

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 21, 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: Iron Mountain and Puli (Shalestone)		COPIES TO: Richmond American Homes
Cross Streets:	Iron Mountain Road and Iron Road		Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5847D.doc		Lucien Paet, P.E., DevCo
Parcel Number:	126-01-401-007,-008,-009, 126-02-801-018, -019, -020, -021, 126-02-899-002		CCRFCD CCPW
Zoning Action:	24-0576-GPA, 24-0576-ZON, 24-0576-VAC, 24-0576-VAR, 24-0576-TMP		
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	2-24-2025	3-20-2025	See Comments Below	\$400.00	6128350: \$400
2 nd Submittal	4-21-2025	5-5-2025	See Comments Below	\$400.00	6206525: \$400
3 rd Submittal	5-20-2025	6-9-2025	See Comments Below	\$400.00	6248656: \$400
CCRFCD & CCPW	7-9-2025	7-21-2025	CCRFCD & CCPW Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$1200.00	----

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.

- The project proposes to build temporary drainage facilities such as interim drainage, sump pits as part of the proposed *Improvements*. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the *City's Land Development Section* (229-6371) to begin the agreement process.
- Offsite Grading: The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.

3. Offsite Easement: Prior to approval of construction drawings a copy of the patent easement, sketch, and legal description must be submitted to Land Development in order to process a Declaration of Utilization across BLM Property.

***** 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
CA/AYS/SF/JT

T/R/S: T19S/R59E/S02
AREA F-02