

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: March 17, 2022
TO: Land Development Services Department of Building & Safety			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
		Park and Hammer – Update #1	Taney Engineering
Cross Streets:	SEC of Grand Canyon Dr. & Hammer Lane		Pinnacle Homes
File Number:	F:\Depot\DSMemos\DS5424G.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-31-601-001 & 125-31-601-002		CCRFCD
Zoning Action:	21-0143-TMP1; 21-0143-VAR1 to 21-0143-VAR6		CCPW
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	2/18/2021	3/8/2021	Not Approved	\$400.00	4173162: \$400
2 nd Submittal	4/20/2021	5/11/2021	Not Approved	\$400.00	4252757: \$400
3 rd Submittal	7/1/2021	7/14/2021	Not Approved	\$400.00	4356320: \$400
4 th Submittal	8/17/2021	8/25/2021	Conditional Approval	\$400.00	4414270: \$400
5 th Submittal & CCRFCD	10/12/2021 & 11/2/2021	11/15/2021	Regional Concurrence Recv'd & Supplement	\$100.00	4526621: \$100
CCPW	11/16/2021	11/16/2021	Approved	N/C	N/C
6 th Submittal	3/3/2022	3/17/2022	See Comments Below	\$100.00	4680879: \$100
TOTAL FEES (LDDRS):				\$1,800.00	----

REMARKS:

6th Submittal: Update #1 to lower the FF of Lot 3 by 1.2 ft

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.

- Sheet G1 and Sheet GD1:** The proposed 5'-public drainage easement to be maintained by the adjacent homeowner must be presented to the buyer and written in the *Sales Contract*. Provide a note as such on the grading plan.

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

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T/R/S: T19S/R60E/31

AREA G-31