

DS #: 4684-2

APN: 125-07-401-001

PROJECT: Skyx Canyon - Parcel 1.3 Phase 2 - Update #2

SUBMITTAL: 4th Submittal

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM

DATE:

December 13, 2017

TO:

Land Development Services
Department of Building & Safety

FROM:

Albert Sung, P.E.
Flood Control Project Engineer
Department of Public Works

SUBJECT:

Drainage Study for:

Skye Canyon – Parcel 1.3 Phase 2 - Update #2

COPIES TO:

Slater Hanifan Group

Cross Streets:

NEC Grand Teton Drive & Hualapai Way

K A G Development South, LLC /
Ninety-Five Management, LLC

File Number:

F:\Depot\DSMemos\DS4684D.doc

Bart Anderson, P.E., DevCo

Parcel Number:

125-07-401-001

CCRFC

Zoning Action:

TMP-53908

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	6/30/2014	8/7/2014	Not Approved	\$400.00	361819: \$400
2 nd Submittal	9/25/2014	10/14/2014	Approved	\$400.00	371409: \$400
3 rd Submittal	2/3/2015	2/17/2015	Approved	\$100.00	384424: \$100
4 th Submittal	12/11/2017	12/13/2017	See Comments Below	\$100.00	492103: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

REMARKS:

4th Submittal: Update #2 to activate Phase 2 Development

3rd Submittal: Update #1 to revise onsite storm drain connections to *Mountain Landing Street*

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

X	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.

The following conditions are repeated until they are complete:

- Grading Plan G-2:** Dedicate the piece of land between the end of **Wildhorse Canyon Avenue** and the right-of-way line of **Mountain Landing Street** as a common lot and public drainage easement (privately maintained by the HOA) on the grading plan and the final map.
- Grading Plans G-3 and G-4:** Dedicate the piece of land between the east end of **Desert Bighorn Court** and the bulb of cul-de-sac of **Coyote Echo Court** as a common lot and public drainage easement (privately maintained by the HOA) on the grading plan and the final map.
- All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.

4. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

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, 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.

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.

END OF REMARKS

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T/R/S: T19S/R60E/07

AREA G-07



OLY1401.000

December 11, 2017

Albert Sung, P.E.
Flood Control Project Engineer
City of Las Vegas Department of Public Works
333 N. Rancho Drive
Las Vegas, Nevada 89106

Subject: Skye Canyon Parcel 1.3 Phase 2 – Update #2 (CLV DS4684)

Dear Mr. Sung:

This letter is being submitted as the Update #2 to the approved Technical Drainage Study for Skye Canyon Parcel 1.3. The most drainage study for the site (Update #1) was approved by the City of Las Vegas on February 17, 2015 and the improvement plans have been approved for Mylar. A copy of the Update #2 approval letter is attached. However, since the approval of Update #2, no further processing of the plans and/or improvements have been occurred for the Phase 2 portion of the site.

Condition No.2 of the approval letter for Update #2 states that "The final approval of this drainage study is for Phase 1 and the overall developments. However, if Phase 2 comes in at a time more than one year from the final approval of the Phase 1 and overall drainage study, an update to address Phase 2 Development will be required." Thus, the purpose of this letter is to serve as the required update to address the Phase 2 development and to reactivate the processing of plans and subsequent improvements for the Phase 2 portion of the site.

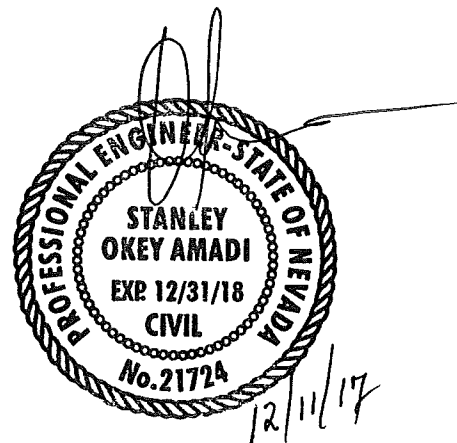
No revisions to the plan as are being proposed to be addressed by this Update #2. The improvements will be constructed as shown on the already approved plans. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,

SLATER HANIFAN GROUP

Stanley Okey Amadi, P. E.
Project Manager - Flood Control Division

pc: Mark Failla, P.E. - SHG
Tim Mulrooney, P.E. – SHG
Mark Failla, CFM, PE, - SHG
Matt Key, - SHG



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 17, 2015
TO: Land Development Services Department of Building & Safety		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
	Skye Canyon – Parcel 1.3 – Update #1	Slater Hanifan Group
Cross Streets:	NEC Grand Teton Drive & Hualapai Way	K A G Development South, LLC / Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS4684C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-07-401-001	CCRFCD
Zoning Action:	TMP-53908	
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
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3 rd Submittal	2/3/2015	2/17/2015	See Comments Below	\$100.00	384424: \$100
TOTAL FEES (LDDRS):				\$900.00	----

REMARKS:**3rd Submittal: Update #1 to revise onsite storm drain connections to Mountain Landing Street**

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

X	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.

- The subject drainage study is based on the condition that the **Skye Canyon Phase 1 Infrastructure** and the perimeter streets (*Eagle Canyon Avenue, Hualapai Way, Grand Teton Drive and Mountain Landing Street*) are fully improved for onsite major storm events protection. The perimeter streets and all the associated storm drain facilities must be completed prior to the issuance of building permits for the subject development.
- The final approval of this drainage study is for Phase 1 and the overall developments. However, if Phase 2 comes in at a time more than one year from the final approval of the Phase 1 and overall drainage study, an update to address Phase 2 Development will be required.
- Grading Plan G-2:** Dedicate the piece of land between the end of **Wildhorse Canyon Avenue** and the right-of-way line of **Mountain Landing Street** as a common lot and public drainage easement (privately maintained by the HOA) on the grading plan and the final map.

4. **Grading Plans G-3 and G-4:** Dedicate the piece of land between the east end of ***Desert Bighorn Court*** and the bulb of cul-de-sac of ***Coyote Echo Court*** as a common lot and public drainage easement (privately maintained by the HOA) on the grading plan and the final map.
5. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map.
6. The engineer must provide a table on the grading plans that shows a quantity estimate of all drainage improvements within Public Drainage Easements. All drainage improvements within Public Drainage Easements must be bonded and inspected.

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, 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.

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END OF REMARKS
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