (702) 798-7978. Thank you in advance for your time and assistance with this matter.

Sincerely,

L. R. Nelson Consulting Engineers, Inc.



Jon Hayslip, P.E., CFM
Flood Control Manager

JH/bb

Enclosure

Appendix A: Reference

Vernon Harkins

From: Doug Rankin [drankin@LasVegasNevada.GOV]
Sent: Tuesday, February 08, 2011 9:48 AM
To: Vernon Harkins
Cc: Jon Hayslip; Lee Norsworthy; Albert Sung; drankin@lasvegasnevada.com
Subject: RE: CCSD Transportation Facility
Attachments: CCSD NW trans yard.doc

The review has been approved....see attached. Thanks.

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Vernon Harkins [mailto:Vern.Harkins@lrneng.com]
Sent: Tuesday, February 08, 2011 9:06 AM
To: Doug Rankin
Cc: Jon Hayslip; Lee Norsworthy; Albert Sung; drankin@lasvegasnevada.com
Subject: CCSD Transportation Facility

Good Morning Mr. Rankin,

On December 16, 2010, during a meeting at the City of Las Vegas, L R Nelson Consulting Engineers submitted a *Grade Difference* letter with backup material. A copy of the transmittal is attached for your reference. In addition, an email (attached) was also submitted with additional requested information. Please provide an update on the status of this *Grade Difference* request.

Sincerely,

Vernon R. Harkins, P.E.
Senior Project Manager
L. R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118
Phone: 702.798.7978
Direct Line: 702.940.4305
Cell: 702.406.6690
Fax: 702.451.2296
vern.harkins@lrneng.com

Albert Sung

From: Vernon Harkins [Vern.Harkins@lmeng.com]
Sent: Thursday, February 24, 2011 4:15 PM
To: rthornton@nevadareadymix.com; Ventajas@aol.com; Victor Bolanos; Bart Anderson; Randy Fultz; Greg McDermott
Cc: Linda Perri; Richard Turner; Jon Hayslip; Lee Norsworthy; Albert Sung
Subject: Northwest Transportation Facility - Mtg. Minutes dated 9-8-2010
Attachments: Sept.8.2010 mtg min .pdf

All,

Pursuant to the City of Las Vegas' request we are sending meeting minutes for a September 8, 2010 meeting that took place at the City of Las Vegas. The meeting was called by the City of Las Vegas to introduce the new Clark County School District Transportation Facility located on the northeast corner of Washburn and Shaumber. Please review the attached meeting minutes and inform me of any discrepancies or additions. Thank you in advance for your help and patience in this matter.

Sincerely,

Vernon R. Harkins, P.E.

Senior Project Manager

L. R. NELSON CONSULTING ENGINEERS, INC.

6765 WEST RUSSELL ROAD, SUITE 200

LAS VEGAS, NEVADA 89118

Phone: 702.798.7978

Direct Line: 702.940.4305

Cell: 702.406.6690

Fax: 702.451.2296

vern.harkins@lmeng.com

Albert Sung

From: Vernon Harkins [Vern.Harkins@lmeng.com]
Sent: Tuesday, February 08, 2011 10:33 AM
To: Greg McDermott
Cc: Albert Sung; Jon Hayslip; Bart Anderson; Linda Perri; Ventajas@aol.com; Lee Norsworthy
Subject: CCSD Maintenance Facility - Adjacent Neighbor
Attachments: Rscanner110207181901.pdf

Greg,

Nevada Ready Mix

The purpose of this email is to mitigate comment #3 on the attached TDS comments letter dated 2/7/11. On September 8, 2010, CLV requested a meeting with Mr. Dick Thornton, Las Vegas Paving. In attendance at said meeting was yourself, Randy Fultz, Bill Garrett (CCSD BLM consultant - Ventajas), Bart Anderson, and myself. Grading and roadway improvement plans were presented to Mr. Thornton for his review and approval. Upon his review of the documents his only concern was the construction of Washburn west to Shaumber. At which time it was pointed out that as part of this development it will be required (by the City) that Washburn will have to be developed. Based upon the explanation of why Washburn has to be improved he had no further concerns or objections. At this time we respectfully request that the City of Las Vegas take this in consideration to address the comment expressed in the previously mentioned letter. It should also be noted that BLM does not typically provide a written letter or agreement on the geometric design of a site. They provide a Lease agreement. At this time it is our understanding that the Lease agreement is currently in the "objection phase" and that at this time no objections to the project have been presented. The time frame for the Lease Agreement approval is approximately 6 weeks away, therefore we are seeking a conditional approval on this item for the drainage study. A copy of the Agreement can be provided once it is received from BLM.

