

DS #:

05125

APN:

139-34-514-009

PROJECT:

Lady Luck Renovation - Update #5

SUBMITTAL:

1st

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

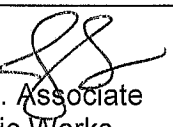
DATE:

May 1, 2019

TO:

Land Development Services
Department of Building & Safety

FROM:

Jennifer Shinn, P.E. 
Flood Control, Engr. Associate
Department of Public Works

SUBJECT: Drainage Study for:

Lady Luck Renovation – Update #5 (Previously DS4925)

COPIES TO:

Lochsa Engineering

Cross Streets: NWC of Fourth Street & Ogden Avenue

DLR Group

File Number: F:\Depot\DSMemos\DS5125A.doc

Bart Anderson, P.E., DevCo

Parcel Number: 139-34-514-009

Zoning Action: SDR-70736

FEMA Flood Zone YES NO X

Proposed Storm Drain YES NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	4/16/2019	5/1/2019	See Comments Below	\$400.00	3093739: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

Remarks: Update #5: Lowering of Luggage/Security Room & Elevator Lobby FFs.

In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.

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.

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
JKS

T/R/S: T20S/R61E/34
AREA M-34

Technical Drainage Study Update #5

For

Lady Luck Renovation (DS 4053)

(AKA: CIM DOWNTOWN GRAND)

JOB# 171073

April, 2019

Prepared for:

DLR Group
700 S. Flower Street, 22nd Floor
Los Angeles, CA 90017
sgonzalez@dlrgroup.com

Prepared By:
LOCHSA ENGINEERING
6345 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89118
(702) 365-9312

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: CIM Downtown Grand Date: April 11, 2019

Location of Development: a) Descriptive (Cross Streets) North/South: 4th Street

East/West: Ogden Avenue

b) Section: 34 Township: 20 South Range: 61 East

c) APN : 139-34-514-009

Name of Owner: DLR Group

Telephone No.: N/A Fax No.: _____ E-Mail Address: sgonzalez@dlrgroup.com

Address: 700 S. Flower St., 22nd Floor Los Angeles, CA 90017

Contact Person-Name: Chris Blake, EI Telephone No.: (702) 365-9312

* E-Mail Address: chris.blake@lochsa.com Fax No.: (702) 365-9317

Firm: Lochsa Engineering

Address: 6345 South Jones Boulevard, Suite 100, Las Vegas, Nevada 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: 1.20+/- Acres Being Developed/Disturbed: .08+/- Acres

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.): Commercial (Tower)

5. Approximate upstream land area which drains to the subject site: N/A

6. Has the site drainage been evaluated in the past? ☒ YES ☐ NO If yes, please identify documentation: TDS for Lady Luck Renovation (DS #4053) and Update for CIM Downtown Grand (DS4925)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: flow gets to Stewart Avenue, 4th St., and Ogden Ave. The flow all ultimately gets to the intersection of 4th Street and Stewart Avenue, where it goes historically.

8. Briefly describe your proposed schedule for the subject project: ASAP

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.**

Revision	Date

Local Entity File No. _____

REFERENCE:

STANDARD FORM 1

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL																	
DRAINAGE SUBMITTAL CHECKLIST																	
Project Name: CIM Downtown Grand		Map ID:															
Firm Name: Lochsa Engineering		Engineer: Ted Egerton, PE															
Address: 6345 South Jones Boulevard Suite 100																	
City: Las Vegas	State: Nevada	Zip: 89118															
Phone Number: (702) 365-9312		Fax Number: (702) 365-9317															
Property Owner: DLR Group																	
Address: 700 S. Flower Street, 22nd Floor																	
City: Los Angeles	State: CA	Zip: 90017															
Reviewed By:	Date Received:	Date Accepted for Review:															
The following checklist is intended as a guide for the engineer preparing a Technical Drainage Study to submit to the local entity and Clark County Regional Flood Control District (if necessary). The listed items are the minimum information required prior to the entity performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the Clark County Regional Flood Control District (CCRFCDD) Hydrologic Criteria and Drainage Design Manual (MANUAL). This document is intended as an aid in preparing Technical Drainage Studies. Each study is reviewed for compliance with local and regional criteria. This form is not intended to be all inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use. If items are not applicable for the subject site, provide N/A. I. GENERAL REQUIREMENT <table> <tr> <td>Yes</td> <td>No</td> <td></td> </tr> <tr> <td>☐</td> <td>☒ N/A</td> <td>Design Manual Standard Form 1 with the engineer's seal and signature.</td> </tr> <tr> <td>☐</td> <td>☒ N/A</td> <td>Design Manual Standard Form 4.</td> </tr> <tr> <td>☐</td> <td>☒ N/A</td> <td>2 copies of the 24" x 36" Drainage Plan</td> </tr> <tr> <td>☐</td> <td>☒ N/A</td> <td>A notarized letter from the adjacent property owner(s) allowing off-site grading or discharge.</td> </tr> </table>			Yes	No		☐	☒ N/A	Design Manual Standard Form 1 with the engineer's seal and signature.	☐	☒ N/A	Design Manual Standard Form 4.	☐	☒ N/A	2 copies of the 24" x 36" Drainage Plan	☐	☒ N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading or discharge.
Yes	No																
☐	☒ N/A	Design Manual Standard Form 1 with the engineer's seal and signature.															
☐	☒ N/A	Design Manual Standard Form 4.															
☐	☒ N/A	2 copies of the 24" x 36" Drainage Plan															
☐	☒ N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading or discharge.															
REFERENCE:		STANDARD FORM 2															

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE SUBMITTAL CHECKLIST

II. MAPS AND EXHIBITS

Yes	No	
☒	☐	A copy of a current Flood Insurance Rate Map (FIRM) with the site delineated.
☒	☐	A copy of the current CCRFCD Master Plan Update Figure, (F-x), for Flood Control Facilities and Environmental areas with the site delineated.
☐	☐	<u>N/A</u> Off-site drainage basin maps for existing, interim and future conditions showing the existing topography, basin boundaries, concentration points, and flows in cfs.
☐	☐	<u>N/A</u> On-site drainage basin maps for existing and proposed conditions showing the existing topography, basin boundaries, concentration points, and on-site and off-site flows in cfs.
☒	☐	Vicinity Map with local and major cross streets identified and a north arrow.

III. DRAINAGE PLAN

Yes	No	
☒	☐	Sheet size: 24" x 36" sealed by a registered engineer in the State of Nevada.
☒	☐	Minimum scale: 1" = 60'.
☒	☐	Project name.
☒	☐	Vicinity Map with local and major cross streets.
☒	☐	Revision box.
☒	☐	North arrow and bar scale.
☒	☐	Engineer's/consultant's address and phone number.
☒	☐	Elevation datum and benchmark.
☒	☐	Legend for symbols and abbreviations.
☐	☐	<u>N/A</u> Cut/fill scarps, where applicable.
☒	☐	Street names, grades, widths.
☒	☐	Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street.

REFERENCE:

STANDARD FORM 2

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE SUBMITTAL CHECKLIST

III. DRAINAGE PLAN (Continued)

Yes	No	
☒	☐	Existing contours encompassing the site and 100 feet beyond with spot elevations for important locations, where appropriate.
☐	<u>N/A</u>	Minimum finish floor elevations with top-of-curb elevations at upstream end of lot.
☐	<u>N/A</u>	Proposed typical street sections.
☐	<u>N/A</u>	Streets with off-set crowns.
☒	☐	Proposed contours or spot elevations in sufficient detail to exhibit intended drainage patterns and slopes.
☒	☐	Property lines.
☒	☐	Right-of-way lines with widths, existing and proposed.
☒	☐	Existing improvements and their elevations.
☐	<u>N/A</u>	Delineation of proposed on-site drainage basins indicating area and 10-year and 100-year storm peak flows at basin concentration points.
☐	<u>N/A</u>	Concentration points and drainage flow directions with Q_{100} and V_{100} and D_{100} in streets.
☐	<u>N/A</u>	Cumulative flows, velocity, and direction of flow at upstream and downstream ends of site for the 10-year and 100-year flows.
☒	☐	Location and cross-section of street capacity calculations.
☐	<u>N/A</u>	Cross-sectional detail for channels, including cutoff wall locations.
☒	☐	Existing and proposed drainage facilities, appurtenances, and connections (i.e., sidewalk, ditches, swales, storm drain systems, unimproved and improved channels, and culverts, etc.) stating size, material, shape, and slope with plan and profile and HGL calculations.
☐	<u>N/A</u>	Existing and proposed drainage easements and widths shown with sufficient detail. A cross sectional detail must be provided that shows appropriate lining and reinforcement.
☐	<u>N/A</u>	Location and detail of existing, proposed, and future block wall openings. Minimum size is 16" x 48". Wrought iron gate is required for flows > 10 cfs.
☐	<u>N/A</u>	Location and detail of flood walls illustrating depth of flow, proposed grouting height, etc.

REFERENCE:

STANDARD FORM 2

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE SUBMITTAL CHECKLIST

III. DRAINAGE PLAN (Continued)

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| ☐ | ☒ | N/A | Perimeter retaining wall locations. All existing and proposed walls (retaining screen and flood) must be shown with adjacent ground elevations. Flood walls with 8-inch concrete masonry unit. |
| ☐ | ☒ | N/A | Building and/or lot numbers. |
| ☐ | ☒ | N/A | Alignment of all existing, proposed, or future Regional Facilities adjacent to the site. |
| ☐ | ☒ | N/A | Limits of existing floodplain based on current FIRM of best available information; limits of proposed floodplains based on best available information. |
| ☐ | ☒ | N/A | For areas in Zone A, AE, AH, and AO, base flood elevations (BFEs) must be shown for each lot; BFEs may be listed on each lot, or in a table. |
| ☒ | ☐ | | Appropriately elevated "humps" 6 inches above the 100 year water surface elevation at site accesses where the intent is to protect the site from the Q_{100} flows. |
| ☒ | ☐ | | Street slopes for perimeter and interior streets. The minimum slope is 0.4 percent. |

IV. HYDROLOGIC ANALYSIS

Yes No

- | | | | |
|-------------------------------------|-------------------------------------|-----|--|
| ☒ | ☐ | | Appropriate soil information and Soils Map for existing and future conditions with subbasins and property delineated. |
| ☐ | ☒ | N/A | Input and output information for existing conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models. |
| ☐ | ☒ | N/A | Input and output information for future conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models. |
| ☐ | ☒ | N/A | Use of correct precipitation values in and around the McCarran Airport rainfall area. |
| ☒ | ☐ | | A discussion in the text of the hydrologic analysis justifying subbasin boundaries and cutoffs, supporting assumptions, and calculations. |
| ☐ | ☒ | N/A | A summary table of storm water flows showing basin area, Q_{10} and Q_{100} for both individual basins and combined basin flows, where applicable. |
| ☒ | ☐ | | Copies of supporting technical information referenced from a previously approved study and a statement accepting these results. |
| ☒ | ☐ | | On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners in accordance with current Nevada Drainage Law. |

REFERENCE:

STANDARD FORM 2

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE SUBMITTAL CHECKLIST

V. HYDRAULIC ANALYSIS

Yes	No	
☐	<u>N/A</u>	Flow split calculations and supporting documentation or reference for the method of flow split calculations used.
☐	<u>N/A</u>	Normal depth street flow calculations and cross section diagrams for all interior and perimeter streets. Provide "d x v" products for the Q_{100} and Q_{10} flows representing the worst case for interior and all perimeter streets. $Q_{100} d \times v \leq 8$. $Q_{10} d \times v \leq 6$ and 12 foot dry lane for rights-of-way ≥ 80 feet. Calculations must be labeled by street name as indicated on the Grading Plan.
☐	<u>N/A</u>	A summary table of interior and exterior street capacity calculations showing the street name, Q_{100} flow, slope, depth of flow, velocity and depth times velocity product and streets needing to meet 12 foot dry lane criteria.
☐	<u>N/A</u>	Appropriate hydraulic calculations for block wall openings assuming a 50 percent vertical clogging factor. (Assume the lower half of the opening is plugged).
☐	<u>N/A</u>	Appropriate hydraulic calculations at drainage easement entrance and discharge locations to set finish floor elevations. Hydraulic calculations must include submerged weir, superelevation and tee intersection losses, where appropriate.
☐	<u>N/A</u>	Provide necessary freeboard requirements to set the finished floor elevations of all proposed buildings, 2 x depth of flow of depth of flow plus 18 inches of freeboard, whichever is less. The minimum requirement is 6 inches above adjacent upstream top of curb. Buildings adjacent to drainage easements must always be provided with 18 inches of freeboard above the Q_{100} weir height of flow depth, which ever is greater.
☐	<u>N/A</u>	A complete water surface profile analysis (HEC-2, HEC-RAS, etc.) for channel flows and FEMA Zone A flood zones. • Field survey data • Input and output information • Plotted cross-sections based on survey with proper encroachments. • A map showing the locations of the cross-sections. • Analysis of both sub and super-critical flow segments. • A summary table and a discussion of the results in the text of the report.
		Provide a 50 percent clogging factor in the capacity calculation for drop inlets.
☐	<u>N/A</u>	Hydraulic calculations for culverts and storm drains. D-Load calculations must be provided for storm drain pipes in public rights-of-way, including headwater pool inundation.
☒	☐	The mitigation of nuisance water, both during construction and in the fully developed condition, must be addressed.

REFERENCE:

STANDARD FORM 2



CITY OF LAS VEGAS

MINIMUM DRAINAGE STUDY CRITERIA STANDARD FORM 2 CHECKLIST SUPPLEMENT

(Revised 5/18/11)

The following checklist is intended as a supplemental guide for the engineer preparing a Technical Drainage Study submittal to the City of Las Vegas. This supplement focuses on requirements specific to the City of Las Vegas. The requirements presented are in addition to the Clark County Regional Flood Control District (CCRFCD) Manual Standard Form 2. The listed items are the minimum information required prior to the City performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the CCRFCD Hydrologic Criteria and Drainage Design Manual (Design Manual).

An appointment must be made to preview this checklist in conjunction with CCRFCD Standard Form 2 prior to the City accepting a new drainage study for review. The engineer must contact the Flood Control Section at (702) 229-6541 to schedule a submittal appointment.

If items are not applicable for the subject site, provide N/A.

I. GENERAL REQUIREMENT		
Yes	No	
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading. (A copy of the letter must be received prior to final acceptance of the drainage study.)
✓		Copies of all conditions of approval for development related to this property. (e.g. zoning, use permit, tentative map, etc.) Verify compliance with conditions.
✓		An electronic copy of the complete submittal is required to be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output device replicating your submittal. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats. If figures are in color, they must be scanned in color and saved as a separate file. <u>MLH</u> by initial here, the engineer on record acknowledges that the electronic copy is an identical replicate of the original hard copy submitted to the City of Las Vegas.

II. GRADING PLAN INFORMATION		
Yes	No	
✓		(1) 24" X 36" copy of the Grading Plan, (including all Detail Sheets) sealed by the engineer.
✓		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street. Note: Proposed top of curb elevations must be provided for both sides of roadways even if only half street construction is required.
✓		Label existing topography at a minimum 5 foot elevation interval including adjacent developments, finished floor elevations of existing buildings and top of existing curbs extending 100 feet around the perimeter of the site. (*Measured from the centerline of the adjacent roadway.)

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

II. GRADING PLAN INFORMATION		
Yes	No	
	N/A	Proposed on-site and off-site storm drains and other flood control facilities with plan and profile sheets for public storm drains showing the class of pipe, (Class III, IV, V, etc.), design hydraulic grade line, (HGL) and 100 year storm flow. A public drainage easement must be provided over on-site storm drains conveying off-site flows. An overflow path must be provided over all storm drains.
	N/A	All existing and "to be constructed" walls with cross-sections showing wall type, (e.g. block wall, retaining wall, flood wall, etc.), with limits clearly defined, adjacent ground elevations. Wall heights must meet current ordinances and in no case exceed 14 feet above the adjacent property.
✓		Street slopes for both interior and perimeter streets. Note: The minimum slope for a roadway is 0.4 percent, a minimum 18-inch storm drain must be provided where minimum slopes cannot be met.
	N/A	Back of lot elevations and lot drainage pattern for all lots including common lots.
	N/A	Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
	N/A	On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners. (The project must pass flows through the site every 600 feet where the project is blocking flow paths.)
	N/A	This project uses a solid grouted stem wall (or approved alternate) at the back of sidewalk to provide erosion protection for landscaped areas where the depth of flow in the roadway exceeds the back of walk elevation. A corresponding cross-section detail is included.
✓		Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. The grading plans show flow lines with grades and sidewalk under drains for all landscape areas draining to the public ROW.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Concrete valley gutters are required in parking lots with slopes less than 1 percent. Slopes through cul-de-sac must be at a 1 percent minimum where flow is drained through the cul-de-sac.
	N/A	Ten-foot wide public drainage easements to be privately maintained are allowed for flow less than 20 cfs. The depth of flow entering the easement must be checked using the submerged weir calculation.
	N/A	The limits of the flood zones and the base flood elevations (BFE) must be shown on all grading plans for all developments within a Special Flood Hazard Zone A, AO, AE, etc.
✓		Minimum finish floor elevation is 6 inches above highest adjacent top of curb. Finish floor calculations must include allowances for super elevations on curves and velocity head for tee intersections.
	N/A	Finished floor elevations for buildings adjacent to public drainage easements must be a minimum of 18 inches above the Q100 weir of submerged weir elevation, whichever is greater.

CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Lots with "B and C Type Drainage" that drain from one lot to another through a drainage easement shall be required to install an underground nuisance drainage system or a 2-foot valley gutter. 16" x 24" minimum block wall openings are required for both options.
	N/A	Bubblers are required across 80 foot and greater ROW streets. When flows exceed 10 cfs, bubblers larger than 18 inches will be required up to a maximum of 36". Inlets must be sized to match the pipe size provided.

- Contact the Flood Control Section regarding the drainage study review fee. These fees are payable at the time of submittal.
- The Drainage Study must be conditionally approved prior to submitting improvement plans to the Civil and Planning Development of the Department of Building and Safety for review.

This document is intended as an aid in preparing Technical Drainage Studies for the City of Las Vegas. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all-inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.

