

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: November 10, 2022
TO: Land Development Services Department of Building & Safety			FROM: Peter Jackson, CFM Senior Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:		COPIES TO:
Skye Canyon North Arroyo Storm Drain			Westwood Professional Services
Cross Streets:	Shaumber Rd & Skye Canyon Park Dr		Century Communities
File Number:	F:\Depot\DSMemos\DS05598C.doc		Bart Anderson, P.E., DevCo
Parcel Number:	126-12-515-101		Fred Solis – CLV Planning
Zoning Action:			Mark Rex – CLV Planning
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	7/27/2022	8/23/2022	Not Approved	\$400.00	4882548: \$400
2 nd Submittal	9/19/2022	10/11/2022	Not Approved	\$400.00	4958649: \$400
3 rd Submittal & Supplement	10/31/2022 & 11/9/2022	11/8/2022 & 11/10/2022	Approved	\$400.00	5020949: \$400
			TOTAL FEES (LDDRS):	\$1200.00	----

REMARKS: 3rd Submittal, Addendum #2 includes a Supplement.

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 Planning Department has reviewed the Schematic Landscape Plans. The Schematic Landscape Plans, dated October September 9, 2022 are Conditionally Approved subject to revising the trees to a minimum 36-inch box with a preferred size of 48-inch box.** Continue to coordinate the proposed Common Element/Landscape/Trail improvements required with the Skye Canyon North Arroyo project with the Planning Department (Mark Rex). The conditional approval of the schematic landscape design plans by the Planning Department allows for the Approval of the North Arroyo Storm Drain Drainage Study. The Landscape Plans shall be included as a part of the Civil Improvement Plans for the North Arroyo Storm Drain. Add the Landscape Plan information to the Cover Sheet (Sheet C-1) and the Landscape Plan Quantities to Sheet C-3. The complete Improvement Plans shall be Bonded prior to the release of any further Building Permits adjacent to the North Arroyo.
- No Building Permits will be issued for lots adjacent to the North Arroyo. This includes Lots 174 through 186 as shown the Final Map for Skye Canyon 2.10 – Phase 2A, Bk 166/Pg 91 of Plats and ALL Lots shown on the Final Map for Skye Canyon Parcel 2.10, Phase 2B, Bk 169/Pg 008 of Plats. The permits will be released upon the approval of the drainage study and the bonding of the improvement plans. Occupancy under the building permits shall not be granted until the substantial completion of the North Arroyo drainage facilities.
- The Landscape Plan needs to show no trees within the 22' Maintenance Access (12-foot plus 5-foot

shoulders on each side) cross-sections. Clearly show the 40-foot Public Drainage Easement on the Landscape Plans.

4. As a part of the Improvement Plan submittal, the Structural Details for the connection into the existing downstream RCB needs to be submitted for Flood Control review and approval. The Structural Plans need to be included on Sheet C-1 and the Quantities included on Sheet C-3.
5. Structural plans for the storm drain improvements must be submitted for review and approval by the Building Department and included as a part of the civil plan set. The engineer must provide a copy of Building Department approval of the structures prior to final approval of the Improvement Plans by Flood Control.
6. Revise the Flood Certification Note on Sheets PP-1 through PP-9 to reflect the CLV Drainage Study Number (DS5598) and remove the County HTE reference.
7. The existing 40-foot Public Drainage Easement to be Privately Maintained is shown per Recorded Final Map (File 160/Pg.72 of Plats). The mainline North Arroyo storm drain is in a Public Drainage Easement with the storm drain system to be publicly maintained. The surface improvements within the North Arroyo are to be Privately Maintained and noted as such on the plans. Structures associated with the mainline, built in this study, and accepting offsite flow are also publicly maintained (Storm Drain Lateral #2, SDDI#1 and Storm Drain Lateral #4, SDDI#5). However, laterals not collecting offsite flow (SDDI#3, SDDI#4, and SDDI#6) are to be privately maintained and should be label as Private on the improvement plans.
8. Revise the Quantity Estimate to include both the Private and Public Quantities. Also, Include the Removal items in the Quantity Estimate.

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
PBJ/CAA

T/R/S: T19S/R59E/S12
AREA F-12