



Department of Public Works

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Denis Cederburg, P.E., Director • E-Mail: dlc@ClarkCountyNV.gov

Drainage Study Approval Letter

Date: February 6, 2024
Firm: Civil Works
Engineer: Brandon Potts, P.E.
Address: 4945 W. Patrick Lane, Las Vegas, NV 89118
Phone: (702) 251-0539
Fax:
E-mail: bap@civilworksonline.com

Subject: Technical Drainage Study for Residential Lots Maggie Avenue
 (MSM-23-600109)
Location: SEC of El Capitan Way and Maggie Ave.
APN: 125-08-504-001
Sec, Township, Range: S08, T19S, R60E
Flood Zone & Panel: Zone X, Panel 1735F, Dated September 27, 2002
Application Number: PW23-15669

Submittals	Date Received	Date Returned	Reviewer	Miscellaneous
Technical	08/02/2023	08/17/2023	RV	
Addendum 1	10/12/2023	11/01/2023	RV	
Addendum 2	01/10/2024	01/23/2024	RV	
Supplement	01/31/2024	02/06/2024	RV	Provided signed SF1

Concurrence Required: (Must be obtained prior to permit issuance)		Reason Concurrence is Required
	Boulder City	Adjacent to or Impacts Jurisdiction
	City of Mesquite	Adjacent to or Impacts Jurisdiction
	City of Henderson	Adjacent to or Impacts Jurisdiction
X	City of Las Vegas	Adjacent to or Impacts Jurisdiction
	City of North Las Vegas	Adjacent to or Impacts Jurisdiction
	Nevada Department of Transportation	Adjacent to or Impacts NDOT Facility
	Union Pacific Railroad	Adjacent to or Impacts a UPRR Facility
	US Army Corps of Engineers	Impacts a USACE Facility
X	Clark County Regional Flood Control District	Regional Significance, Adjacent to or Impacts CCRFCD MPU Facility or in a SFHA

The referenced **Technical Drainage Study** has been reviewed and is accepted as complying with minimum improvement standards. As set forth in the subject drainage study, the following measures will be taken to mitigate flood hazards.

The site shall be graded with respect to drainage as shown on "**Residential Lots Maggie Avenue (MSM-23-600109)**" grading plan sheets C1-C3 and C6-C7 and signed and sealed by Brandon A. Potts, P.E., on January 4, 2024.

Check appropriate conditions

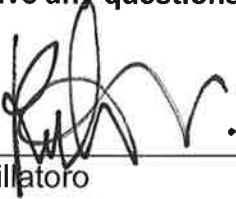
	Retaining/screen wall combination may be in excess of current Clark County Unified Development Code, Chapter 30.04.03 (B) and (C) .
	A FEMA Elevation Certificate, completed by a licensed surveyor, must be submitted to and approved by CCPW Development Review Plan Check prior to the issuance of Certificates of Occupancy for those structures.
X	Mylars of the grading plan must be submitted to the CCPW Development Review Plan Check for approval signatures prior to map recordation (residential) or permit issuance (commercial).
	An administrative minor deviation form to allow the finished floor elevation(s) to be set below the current Clark County criteria must be approved. This must be submitted to CCPW Development Review front counter after drainage study approval and prior to offsite final review.
X	The grading plan will be reviewed by Clark County Building Department. Revisions to the grading plan may be required if the site design does not comply with the requirements of the Clark County Building Code.
	The plans show work is proposed on another property. Notarized written permission must be obtained prior to permit issuance. A grading permit must be obtained from Building Dept prior to grading.
X	Right-of-way dedication must be verified.
	Existing drainage easements that are not being utilized must be vacated/relinquished.
	<i>Per Regional Flood Control District Policies and Procedures Manual, Section VIII. D. 13. Uniform Regulations for the Control of Drainage</i> , the Engineer of Record shall provide As-Built plans or record drawings to the District after completion and final inspection of such privately installed flood control facilities that have regional flood control significance.
	Structural calculations are required. The structural calculations, plans, and details must be approved prior to "Offsite" submittal and prior to CCRFCD submittal, if applicable.
X	Comments can be found on the redlined plans and must be addressed prior to resubmittal.
X	Prepare documents for drainage easements as shown on the grading plans.

Additional Conditions:

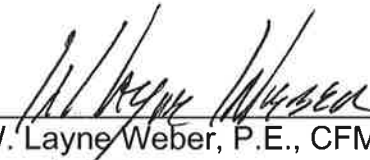
1. Waiver for full offsite improvements to be obtained.
2. Any improvements not depicted on the above-mentioned grading plans may require an Update to this Technical Drainage Study.

The County's review is solely based on the information submitted by the Engineer of Record. The County's review is strictly limited to compliance with minimum County Codes and Standards. The Engineer of Record is responsible for researching and addressing situations that may require designs above and beyond the minimum codes for issues of public safety and impacts to upstream, downstream, and adjacent properties. The County assumes no liability for information, data, designs or conclusions of the Engineer of Record.

If you have any questions about the provided comments, please contact the reviewer* below.



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W. Layne Weber, P.E., CFM
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Development Review
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