

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 13, 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:
Rainbow and Rancho Multi-Family Residential		Taney Engineering
Cross Streets:	NEC of Rainbow Boulevard & Rancho Drive	The Calida Group
File Number:	F:\Depot\DSMemos\DS5674B.doc	Bart Anderson, P.E.; DevCo
Parcel Number:	125-35-301-021	
Zoning Action:	22-0265-GPA1; 22-0265-SDR1; 22-0265-ZON1 & 22-0265-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 (Paid on 5/16/2023)	5/8/2023 & 5/16/2023	5/25/2023	Not Approved	\$400.00	5276109: \$400
2 nd Submittal	6/21/2023	7/13/2023	See Comments Below	\$400.00	5322844: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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:
X	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. Per *Condition #14* of **Application 22-0265-SDR1**: Quote: “Contact the City Engineer’s Office at 702-229-6272 to coordinate the development of this project with the “Rancho Complete Street NEPA (Mesquite to Rainbow)” project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer” – End Quote.

Contact Ms. Nicole Melton at nmelton@lasvegasnevada.gov who is the project manager for the above stated project. Obtain an approval letter or email from her team prior to the final approval of the subject drainage study.

2. **Sheet G5 and Sheet G6**: Two 12”-storm drains are proposed under the footing of **Building 300** and **Building 400**. Obtain approval from the *City Building & Safety Department* prior to the final approval of the improvement plans.
3. **Sheet G6**: Per previous request, a flow line has been shown between **Building 300** and the GARAGE. However, a flow line tag of “19.29FL” appears to be a local low point which will cause ponding. Review and revise accordingly.

4. **Previous Comment #16: Sheet G9:** *The development discharges at the southeast corner of the site. But it is not clear how the flow discharges to Dove Point Place: Is it through a concrete channel and then a sidewalk underdrain. Address and resolve in the next submittal.*

The plan should show the existing valley gutter and curb cut constructed by the *Dove Point* project as stated in the Addendum #1 response.

5. The wrought iron fence proposed by *Construction Note #23* must utilize Uniform Standard Drawing 425.S1. Revise *Detail II/GD3* accordingly.

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/AYS

T/R/S: T19S/R60E/35
AREA G-35