

DS #: 4526

APN: 125-20-216-004

PROJECT: FIRESTONE COMPLETE AUTO CARE  
@ DEER SPRINGS / DURANGO

SUBMITTAL: 2<sup>ND</sup>

SCANNED BY/DATE: \_\_\_\_\_

CHECKED BY/DATE: \_\_\_\_\_



|  |                                       |  |
|--|---------------------------------------|--|
| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>                                       |                                       | DATE:<br>May 26, 2011  |
| TO:<br>Land Development Services<br>Department of Public Works                             |                                       | FROM:<br>Albert Sung, P.E.<br>Flood Control Project Engineer<br>Department of Public Works |
| SUBJECT: Drainage Study for:<br><b>Firestone Complete Auto Care @ Durango/Deer Springs</b> |                                       | COPIES TO:<br>Kimley-Horn & Associates   |
| Cross Streets:   | NWQ of Durango Dr. & Deer Springs Way | Firestone Complete Auto Care   |
| File Number:   | F:\Depot\DSMemos\DS4526B.doc          | Bart Anderson, P.E., DevCo   |
| Parcel Number:   | 125-20-216-004                        |  |
| Zoning Action:   | SUP-41048 & SDR-41049                 |  |
| FEMA Flood Zone  | YES                                   | NO <b>X</b>  |
| Proposed Storm Drain   | YES                                   | NO <b>X</b>  |

| HISTORY                    | DATE RECEIVED | DATE REVIEWED | COMMENTS           | REVIEW FEES | FEES PAID Transaction # |
|----------------------------|---------------|---------------|--------------------|-------------|-------------------------|
| 1 <sup>st</sup> Submittal  | 4/13/2011     | 4/26/2011     | Not Approved       | \$400.00    | 166582: \$400           |
| 2 <sup>nd</sup> Submittal  | 5/24/2011     | 5/25/2011     | See Comments Below | N/C         | N/C                     |
| <b>TOTAL FEES (LDDRS):</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. |

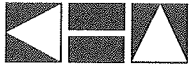
In an effort to increase administrative efficiency, the City of Las Vegas Public Works will be requiring all soils report, drainage study and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirements will become effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

**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/20  
AREA G-20



Kimley-Horn  
and Associates, Inc.

Rec'd : 5/25/11

DS 4526

G-20

Supp. Info.

N/C

■  
Suite 210  
2080 East Flamingo Road  
Las Vegas, Nevada  
89119

May 23, 2011

Mr. Albert Sung  
City of Las Vegas, Flood Control  
333 N. Rancho Drive  
Las Vegas, NV 89106

Re: Firestone Complete Auto Care @ Durango/Deer Springs – DS4526A

Dear Mr. Sung,

This "letter" is intended to serve as "Supplemental Information" to the Technical Drainage Study for the Firestone Complete Auto Care @ Durango/Deer Springs project. The revisions in this letter are intended to supersede the data contained in the Technical Drainage Study dated April 13, 2011.

The comments in a City of Las Vegas Inter-Office Memorandum dated April 26, 2011 (attached) and the responses are included below. The responses are provided in italics.

#### City of Las Vegas Comments

- 1) Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council or the Planning Commission). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.

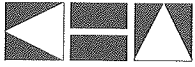
*A copy of the Planning Commission and City Council Conditions for SDR-41049, are attached.*

- 2) Per American Disability Act (ADA), the maximum slope allowed in area around handicapped parking and handicapped route is 2%. Review and revise the grading plan accordingly.

*The Grading Plans have been revised accordingly, and are attached.*

- 3) Show an existing 20'-public drainage easement (privately maintained) running along the southwest portion of the subject development. Label the easement with recorded document or plat map number on the grading plan.

*The Grading Plans have been revised to indicate and label the 20'-public drainage easement. Please refer to the attached plans.*



- 4) Identify an existing storm drain system in Durango Drive. Label with City of Las Vegas recorded construction drawing number with storm drain size and all pertinent facilities such as drop inlets, storm drain manholes and laterals if any, on the grading plan.

*The Grading Plans have been revised to identify the existing storm drain system in Durango Drive. Please refer to the attached plans.*

If you have any questions regarding the provided responses, please feel free to contact me at 702-862-3618.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Richard Moles".

Richard Moles, P.E.

