

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: April 12, 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: Ann & Hualapai (SEC)	COPIES TO: Kimley-Horn Associates
Cross Streets:	SEC of Ann Road & Hualapai Way		Richmond American Homes
File Number:	F:\Depot\DSMemos\DS5439J.doc		Bart Anderson, P.E., DevCo
Parcel Number:	125-31-101-001		CCPW
Zoning Action:	21-0017-TMP1; 21-0017-VAR1 & 21-0017-VAC1		
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	4/7/2021	4/23/2021	Not Approved	\$400.00	4238287: \$400
2 nd Submittal	6/2/2021	6/16/2021	Not Approved	\$400.00	4318126: \$400
3 rd Submittal & Supplement	6/28/2021 & 7/13/2021	7/8/2021 & 7/21/2021	Conditional Approval	\$400.00	4350050: \$400
4 th Submittal	9/2/2021	9/16/2021	Not Approved	\$400.00	4437599: \$400
5 th Submittal (Supplement)	9/22/2021	10/4/2021	Conditional Approval	N/C	N/C
6 th Submittal	9/23/2021	10/4/2021	Approved	\$100.00	4461365: \$100
7 th Submittal (CCPW)	10/20/2021	10/26/2021	Concurrence Recv'd	N/C	N/C
8 th Submittal	12/8/2022	12/12/2022	Approved	\$100.00	5070099: \$100
9 th Submittal	3/21/2023	4/12/2023	See Comments Below	\$100.00	5192528: \$100
TOTAL FEES (LDDRS):				\$1,900.00	----

REMARKS:

9th Submittal: Update #3 to provide a 5'x5' wall cut-out at the southeast corner of Lot 40

8th Submittal: Update #2 for modification to curb in Justin Earl Avenue drainage easement

7th Submittal: CCPW Concurrence Received

6th Submittal: Stockpile Permit Only

5th Submittal: Supplement to response of CCPW Comments

4th Submittal: Addendum in response to Clark County Public Works Department Comments

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

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

1. The proposed 5'x5' concrete pad at the southeast corner of Lot 40 must be dedicated as a Public Drainage Easement to be privately maintained by the HOA. Dedicate as such in the Final Map of the subdivision.
2. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and obtain their concurrence again. CCPW concurrence is required prior to final approval of the update.

The following conditions are repeated until they are complete:

3. The *Ann Road Improvement project* and the associated storm drain system is owned and constructed by the *Clark County*. It is clear that the *Ann Road* intersections at Hualapai Way, Eula Street fronting the subject development require modifications to the *County Ann Road Project*.

Coordinate and obtain pertinent permits from the *Clark County Public Works Department* for the proposed curb cut in *Ann Road* prior to the final approval of the improvement plans.

4. The proposed channel on the north half of *Hammer Lane* alignment is within *Clark County's* jurisdiction. Obtain construction permit from *Clark County Public Works Department* prior to the final approval of the improvement plans.

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.

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.

END OF REMARKS
NW/AYS

T/R/S: T19S/R60E/31
AREA G-31