

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: January 30, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Tonopah & Vegas Residential Development		Taney Engineering
Cross Streets:	N Tonopah Dr & Vegs Dr	Richmond American Homes of Nevada Inc.
File Number:	F:\Depot\DSMemos\DS05724C.doc	Lucien Paet, P.E., DevCo
Parcel Number:	139-20-802-002, -003	
Zoning Action:	22-0339-TMP1; 22-0339-VAR1; 22-0339-ZON1	
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	12/14/2023	12/26/2023	See Comments Below	\$400.00	5554892: \$400
2 nd Submittal	8/19/2024	8/11/2024	See Comments Below	\$400.00	5893017: \$400
3 rd Submittal	1/16/2025	1/29/2025	See Comments Below	\$100.00	6080728: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:

3rd Submittal: Update #1 Modified the Grading plan to address the complications in relinquishing a private access easement.

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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

1. Provide Hydraulic calculation for Cross section S to match the information shown on Figure 7 Developed Condition Summary Table.
2. It appears the date on the referenced Drainage Study Approval Letter from Clark County is incorrect.
3. **Grading Plan:** Explain in the next submittal how the owner of parcel 139-20-802-004 will enter their property if there is no proposed access driveway shown on the grading plan.

***** 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
HDR/JRT

T/R/S: T20S/R61E/S20
AREA M-20