Sincerely,

Vernon R. Harkins, P.E.
Senior Project Manager

R. NELSON CONSULTING ENGINEERS, INC.
6765 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118
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vern.harkins@lmeng.com

MEETING MINUTES

LARRY R. NELSON, P.E.
President

CCSD NW TRANSPORTATION FACILITY

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

ATTENDEES: Greg McDermott, City of Las Vegas
Bart Anderson, City of Las Vegas
Vernon Harkins, L.R. Nelson Consulting
Richard Thornton, Nevada Ready Mix
William Garrett, Ventajas
Victor Bolanos, City of Las Vegas
Randy Fultz, City of Las Vegas

TIME: September 8, 2010
2:30 P.M. to 4:00 P.M.

LOCATION: City of Las Vegas Conference Room

The following coordination items were discussed at the above listed meeting:

- The purpose of said meeting was to introduce the project to the adjacent owner and to obtain any comments and or objections to the proposed project and to the grading of the proposed project.
- LRN staff presented a copy of the conceptual grading plan to the attendees and explained the reasoning for the 16-foot cuts within the Washburn and Shaumber right-of-ways. The explanation provided for the cuts were due to the existing slope of the natural ground and vertical elevation difference (100 vertical feet from the SW to the NE) across the property. In addition, the cuts would reduce the amount of retaining walls and the amount of imported material.
- Access to the site was discussed.
- The existing and the proposed haul route access were discussed. The current haul route is currently within the Alpine Ridge and Hammer right-of-ways. Upon the completion of the project the proposed infrastructure (Alpine Ridge, Hammer Lane, Washburn and Shaumber) would be used as the haul route and the access for the buses.
- Asphalt sections for the adjacent right-of-ways to accommodate the potential for heavy duty traffic.
- The adjacent owner representative understood the explanations and had no objections to the proposed grading. The representative did request that the improvements to Washburn not be installed. He was then informed that the requirement to improve adjacent right-of-ways is standard practice with all new developments including this project will be no exception. The representative had no further comments or observations.
- CLV staff expressed concern about the transition of Washburn West of Shaumber and requested additional grading information to be submitted with the drainage study.

NEVADA

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Las Vegas, NV 89118-1885
Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lrneng.com

UTAH

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CONSULTING ENGINEERS, L.L.C.
51 West 9000 South
Sandy, UT 84070-2008
Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

Albert Sung

From: Vernon Harkins [Vern.Harkins@lrmeng.com]
Sent: Tuesday, February 08, 2011 9:53 AM
To: Doug Rankin
Cc: Jon Hayslip; Lee Norsworthy; Albert Sung; drankin@lasvegasnevada.com
Subject: RE: CCSD Transportation Facility

Thank you!

Vernon R. Harkins, P.E.
Senior Project Manager

L. R. NELSON CONSULTING ENGINEERS, INC.

6765 WEST RUSSELL ROAD, SUITE 200

LAS VEGAS, NEVADA 89118

Phone: 702.798.7978

Direct Line: 702.940.4305

Cell: 702.406.6690

Fax: 702.451.2296

vern.harkins@lrmeng.com

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Sent: Tuesday, February 08, 2011 9:48 AM
To: Vernon Harkins
Cc: Jon Hayslip; Lee Norsworthy; Albert Sung; drankin@lasvegasnevada.com
Subject: RE: CCSD Transportation Facility

The review has been approved....see attached. Thanks.

