

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 16, 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: Contour Vesper		COPIES TO: Actus	
Cross Streets:	Decatur Blvd & Lake Mead Blvd	Contour Builders, LLC	
File Number:	F:\Depot\DSMemos\DS5856B.doc	Lucien Paet, P.E., DevCo	
Parcel Number:	138-24-703-006	CCRFCD	
Zoning Action:	25-0031-TMP1, 25-0031-VAR1		
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	4/16/2025	5/6/2025	See Comments Below	\$400	6201008: \$400
2 nd Submittal	6/30/2025	7/16/2025	See Comments Below	\$400	6299781: \$400
TOTAL FEES (LDDRS):				\$800	----

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.

- The site is adjacent to a 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>
- Figure 9 & 10: Verify the 100yr flow for Fairhaven Street and Street 'A'. Flowmaster calculations for sections 3 and 4 do not match.
- Figure 8, Table 4: Verify the 100yr flow for Fairhaven Street and Street 'A'. CP31 shows 5-cfs 100 yr flow and CPI4 shows 9.4-cfs 100yr flow.
- Sheet C3 and C4: Label the 5-ft public drainage easements along the north and south property lines.
- Sheet C5, cross sections 5 to 9: Revise 5-ft private drainage easement to 5-ft public drainage easement.

***** 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/SF/AYS

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