

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 3, 2024
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Duncan and Edwards Residential - Phase 1		Taney Engineering
Cross Streets:	SEC of Edwards Avenue & Duncan Drive	Michaels Development
File Number:	F:\Depot\DSMemos\DS5775E.doc	Bart Anderson, P.E., DevCo.
Parcel Number:	138-12-210-021	CCRFC D
Zoning Action:	24-0067-GPA1; 24-0067-SDR1 & 24-0067-ZON1	CCPW
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	5/16/2024 & 5/22/2024	5/28/2024	Not Approved	\$400.00	5780526: \$400
2 nd Submittal (Paid on 7/8/2024)	6/18/2024	7/8/2024	Not Approved	\$400.00	5835065: \$400
3 rd Submittal	7/25/2024	8/1/2024	Not Approved	\$400.00	5859224: \$400
4 th Submittal	8/27/2024	9/10/2024	Conditional Approval	\$400.00	5900882: \$400
CCRFC D	9/26/2024	10/3/2024	Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$1,600.00	----

REMARKS:

A portion of this site is located in a FEMA Special Flood Hazard Area, Zone AE. The subject Phase 1 Development proposes to match the existing grades in the flood zone area, ie, no mapping changes to the Flood Zone are proposed to be submitted to FEMA with this Phase 1 Development.

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 Clark County Public Works Department concurrence.

1. *City Flood Control* will not recommend FEMA review and approval based upon that no structures are proposed and the finished grade matches the existing grade within the FEMA Flood Zone, ie, no flood zone impacts during the Phase 1 Development.
2. The site is adjacent to the jurisdiction of Clark County to the west. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the west border. CCPW concurrence is required prior to final approval of the subject 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: 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.

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.

END OF REMARKS
HDR/AYS

T/R/S: T20S/R60E/12
AREA L-12