

From: Albert Sung

Sent: Tue Jun 03 16:50:43 2025

To: Ray Fredericksen

Cc: Jefferson Torrecampo

Subject: RE: DS05810 - Ann & Shaumber Commercial

Importance: Normal

Attachments: DS5810B_draft.doc; image001.jpg; image002.png; image003.png; image004.png; image005.png

Ray,

Did Jefferson email you the attached review comment letter?

Either way, please address the comments in an addendum back to us, ie, one physical copy with a CD or thumb drive.

This is my last week of working before retirement! Jefferson is on vacation and will be back on Monday. He should expedite the review of your addendum, probably with a turnaround of 1-week to help you out.

Jefferson,

When you're back, please work with Ray to expedite the review.

Thanks,

Albert Y. Sung, P.E.

Project Engineer

Public Works Dept. / Flood Control

(702) 229-2001

495 S. Main Street

Las Vegas, NV 89101

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<https://lasvegasnevada.az1.qualtrics.com/jfe/form/SV_6rLKTusx1ddWF21?Dept=ce_cpm> to
take a short survey.

From: Ray Fredericksen <rayf@per4mancelv.com>

Sent: Monday, June 2, 2025 7:10 PM

To: Albert Sung <YSung@LasVegasNevada.GOV>; Jefferson Torrecampo <jtorrecampo@LasVegasNevada.GOV>

Subject: RE: DS05810 - Ann & Shaumber Commercial

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Albert & Jefferson,

Sorry for the delay in getting this project back into you guys. Been going through some contractual/financial disagreements with the owner. But those are resolved now.

I feel like you wanted me to just send a new copy of the plans via email into you guys on this one? Can you confirm what deliverable you need from me.

We had about 6 or 7 items you wanted revised. I feel like you said just send you new set of plans.

But can you let me know what you need please. Email or hard copy etc.

I should be able to get this to you tmrw.

Thanks

Ray

702-569-9770

From: Albert Sung <YSung@LasVegasNevada.GOV <mailto:YSung@LasVegasNevada.GOV>
>

Sent: Wednesday, March 12, 2025 3:22 PM

To: Ray Fredericksen <rayf@per4mancelv.com <mailto:rayf@per4mancelv.com> >; Jefferson
Torrecampo <jtorrecampo@LasVegasNevada.GOV
<mailto:jtorrecampo@LasVegasNevada.GOV> >

Cc: UMER MALIK <umerzmalik1@gmail.com <mailto:umerzmalik1@gmail.com> >

Subject: RE: DS05810 - Ann & Shaumber Commercial

Ray,

The vacation did have an impact on our review schedule. Your study will be next in line to be reviewed tomorrow.

I'll work with you if we have further comments and call you to resolve it asap! Give us a day and at the latest will either call you or have it approved by Monday.

Hope this relieve your concerns!

Albert Y. Sung, P.E.

Project Engineer

Public Works Dept. / Flood Control

(702) 229-2001

495 S. Main Street

Las Vegas, NV 89101

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<<https://url.us.m.mimecastprotect.com/s/WCL0CPN88nI97lXyh6tzhr4rT?domain=snapchat.com>>

Your opinion is important! Click here

<<https://url.us.m.mimecastprotect.com/s/BtL1CQWRRofg5xPzIAuBhGj0xc?domain=lasvegasnevada.az1.qualtrics.com>> to take a short survey.

From: Ray Fredericksen <rayf@per4mancelv.com <mailto:rayf@per4mancelv.com> >

Sent: Wednesday, March 12, 2025 2:47 PM

To: Jefferson Torrecampo <jtorrecampo@LasVegasNevada.GOV <mailto:jtorrecampo@LasVegasNevada.GOV> >

Cc: Albert Sung <YSung@LasVegasNevada.GOV <mailto:YSung@LasVegasNevada.GOV> >; UMER MALIK <umerzmalik1@gmail.com <mailto:umerzmalik1@gmail.com> >

Subject: RE: DS05810 - Ann & Shaumber Commercial

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Hey Jefferson,

Can you please provide an update on where we are at with the drainage study comments for this project?

I know we resubmitted when you guys were on vacation but it seems like it has been in a while. Maybe you guys are just running behind from being out of the office.

Just please let us know so I can let the client know.

Thanks

Ray

From: Jefferson Torrecampo <jtorrecampo@LasVegasNevada.GOV
<mailto:jtorrecampo@LasVegasNevada.GOV> >

Sent: Tuesday, November 5, 2024 5:31 PM

To: Ray Fredericksen <rayf@per4mancelv.com <mailto:rayf@per4mancelv.com> >

Subject: DS05810 - Ann & Shaumber Commercial

Ray,

Please see attached drainage study letter for Ann and Shaumber Commercial.

Thank you,

Jefferson Torrecampo, P.E.

Engineering Associate

Department of Public Works | City Engineering

(702) 229-2128 (Direct)

495 S Main Street | Las Vegas, NV 89101

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Your opinion is important! Click here

<https://url.us.m.mimecastprotect.com/s/ILVaCVO99wCmDvyOIEF6hEjZx_?domain=lasvegasnevada.az1.qualtrics.com> to take a short survey.

Attachment Number: 1

Attachment Title : DS5810B_draft.doc

Attachment Type :

Attachment Size : 54784

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 18, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: Ann & Shaumber Commercial	COPIES TO: Performance Engineering
Cross Streets:	Ann Road And Shaumber Road	Umer Malik & ZSKSMAZ Township Family Trust
File Number:	F:\Depot\DSMemos\DS5810B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-36-101-032	
Zoning Action:	24-0167-ZON1; 24-0167-VAR1; 24-0167-VAR3; 24-0167-SUP1; 24-0167-SUP6; 24-0167-VAC1; 24-0167-SDR1; 24-0167-SDR2	
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	10/16/2024	10/30/2024	See Comments Below	\$400.00	5977320 : \$400
2 nd Submittal	2/24/2025	3/17/2025	See Comments Below	\$400.00	6128082 : \$400
			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:
X	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. A review of the grading plan shows an elevation difference of approximately 5-feet of cut/fill adjacent to developed properties. Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas 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 *City Planning* approval with the next submittal.
2. This site accepts an offsite flows from west and south boundaries and conveys them through the site. Provide a "Public Drainage Easement to be Privately Maintained" and show the easement on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
3. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and

approval prior to the final approval of the drainage study.

4. Provide depth calculation south of the Tavern Building and verify that the building FF meets the flow depth criteria.
5. Sheet PP-6: The plan and profile do not match the grading plan. Please revise in the next submittal.
6. Sheet GP-1: Provide cross section and detail of the proposed berm.
7. Sheet GP-2: Provide FL elevation at the riprap swale north of Tavern Building.
8. Sheet PP-1, PP-6 & PP-7: Provide connection detail where the proposed pipe is connected to existing storm drain.

***** 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: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

OK/JT

T/R/S: T19S/R59E/S36

AREA F-36