April 11, 2019

Mr. Albert Sung, P.E.
City of Las Vegas Public Works
Flood Control Division
333 North Rancho Drive
Las Vegas, NV 89106

Subject: **CIM Downtown Grand**
Update #4 to the "Lady Luck Renovation Technical Drainage Study" (DS 4053)
Lochsa Job #171073

Dear Mr. Sung,

This letter is intended as Update #5 to the "*Lady Luck Renovation Technical Drainage Study*" originally prepared by WRG Design, Inc., and previously updated in the "*Update 4 for the Lady Luck Renovation*" (CLV DS #4053) by Lochsa Engineering in January, 2018 and in the "*Update #3 for the Lady Luck Renovation*" (CLV DS #4925) by Lochsa Engineering in October, 2017. Proposed improvements to the site being addressed in this subject Update will consist of revising the true existing finish floor elevation and revising finish grade callouts on the corners of the building.

The CIM Downtown Grand site is located at the northwest corner of the intersection of 4th Street and Ogden Avenue. The entire site is more specifically located within a portion of the northern half of the northeast quarter (NE 1/4) of Section 34, Township 20 South, Range 61 East of the M.D.M., in the City of Las Vegas, Nevada.

The proposed improvements are basically lowering the Finish Floor by 1.92 inches (0.18ft) due to an error found by the survey team when they knocked down an existing wall and took a survey shot of the existing finish floor elevation. With this being found, the Elevator Lobby FF and Luggage/Security FF were lowered to match the existing FF. The lowering of these areas reduced the slope of the concrete sidewalk but still provides positive slope away from these areas. The lowering of the FF still meets all criteria. Therefore, no hydrologic analysis has been provided to address the lowering FF of these areas. The FF is still set high enough for double the flow depth in the street. Again, these areas are all beneath the Tower itself. Please refer to the attached previously approved grading plan set and the revised grading plans for the location of the proposed improvements.

The site is completely impervious consisting of a concrete walkway with an adjacent drop off zone, parking lot and drive aisles for the Downtown Grand Hotel and Casino. Please note that both of these areas revised are beneath the tower on the ground floor. The proposed grading plans for our revised site show that the proposed discharge locations remain the same and conform to the original study.

The "2008 Las Vegas Valley Flood Control Master Plan Update", dated September 2008, as prepared by Post Buckley Schuh and Jernigan, Inc. (PBS&J), in association with Louis Berger Group and Parsons Brinckerhoff, for the Clark County Regional Flood Control District (CCRFCDD) illustrates the existing and proposed regional master planned facilities around the site as shown on Figure F-32. Review of the Master Plan Update, indicates no existing or proposed CCRFCDD facilities adjacent or crossing through the site.

The project site is covered by Flood Insurance Rate Map (FIRM) for Clark County, Nevada, and incorporated areas, Community Panel Number: 32003C2170F, Effective Date: November 16, 2011. Review of the Flood Insurance Rate Map indicates that the proposed building addition and is located within an area designated by FEMA as Zone "X" (unshaded). Zone "X" (unshaded) is described by FEMA as "*Areas determined to be outside the 0.2% annual chance flood*". Figure 2 in the Appendix illustrates the location of the site on a portion of the above referenced Flood Insurance Rate Map.

The subject drainage study update is specifically provided to support the revised FF elevations of the Elevator Lobby and Luggage/Security Room. This update is in conformance to the original "*Lady Luck Renovation Technical Drainage Study*" originally prepared by WRG Design, Inc., the approved "*Update #2 for the Lady Luck Renovation*" (CLV DS #4053) by Cardno WRG, the previously approved "*Update #3 for the Lady Luck Renovation*" (CLV DS #4925A) by Lochsa Engineering on October 25, 2017 and the previously approved "*Update #4 for the Lady Luck Renovation*" (CLV DS #4925B) by Lochsa Engineering on January 8, 2018. The site as previously designed is in accordance with the City of Las Vegas Department of Public Works and the CCRFCDD drainage design criteria, and is also based on generally accepted engineering principles and practices. The proposed changes do not cause any adverse impact on the adjacent and/or downstream properties. Please refer to the attached grading plans and details for further clarification of the proposed improvements.

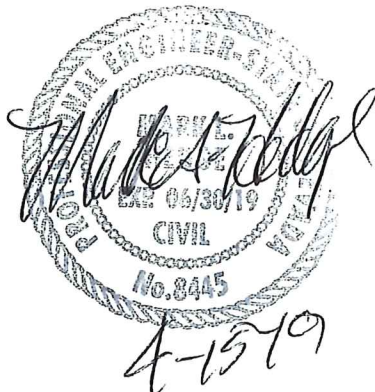
If you have any questions or comments, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

LOCHSA ENGINEERING



Chris Blake, E.I.
Hydrologist



NOTICE OF FINAL ACTION

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JULY 11, 2017

DEPARTMENT: PLANNING

ACTING DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT:

SDR-70736 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
 APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC - For possible action on a request
 for a Site Development Plan Review FOR A 250,000 SQUARE-FOOT, EIGHT-STORY, 495-
 ROOM HOTEL ADDITION TO AN EXISTING RESORT HOTEL AND CASINO on a portion
 of 2.18 acres at 220 North 4th Street (APN 139-34-514-009), C-2 (General Commercial) Zone,
 Ward 5 (Barlow) [PRJ-70178]. Staff recommends APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Department of Public Works - Traffic Notes
7. Submitted after Final Agenda - Executed Condition Confirmation Documentation and Support Postcards

Motion made by SAM CHERRY to Approve the One Motion One Vote Agenda subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

TODD L. MOODY, VICKI QUINN, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY,
 GLENN TROWBRIDGE, DONNA TOUSSAINT; (Against-None); (Abstain-None); (Did Not
 Vote-None); (Excused-CEDRIC CREAR)

Minutes:

See Item 13 for related discussion.

*City of Las Vegas***AGENDA MEMO - PLANNING****PLANNING COMMISSION MEETING DATE: JULY 11, 2017****DEPARTMENT: PLANNING****ITEM DESCRIPTION: APPLICANT/OWNER: 220 NORTH 4TH STREET LV, LLC****** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-70736	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 30**NOTICES MAILED** 437**PROTESTS** 0**APPROVALS** 0

**** CONDITIONS ****

SDR-70736 CONDITIONS

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/25/17, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Conditions Page Two
July 11, 2017 - Planning Commission Meeting

9. 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 or the recordation of a Map subdividing this site, whichever may occur first. 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. 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.
10. 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.
11. Site development to comply with all applicable conditions of approval for SDR-37946 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to add a hotel tower to the Downtown Grand Resort Hotel/Casino above the parking lot on the northwest corner of Ogden Avenue and 4th Street. The tower will be eight stories in height containing 495 rooms in 250,000 square feet.

ISSUES

- The proposal requires a Site Development Plan Review (SDR-70736), and conforms to the requirements of both Title 19 and the Downtown Centennial Plan.

ANALYSIS

The subject site is a portion of a 2.18-acre parcel located on the northwest corner of Ogden Avenue and 4th Street. It is currently developed with a surface parking lot and the valet services for the Downtown Grand. The site has a General Plan designation of C (Commercial), is zoned C-2 (General Commercial), and is located in the Airport Overlay, Downtown Centennial Plan, Downtown Casino Overlay, and Live/Work Overlay districts.

The proposed Hotel tower is a permitted use within the C-2 (General Commercial) zoning district and the Downtown Gateway District of the Downtown Centennial Plan. The proposed addition will not displace the valet functions of the current site as it will be built above the current valet and parking facility. The addition will connect to the existing Downtown Grand on the second floor and provide 7 floors of rooms. The building is built to the property line, and the building elevations will be mainly stucco plaster with accents of glass and metal panels. The proposed design is consistent with the requirements of the Downtown Gateway District of the Downtown Centennial Plan.

The applicant submitted a parking calculation for their entire facility, which identified that the 495 parking spaces that would be required for this addition are provided off-site in their other parking facilities. In all, the facility will have 1,125 rooms, which would require 1,125 parking spaces and they provide 1,183 parking spaces in a variety of parking garages/facilities.

**Staff Report Page Two
July 11, 2017 - Planning Commission Meeting**

A condition of approval has been included requiring that all utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver. The applicant is working with the Las Vegas Valley Water District to identify the appropriate location for the utility equipment required to provide water to the building.

Staff finds that the proposed addition to the Downtown Grand Resort Hotel/Casino is in conformance with the Downtown Centennial Plan and Title 19 and is compatible with the development in the surrounding neighborhood which is part of the Downtown Casino Overlay District.

FINDINGS (SDR-70736)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed hotel addition to the Downtown Grand Resort Hotel/Casino property is compatible with development within the Downtown Casino Overlay District.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed hotel addition to the Downtown Grand Resort Hotel/Casino property is consistent with the requirements of Title 19, the Downtown Centennial Plan, The Airport Overlay District, and the Downtown Casino Overlay District.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

This project will add approximately 2,439 trips per day on Stewart Avenue, 4th Street and Ogden Avenue. Currently Stewart Avenue is at 41 percent of capacity, 4th Street is at 50 percent of capacity and Ogden Avenue is at 75 percent of capacity; and would rise to 49 percent, 59 percent and 96 percent respectively. Therefore, the adjacent roadway system is capable of handling the traffic generated by this project.

- 4. Building and landscape materials are appropriate for the area and for the City;**

Staff Report Page Three
July 11, 2017 - Planning Commission Meeting

The proposed hotel addition to the Downtown Grand Resort Hotel/Casino property will be constructed of stucco plaster with accents of metal panels and glass, which are appropriate materials in the Downtown Casino Overlay District.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed hotel addition to the Downtown Grand Resort Hotel/Casino property will be an aesthetically pleasing addition to the Downtown Casino Overlay District.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed hotel addition to the Downtown Grand Resort Hotel/Casino property will require building permits and business licenses and accompanying inspection to assure it will not negatively affect the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/26/62	The Board of City Commissioners approved Ordinance #1014, which adopted an official Zoning Map reaffirming the C-2 (General Commercial) Zone on the subject property.
01/09/79	The Board of Zoning Adjustment approved a Variance (V-0112-78) to allow a proposed illuminated sign over the public right-of-way that will project to within one foot (1') of the curb where a three-foot (3') setback is required on property located at 206 North Third Street. Staff recommended approval.
11/19/80	The Board of City Commissioners approved an Aesthetic Review (AR-0008-80) for a proposed 21-story, 360-unit tower to be located on the east side of Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.
12/04/85	The City Council approved an Aesthetic Review (AR-0008-80) for Phase I of a proposed expansion to an existing hotel and casino, including a proposed 21-story, 360-unit tower to be located on the east side of Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.

Staff Report Page Four
July 11, 2017 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/14/98	The City Council approved a Petition (VAC-0030-98) to Vacate Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval. The approval expired 09/14/02 after three Extensions of Time [VAC-0030-98(1), (2) and (3)] were administratively approved by the Department of Planning and Development.
01/05/00	The City Council approved a Site Development Plan Review (SD-0030-99) for a proposed pedestrian mall on Third Street between Stewart Avenue and Ogden Avenue. The Planning Commission and staff recommended approval.
12/06/01	The Planning Commission approved a Site Development Plan Review (SD-0071-01) for a proposed 14,765 square-foot banquet hall at 206 North Third Street. This review included the removal of the temporary tent and trailer structures. Staff recommended approval. A condition of that approval required a separate submittal for a Site Development Plan Review for general site improvements, including a proposed pedestrian mall in the portion of Third Street to be vacated prior to recordation of the Order of Vacation.
02/20/02	The City Council approved a Special Use Permit (U-0158-01) to allow the conversion of a resort hotel into a timeshare development. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a Petition (VAC-3926) to Vacate Third Street between Ogden Avenue and Stewart Avenue. The Planning Commission and staff recommended approval. The Order of Vacation was recorded on 11/19/04.
08/26/04	The Planning Commission approved a Site Development Plan Review (SDR-4835) for a proposed valet parking operation within the right-of-way area of Third Street proposed to be vacated. Staff recommended approval. A condition of approval required a City Council review in one year. No review has yet been considered by the City Council.
09/15/04	The City Council approved a Special Use Permit (SUP-4739) for a proposed 10,000 square-foot tavern and a Waiver of the 1,500-foot distance separation requirement from another tavern on property located at 201 North Third Street. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a Special Use Permit (SUP-4741) for a proposed 5,500 square-foot tavern and a Waiver of the 1,500-foot distance separation requirement from another tavern on property located at 207 North Third Street. The Planning Commission and staff recommended approval.

Staff Report Page Five
July 11, 2017 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
09/15/04	The City Council approved a Special Use Permit (SUP-4742) for a proposed 6,000 square-foot tavern and a Waiver of the 1,500-foot distance separation requirement from another tavern on property located at 207-A North Third Street. The Planning Commission and staff recommended approval.
09/15/04	The City Council approved a Special Use Permit (SUP-4743) for a proposed 4,050 square-foot tavern and a Waiver of the 1,500-foot distance separation requirement from another tavern on property located at 207-A North Third Street. The Planning Commission and staff recommended approval.
08/25/05	The Planning Commission approved a Tentative Map (TMP-8072) for a one-lot commercial subdivision on the subject property. Staff recommended approval.
10/06/05	The Downtown Design Review Committee approved an amendment (ARC-9395) to an existing Master Sign Plan for nightclub establishments at 201 and 217 North Third Street.
02/09/06	The Planning Commission approved a Tentative Map (TMP-11015) for a 262-unit Hotel/Condominium subdivision on Floors 6 through 25 of an existing Hotel/Casino complex at 221 North Third Street. Staff recommended approval.
02/13/06	Two Reversionary Final Maps (FMP-8941 and FMP-8943) of a portion of Clark's Las Vegas Townsite, totaling 0.93 acres, were recorded in the Office of the Clark County Recorder. A portion of the subject site is included within this area.
02/15/06	The City Council approved a Special Use Permit (SUP-10491) and Site Development Plan Review (SDR-10490) for a proposed 8,700 square-foot expansion of an existing Non-Restricted Gaming Facility with Waivers of Downtown Centennial Plan Streetscape requirements, required parking structure setback along Fourth Street, and building frontage requirement along Ogden Avenue on 3.12 acres at 206 North Third Street and 220 North Fourth Street. The Planning Commission and staff recommended approval. The Special Use Permit and Site Development Plan Review approvals expired 02/15/08.
05/08/06	A Final Map (FMP-9824) of the Lady Luck for a one-lot commercial subdivision containing 3.07 acres was recorded in the Office of the Clark County Recorder. A portion of the subject site includes this subdivision.
09/21/06	The Planning Commission voted to table requests for a Special Use Permit (SUP-15382) for a proposed expansion of an existing Non-Restricted Gaming Facility and a Site Development Plan Review (SDR-15380) for a proposed 16,000 square foot expansion of an existing non-restricted gaming facility with Waivers of the Downtown Centennial Plan standards related to sidewalk width and reflective glass. Staff recommended approval.

Staff Report Page Six
July 11, 2017 - Planning Commission Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
04/02/08	The City Council approved an Extension of Time (EOT-26872) of a previously approved Site Development Plan Review (SDR-10490) for a proposed 8,700 square-foot expansion of an existing Hotel/Casino with a Waiver of Streetscape Requirements, required parking structure setback along Fourth Street, and building frontage requirement along Ogden Avenue on 3.12 acres at 206 North Third Street and 220 North Fourth Street. Staff recommended approval. The approval expired 02/15/10.
04/02/08	The City Council approved an Extension of Time (EOT-26873) of a previously approved Special Use Permit (SUP-10491) for a proposed 8,700 square-foot expansion of an existing Non-Restricted Gaming Facility at 206 North Third Street and 220 North Fourth Street. Staff recommended approval. The approval expired 02/15/10.
07/16/08	The City Council approved a Petition to Vacate (VAC-27995) a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and Fourth Street. The Planning Commission and staff recommended approval.
08/14/09	The Planning and Development Department administratively approved an Extension of Time (EOT-35237) of a previously approved Petition of Vacation (VAC-27995) to vacate a Public Sewer Easement generally located at the northwest corner of Ogden Avenue and Fourth Street. The approval will expire 07/16/10.
05/27/10	The City Council approved a Site Development Plan Review (SDR-37946) for façade and parking improvements to the existing Non-Restricted Gaming Facility. The Planning Commission and staff recommended approval.
01/10/12	The Planning Commission approved a Special Use Permit (SUP-43968) to allow expansion of 10,780 square feet of gaming area for a gaming non-estricted establishment. Staff recommended approval.

<i>Most Recent Change of Ownership</i>	
10/08/07	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
Pre-1991	A business license (L16-00098) was issued for a tavern at 206 North Third Street. The license is still active.
08/04/98	Business licenses (C30-00984 and G08-00039) were issued for a race and sports book at 206 North Third Street. The licenses were marked out of business on 12/14/07.

Staff Report Page Seven
July 11, 2017 - Planning Commission Meeting

Related Building Permits/Business Licenses	
09/04/03	A business license (G08-00056) was issued for non-restricted gaming at 206 North Third Street. The license is still active.
09/09/06	A business license (M18-03714) was issued for a promoter at 206 North Third Street. The license is still active.
02/07/07	A business license (A01-01253) was issued for an administrative office at 206 North Third Street. The license is still active.
02/13/07	A business license (M18-03870) was issued for a gaming research consultant at 206 North Third Street. The license was marked out of business on 12/17/07.
06/29/07	A business license (Q01-00470) was issued for a real estate business at 206 North Third Street. The license is still active.
03/12/09	A business license (M18-04657) was issued for a casino owners association at 206 North Third Street. The license is still active.
09/09/14	Business licenses (L62-00123, P62-00246, & L62-00125) were issued for a resort hotel with non-restricted gaming and liquor. The license is still active.
11/28/16	A business license (G63-08569) was issued for the addition of non-gaming amusement machines. The license is still active.
12/01/15	A business license (X64-00009) was issued for a race and sports book at 206 North Third Street. The license is still active

Pre-Application Meeting	
04/19/17	A preapplication meeting was held with the applicant, where the requirements of the Downtown Centennial Plan and the submittal requirements for a Site Development Plan Review were discussed.

