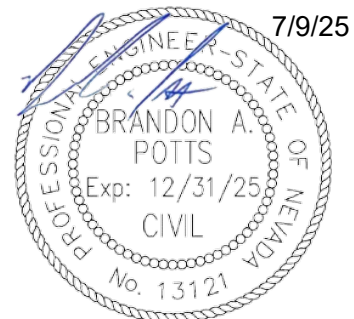


**Technical Drainage Study Update**  
**for**  
**Commercial Center**  
**W. Deer Springs Way & N. Riley Street**  
**(Previously Approved DS3031 Montecito Town Center)**

**July 2025**

**Prepared for:**  
**DC Building Group**  
**101 E Warm Springs Road**  
**Las Vegas, NV 89119**



HYDROLOGIC CRITERIA AND DRAINAGE MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Commercial Center W. Deer Springs Way & N. Riley Street Date: July 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Riley Street

East/West: Deer Springs

b) Section: 20 Township: 19S Range: 60E

c) APN : 125-20-710-006

Name of Owner: Deer Springs Land LLC; Developer: DC Building Group c/o Shawn Danoski

Telephone No.: (702)434-9991 Fax No.: \_\_\_\_\_ E-Mail Address: shawnd@buildwithdcbg.com

Address: 101 E Warm Springs Road, Las Vegas, NV 89118

Contact Person-Name: Brandon Potts Telephone No.: (702) 279-3576

\* E-Mail Address: bap@civilworksonline.com Fax No.: \_\_\_\_\_

Firm: CivilWorks, Inc.

Address: 4945 W. Patrick Lane, Las Vegas, NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: 3.27-acres Being Developed/Disturbed: 3.27 acres

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No

4. Proposed type of development (Residential, Commercial, Etc.): Commercial

5. Approximate upstream land area which drains to the subject site: 0

6. Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: DS3031

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: Site drains southeast to Riley Street

8. Briefly describe your proposed schedule for the subject project: Single Phase (ASAP)

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

**\*New Required Field**

**\*\*Review and concurrence of the Clark County Regional Flood Control District is required.**

_____ Local Entity File No.	Revision	Date

Engineer's Seal

REFERENCE:

STANDARD FORM 1

# HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

## DRAINAGE SUBMITTAL CHECKLIST

Project Name: Commercial Center W Deer Springs Way & N Riley St		Map ID:
Firm Name: CivilWorks, Inc.		Engineer: Brandon Potts
Address: 4945 W. Patrick Lane		
City: Las Vegas	State: NV	Zip: 89118
Phone Number: (702) 279-3576	Fax Number:	
Property Owner: Deer Springs Land LLC; Developer: DC Building Group c/o Shawn Danoski		
Address: 101 E Warm Springs Road		
City: Las Vegas	State: NV	Zip: 89118
Reviewed By:	Date Received:	Date Accepted for Review:
<p>The following checklist is intended as a guide for the engineer preparing a Technical Drainage Study to submit to the local entity and Clark County Regional Flood Control District (if necessary). The listed items are the minimum information required prior to the entity performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the Clark County Regional Flood Control District (CCRFCD) Hydrologic Criteria and Drainage Design Manual (MANUAL).</p> <p>This document is intended as an aid in preparing Technical Drainage Studies. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.</p> <p>If items are not applicable for the subject site, provide N/A.</p>		
<b>I. GENERAL REQUIREMENT</b>		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Design Manual <b>Standard Form 1</b> with the engineer's seal and signature.
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	Design Manual <b>Standard Form 4</b> .
<input checked="" type="checkbox"/> X	<input type="checkbox"/>	2 copies of the 24" x 36" Drainage Plan.
<input type="checkbox"/>	<input type="checkbox"/> N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading or discharge.
<b>II. MAPS AND EXHIBITS</b>		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
<input type="checkbox"/>	<input type="checkbox"/> N/A	A copy of a current Flood Insurance Rate Map (FIRM) with the site delineated.
<input type="checkbox"/>	<input type="checkbox"/> N/A	A copy of the current CCRFCD Master Plan Update Figure, (F-x), for Flood Control Facilities and Environmental areas with the site delineated.
<b>REFERENCE:</b>		<b>STANDARD FORM 2</b>

# HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

## DRAINAGE SUBMITTAL CHECKLIST

### II. MAPS AND EXHIBITS (Continued)

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Off-site drainage basin maps for existing, interim and future conditions showing the existing topography, basin boundaries, concentration points, and flows in cfs.
<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	On-site drainage basin maps for existing and proposed conditions showing the existing topography, basin boundaries, concentration points, and on-site and off-site flows in cfs.
<input type="checkbox"/>	<input type="checkbox"/>	N/A
<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map with local and major cross streets identified and a north arrow.

### III. DRAINAGE PLAN

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sheet size: 24" x 36" sealed by a registered engineer in the State of Nevada.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum scale: 1" = 60'.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project name.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vicinity Map with local and major cross streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Revision box.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow and bar scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer's/consultant's address and phone number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevation datum and benchmark.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legend for symbols and abbreviations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cut/fill scarps, where applicable.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street names, grades, widths.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing contours encompassing the site and 100 feet beyond with spot elevations for important locations, where appropriate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum finish floor elevations with top-of-curb elevations at upstream end of lot.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed typical street sections.

