

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 20, 2021
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:
Rancho and Vegas Townhomes – Update #3		Horrocks Engineers
Cross Streets:	SEC of Rancho Drive & Holly Avenue	Harmony Homes, LLC
File Number:	F:\Depot\DSMemos\DS5273F.doc	Bart Anderson, P.E., DevCo
Parcel Number:	139-20-411-015	CCPW
Zoning Action:	TMP-73061	NDOT
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	4/24/2020	5/7/2020	Not Approved	\$400.00	3824245: \$400
2 nd Submittal	6/8/2020	6/17/2020	Not Approved	\$400.00	3876442: \$400
3 rd Submittal	6/25/2020	7/6/2020	Conditional Approval	\$400.00	3895221: \$400
CCPW	8/3/2020	8/3/2020	Concurrence Recv'd	N/C	N/C8/5/2020
NDOT	8/5/2020	8/5/2020	Concurrence Recv'd	N/C	N/C
4 th Submittal	8/6/2020	8/20/2020	Approved	\$100.00	3946937: \$100
5 th Submittal	11/6/2020	11/19/2020	Approved	\$100.00	4061117: \$100
6 th Submittal	7/6/2021	7/19/2021	See Comments Below	\$100.00	4361847: \$100
TOTAL FEES (LDDRS):				\$1,500.00	----

REMARKS:

6th Submittal: Update #3 to increase one side of cross slope from 2% to 4% in Arcadian Sea Street and Grecian Queen Avenue and minor onsite subbasins adjustment

5th Submittal: Update #2 to revise Phase Line between Phase 1 and Phase 2

4th Submittal: Update #1 to revise the scope of Phase delineation

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.

The following conditions are repeated until they are complete:

1. The subject project is adjacent to an ongoing capital improvement project in *Rancho Road*, "*Rancho Road Improvements – Mesquite Avenue to Decatur Boulevard*". The engineer must coordinate with the project manager, Mr. Michael Sturdivant of *City Public Works Department* at (702) 229-6734 for acceptable street improvement design in *Rancho Road* prior to the final approval of the improvement plans.

2. **Drainage Easement Exhibit: ES-P5 shall be expanded to include all the common area at the back of Lot 133 all the way to Lot 168.**
3. Coordinate with the adjacent parcel owner to the east (APN: 139-20-411-012) for acceptance of the proposed drainage pattern and some offsite work may need to be done to the consent of the adjacent owner. A notarized letter of acknowledgment from the adjacent owner must be obtained prior to the final approval of the improvement plans.

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, conditional acceptance 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

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