

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> December 22, 2021
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
Rainbow Apartments 240 LLC		Lochsa Engineering
<b>Cross Streets:</b>	SEC of Rainbow Boulevard & Vegas Drive	WDC Nevada Development
<b>File Number:</b>	F:\Depot\DSMemos\DS5515B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-26-110-001	CCRFCD
<b>Zoning Action:</b>	21-0045-GPA1; 21-0045-SDR1; 21-0045-VAR1 & 21-0045-ZON1	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	10/28/2021	11/18/2021	Not Approved	\$400.00	4513816: \$400
2 <sup>nd</sup> Submittal	12/8/2021	12/22/2021	See Comments Below	\$400.00	4567609: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</b>	----

**REMARKS:**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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.

1. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. Provide a revised *Onsite Drainage Map (Developed Condition)* to reflect the modified drainage pattern albeit it is minor.
3. It is understood that previously it was required to provide a public drainage easement behind the sidewalk along *Vegas Drive* because of encroachment of flow into private property during major storm event. However, the *City* is not in a position to burden itself with drainage easement under such circumstance.

Remove the proposed public drainage easement along *Vegas Drive* in the next submittal. The flood encroachment and maintenance of the riprap berm will be solely upon the property owner. It is advised that the developer/engineer construct a stem flood wall behind the sidewalk for flood protection once and for all in lieu of the riprap berm which will require perpetual maintenance burden.

4. **Detail Section B/C8.01:** The detail shows an "A"-curb as a component of the bus-turnout which is not acceptable. Reference USD Drawing No. 234.1 for typical bus-turnout which shows that the concrete pad of the bus-turnout is monolithic. Review and revise accordingly.

**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**  
HDR/JKS

T/R/S: T20S/R60E/26  
AREA L-26