**REFERENCE:**

**STANDARD FORM 2**

# HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

## DRAINAGE SUBMITTAL CHECKLIST

### III. DRAINAGE PLAN (Continued)

Yes	No	
<u>      </u>	<u>  X  </u>	Streets with off-set crowns.
<u>  X  </u>	<u>      </u>	Proposed contours or spot elevations in sufficient detail to exhibit intended drainage patterns and slopes.
<u>  X  </u>	<u>      </u>	Property lines.
<u>  X  </u>	<u>      </u>	Right-of-way lines and widths, existing and proposed.
<u>  X  </u>	<u>      </u>	Existing improvements and their elevations.
<u>  X  </u>	<u>      </u>	Delineation of proposed on-site drainage basins indicating area and 10-year and 100-year storm peak flows at basin concentration points.
<u>  X  </u>	<u>      </u>	Concentration points and drainage flow direction with $Q_{100}$ and $V_{100}$ and $D_{100}$ in streets.
<u>  X  </u>	<u>      </u>	Cumulative flows, velocity, and direction of flow at upstream and downstream ends of site for the 10-year and 100-year flows.
<u>  X  </u>	<u>      </u>	Location and cross-section of street capacity calculations.
<u>      </u>	<u>  N/A  </u>	Cross-sectional detail for channels, including cutoff wall locations.
<u>  X  </u>	<u>      </u>	Existing and proposed drainage facilities, appurtenances, and connections (i.e., sidewalk, ditches, swales, storm drain systems, unimproved and improved channels, and culverts, etc.) stating size, material, shape, and slope with plan and profile and HGL calculations.
<u>      </u>	<u>  N/A  </u>	Existing and proposed drainage easements and widths shown with sufficient detail. A cross sectional detail must be provided that shows appropriate lining and reinforcement.
<u>      </u>	<u>  N/A  </u>	Location and detail of existing, proposed, and future block wall openings. Minimum size is 16" x 48". Wrought iron gate is required for flows > 10 cfs.
<u>      </u>	<u>  N/A  </u>	Location and detail of flood walls illustrating depth of flow, proposed grouting height, etc.
<u>  X  </u>	<u>      </u>	Perimeter retaining wall locations. All existing and proposed walls (retaining screen and flood) must be shown with adjacent ground elevations. Flood walls with 8-inch concrete masonry unit.
<u>  X  </u>	<u>      </u>	Building and/or lot numbers.
<u>      </u>	<u>  N/A  </u>	Alignment of all existing, proposed, or future Regional Facilities adjacent to the site.
<u>      </u>	<u>  N/A  </u>	Limits of existing floodplain based on current FIRM or best available information; limits of proposed floodplains based on best available information.

**REFERENCE:**

**STANDARD FORM 2**

# HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

## DRAINAGE SUBMITTAL CHECKLIST

### III. DRAINAGE PLAN (Continued)

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | For areas in Zone A, AE, AH, and AO, base flood elevations (BFEs) must be shown for each lot; BFEs may be listed on each lot, or in a table. Finish floor elevations must be a minimum of 18 inches above BFE. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Appropriately elevated "humps" 6 inches above the 100 year water surface elevation at site accesses where the intent is to protect the site from the $Q_{100}$ flows.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street slopes for perimeter and interior streets. The minimum slope is 0.4 percent.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location and detail of best management practice (BMP) for parking lots and low impact development (LID) (if required).   |

### IV. HYDROLOGIC ANALYSIS

- | Yes                                 | No                       |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Appropriate soil information and Soils Map for existing and future conditions with subbasins and property delineated.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Input and output information for existing conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models.                     |
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Input and output information for future conditions from computer models (HEC-1 or TR-55). The flow routing diagram must be provided with HEC-1 models.                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Use of correct precipitation values in and around the McCarran Airport rainfall area.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | N/A  |
| <input type="checkbox"/>            | <input type="checkbox"/> | A discussion in the text of the hydrologic analysis justifying subbasin boundaries and cutoffs, supporting assumptions, and calculations.                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | A summary table of stormwater flows showing basin area, $Q_{10}$ and $Q_{100}$ for both individual basins and combined basin flows, where applicable.                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Copies of supporting technical information referenced from a previously approved study and a statement accepting these results.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners in accordance with current Nevada Drainage Law. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Calculation for impervious area for parking lots and LIDs (if required).   |

REFERENCE:

