December 6, 2024

Albert Sung, PE
Flood Control Project Engineer
Department of Public Works

Re: Mountain View Hospital Medical Office Building

24-0139-SDR1

Dear Mr. Sung,

The following are responses to your comments received on November 26, 2024, for the above-referenced project:

Remarks

1. In Standard Form 1: Update the APN information to the current of "138-15-510-006".
   Response: The APN information has been updated to 138-15-510-006.

2. Sheet C2.0: Add the City of Las Vegas standard "Stormwater Management Notes" on the sheet.
   Response: The City of Las Vegas standard "Stormwater Management Notes" have been added to sheet C2.0.

3. Label existing top of curb (TC) elevations in Tenaya Way and Cheyenne Avenue at all control points such as the limit of the project and the BCR, ECR at the driveway etc.
   Response: The existing TC elevations have been added to the control points. These can be seen on sheets C1.0 & C6.0, the Existing Conditions & Grading & Drainage Plan sheets.

4. The anticipated 100-year flow depth in Tenaya Way is 1.04' and the proposed building finished floor elevation is lower than the street elevation in Tanya Way. A berm or a stem wall must be provided behind the back of sidewalk for a major storm event protection. The top of the berm or the flood wall must be at least 18" above the 100-year water surface in Tenaya Way. Review and revise accordingly.

Response: A flood protection berm has been added to the back of sidewalk along Tenaya Way & Cheyanne Avenue, which has a minimum elevation of 2.54' (1.04' 100-year storm event + 1.50' of freeboard) above the roadway grade. Please refer to sheet C6.0 & C8.2 for additional details.

5. Sheets C6.0: provide onsite proposed top of curb (TC) and finish grade (FC) elevations at all control points of curb & gutter such as BCR/ECR and angle points, grade breaks etc. Contractor cannot construct per contour lines only.
   Response: Additional spot shots have been added to control points and critical areas for clarification on the grading sheets.

6. Sheet C6.0 & Sheet C7.0: Sheet C6.0 indicates the material for an onsite storm drain is HDPE while Sheet C7.0 shows that the pipe material is PVC. Clarify in the next submittal.
   Response: All onsite storm sewer pipes are HDPE or RCP, as shown on sheet C6.0. The PVC pipe shown on sheet C7.0 is the sanitary sewer pipe. The storm sewer structures, on sheet C6.0, have been renamed with an "S" prefix to avoid confusion.

7. Sheet C6.0 & Sheet C7.0: There is no information about the outlet invert elevation of the proposed onsite 8"-storm drain. Also, it is not clear whether the discharge from the onsite storm drain has positive slope away from the subject site. Provide outlet elevation and the pertinent downstream facility such as a swale flow line with enough elevations to prove positive drainage.
   Response: Please refer to the pipe and structure tables for information on the proposed storm sewer pipes and structures. The receiving swales are now shown on sheet C6.2 along with other pertinent information

8. It is not clear how the area between the proposed medical building and the surrounding isle and parking spaces drain? Is there a concrete valley gutter in the area to convey flow to the perimeter streets for discharge?
   Response: The site will utilize sheet flow and curb and gutter to direct the runoff to a curb cut and trench drain located along the existing drive aisle, matching the existing conditions. The area eventually discharges to the existing drainage channel adjacent to Cheyenne Ave., where it drains to the existing detention basin. The drainage patterns remain the same, with a reduction runoff by virtue of reduced impervious area.

9. Show existing storm drain systems in Tenaya Way and Cheyenne Avenue and label with City of Las Vegas recorded drawing numbers on the plan. Identify all laterals, manholes and drop inlets (if any) on the grading plan as well.
   Response: The existing drop inlets within Cheyenne are now labeled in the Grading & Drainage Plan sheets. All proposed storm sewer components are identified on the Grading & Drainage sheets as well.

10. Label the finished floor elevation of the adjacent building to the east on the grading plan.
    Response: The adjacent parking garage's first level FFE is now labeled on the Grading & Drainage sheets.

