

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: April 7, 2025	
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:	
Alexander Durango		Richmond American Homes	
Cross Streets:	NEC & NWC of Alexander Rd & Durango Dr	Westwood Professional Services	
File Number:	F:\Depot\DSMemos\DS5825C.doc	Lucien Paet, P.E., DevCo	
Parcel Number:	138-05-801-041; -042; -043; -047; -048; & 138-04-404-025	CCRFCFCD	
Zoning Action:	24-0431-TMP1	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	12/3/2024	12/23/2024	Not Approved	\$400.00	6035314: \$400
2 nd Submittal	1/16/2025	2/3/2025	Conditional Approval	\$400.00	6080844: \$400
CCRFCFCD	3/19/2025	4/7/202	Concurrence Recv'd	N/C	N/C
TOTAL FEES (LDDRS):				\$800.00	----

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:
	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.

- The site is adjacent to the jurisdiction of Clark County adjacent to the north and east. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the north and east borders. CCPW concurrence is required prior to final approval of the drainage study.
- 2nd Request:** Part of Lots 18 to 22 encroaches into an existing *Nevada Energy* easement. Obtain documentation of approval or no objection from *Nevada Energy* for the proposed encroachment prior to the final approval of the subject drainage study.

It is acknowledged that the engineer/developer will obtain approval/no objection from NV Energy. The subject improvement plans will not be approved prior to NV Energy approval.

- All drainage easements must be public drainage easements to be privately maintained and to be dedicated as such in the final map.

***** 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/SF

T/R/S: T20S/R60E/05
AREA L-05