Neighborhood Meeting	
A Neighborhood meeting was not required, nor was one held.	

Field Check	
06/01/17	A routine site visit was completed, noting an operating surface parking lot and valet area for the Downtown Grand on the subject site.

Details of Application Request	
Site Area	
Net Acres	2.18 (portion thereof)

Staff Report Page Eight
July 11, 2017 - Planning Commission Meeting

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Resort Hotel/Casino	C (Commercial)	C-2 (General Commercial)
North	Undeveloped	MXU (Mixed Use)	C-2 (General Commercial)
South	Parking Garage	C (Commercial)	C-2 (General Commercial)
East	Resort Hotel/Casino And Parking Facilities	C (Commercial)	C-2 (General Commercial)
West	Resort Hotel/Casino	C (Commercial)	C-2 (General Commercial)

Master and Neighborhood Plan Areas	Compliance
No applicable Master and Neighborhood Plans	N/A
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District	Y
DC-O (Downtown Casino Overlay) District	Y
DCP-O (Downtown Centennial Plan Overlay) District	Y
LW-O (Live/Work Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Ogden Avenue	Collector	Planned Streets and Highways Map	80	Y

Staff Report Page Nine
 July 11, 2017 - Planning Commission Meeting

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
4 th Street	Collector	Planned Streets and Highways Map	80	Y
Stewart Avenue	Collector	Planned Streets and Highways Map	80	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Ogden Avenue	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 36 inch box trees at 20 foot intervals.	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 36 inch box trees at 20 foot intervals.	Y
4 th Street	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 25 foot Palms at 30 foot intervals.	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 25 foot Palms at 30 foot intervals.	Y
Stewart Avenue	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 36 inch box trees at 20 foot intervals.	Five-foot amenity zone and 10-foot-wide unobstructed sidewalk with fixtures, benches, trash receptacles and tree grates/wells. 36 inch box trees at 20 foot intervals.	Y

Staff Report Page Ten
 July 11, 2017 - Planning Commission Meeting

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	495	1 space per room	495				
TOTAL SPACES REQUIRED			495				N
Regular and Handicap Spaces Required			486	9	0	0	N

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City.

FIGURES

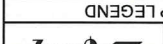
This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 1:117 ORIGINAL

0 100 200 300 400 500



MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PMAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PMAD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- LOT NUMBER
- 5 BLOCK NUMBER
- 6.5 GOV LOT NUMBER
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSEQ NUMBER
- PB 24-48 PLAT RECORDING NUMBER

125	124	123
138	139	140
163	162	161
176	177	178

8	4	3	2	1
5	1	5	1	4
6	2	6	2	3
7	3	7	3	4
8	4	8	4	5

34

T20S R61E

N 2 NE 4

139-34-5



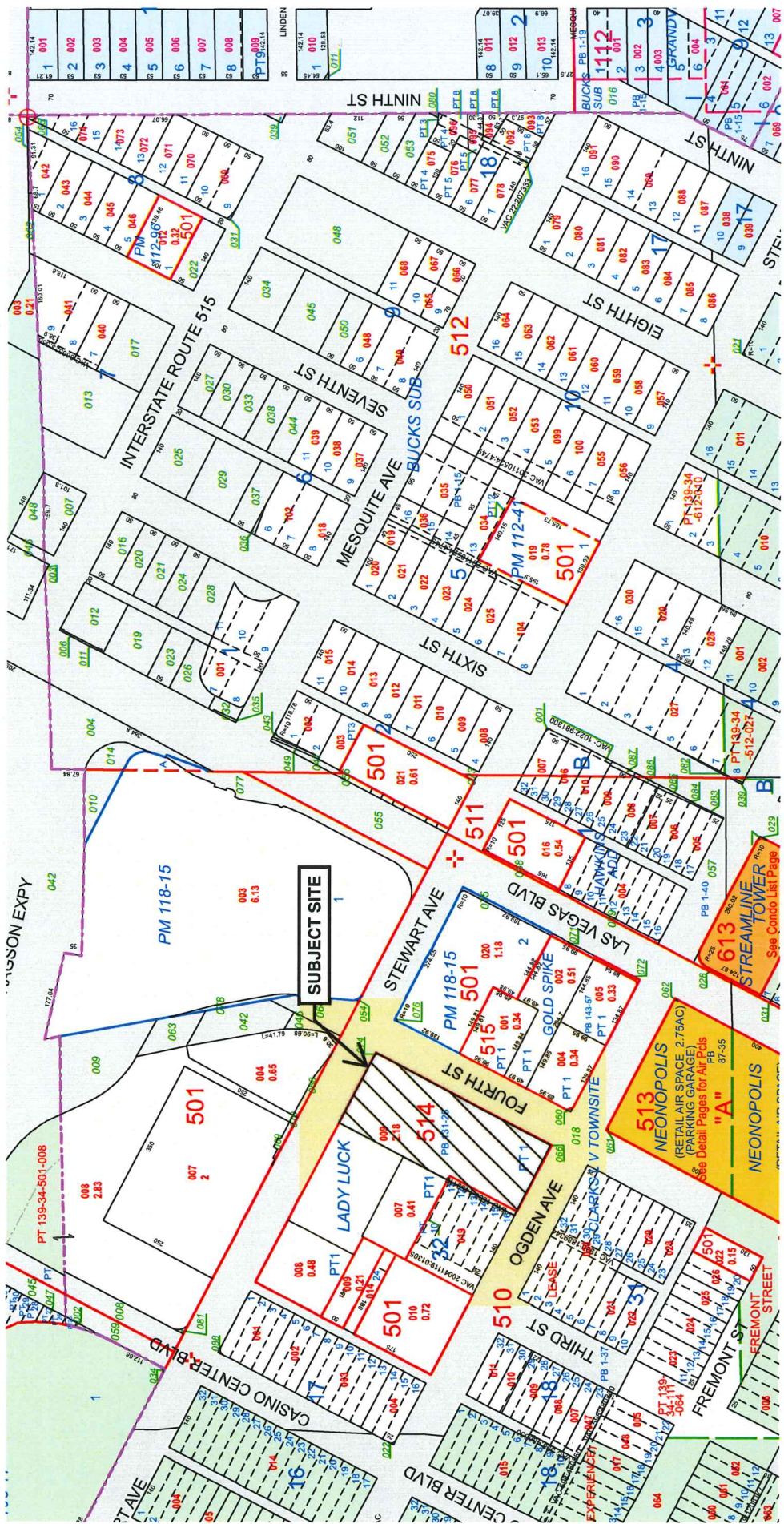
CLARK COUNTY

ASSASSOR'S PARCELS - CLARK COUNTY, NV.

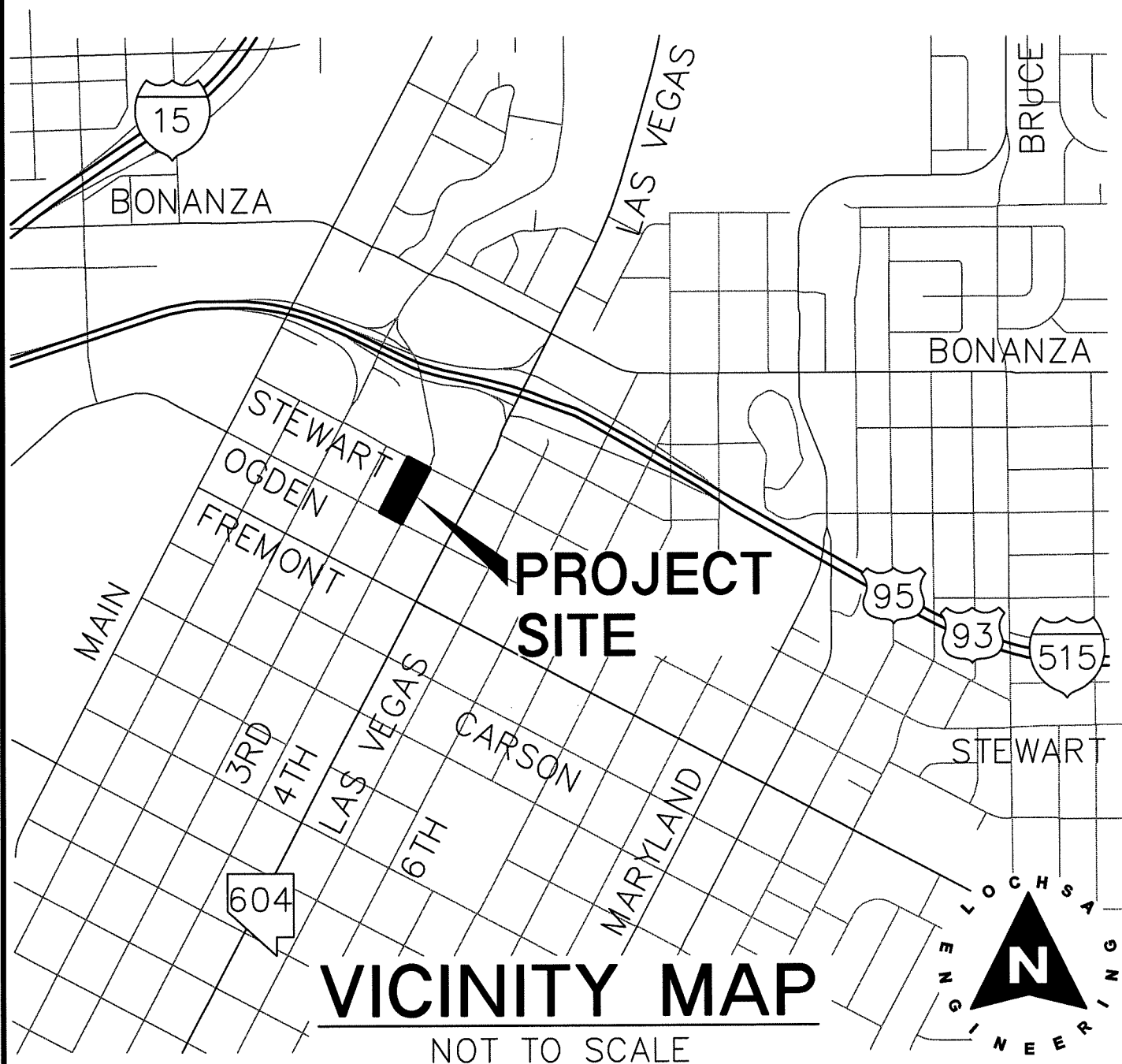
Briana Johnson - Assessor

Scale: 1" = 200'

Rev. 1/8/2019



TAX DIST 203



DRAWN BY: JMD SCALE: N.T.S.

CHECKED BY: CB DATE: 4/10/19



6345 South Jones Blvd. Suite 100

Las Vegas, NV 89118

Phone (702) 365-9312 - Fax (702) 365-9317

VICINITY MAP (FIGURE 1)

**CIM DOWNTOWN GRAND
CITY OF LAS VEGAS, NV**

PROJECT No.:

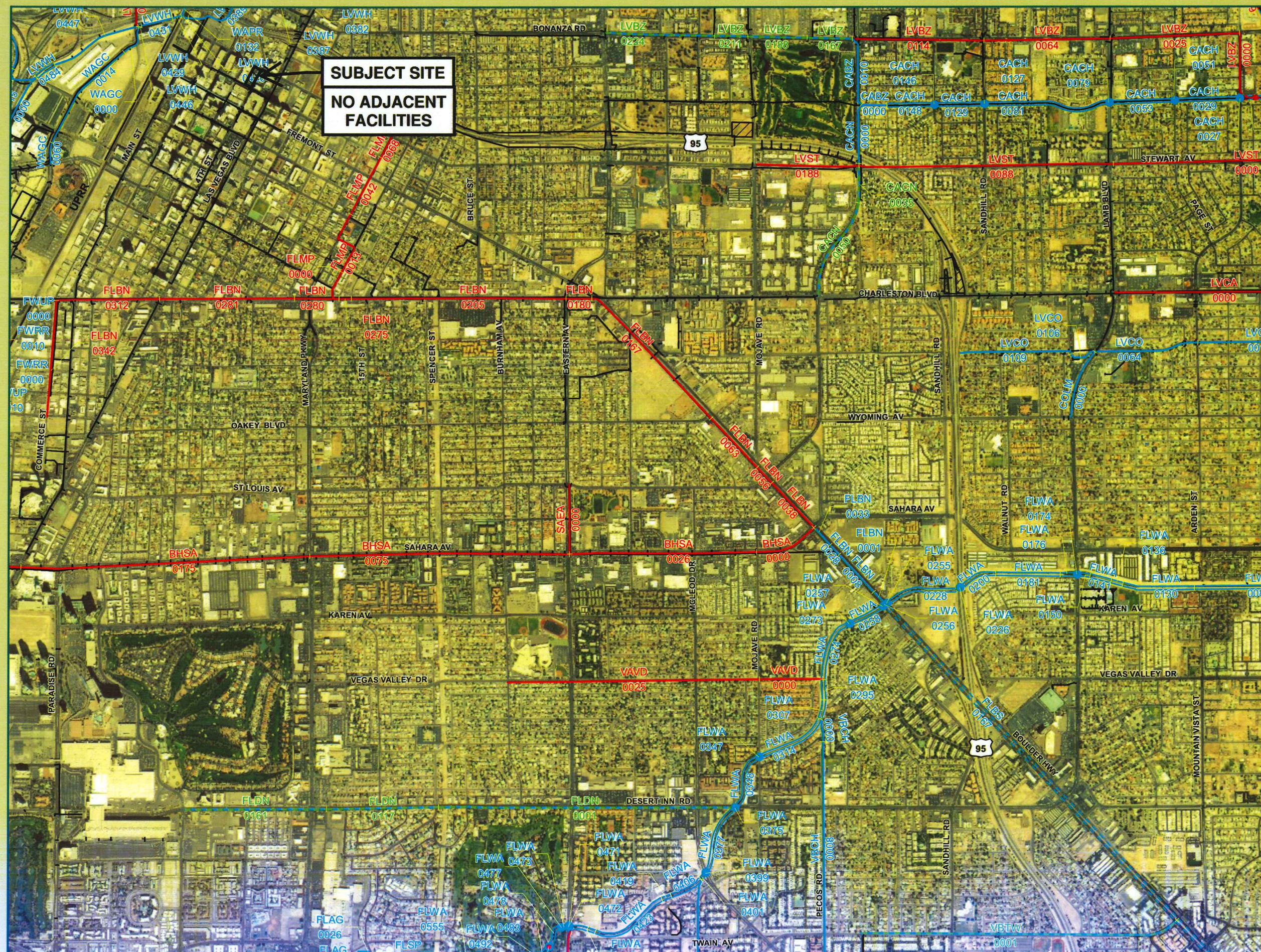
171073

SHEET No.

1

SHEET 1 OF 1





2018
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE

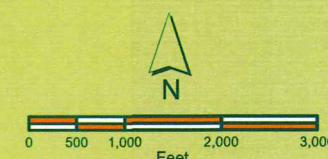
FIGURE F-30
FLOOD CONTROL FACILITIES

LEGEND

-  Ultimate Development Boundary
-  Existing Facilities
-  Category A Proposed Facilities
-  Category B Proposed Facilities
-  Local Existing Facilities
-  Detention Basin
-  Culvert or Bridge Crossing
-  Stormdrain
-  Lined Channel
-  Unlined Channel
-  Levee/Dike
-  Natural Wash/Floodway
-  ID-Mile Separator

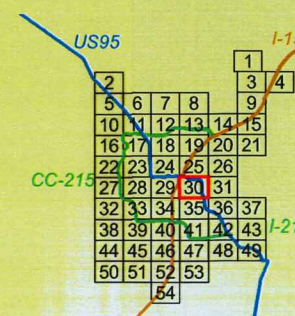
Remove & Replace/Parallel Facilities

- | Category A | Category B |
|--|--|
|  Channel |  Channel |
|  Stormdrain |  Stormdrain |
|  Crossing |  Crossing |