STANDARD FORM 2

# HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL

## DRAINAGE SUBMITTAL CHECKLIST

### V. HYDRAULIC ANALYSIS

Yes	No	
_____	N/A	Flow split calculations and supporting documentation or reference for the method of flow split calculations used.
X	_____	Normal depth street flow calculations and cross section diagrams for all interior and perimeter streets. Provide "d x v" products for the Q <sub>100</sub> and Q <sub>10</sub> flows representing the worst case for interior and all perimeter streets. Q <sub>100</sub> d x v ≤ 8. Q <sub>10</sub> d x v ≤ 6 and 12 foot dry lane for rights-of-way ≥ 80 feet. Calculations must be labeled by street name as indicated on the Grading Plan.
X	_____	A summary table of interior and exterior street capacity calculations showing the street name, Q <sub>100</sub> flow, slope, depth of flow, velocity and depth times velocity product and streets needing to meet 12 foot dry lane criteria.
_____	N/A	Appropriate hydraulic calculations for block wall openings assuming a 50 percent vertical clogging factor. (Assume the lower half of the opening is plugged.)
_____	N/A	Appropriate hydraulic calculations at drainage easement entrance and discharge locations to set finish floor elevations. Hydraulic calculations must include submerged weir, superelevation and tee intersection losses, where appropriate.
X	_____	Provide necessary freeboard requirements to set the finished floor elevations of all proposed buildings, 2 x depth of flow or depth of flow plus 18 inches of freeboard, whichever is less. The minimum requirement is 6 inches above adjacent upstream top of curb. Buildings adjacent to drainage easements must always be provided with 18 inches of freeboard above the Q <sub>100</sub> weir height or flow depth, whichever is greater.
_____	N/A	A complete water surface profile analysis (HEC-2, HEC-RAS, etc.) for channel flows and FEMA Zone A flood zones. <ul style="list-style-type: none"> <li>• Field survey data.</li> <li>• Input and output information.</li> <li>• Plotted cross-sections based on survey with proper encroachments.</li> <li>• A map showing the location of the cross-sections.</li> <li>• Analysis of both sub and super-critical flow segments.</li> <li>• A summary table and a discussion of the results in the text of the report.</li> </ul>
_____	N/A	Provide a 50 percent clogging factor in the capacity calculation for drop inlets.
_____	N/A	Hydraulic calculations for culverts and storm drains. D-Load calculations must be provided for storm drain pipes in public rights-of-way, including headwater pool inundation.
_____	N/A	The mitigation of nuisance water, both during construction and in the fully developed condition, must be addressed.
X	_____	Provide BMP type, size and supporting calculations for parking lots and LIDs (if required).

**REFERENCE:**

**STANDARD FORM 2**



# CITY OF LAS VEGAS

## MINIMUM DRAINAGE STUDY CRITERIA STANDARD FORM 2 CHECKLIST SUPPLEMENT

(Revised 5/18/11)

The following checklist is intended as a supplemental guide for the engineer preparing a Technical Drainage Study submittal to the City of Las Vegas. This supplement focuses on requirements specific to the City of Las Vegas. The requirements presented are in addition to the Clark County Regional Flood Control District (CCRFCD) Manual Standard Form 2. The listed items are the minimum information required prior to the City performing a review. The engineer will remain responsible to ensure the Technical Drainage Study is prepared within the guidelines as set forth in the CCRFCD Hydrologic Criteria and Drainage Design Manual (Design Manual).

An appointment must be made to preview this checklist in conjunction with CCRFCD Standard Form 2 prior to the City accepting a new drainage study for review. The engineer must contact the Flood Control Section at (702) 229-6541 to schedule a submittal appointment.

**If items are not applicable for the subject site, provide N/A.**

I. GENERAL REQUIREMENT		
Yes	No	
	N/A	A notarized letter from the adjacent property owner(s) allowing off-site grading. (A copy of the letter must be received prior to final acceptance of the drainage study.)
X		Copies of all conditions of approval for development related to this property. (e.g. zoning, use permit, tentative map, etc.) Verify compliance with conditions.
X		An electronic copy of the complete submittal is required to be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output device replicating your submittal. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats. If figures are in color, they must be scanned in color and saved as a separate file.  _____ by initial here, the engineer on record acknowledges that the electronic copy is an identical replicate of the original hard copy submitted to the City of Las Vegas.

II. GRADING PLAN INFORMATION		
Yes	No	
X		(1) 24" X 36" copy of the Grading Plan, (including all Detail Sheets) sealed by the engineer.
X		Proposed future and existing spot grades for top of curbs and street crowns at lot lines, grade breaks, and along curb returns on both sides of the street. Note: Proposed top of curb elevations must be provided for both sides of roadways even if only half street construction is required.
X		Label existing topography at a minimum 5 foot elevation interval including adjacent developments, finished floor elevations of existing buildings and top of existing curbs extending 100 feet around the perimeter of the site. (*Measured from the centerline of the adjacent roadway.)

**CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST**

II. GRADING PLAN INFORMATION		
Yes	No	
	N/A	Proposed on-site and off-site storm drains and other flood control facilities with plan and profile sheets for public storm drains showing the class of pipe, (Class III, IV, V, etc.), design hydraulic grade line, (HGL) and 100 year storm flow. A public drainage easement must be provided over on-site storm drains conveying off-site flows. An overflow path must be provided over all storm drains.
X		All existing and "to be constructed" walls with cross-sections showing wall type, (e.g. block wall, retaining wall, flood wall, etc.), with limits clearly defined, adjacent ground elevations. Wall heights must meet current ordinances and in no case exceed 14 feet above the adjacent property.
X		Street slopes for both interior and perimeter streets. Note: The minimum slope for a roadway is 0.4 percent, a minimum 18-inch storm drain must be provided where minimum slopes cannot be met.
	N/A	Back of lot elevations and lot drainage pattern for all lots including common lots.
	N/A	Sites with a grade difference two feet above or below existing ground are required to have approval from City of Las Vegas Current Planning. Current Planning approval is required prior to final approval of the drainage study.
	N/A	On-site facilities must perpetuate flows through or around the site without significantly impacting adjacent property owners. (The project must pass flows through the site every 600 feet where the project is blocking flow paths.)
	N/A	This project uses a solid grouted stem wall (or approved alternate) at the back of sidewalk to provide erosion protection for landscaped areas where the depth of flow in the roadway exceeds the back of walk elevation. A corresponding cross-section detail is included.
X		Commercial and Common Lot Landscape areas are not allowed to drain over the sidewalk. The grading plans show flow lines with grades and sidewalk under drains for all landscape areas draining to the public ROW.

