

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: May 29, 2025		
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Jefferson Torrecampo, P.E. Flood Control Engineering Associate Department of Public Works		
SUBJECT:		Drainage Study for: Oso Blanca Place		COPIES TO: GCW	
Cross Streets:		Oso Blanca Rd and Montecito Pointe Rd		Madison Capital Group Management, LLC	
File Number:		F:\Depot\DSMemos\DS5865A.doc		Lucien Paet, P.E., DevCo	
Parcel Number:		125-21-101-001		NDOT CCRFCD	
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	5/13/2025	5/22/2025	See Comments Below	\$400.00	6238649: \$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. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. Flood Control will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the City Council). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. The site is adjacent to or crosses 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.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.
<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>
3. The project proposes to construct facilities and/or increase flows within *Nevada Department of Transportation* (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project.
4. 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 (702-229-6301). The engineer must provide City Planning approval with the next submittal.

5. This site accepts offsite flows 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.
6. Label Document Number or Book and Page Number for all existing easements on the grading plan.
7. Sheet C4.02: Clarify call out #23 what improvements are to be constructed.
8. Sheet C4.02, construction note #22: Change storm drain manhole ring and cover to 30-inch.
9. Sheet C4.03: Please explain why the proposed 24-in RCP from SDMH #3 is connected to SDMH #4 instead of just connect it to existing SDDI #2.
10. Sheet C4.03: Label and provide CLV plan # for all existing storm drains. Identify the existing and removed all non-existing pipes. Show the existing pipe connected to CCRFCD facility.
11. Sheet C8.01: Sections A, B & C shows building FF elevation different from the grading plan. Clarify in the next submittal.
12. Provide the standard drainage compliance note on the grading plan: "*I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT (DS5865)*".

***** 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
JRT

T/R/S: T19S/R59E/S1
AREA F11