

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: August 8, 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: Rio Vista & Ann Center		COPIES TO: Rietz Consulting, Inc.
Cross Streets:	NEC of Ann Road & Rio Vista Street		Rio Vista Capital Management, LLC
File Number:	F:\Depot\DSMemos\DS5592A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-27-802-016		CCRFCD
Zoning Action:	21-0236-SDR1 & 21-0236-SUP1		
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	7/21/2022	8/4/2022	See Comments Below	\$400.00	4875119: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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.

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. Per the reference study "*Ann and Rio Vista*", it appears that there is a fault line cross under the proposed building. A geological study must be provided to address what need to be done or relocate the building to stay clear of the fault line. Coordinate with *City Building Department* for guidelines and approval prior to the final approval of the improvement plans.
3. **FIG-5, FIG-6 & FIG-7:** In order to justify *Rio Vista Street* has only $Q_{100}=1\text{cfs}$ impacting the subject development, verify and provide grade elevation in the vicinity of the northern boundary of the site in *Rio Vista Street* with a high point.
4. It appears that the majority of the site sheet flow into the adjacent residential community to the east. Clearly show and identify whether there are any existing drainage easement in the adjacent property to accept the proposed site drainage.

5. A recent site visit conducted by City staff revealed that there is an existing pony wall at the back of sidewalk along the frontage of the subject site in *Ann Road*. Show and identify as such in the grading plan and pertinent detail section on the detail sheet.
6. Label an existing regional storm drain system in *Ann Road* with *City of Las Vegas* recorded drawing number on the grading plan.

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
AYS

T/R/S: T19S/R60E/27
AREA G-27