Scale: 1 inch = 2,000 feet

AerialSource:Esri World Imagery 2017



ATKINS
Member of the SNC-Lavalin Group

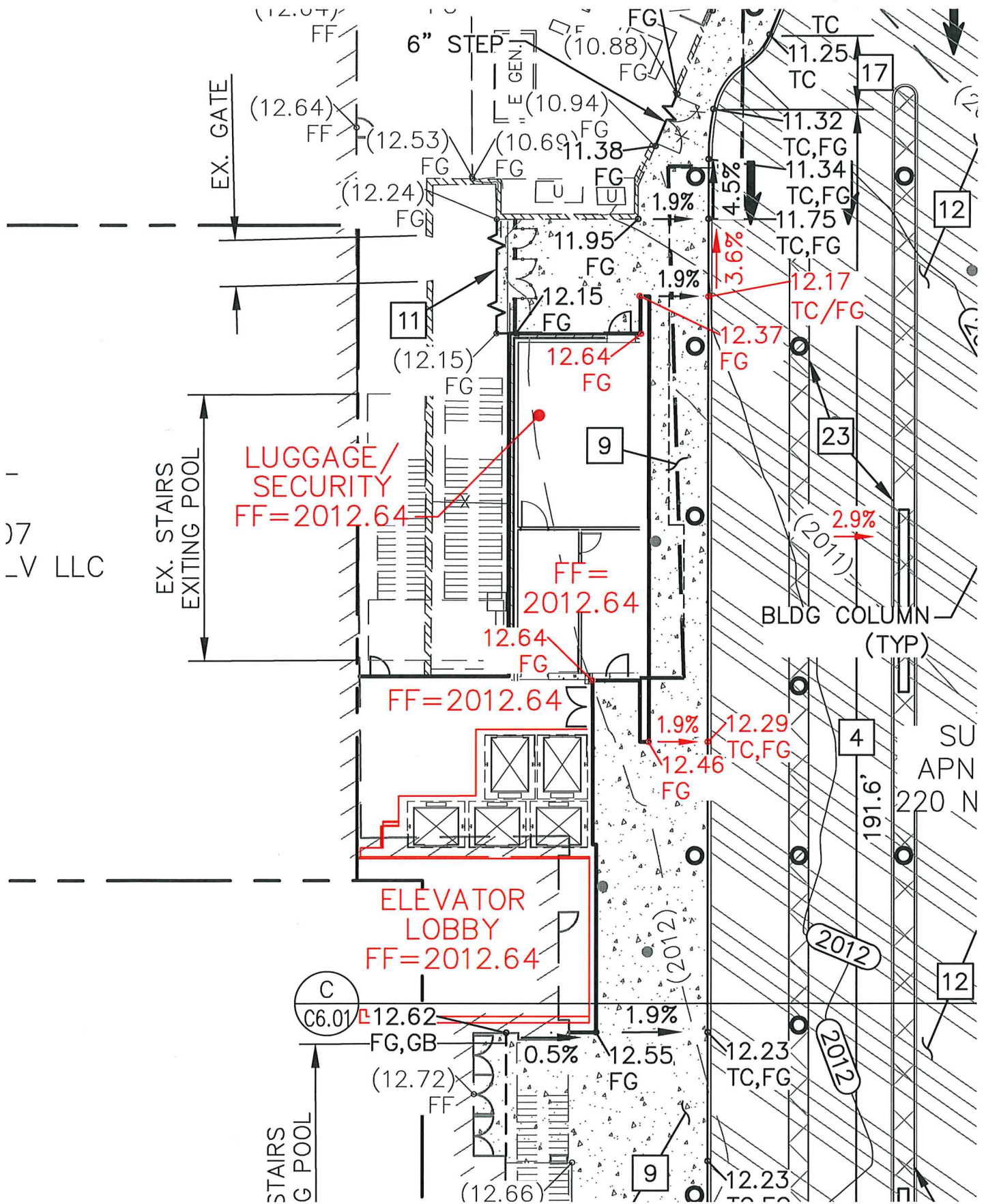


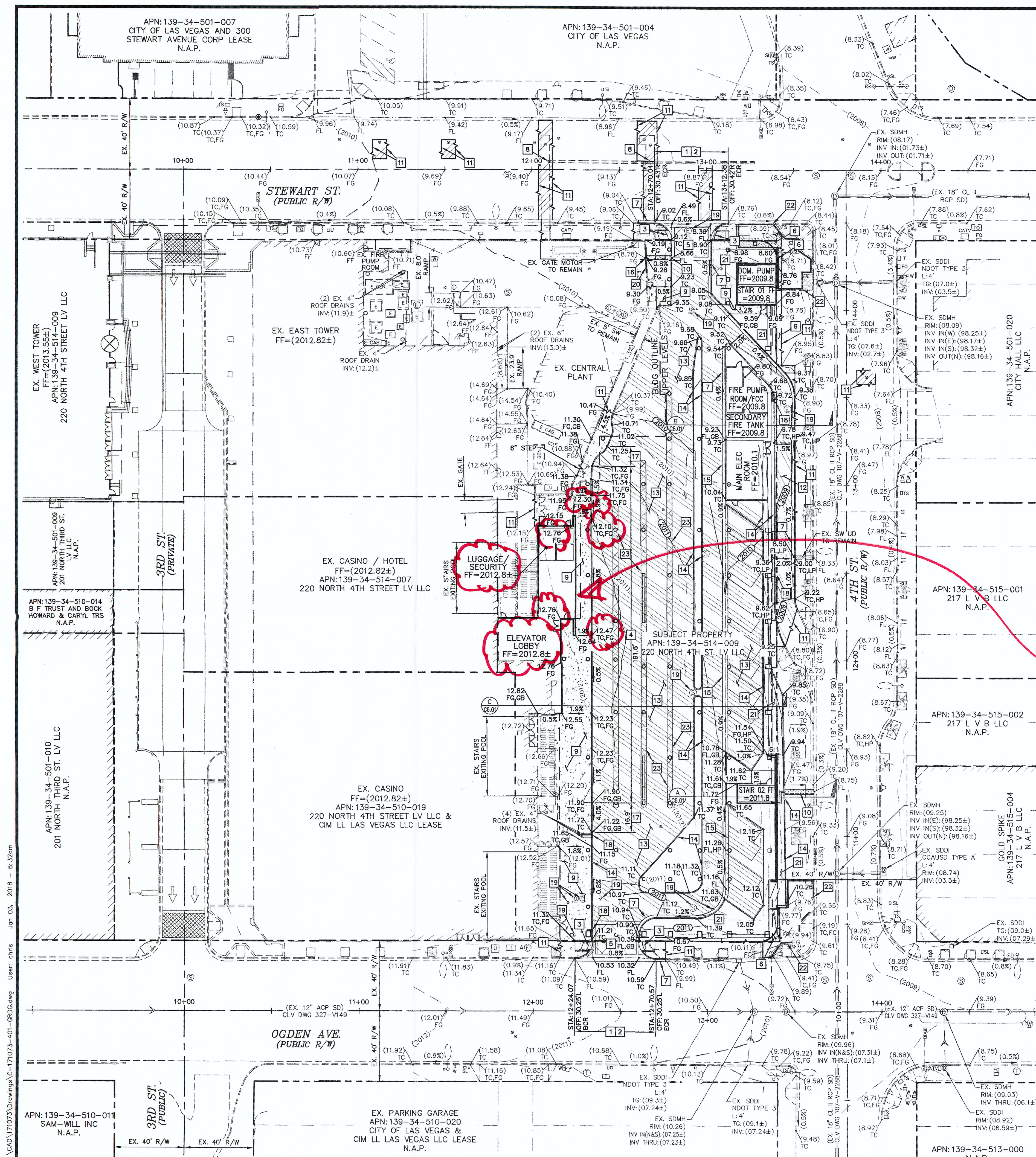
ID / Mile	Status	Facility Description	Length (ft.)	Flow (cfs)	HEC-1 Node	HEC-1 Model	Tributary Area (sq.mi.)	Channel Slope (%) **
BHSA		BOULDER HIGHWAY SAHARA AVENUE						
0000	P	16' X 14' RCB	1350	3952	CSA13*	SW3	7.93	0.50
0026	P	14' X 11' RCB	4000	3952	CSA13*	SW3	7.93	1.30
0075	P	12' X 11' RCB	5280	3952	CSA13	SW3	7.93	2.11
0175	P	14' X 14' RCB	6000	3952	CSA13	SW3	7.93	0.67
0289	P	14' X 12' RCB	2300	3669	CSA11	SW3	7.55	0.87
CABZ		CEDAR AVENUE - BONANZA						
0000	E	72" RCP	525					0.30
0010	E	60" RCP	1450					0.30
CACH		CEDAR AVENUE CHANNEL						
0000	E	CONC CHNL 10'W 8'D 1.5:1 SS (REPLACES W/ CACH0001)	1681	2427	CCCA10-C	SW3	3.05	0.20
0001	P	CONC CHNL 22'W 12'D 0:1SS (REPLACES CACH0000)	1055	2427	CCCA10-C	SW3	3.05	0.20
0020	P	CONC CHNL 31'W 6.5D-12D 0:1SS (REPLACES CACH0000)	460	766	CCA10-C	SW3	0.90	2.19
0027	E	2: 15' X 5' RCB @ MARION	82	766	CCA10-C	SW3	0.90	0.35
0029	E	CONC CHNL 10'W 8'D 1.5:1 SS	1284	766	CCA10-C	SW3	0.90	0.37
0051	E	2: 15' X 5' RCB @ PAGE	64	766	CCA10-C	SW3	0.90	0.38
0053	E	CONC CHNL 10'W 6'D 1.5:1 SS	1275	766	CCA10-C	SW3	0.90	0.38
0079	E	2: 15' X 6' RCB @ LAMB	100	594	CCA08-C	SW3	0.70	0.38
0081	E	CONC CHNL 12'W 6'D 1.5:1 SS	2562	594	CCA08-C	SW3	0.70	0.20
0127	E	1: 12' X 4' RCB 2:11' X 4' RCB @ SANDHILL	80	594	CCA08-C	SW3	0.70	0.20
0129	E	CONC CHNL 10'W 8'D 1.5:1 SS	971	594	CCA08-C	SW3	0.70	0.26
0146	E	2: 12' X 5.5' RCB @ HONOLULU	62	594	CCA08-C	SW3	0.70	0.53
0148	E	CONC CHNL 10'W 8'D 1.5:1 SS	959	594	CCA08-C	SW3	0.70	0.53
CACN		CEDAR AVENUE - CHARLESTON						
0000	E	72" RCP	1867					0.41
0034	E	2: 48" RCP (REPLACE W/ CACN0035)	685	430	CCH70C	SW3	0.40	0.30
0035	P0	8' X 6' RCB (REPLACES CACN0034)	685	430	CCH70C	SW3	0.40	0.30
0049	E	66" RCP (REPLACE W/ CACN0050)	2146	430	CCH70C	SW3	0.40	0.60
0050	P0	6' X 7' RCB (REPLACES CACN0049)	2146	430	CCH70C	SW3	0.40	0.60
COLM		COLORADO / LAMB						
0000	E	72" RCP	1500	275	CH94	SW3	0.36	0.87
FLAG		FLAMINGO WASH - ALGONQUIN						
0026	E	60" RCP	427	432	FW21	FLAM3A	0.47	1.30
FLBN		FLAMINGO - BOULDER HIGHWAY NORTH						
0001	E	4: 10' X 6' RCB	350	4898	CCFR03	Boulder4	11.25	0.58
0008	E	2: 12' X 12' RCB	1055	4898	CCFR03	Boulder4	11.25	0.20
0028	E	3: 16' X 6' RCB	275	4898	CCFR03	Boulder4	11.25	0.20
0033	E	1: 15' X 10' RCB AND 1: 16' X 10' RCB	405	4898	CCFR03	Boulder4	11.25	0.20
0038	P	15' X 10' RCB	987	2471	CFR03	SW3	3.40	0.20
0056	P	24' X 6' RCB	391	2471	CFR03	SW3	3.40	7.00
0063	P	20' X 8' RCB	1393	2372	CFR04	SW3	3.21	0.68
0167	P	18' X 8' RCB	3565	2372	CFR04	SW3	3.21	0.38
0180	P	14' X 8' RCB	494	2013	CCH67A	SW3	2.43	1.80
0205	P	10' X 8' RCB	4478	2013	CCH67A	SW3	2.43	2.00
0275	P	12' X 8' RCB	223	1584	CCCH56	SW3	1.75	2.50
0280	P	10' X 6' RCB	925	928	CCH56	SW3	1.00	2.22
0281	P	10' X 7' RCB	2800	928	CCH56	SW3	1.00	1.33
0312	P	7' X 4' RCB	2160	621	CCCH52	SW3	0.62	4.20
0342	P	7' X 4' RCB	2425	621	CCCH52	SW3	0.62	4.20
FLBS		FLAMINGO - BOULDER HIGHWAY SOUTH						
0000	E	UNLINED MEDIAN CHNL 0'W 6.5'D 4.5:1 SS	4080	684	CB4	FLAM3A	1.38	1.30
0167	E	UNLINED MEDIAN CHNL 0'W 3.5'D 9:1 SS	8850	348	CB4N	FLAM3A	0.63	0.90
FLDN		DESERT INN DRAIN EAST						
0000	E	60" RCP (REPLACE W/ FLDN0001)	6160	959	CFW30AW	FLAM3A	2.12	1.22
0001	P0	12' X 5' RCB (REPLACES FLDN0000)	6160	959	CFW30AW	FLAM3A	2.12	1.22
0116	E	54" RCP (REPLACE W/ FLDN0117)	2330	954	CFW29	FLAM3A	1.82	1.77
0117	P0	10' X 5' RCB (REPLACES FLDN0116)	2330	954	CFW29	FLAM3A	1.82	1.77
0160	E	48" RCP (REPLACE W/ FLDN0161)	2950	742	CFW28	FLAM3A	1.51	1.28
0161	P0	10' X 5' RCB (REPLACES FLDN0160)	2950	742	CFW28	FLAM3A	1.51	1.28
FLMP		FLAMINGO WASH-MARYLAND PARKWAY SYSTEM						
0000	P	12' X 6' RCB	664	689	CCH60A	SW3	0.75	0.78
0013	P	12' X 4' RCB	1535	689	CCH60A	SW3	0.75	0.48

ID / Mile	Status	Facility Description	Length (ft.)	Flow (cfs)	HEC-1 Node	HEC-1 Model	Tributary Area (sq.mi.)	Channel Slope (%) **
FLMP		FLAMINGO WASH-MARYLAND PARKWAY SYSTEM						
0042	P	6' X 4' RCB	1345	245	DFLAM	SW3	0.31	0.95
0068	P	42" RCP	475	245	DFLAM	SW3	0.31	0.61
FLWA		FLAMINGO WASH						
0080	E	CONC CHNL 90'W 8'D 0:1 SS	2665	9548	CFW36	FLAM5B	35.21	0.40
0130	E	CONC CHNL 70'W 10'D 0:1 SS	1470	9548	CFW36	FLAM5B	35.21	0.40
0136	E	TRANSITION CONC CHNL 104'W 12'D TO 70'W 10'D 0:1 SS	255	9548	CFW36	FLAM5B	35.21	3.79
0141	E	CONC CHNL 104'W 12'D 0:1 SS	450	9548	CFW36	FLAM5B	35.21	0.96
0150	E	CONC CHNL 104'W 9'D 0:1 SS	225	9548	CFW36	FLAM5B	35.21	6.00
0174	E	9: 10' X 6' RCB @ LAMB	110	9504	CFW34	FLAM5B	34.77	1.40
0176	E	TRANSITION CONC CHNL 70'W 9'D TO 104'W 9'D 0:1 SS	290	9504	CFW34	FLAM5B	34.77	0.36
0181	E	CONC CHNL 70'W 9'D 0:1 SS	1270	9504	CFW34	FLAM5B	34.77	0.36
0200	E	CONC CHNL 70'W 8'D TO 12'D W/ PIER 0:1 SS	755	9504	CFW34	FLAM5B	34.77	0.50
0226	E	FREE SPAN BRIDGE 100'W 10'D @ I-15	170	9504	CFW34	FLAM5B	34.77	0.80
0228	E	CONC CHNL 70'W 8'D TO 12'D 0:1 SS	1500	9371	CFW33	FLAM5B	34.43	0.80
0255	E	2 SPAN BRIDGE 150'W 9'D @ BOULDER HWY	65	9371	CFW33	FLAM5B	34.43	1.00
0256	E	CONC CHNL 60'W 7.5'D 0:1 SS	40	6750	CFW33W	FLAM5B	23.17	1.00
0257	E	2 SPAN BRIDGE 150'W 9'D @ BOULDER HWY	60	6750	CFW33W	FLAM5B	23.17	1.00
0258	E	CONC CHNL 60'W 7.5'D 0:1 SS	750	6750	CFW33W	FLAM5B	23.17	0.44
0273	E	FREE SPAN BRIDGE 60'W 9'D @ MMMHP	20	6750	CFW33W	FLAM5B	23.17	0.40
0274	E	CONC CHNL 60'W 8.1'D 0:1 SS	1370	6750	CFW33W	FLAM5B	23.17	1.00
0285	E	CONC CHNL 60'W 8.1'D 0:1 SS	430	6416	CFW31	FLAM5B	21.56	0.80
0307	E	CONC CHNL 60'W 8.1'D 2:1 SS	410	6416	CFW31	FLAM5B	21.56	0.70
0314	E	CONC CHNL 60'W 8.1'D 2:1 SS	1500	6106	CFW30B	FLAM5B	20.19	0.90
0347	E	5: 10' X 8' RCB @ MOJAVE	80	6106	CFW30B	FLAM5B	20.19	0.94
0348	E	CONC CHNL 30'W 12'D 1:1 SS	1150	6106	CFW30B	FLAM5B	20.19	0.70
0375	E	5: 10' X 8' RCB @ DESERT INN	140	6074	CFW23	FLAM5B	18.30	2.70
0377	E	CONC CHNL 50'W 9.5'D 0:1 SS	1372	6074	CFW23	FLAM5B	18.30	1.04
0399	E	FREE SPAN BRIDGE 60'W 16'D @ MCLEOD	130	6074	CFW23	FLAM5B	18.30	0.50
0401	E	CONC CHNL 50'W 11.5'D 0:1 SS	107	6074	CFW23	FLAM5B	18.30	0.50
0406	E	CONC CHNL 33'W 11.5'D 0:1 SS	716	5277	CFW23W	FLAM5B	17.42	0.79
0419	E	CONC CHNL 33'-50'W 9.8'D 0:1 SS	206	5277	CFW23W	FLAM5B	17.42	2.00
0423	E	CONC CHNL 50'W 9.8'D 0:1 SS	1686	5277	CFW23W	FLAM5B	17.42	0.76
0455	E	CONC CHNL 50'-75'W 9.8'D 0:1 SS	170	5277	CFW23W	FLAM5B	17.42	1.83
0458	E	CONC CHNL 75'-80'W 9.8'D 0:1 SS	347	5277	CFW23W	FLAM5B	17.42	1.50
0471	E	5: 10' X 8' RCB @ EASTERN	110	1841*	CFW22W*	FLAM5B	14.32	1.30
0472	E	22' X 8' RCB @ EASTERN	110	3406*	CFW22W*	FLAM5B	14.32	0.50
0473	E	GRASS CHNL 60'W 15'D 2:1 SS	100	5247	CFW22W	FLAM5B	14.32	0.47
0477	E	3 SPAN BRIDGE 47'W 15'D	10	5247	CFW22W	FLAM5B	14.32	0.80
0478	E	GRASS CHNL 60'W 15'D 2:1 SS	520	5247	CFW22W	FLAM5B	14.32	0.47
0481	E	3: 90" CMAP @ TIOGA (REPLACE W/ FLWA0482)	60	5247	CFW22W	FLAM5B	14.32	0.87
0482	P	4: 20' X 6' RCB @ TIOGA (REPLACES FLWA0481)	60	5247	CFW22W	FLAM5B	14.32	0.87
0483	E	GRASS CHNL 60'W 15'D 2:1 SS	300	5247	CFW22W	FLAM5B	14.32	0.63
FW15		FREEWAY CHANNEL FROM DESERT INN TO EXPRESSWAY						
0000	E	3: 12' X 10' RCB	2170	3685	CAL93	Boulder4	8.93	0.17
LCCH		LAS VEGAS CREEK CHANNEL						
0000	E	2: 12' X 7' RCB	730	3212	CAL93C	MEADOWS4	9.90	1.28
0013	E	2: 12' X 6' RCB	2035	3050	CLC20-C	MEADOWS4	9.60	0.82
LVBZ		LAS VEGAS WASH - BONANZA						
0000	P	2: 12' X 7' RCB	1760	1753	CBN15-C	SW3	2.15	0.40
0025	P	2: 12' X 7' RCB	2700	1753	CBN15-C	SW3	2.15	0.40
0064	P	2: 12' X 7' RCB	2630	1603	CBN12-C	SW3	1.87	0.40
0114	P	2: 12' X 6' RCB	2740	1311	CBN10-C	SW3	1.54	0.40
0166	E	54" RCP (REPLACE W/ LVBZ0167)	930	1106	CBN09	SW3	1.29	0.45
0167	P0	10' X 9' RCB (REPLACES LVBZ0166)	930	1106	CBN09	SW3	1.29	0.45
0187	E	48" RCP (REPLACE W/ LVBZ0188)	1235	1106	CBN09	SW3	1.29	0.71
0188	P0	9' X 9' RCB (REPLACES LVBZ0187)	1235	1106	CBN09	SW3	1.29	0.71
0210	E	42" RCP (REPLACE W/ LVBZ0211)	704	1004	CBN08	SW3	1.05	1.37
0211	P0	8' X 8' RCB (REPLACES LVBZ0210)	704	1004	CBN08	SW3	1.05	1.37
0223	E	36" RCP (REPLACE W/ LVBZ0224)	2275	856	CBN03	SW3	0.84	0.72
0224	P0	8' X 8' RCB (REPLACES LVBZ0223)	2275	856	CBN03	SW3	0.84	0.72

