



Department of Public Works

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Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Drainage Study Concurrence Letter

Date: May 16, 2022
Firm: Blue Diamond Civil Engineering
Engineer: Philip D. Wakefield, P.E.
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Phone: (702) 478-8580
E-mail: pwakefield@bdce-lv.com

Subject: Technical Drainage Study for Thrive Townhomes
Location: SEC of Shaumber Rd and W Ann Rd
APN: 126-36-101-008
Sec, Township, Range: S36, T19S, R59E
Flood Zone & Panel: Zone X, 1750F, Revised September 27, 2002
Application Number: PW22-13303

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Technical	04/20/2022	05/12/2022	SS	

Concurrence Required: (Must be obtained prior to permit issuance)	Reason Concurrence is Required
Boulder City	Adjacent to or Impacts Jurisdiction
City of Mesquite	Adjacent to or Impacts Jurisdiction
City of Henderson	Adjacent to or Impacts Jurisdiction
City of Las Vegas	Adjacent to or Impacts Jurisdiction
City of North Las Vegas	Adjacent to or Impacts Jurisdiction
Nevada Department of Transportation	Adjacent to or Impacts NDOT Facility
Union Pacific Rail Road	Adjacent to or Impacts a UPRR Facility
US Army Corps of Engineers	Impacts a USACE Facility
Clark County Regional Flood Control District	Regional Significance, Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA

The above-referenced project is located within the **City of Las Vegas** adjacent to Clark County unincorporated areas. The drainage study was submitted to the County for concurrence on April 20, 2022. In addition, the County has received the City of Las Vegas acceptance letter dated April 2, 2022 for the Technical Drainage Study (CLV DS#5527).

The site shall be graded with respect to drainage as shown on “Thrive Townhomes”, grading plan sheets CV-1, GN-1, GP-1, GP-2, GP-3, GP-4, PP-1, PP-3, PP-4, PP-5, PP-6, PP-7, PP-8, DT-1, DT-2, DT-3, DT-4 signed and sealed by M. Armando Monarrez, P.E., on March 14, 2022.

Check appropriate conditions

	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.64.050.
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
	An administrative variance to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. The finished floor variance must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
X	The grading plan will be reviewed by the Building Office Operations Division to ensure compliance with the ADA access requirements. Revisions to the grading plan may be required if the site accessibility design does not comply with the requirements set forth in the Accessibility Chapter of the Clark County Building Code.
X	The plans show work is proposed on another property. Notarized written permission must be obtained prior to plan approval. A grading permit must be obtained from Building Dept prior to grading.
X	Right-of-way dedication must be verified.
	Any previously approved drainage easements that are not being used must be vacated.
	Per <i>Regional Flood Control District Policies and Procedures Manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage</i> , the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.
	Structural calculations are required. The structural calculations, plans, and details must be approved prior to “Offsite” submittal and prior to CCRFCD submittal, if applicable.
X	Plan revisions can be found on the red-lined plans and must be addressed.
X	Prepare drainage easement documents as shown on the grading plans.

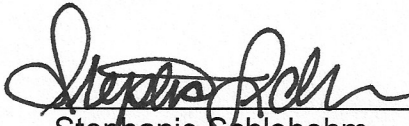
The County concurs with the acceptance of this Drainage Study by the City of Las Vegas. Please note that the County's review of this development is limited to drainage issues significant to Clark County unincorporated areas.

Additional Conditions:

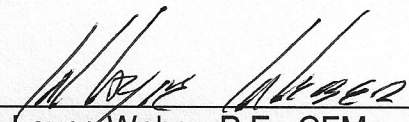
1. Insure that the land transfer for Clark County to City of Las Vegas is in process and drainage easement is shown in the map.
2. Any improvements not depicted on the above-mentioned grading plans may require an Update to this Technical Drainage Study.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream and adjacent properties. The County assumes no liability for information, data, designs or conclusions of the Engineer of Record.

If you have any questions about the provided comments, please contact the reviewer* below.



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Development Review
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W. Layne Weber, P.E., CFM
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