



GIS Engineering  
6465 W. Sahara Ave. Suite 102  
Las Vegas NV 89146  
(Cell 702-431-4827)  
affleck.lynn@gmail.com

March 19, 2024

To: The City of Las Vegas  
Department of Public Works  
333 N. Rancho Drive  
Las Vegas, NV. 89106

Attention:  
Albert Sung, P.E., Flood Control Project Manager

Subject:  
Supplement 3 to Drainage Study For  
Church of God (Seventh Day) English to be Located at  
3523 North Jones Blvd.  
Las Vegas, NV 89109  
APN 138-11-704-009

Dear Mr. Sung,

We are in receipt of CLV “Conditional Approval” of the subject Drainage Study dated December 18, 2023. A copy of all pertinent Drainage Study documents, including the Grading Plan and a copy of the CLV “Conditional Approval” were previously provided to Clark County Public Works for their review.

At that time, Clark County Public Works elected to not concur with the CLV “Conditional Approval.” There has been a discussion about flows coming from the Gowan Outfall splitting out onto Bronco St. and from there splitting off Bronco St. at points directly west of the Church site, which may need to be conducted through the Church site to Jones Road. There has also been a discussion about subbasins to

the west of the Church site creating flows that may also need to be conducted through the Church site.

As a result of these discussions, it was decided to provide public drainage easements through the Church site across the north and south ends of the Church site. Where a block wall exists on the west boundary of the Church site and is property of other parties, the block wall will be left intact as-is, however, on the north end of the Church site, a drainage easement will be provided across the Church site in any event. Then, should the adjacent lot be developed at some time in the future, and should the adjacent owner elect to quantify the off-site and on-site flows and provide an appropriately sized block wall opening, an easement on the Church site will be in place to receive the flows. Being that the flows are not yet quantified, a nominal 10 wide public drainage easement is offered to provide a legal path with a center flowline for these flows to follow.

Similarly on the south end of the Church site a nominal 10 feet wide public drainage easement is offered for similar reasons. However, on the south end of the Church site there is a portion of the property line fence, which is a wire type fence, which for privacy reasons needs to be replaced with a block wall. The Church seeks to complete this portion of the new block wall. However, upon building the wall the Church will provide a wrought iron gate opening, which is the same width as the easement, namely 10 feet wide such that flows will be able to pass through the wall and enter the easement.

The public drainage easements and the new wall with the wrought iron gate opening have been added to the plan. This is an effort to provide for flows occurring in the Clark County jurisdiction to have legal paths to Jones Blvd. should the lots to the west of the Church site choose to take advantage of them.

The Grading Plan has been revised to reflect these changes and a copy of the revised Grading Plan are attached herewith. Forthwith a new “Conditional Approval” is requested, which can be forwarded to Clark County for Concurrence.

Sincerely,  
Lynn Affleck  
702-431-4827

**Appendix Exhibits:**

Grading Plan, Revision 3 .....24x36 Sheet Attached