

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: September 9, 2025	
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Oh-Sang Kwon, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for: BLM 940 Master Drainage Study Addendum No. 2		COPIES TO: 95 Management, LLC	
Cross Streets:	Moccasin Road and US-95	Westwood Professional Service	
File Number:	F:\Depot\DSMemos\DS5890A.doc	Lucien Paet, P.E., DevCo	
Parcel Number:	100-30-000-001, 100-31-000-001 and 100-32-000-001		
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	07/21/2025	09/09/2025	See Comments Below	\$400.00	694417: \$400
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions: 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.

REMARKS:

Supplement No. 1 - Supplement No. 1 to DS05656 was submitted on September 4, 2025, to address Comment No. 2 regarding Option A and Option B. Option A routed the MPU facilities to the north along the west boundary of BLM940 and Option B kept MPU facilities along Moccasin Road with a peaking basin. Option A from Supplement No. 1 to DS05656 was the prefer alternative and most cost effective and regulatory means to continue to implement of CCRFCD Master Plan. The DS05890 was concept only and was used to determine the cost of Option B for Supplement No. 1.

The City of Las Vegas has completed the review of the BLM 940 Master Drainage Study Addendum No. 2 to utilize the use of existing 25.49 acres of BLM Grant (N-83860) as peaking basin to offset the cost and size of future MPU facility along Moccasin Road and continue to implementation of CCRFCD Master Plan.

1. Westwood proposed two alternatives:
 - a. Option 1 did not change anything to the existing MPU which includes 7,530-ft of dual (2) 16-ft by 12-ft RCB.
 - b. Option 2 was 139 ac-ft of detention basin and 6,130-ft of dual (2) 15-ft by 10-ft RCB.

The cost of Option 1 was \$60,184,127 and Option 2 was \$60,326,626 with Option 2 being \$142,499 more expensive than Option 1.

The City of Las Vegas has performed our own analysis of the same storage area of 139 ac-ft of peaking basin and with different methods. The City of Las Vegas was able to retain more flow and reduce the downstream facility size to dual (2) 13-ft by 10-ft RCB with cost of \$52,457,494. This is cost saving of \$7,869,132 compared to Westwood’s Option 2.

Options	Cost
Option 1 - Existing MPU	\$60,184,127
Option 2- Westwood’s Detention Basin	\$60,326,626
Option 3 – CLV Peaking Basin	\$52,457,494

2. Constructability Issue: The City of Las Vegas has been coordinating with Greenlink powerline to share the same Moccasin Road corridor. The Greenlink’s Transmission line is located 5-ft north of centerline of Moccasin Road where the proposed future MPU facility ((2) 16-ft by 12-ft RCB) is located. The Greenlink Transmission Pole is 10-ft wide and requires 8-ft separation with reinforced retaining walls to protect the future MPU facility. With Greenlink using 23-ft of the 50-ft Moccasin R/W, the MPU facility must be within 27-ft or less. The proposed options 1 and 2 do not fit within the remaining right-of-way of the Moccasin Road and the only option is to utilize the existing BLM Grant area as peaking basin and reduce the downstream facility size.

Options	Facility Size without wall thickness
Option 1 - Existing MPU	32-ft
Option 2- Westwood’s Detention Basin	30-ft
Option 3 – CLV Peaking Basin	26-ft

Because of Greenlink Transmission line along Moccasin Road, the City of Las Veas needs to retain existing 25.49 acres of BLM Grant for the future implementation of CCRFCD Master Plan Facility along Moccasin Road.

3. With Options A and B from Supplement No. 1 from DS05656 and CLV Option C, Option A is the most cost effective and regulatory means to continue to implement of the CCRFCD Master Plan. Option A still needs CCRFCD concurrence and MPC must be approved as condition of approval of the DS05656.

***** 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
OSK

T/R/S: T18S/R60E/S30-32
AREA C-29