

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		May 24, 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:	COPIES TO:
Sunstone Phase 2 N. Skye Canyon Park Dr.		Westwood Professional Services
Cross Streets:	N Skye Canyon Park Drive & Moccasin Road	Northland LLC
File Number:	F:\Depot\DSMemos\DS5635C.doc	Bart Anderson, P.E., DevCo
Parcel Number:	125-05-101-003, 125-05-101-004, 125-05-201-004, 125-06-599-001, 125-06-699-001	CCRFCFCD
Zoning Action:	MOD-78829, PRJ-78789, TMP-78830	
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	12/13/2022	12/27/2022	Not Approved	\$400.00	5072196: \$400
2 nd Submittal & Supplement	1/17/2023 & 4/6/2023	5/1/2023	Not Approved	\$400.00	5107965: \$400
3 rd Submittal	5/11/2023	5/24/2023	See Comments Below	\$400.00	5271763: \$400
TOTAL FEES (LDDRS):				\$1,200.00	----

REMARKS:

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

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

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 resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. The project proposed to construct temporary drainage facilities including drainage berms/ditches primarily along the proposed Skye Canyon Park Drive. Prior to the final plans approval, the developer must complete a **Maintenance & Liability Agreement** for the interim drainage improvements and post a minimum maintenance bond of \$50,000 or 50% of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facilities and an exhibit that adequately shows the location and limits of the drainage facilities to *City Flood Control* for approval. Once the drainage study is conditionally approved, the engineer/developer should contact the *City's Land Development Section* (702-229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update/letter will be required to justify that the berm/swale are no longer necessary and can be removed.

2. **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>

3. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to *City Building & Safety Department* for review and approval prior to the final approval of the drainage study.
4. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owners allowing the grading. These letters are required prior to final acceptance of the drainage study.

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
HDR/CAA/OSK/AYS

T/R/S: T19S/R60E/S05&06
AREA F-05