

DS #: 5217

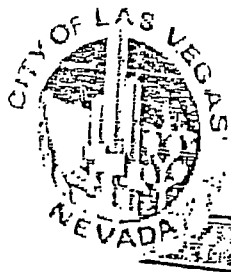
APN: 138-03.002.018

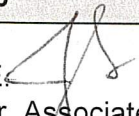
PROJECT: Red Coach Mini Storage

SUBMITTAL: 4th

SCANNED BY/DATE:

CHECKED BY/DATE:



|                                                                            |                                         |                                                                                                                                                                                          |
|----------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CITY OF LAS VEGAS</b>                                                   |                                         | <b>DATE:</b>                                                                                                                                                                             |
| <b>INTER-OFFICE MEMORANDUM</b>                                             |                                         | September 1, 2020                                                                                                                                                                        |
| <b>TO:</b><br>Land Development Services<br>Department of Building & Safety |                                         | <b>FROM:</b><br>Jennifer Shinn, P.E. <br>Flood Control, Engr. Associate<br>Department of Public Works |
| <b>SUBJECT:</b>                                                            | Drainage Study for:                     |                                                                                                                                                                                          |
|                                                                            | <b>Red Coach Mini Storage</b>           |                                                                                                                                                                                          |
| <b>Cross Streets:</b>                                                      | SEC of Balsam Street & Red Coach Avenue | <b>COPIES TO:</b>                                                                                                                                                                        |
| <b>File Number:</b>                                                        | F:\Depot\DSMemos\DS5217D.doc            | Baughman & Turner, Inc.                                                                                                                                                                  |
| <b>Parcel Number:</b>                                                      | 138-03-602-018                          | Investment Solutions, Inc.                                                                                                                                                               |
| <b>Zoning Action:</b>                                                      | SDR-75990                               | Bart Anderson, P.E., DevCo                                                                                                                                                               |
| <b>FEMA Flood Zone</b>                                                     | YES                                     | NO <b>X</b>                                                                                                                                                                              |
| <b>Proposed Storm Drain</b>                                                | YES <b>X</b>                            | NO                                                                                                                                                                                       |
|                                                                            |                                         | CCPW                                                                                                                                                                                     |

| HISTORY                    | DATE RECEIVED | DATE REVIEWED | COMMENTS               | REVIEW FEES     | FEES PAID<br>Payment Trn # |
|----------------------------|---------------|---------------|------------------------|-----------------|----------------------------|
| 1 <sup>st</sup> Submittal  | 11/14/2019    | 12/2/2019     | See Comments Below     | \$400.00        | 3645678: \$400             |
| 2 <sup>nd</sup> Submittal  | 1/9/2020      | 1/30/2020     |                        | \$400.00        | 3699525: \$400             |
| 3 <sup>rd</sup> Submittal  | 3/25/2020     | 4/23/2020     | Conditionally Approved | N/C             | N/C                        |
| 4 <sup>th</sup> Submittal  | 8/17/2020     | 9/1/2020      | Approved               | N/C             | N/C                        |
| <b>TOTAL FEES (LDDRS):</b> |               |               |                        | <b>\$800.00</b> | <b>----</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 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.         |

**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**

jks

T/R/S: T20S/R60E/03

AREA L-03



## Department of Public Works

500 S Grand Central Pky • Box 554000 • Las Vegas NV 89155-4000  
(702) 455-6000 • Fax (702) 455-6040

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

### Drainage Study Approval Letter

**Date:** August 3, 2020  
**Firm:** Baughman & Turner  
**Engineer:** Sunshine Woods, P.E.  
**Address:** 1210 Hinson Street Las Vegas, NV, 89102  
**Phone:** (702) 870-8771  
**Fax:** (702) 878-2695  
**E-mail:** sunshinew@baughman-turner.com

**Subject:** Technical Drainage Study Concurrence for Red Coach Mini Storage  
**Location:** SEC of Balsam St. and Red Coach Ave.  
**APN:** 138-03-602-018  
**Sec, Township, Range:** S03, T20S, R60E  
**Flood Zone & Panel:** Zone X, 2155F, Dated November 16, 2011  
**Application Number:** PW20-16552

| Submittals            | Date Received | Date Returned | Reviewer | Miscellaneous |
|-----------------------|---------------|---------------|----------|---------------|
| Concurrence/Technical | 07/21/2020    | 08/03/2020    | JO       |               |
|                       |               |               |          |               |
|                       |               |               |          |               |
|                       |               |               |          |               |
|                       |               |               |          |               |

| Concurrence Required:<br>(Must be obtained prior to permit issuance) | Reason Concurrence is Required                                                 |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Boulder City                                                         | Adjacent to or Impacts Jurisdiction                                            |
| City of Mesquite                                                     | Adjacent to or Impacts Jurisdiction                                            |
| City of Henderson                                                    | Adjacent to or Impacts Jurisdiction                                            |
| City of Las Vegas                                                    | Adjacent to or Impacts Jurisdiction                                            |
| City of North Las Vegas                                              | Adjacent to or Impacts Jurisdiction                                            |
| Nevada Department of Transportation                                  | Adjacent to or Impacts NDOT Facility                                           |
| Union Pacific Rail Road                                              | Adjacent to or Impacts a UPRR Facility                                         |
| US Army Corps of Engineers                                           | Impacts a USACE Facility                                                       |
| Clark County Regional Flood Control District                         | Regional Significance, Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA |

The referenced **Technical Drainage Study** has been reviewed and is accepted, as complying with minimum improvement standards. As set forth in the subject drainage study, the following measures will be taken to mitigate flood hazards.

The site shall be graded with respect to drainage as shown on "**Red Coach Mini Storage**", grading plan C2.0 signed and sealed by John R. Gustafson, P.E., on March 19, 2020, sheet grading plan sheet C2.1, signed and sealed by John R. Gustafson, P.E., on January 6, 2020, grading plan sheets C3.0 and C3.1 signed and sealed by John R. Gustafson, P.E., on November 7, 2019.

**Check appropriate conditions**

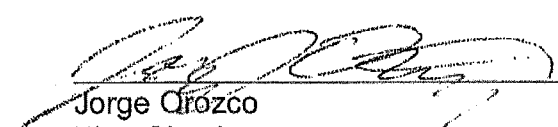
|   |                                                                                                                                                                                                                                                                                                                                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | 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.                                                                                    |
| X | 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.                                                                                                                                                                                                                                                                                                                 |



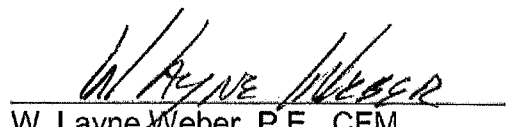
**Additional Conditions:**

1. 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 July 21, 2020. In addition, the County has received the City of Las Vegas acceptance letter dated April 23, 2020 for the Technical Drainage Study (File# DS5217C).
2. 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.
3. There is a pavement transition on Balsam St and Red Coach Ave that is being constructed within Clark County ROW. Therefore, the engineer must submit to CCPW for offsite plan review and permits.
4. Provide Clark County signature blocks and notes on plans.

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.



Jorge Orozco  
Plan Checker  
Development Review  
Jorge.orozco@ClarkCountyNV.gov



W. Layne Weber, P.E., CFM  
Principal Engineer  
Development Review  
wlweber@ClarkCountyNV.gov

cc: Albert Sung, P.E., City of Las Vegas