

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: September 3, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Oh-Sang Kwon, P.E. Flood Control Department of Public Works
SUBJECT:		Drainage Study for:	COPIES TO:
		Rancho Multi-Family Phase 3	Neighborhood Land, LLC
Cross Streets:	NWC of Rancho Drive and Smoke Ranch Road		Andrew Whittaker, P.E.
File Number:	F:\Depot\DSMemos\DS5901A.doc		Lucien Paet, P.E., DevCo
Parcel Number:	139-18-410-016		CCRFCFCD
Zoning Action:	24-0667 [VAR1, SUP1, and 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	7/30/2025	9/03/2025	See Comments Below	\$400.00	6337252: \$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. The site is adjacent to and connects into an existing *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>

When it's applicable, structural calculations of facilities must be approved by the City prior to submittal to the Clark County Regional Flood Control District for their review and concurrence.

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

2. The existing CCRFCD master planned facility is located within the proposed project site. Provide limit of existing public drainage easement on the grading plan along with Document Number or Book and Page Number for all existing easements. If the drainage easement is not provided for the existing CCRFCD master planned facility, please dedicate a public drainage easement.
3. All special structures and mainline storm drain connection require details and structural calculations to be reviewed by the *City of Las Vegas Building & Safety Department*. Approval by the *Building Department* must be obtained prior to final approval of the subject drainage study.
4. On Figure 8, Section B should include basin DOF3, not DOF2. Double check the Q100 listed on the tables and reflect changes accordingly.
5. Details 41/C5.2 and 42/C5.2 call out HDPE outlet pipe, but the plan and profile call out RCP. Please revise details to call out RCP.
6. Callout existing storm drain and label CLV Dwg number in the grading plan.
7. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

***** 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: T20S/R61E/S18
AREA M19