

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 4, 2024	
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineering Associate Department of Public Works	
SUBJECT: Desert Pines Golf Course Redevelopment Master Study		COPIES TO: McCormack Baron Salazar Development, Inc.	
Cross Streets:	Mojave Rd. & Bonanza Rd.	Westwood Professional Services	
File Number:	F:\Depot\DSMemos\DS05759C.doc	Bart Anderson, P.E., DevCo	
Parcel Number:	139-36-502-003	CCRFCD	
Zoning Action:			
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	3/25/2024	4/25/2024	Not Approved	\$400	5708547: \$400
2 nd Submittal	7/29/2024	7/31/2024	See Comments Below	\$400	5864188: \$400
CCRFCD	8/22/2024	9/4/2024	CCRFCD Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$800	----

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.
	is conditionally approved subject to Clark County Public Works Department concurrence.
X	is conditionally approved subject to approvals of the traffic study, Building Department, and City Real Estate Division.

1. Please note that the site layout (pods, land use, density, infrastructure, etc.) must be approved by City Council prior to final approval of the Master Drainage Study. If the site layout does not match the Master Drainage Study, an update to the Master Drainage Study must be submitted to address the changes.
2. Please note that the traffic study must be approved prior to the final approval of the Master Drainage Study. If the street layout does not match the Master Drainage Study, an update to the Master Drainage Study must be submitted to address the changes.
3. Please note that any future technical drainage study submittals that differ from the Master Drainage Study (ie. Changes in pods, infrastructure, flows etc.) will require an update to the Master Drainage Study and this update must be approved by the City of Las Vegas Flood Control Section prior to final approval of technical drainage study.

4. Technical drainage studies are required for each of the POD's. The technical drainage studies for the POD's may not be submitted until the conditional approval of the pertinent infrastructure drainage study is obtained. Final approval for the infrastructure drainage study must be obtained prior to conditional approval of the impacted POD drainage studies.
5. The proposed detention basin must be dedicated as "City of Las Vegas Flood Control Right of Way" and must meet all of the City of Las Vegas standards for detention basins.
6. Building permits for the homes within the individual POD's will not be issued until construction of the street and flood control infrastructure around the POD is substantially complete.
7. Structural plans for the storm drain improvements must be submitted for review. Provide structural calculations and specifications to the *Building Department* for processing. The engineer must provide a copy of *Building Department* approval of the structures to *Flood Control* prior to final acceptance of the drainage study.
8. The proposed detention basin is currently located on land owned by the City of Las Vegas. Approval from *City Real Estate Division* to be able to use this land is required prior to final approval of master drainage study.
9. Please note that all proposed interim drainage facilities must be bonded and maintained by the Master Developer.
10. Please note that all proposed drainage facilities must meet the City of Las Vegas Municipal Code.
11. The proposed detention basin must be constructed as part of Phase 1 construction of this project.

***** 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