

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> December 23, 2024	
<b>TO:</b> Land Development Services Department of Building & Safety		<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>	
<b>Alexander Durango</b>		Richmond American Homes	
<b>Cross Streets:</b>	NEC & NWC of Alexander Rd & Durango Dr	Westwood Professional Services	
<b>File Number:</b>	F:\Depot\DSMemos\DS5825A.doc	CCRFCD	
<b>Parcel Number:</b>	138-05-801-041; -042; -043; -047; -048; & 138-04-404-025	CCPW	
<b>Zoning Action:</b>	TMP		
<b>FEMA Flood Zone</b>	YES	NO	<b>X</b>
<b>Proposed Storm Drain</b>	YES	<b>X</b>	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	12/3/2024	12/23/2024	See Comments Below	\$400.00	6035314: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400.00</b>	----

**REMARKS:**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the City of Las Vegas Planning and Development Department. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Department (229-6301). The engineer must provide City Planning approval with the next submittal.
3. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

4. The site is also adjacent to the jurisdiction of Clark County adjacent to the north and east. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the north and east borders. CCPW concurrence is required prior to final approval of the drainage study.
5. Part of **Lots 18 to 22** encroaches into an existing *Nevada Energy* easement. Obtain documentation of approval or no objection from *Nevada Energy* for the proposed encroachment prior to the final approval of the subject drainage study.
6. In all pertinent grading plans, provide the 100-year Water Surface Elevation (WSE) in the regional flood channel at a minimum 200'-intervals so that the adequacy of the adjacent proposed finished floor elevations can be verified.
7. In all pertinent plans, show and delineate the right-of-way width of the existing regional flood control channel.
8. **Sheet G-3:** Clarify or provide a leader for Construction Note #6 located in the lower left hand corner of Lot 23.
9. **Sheet G-4:** The proposed sidewalk going through C.E. C conflict with the foundation of the power pole that is to remain.
10. **Sheet G-5:** The highpoint hump on *Bryant Falls Court* does not meet the minimum requirement of 6-inches above the 100-year flow depth of the connecting street.
11. **Sheet D-1, Section 8:** Show the concrete and dimensions in the existing Flood Channel.
12. Provide a top cap to every wall section that has a four-inch gap between existing and proposed, so we may prevent any object from falling in the gap.
13. Label *City of Las Vegas* recorded document number or book and page number for all existing drainage easements on the grading plan. The notable easements not marked are on the western boundary of the west most proposed improvements, the eastern boundary of the east most of the project site, and the CCRFCD Facility.
14. In all plans, provide existing finished floor elevations for all adjacent existing houses.
15. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
16. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.
17. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

**\*\*\* 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:** 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.

**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**  
HDR/AYS

T/R/S: T20S/R60E/05  
AREA L-05