11. Provide a note on all construction drawings: "All onsite storm drain system and the associated facilities are privately owned and to be privately maintained".
    Response: This note has been added to all Civil Plan sheets.

12. City of Las Vegas does not allow HDPE pipe in public right-of-ways or public drainage easements. Note that City of Las Vegas only allows the use of HDPE storm drain pipes for privately owned and privately maintained storm drain systems which serve and are located exclusively on private properties. Any proposed HDPE storm drain pipes must also meet all design criteria established by the Clark County Regional Flood Control District and must be installed per Clark County Regional Transportation Commission Uniform Standard Drawings and Specifications.
    Response: Acknowledge, all proposed HDPE pipe is within private property and shall be privately maintained.

Please review the above responses together with the revised plans and let me know if you have questions or need additional information.

Regards,

Catalyst Design Group

Wesley Blissard
Design Engineer

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

DRAINAGE STUDY INFORMATION FORM

Name of Development: MountainView Hospital Medical Office Building Date: 9/6/2024

Location of Development: a) Descriptive (Cross Streets) North/South: Tenaya Way

East/West: Cheyenne Avenue

b) Section: 15 Township: 20 S Range: 60 E

c) APN : 138-15-510-006

Name of Owner: Sunrise MountainView Hospital

Telephone No.: 702-255-5065 Fax No.: E-Mail Address:

Address: 3100 N Tenaya Way, Las Vegas, NV, 89128

Contact Person-Name: Wesley Blissard **Telephone No.:** 615-622-7200

* **E-Mail Address:** wblissard@catalyst-dg.com **Fax No.:**

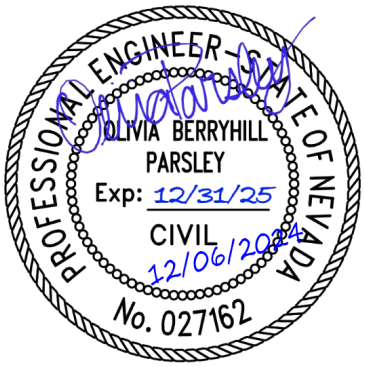
Firm: Catalyst Design Group, PC

Address: 1524 Williams Drive, Suite 201, Murfreesboro, TN 37129

Type of Land Development/Land Disturbance Process:

	Rezoning		Subdivision Map		Clearing and Grading Only
	Parcel Map		Planned Unit Development		Other (Please specify below)
	Large Parcel Map	X	Building Permit		

1. Total Owned Land Area: At Site: 29.86 acres Being Developed/Disturbed: 2.02 acres
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ **Yes**** ☒ **No**
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☐ **Yes**** ☒ **No**
4. Proposed type of development (Residential, Commercial, Etc.): Commercial
5. Approximate upstream land area which drains to the subject site: 0 acres
6. Has the site drainage been evaluated in the past? ☒ **YES** ☐ **NO** If yes, please identify documentation: September 1994 GC Wallace, Inc. Drainage Study for Sunrise MountainView Hospital and Office Building
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: 6x3 RCB in NDOT ROW under US 95 approximately 900' south of the intersection with Cheyenne Avenue (from previous permit)
8. Briefly describe your proposed schedule for the subject project: Construction Start: January 2025



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

***New Required Field**

****Review and concurrence of the Clark County Regional Flood Control District is required.**

Revision	Date

Local Entity File No.

REFERENCE:

STANDARD FORM 1

Updated 05/01/2008

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

DRAINAGE SUBMITTAL CHECKLIST

Project Name: MountainView Hospital MOB	Map ID: 138-15-510-006
Firm Name: Catalyst Design Group, PC	Engineer: Olivia Berryhill
Address: 1524 Williams Drive, Suite 201	
City: Murfreesboro State: TN Zip: 37129	
Phone Number: 615-622-7200	Fax Number:
Property Owner: Sunrise MountainView Hospital	
Address: 3100 N. Tenaya Way	
City: Las Vegas State: NV Zip: 89128	

Reviewed By:	Date Received:	Date Accepted for Review:

The following checklist is intended as a guide for the engineer preparing a Technical Drainage Study to submit to the local entity and Clark County Regional Flood Control District (if necessary). The listed items are the minimum information required prior to the entity performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the Clark County Regional Flood Control District (CCRFCD) Hydrologic Criteria and Drainage Design Manual (MANUAL).