ID / Mile	Status	Facility Description	Length (ft.)	Flow (cfs)	HEC-1 Node	HEC-1 Model	Tributary Area (sq.mi.)	Channel Slope (%) **
LVCA		LAS VEGAS WASH - CHARLESTON						
0000	P	12' X 8' RCB	4600	985	CCH77-C	SW3	1.16	0.30
LVCO		COLORADO AVENUE SYSTEM						
0012	E	14' X 8' RCB	2560	1144	CNEL06	SW3	1.32	0.24
0064	E	10' X 8' RCB	2165	901	CCCH94	SW3	1.00	0.24
0106	E	10' X 8' RCB	590	402	CCH92-C	SW3	0.37	0.24
0109	E	10' X 5' RCB	2350	402	CCH92-C	SW3	0.37	0.67
LV0E		OWENS AVENUE - EAST						
0345	P	13' X 12' RCB	990	2576	DLVOE	SW5	22.61	0.60
LVST		LAS VEGAS WASH - STEWART						
0000	P	10' X 10' RCB	4684	1316	CST03-C	SW3	1.40	0.56
0088	P	10' X 9' RCB	4654	1135	CST01-C	SW3	1.18	0.56
0188	P	8' X 8' RCB	1980	601	CCA04	SW3	0.59	0.40
LVWH		WASHINGTON AVENUE CHANNEL						
0389	E	12' X 8' RCB	2110	1562*	CV1-C*	SW5SC	14.95	0.90
0426	E	16' X 8' RCB	150	1562*	CV1-C*	SW5SC	14.95	1.08
0429	E	SPLITTER STRUCTURE (2: 12' X 8' RCB)	190	2870	DCLC21	SW5	22.61	1.90
0431	E	3: 14.33' X 10' RCB	665	2870	DCLC21	SW5	22.61	0.15
0446	E	JUNCTION STRUCTURE	69	2870	DCLC21	SW5	22.61	0.15
0447	E	3: 14.33' X 10' RCB	1955	5193	CCAL93	SW5	22.05	0.15
0484	E	CONFLUENCE STRUCTURE	455	5193	CCAL93	SW5	22.05	0.15
SAEA		SAHARA AVENUE - EASTERN LATERAL						
0000	P	10' X 7' RCB	1440	492	CFR02	SW3	0.65	0.20
VAVD		VEGAS VALLEY DRIVE						
0000	P	7' X 5' RCB	1300	649	CFW41	FLAM3A	1.30	2.10
0025	P	84" RCP	5300	649	CFW41	FLAM3A	1.30	1.60
VBCH		VAN BUSKIRK CHANNEL						
0000	E	12' X 3' RCB	500	637	CVB16	FLAM3A	1.16	1.00
0008	E	8' X 5' RCB	5490	637	CVB16	FLAM3A	1.16	1.00
VBEA		VAN BUSKIRK - EASTERN AVE						
0000	P	10' X 6' RCB	3020	896	CVB11	FLAM3A	2.85	1.30
VBMC		VAN BUSKIRK - MCLEOD DRIVE						
0000	E	2: 8' X 8' RCB	3850	931	CVB13	FLAM3A	2.99	0.50
VBTW		VAN BUSKIRK - TWAIN						
0000	E	18" RCP (REPLACE W/ VBTW0001)	6640	379	CB2	FLAM3A	0.74	0.70
0001	P0	84" RCP (REPLACES VBTW0000)	6640	379	CB2	FLAM3A	0.74	0.70
WAGC		WASHINGTON AVENUE CHANNEL - GRAND CENTRAL						
0000	E	2: 12' X 4' RCB	700	505	LC21	SW3	0.56	0.20
0014	E	1: 12' X 4' RCB AND 1: 11' X 4' RCB	2440	505	LC21	SW3	0.56	0.20
0060	E	12' X 4' RCB	455	505	LC21	SW3	0.56	0.20
WAPR		WASHINGTON AVENUE CHANNEL PARALLEL						
0132	E	2: 9' X 8' RCB	387	1562*	CV1-C*	SW5SC	14.95	1.67

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_V LLC





CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCAUD)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- CONSTRUCT COMMERCIAL DRIVEWAY PER CCAUD NOS. 225, 222.1, & CLV DOWNTOWN CENTENNIAL STANDARDS.
- CONSTRUCT 4" CROSS GUTTER PER CCAUD NO. 228.
- CONSTRUCT SIDEWALK RAMP WITH TRUNCATED DOMES PER CCAUD NO. 235.
- INSTALL TRUNCATED DOMES OR OWNER APPROVED EQUIVALENT ALONG FLUSH CURB PER CCAUD NO. 235.
- CONSTRUCT DRIVEWAY PAVEMENT ENHANCEMENT PER CLV DOWNTOWN CENTENNIAL STANDARDS.
- REPAIR ENHANCED SIDEWALK AS REQUIRED WITH 12" WIDE LIGHT GREY SEALED CONC. BANDS & 12"x12" RED "CITY SQUARE" PAVERS INSTALLED AT 45°.
- CONSTRUCT "L" TYPE CURB PER CCAUD NO. 216.
- REPLACE MEDIAN ISLAND SECTION PER CCAUD NO. 216 FOR CURBING & 219 FOR CONC. INFILL.
- CONSTRUCT CONC. SIDEWALK PER CCAUD NO. 234. REFER TO ARCH. PLANS FOR ON-SITE SIDEWALK SURFACE TREATMENT.
- CONSTRUCT 2" SIDEWALK UNDERDRAIN PER CCAUD NO. 236.
- SAWOUT AND/OR MATCH EX. GRADE AS REQUIRED. REFER TO CCAUD NO. 500.5 FOR OFF-SITES. CONTRACTOR TO COORD. W/ CLV INSPECTOR FOR FINAL SAWCUT LOCATION & PAVEMENT RESTORATION.
- CONSTRUCT ON-SITE ASPHALT PAVEMENT PER DETAIL 1 ON C6.01.
- CONSTRUCT ON-SITE CONC. PAVEMENT PER DETAIL 2 ON C6.01.
- CONSTRUCT "A" TYPE CURB PER DETAIL 3 ON C6.01.
- CONSTRUCT 3" WIDE CONC. VALLEY GUTTER PER DETAIL 4 ON C6.01.
- CONSTRUCT CMU BLOCK WALL OPENING PER DETAIL 5 ON C6.01.
- TRANSITION ASPHALT FROM 6" HIGH CURB TO FLUSH CURB.
- INSTALL CURB-O-LET OUTLETS IN NEW CURB FACE. EXTEND EX. ROOF DRAIN PIPING WHERE REQUIRED.
- ADJUST EX. UTILITY TO PROP. GRADE AS REQUIRED. SEE NOTE THIS SHEET & C3.01 FOR FURTHER SPECIFICATIONS.
- CONSTRUCT CMU WALL PER SOUTHERN NV BUILDING OFFICIALS REGIONAL STANDARDS DWG. B-100-1. REFER TO ARCH. PLANS FOR FINISHING TREATMENT.
- LANDSCAPING. REFER TO LANDSCAPE ARCH. PLANS FOR SPECIFICATIONS.
- AFTER COMPLETION OF CONSTRUCTION, REMOVE EX. PAVERS AND CONSTRUCT NEW ONES IN SAME CONFIGURATION AS EX. SEE LANDSCAPING PLAN FOR DETAILS.
- CONSTRUCT PAVERS WITH CONCRETE COLLAR PER ARCHITECTURE PLANS.

UTILITY ADJUSTMENT NOTE:

- ADJUST EXISTING GATE VALVE TO GRADE AS REQUIRED PER UDCAPS PLATE NO. 39. VALVE TO BE ACCESSIBLE AT ALL TIMES.
- ADJUST EXISTING SEWER MANHOLE TO GRADE AS REQUIRED PER DCSWCS DWG NOS SD-4 & SD-5.
- ADJUST EXISTING GAS VALVE TO GRADE AS REQUIRED PER SWG SPECIFICATIONS.

NOTE:

ALL ON-SITE ROOF DRAIN/STORM DRAIN SYSTEMS ARE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED.

GRADING NOTES:

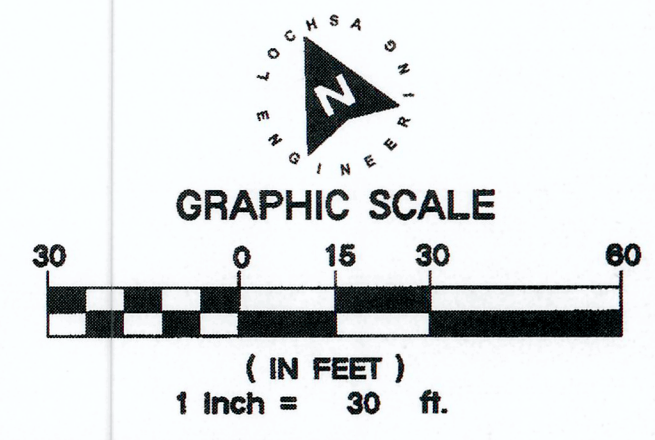
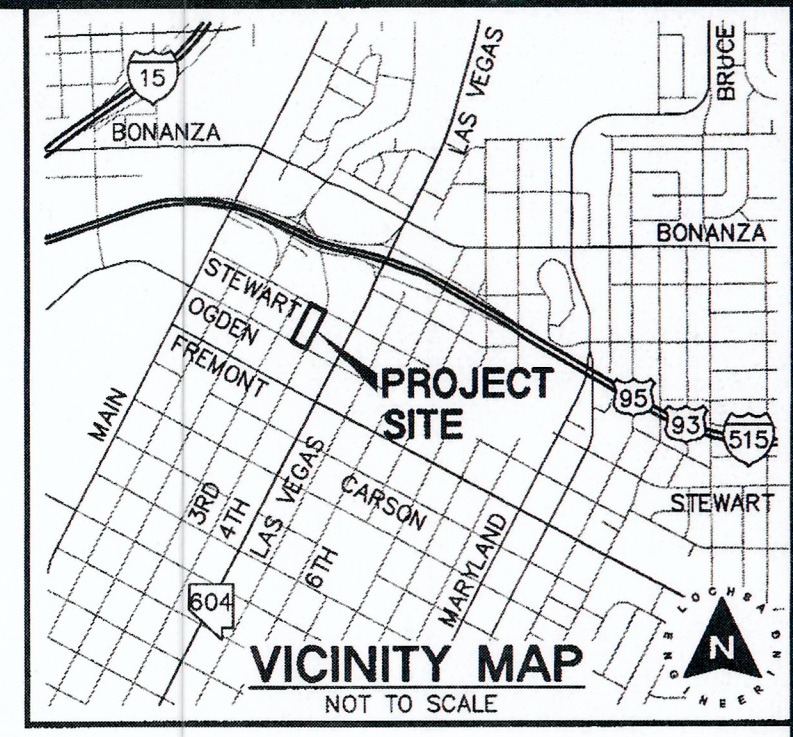
- SEE C1.02 FOR CLARK COUNTY STANDARD STORMWATER MANAGEMENT NOTES (LAS VEGAS VALLEY CONSTRUCTION SITE BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION 3.5.1 STANDARD NOTES 1-5).
- SLOPES 4:1 OR STEEPER AND FINE-GRAINED MATERIALS THAT HAVE BEEN DISTURBED (SANDY AND SILTY MATERIALS) SHOULD BE PROTECTED WITH BURLAP OR OTHER EROSION CONTROL FABRIC/MATERIAL, UNLESS OTHERWISE SPECIFIED BY LANDSCAPE DRAWINGS OR THE PROJECT SOILS REPORT.
- CONTRACTOR SHALL DETERMINE THEIR OWN FOOTING EXCAVATION QUANTITIES. STRUCTURAL BACKFILL COSTS SHOULD BE INCLUDED IN THE COST OF THE STRUCTURE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL NOTIFY LOCHSA ENGINEERING WITHIN 24 HOURS OF OMISSIONS AND ERRORS DISCOVERED ON PLANS. LOCHSA ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY "CORRECTIVE" WORK DONE BY OTHERS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE. NO PONDING ALLOWED. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT, INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING AND COMPACTION. REFER TO THE REPORT PREPARED BY: NOVA GEOTECHNICAL & INSPECTION SERVICES, PROJECT NO. G-17-107, DATED: SEPTEMBER 21, 2017.

ELEVATION NOTE:

ADD 2000 FEET TO ALL ELEVATION TAGS SHOWN.

FLOODZONE NOTE:

THE PROJECT SITE IS COVERED BY THE FLOOD INSURANCE RATE MAPS (FIRM) FOR THE CLARK COUNTY, NEVADA, AND INCORPORATED AREAS. COMMUNITY PANEL NO. 3200322107, EFFECTIVE DATE: NOVEMBER 16, 2011. THE SITE FALLS WITHIN ZONE "X" (UNSHADED), DESCRIBED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



AREAS OF REVISION

GRADING PLAN CERTIFICATION

Mark L Hedge PE #8445 1-3-18

MARK L HEDGE PE #8445 DATE: 1-3-18

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY FOR THIS SITE ON FILE AT CITY OF LAS VEGAS.

APN:

139-34-514-009

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OGDEN AVE. BETWEEN 3RD ST. AND 4TH ST., AS SHOWN ON FILE 67, PAGE 79 OF SURVEYS, AS SHOWN IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

SAID LINE BEARS SOUTH 62°04'36" EAST

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NO. BLV0134N6, BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF LAS VEGAS BLVD. AND FREMONT ST.

ELEVATION (NAVD '88)=611.829 METERS, 2007.31 FEET.

UTILITY NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

Call before you Dig
Avoid cutting overhead power lines. It's costly. utility lines. It's costly.

FAST
Call before you Dig
Underground

1-702-432-5300
1-800-227-2800
1-702-227-2929

Drawing Name: _____ LEGEND	CL OR SURVEY LINE _____	EASEMENT LINE _____	DESCRIPTION: EXISTING: PROPOSED:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS Ⓢ = SANITARY SEWER Ⓢ = STORM DRAIN Ⓢ = ELECTRICAL Ⓢ = TELEPHONE	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	100W HPS STREETLIGHTS	150W HPS STREETLIGHTS	200W HPS STREETLIGHTS	250W HPS STREETLIGHTS	400W HPS STREETLIGHTS
	PROPERTY LINE _____	SAWTOOTH LINE _____												Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	
	ROW LINE _____	SCARP LINE _____												Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	

6046 South Jones Blvd.
Las Vegas, NV 89118
Phone (702) 366-9312
Fax (702) 366-9317
www.lochsa.com

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GRADING PLAN

CIM DOWNTOWN GRAND
CITY OF LAS VEGAS, NV

SHEET 171073

DATE: 12/06/17

SCALE: 1" = 30'

