

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 8, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Eng. Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Somerset Lone Mountain Gymnasium	Lochsa Engineering
Cross Streets:	Red Coach Ave & Balsam St	Somerset Academy of Las Vegas
File Number:	F:\Depot\DSMemos\DS5891A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	138-03-602-018, 138-03-602-019	CCPW
Zoning Action:	24-0551-SDR1, 24-0551-SUP1	
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	7/21/2025	8/8/2025	See Comments Below	\$400	6326782: \$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:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

- The site is adjacent to Clark County on the west and the north. CCPW concurrence is required prior to final acceptance of the study.
- The flow in Red Coach Ave. is above the sidewalk elevation at a velocity greater than 5 fps, which is erosive. Provide erosion protection along the landscape area fronting Red Coach Ave.
- Revise construction note 10 to reference the correct detail.
- Provide a low point at the curb cut for the riprap BMP swale along the west side of the drive aisle to promote flow through the BMP.
- Provide a greater driveway hump across the northern driveway. It seems as if the 100-year flow will inundate a large portion of the project site at the 20.30 FL grade tag.

***** 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/TJK

T/R/S: T20S/R60E/S03
AREA L03