This document is intended as an aid in preparing Technical Drainage Studies. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.

If items are not applicable for the subject site, provide N/A.

I. GENERAL REQUIREMENT

Yes	No	
X		Design Manual **Standard Form 1** with the engineer's seal and signature.
	N/A	Design Manual **Standard Form 4**.
X		2 copies of the 24" x 36" Drainage Plan.
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading or discharge.

II. MAPS AND EXHIBITS

Yes	No	
X		A copy of a current Flood Insurance Rate Map (FIRM) with the site delineated.
X		A copy of the current CCRFCD Master Plan Update Figure, (F-x), for Flood Control Facilities and Environmental areas with the site delineated.

REFERENCE:	**STANDARD FORM 2**

DRAINAGE SUBMITTAL CHECKLIST

II. MAPS AND EXHIBITS (Continued)

Yes	No	
	N/A	Off-site drainage basin maps for existing, interim and future conditions showing the existing topography, basin boundaries, concentration points, and flows in cfs.
X		On-site drainage basin maps for existing and proposed conditions showing the existing topography, basin boundaries, concentration points, and on-site and off-site flows in cfs.
X		Vicinity Map with local and major cross streets identified and a north arrow.

III. DRAINAGE PLAN

Yes	No	
X		Sheet size: 24" x 36" sealed by a registered engineer in the State of Nevada.
X		Minimum scale: 1" = 60'.
X		Project name.
X		Vicinity Map with local and major cross streets.
X		Revision box.
X		North arrow and bar scale.
X		Engineer's/consultant's address and phone number.
X		Elevation datum and benchmark.
X		Legend for symbols and abbreviations.
	N/A	Cut/fill scarps, where applicable.
X		Street names, grades, widths.
X		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street.
X		Existing contours encompassing the site and 100 feet beyond with spot elevations for important locations, where appropriate.
X		Minimum finish floor elevations with top-of-curb elevations at upstream end of lot.
	N/A	Proposed typical street sections.

REFERENCE:	**STANDARD FORM 2**

DRAINAGE SUBMITTAL CHECKLIST

III. DRAINAGE PLAN (Continued)

Yes	No	
	N/A	Streets with off-set crowns.
X		Proposed contours or spot elevations in sufficient detail to exhibit intended drainage patterns and slopes.
X		Property lines.
X		Right-of-way lines and widths, existing and proposed.
X		Existing improvements and their elevations.
X		Delineation of proposed on-site drainage basins indicating area and 10-year and 100-year storm peak flows at basin concentration points.
	N/A	Concentration points and drainage flow direction with Q_{100} and V_{100} and D_{100} in streets.
	N/A	Cumulative flows, velocity, and direction of flow at upstream and downstream ends of site for the 10-year and 100-year flows.
	N/A	Location and cross-section of street capacity calculations.
	N/A	Cross-sectional detail for channels, including cutoff wall locations.
X		Existing and proposed drainage facilities, appurtenances, and connections (i.e., sidewalk, ditches, swales, storm drain systems, unimproved and improved channels, and culverts, etc.) stating size, material, shape, and slope with plan and profile and HGL calculations.
X		Existing and proposed drainage easements and widths shown with sufficient detail. A cross sectional detail must be provided that shows appropriate lining and reinforcement.
	N/A	Location and detail of existing, proposed, and future block wall openings. Minimum size is 16" x 48". Wrought iron gate is required for flows > 10 cfs.
	N/A	Location and detail of flood walls illustrating depth of flow, proposed grouting height, etc.
	N/A	Perimeter retaining wall locations. All existing and proposed walls (retaining screen and flood) must be shown with adjacent ground elevations. Flood walls with 8-inch concrete masonry unit.
X		Building and/or lot numbers.
	N/A	Alignment of all existing, proposed, or future Regional Facilities adjacent to the site.
	N/A	Limits of existing floodplain based on current FIRM or best available information; limits of proposed floodplains based on best available information.