DRAWN BY: LB

DESIGNED BY: LB

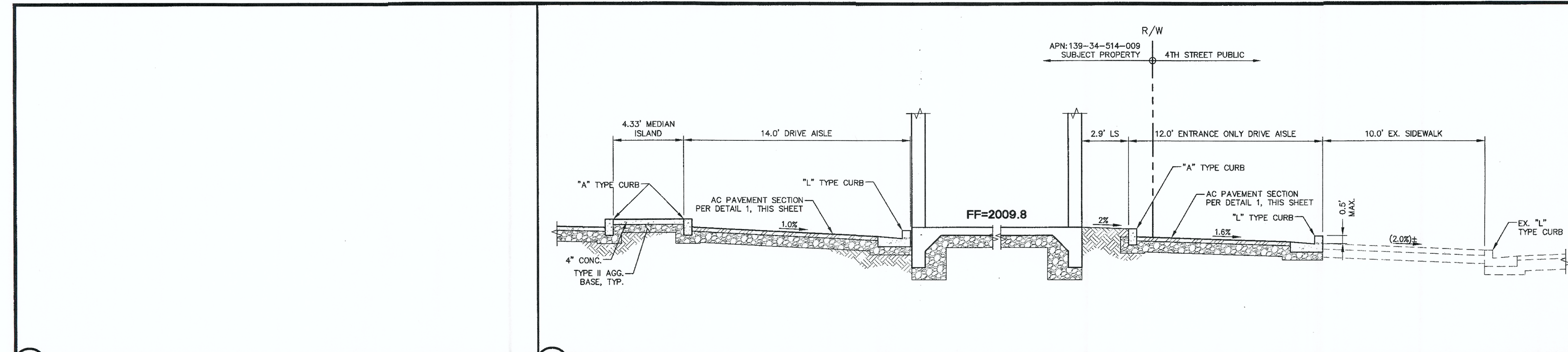
CHECKED BY: MM

SEAL
MARK L HEDGE
PE #8445
CIVIL
1-3-18

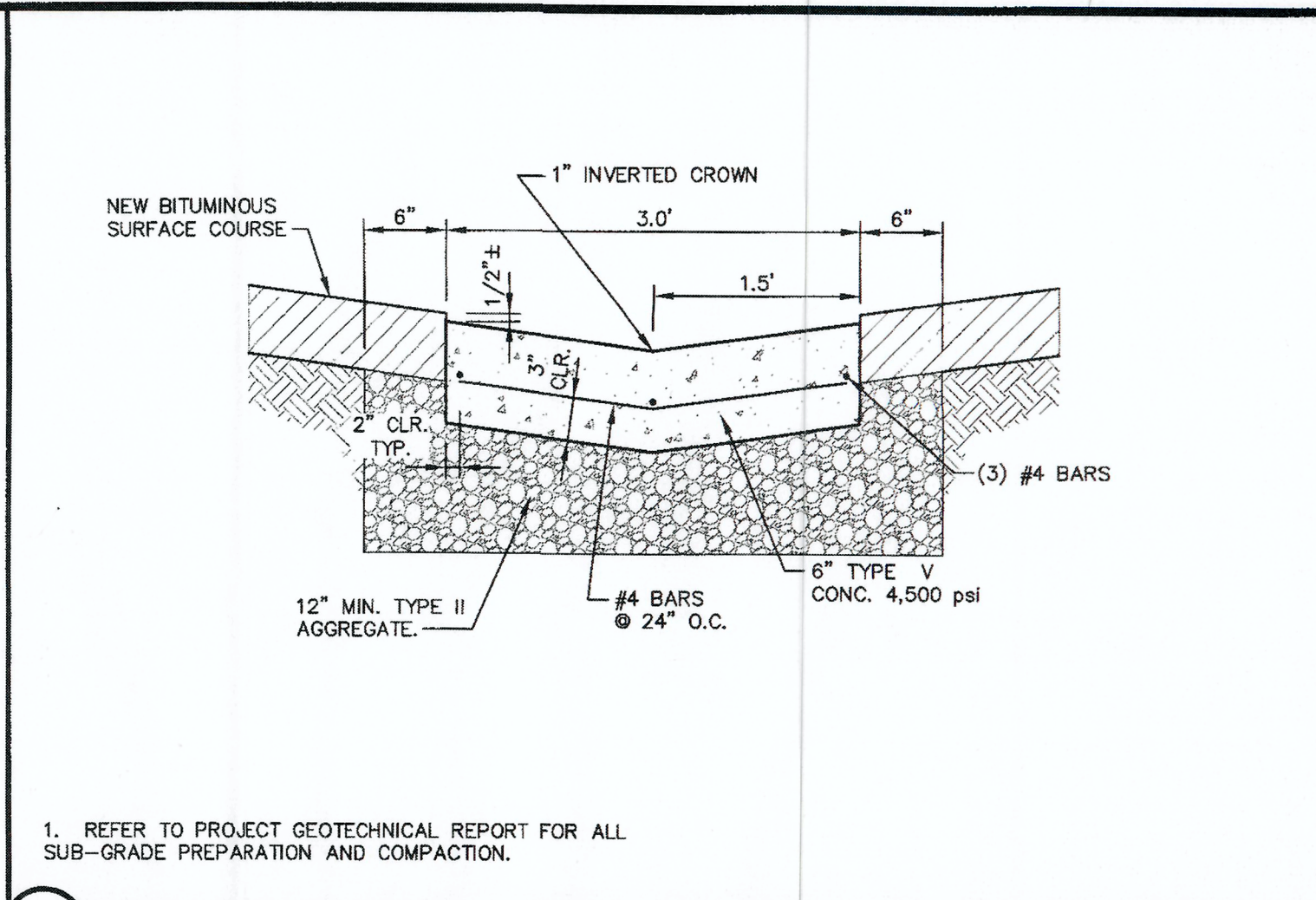
SHEET NO. C4.01
SHEET 5 OF 9
CLV No.

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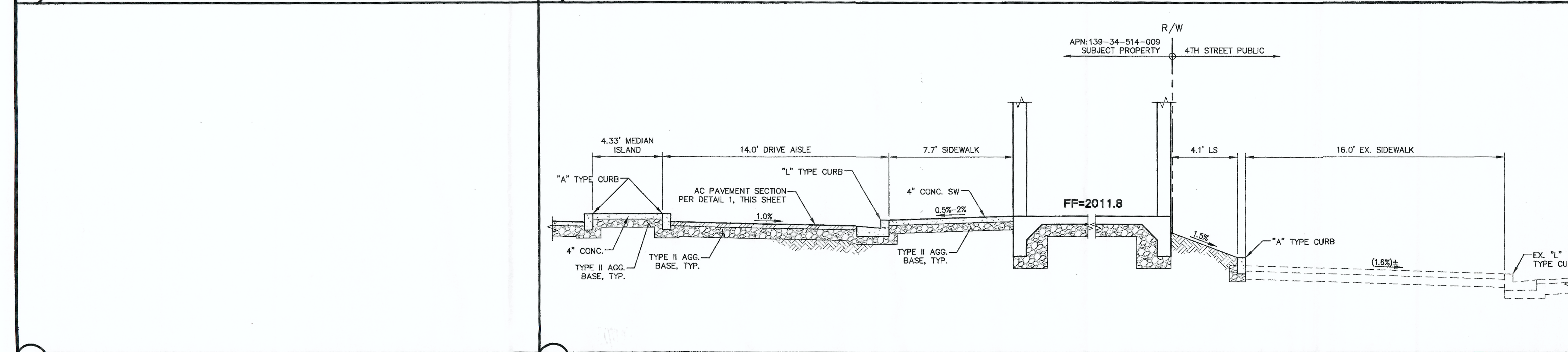
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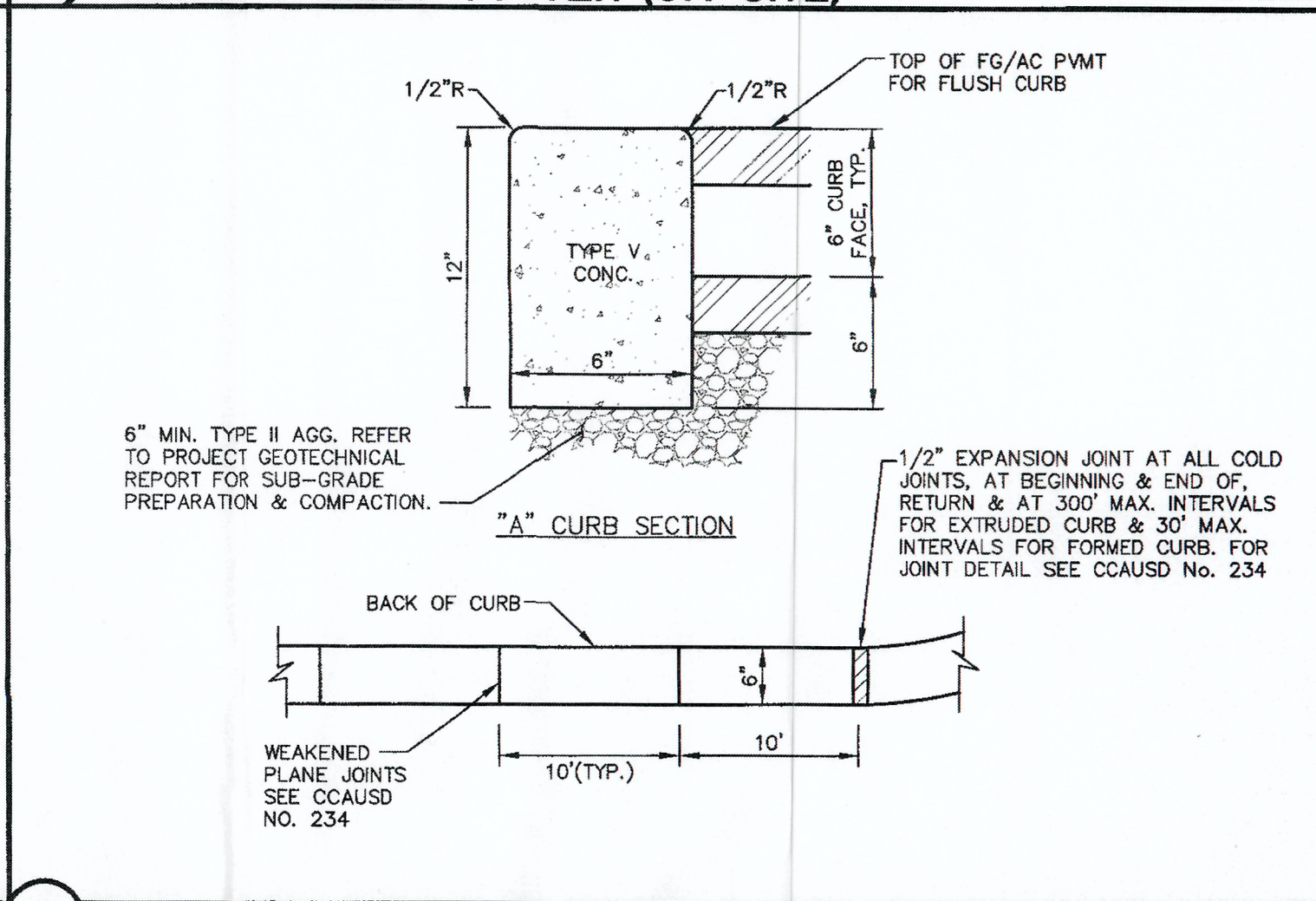
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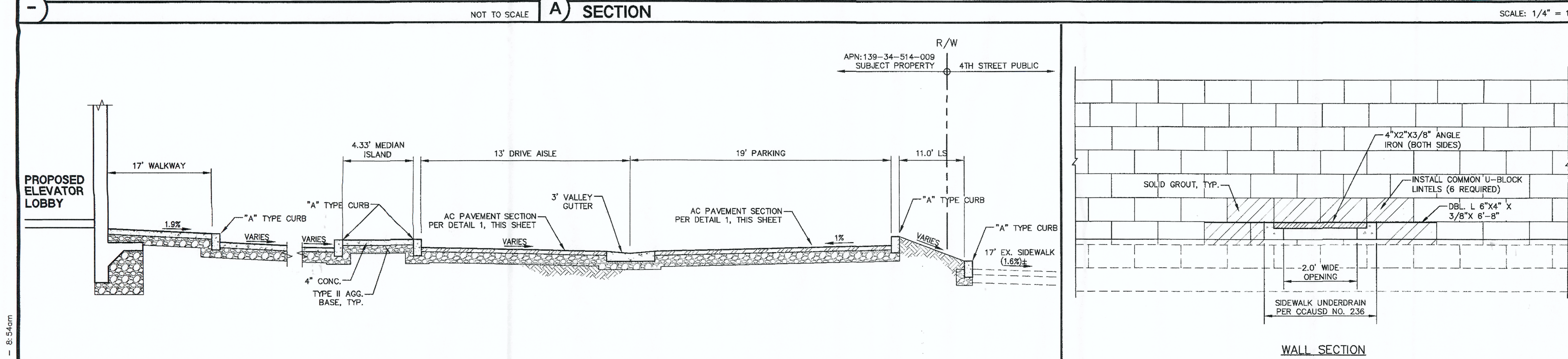
4 CONC. VALLEY GUTTER (ON-SITE)



A SECTION

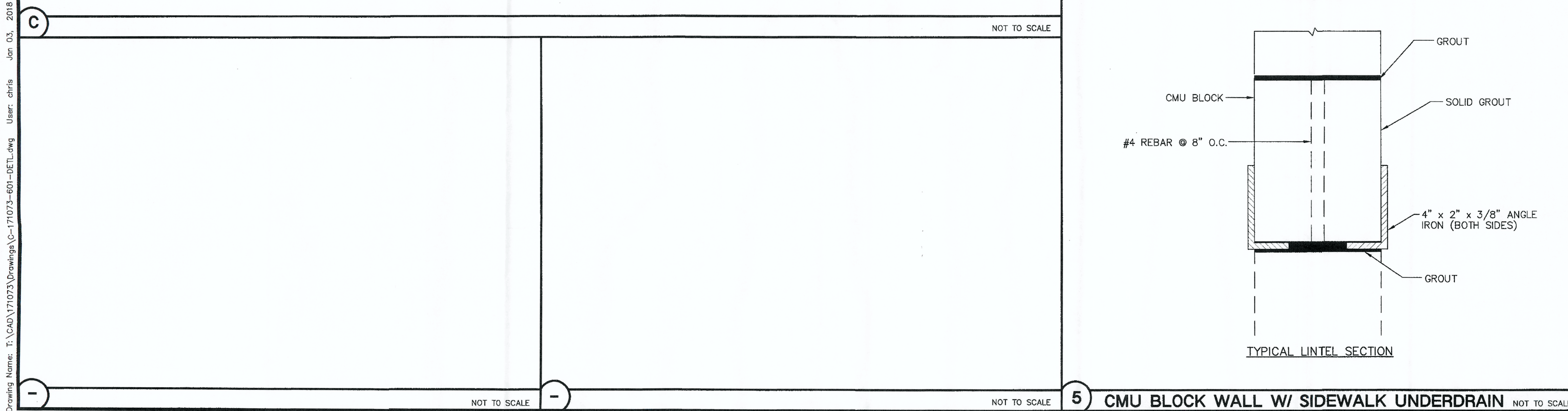


3 "A" TYPE CURB (ON-SITE)