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
X		Concrete valley gutters are required in parking lots with slopes less than 1 percent. Slopes through cul-de-sac must be at a 1 percent minimum where flow is drained through the cul-de-sac.
	N/A	Ten-foot wide public drainage easements to be privately maintained are allowed for flow less than 20 cfs. The depth of flow entering the easement must be checked using the submerged weir calculation.
	N/A	The limits of the flood zones and the base flood elevations (BFE) must be shown on all grading plans for all developments within a Special Flood Hazard Zone A, AO, AE, etc.
X		Minimum finish floor elevation is 6 inches above highest adjacent top of curb. Finish floor calculations must include allowances for super elevations on curves and velocity head for tee intersections.
	N/A	Finished floor elevations for buildings adjacent to public drainage easements must be a minimum of 18 inches above the Q100 weir of submerged weir elevation, whichever is greater.

**CITY OF LAS VEGAS MINIMUM DRAINAGE STUDY CRITERIA CHECKLIST**

III. Local Entity Criteria - City of Las Vegas – Manual Section 1600		
Yes	No	
	N/A	Lots with “B and C Type Drainage” that drain from one lot to another through a drainage easement shall be required to install an underground nuisance drainage system or a 2-foot valley gutter. 16” x 24” minimum block wall openings are required for both options.
	N/A	Bubblers are required across 80 foot and greater ROW streets. When flows exceed 10 cfs, bubblers larger than 18 inches will be required up to a maximum of 36”. Inlets must be sized to match the pipe size provided.

- Contact the Flood Control Section regarding the drainage study review fee. These fees are payable at the time of submittal.
- The Drainage Study must be conditionally approved prior to submitting improvement plans to the Civil and Planning Development of the Department of Building and Safety for review.

This document is intended as an **aid** in preparing Technical Drainage Studies for the City of Las Vegas. Each study submitted is reviewed for compliance with local and regional criteria. This form is not intended to be all-inclusive and does not limit the extent of the information, calculations or exhibits which may be necessary to properly evaluate the intended land use.



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**

DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

May 14, 2025

John Curran  
Deer Springs Land, LLC  
10801 West Charleston Boulevard, #170  
Las Vegas, Nevada 89135

**RE: 25-0130-SDR1  
PLANNING COMMISSION MEETING OF MAY 13, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to **APPROVE** of the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 34,100 SQUARE-FOOT MEDICAL OFFICE BUILDING AND 900 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

This approval is subject to the following amended conditions:

**Planning**

- A. All landscape buffer trees adjacent to Deer Springs Way shall be 36-inch box size trees.
- 1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 2. All development shall be in conformance with the site plan and landscape plan, date stamped 03/18/25 and building elevations, date stamped 04/24/25, except as amended by conditions herein.
- 3. Prior to issuance of a permit for any building on this site, provide plans satisfactory to the Department of Community Development indicating conformance with the 20 percent Town Center open space requirement for the Montecito Lifestyle Center Commercial Subdivision.

4. Prior to the issuance of any sign permits on this site, submit to the Department of Community Development for review and possible approval an amendment to the approved Master Sign Plan (MSP-0013-01) for the Montecito Lifestyle Center.
5. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow zero percent of the proposed restaurant building (Pad A) to be placed at the build-to line along the Deer Springs Way frontage where at least 60 percent of the building is to be so oriented within the Town Center Urban Zone and to allow no plaza where such is required on up to 40 percent of the Deer Springs Way frontage in the Town Center Urban Zone.
6. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow zero percent of the proposed office building (Pad B) to be placed at the build-to line along the Deer Springs Way and Riley Street frontages where at least 80 percent of the building is to be so oriented within the Town Center Core Zone and to allow no plaza where such is required on up to 20 percent of the frontages in the Town Center Core Zone.
7. A Waiver from the Town Center Development Standards Manual Section C.2.G is hereby approved, to allow a 10-foot parking area setback from a public street where 15 feet is required, and to allow parking areas to be placed in front of buildings where required to be placed to the side or rear of buildings.
8. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
11. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Dead landscape materials within the amenity zones along Deer Springs Way and Riley Street shall be replaced in conformance with the requirements of the Town Center Development Standards Manual. Replacement landscape material shall be restored to the specifications as previously approved.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Deer Springs Way in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC.
15. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
16. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
17. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
18. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-through operations on this site.
21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible for constructing such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

**Fire & Rescue**

22. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

This action by the Planning Commission on **May 13, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **May 27, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

July 9, 2025

City of Las Vegas  
Department of Flood Control  
495 S. Main Street  
Las Vegas, NV 89101

**Subject: Technical Drainage Study Update for Commercial Center W. Deer Springs Way & N. Riley Street  
(Previously Approved DS3031 aka Montecito Town Center)**

