

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		January 19, 2023
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:
	Cliff Shadows & Hickam – Update #4	Triton Engineering
Cross Streets:	Cliff Shadows Pkwy and Hickam Ave	DR Horton
File Number:	F:\Depot\DSMemos\DS5270G.doc	Bart Anderson, P.E., DevCo
Parcel Number:	137-01-301-024	
Zoning Action:	TMP-78025; SDR-78024	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	4/16/2020 & 5/20/2020	5/12/2020 & 5/20/2020	See Comments Below	\$400.00	3821275: \$400
2 nd Submittal	6/11/2020	7/6/2020	See Comments Below	\$100.00	3882208: \$100
3 rd Submittal	7/29/2020	8/13/2020	Approved	\$400.00	3933472: \$400
4 th Submittal	5/20/2021	6/2/2021	Approved	\$100.00	4298687: \$100
5 th Submittal	6/2/2021	6/16/2021	Approved	\$100.00	4318393: \$100
6 th Submittal	4/28/2022	5/12/2022	See Comments Below	\$100.00	4758289: \$100
7 th Submittal	1/12/2023	1/19/2023	See Comments Below	\$ 100.00	1802010: \$100
TOTAL FEES (LDDRS):				\$1,300.00	----

REMARKS: 7th Submittal; Update #5 - Revise overflow path adjacent to Lot 12.

6th Submittal: Update #4 – Shifting a riprap swale horizontally at the west end of Hickam.

5th Submittal: Update #3 – Add trash rack at inlet and outlet pipe

4th Submittal: Update #2 – Shift east perimeter retaining walls

2nd & 3rd Submittal: Update #1 – Lowering FFs, offsite berm and inlet pipe

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

X	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.

Comments # 1 – 2 are based upon the 7th Submittal – Update #5. Minor Plan revisions shall be addressed with the Improvement Plan Submittal.

1. Detail "A", Sheet 3 – Show the stem wall being extended down the steps.
2. Detail XX, Sheet 6 – Show the WI fencing per Std. Dwg. 425.S1 at the steps. If handrail is being added, include detail.

3. The project proposes to build a temporary drainage facility along the western boundary of the subject site. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to City of Las Vegas Flood Control for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

The temporary drainage facilities shall be maintained by the Master Developer and shall not be transferred to any HOAs.

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
JKS/AYS/PBJ

T/R/S: T20S/R59E/01
AREA K-01