

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 4, 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:
Rancho Holly		Actus
Cross Streets:	SEC of Rancho Drive & Coran Lane	Beazer Homes
File Number:	F:\Depot\DSMemos\DS5559B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-19-705-002	CCPW
Zoning Action:	21-0813-TMP1; 21-0813-SDR1; 21-0813-ZON1 & 21-0813-VAR1	CNLV
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/31/2022	4/26/2022	Not Approved	\$400.00	4714128: \$400
2 nd Submittal	5/18/2022	6/4/2022	See Comments Below	\$400.00	4795255: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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:
X	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.
	is conditionally approved subject to City of North Las Vegas Public Works Department concurrence.

- Second Request:** Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide *City Planning* approval with the next submittal.
- The site is adjacent to the jurisdiction of *Clark County* to the south. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.
- The site is also adjacent to the jurisdiction of the *City of North Las Vegas* (CNLV) to the north. The engineer must obtain concurrence of the subject drainage study from *City of North Las Vegas Public Works Department* prior to the final approval of the drainage study.

4. **Second Request: Report Table 1 and Figure 7 (Existing Condition Basin Map):** Basin ID E2 drainage area (7.83 acres) does not match Standard Form 4 drainage area (13.35 acres). Revise discrepancy.

It is however, Table 1 in the revised **Figure 7** still shows **Basin E2** the wrong area of 7.83 acre!

5. **Second Request:** 14'-overpaving is normally required for half-street improvements. Provide as such or contact City Land Development Section for direction of whether overpaving will be required in Coran Lane and Allen Lane. Revise all pertinent detail sections accordingly.

Zero-overpaving in Coran and 7.5'-overpaving in Allen are proposed in the improvement plans. Obtain City Land Development's approval prior to the final approval of the subject drainage study.

6. It appears that the long strip of land between *Rancho Drive* and the subject development is owned by a different company. Obtain a notarized letter of permission for offsite grading from that company prior to the final approval of the subject drainage study.
7. All proposed wrought iron fence/gate must utilize CCAUSD standard drawing 425.S1 including the placement of bollards

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/AYS

T/R/S: T20S/R61E/19
AREA M-19