

DS #: 4528

APN: 125-13-501-011

PROJECT: TETON PARK PHASE 4

SUBMITTAL: 1ST

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 18, 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: Teton Park Phase 4		COPIES TO: Randy McConnell, P.E. Capital Project Management
Cross Streets:	SEC of Grand Teton Blvd. & Bradley Road	Bart Anderson, P.E., DevCo
File Number:	F:\Depot\DSMemos\DS4528A.doc	
Parcel Number:	125-13-501-011	
Zoning Action:	SDR-41184	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	4/14/2011	4/18/2011	Approved	N/C	N/C
TOTAL FEES (LDDRS):					----

REMARKS:

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.

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
ays

T/R/S: T19S/R60E/13
AREA G-13



April 14, 2011

Reid: 4/14/11
DS 4528
G-13
N/C

Robert Welch, P.E.
City of Las Vegas Public Works Department – Flood Control Section
333 North Rancho Drive
Las Vegas, Nevada
89107

125-13-501-011
~~009~~

Update to DS 4144

**SUBJECT: Teton Park Phase 4
Hansen Number 33265**

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Welch,

The City of Las Vegas Capital Project Management division is currently developing plans for the above referenced project. The project site is located at 7850 Bradley Road, part of Assessor's Parcel Number 125-13-501-011. Per FIRM Panel 32003C1765E, revised September 27, 2002, the subject site is located within a FEMA Zone X (determined to be outside the 0.2% annual chance flood plain).

The project site is mostly developed with the exception of the northwest corner. The project site consists of the following: two existing soccer fields with an existing asphalt parking area in the northeast portion; an existing school in the southeast portion; and a park area in the southwest portion. This project will add a concrete walking path that connects the existing soccer fields to the existing park.

The natural drainage pattern for the subject property is from northwest to southeast. A highpoint was created with the development of the existing school. An existing 2-foot valley gutter along the north side of the school site that conveys runoff to the east towards an access road and towards the west, then south towards the existing park.

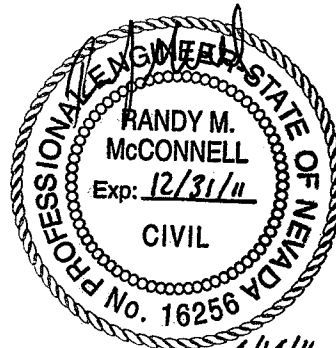
The proposed improvements will install the concrete walking path at or near existing grades, therefore any storm runoff will be conveyed in existing patterns.

If you have questions or comments, please contact me at (702) 229-2186.

Respectfully,

Randy McConnell, P.E.
Project Manager

Cc: Mike Vlaovich



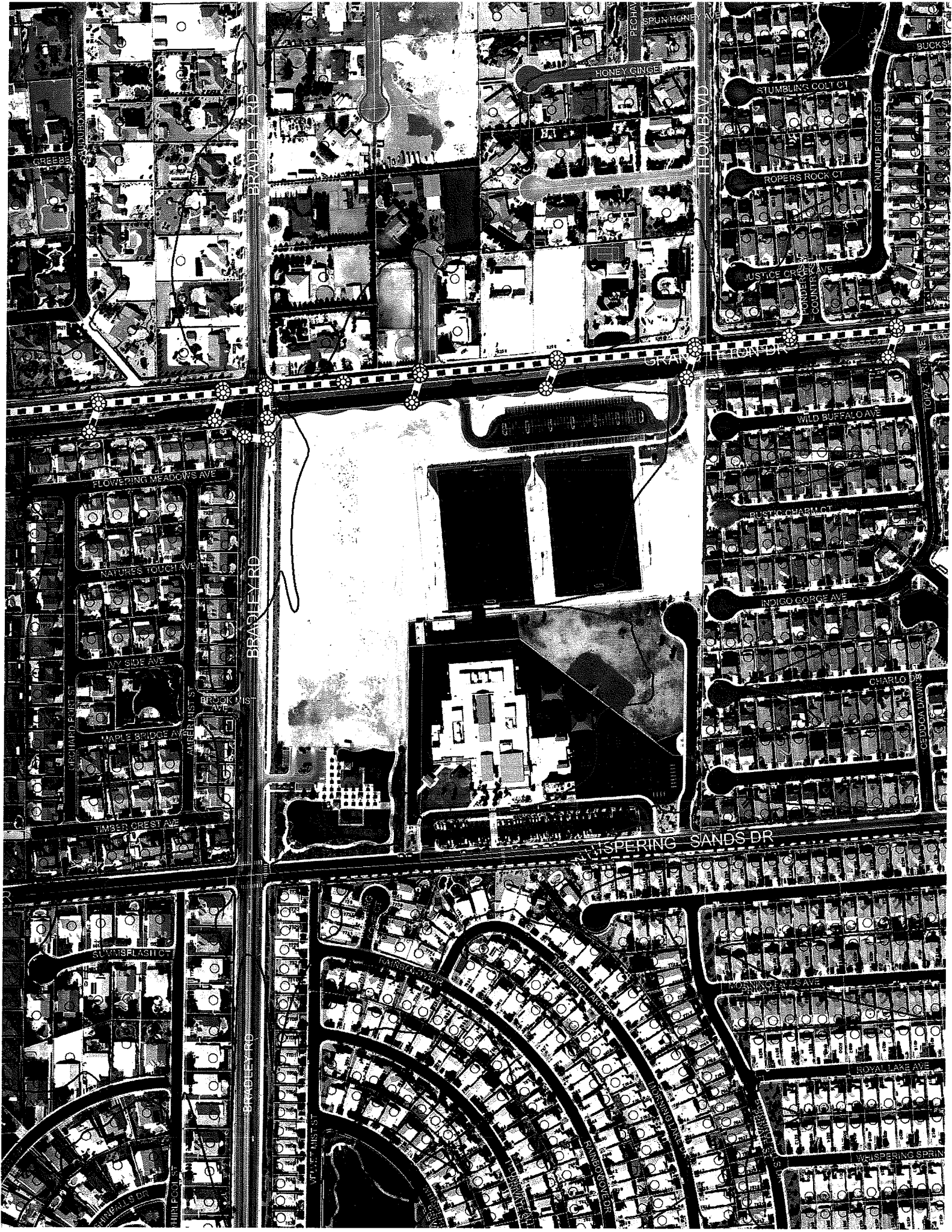
4/14/11

CITY OF LAS VEGAS
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LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

April 4, 2011

Ms. Robin Yoakum
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: SDR-41184 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2011**

Dear Ms. Yoakum:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-19629) FOR LANDSCAPING, SHADE SHELTERS AND LIGHTED WALKING PATHS AT AN EXISTING PUBLIC PARK on 7.31 acres at the southeast corner of Grand Teton Drive and Bradley Road (APN 125-13-501-011), C-V (Civic) Zone, Ward 6 (Ross), has been considered administratively by the Department of Planning Staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to conditions of approval for Site Development Plan Review [Z-0109-00(1)] except as amended.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/14/11 except as amended by conditions herein.
4. 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
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Ms. Robin Yoakum
SDR-41184 - Page Two
April 4, 2011

6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. 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 issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. Comply with all applicable previous conditions of approval for SDR-19629, SDR-24205, SDR-31234 and all other site-related actions.

This action by the Department of Planning staff on April 4, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

cc: Mr. Michael Vlaovich
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106