

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>				<b>DATE:</b> August 4, 2022	
<b>TO:</b> Land Development Services Department of Public Works				<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
<b>SUBJECT:</b> Technical Drainage Study for: <b>Eastern Avenue Lofts – Phase II</b>				<b>COPIES TO:</b> Southwest Hydrology & Hydraulics	
<b>Cross Streets:</b>		NEC of Fremont Street & Eastern Avenue		Urban Lofts XIV Ltd.	
<b>File Number:</b>		F:\Depot\DSMEMOS\DS5596A.doc		Bart Anderson, P.E., DevCo	
<b>Parcel Number:</b>		139-35-818-032		CCRFCD	
<b>Zoning Action:</b>		SDR-11728, GPA-9219, ZON-11718, VAR-11723, WVR-12176 & VAC-11717		CCPW	
<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 Trn. No.
1 <sup>st</sup> Submittal (Paid on 8/4/2022)	7/20/2022	8/4/2022	See Comments Below	\$400.00	4897389: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	<b>----</b>

**REMARKS:**

**Update to Re-Validate the project for Phase II Development**

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

<b>X</b>	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.

**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**  
AYS

T/R/S: T20S/R61E/35  
AREA M-35