

DS #: 4773

APN: 138-06-401-006

PROJECT: Grand Canyon S Alexander - Residential Dev.

SUBMITTAL: CCPN

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

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



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 10, 2016
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b> Drainage Study for: <b>Grand Canyon &amp; Alexander – Residential Development</b>		<b>COPIES TO:</b> Taney Engineering
<b>Cross Streets:</b>	NWC Alexander Road & Grand Canyon Dr.	Adaven Homes
<b>File Number:</b>	F:\Depot\DSMemos\DS4773D.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-06-401-006	CCRFCD
<b>Zoning Action:</b>	TMP-59532; GPA-59527 & ZON-59529	CCPW
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	12/23/2015	1/11/2016	Not Approved	\$400.00	427461: \$400
2 <sup>nd</sup> Submittal	1/28/2016 & 2/23/2016	2/24/2016	Conditional Approval	\$400.00	431079: \$400
CCRFCD	3/16/2016	3/28/2016	Concurrence Recv'd	N/C	N/C
CCPW	5/10/2016	5/10/2016	Concurrence Recv'd	N/C	N/C
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- All drainage easements must be **PUBLIC** drainage easements to be privately maintained and **COMMON LOTS** to be labeled on the grading plans and to be dedicated as such in the final map.
- The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

**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.

**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 Update 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.

**END OF REMARKS**  
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T/R/S: T20S/R60E/06  
AREA L-06



# Department of Public Works

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

## Drainage Study Concurrence Letter

*Rec'd 5/10/16*

**Date:** April 4, 2016  
**Firm:** Taney Engineering  
**Engineer:** Anthony Deleon, P.E.  
**Address:** 6030 S. Jones Boulevard, Suite 100, Las Vegas, NV 89118  
**Phone:** (702) 362-8844  
**Fax:** (702) 362-5233  
**E-mail:** anthonyd@taneycorp.com

**Subject:** Technical Drainage Study for Grand Canyon & Alexander  
**Location:** NEC of Grand Canyon Drive & Alexander Road  
**APN:** 138-06-401-006  
**Sec, Township, Range:** S06, T20S, R60E  
**Flood Zone & Panel:** Zone X, 2135F, Dated November 16, 2011  
**Application Number:** 16-10214

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Concurrence	03/04/2016	04/04/2016	BC	

The above-referenced project is located within the **City of Las Vegas** adjacent to Clark County unincorporated areas. The drainage study was submitted to the County for concurrence on March 4, 2016. In addition, the County has received the City of Las Vegas acceptance letter dated February 24, 2016 for the Technical Drainage Study (DS #4773).

The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas. The site shall be graded with respect to drainage as shown on "Grand Canyon and Alexander", improvement plan sheets G1, GD1, and PP1, signed and sealed by Brian E. Myers, P.E., on February 18, 2016.

**Check appropriate conditions**

	Retaining/screen wall combination may be in excess of current <b>Clark County Unified Development Code, Chapter 30.64.050.</b>
	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).
	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.
	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 outside of the project boundary. Notarized written permission must be obtained <b>prior to grading plan approval.</b>
X	Right-of-way dedication must be verified.
	Any previously approved drainage easements that are not being used must be vacated.
	Per <i>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.
	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. Provide Clark County signature blocks and notes on plans.
2. It appears that a vertical curve is necessary in Grand Canyon adjacent to the site; however based off minimal information and grades on the profile sheet for Grand Canyon, this information cannot be confirmed. Include additional centerline elevations. Also provide verification that the asphalt and subbase thickness of the existing road is sufficient, because many of these roads were constructed as temporary pavement.

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.



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Brian Churchill, P.E., CFM  
Associate Engineer  
Development Review  
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W. Layne Weber, P.E., CFM  
Principal Engineer  
Development Review  
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