

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b> October 14, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division			<b>FROM:</b> Jefferson Torrecampo, P.E. Flood Control Eng. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Oso Blanca Place</b>		<b>COPIES TO:</b> GCW
<b>Cross Streets:</b>	Oso Blanca Rd and Montecito Pointe Rd		Madison Capital Group Management, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5865D.doc		Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	125-21-101-001		NDOT CCRFCD
<b>Zoning Action:</b>	22-0528-MOD1, 22-0528-SUP1, 22-0528-VAC1, 22-0528-SDR1		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/13/2025	5/22/2025	See Comments Below	\$400.00	6238649: \$400
2 <sup>nd</sup> Submittal	7/14/2025	7/24/2025	See Comments Below	\$400.00	6315907: \$400
3 <sup>rd</sup> Submittal	9/4/2025	9/9/2025	See Comments Below	\$400.00	6384846: \$400
CCRFCD	10/9/2025	10/14/2025	CCRFCD Concurrence Received	N/C	N/C
<b>TOTAL FEES (LDDRS):</b>				<b>\$1200.00</b>	<b>----</b>

**REMARKS:**

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

<b>X</b>	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.

1. 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.
2. 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.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> 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

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