

CITY OF LAS VEGAS			DATE:
INTER-OFFICE MEMORANDUM			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:
	4700 Rancho Drive – Update #1		Impulse Civil Engineering
Cross Streets:	SEQ of Rancho Drive & Lone Mountain Road		Metropolis Las Vegas LLC
File Number:	F:\Depot\DSMemos\DS5555C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	138-02-102-014		NDOT
Zoning Action:	21-0330-SDR1; 21-0330-SUP1 & 21-0330-VAR1		
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	3/14/2022	3/28/2022	Not Approved	\$400.00	4691769: \$400
2 nd Submittal	4/14/2022	4/30/2022	Approved	\$400.00	4738710: \$400
3 rd Submittal	3/14/2023	3/28/2023	See Comments Below	\$100.00	5183420: \$100
			TOTAL FEES (LDDRS):	\$900.00	----

REMARKS:

3rd Submittal: Update #1 for minor onsite grading revision

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.

1. Contact the *City Engineer's Office* at 702-229-6272 to coordinate the development of this project with the *Rancho Drive Capital Improvement* project and any other public improvement projects adjacent to this site. Comply with the recommendations of the *City Engineer*.
2. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way (Rancho Drive). The engineer must contact NDOT for occupancy permit for the proposed project.

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
AYS

T/R/S: T20S/R60E/02
AREA L-02