REFERENCE:	**STANDARD FORM 2**

DRAINAGE SUBMITTAL CHECKLIST

III. DRAINAGE PLAN (Continued)

Yes	No	
	N/A	For areas in Zone A, AE, AH, and AO, base flood elevations (BFEs) must be shown for each lot; BFEs may be listed on each lot, or in a table. Finish floor elevations must be a minimum of 18 inches above BFE.
	N/A	Appropriately elevated "humps" 6 inches above the 100 year water surface elevation at site accesses where the intent is to protect the site from the Q_{100} flows.
	N/A	Street slopes for perimeter and interior streets. The minimum slope is 0.4 percent.
	N/A	Location and detail of best management practice (BMP) for parking lots and low impact development (LID) (if required).

IV. HYDROLOGIC ANALYSIS

Yes	No	
X		Appropriate soil information and Soils Map for existing and future conditions with subbasins and property delineated.
	N/A	Input and output information for existing conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models.
	N/A	Input and output information for future conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models.
	N/A	Use of correct precipitation values in and around the McCarran Airport rainfall area.
	N/A	A discussion in the text of the hydrologic analysis justifying subbasin boundaries and cutoffs, supporting assumptions, and calculations.
X		A summary table of stormwater flows showing basin area, Q_{10} and Q_{100} for both individual basins and combined basin flows, where applicable.
X		Copies of supporting technical information referenced from a previously approved study and a statement accepting these results.
X		On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners in accordance with current Nevada Drainage Law.
	N/A	Calculation for impervious area for parking lots and LIDs (if required).

REFERENCE:	**STANDARD FORM 2**

DRAINAGE SUBMITTAL CHECKLIST

V. HYDRAULIC ANALYSIS

Yes	No	
_____	N/A	Flow split calculations and supporting documentation or reference for the method of flow split calculations used.
_____	N/A	Normal depth street flow calculations and cross section diagrams for all interior and perimeter streets. Provide "d x v" products for the Q_{100} and Q_{10} flows representing the worst case for interior and all perimeter streets. Q_{100} d x v $\leq$ 8. Q_{10} d x v $\leq$ 6 and 12 foot dry lane for rights-of-way $\geq$ 80 feet. Calculations must be labeled by street name as indicated on the Grading Plan.
_____	N/A	A summary table of interior and exterior street capacity calculations showing the street name, Q_{100} flow, slope, depth of flow, velocity and depth times velocity product and streets needing to meet 12 foot dry lane criteria.
_____	N/A	Appropriate hydraulic calculations for block wall openings assuming a 50 percent vertical clogging factor. (Assume the lower half of the opening is plugged.)
_____	N/A	Appropriate hydraulic calculations at drainage easement entrance and discharge locations to set finish floor elevations. Hydraulic calculations must include submerged weir, superelevation and tee intersection losses, where appropriate.
_____	N/A	Provide necessary freeboard requirements to set the finished floor elevations of all proposed buildings, 2 x depth of flow or depth of flow plus 18 inches of freeboard, whichever is less. The minimum requirement is 6 inches above adjacent upstream top of curb. Buildings adjacent to drainage easements must always be provided with 18 inches of freeboard above the Q_{100} weir height or flow depth, whichever is greater.
_____	N/A	A complete water surface profile analysis (HEC-2, HEC-RAS, etc.) for channel flows and FEMA Zone A flood zones. • Field survey data. • Input and output information. • Plotted cross-sections based on survey with proper encroachments. • A map showing the location of the cross-sections. • Analysis of both sub and super-critical flow segments. • A summary table and a discussion of the results in the text of the report.
_____	N/A	Provide a 50 percent clogging factor in the capacity calculation for drop inlets.
_____	N/A	Hydraulic calculations for culverts and storm drains. D-Load calculations must be provided for storm drain pipes in public rights-of-way, including headwater pool inundation.
_____	N/A	The mitigation of nuisance water, both during construction and in the fully developed condition, must be addressed.
_____	N/A	Provide BMP type, size and supporting calculations for parking lots and LIDs (if required).