This Technical Drainage Study Update will serve to address the following proposed conditions to the previously approved drainage study and plans for Montecito Town Center at SWC of Deer Springs and Riley Street (DS3031):

1. On-site Flow
  - a. Referenced ON5 Basin (Ultimate Condition from Montecito Town Center Study)  
Area = 39.34 ac  
Q10 = 55 cfs  
Q100 = 89 cfs
  - b. Prorated Site On-Site Basin (8.31% of ON5)  
Area = 3.27 ac  
Q10 = 4.6 cfs  
**Q100 = 7.4 cfs**

2. Off-site Flow Finished Floor Check  
Proposed Pad A FFE = 2555.60'  
Proposed Pad B FFE = 2549.44'-2547.94'

Deer Springs D100 = 0.66'; V100 = 5.17 fps

Deer Springs High Side FL @ Pad A = 2553.32'  
Minimum Pad A FFE = 2553.32' + (2 x 0.66') = 2554.64'

Deer Springs High Side FL @ Pad B = 2550.67'  
Minimum Pad B FFE = 2550.67' + (2 x 0.66') = 2551.99'

**Proposed Pad A FFE = 2555.60' > 2554.64' OK**

**Proposed Pad B FFE = 2549.44' < 2551.99' Flood Protection Required—1' Berm provided along northern property boundary.**

See Appendix A for FlowMaster Calculations for Deer Springs, Appendix B for the referenced and approved Drainage Maps and Hydraulic Tables, and Appendix C for Improvement Plans.

3. Driveway Check @ Deer Springs

$$D100 = 0.66'$$

$$\text{Deer Springs FL} = 46.75'$$

$$\text{Onsite TC} = 48.24$$

$$46.75' + 0.66' + 0.5' = 47.91'$$

**48.24' > 47.91' OK: Driveway humped 6" above depth of flow in Deer Springs**

4. BMP Calculations

BMP Swale: 3:1 SS, 10' top width, 1.4% min slope,  $d_{50} = 3''$ ,  $T = 6''$

BMP Swale Capacity = 27.02 cfs

Total Onsite Q100 = 7.4 cfs

**100% of site drains to and is treated by BMP swale and ultimately discharges to Riley Street, matching the historic and previously approved drainage pattern.**

See Appendix A for FlowMaster calculations and see Appendix C for Improvement Plans.

## **Conclusions**

1. Site hydrology, drainage patterns, discharge points and values remain the same as previously approved study (DS3031). Approval letters and reference study excerpts have been provided in Appendix B.
2. The proposed finished floor elevation for Pad A is set at least twice the depth of flow in Deer Springs. The proposed finished floor elevation for Pad B does not meet the minimum freeboard requirement and thus requires additional flood protection via a 1' high berm along the northern property line. Supporting calculations have been provided to demonstrate the proposed buildings meet the minimum freeboard requirements.
3. The proposed driveway off of Deer Springs has been set at least 6" above the depth of flow in the adjacent street.
4. 100% of the onsite flows are treated by the proposed BMP along the eastern boundary off the subject site.

If you have any questions or require additional information, please do not hesitate to contact me at (702) 279-3576.

Respectfully,

CivilWorks, Inc.

Brandon A. Potts, P.E.

# APPENDIX A

- **FlowMaster Sections**
  - **Deer Springs Q100**
  - **BMP Swale**

## Worksheet for Deer Springs Q100 = 94 cfs

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Channel Slope	2.100 %
Discharge	94.00 cfs

### Section Definitions

Station (ft)		Elevation (ft)
	0+00	0.76
	0+05	0.66
	0+08	0.60
	0+09	0.50
	0+09	0.00
	0+10	0.16
	0+40	0.61
	0+71	0.16
	0+72	0.00
	0+72	0.50
	0+72	0.60
	0+75	0.66
	0+80	0.76
	0+89	1.80

### Roughness Segment Definitions

Start Station	Ending Station	Roughness Coefficient
(0+00, 0.76)	(0+05, 0.66)	0.013
(0+05, 0.66)	(0+08, 0.60)	0.025
(0+08, 0.60)	(0+10, 0.16)	0.013
(0+10, 0.16)	(0+71, 0.16)	0.016
(0+71, 0.16)	(0+72, 0.60)	0.013
(0+72, 0.60)	(0+75, 0.66)	0.025
(0+75, 0.66)	(0+80, 0.76)	0.013
(0+80, 0.76)	(0+89, 1.80)	0.025

Options	
Current Roughness Weighted Method	Pavlovskii's Method
Open Channel Weighting Method	Pavlovskii's Method
Closed Channel Weighting Method	Pavlovskii's Method

Results	
Normal Depth	7.9 in

## Worksheet for Deer Springs Q100 = 94 cfs

---

### Results

---

Roughness Coefficient	0.017
Elevation	0.66 ft
Elevation Range	0.0 to 1.8 ft
Flow Area	18.2 ft <sup>2</sup>
Wetted Perimeter	71.0 ft
Hydraulic Radius	3.1 in
Top Width	69.93 ft
Normal Depth	7.9 in
Critical Depth	9.5 in
Critical Slope	0.594 %
Velocity	5.17 ft/s
Velocity Head	0.42 ft
Specific Energy	1.07 ft
Froude Number	1.789
Flow Type	Supercritical

