

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 20, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Jefferson Torrecampo, P.E. Flood Control Eng. Associate Department of Public Works
SUBJECT:	Drainage Study for:	
	Craig Marketplace Silver Lot - Update	
Cross Streets:	Craig Road and US 95 Highway	Momeni Engineers, LLC
File Number:	F:\Depot\DSMemos\DS5922A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	138-03-715-003	
Zoning Action:	25-0124-SDR1	
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	9/16/2025	10/14/2025	See Comments Below	\$400.00	6397621: \$400
			TOTAL FEES (LDDRS):	\$400.00	----

REMARKS: This site development is within a FEMA Special Flood Hazard Area, Zone AE. No permits of any kind will be issued for this project until a Conditional Letter of Map Revision (CLOMR/CLOMR-F) is received from FEMA.

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.

- This site development is located within a FEMA Special Flood Hazard Area, Zone AE. No permits will be issued until a Conditional Letter of Map Revision (CLOMR/CLOMR-F) is received from FEMA. Permits may be issued upon the receipt of Conditional Letter of Map Revision (CLOMR or CLOMR-F) from FEMA.
- Any proposed improvements located in the FEMA Special Flood Hazard Area cannot raise cumulative flow depth of 1-ft or above. Please revise proposed site design to reduce the flow depth in the FEMA Special Flood Hazard Area to be less than 1-ft.
- A Letter of Map Revision (LOMR/LOMR-F) must be obtained from FEMA after the completion of any project within a FEMA Special Flood Hazard Area (SFHA), Flood Zone "AE". The bonded improvements shall include a line item of \$50,000.00 for the LOMR. The bonded improvements will not be released until the LOMR/LOMR-F is obtained from FEMA and filed with the City of Las Vegas
- The site is located within FEMA *Flood Zone AE* and is adjacent to an existing or proposed *Clark County Regional Flood Control District (CCRFCD)* master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.
- Sites with a grade difference of 2 feet above or below existing grades are required to have approval from the *City of Las Vegas 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 *City Planning* approval with the next submittal.

6. The project proposes to construct facilities that will increase flow depths within *Nevada Department of Transportation* (NDOT) right-of-way. NDOT concurrence is required prior to final approval of drainage study.
7. The Engineer is to provide addresses for each lot in a FEMA Flood Hazard Zone prior to obtaining a grading permit. This information is necessary to ensure that the elevation certificates are provided for each address prior to completion of construction.

NOTE: The engineer must submit the drainage study to FEMA for a Conditional Letter of Map Revision (CLOMR). A favorable CLOMR must be obtained prior to the issuance of any permits. This site is located in a **FEMA Zone AE**. *Clark County Regional Flood Control District* (CCRFCD) review and approval is required prior to recordation of final map or issuance of building/grading permits. The Engineer must send a copy of the report to the CCRFCD for review. **The developer/engineer must also obtain a Letter of Map Revision (LOMR) using the approved drainage study as technical support to inform FEMA of the modifications within the flood zone. The approved LOMR must be submitted to the City of Las Vegas prior to the release of the bond.** FEMA Elevation Certificates, showing as-built finish floor elevations, must be completed for each building in the FEMA AE Zone. The certificate must be submitted to the *City of Las Vegas Flood Control Section* prior to scheduling a framing inspection.

8. The project proposes to build a temporary drainage facility at east boundary of the proposed site. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to City of Las Vegas Flood Control for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.
9. Based on the proposed HEC-RAS the site development is significantly increasing the BFE and expanding the flood zone area due to the depth increase. Some areas have an increase of flow depth of over one foot.
 - a. Based on the HEC-RAS the flow appears to have been pushed towards US-95 which is increasing depth of flow in the roadway and changing the location of the SFHA. NDOT approval for this change in flow pattern is required.
10. The finished floor (FF) of the proposed building is set a minimum of 1.5' above the existing BFE as developed by the effective HEC-RAS model, however, the proposed site grading is increasing the BFE on and surrounding the site. Therefore, the FF no longer will have a minimum of 1.5' of freeboard from the BFE. Site grading and FF elevation need to be reevaluated.
 - a. Also, the BFE depth is increasing upstream of the project site in the proposed HEC-RAS. Will this reduce the freeboard of the upstream buildings to less than the minimum threshold?
11. The section named Soil Data of the report notes that since the "Original Study" the soil data has been updated for the site being developed. Does this update affect the surrounding sites which could impact the flows being referenced in this study?
12. The section named Parking Lot LID Measures notes that a BMP Facility Map was included but was not found in the study package provided. Provide the map.
13. For Exhibit 6 of 6, the MPU inventory table is difficult to read due to poor image quality. Provide with better image.
14. On Exhibit DR1

- a. On the Drive Aisle & U-Gutter Flow Summary Table:
 - i. It appears that the U-Gutter flow should include the 1 cfs from onsite flow of ON2D-A.
 - ii. The velocity and depth provided in the table don't match the FlowMaster output on pdf page 74.
 - b. How deep is the flow coming from offsite **C0? Will it overtop the proposed curb and enter site? Provide additional cross section..
15. On sheet D-1, Detail 5, the depth of the U-Gutter is less than the depth of the flow based on the FlowMaster Calculations. Revise U-Gutter to be adequately sized for the flows.
 16. On sheet G-1, at the south end of the property, there is overhead transmission power lines and pole located within 5' of the building. Is this acceptable by NVE Transmissions? Is there an Easement of these poles? If so, include in plans.
 17. This site accepts offsite flow from the existing U-gutter south of Joey's Bar and conveys them through the site. Provide a "Public Drainage Easement to be Privately Maintained" and show the easement on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
 18. Provide document number for existing public drainage easement south of the property and show the easement on the grading plan prior to the final approval of the drainage study. Utilize the existing drainage easement and drain both onsite and offsite flows to east to NDOT R/W.
 19. The site proposes to discharge flows to the adjacent southern property (APN 138-03-802-003). Provide document number for existing drainage easement where the flows will be discharged.
 20. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final acceptance of the drainage study.
 21. Provide Plan & Profile of the proposed 23" x 14" HERCP storm drain. Provide the Q-100 and HGL. Provide headwall detail on the plan.
 22. Grading Plans – G-1: Update Grading Plan Certification block to include drainage study number (DS5922).
 23. Grading Plans – D-2: The grading plan shows that a screen wall is proposed adjacent to an existing wall along the west boundary of the site. *City Planning and Development Department* approval is required for the double wall. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the double wall to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next 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
CA/OK/JRT

T/R/S: T20S/R60E/S21
AREA L-03