

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		November 2, 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:
	EOS Fitness at Craig and Rancho	Lochsa Engineering
Cross Streets:	SEC of Craig Road & Rancho Drive	Pre Rancho Craig LLC
File Number:	F:\Depot\DSMemos\DS5620A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-02-715-014	NDOT
Zoning Action:	SDR	
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	10/27/2022	11/2/2022	See Comments Below	\$400.00	5025533 : \$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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (**Craig Road**). The engineer must contact NDOT for encroachment permit for the proposed project.
3. **Standard Form 1:** Revise the APN number from 138-02-715-008 to the updated number of **138-02-715-014**.
4. Per **Detail Section D/D-2:** Offsite grading was proposed at the east parcel limit. Provide a notarized letter of permission for grading from the adjacent parcel owner to the east prior to the final approval of the subject drainage study.

5. Per the sub-chapter "*Parking Lot LID Measures*" in the **Study**, only 40% of the overall parking area will be treated by the proposed BMP along the southern boundary. However, per **Section 1500** of the *CCRFCD Hydrologic and Hydraulic Design Manual*, a minimum of 75% of the parking area must be treated for BMP. Address and revise accordingly in the next submittal.
6. Show and identify an existing storm drain system in *Craig 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: T20S/R60E/02
AREA L-02