REFERENCE:	**STANDARD FORM 2**

December 6, 2024

Mr. Albert Sung, P.E.
City of Las Vegas
333 N. Rancho Drive
Las Vegas, Nevada, 89106

Reference: **MountainView Hospital Medical Office Building**
Drainage Letter

Dear Mr. Sung:

The proposed project includes the redevelopment of an existing parking lot on the MountainView Hospital Campus in Las Vegas, Nevada (3100 North Tenaya Way, Las Vegas, NV 89128) to a Medical Office Building. These improvements will not increase but simply reconfigure existing impervious surfaces while maintaining approved drainage patterns.

The original drainage study for the referenced site was approved on October 22, 1994, and prepared by G.C. Wallace, Inc. The latest revision to this study was prepared by Littlejohn Engineering Associates and was dated January 16, 2012. It is now proposed to construct the above Medical Office Building to the northwest corner of the hospital. This expansion will also include the reconfiguration of nearby parking and drive aisles. These improvements will reconfigure existing impervious surfaces (and slightly decrease the impervious area) while maintaining approved drainage patterns.

Since the approved drainage analysis has not been altered in terms of impervious area or drainage pattern, this submit constitutes an update to the approved drainage study to address the proposed construction. Please refer to the Civil Site Plans (included with this submittal) for more details.

Should you have any questions, please feel free to contact me via e-mail (wblissard@catalyst-dg.com) or phone (615-622-7200).

Best Regards,

Catalyst Design Group

Wesley Blissard

Design Engineer

CITY OF LAS VEGAS

MINIMUM DRAINAGE STUDY CRITERIA
STANDARD FORM 2 CHECKLIST SUPPLEMENT

(Revised 5/18/11)

The following checklist is intended as a supplemental guide for the engineer preparing a Technical Drainage Study submittal to the City of Las Vegas. This supplement focuses on requirements specific to the City of Las Vegas. The requirements presented are in addition to the Clark County Regional Flood Control District (CCRFCD) Manual Standard Form 2. The listed items are the minimum information required prior to the City performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the CCRFCD Hydrologic Criteria and Drainage Design Manual (Design Manual).

An appointment must be made to preview this checklist in conjunction with CCRFCD Standard Form 2 prior to the City accepting a new drainage study for review. The engineer must contact the Flood Control Section at (702) 229-6541 to schedule a submittal appointment.

If items are not applicable for the subject site, provide N/A.

I. GENERAL REQUIREMENT		
Yes	No	
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading. (A copy of the letter must be received prior to final acceptance of the drainage study.)
	X	Copies of all conditions of approval for development related to this property. (e.g. zoning, use permit, tentative map, etc.) Verify compliance with conditions.
X		An electronic copy of the complete submittal is required to be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output device replicating your submittal. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats. If figures are in color, they must be scanned in color and saved as a separate file. _____ by initial here, the engineer on record acknowledges that the electronic copy is an identical replicate of the original hard copy submitted to the City of Las Vegas.

II. GRADING PLAN INFORMATION		
Yes	No	
X		(1) 24" X 36" copy of the Grading Plan, (including all Detail Sheets) sealed by the engineer.
X		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street. Note: Proposed top of curb elevations must be provided for both sides of roadways even if only half street construction is required.
X		Label existing topography at a minimum 5 foot elevation interval including adjacent developments, finished floor elevations of existing buildings and top of existing curbs extending 100 feet* around the perimeter of the site. (*Measured from the centerline of the adjacent roadway.)

