

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> October 16, 2025
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Neil Wacaser, P.E. <i>NW</i> Sr. Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>1501 LLC Apartments</b>	<b>COPIES TO:</b> Baughman & Turner, Inc.
<b>Cross Streets:</b>	SWC of Vegas Drive & Decatur Boulevard	
<b>File Number:</b>	F:\Depot\DSMemos\DS5507D.doc	
<b>Parcel Number:</b>	138-25-518-004, -005	
<b>Zoning Action:</b>	21-0317-SDR1 & 21-0317-SUP1	
<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	10/12/2021	10/27/2021	Not Approved	\$400.00	4490608: \$400
2 <sup>nd</sup> Submittal	12/15/2021	12/29/2021	Not Approved	\$400.00	4576003: \$400
3 <sup>rd</sup> Submittal	1/13/2022	1/27/2022	See Comments Below	\$400.00	4607685: \$400
4 <sup>th</sup> Submittal	10/8/2025	10/16/2025	See Comments Below	\$100.00	6431855: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,300.00</b>	<b>----</b>

**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:
<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.

- The Street Capacity Summary table on Figure 13, the Developed On-Site Basin Map, has data for the HS4, Laurelhurst Drive 100-yr cross section but there is no Flow Master output report included in the drainage report to support the data. Include the Flow Master calcs with the next submittal.
- On Figure 12, the Existing On-Site Basin Map, data shown in the Peak Flow Summary table and the graphic both indicate Q100 = 11 cfs for CP2. The HEC-1 output indicates Q100 for CP2 as 13 cfs. There are a couple of other differences as well. Insure that all information shown in Standard Form 4 and the HEC-1 input & output agrees with what is shown on the exhibits.
- On page 8 of the drainage report, the paragraph describing subbasin DON2 states that runoff travels "south and then east along the north property line". Should it say "**north** and then east along the north property line"? Or "south and then east along the **south** property line"? Please check and verify.
- The report's table of contents indicates that the BMP calculations are on Page 16. There is no Page 16 included in the hardcopy or electronic copy report. Provide BMP calcs with the next submittal.
- Provide sufficient spot elevations and/or slope tags to verify positive drainage between the two proposed buildings that are north-south oriented.

6. There is a proposed section of sidewalk between the south curb return on the Laenhurst driveway and the unloading area that lies west of the dumpster enclosure. The area immediately south of the sidewalk appears likely to allow for the accumulation of surface runoff due to the configuration of the proposed curb. Provide sufficient spot elevations and/or slope tags to verify positive drainage and that birdbaths will not form. Consider a sidewalk underdrain if necessary.
7. There is an object lying between the two buildings mentioned in comment #4 that is delineated with an unidentified line type. Add that line type to the legend on all pertinent sheets and identify the object.

**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, conditional acceptance 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/R60E/25  
AREA L-25