

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> December 28, 2022
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Las Vegas Arts District</b>		<b>COPIES TO:</b> Lochsa Engineering
<b>Cross Streets:</b>	NWC Imperial Avenue & Commerce Street		Las Vegas Arts District LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5630A.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	162-04-507-011		CCRFCD
<b>Zoning Action:</b>	22-0521-SDR1; 22-0521-SUP1; 22-0521-ZON1 & 22-0521-VAR1		
<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 Payment Trn #
1 <sup>st</sup> Submittal	12/6/2022	12/28/2022	See Comments Below	\$400.00	5064204: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	<b>----</b>

**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:
<b>X</b>	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 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>

3. Per the "*City of Las Vegas Downtown Storm drain Master Plan 2020 Figure 3-5 (100-Year Storm Frequency Interim Drainage Condition Overland Flow Inundation Areas)*", the 100-year flow depth at the intersection of *Commerce Street* and *Imperial Avenue* can reach 1.5' deep. The proposed building at FF=2033.60 facing *Commerce Street* may need to be raised to flood protect from the interim water surface in the fronting street.

4. Per the grading plan, concrete valley gutter is proposed along the north and south sides of the new building. However, no construction note is shown for the facility. Provide as such in the next submittal.
5. Same comment for the construction of an "L-curb" along the north side of the building.

**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: T21S/R61E/04  
AREA R-04