*List of Attachments*

City of Las Vegas Inter-Office Memorandum  
Zoning/Planning Conditions for SDR-41049  
Grading Plan

File: 092706001



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

May 19, 2011

Mr. J. Dapper  
Ten15 Centennial, LLC  
985 White Road  
Las Vegas, Nevada 89119

RE: SDR-41049 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Mr. Dapper:

The City Council at a regular meeting held May 18, 2011, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-27046, SUP-27047 and SUP-27049) and Site Development Plan Reviews (SDR-27051 and SDR-30027) shall be required, except as amended herein.
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 overall site plan date stamped 03/24/11, enlarged site plan 03/24/11 date stamped, overall landscape plan date stamped 03/24/11, enlarged landscape plan date stamped 03/28/11, Floor Plan date stamped 03/28/11 and building elevations date stamped 02/24/11, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standard Manual Section C.2.B (8a) is hereby approved, to allow parking landscape island placement for every seven uncovered parking spaces, where an island is required for every six uncovered spaces.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.8011  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

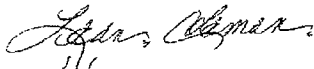
Mr. J. Dapper  
SDR-41049 – Page Two  
May 19, 2011

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: The planter islands shall include a two-inch layer of ground cover or rock mulch, a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. All landscaping and private improvements 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.
11. 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.
12. Comply with all applicable previous conditions of approval for SDR-30027, the Village at Centennial Hills and all other site-related actions.

Sincerely,



Lean Coleman  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk

cc: See Attached List

Mr. J. Dapper  
SDR-41049 – Page Three  
May 19, 2011

cc: Ms. Stephanie Parker  
Firestone  
c/o Jones Land LaSalle  
3131 East Camelback Road, Suite #110  
Phoenix, Arizona 85016

Ms. Barbara Baird  
B2 Developer Services  
209 South Stephanie Road, Suite B-128  
Henderson, Nevada 89012



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

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LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL  
CITY MANAGER

April 13, 2011

Mr. J. Dapper  
Ten15 Centennial, LLC  
985 White Road  
Las Vegas, Nevada 89119

**RE: SDR-41049 - SITE DEVELOPMENT PLAN REVIEW  
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Mr. Dapper:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-27051) FOR A PROPOSED 8,775 SQUARE-FOOT AUTO REPAIR GARAGE (MINOR) on 2.14 acres approximately 230 feet north of Deer Springs Way, adjacent to the west side of Durango Drive (APN 125-20-216-004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-27046, SUP-27047 and SUP-27049) and Site Development Plan Reviews (SDR-27051 and SDR-30027) shall be required, except as amended herein.
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 overall site plan date stamped 03/24/11, enlarged site plan 03/24/11 date stamped, overall landscape plan date stamped 03/24/11, enlarged landscape plan date stamped 03/28/11, Floor Plan date stamped 03/28/11 and building elevations date stamped 02/24/11, except as amended by conditions herein.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 702.386.9108  
[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

4. A Waiver from the Town Center Development Standard Manual Section C.2.B (8a) is hereby approved, to allow parking landscape island placement for every seven uncovered parking spaces, where an island is required for every six uncovered spaces.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: The planter islands shall include a two-inch layer of ground cover or rock mulch, a minimum of five shrubs of five gallon size, and five shrubs or plants of one gallon size minimum per each 24-inch box tree provided.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. All landscaping and private improvements 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.

Mr. J. Dapper  
SDR-41049 - Page Three  
April 13, 2011

11. 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.
12. Comply with all applicable previous conditions of approval for SDR-30027, the Village at Centennial Hills and all other site-related actions.

This item will be considered by the City Council on May 18, 2011, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Ms. Stephanie Parker  
Firestone  
c/o Jones Land LaSalle  
3131 East Camelback Road, Suite #110  
Phoenix, Arizona 85016

Ms. Barbara Baird  
B2 Developer Services  
209 South Stephanie Road, Suite B-128  
Henderson, Nevada 89012



Kimley-Horn  
and Associates, Inc.

Suite 210  
2080 East Flamingo Road  
Las Vegas, Nevada  
89119

TEL 702 734 5666  
FAX 702 735 4949

Job No: \_\_\_\_\_  
To: Mr. Albert Song  
City of Las Vegas  
Drainage Department

*We are Sending you*

- Attached       Under separate cover via \_\_\_\_\_ the following items:  
 Shop drawings     Prints/Plans     Samples     Specifications     Change order  
 \_\_\_\_\_

| <i>Copies</i> | <i>Date</i> | <i>No.</i> | <i>Description</i>            |
|---------------|-------------|------------|-------------------------------|
| 1             |             |            | Response Letter DS 452604     |
| 1             |             |            | Copy of Condition of Approval |
| 1             |             |            | Grading & Detail Plans        |
|               |             |            |                               |
|               |             |            |                               |

*These are transmitted as checked below:*

- For your use       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 As requested       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 For review and comment       Returned for corrections       Return \_\_\_\_\_ corrected prints

\_\_\_\_\_  
 \_\_\_\_\_  
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Copy to \_\_\_\_\_ Signed Richard Moley