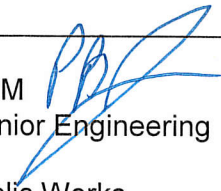


CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 16, 2022	
TO: Land Development Services Department of Building & Safety			FROM: Peter Jackson, CFM Flood Control - Senior Engineering Associate Department of Public Works 	
SUBJECT: Drainage Study for: NEW RETAIL & OFFICE WAREHOUSE AT 4201 N RANCHO Update #1			COPIES TO: Larson Engineering	
Cross Streets:	NWC of Rancho & Alexander		Scooter X	
File Number:	F:\Depot\DSMemos\DS4832F.ZNAE.doc		Bart Anderson, P.E., DevCo	
Parcel Number:	138-02-814-006		CCRFC D	
Zoning Action:	SDR-64584			
FEMA Flood Zone	YES	X		NO
Proposed Storm Drain	YES	X		NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	10/24/2016	11/18/2016	Not Approved	\$400.00	462716: \$400
2 nd Submittal & Supplemental	12/15/2016 & 1/09/2017	01/12/2017	See Comments Below	\$400.00	469071: \$400
3 rd Submittal	5/24/2017	06/01/2017	See Comments Below	N/A	
4 th Submittal	6/14/2017	06/28/2017	CCRFC D Concurrence	N/A	
FEMA Submittal	1/3/2018	1/4/2018	CLOMR received	N/A	
5 th Submittal Update #1	6/16/2022 & 6/28/2022	7/16/2022	Approved	\$ 100.00	4845429: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS: Update #1, 5th Submittal to Update Plans and Drainage Study.

FEMA approval of CLOMR (Case # 18-09-0248C) was previously provided.

This site development is within a FEMA SPECIAL FLOOD HAZARD AREA, Zone AE. Permits may be issued based upon the Conditional Letter of Map Revision (CLOMR-F) from FEMA (Case # 18-09-0248C). Reference Civil Plans, L17-00368.

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 NDOT concurrence.

- A Letter of Map Revision - Fill (LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area, Flood Zone "AE". The bonded improvements shall include a line item of **\$50,000.00** for the **LOMR-F**. The bonded improvements will not be released until the **LOMR-F** is obtained from FEMA and filed with the **City of Las Vegas**.
- CCRFC D concurrence has been provided.

3. A public drainage easement (privately maintained by the property owner) for the area of the site impacted by the proposed flood zone as well as the proposed storm drain improvements already exists for this site. The easement covers the entire lot except the area covered by a building. Reference the Easement Doc. # on the Grading Plan (DOC. # 20050825:0005037).
4. The engineer has provided a table on the grading plans that shows the quantity estimate of all drainage related improvements. All required drainage improvements within the Public Drainage Easements shall be bonded and inspected. **The bonded improvements shall include a line item of \$50,000.00 for the LOMR.** The bonded improvements will not be released until the LOMR/LOMR-F is obtained from FEMA and filed with the City of Las Vegas.
5. The loading dock drain is connected to the sewer system and includes a sand/oil separator.
6. A drainage note was included that *"All on-site drainage facilities are to be privately maintained."*
7. The Engineer has provided an addresses (**4201 N RANCHO**) for the building in a FEMA Flood Hazard Zone prior to obtaining a grading permit. This information is necessary to insure that a FEMA Elevation Certificate is provided for each address prior to completion of construction.
8. The required *Post Construction BMP* Note has been provided on the Grading Plan.
9. Include the Updated the *Stormwater Management Notes* to the current version with the Improvement Plan submittal to Building Department Land Development.

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: The developer/engineer must also obtain a **Letter of Map Revision (LOMR)** using the **approved drainage study as technical support to inform FEMA of the modifications within the flood zone. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.** FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA "A" Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.

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
AYS/PBJ

T/R/S: T20S/R60E/02
AREA L-02