

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		April 25, 2022
TO: Land Development Services Department of Building & Safety		FROM: Oh-Sang Kwon, P.E. Flood Control Project Manager By: Peter Jackson, CFM Department of Public Works
SUBJECT: Drainage Study for: US 95 and Craig – North (ER at West Craig)		COPIES TO: Southwest Hydrology & Hydraulics
Cross Streets:	Northwest corner of Craig and US95	Rietz Consulting Inc.
File Number:	F:\Depot\DSMemos\DS5395D.ZNAE.doc	Valley Health System LLC
Parcel Number:	138-03-611-017	Bart Anderson, P.E., DevCo
Zoning Action:	21-0131-SDR-1	CCRFCD
FEMA Flood Zone	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
Proposed Storm Drain	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIE W FEES	FEES PAID Payment Trn #
1 st Submittal	12/9/2020	2/1/2021	See Comments Below	\$400.00	\$400
2nd Submittal Supplement #1 and Supplement #2	5/3/2021 & 5/13/2021	5/15/2021	See Comments Below	N/A	N/A
3 rd Submittal	9/20/2021	9/22/2021	Approved	N/A	N/A
4 th Submittal	4/6/2022	4/25/2022	Approved	\$100.00	4751949: \$100
			TOTAL FEES (LDDRS):	\$500.00	----

3rd Submittal: CLOMR-F obtained from FEMA, Case No 21-09-1721C. Received concurrence from CCRFCD and NDOT. This site development is within a FEMA Special Flood Hazard Area, Zone AE. Permits may now be issued based upon the CLOMR-F from FEMA.

4th Submittal: Update #1. The ER at West Craig Improvement Plans per Rietz Consulting, Inc. are substantially the same as previous submittals and are included in this DS5395.

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 Nevada Department of Transportation (NDOT) concurrence.

- This site development is located within a FEMA Special Flood Hazard Area, Zone AE. Permits may be issued upon the receipt of Conditional Letter of Map Revision (CLOMR-F, Case No 21-09-1721C) from FEMA.**
- 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 "AE". 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.**
- The adopted Base Flood Elevation (BFE) for this site is 2325.4.**

4. **The Plans show a minimum Finish Floor Elevation of 2327.0.**
5. CCRFCD and NDOT concurrence has been provided.
6. The Grading Plan indicates the proposed development is located entirely within the existing Flood Zone boundaries, Zone AE.
7. Per the CLOMR-F, only the Structure/Building is proposed to be removed from the Zone AE, Flood Zone based upon Fill.
8. A public drainage easement (privately maintained by the property owner) for the area of the site impacted by the existing AE flood zone has been provided per Doc. # 20220106:380. The easement covers the entire parcel except for the Building area.
9. 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 will not be released until the LOMR/LOMR-F is obtained from FEMA and filed with the City of Las Vegas.
10. The plans show the location and the elevation of machinery or equipment that is servicing the Building (Reference Note #23 on the Grading Plan). The elevation is required to be greater than or equal to the Building Finish Floor Elevation. This includes the concrete pad for power service, water, gas meter, HVAC, etc. As an example, the concrete pad elevation for the ground mounted HVAC unit needs to have an elevation equal the Building Finish Floor Elevation. This information shall also be shown on the Required FEMA Elevation Certificate.
11. The plans show the wrought iron fencing within the Flood Zone as required to maximize flow conveyance.
12. The Engineer is to provide an address for each building in a FEMA Flood Hazard Zone prior to obtaining a grading permit. This information is necessary to insure that the FEMA Elevation Certificate is provided for each address prior to completion of construction.

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 AE Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.

END OF REMARKS
PBJ

T/R/S: T20S/R60E/13
AREA L-03