

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> December 16, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
Ann & Rebecca			Westwood Professional Services
<b>Cross Streets:</b>	Ann Road & Rebecca Road		Sequoia Ann Rd JV LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5809C.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-26-403-014		CCRFCFCD
<b>Zoning Action:</b>	24-0269-TMP1		
<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	10/9/2024	10/22/2024	Not Approved	\$400.00	5965978 : \$400
2 <sup>nd</sup> Submittal	11/6/2024	11/25/2024	Conditional Approval	\$400.00	6011147 : \$400
CCRFCFCD	12/5/2024	12/16/2024	Concurrence Recv'd	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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. Revise cross section '4' on sheet D-1. It is incorrect. The proposed swale in Common Element 'B' is lower than the proposed pads on the east side and lower than the existing pads on the west side.

**\*\*\* The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

**If drainage study only contains one combined file, use the following naming convention in Document Title:**

- 1<sup>st</sup> Submittal DS and Plans (for first and original submittal);
- 2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.

**If drainage study contains multiple files, use the following naming convention in Document Title:**

- 1<sup>st</sup> Submittal DS (for the report of the drainage study)
- 1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)
- 1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.

**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, final approval 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**  
HDR/OK/SF/JRT

T/R/S: T19S/R60E/S26  
AREA G-26