

DS #: 5302

APN: 126-26-000-003

PROJECT: BLM 270 Parcel E Mass Grade

SUBMITTAL: 2nd

SCANNED BY/DATE:

CHECKED BY/DATE:



CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: August 31, 2020
TO: Land Development Services Department of Building & Safety		FROM: Jennifer Shinn, P.E. Flood Control, Engr. Associate Department of Public Works
SUBJECT:	Drainage Study for:	
BLM 270 Parcel E Mass Grade		COPIES TO:
Cross Streets:	SEC of Centennial Pkwy and Puli Dr	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5302B.doc	190 Octane FT Partners, LLC
Parcel Number:	126-26-000-003	Bart Anderson, P.E., DevCo
Zoning Action:	TMP-78365	CCRFCD
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	7/23/2020	8/17/2020	See Comments Below	\$400.00	3927972: \$400
2 nd Submittal	8/25/2020	8/31/2020	Conditionally Approved	N/C	N/C
TOTAL FEES (LDDRS):				\$400.00	----

REMARKS:

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

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 supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- This drainage study is acceptable in concept;** however, *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.

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

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

Please note that effective April 6, 2020, only electronic submittals to the CCRFCD will be accepted for regional concurrence. Contact cwang@regionalflood.org for direction.

2. This study covers the mass grading only. Future development of the parcel will require a technical drainage study.
3. Show and label all existing easements on the Grading Plans.

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
JKS

T/R/S: T19S/R59E/26
AREA F-26



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ROBERT SUMMERFIELD
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April 16, 2020

Mr. Chris Armstrong
190 Octane FT Partners, LLC
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89141

**RE: GPA-78033 [PRJ-77997] - GENERAL PLAN AMENDMENT RELATED
TO ZON-78241, VAC-78242 AND TMP-78365
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Armstrong:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a General Plan Amendment FROM: PF (PUBLIC FACILITIES) AND DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway (portions of APNs 126-26-000-001, 126-23-000-003 and 126-14-000-003), Ward 6 (Fiore) [PRJ-77997].

The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Chelsea Jensen
Slater Hanifan Group
5740 South. Arville Street, Suite #216
Las Vegas, Nevada 89118



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April 16, 2020

Mr. Chris Armstrong
190 Octane FT Partners, LLC
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89141

**RE: TMP-78365 [PRJ-77997] - TENTATIVE MAP RELATED TO GPA-78033, ZON-78241 AND VAC-78242
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Armstrong:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Tentative Map FOR A 12-LOT MASTER PLANNED RESIDENTIAL SUBDIVISION on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway (portions of APNs 126-26-000-001, 126-23-000-003 and 126-14-000-003), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] and C-V (Civic) Zone [PROPOSED: PD (Planned Development)], Ward 6 (Fiore) [PRJ-77997].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of a General Plan Amendment (GPA-78033) and Rezoning (ZON-78241) and approval of and conformance to the conditions of approval of a Petition to Vacate (VAC-78242) shall be required, if approved.
3. All development shall conform to the BLM 270 Design Guidelines and related exhibits or Title 19, as applicable. A Site Development Plan Review is required for development of one or more Builder Parcels.
4. All future child tentative maps proposed within the boundaries of this large-lot tentative map shall clearly indicate the locations and segments of all trails identified by the Trails Element of the Las Vegas 2020 Master Plan and the BLM 270 Design Guidelines as applicable.

5. All future child tentative maps proposed within the boundaries of this large-lot tentative map shall provide perimeter wall details and elevations in conformance with the standards and procedures contained within the BLM 270 Design Guidelines as applicable.
6. Conceptual landscape plans for the perimeters of Builder Parcels contained within the boundaries of this tentative map shall be submitted concurrently with submittal of a Site Development Plan Review for Builder Parcels.
7. Street names must be provided in accordance with the City's Street Naming Regulations.
8. 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.
9. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
10. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

11. A Petition of Vacation, such as VAC-78242, to eliminate Bureau of Land Management (BLM) rights-of-way and City of Las Vegas utility easements within this site shall record immediately prior to (concurrent with) the appropriate phase of the Final Map for this site.
12. Dedicate the appropriate rights-of-way for Dorrell Lane, Centennial Parkway, and each Neighborhood Collector street with the first Final Map for this site unless otherwise allowed by the City Engineer. Additionally grant a Multi-Use Non-Equestrian Easement over the portion of the proposed Puli alignment trail that is outside of the public right-of-way. All Trails, Common Elements, and private improvements in the public right-of-way are to be maintained by the Master Homeowner's Association.
13. Grant minimum 20-foot wide Public Sewer Easements through Parcels D-2 and C-1, to provide public sewer access to Parcels D-1 and C-2, respectively.
14. Provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way as well as access for each designated builder parcel to a public street. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.
15. Prior to the recordation of the first Final Map for this site, construct all public streets to meet the standards approved in ZON-78241. A conceptual bond for full improvements of Dorrell Lane and Centennial Parkway may be used in lieu of constructing these improvements for purposes of recording a large lot Final Map.
16. Public Streetlights shall match those approved in Skye Canyon. Prior to final acceptance of offsite improvements, the applicant shall provide two spare streetlight poles.
17. The submitted Sanitary Sewer Master Plan must be approved by the Sanitary Sewer Planning Section of the Department of Public Works prior to submittal of civil improvement plans for sanitary sewers. Revise the sewer paths to connect sewer from Parcels A-1 & A-2 to Farm Road. All related development must comply with all requirements of the approved Master Sewer Plan.
18. Extend oversized public sewer in Tropical Parkway to the west edge of this development. Reserve, dedicate, or grant a 40-foot wide public sewer easement for the Tropical Parkway alignment, or other dimension as allowed by City Engineer. Portions of this site are dependent on the construction of public sewer segments that do not currently exist. If not constructed or guaranteed by another development, construct the required sewer lines to connect this site to a public sewer line as required by the Department of Public Works.