---

### GVF Input Data

---

Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

---

### GVF Output Data

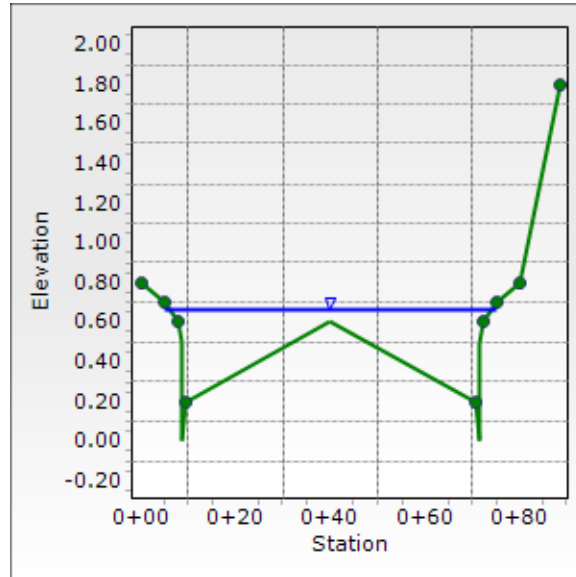
---

Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	7.9 in
Critical Depth	9.5 in
Channel Slope	2.100 %
Critical Slope	0.594 %

---

## Cross Section for Deer Springs Q100 = 94 cfs

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Channel Slope	2.100 %
Normal Depth	7.9 in
Discharge	94.00 cfs

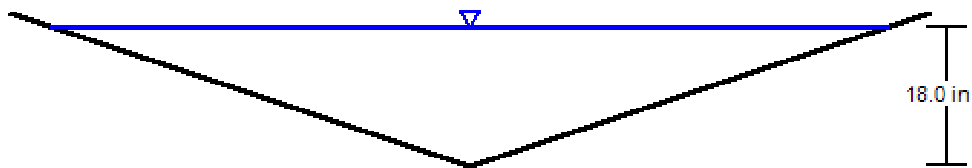


## Cross Section for BMP Swale

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

Input Data	
Roughness Coefficient	0.035
Channel Slope	1.400 %
Normal Depth	18.0 in
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V
Discharge	27.02 cfs



V: 1  
H: 1

## Worksheet for BMP Swale

Project Description	
Friction Method	Manning Formula
Solve For	Discharge

---

Input Data	
Roughness Coefficient	0.035
Channel Slope	1.400 %
Normal Depth	18.0 in
Left Side Slope	3.000 H:V
Right Side Slope	3.000 H:V

---

Results	
Discharge	27.02 cfs
Flow Area	6.8 ft <sup>2</sup>
Wetted Perimeter	9.5 ft
Hydraulic Radius	8.5 in
Top Width	9.00 ft
Critical Depth	16.6 in
Critical Slope	2.166 %
Velocity	4.00 ft/s
Velocity Head	0.25 ft
Specific Energy	1.75 ft
Froude Number	0.815
Flow Type	Subcritical

---

GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

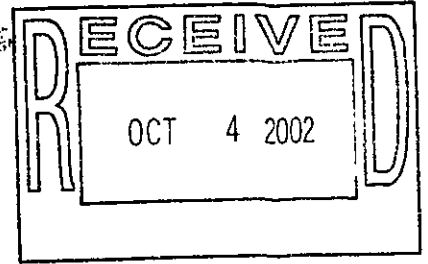
---

GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	0.00 ft/s
Upstream Velocity	0.00 ft/s
Normal Depth	18.0 in
Critical Depth	16.6 in
Channel Slope	1.400 %
Critical Slope	2.166 %

## **APPENDIX B**

- **Referenced Material from DS3031**
  - **Approval Letters**
  - **Figure 2-3 Ultimate Conditions Drainage Basin Map**

C L A R K C O U N T Y  
REGIONAL FLOOD CONTROL DISTRICT



Gale Wm. Fraser, II, P.E.  
General Manager/Chief  
Engineer

**BOARD OF DIRECTORS**

Larry Brown  
Chairman  
City of Las Vegas

Crescent Hardy  
Vice-Chairman  
City of Mesquite

Shari Buck  
City of North Las Vegas

Mayor James Gibson  
City of Henderson

Michael Mack  
City of Las Vegas

Chip Maxfield  
Clark County

Bryan A. Nix  
City of Boulder City

Bruce L. Woodbury  
Clark County

October 2, 2002

Mr. Randy Fultz, P.E.  
City of Las Vegas Public Works  
731 S. Fourth St  
Las Vegas, NV 89101

**DISTRICT CONCURRENCE: MONTECITO TOWN CENTER (DS3031)**

Dear Mr. Fultz:

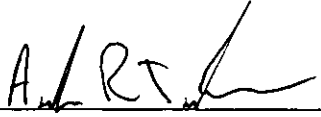
Clark County Regional Flood Control District (District) reviewed Technical Drainage Study dated July 22, 2002, Addendum No. 1 dated August 14, 2002 and Addendum No. 2 dated August 19, 2002, for the above-mentioned project as submitted by Primas and Associates Consulting. In addition, District is in receipt of the Conditional Letter of Acceptance from City of Las Vegas Public Works dated August 19, 2002.

District concurs with acceptance of this Technical Drainage Study by City of Las Vegas Public Works.