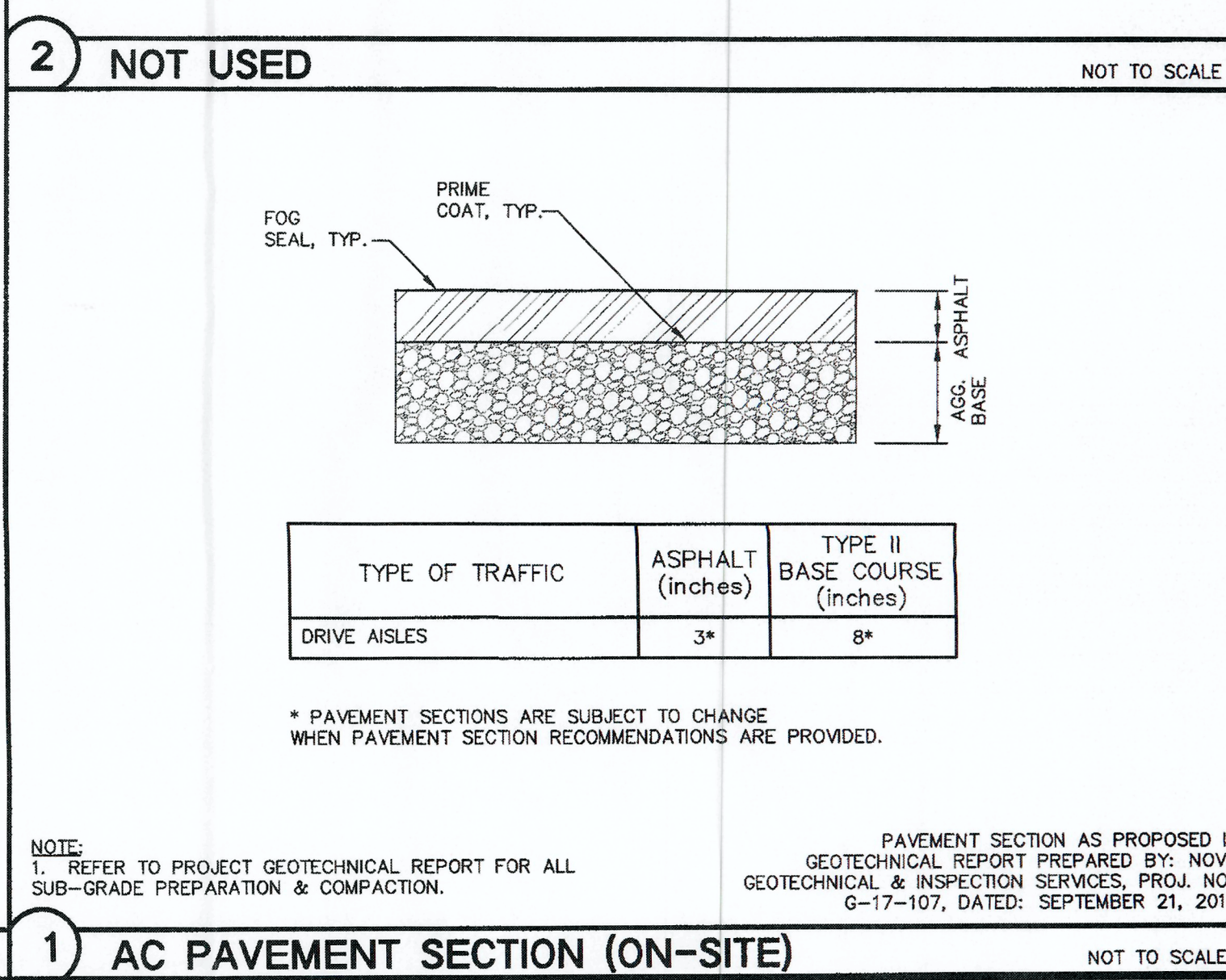


NOT TO SCALE

2 NOT USED



NOT TO SCALE



1 AC PAVEMENT SECTION (ON-SITE)

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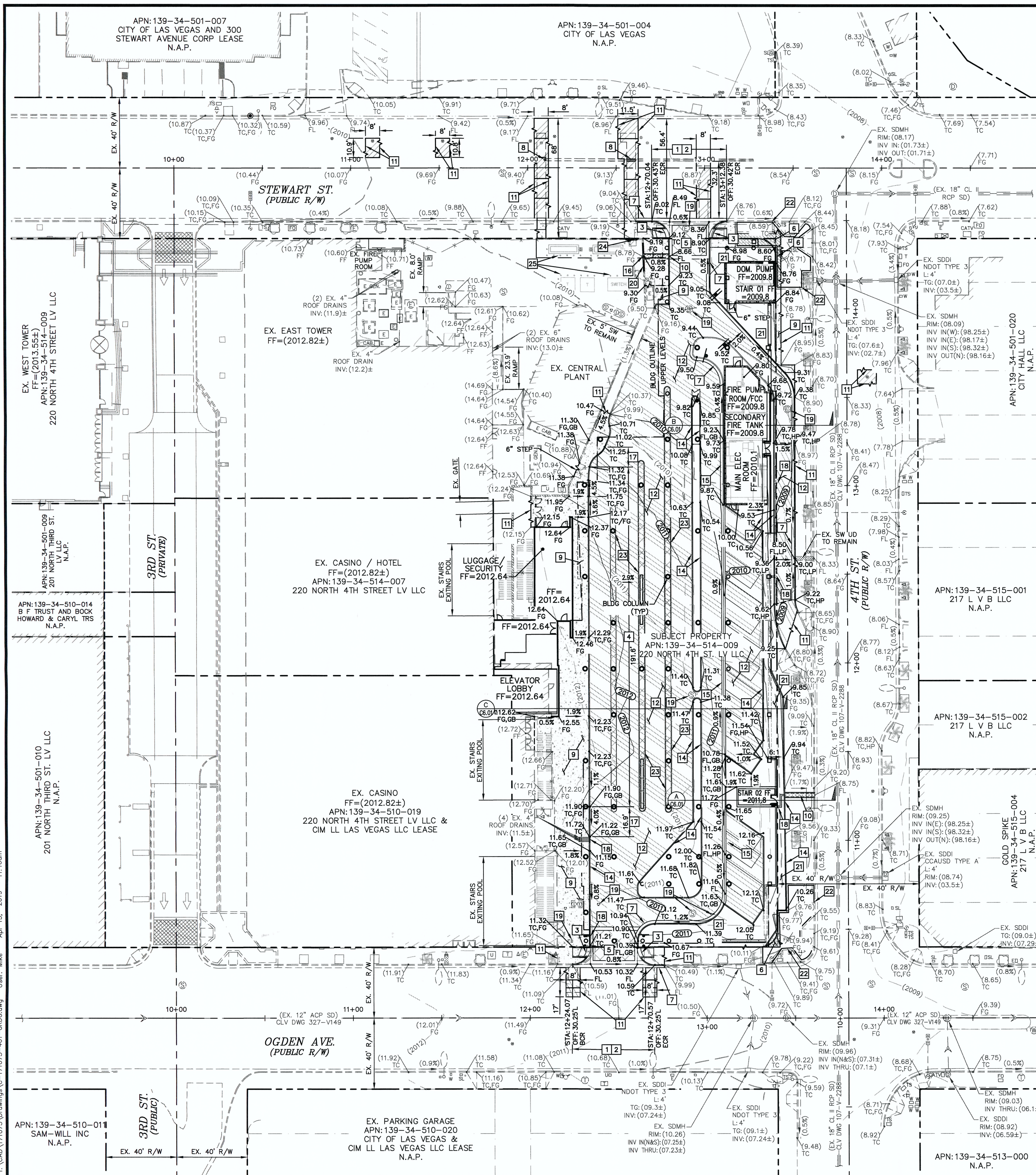
CIM DOWNTOWN GRAND
CITY OF LAS VEGAS, NV

DETAIL
SHEET

PROJECT No.: 171073
DATE: 12/06/17
SCALE: AS NOTED
DRAWN BY: LB
DESIGNED BY: LB
CHECKED BY: MM
SHEET No. 8 OF 9
CLV No. -

1-3-18
C6.01
SHEET 8 OF 9
CLV No. -

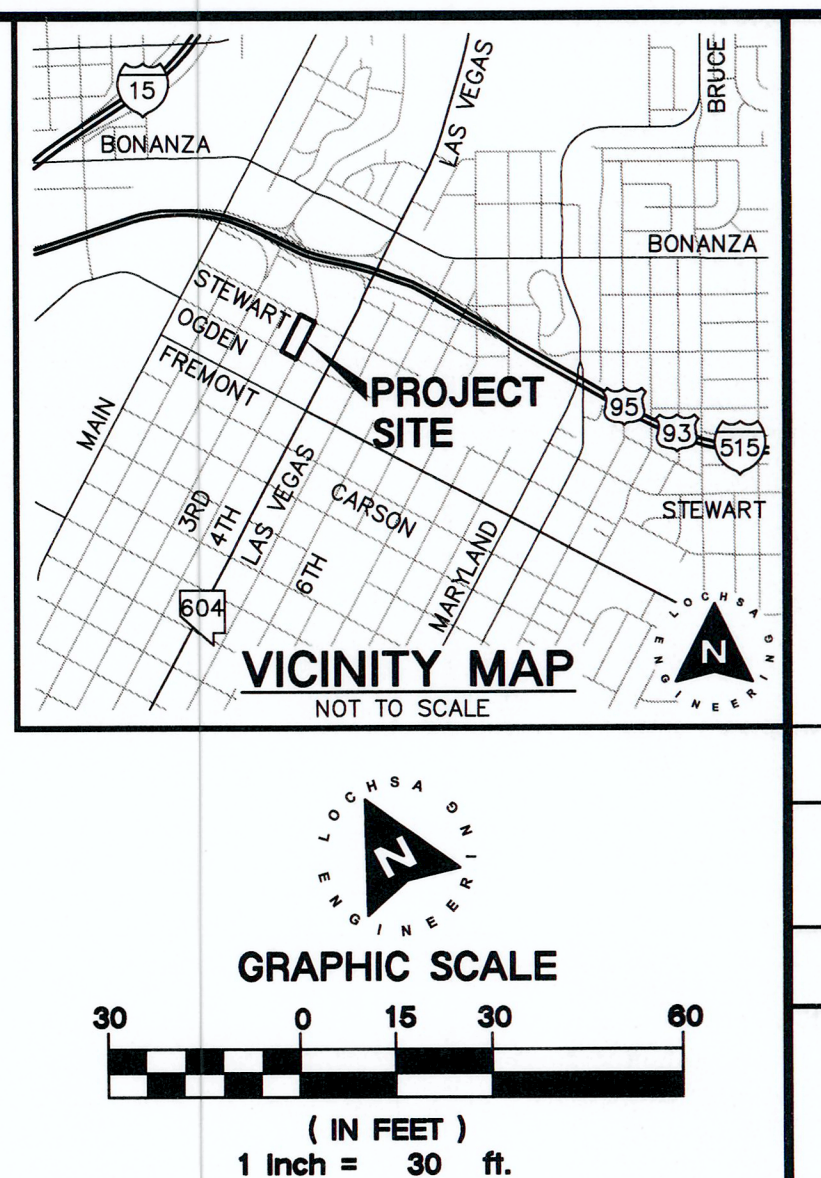
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CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	BUILDING OUTLINE	EDGE OF PAVEMENT	"A" TYPE CURBS	"L" TYPE CURBS	WALLS	CONTOUR LINES	AC PAVEMENT	CONCRETE	SPOT ELEVATIONS	SIGNS	MANHOLE W/ DESCRIPTION	MANHOLE DESCRIPTIONS ⑥ = SANITARY SEWER ⑦ = STORM DRAIN ⑧ = ELECTRICAL ⑨ = TELEPHONE	FIRE HYDRANTS	GATE VALVES	REDUCERS	CLEAN OUTS	UTILITY BOX OR VAULT	100w HPS STREETLIGHTS	150w HPS STREETLIGHTS	200w HPS STREETLIGHTS	250w HPS STREETLIGHTS	400w HPS STREETLIGHTS
PROPERTY LINE	SAWCUT LINE	EXISTING:											⑥	⑥ = SANITARY SEWER ⑦ = STORM DRAIN ⑧ = ELECTRICAL ⑨ = TELEPHONE										
ROW LINE	SCARP LINE	PROPOSED:											⑨	⑨ = TELEPHONE										

CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH "CLARK COUNTY AREA UNIFORM STANDARD DRAWINGS (CCASD)" LATEST EDITION AND/OR REGULATING ENTITY HAVING JURISDICTION.
- [1] CONSTRUCT COMMERCIAL DRIVEWAY PER CAUSD NO. 225, 222.1, & CLV DOWNTOWN CENTENNIAL STANDARDS.
- [2] CONSTRUCT 4' CROSS GUTTER PER CAUSD NO. 228.
- [3] CONSTRUCT CASE I SIDEWALK RAMP WITH TRUNCATED DUMES PER CAUSD NO. 235.
- [4] INSTALL TRUNCATED DUMES OR OWNER APPROVED EQUIVALENT ALONG FLUSH CURB PER CAUSD NO. 235.
- [5] CONSTRUCT DRIVEWAY PAVEMENT ENHANCEMENT PER CLV DOWNTOWN CENTENNIAL STANDARDS.
- [6] REPAIR ENHANCED SIDEWALK AS REQUIRED WITH 12" WIDE LIGHT GREY SEALED CONC. BANDS & 12"x12" RED "CITY SQUARE" PAVERS INSTALLED AT 45°.
- [7] CONSTRUCT 1" TYPE CURB PER CAUSD NO. 216.
- [8] REPLACE MEDIAN ISLAND SECTION PER CAUSD NO. 218 FOR CURBING & 219 FOR CONC. INFILL.
- [9] CONSTRUCT CONC. SIDEWALK PER CAUSD NO. 234. REFER TO ARCH. PLANS FOR ON-SITE SIDEWALK SURFACE TREATMENT.
- [10] CONSTRUCT 2' SIDEWALK UNDERDRAIN PER CAUSD NO. 236.
- [11] SAWCUT AND/OR MATCH EX. GRADE AS REQUIRED. REFER TO CAUSD NO. 500.5 FOR OFF-SITES.
- [12] REFER TO COORD. W/ CLV INSPECTOR FOR FINAL SAWCUT LOCATION & PAVEMENT RESTORATION.
- [12] CONSTRUCT ON-SITE ASPHALT PAVEMENT PER DETAIL 1 ON C6.01
- [13] CONSTRUCT ON-SITE CONC. PAVEMENT
- [14] CONSTRUCT 2" TYPE CURB PER DETAIL 3 ON C6.01.
- [15] CONSTRUCT 2' WIDE CONC. VALLEY GUTTER PER DETAIL 4 ON C6.01.
- [16] CONSTRUCT CMU BLOCK WALL OPENING PER DETAIL 5 ON C6.01.
- [17] TRANSITION ASPHALT FROM 6" HIGH CURB TO FLUSH CURB.
- [18] INSTALL CURB-0-LET OUTLINES IN NEW CURB FACE. EXTEND EX. ROOF DRAIN PIPING WHERE REQUIRED.
- [19] ADJUST EX. UTILITY TO PROP. GRADE AS REQUIRED. SEE NOTE THIS SHEET & C3.01 FOR FURTHER SPECIFICATIONS.
- [20] CONSTRUCT CMU WALL PER SOUTHERN NV BUILDING OFFICIAL ORIGINAL SPECIFICATIONS DWG. B-100-1. REFER TO ARCH. PLANS FOR FINISHING TREATMENT.
- [21] LANDSCAPING. REFER TO LANDSCAPING ARCH. PLANS FOR SPECIFICATIONS.
- [22] AFTER COMPLETION OF CONSTRUCTION, REMOVE EX. PAVERS AND CONSTRUCT NEW ONES IN SAME CONFIGURATION AS EX. SEE UNDOCKING PLAN FOR DETAILS.
- [23] CONSTRUCT PAVERS WITH CONCRETE COLLAR PER ARCHITECTURE PLANS.
- [24] INSTALL 6" WIDE GATE PER ARCHITECT PLANS.
- [25] INSTALL BOLLARDS TO PROTECT EQUIPMENT PER AGENCY REQUIREMENTS.



GRADING NOTES:
1. SEE C1.02 FOR CLARK COUNTY STANDARD STORMWATER
MANAGEMENT NOTES (LAS VEGAS VALLEY CONSTRUCTION SITE
BEST MANAGEMENT PRACTICES GUIDANCE MANUAL SECTION
3.5.1 STANDARD NOTES 1-5).

ELEVATION NOTE:
ADD 2000 FEET TO ALL ELEVATION TAGS SHOWN.

GRADING PLAN CERTIFICATION

Mark L. Hedge *4-15-19*

MARK L. HEDGE PE #0445: DATE:

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE
WITH APPROVED DRAINAGE STUDY NO. DS4925A FOR THIS
SITE ON FILE AT CITY OF LAS VEGAS.

APN:
139-34-514-009

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF OGDEN AVE. BETWEEN 3RD ST. AND 4TH ST., AS SHOWN ON FILE 67, PAGE 79 OF SURVEYS, AS SHOWN IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

CALL 811

OR

1-800-227-2600

FAST



Call before you Underground

1-702-432-5300

FREeway & ARterial SYSTEM
CIVIL TRANSPORTATION

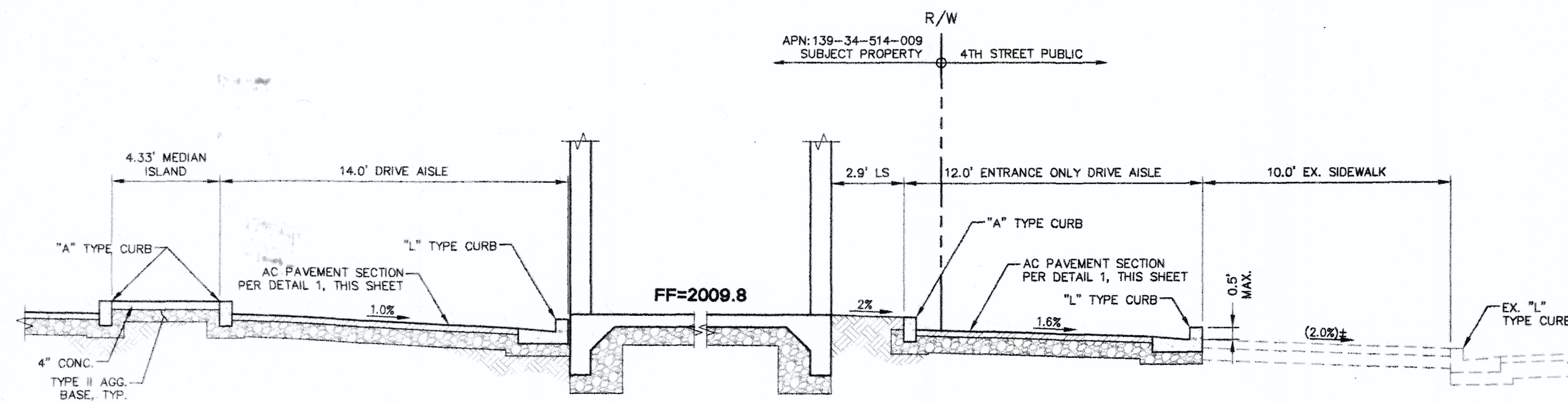
Avoid hitting overhead power lines. It's costly.

CALL BEFORE YOU DO OVERHEAD

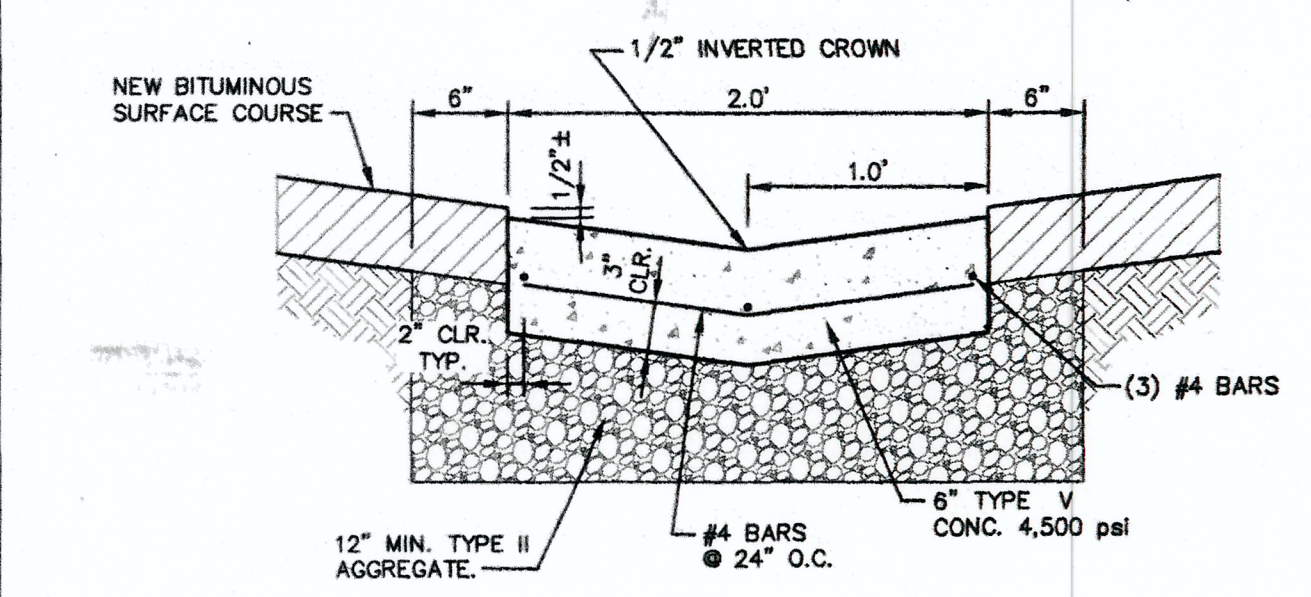


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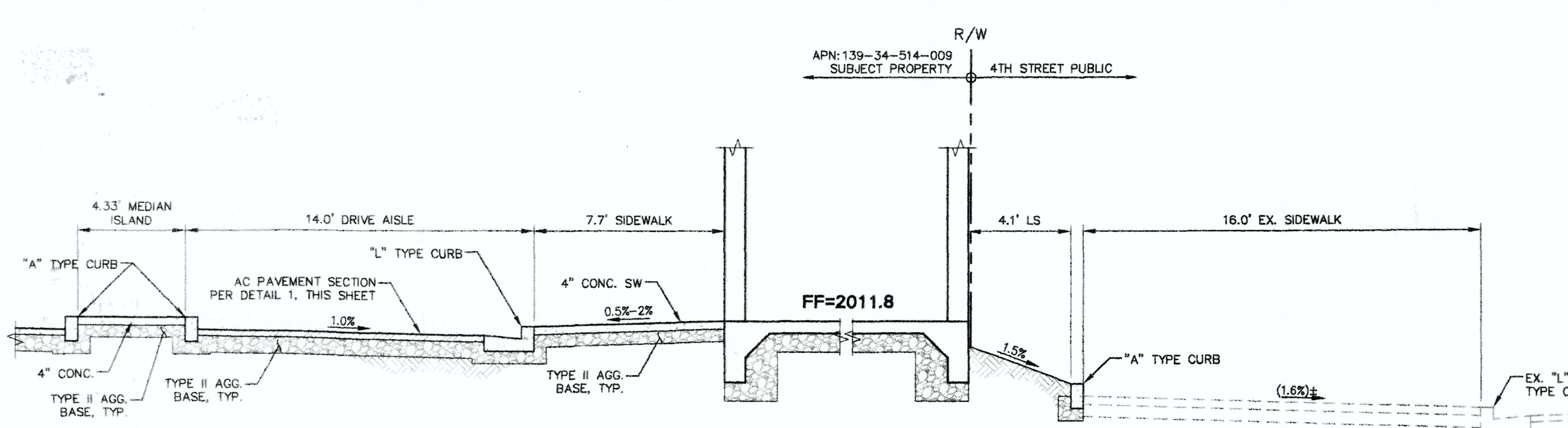
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	TITLE	
	PROJECT No.:	
	DATE:	171073
	SCALE:	04/14/19
	DRAWN BY:	1" = 30'
	DESIGNED BY:	LB
	CHECKED BY:	MM
DK		
		
