

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 21, 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\DS5886B.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
2 nd Submittal	8-8-2025	8-21-2025	See Comments Below	\$400	6353222: \$400
TOTAL FEES (LDDRS):				\$800	----

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. The driveway along Deer Springs Way is not appropriately elevated 6 inches above the 100 year water surface elevation. The high point at 48.41TC should be extended to the east side. There should also be a high point in the east side curb between the 3-ft valley gutter and the 8-ft valley gutter. Revise for the next submittal. Verify the change in elevations from 48.41' TC to 47.63' TC?
2. Building 'B' finished floor elevation on the west side needs to be elevated at least twice above the depth of flow of the Private Drive. Revise for the next submittal.
3. Verify and remove south curb opening (42.38TC) next to the BMP swale along Riley Street?
4. Update the Stormwater Management Notes to City of Las Vegas version. Sheet C2 was not included with the last submittal.

***** 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