

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b>  July 5, 2022
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Peter Jackson, CFM Flood Control, Sr. Engr. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>WESTCARE VILLAGE</b>		<b>COPIES TO:</b> JPL Engineering
<b>Cross Streets:</b>	SWC of Duncan Drive & Bradley Road		Westcare Foundation, Inc.
<b>File Number:</b>	F:\Depot\DSMemos\DS5257F.ZNA.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-12-110-056		CCRFCFCD
<b>Zoning Action:</b>	SDR-71639		
<b>FEMA Flood Zone</b>	YES	<b>X</b> NO	
<b>Proposed Storm Drain</b>	YES	<b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2/26/2020	4/29/2020	Not Approved	\$400.00	3758334: \$400
2 <sup>nd</sup> Submittal	7/13/2020	Expired	Fee Not Paid		
3 <sup>rd</sup> Submittal	6/3/2021 (Paid 6/7/2021)	7/1/2021	Not Approved	\$400.00	4322700: \$400
4 <sup>th</sup> Submittal	7/12/2021 & 10/14/2021	10/25/2021	Not Approved	\$400.00	4399241: \$400
5 <sup>th</sup> Submittal	11/22/2021	12/22/2021	Not Approved	N/C	--
6 <sup>th</sup> Submittal	3/31/2022	4/18/2022	Conditionally Approved	N/C	--
CCRFCFCD	6/23/2022	7/5/2022	Concurrence Recv'd	N/C	--
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,200.00</b>	<b>----</b>

**REMARKS:** This site development is within a FEMA Special Flood Hazard Area, Zone A, an area with no Base Flood Elevation. No permits of any kind will be issued for this project until a Conditional Letter of Map Revision - Fill (CLOMR-F) is received from FEMA.

**6<sup>th</sup> Submittal: Supplement has revised project analysis. Previous submittals are filed. Going forward, the 6<sup>th</sup> Submittal replaces the entire study.**

**5<sup>th</sup> Submittal: Supplemental Information needed.**

The Drainage Study for the subject project has been reviewed and:

<b>X</b>	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

**Flood Control recommends that this site remove the Proposed Structures from the Flood Zone. The removal of the Structures from the Flood Zone will not change the FEMA Flood Zone Map. The site will remain within the FEMA Mapped Special Flood Hazard Area, Zone A.**

1. The subject development is located within a FEMA Special Flood Hazard Area, Zone A. **No permits of any kind will be issued until a Conditional Letter of Map Revision (CLOMR/CLOMR-F) is received from FEMA. Permits may be issued upon the receipt of Conditional Letter of Map Revision (CLOMR or CLOMR-F) from FEMA.**
2. Submit the CLOMR package for Flood Control concurrence prior to any FEMA submittal. The City will not approve the Community Acknowledgement prior to City review of the FEMA Submittal.
3. A **Letter of Map Revision (LOMR/LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "A". 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**.
4. Proposed Building # 16 on the Grading Plans (Sheet GP2) has a Finish Floor Elevation (FFE) of 2246.10 while the Report shows a FFE of 2246.0. Both elevations meet the minimum required freeboard above the Base Flood Elevation. Revise accordingly.
5. Provide a Public Drainage Easement to be Privately Maintained (site to be privately maintained by the property owner) for the area of the site impacted by the existing Zone A, Flood Zone. All areas of the site not occupied by the proposed Buildings shall be designated as within the Public Drainage Easement to be Privately Maintained. The easement shall note that the private drainage improvements are privately maintained and the easement must be dedicated and recorded by separate document prior to the final acceptance of the improvement plans. Provide legal description and an exhibit of the drainage easement for Flood Control approval and then submit to *City of Las Vegas Right of Way Section* for the recordation process after the subject drainage study is conditionally approved.
6. The engineer shall provide a table on the grading plans that shows the quantity estimate of all Public and on-site improvements. The on-site improvements include: meandering sidewalk along the perimeter streets, retaining walls, storm drain, rip-rap, drive aisle & parking, curb & gutter, A curb, and valley gutters. All on-site improvements within the Public Drainage Easement to be Privately Maintained shall be bonded and inspected. The bonded improvements will not be released until the LOMR-F is obtained from FEMA and filed with the City of Las Vegas.
7. Add a Note to the Grading Plan. *"All areas of the site not occupied by the proposed Buildings shall be designated as a Public Drainage Easement to be Privately Maintained."*
8. The Engineer is to provide addresses for each Building in a FEMA Flood Hazard Zone prior to obtaining a grading permit. The overall address 5555 Duncan Drive with the individual buildings numbered, i.e. 5555 Duncan Drive – Building #1, 5555 Duncan Drive – Building #2, 5555 Duncan Drive – Building #3, etc. Coordinate and verify the proposed addressing with the Planning Department. This information is necessary to insure that FEMA Elevation Certificates are provided for each Building address prior to permitting and at the completion of construction.
9. Note that the cross fall street is a Deviation from Standards (street sections). Obtain approval of the deviation from *Building Department - Land Development Section* prior to the final acceptance of the improvement plans.
10. The proposed site access is shown within a separate Access Easement (Doc # 20211202 – 0002677). Provide a copy of the access easement prior to Final Drainage Study approval.
11. The Grading Plans indicates the proposed development is entirely within the existing Zone A, Flood Zone boundaries.

12. Provide a Note on all Grading Plans: *Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.*
13. Update 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 engineer must submit the drainage study to FEMA for a **Conditional Letter of Map Revision - Fill (CLOMR-F)**. A favorable CLOMR-F must be obtained prior to the issuance of any permits. This site is located in a **FEMA Zone A**. *Clark County Regional Flood Control District (CCRFCD)* review and approval is required prior to issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. **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. FEMA Elevation Certificates must be submitted to the *City of Las Vegas Flood Control Section* once the slabs are poured to show elevation compliance prior to scheduling a framing inspection.

**END OF REMARKS**  
AYS/JKS/PBJ

T/R/S: T20S/R60E/12  
AREA L-12