District's review of this project was limited to issues of Regional Flood Control Significance as defined in *Uniform Regulations for the Control of Drainage*.

Please be aware that as additional information becomes available and/or restudies of Flood Insurance Studies are performed, information submitted by Primas and Associates Consulting may be superseded. Compliance with regulatory elements and design standards specified in *Uniform Regulations for the Control of Drainage* does not imply a guarantee that properties will be free from flooding or flood damage. The District, its officials, or employees assume no liability for information, data, or conclusions presented by consulting engineers. We, therefore, make no warranties, either expressed or implied, in conducting this review.

GALE WM. FRASER, II, P.E.  
General Manager/Chief Engineer

BY:   
Andrew R. Trelease, P.E.  
Senior Civil Engineer

ART:css

c: David P.N. Huckle, P.E., Primas and Associates Consulting

File: 19-60-20a.PRI

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> August 19, 2002	
<b>TO:</b> Land Development Services Department of Public Works		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
<b>SUBJECT:</b> Drainage Study for: <b>Montecito Town Center</b>		<b>COPIES TO:</b> Montecito Town Center, LLC	
<b>Cross Streets:</b> NEC Centennial & El Capitan		Primas and Associates <b>FAX: 228-8194</b>	
<b>FILE NO.:</b> F:\Depot\DSMEMOS\DS3031B.DOC		Cheri Edelman, P.E., DEVCO	
<b>Parcel Number:</b> 125-20-501-001 and more		CCRFCD	
<b>Zoning Action:</b>		CCPW	
<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 G.R. #
1 <sup>st</sup> Submittal	11/14/2001	11/28/2001	Not Accepted	\$250.00	
2 <sup>nd</sup> Submittal	07/26/2002	08/07/2002	Not Accepted	\$250.00	
3 <sup>rd</sup> Submittal	08/15/2002	08/19/2002	See Comments Below	\$250.00	\$750.00 GR#90157
			<b>TOTAL FEES (LDDRS):</b>	<b>\$750.00</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.
	must be resubmitted or supplemented including the following:
<b>X</b>	must have Clark County Regional Flood Control District concurrence
<b>X</b>	must have Clark County Public Works concurrence

The second submittal is not an update or addendum. The second submittal and supplement replaces the first.

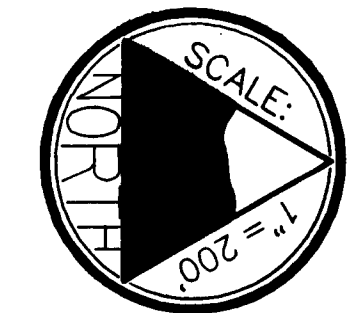
- This drainage study is acceptable in concept**, however, the City of Las Vegas will not formally accept the study until the Clark County Regional Flood Control District (CCRFCD) has issued a letter of concurrence. The Engineer should contact the CCRFCD to confirm that they have begun their review.
- This site is adjacent to the ongoing Clark County Western Beltway Project. The engineer must coordinate with Clark County Public Works Department and incorporate any concerns for boundary conditions along the Northern Beltway. CCPW concurrence is required prior to final acceptance of the study.
- The Montecito Town Center Master drainage study requires high points in El Capitan south of Elkhorn and Dorrell, in Frontage south of the Dorrell alignment, and in Deer Springs east of the Frontage Road. These high points are required to maintain the flow routing assumptions presented in this study. If improvement plans are submitted without these features then the Montecito Town Center Master drainage study must be updated.
- This site is adjacent to a proposed SID project in El Capitan Way. Continuing coordination with the SID project is required to maintain compatibility.

