

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE: May 6, 2025</b>
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Contour Vesper</b>	<b>COPIES TO:</b> Actus
<b>Cross Streets:</b>	Decatur Blvd & Lake Mead Blvd	Contour Builders, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5856A.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	138-24-703-006	CCRFCFCD
<b>Zoning Action:</b>	25-0031-TMP1, 25-0031-VAR1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES NO <b>X</b>	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	4/16/2025	5/6/2025	See Comments Below	\$400	6201008: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	----

**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:
<b>X</b>	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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted. Page 4 of the report notes that the site was originally zoned for commercial use and is now being developed as residential.
2. The site is adjacent to a proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.
3. The grading plan shows that a screen wall is proposed adjacent to an existing wall along the south boundary of the site. City Planning Department approval is required for the double wall. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the double wall to the City Planning Department (Mark Rex 702-229-6894). The engineer must provide Planning approval with the next submittal.
4. It looks like Fairhaven Street slopes to the north at 0.2% to 0.3%. Regrade Fairhaven Street to eliminate the low point so no offsite flows will enter project site.
5. Per DS4211, Vegas Drive Improvements Study (Shadow Mountain Place to Rancho Drive) most of the flows going through the existing 20-ft easement at the Decatur Auto Center site are cutoff. Therefore, the flows in Decatur Blvd are substantially less.

6. The ultimate condition should also include the proposed MPU facility in Decatur Blvd. This would be substantially different from the interim since the flow in Decatur Blvd is substantial.
7. The initial travel time lengths for the Standard Form 4 mostly seem a bit high. In particular, DON1 seems to be closer to 40'.
8. Figure 7, 8, 9, and 10:
  - a. Revise the reference project title for DS#2393 on Table 1 and lower left corner. It should be Decatur Auto Center, not Alexander Juliano West.
  - b. Add street names to all figures.
  - c. Figure 10, Label all existing offsite basins with flows and areas.
9. On sheet C3,
  - a. Provide geotechnical report information.
  - b. Provide tags along the high point beyond the curb of Fairhaven St. Will there be the required freeboard on the 100yr flow.
  - c. Show and label the wall as shown in section 2 on sheet C5. Call out all fences and gates as needed.
  - d. Provide cross section for the area between building #1 and the curb on Fairhaven St.
  - e. The flow line and high point elevations need to be 8 inches minimum below the finished floor elevation.
10. On sheet C4,
  - a. Lots 17-22 all have GFF elevations below the 100yr flow depth in Decatur Blvd. Revise GFF elevations for lots 17-22.
  - b. How will the backwater from the inundated Decatur Blvd impact the properties with onsite flow entering Decatur Blvd from the wall openings and the Sweet Vesper Ct street flow?
  - c. Provide cross section for the area between building #19 and the curb on Decatur.
11. On sheet C5, detail 8 shows an existing wall to be removed on site. Coordinate with south property owner for removal of wall and reconstruction of wall at property line.
12. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
13. On sheet C6,
  - a. Label the 5-ft public drainage easements on the grading plan sheets C3 and C4.
  - b. The 30" R-Type Curb should be changed to 24" per the referenced standard drawing.
  - c. The dimension tags on detail 1, block wall opening, are illegible. Update and verify they meet the HCDDM wall opening criteria.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

- 1<sup>st</sup> Submittal DS (for the report of the drainage study)**
- 1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**
- 1<sup>st</sup> 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/SF/AYS

T/R/S: T20S/R60E/S24  
AREA F-24