

CITY OF LAS VEGAS		DATE:	
INTER-OFFICE MEMORANDUM		August 27, 2025	
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Neil Wacaser, P.E. <i>NW</i> Sr. Engineering Associate Department of Public Works	
SUBJECT: Drainage Study for: Z-Life		COPIES TO: Rietz Consulting, Inc.	
Cross Streets:	Coolidge Avenue & 1 st Street	Lucien Paet, P.E., DevCo	
File Number:	F:\Depot\DSMemos\DS5892A.doc		
Parcel Number:	139-34-401-010, 410-015, -016, 017, 032, 033, 034, 035, 036, 037 & 038		
Zoning Action:			
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	7/23/2025	8/27/2025	See Comments Below	\$400	6328264: \$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:
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.

- The grading plans indicate a trench drain between the north and south towers. What does the drain connect to on the east end? Provide details.
- The Developed Drainage Plan (Figure 6) indicates surface flows from subbasins D1 and D3 will enter Casino Center Blvd directly from west to east. Provide sidewalk underdrains to prevent storm runoff from flowing over the sidewalk on Casino Center.
- The area between the two north towers shown on sheet C4 slopes from west to east at less than 1%. Provide a valley gutter to facilitate drainage of this area.
- The surface material for the area in item #2 is indicated by grading note #25. Note #25 is not included in the list of grading notes on either of the grading sheets. Add note #25 to the list.
- On cross section #5 on sheet C5, provide a dimension for the width of the sidewalk to be constructed.
- The north arrow on the grading sheets is oriented incorrectly relative to the street centerlines. Verify and adjust the north arrow.
- Add the drainage study number (DS5892) to the drainage certification statement on the grading plans.

***** 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
NW

T/R/S: T20S/R61E/S34
AREA M34