

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 5, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: 3460 N. Rancho Drive	COPIES TO: Advent United Methodist Church
Cross Streets:	Rancho Dr. & Jay Ave.	Lochsa Engineering
File Number:	F:\Depot\DSMemos\DS5733B.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-12-710-045/046	NDOT
Zoning Action:	23-0499-SDR1	
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	1/9/2024	1/25/2024	Not Approved	\$400	5592979: \$400
2 nd Submittal	2/20/2024	3/5/2024	See Comments Below	\$400	5643300: \$400
			TOTAL FEES (LDDRS):	\$800	----

REMARKS:

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

X	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.

- Contact the City Engineer’s Office at 702-229-6272 to coordinate the development of this project with the “Rancho Complete Street NEPA Project (MWA863)” and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
- Coordinate with the Nevada Department of Transportation (NDOT) to discuss any impacts to this site plan to Rancho Drive. Provide documentation from NDOT to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of the improvement plans.
- Sheet C7.01:** The slope of the centerline shown in Plan view does not match the slope shown in profile view.
- On the Plan & Profile, provide top of curb profile of the improved area of Rancho Dr.

***** 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:

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

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

- 1st Submittal DS (for the report of the drainage study)
- 1st Submittal Plan 1 (could be the drainage condition maps)
- 1st 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
TJK

T/R/S: T20S/R60E/S12
AREA L12