

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 2, 2023
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: Soldo Memorial Park at Skye Canyon	COPIES TO: Westwood Professional Services
Cross Streets:	NWC Alpine Ridge Way & Iron Mountain Rd.	Century Communities Nevada
File Number:	F:\Depot\DSMemos\DS5602C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-01-401-013	CCRFCD
Zoning Action:	22-0554-DVN1 & 22-0554-SDR1	
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 (Paid on 9/6/2022)	8/3/2022 & 9/6/2022	9/14/2022	Not Approved	\$400.00	4941132: \$400
2 nd Submittal	12/8/2022	12/29/2022	Not Approved	\$400.00	5067594: \$400
3 rd Submittal	2/16/2023	3/2/2023	See Comments Below	\$400.00	5147797: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

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.

- The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.

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>

- Coordinate the proposed BLM Grant for the south half of *Radley Avenue* and the west half of *Alpine Ridge Way* with *City of Las Vegas Right-of-Way* (Nancy Logan at 229-6545) and submit appropriate information to support BLM reservation for the street. No improvements may be constructed prior to the BLM Grant.
- The last submittal premised on the subject Soldo Memorial Park will go into construction prior to both the *Alpine Ridge East Development* to the northeast and *Iron Mountain Development* adjacent to the east. The proposed storm drain systems have been revised as follows:

- (a) SDDI #4 in *Alpine Ridge Way* will be extended for about 100' into *Radley Avenue* and daylight there. However, this is problematic because when *Iron Mountain Development* comes in, they will need to remove this section of pipe in *Radley Avenue* and re-installing the final layout of the storm drain in *Radley Avenue*.

The engineer shall match the storm drain profile as shown in the *Iron Mountain Development* (reference Sheet PP-1 of the *Iron Mountain* improvement plans). At wherever the proposed storm drain ends, provide an 8"-bleeder line until it daylights in *Radley Avenue*. Review and revise accordingly.

- (b) The storm drain system in *Alpine Ridge Way* north of the intersection with *Radley Avenue* will be extended north and turn into a wash in the undeveloped *Alpine Ridge East Development*.

Provide an access path to the end of the pipe for City maintenance crew and obtain a public drainage easement from the *Alpine Ridge East* developer/owner to provide legal access for the City during the interim condition.

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
AYS

T/R/S: T19S/R59E/01
AREA F-01