

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 17, 2024
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Marion Bennett Apartments – Update to Balzar Pines		COPIES TO: Wood Rodgers, Inc.
Cross Streets:	NEC of Balzar Avenue & Cumstock Drive	Southern Nevada Housing Authority
File Number:	F:\Depot\DSMemos\DS5748C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-21-102-008	CCRFCFCD
Zoning Action:	23-0601-SDR1	CNLV
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	3/4/2024	3/21/2024	Not Approved	\$400.00	5655438: \$400
2 nd Submittal (Paid on 5/2/2024)	4/15/2024	5/2/2024	Conditional Approval	\$400.00	5748242: \$400
CCRFCFCD	6/3/2024	6/17/2024	Concurrence Recv'd	N/C	N/C
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:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to City of North Las Vegas Public Works Department concurrence.

A portion of the overall site is within a FEMA designated flood hazard area, Zone AO (Depth = 1') that has a previous LOMR, Case #06-09-B651P, dated June 23, 2006. Moreover, the proposed building structure is not located in a flood zone at all.

Since the subject development does not change the adopted flood zone, therefore no submittal to FEMA is required.

1. The subject development is adjacent to the jurisdiction of *City of North Las Vegas* to the west of *Comstock Drive*. Concurrence from the *Public Works Department* of *City of North Las Vegas* must be obtained prior to the final approval of the drainage study.

***** 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
AYS

T/R/S: T20S/R61E/21
AREA M-21