5. Technical Drainage Study Updates are required as each parcel within this Drainage Study Master Plan develops.

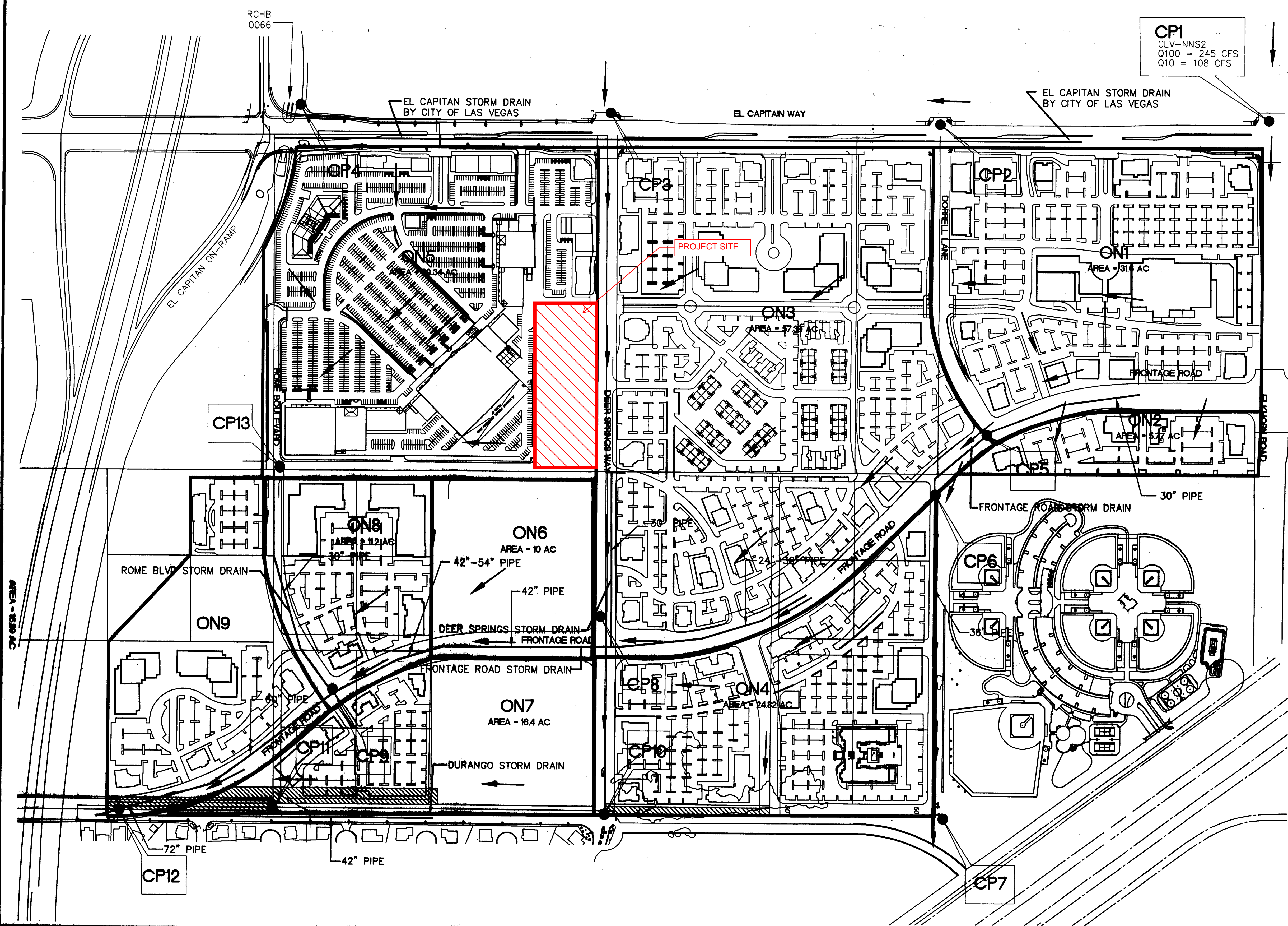
**NOTE:** Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the City of Las Vegas Flood Control Section. Additionally, 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**  
JWB

T/R/S: 19S/60E/20  
AREA G20



200 0 100 200 400  
 ( IN FEET )  
 1 inch = 200 ft.



**CP1**  
 CLV-NNS2  
 Q100 = 245 CFS  
 Q10 = 108 CFS

Rational Method Formula:  $Q = kiia$

$i_{10} = 3.16$  in/hr  
 $i_{100} = 5.11$  in/hr  
 $k = 0.5$ ; CCRPCD local factor

Basin	Area	C10	C100	Q10(cfs)	Q100(cfs)
ON1	31.6	0.88	0.89	44	72
ON2	5.77	0.88	0.89	8	13
ON3	57.39	0.88	0.89	80	131
ON4	24.82	0.88	0.89	35	56
ON5	39.34	0.88	0.89	55	89
ON6	10.0	0.88	0.89	14	23
ON7	16.4	0.88	0.89	23	37
ON8	11.2	0.88	0.89	16	25
ON9	16.39	0.88	0.89	23	37

Offsite flows from CLV-NNS	In SD		Surface	
	Q10	Q100	Q10	Q100
CP1 (From CLV-NNS Existing Condition)	108	245	-	-
CP2 (From CLV-NNS Existing Condition)	41	119	41	78
CP3 (From CLV-NNS Existing Condition)	85	237	85	58
Spill CP3 El Capitan	0	58	85	58
Spill CP3 Deer Springs	0	94	0	94

Onsite Flow Combination Points				
CP4 (From VTN Study)	116	244	116	128
CP5 (ON1)	44	72	44	28
CP6 (Sum of CP5 and ON2)	52	85	52	33
CP7 (CP4)	52	85	52	33
CP8 (Sum of ON3 and CP3)	80	225	80	145
CP9 (Sum of ON3, ON4, ON8, & CP8)	164	362	164	198
CP10 (ON4)	35	56	35	36
CP11 (Sum of ON7 and ON4)	57	94	57	36
CP12 (Sum of ON7, CP9, and ON9)	244	493	244	249
CP13 (ON5)	55	89	55	35

NOTE:  
 ELKHORN ROAD & EL CAPITAN WAY STORM DRAIN SYSTEMS WILL BE  
 INSTALLED BY THE CITY OF LAS VEGAS SID.

**PRIMAS AND ASSOCIATES CONSULTING ENGINEERS**  
 1001 SOUTH CHARLES BLVD. SUITE 4-3 LAS VEGAS, NEVADA 89102  
 (702) 252-8181 FAX (702) 252-8184  
 NO. REVISIONS  
 BY DATE  
 APPR.

**FIGURE 2-3**  
**MONTECITO TOWN CENTER**  
**ULTIMATE DRAINAGE CONDITION MAP**

SCALE: 1" = 200'  
 DRAWN: [ ]  
 CHECKED: [ ]  
 DATE: [ ]

## **APPENDIX C**

- **Improvement Plans**