

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: December 27, 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: Cliff Shadows Storage		COPIES TO: Reynolds Engineering Co.
Cross Streets:	Cliff Shadows Parkway & Novat Street		Cheyenne 215, LLC
File Number:	F:\Depot\DSMemos\DS5632A.doc		Bart Anderson, P.E., DevCo
Parcel Number:	Portion of 137-12-401-001		
Zoning Action:	22-0335-SDR1; 22-0335-SUP1; 22-0335-ZON1; 22-0335-VAR1 & 22-0335-MOD1		
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	12/6/2022	12/27/2022	See Comments Below	\$400.00	5064131: \$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. 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.
2. **Sheet C2.02:** The finished floor at the southern end of the wall has been labeled as "24.65FF", should it be "**25.65FF**" instead? Review and revise accordingly in the next submittal.
3. **Sheet C2.02:** At the proposed curb opening of the parking area, provide a minimum 30'-long BMP swale to meet regional criteria.
4. **Sheet C5.03:** *Cross Section B* shows that from the existing *Cliff Shadows Parkway* towards the building, the proposed 2'-concrete sidewalk is adjacent to the finished floor of Level 1 at FF=2915.65. However, per grading plan **Sheet C2.02**, the concrete sidewalk is adjacent to Level 2 at FF=2925.65. Address and resolve in the next submittal.

5. Explain how the *Basement Level* (FFE=2905.65) is accessed.
6. Provide flood proofing around the proposed building from the basement level up to 18" above Level 2 of 2925.65. Show the flood proofing on the grading plans and all pertinent details sections in the next submittal.
7. Provide a note on the grading plans: All onsite storm drains and the associated facilities are privately owned and to be privately maintained by the property owner.
8. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

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/R59E/12
AREA K-12