

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 27, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for: Badlands Phase 1	COPIES TO: Lennar Homes
Cross Streets:	Hualapai Wy & Alta Dr.	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5915A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	138-31-201-005	CCRFCD
Zoning Action:	24-0629 [GPA1, ZON1, SDR1, TMP1]	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	8/18/2025	8/27/2025	See Comments Below	\$400.00	6362599: \$400
TOTAL FEES (LDDRS):				\$400.00	----

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.

1. A review of the grading plan shows an elevation difference of approximately 10-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City 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 Planning approval with the next submittal.
2. Update the Construction Site BMP notes to the current City of Las Vegas version.
3. The flow in Street L is above the back of sidewalk and is erosive. Provide erosion protection for the landscape area in the form of a stem wall, riprap, or approved alternate as required in the Regional Flood Control District Manual in section 904.3. Revise the grading plan and sections accordingly.
4. Provide a Public Drainage Easement to be Privately Maintained for the area with the North Regent Road and South Regent Road Storm Drain systems.
5. On the Supplemental Finish Floor Checks, the sections used in the perimeter street check are not referenced in Exhibit E. Provide the flow information for those sections.
6. Sheet G-1: Along CE MM of Street L, there is a construction note for a sidewalk drain, but there is not a flow line discharging through this area. Review and revise accordingly.

7. Sheet G-1 & D-3: Section 28 shows two proposed retaining walls, but the section on the grading plan only shows one. Review and revise accordingly.
8. Sheet G-11: Add grade tags in CE C to clearly show the emergency overflow path of the proposed drop inlets.
9. For all lots proposing a retaining wall along the frontage of the lots, provide the finish grade elevation at the corner and end of the retaining walls to ensure positive drainage out of the site.
10. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

***** 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
TJK

T/R/S: T20S/R60E/S31
AREA L31