

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 23, 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:	COPIES TO:
	Panda Express – Eastern and Bonanza	Klover Architects
Cross Streets:	Bonanza Rd. & 28 th St.	Kimley-Horn
File Number:	F:\Depot\DSMemos\DS05761A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-36-110-030	CCRFCDD
Zoning Action:	23-0646-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	4/8/2024	4/23/2024	See Comments Below	\$400	5714278: \$400
TOTAL FEES (LDDRS):				\$400	----

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. 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. The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCDD) master planned facility. Therefore, CCRFCDD concurrence is required prior to final approval of the drainage study.

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

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

3. A review of the grading plan shows an elevation difference of approximately 2-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.

4. **Sheet C0.02:** Add Standard Note No. 6 to the *City of Las Vegas Stormwater Management Notes*.

Standard Note No. 6: Post-Construction BMPs (PCBMPs) / Control Measures noted on the Grading Plans are mandatory permanent regulatory stormwater pollution controls. These PCBMPs must be installed per the approved plans and must be permanently maintained.

5. **Sheet C3.01:** Show the existing finish floor elevations of the building of the adjacent parcels.
6. **Existing & Proposed Basin Map:** Provide street sections, with flow information, along with flow arrows for the discharge of the adjacent parcels.
7. Update the LID plans to match the BMP swale shown along Bonanza Rd. on the Grading Plan.
8. Provide erosion protection for the landscape area along Bonanza Rd. as the flow in Bonanza Rd. is above the top of curb and is flowing at an erosive velocity.
9. Provide cross section details for the BMP swale along Bonanza Rd. and the rip rap apron along the east side of the project site.

***** 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/R61E/S36
AREA M36