

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 30, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Whataburger Nellis and Walnut		COPIES TO: Panda Restaurant Group, INC.
Cross Streets:	Nellis Blvd. & Walnut Ave.	Kimley-Horn
File Number:	F:\Depot\DSMemos\DS5833A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	140-32-517-001	NDOT
Zoning Action:	24-0460-SDR1	
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	1/16/2025	1/30/2025	See Comments Below	\$400	60/1257: \$400
TOTAL FEES (LDDRS):				\$400	----

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. 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.
2. The site is also adjacent to the ongoing Clark County Beltway project. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the eastern border. CCPW concurrence is required prior to final approval of the study.
3. The grading plan indicates offsite improvements. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.
4. **Exhibit PRO:** Show the Q10 values for Section 1-1 on the Proposed Street Section Hydraulics.
5. **Exhibit PRO:** Subbasin DON1-E is shown on the Prorated Flow Summary Table, but not on the exhibit. Review and revise accordingly.
6. **Sheet C3.01 and C3.02:** Provide an explanation for the proposed lease line being shown on the northern side of the project site

7. **Sheet C3.01:** Flow lines within landscape areas must have a minimum slope of 1.0%. Either increase the slope or provide concrete lining to the flow line along the western border of the project site.
8. **Sheet C3.01:** There is a low point within the commercial driveway along Oasis Springs. Review and revise accordingly.
9. **Sheet C3.02:** Provide the CLV drawing number of the existing storm drain within Nellis Blvd.
10. **Sheet C3.02:** The spot elevations do not match the slope provided within the drive aisle of the east side of the proposed building. Review and revise accordingly.

***** 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/R62E/S32
AREA N32