SHEET No.		
C4.01		
SHEET 5 of 9		
07/7623 CLV No.		
L17-01639		



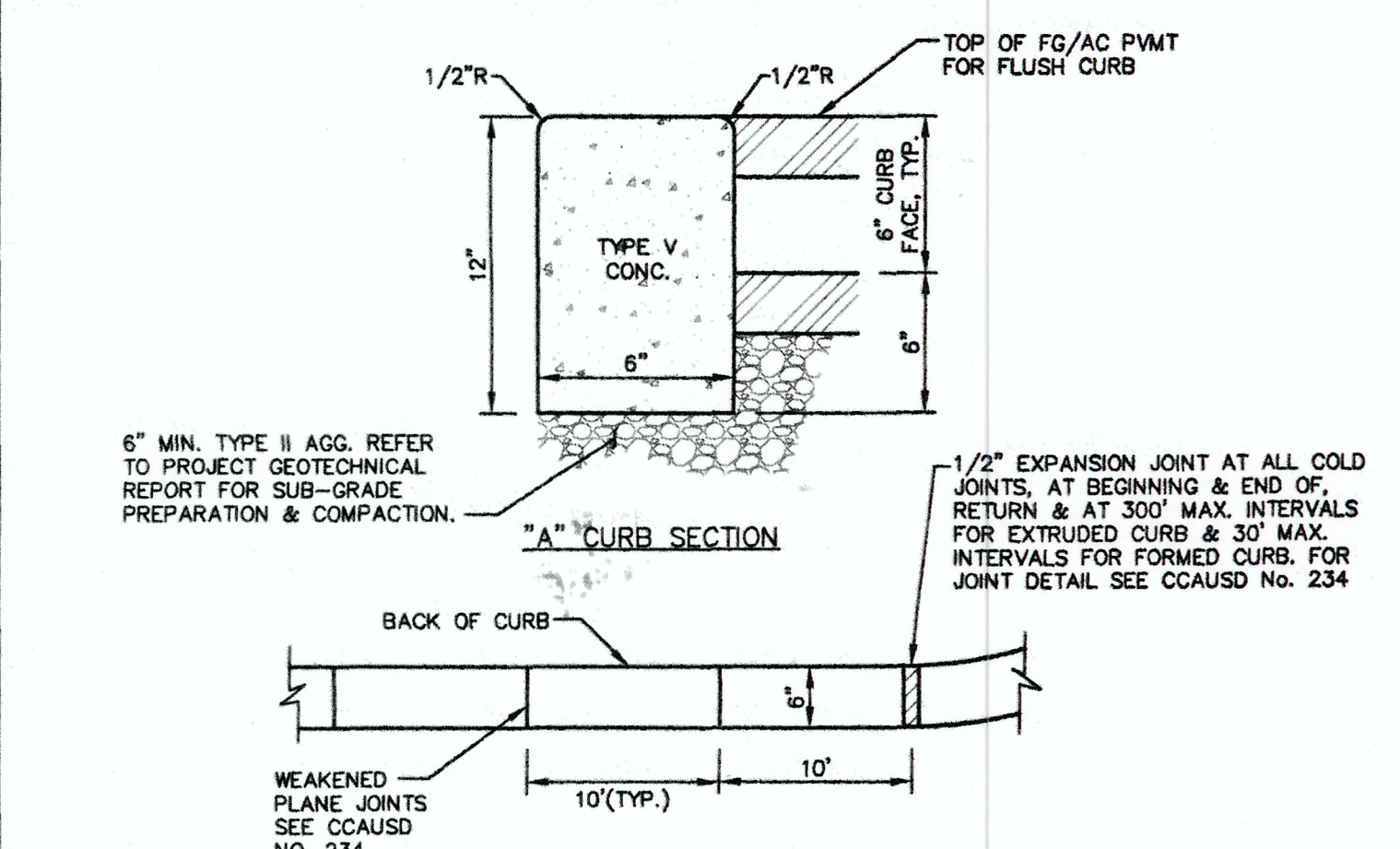
B SECTION



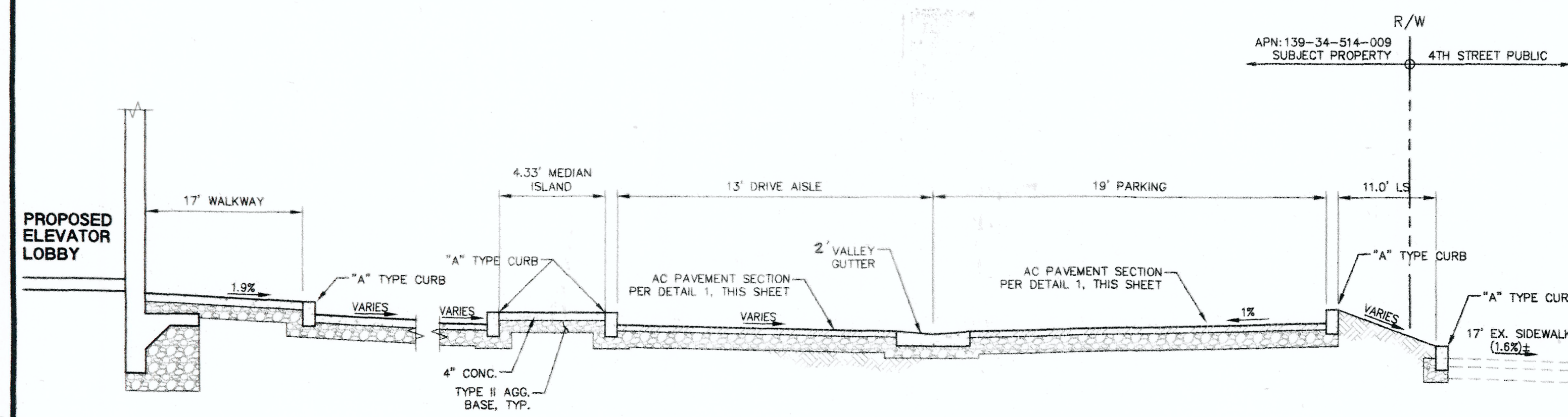
4 CONC. VALLEY GUTTER (ON-SITE)



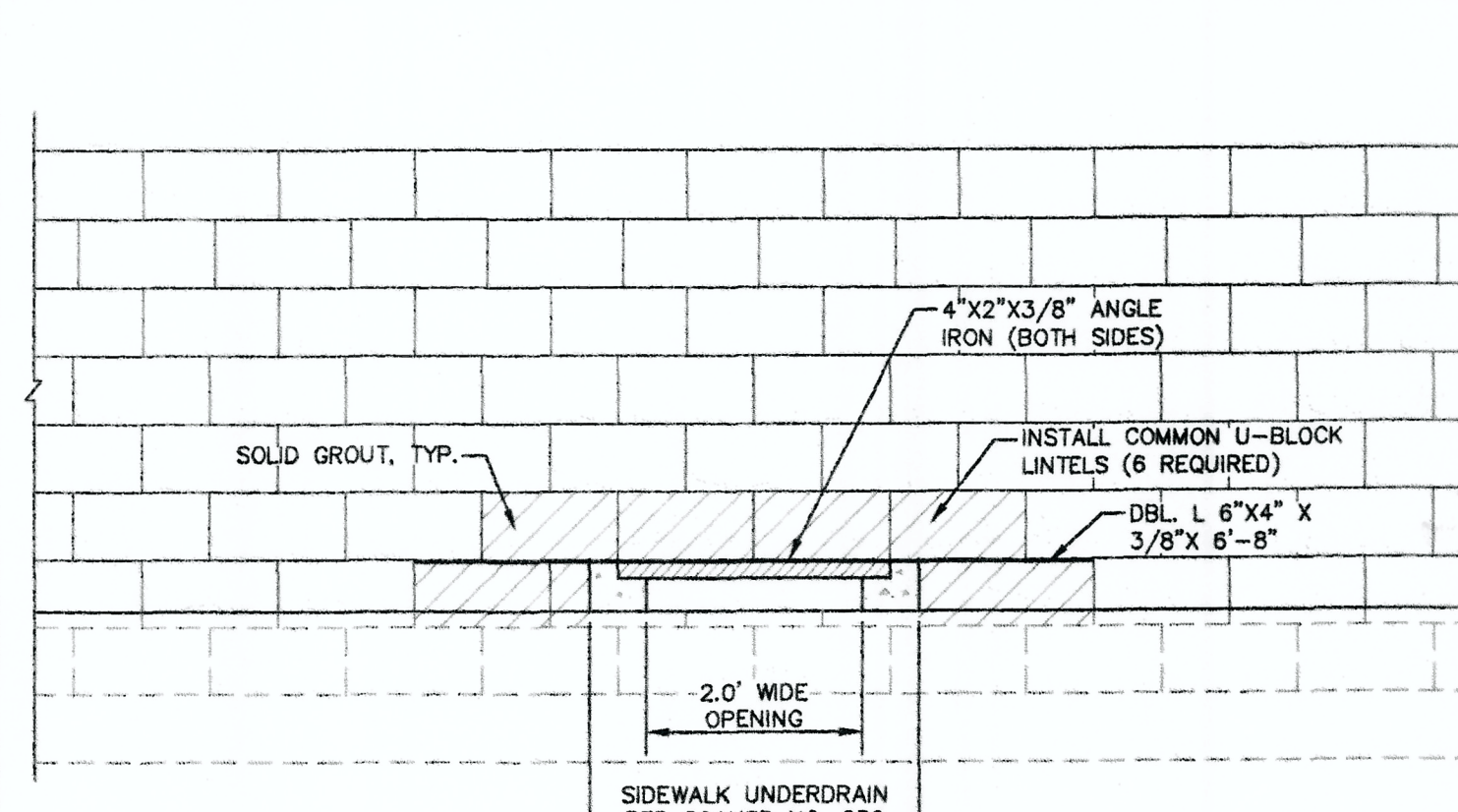
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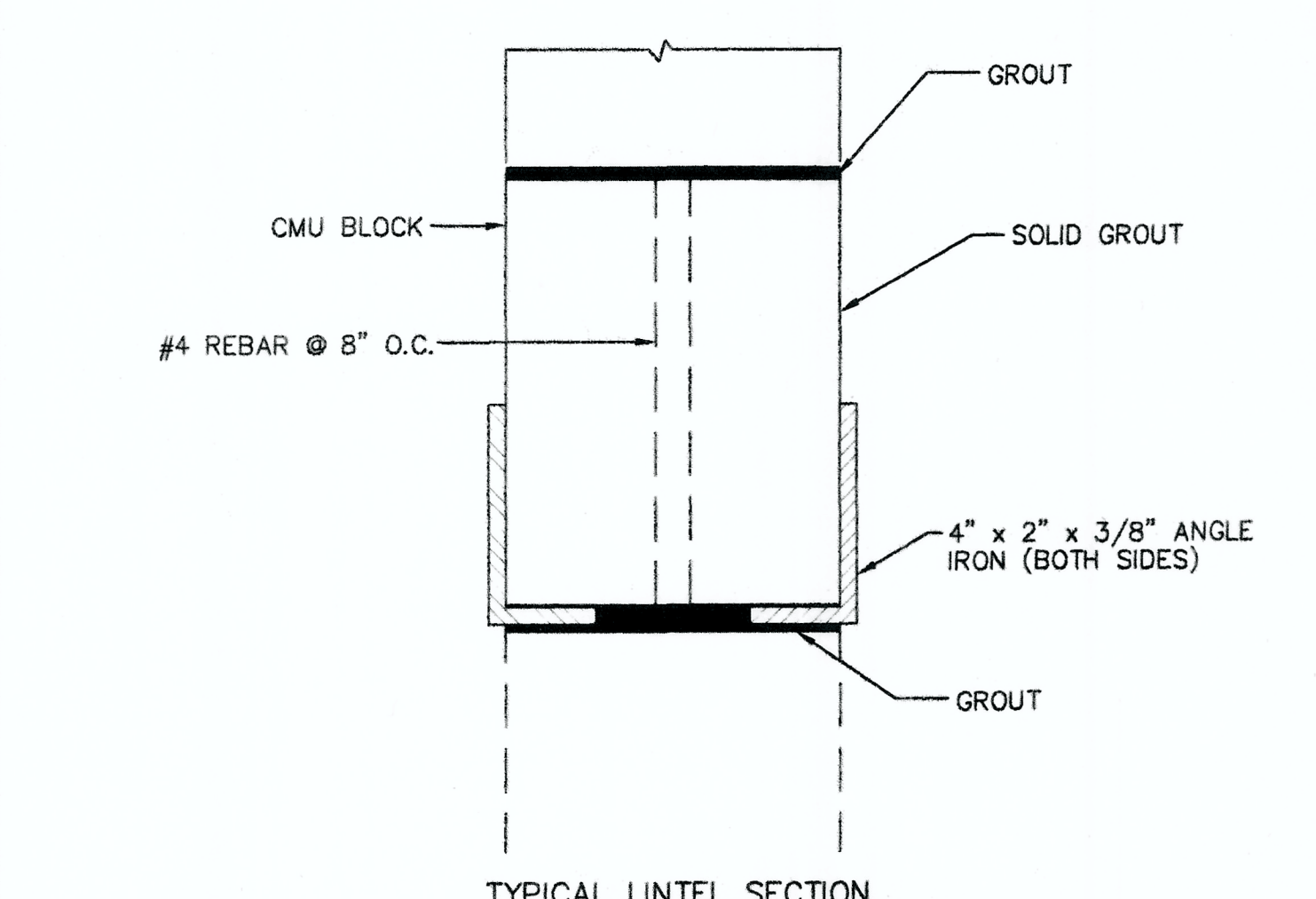
3 \"A\" TYPE CURB (ON-SITE)



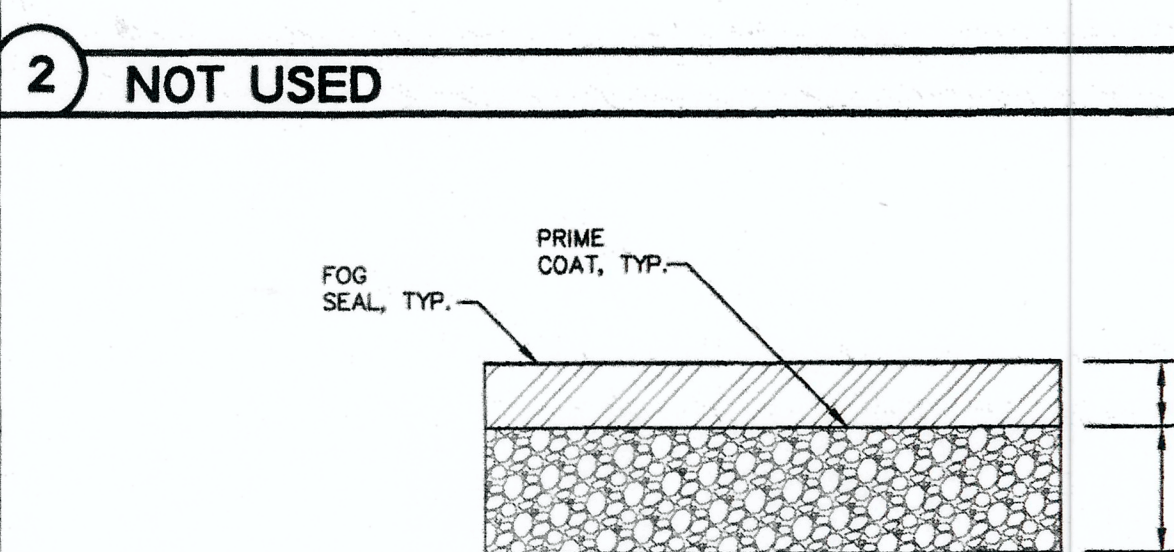
C



WALL SECTION



TYPICAL LINTEL SECTION



2 NOT USED

TYPE OF TRAFFIC	ASPHALT (inches)	TYPE II BASE COURSE (inches)
DRIVE AISLES	3"	8"

1 AC PAVEMENT SECTION (ON-SITE)

5 CMU BLOCK WALL W/ SIDEWALK UNDERDRAIN

6045 South Jones Blvd
Suite 100
Las Vegas, NV 89118
Phone (702) 365-8312
Fax (702) 365-8317
www.lochsa.com

Lochsa

DESCRIPTION:
BY:
DATE:
REV:

DETAIL SHEET 1

CIM DOWNTOWN GRAND CITY OF LAS VEGAS, NV

SHEET No. 171073
DATE: 10/25/18
SCALE: AS NOTED
DRAWN BY: LB
DESIGNED BY: MM
CHECKED BY: DK

PROJECT No.: 171073

SHEET No. 8 of 9

17-01639