

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> February 23, 2023
<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\DS5630B.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	Not Approved	\$400.00	5064204: \$400
2 <sup>nd</sup> Submittal	2/7/2023	2/23/2023	See Comments Below	\$400.00	5134364: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$800.00</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. 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>

2. It is understood that the front portion of the proposed building fronting *Commerce Street* cannot be raised to twice the 100-year water depth in the street during the interim condition which is the worst case situation. The engineer has raised the building elevation to be above the 100-year interim water surface from the previous submittal. Provide flood proofing membrane to the building wall fronting *Commerce Street* to meet the twice-depth criteria during interim condition. Provide a cross section to show as such and provide construction note on the grading plan in the next submittal.
3. Since the proposed building elevation does not meet the criteria during the interim condition, a notarized letter indemnifying the *City of Las Vegas* from any liability for future flooding potential must be obtained prior to the final approval of the subject drainage study.

**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