

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> June 6, 2024
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Tyler Key Flood Control Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Salad &amp; GO (1920)</b>	<b>COPIES TO:</b> Pre Rancho Craig LLC
<b>Cross Streets:</b>	Jones Blvd. & Craig Rd.	Atwell, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS05778A.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	138-02-715-013	
<b>Zoning Action:</b>		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/22/2024	6/6/2024	See Comments Below	\$400	5777585: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	<b>----</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. Provide cross sections at the property lines. Typical sections are to extend through a building finish floor, parking, drive isle, landscape area, perimeter wall, and property line. Show the existing and proposed improvements in the sections.
3. Add construction notes to the grading plan to clarify what improvements are to be constructed. Include type of curbs, channels, valley gutters, pavement, etc. Include references to standard plans or provide details.
4. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.
5. Provide the standard drainage compliance note on the grading plan: ***"I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5778)"***.

6. Provide contour lines throughout the project site and the surrounding areas.
7. Show the flow line that is being called out along the landscape area of the southern border.
8. Show the finish floors of the existing building one the surround parcels.
9. Provide existing spot elevations for the area around the project site.
10. The low point that is called out in the northeast corner of the project site does not have a clear drainage path. Review and revise accordingly.
11. Provide notes for the numbered callouts along the west side of the project site.
12. At the southern access point, there is a low point in the spot elevations, TC 2281.85 and TC 2281.83. Review and revise accordingly.
13. Explain what the bold lines in the existing parking lot to the south of the project site are representing.

**\*\*\* 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:** 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/S02  
AREA L02