II. GRADING PLAN INFORMATION		
Yes	No	
	N/A	Proposed on-site and off-site storm drains and other flood control facilities with plan and profile sheets for public storm drains showing the class of pipe, (Class III, IV, V, etc.), design hydraulic grade line, (HGL) and 100 year storm flow. A public drainage easement must be provided over on-site storm drains conveying off-site flows. An overflow path must be provided over all storm drains.
X		All existing and "to be constructed" walls with cross-sections showing wall type, (e.g. block wall, retaining wall, flood wall, etc.), with limits clearly defined, adjacent ground elevations. Wall heights must meet current ordinances and in no case exceed 14 feet above the adjacent property.
X		Street slopes for both interior and perimeter streets. Note: The minimum slope for a roadway is 0.4 percent, a minimum 18-inch storm drain must be provided where minimum slopes cannot be met.
X		Back of lot elevations and lot drainage pattern for all lots including common lots.
	N/A	Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
	N/A	On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners. (The project must pass flows through the site every 600 feet where the project is blocking flow paths.)
	X	This project uses a solid grouted stem wall (or approved alternate) at the back of sidewalk to provide erosion protection for landscaped areas where the depth of flow in the roadway exceeds the back of walk elevation. A corresponding cross-section detail is included.
	N/A	Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. The grading plans show flow lines with grades and sidewalk under drains for all landscape areas draining to the public ROW.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
X		Concrete valley gutters are required in parking lots with slopes less than 1 percent. Slopes through cul-de-sac must be at a 1 percent minimum where flow is drained through the cul-de-sac.
	N/A	Ten-foot wide public drainage easements to be privately maintained are allowed for flow less than 20 cfs. The depth of flow entering the easement must be checked using the submerged weir calculation.
	N/A	The limits of the flood zones and the base flood elevations (BFE) must be shown on all grading plans for all developments within a Special Flood Hazard Zone A, AO, AE, etc.
X		Minimum finish floor elevation is 6 inches above highest adjacent top of curb. Finish floor calculations must include allowances for super elevations on curves and velocity head for tee intersections.
X		Finished floor elevations for buildings adjacent to public drainage easements must be a minimum of 18 inches above the Q100 weir of submerged weir elevation, whichever is greater.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Lots with "B and C Type Drainage" that drain from one lot to another through a drainage easement shall be required to install an underground nuisance drainage system or a 2-foot valley gutter. 16" x 24" minimum block wall openings are required for both options.
	N/A	Bubblers are required across 80 foot and greater ROW streets. When flows exceed 10 cfs, bubblers larger than 18 inches will be required up to a maximum of 36". Inlets must be sized to match the pipe size provided.

- Contact the Flood Control Section regarding the drainage study review fee. These fees are payable at the time of submittal.
- The Drainage Study must be conditionally approved prior to submitting improvement plans to the Civil and Planning Development of the Department of Building and Safety for review.

This document is intended as an **aid** in preparing Technical Drainage Studies for the City of Las Vegas. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all-inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.

August 27, 2024

Sunrise Mountainview Hospital, Inc
3100 North Tenaya Way
Las Vegas, Nevada 89128

RE:24-0139-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Applicant,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project FOR A MINOR AMENDMENT TO APPROVED PLOT PLAN REVIEW [Z-0068-85(15)] FOR A PROPOSED FOUR-STORY, 90,619 SQUARE-FOOT MEDICAL OFFICE BUILDING WITHIN AN EXISTING HOSPITAL CAMPUS on 33.8 acres located at the southeast corner of Cheyenne Avenue and Tenaya Way (APN 138-15-510-006), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen).

The Department of Community Development has administratively ***APPROVED*** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Plot Plan Review [Z-0068-85(15)], except as amended herein.

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, date stamped 08/19/24, landscape plan, date stamped 06/10/24 and building elevations, date stamped 06/06/24, except as amended by conditions herein.

4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Connect to Public Sewer at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering. Utilize existing onsite Private Sewer connections, or alternatively connect to Public Sewer on Tenaya Way.

9. Comply with the approved Traffic Impact Analysis #61087-2.

10. Queues for the parking garage shall not extend into the public right-of-way as a result of the operations on this site

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Department of Community Development staff on **August 27, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Wesley Blissard
Catalyst Design Group, PC
1524 Williams Drive, Suite 201
Murfreesboro, Tennessee 37129