

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> March 4, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Ann &amp; Leggett Single Family Residential</b>	AMH Development LLC
<b>Cross Streets:</b>	Ann Road & Legett Road	VTN Nevada
<b>File Number:</b>	F:\Depot\DSMemos\DS5841A.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	125-28-801-014, 125-28-801-016 & 125-28-801-018	
<b>Zoning Action:</b>	24-0305-TMP1	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	2-13-2025	3-4-2025	See Comments Below	\$400.00	6118425: \$400
			<b>TOTAL FEES (LDDRS):</b>	<b>\$400.00</b>	----

**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:
<b>X</b>	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. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
2. The grading plan indicates offsite grading. 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.
3. This site accepts offsite flows and conveys them through the site. Provide a “Public Drainage Easement to be Privately Maintained” and show the easement on the grading plan. The minimum width for a public drainage easement is 10’ if the 100-year flow is less than 20 CFS.
4. The City Council of the City of Las Vegas adopted an amendment to Title 20 of the Municipal Code in which Section 20.10.030 requires all public drainage easements to be concrete lined. Revise the grading plan, sections, details and construction notes accordingly.
5. Per the 1999 CLV Northwest Neighborhood Study Phase 2 Figure F-5 shows a flow of 125-cfs during the 100-yr event at Ann Road and Cimarron Rd going east. Please use 125-cfs for Q100yr at Ann Road and Cimarron Rd. Provide hydraulic calculations to justify the proposed finish floor elevation meets the minimum requirement.

6. Hydraulic sections ST1 and ST3: Landscaping swale should not be used for flow conveyance. Revise sections accordingly.
7. During a recent site visit, we noticed the existing sidewalk along Ann Road is asphalt. Please replace it with concrete. Revise grading plans and details accordingly.
8. Sheet DT1 Sections B and C: Verify the width of the landscape area along Leggett Road.
9. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public Sewer Easements, and Public Drainage Easements to be privately maintained by HOA."
10. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

**\*\*\* 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:**

- 1<sup>st</sup> Submittal DS and Plans (for first and original submittal);
- 2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.

**If drainage study contains multiple files, use the following naming convention in Document Title:**

- 1<sup>st</sup> Submittal DS (for the report of the drainage study)
- 1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)
- 1<sup>st</sup> 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/SF

T/R/S: T19S/R60E/S28  
AREA G-28