

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 28, 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\DS5865B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-21-101-001	NDOT CCRFCFCD
Zoning Action:	22-0528-MOD1, 22-0528-SUP1, 22-0528-VAC1, 22-0528-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	5/13/2025	5/22/2025	See Comments Below	\$400.00	6238649: \$400
2 nd Submittal	7/14/2025	7/24/2025	See Comments Below	\$400.00	6315907: \$400
			TOTAL FEES (LDDRS):	\$800.00	----

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. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.

Please note that effective March 15, 2019, the CCRFCFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. 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.
3. 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.

4. Sheet C4.02: Provide a drainage easement document number for existing 10' public drainage easement at the south border of the project site prior to the final approval of the drainage study.
5. Sheet C6.02: Provide a connection details where the proposed pipe is connected to drop inlet.

***** 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