

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 1, 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:
La Mancha & Gaisford		Actus
Cross Streets:	NWC of La Mancha Avenue & Gaisford Street	Signature Homes
File Number:	F:\Depot\DSMemos\DS5651E.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-25-401-004 & 126-25-401-005	CCPW
Zoning Action:	22-0657-TMP1; 22-0657-ZON1 & 22-0651-VAR1	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/2/2023	2/23/2023	Not Approved	\$400.00	5129064: \$400
2 nd Submittal	3/7/2023	3/23/2023	Not Approved	\$400.00	5174426: \$400
3 rd Submittal	6/8/2023	6/21/2023	Cond. Approved	\$400.00	5308814: \$400
CCPW	5/1/2025	5/1/2025	CCPW Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	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.
	is conditionally approved subject to Clark County Public Works Department concurrence.

1. Address comments from Clark County Public Works:

- a. Ensure Clark County signature blocks and notes are on plans.
- b. The plans as proposed show a shared footing and wall between parcel 126-25-401-001 and the project site. Either revise the footing to be entirely on the project site in City of Las Vegas or the footings may need to be permitted by Clark County Building Department.
- c. Review the grades as proposed for Gaisford at the sag vertical curve. Proposed grades will result in ponding in Clark County. Revise grading as necessary.

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/AYS

T/R/S: T19S/R59E/25
AREA F-25