

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 23, 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:
	Commercial Center (W. Deer Springs Way)	Civil Works, Inc.
Cross Streets:	W Deer Springs Way & N. Riley St	DC Building Group
File Number:	F:\Depot\DSMemos\DS5874A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-20-710-010, 125-20-710-011	
Zoning Action:	25-0130-SDR1	
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	7-9-2025	7-23-2025	See Comments Below	\$400	6312007: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

Update to previously approved DS3031 Montecito Town Center

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. From the reference Montecito Town Center Ultimate Drainage Condition Map, it looks like additional flow from basin ON3 will be added to Deer Springs Way. Address on the next submittal.
2. What is the 100-year depth of flow in the private drive south of the proposed site. Provide a hydraulic cross section and calculations.
3. The driveway is not humped 6 inches above 100-year depth of flow in Deer Springs Way. At flow line elevation 46.75', the top of curb elevation needs to be at least 48.41'. The high point should be provided in between the 3-ft valley gutter and the 8-ft valley gutter. Revise for the next submittal.
4. It appears that flow exiting the north curb opening (41.84TC) and the south curb opening (42.38TC) along Riley Street will go straight out the sidewalk underdrains and not be treated by the BMP swale. The minimum length of treatment is 30-ft per HCDDM 1503.4.5. Revise for the next submittal.
5. Update the Stormwater Management Notes to City of Las Vegas version.

***** 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

T/R/S: T19S/R60E/S20
AREA G20