

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 30, 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:		COPIES TO:
Duncan and Edwards Residential - Phase 2			Michael's Development
Cross Streets:	Edwards Ave & Duncan Dr		Bart Anderson, P.E., Devco
File Number:	F:\Depot\DSMemos\DS5776G.ZNAE.doc		CCRFC
Parcel Number:	138-12-210-021		CCPW
Zoning Action:	24-0067-GPA1; 24-0067-SDR1 & 24-0067-ZON1		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	NO	X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	05/30/2024	5/30/2024	See Comments Below	\$400.00	5780524:\$400
2 nd Submittal (Paid on 7/8/2024)	6/20/2024	7/8/2024	See Comments Below	\$400.00	5835069:\$400
3 rd Submittal	7/24/2024	8/6/2024	See Comments Below	\$400.00	5859221:\$400
4 th Submittal	8/27/2024	9/11/2024	See Comments Below	\$400.00	5900900:\$400
5 th Submittal	9/26/2024	10/15/2024	Concurrence Received	N/C	N/C
6 th Submittal	6/4/2025	6/19/2025	See Comments Below	\$100.00	6270862: \$100
7 th Submittal	7/30/2025	8/12/2025	See Comments Below	N/C	N/C
TOTAL FEES (LDDRS):				\$1700.00	----

REMARKS: 7th Submittal: FEMA CLOMR submittal package and application.

6th Submittal, Hydraulic analysis in support for a Conditional Letter of Map Revision (CLOMR).

Phase 2 of this site development is within a 100-year Flood Zone AE. The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained prior to the issuance of any permits.

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

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

1. A **Letter of Map Revision (LOMR/LOMR-F)** must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "AE". The bonded improvements shall include a line item of **\$50,000.00** for the **LOMR**. The bonded improvements will not be released until the **LOMR/LOMR-F** is obtained from FEMA and filed with the **City of Las Vegas**.

2. **The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained prior to the issuance of any permits.** This site is located in a **FEMA Zone AE**. *Clark County Regional Flood Control District (CCRFCD)* review and approval is required prior to recordation of final map or issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. **The developer/engineer must also obtain a Letter of Map Revision (LOMR) using the approved drainage study as technical support to inform FEMA of the modifications within the flood zone. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.** FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA AE Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.
3. The site is adjacent to the jurisdiction of Clark County to the west. The engineer must coordinate with *Clark County Public Works Department (CCPW)* and incorporate any concerns for boundary conditions along the west border. CCPW concurrence is required prior to final approval of the subject study.

***** 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
HDR/JRT/OSK

T/R/S: T20S/R60E/S12

AREA L-12