Please note that starting Monday, January 24th the Planning & Development Department will have moved to our new location at 333 N. Rancho Drive (at Bonanza Rd.). We appreciate your patience as we relocate our offices.

Doug Rankin, AICP
Planning Manager
City of Las Vegas
229-5408

From: Vernon Harkins [<mailto:Vern.Harkins@lrmeng.com>]
Sent: Tuesday, February 08, 2011 9:06 AM
To: Doug Rankin
Cc: Jon Hayslip; Lee Norsworthy; Albert Sung; drankin@lasvegasnevada.com
Subject: CCSD Transportation Facility

Good Morning Mr. Rankin,

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Sincerely,

L.R. Nelson
6765 W. Russell Road Suite 200
Las Vegas, NV 89118
Attn: Vernon R. Harkins, P.E.

December 20, 2010

**Re: 2-foot Grade Differential for CCSD Northwest Satellite
Transportation Facility**

Dear Mr. Harkins:

Your request for a review for a 2-foot grade differential on property located at the southeast corner of Shaumber Road and Hammer Lane was considered by the Planning and Development Department on December 20, 2010.

The request has been approved.

Sincerely,

Doug Rankin, AICP
Planning Manager
City of Las Vegas Planning
& Development Department

L.R. NELSON
CONSULTING ENGINEERS, INC.

LETTER OF TRANSMITTAL

TO: City of Las Vegas
Planning and Development
Development Services Center
731 S. 4th Street
Las Vegas, NV

DATE: December 16, 2010

ATTN:

PROJECT: NW Transportation Facility
W.O. NO.: 032.085.092

BY MAIL:
FAX:

BY MESSENGER:

PICK-UP:

EXPRESS MAIL:
FEDERAL EXPRESS:

No. Copies:	Description
1	Grade Difference letter dated 12-15-10 with grading plans

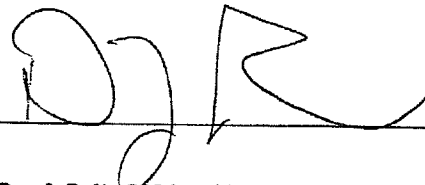
COMMENTS: Per Drainage Study review comments.

MATERIAL SENT FOR THE FOLLOWING REASONS:

CHECKING: FILING: APPROVAL: YOUR FILES:
OTHER: CC:

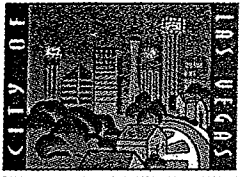
SENDER: Vernon R. Harkins, P.E.
Senior Project Manager

ABOVE MATERIAL RECEIVED BY: _____



6765 West Russell Road, Suite 200 Las Vegas, NV 89118
TEL.: (702) 798-7978 FAX: (702) 451-2296
Vern.harkins@lmeng.com

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

Ms. Linda Perri
Clark County School District
4212 Eucalyptus Annex
Las Vegas, Nevada 89121

**RE: SDR-38557 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-38553
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Ms. Perri:

Your request for a Site Development Plan Review FOR A PROPOSED 41,000 SQUARE-FOOT TRANSIT YARD on a 37.20-acre portion of 131.70 acres at the northwest corner of Washburn Road and Alpine Ridge Way (APN 126-36-201-002), C-V (Civic) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Any changes based upon right-of-way, traffic or drainage studies or street improvements required for city public utilities shall not reduce the perimeter landscape buffer, height of walls or plant materials from that on submitted landscape plans date stamped 07/09/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-38553) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plans and landscape plan date stamped 07/09/10, and building elevations date stamped 06/14/10, except as amended by conditions herein.
5. An Exception from Title 19.10.010 is hereby approved, to allow 114 parking lot trees where 128 trees are required.

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



6. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the City of Las Vegas Right-of-Way Section of the Department of Public Works to determine all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway, including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits.

