

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: June 5, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
		Metro Substation & Park	Advantage Civil Design Group, LLP
Cross Streets:	SWC of Hualapai Way and Grand Teton Dr		USA and City of Las Vegas Lease
File Number:	F:\Depot\DSMemos\DS5845B.doc		Lucien Paet, P.E., DevCo
Parcel Number:	126-13-501-020		CCRFCD
Zoning Action:	24-0593-SDR1		
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	3/11/2025	See Comments Below	\$400.00	6129345: \$400
2 nd Submittal	5/20/2025	6/5/2025	See Comments Below	\$400.00	6245381: \$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. 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>

2. 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.
3. On Sheet C4.1, Grading Plan 1:
 - a. The proposed 18" storm drain lateral and manhole cannot be under the cross gutter and sidewalk. Revise plans on the next submittal. Provide a profile view.
 - b. Add top of curb elevation tags along the modified median island on Hualapai Way.

4. On Sheet C4.2, Grading Plan 2:
 - a. Label the proposed building at the southeast corner of the parking lot. Add construction note and TC elevation tags if there is L-curb on the west side of this building. Verify the slope 0.3% and TC elevation tags south of this building?

5. On Sheet C4.3, Grading Plan 3:
 - a. The storm drain grate in the median island is for maintenance access and may not be traffic rated. Revise plans on the next submittal to avoid adjusting this storm drain access structure.

 - b. Add top of curb elevation tags along the modified median island on Grand Teton Drive.

6. On Sheet C6, Details & Sections:
 - a. Add 3-ft wide valley gutter detail to plans.

7. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

***** 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/S13
AREA F-13