19. A minimum two lanes of asphalt pavement on all public streets providing the main access to Designated Builder Parcels and a working sanitary sewer connection shall be provided prior to a final inspection of any individual dwelling units within this Tentative Map.
20. 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.
21. Submit a License Agreement for landscaping and private improvements in the public right-of way (Puli Road alignment) prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
22. A Master 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, the submittal of any construction drawings, or the recordation of a map whichever may occur first. The Traffic Impact Analysis shall include a pedestrian circulation/access 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 update to the 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.

Mr. Chris Armstrong
190 Octane FT Partners, LLC
TMP-78365 [PRJ-77997] – Page Five
April 16, 2020

23. A Master 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, submittal of any construction drawings, or the recordation of a map, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct 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.
24. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Chelsea Jensen
Slater Hanifan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



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April 16, 2020

Mr. Chris Armstrong
190 Octane FT Partners, LLC
11411 Southern Highlands Parkway, Suite #300
Las Vegas, Nevada 89141

**RE: VAC-78242 [PRJ-77997] - VACATION RELATED TO GPA-78033,
ZON-78241 AND TMP-78365
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Armstrong:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Petition to Vacate Bureau of Land Management right-of-way grants generally located on the west side of Puli Road between Farm Road and Tropical Parkway, Ward 6 (Fiore) [PRJ-77997].

This approval is subject to the following conditions:

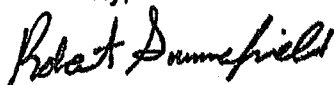
1. The limits of this Petition of Vacation shall be portions of Bureau of Land Management (BLM) Right-of-Way Grant N-77772 and portions of BLM Patent Reservation N-96824 located on the west side of Puli Road between Farm Road and Tropical Parkway as submitted on the site plan date stamped January 16, 2020.
2. This Order of Relinquishment shall record immediately prior to and concurrent with a mapping action that subdivides this site.
3. The Order of Relinquishment shall be modified to reserve any easements required for future public infrastructure (sewer and drainage).
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by TMP-78365 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment.

Mr. Chris Armstrong
190 Octane FT Partners, LLC
VAC-78242 [PRJ-77997] - Page Two
April 16, 2020

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed; public easement corridors or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Chelsea Jensen
Slater Hanlfan Group
5740 South Arville Street, Suite #216
Las Vegas, Nevada 89118



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April 16, 2020

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190 Octane FT Partners, LLC
11411 Southern Highlands Parkway, Suite # 300
Las Vegas, Nevada 89141

**RE: ZON-78241 [PRJ-77997] - REZONING RELATED TO GPA-78033,
VAC-78242 AND TMP-78365
CITY COUNCIL MEETING OF APRIL 15, 2020**

Dear Mr. Armstrong:

The City Council at a regular meeting held on April 15, 2020 voted to **APPROVE** your request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] AND C-V (CIVIC) TO: PD (PLANNED DEVELOPMENT) on 275.80 acres on the west side of Puli Road between Farm Road and Tropical Parkway (portions of APNs 126-26-000-001, 126-23-000-003 and 126-14-000-003), Ward 6 (Fiore) [PRJ-77997].

The Notice of Final Action was filed with the Las Vegas City Clerk on April 16, 2020.

Sincerely,

Robert Summerfield, AICP
Director
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RTS:PL:clb

cc: Ms. Chelsea Jensen
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5740 S. Arville St., Suite 216
Las Vegas, NV 89118

Main (702) 284-5300

westwoodps.com
(888) 937-5150

OLY2007.000

June 18, 2020

City of Las Vegas
Planning and Development
333 S. Rancho Drive
Las Vegas, NV 89101

RE: Justification Letter for Grade Difference over 2' for BLM 270 Parcel E Mass Grade

Westwood, on behalf of the applicant, 190 Octane FT Partners, LLC. respectfully submits this justification letter in support of a grade difference over 2 feet higher than the existing grade for the subject site. This information is provided as requested in Comment #2 of the review of the Technical Drainage Study for this site completed by Jennifer Shinn on August 13, 2020.

The subject site is located northeast of the intersection of Tropical Parkway and the Puli Road alignment, east of the proposed Sheep Mountain Parkway, and south of Centennial Parkway. The proposed development will consist of one (1) developable residential large pod lot with an overall net acreage of about 62 acres.

Please review the attached grading plans that depict the existing and proposed grades for this project. This project is in an area of the Las Vegas Valley that is fairly steep with a natural grade of about 3.5% to 4.5%. Our proposed site grading will require cuts and fills that will exceed 2' and therefore we request an approval of this grade difference for this project.

Thank you for considering this request. Please contact me at (702) 284-5300 if you have any questions regarding this issue.

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

Josh Johnson, P.E., LEED AP, ENV SP
Senior Project Manager

PLANS APPROVED
PLANNING
Dept. of Planning
City of Las Vegas, Nevada
2' GRADE DIFFERENCE ONLY
LHM AUG 25 2020

Conforms to the minimum requirement of
LVMC Title 19; applicable Master Plan
Development standards and/or Conditions of
Approval. Make No Change Without Approval.
Plan is Not a Permit to Violate Any Ordinance.

TMP-78365

Multi-Disciplined Surveying & Engineering
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PD