

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 21, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Stanley Fong, P.E. Flood Control Sr. Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for: Durango 95	COPIES TO: Actus
Cross Streets:	Durango Drive & Oso Blanca Road	Sunwest Commercial
File Number:	F:\Depot\DSMemos\DS5862A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-17-703-002	CCRFCD
Zoning Action:	24-0665-SDR1, 24-0665-SUP1	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	4-30-2025	5-21-2025	See Comments Below	\$400	6220559: \$400
TOTAL FEES (LDDRS):				\$400	----

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. 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.
2. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
3. The project proposes to construct facilities and/or increase flows within Nevada Department of Transportation (NDOT) right-of-way. The engineer must contact NDOT for an encroachment permit for the proposed project.
4. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

5. 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.
6. This site accepts offsite flows 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 recorded by parcel or final map.
7. Label Document Number or Book and Page Number for all existing easements on the grading plans and details sheets.
8. It appears the overall parking lot improvement area is larger than 1 acre. Per Section 1500 of the Clark County Regional Flood Control District's Hydrologic Criteria and Drainage Design Manual, the subject improvements must provide for Low Impact Development (LID) measures. Review and address the issue in the next submittal.
9. Figure 8 Table 5 Swale Flow Analysis: Verify the velocities and flow depths for sections A, B and C? They don't match the Flowmaster calculations.
10. Finish Floor Analysis: Verify T/C elevation 2597.62? This elevation is not from the high side.
11. Sheet C4: Verify top of curb elevations west of the proposed building, 99.32TC/HP?
12. Sheet C4: The asphalt drive aisle stub along with valley gutter and curb was constructed with the Safstor Self-Storage project, L21-02574. Verify if these existing improvements need to be removed and replaced?
13. Sheet C4: Verify top of curb elevations on the L-type curb north of the building, 99.07TC?
14. Sheet C4: Verify TC and SW elevations at the northwest corner of proposed building. They are higher than the finish floor elevation.
15. Sheet C4: Label proposed improvements west of the building and add spot elevations.
16. Sheet C4: Clearly show and label the existing wall along the south boundary.
17. Sheet C4 and C5: Label all existing drainage easements, riprap swales, existing storm drain on the adjacent project to the south. Also add spot elevations and slope tags to the existing swales.
18. Sheet C5 and C6: Clean up texts at the proposed NDOT headwall and retaining wall locations.
19. Sheet C6: Provide a 20-ft wide public drainage easement to be privately maintained over the proposed 42" culvert.
20. Sheet C6: The proposed riprap swale should be extended to the existing riprap.
21. Sheet C6: Show and label the existing storm drain and CCRFCD facilities.
22. Sheet C7 and C8: Show existing riprap swales and drainage easements on sections D, E and I.

***** 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
SF/AYS

T/R/S: T19S/R60E/S17
AREA G17