15. Construct half street improvements including appropriate overpaving, where legally able, on Washburn Road, Alpine Ridge, Hammer Lane, and Cliff Shadows Parkway adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
16. Coordinate with the property owner of Assessor Parcel Number #126-36-301-001 and the BLM to determine the final disposition of the existing truck haul route adjacent to this site with respect to the roadway designs proposed for this Site. Provide written documentation that this property owner and/or the BLM agrees with the final geometric design of the roadways shown on the Approved Site Plan prior to the issuance of permits for this Site. Once it is determined what portions of the truck haul route must be modified to accommodate the roadways being designed for this Site, coordinate the final geometric traffic control and roadway design with the Traffic Engineering Section of the Department of Public Works.
17. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Ms. Linda Perri
SDR-38557 - Page Four
July 30, 2010

19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Nathan Goodman
KGA Architecture
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

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; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: June 29, 2010
Re: **SDR-38557** Clark County School District SWC Ann Rd. & CC 215
Request for a Site Development Plan Review for a 41,000 square-foot Transit yard and Accessory structure.

CONDITIONS OF APPROVAL:

1. Submit to the City of Las Vegas Right-of-Way Section of the Department of Public Works all materials and information needed to submit an application to the Bureau of Land Management (BLM) for an appropriate Right-of-Way Grant Easement for Washburn Road, Alpine Ridge, Hammer Lane, and Shaumber Road, including those portions required for the appropriate geometric connection of this site to Ann Road, prior to the issuance of any permits.
2. Construct half street improvements including appropriate overpaving, where legally able, on Washburn Road, Alpine Ridge, Hammer Lane, and Shaumber Road adjacent to this site concurrent with development of this site. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of this development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
3. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

ANN RD

PULI RD

WASHBURN RD

LONE MOUNTAIN RD

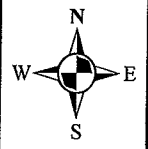
CLIFF SHADOWS PKWY

ALPINE RIDGE WY






CC-215

60' N. SIDE

40' S. SIDE



LEGEND

-  60' R/W
-  80' R/W
-  100' R/W
-  CITY OF LAS VEGAS
-  CLARK COUNTY


NOT TO SCALE

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

Date

August 5, 1998

TO: PAUL WILKINS, DIRECTOR BUILDING AND SAFETY DEPARTMENT	FROM:  VIRGINIA VALENTINE CITY MANAGER
SUBJECT: WAIVER OF FEES - CLARK COUNTY SCHOOL DISTRICT	COPIES TO: ANN HOLLAND RON LABAR CLARK COUNTY SCHOOL DISTRICT (FAX)

Please waive the building permit and plan check fees for all future Clark County School District (CCSD) construction. These waivers are consistent with previous City of Las Vegas policy in regard to CCSD construction projects. The CCSD will be responsible for sewer connection fees.

A copy of this memo authorizing the waiver will be faxed to the CCSD. Please have Ron LaBar contact them if further information is necessary.

A copy of the request letter is attached for your information.

VV:gb

Attachment

L.R. Nelson
6765 W. Russell Road Suite 200
Las Vegas, NV 89118
Attn: Vernon R. Harkins, P.E.

December 20, 2010

**Re: 2-foot Grade Differential for CCSD Northwest Satellite
Transportation Facility**

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Sincerely,

Doug Rankin, AICP
Planning Manager
City of Las Vegas Planning
& Development Department

L.R. NELSON CONSULTING ENGINEERS

6765 W. RUSSELL RD., SUITE 200

LAS VEGAS, NV 89118

PHONE: (702)798-7978 FAX: (702)451-2296

TRANSMITTAL

DATE: Thursday, February 17, 2011	
TO: Mr. Albert Sung, P.E., Flood Control Project Engineer	
FIRM / AGENCY NAME: City of Las Vegas Department of Public Works Development Services Center Engineering Planning 333 N. Rancho Drive 7 th Floor Las Vegas, NV 89106	
PROJECT NUMBER: 032-085-092	
REFERENCE: Clark County School District Northwest Transportation Facility (DS 4511)	
Submitting the following: 1 – Copy of Addendum No. 2 to the Technical Drainage Study for the above referenced project 1 – Copy of the Improvement Plans for the Addendum to the Technical Drainage Study for the above referenced project	
SENT BY: Jon Hayslip, P.E.	Received by:
Date:	

02/17/11