

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: March 28, 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:
	Jones & Elkhorn – Phase 2 – Update #3		KLTOLL AIV LLC / Toll Brothers
Cross Streets:	SEC of Jones Boulevard & Elkhorn Road		GCW Engineering
File Number:	F:\Depot\DSMemos\DS5591C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-24-101-001; 125-24-201-001		CCRFCFCD
Zoning Action:	TMP-75888		
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	7/19/2021	8/17/2021	Not Approved	\$400.00	4379555: \$400
2 nd Submittal	10/19/2021	11/15/2021	Not Approved	\$400.00	4499188: \$400
3 rd Submittal	12/1/2021	12/16/2021	Conditional Approval	N/C	N/C
CCRFCFCD	2/10/2022	2/17/2022	Concurrence Recv'd	N/C	N/C
4 th Submittal	7/12/2022	7/26/2022	Approved	\$400.00	4862830: \$400
5 th Submittal	9/21/2022	10/5/2022	Approved	\$100.00	4963933: \$100
6 th Submittal	3/14/2023	3/28/2023	See Comments Below	\$100.00	5184072: \$100
TOTAL FEES (LDDRS):				\$1,400.00	----

REMARKS:

6th Submittal: Update #3 to add LVVWD easement detail and revise perimeter walls phasing and shifting

5th Submittal: Update #2 to raise all the finished floor elevations of the proposed development (Phase 1 and Phase 2) uniformly by 0.09'

4th Submittal: Update for Phase 2 Developments

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- Sheet G3 and Sheet G4:** Revise all the description of drainage easement from “private” to “**Public**”, ie, **PUBLIC** Drainage Easement to be Privately Maintained by the HOA.

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

T/R/S: T19S/R60E/24
AREA: G-24