

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 2, 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: KFC at Rancho & Jones	COPIES TO: ACG
Cross Streets:	SEC of Craig Road & Rancho Drive	S T R R Investments, LLC
File Number:	F:\Depot\DSMemos\DS5803A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	138-02-715-019	CCRFCD
Zoning Action:	SDR-?????	
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	9/18/2024	10/2/2024	See Comments Below	\$400.00	5937934: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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:
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. **Sheet C3 (General Notes & Legend & Abbreviations):** Replace the whole column of “*Stormwater Management Notes*” with the current *City of Las Vegas Standard Notes*.
3. **FIG6:** Provide a hydraulic section at *Landon Ridge Avenue* for the 100-year flow depth in the roadway so that the adequacy of the proposed hump in the entrance driveway can be verified.
4. **Sheet C8:** Cross Section B: Why a swale is proposed within the 15'-landscape between *Rancho Drive* and the *Drive-Thru* lane? This is not consistent with the western half of the landscape area fronting *Rancho Drive*.

***** 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/R60E/02
AREA L-02