

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> July 28, 2025
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	<b>Craig &amp; Rancho Master Drainage Study – Update</b>	Lochsa Engineering
<b>Cross Streets:</b>	SEC of Craig Road & Rancho Drive	MEQ CR LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS4824H.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	138-02-715-016	
<b>Zoning Action:</b>	25-0146-SDR1	
<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	9/7/2016	9/27/2016	Not Approved	\$400.00	457513: \$400
2 <sup>nd</sup> Submittal	10/17/2016	10/27/2016	Approved	\$400.00	461974: \$400
3 <sup>rd</sup> Submittal (Paid on 1/13/2022)	1/6/2022 & 1/13/2022	2/3/2022	Not Approved	\$100.00	4606037: \$100
4 <sup>th</sup> Submittal	2/15/2022	2/28/2022	Approved	\$400.00	4659383: \$400
5 <sup>th</sup> Submittal	10/18/2023	10/31/2023	Not Approved	\$100.00	5487938: \$100
6 <sup>th</sup> Submittal	12/12/2023	12/28/2023	Approved	\$400.00	5555058: \$400
7 <sup>th</sup> Submittal	6/24/2024	6/26/2024	See Comments Below	\$100.00	5818623: \$100
8 <sup>th</sup> Submittal	7/14/2025	7/28/2025	See Comments Below	\$100.00	6316431: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$2,000.00</b>	<b>----</b>

**REMARKS:**

**8<sup>th</sup> Submittal: Update to add two commercial buildings**

7<sup>th</sup> Submittal: Update to Kiddie Academy to add a temporary Fire access turnaround

5<sup>th</sup> & 6<sup>th</sup> Submittal: Update & Addendum for Kiddie Academy

3<sup>rd</sup> & 4<sup>th</sup> Submittals: Update & Addendum to address the development of a restaurant

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 25-0146-SDR1 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 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. Exhibit 1: Fix the 100-year flow for the onsite sections table. It should be 14-cfs. Also add slope to this table. The hydraulic section and calculations provided was for the maximum slope 6.2% Provide an additional hydraulic section and calculations for minimum slope.
4. Sheet C4.01: The flow line elevations along the west valley gutter are not at least 6 inches below the finish floor elevation of the west building. Also, the flow line elevations along the north valley gutter are not at least 6 inches below finish floor elevation of the east building. Verify and revise on the next submittal.
5. Sheet C4.01: Verify the flow line elevations in the landscape area between the two buildings? Some of them are higher than the finish grade of the sidewalk.
6. Sheet C4.01: Update CLV Stormwater Management Notes. Remove note #7.  
<https://files.lasvegasnevada.gov/building-safety/CLV-Notes.pdf>
7. Sheet C8.01, Section 'A': Show the flow lines in the landscape area between the two buildings.
8. Sheet C8.01, Section 'A': Call out flood protection for the west side of the building. Provide flood protection details.

**\*\*\* 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**  
SF

T/R/S: T20S/R60E/02  
AREA L-02