



**TECHINICAL DRAINAGE STUDY UPDATE  
SUPPLEMENT**

**SKYE CANYON  
PARCEL 5.06 PHASES  
1 THRU 3**

**DECEMBER 2024**

# Skye Canyon Parcel 5.06 Phases 1 thru 3

## Technical Drainage Study Update Supplement

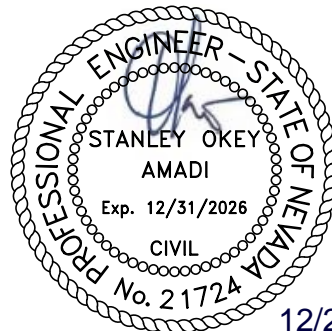
City of Las Vegas, NV

### Prepared For:

Century Communities of Nevada, LLC.  
6345 South Jones Boulevard, Suite 400  
Las Vegas, NV 89118  
Phone: 702-873-5338

### Prepared By:

Westwood Professional Services  
5725 W. Badura Avenue, Suite 100  
Las Vegas, NV 89118  
Phone: (702) 284-5300  
Fax: (702) 284-5339



12/20/24

Project Number: CEN2104.000

Date: December 2024

Stanley Okey Amadi, P.E. CFM

NV Professional Engineer No. 21724

Assisted by: Jonathan S. Rocha, E.I.

HYDROLOGIC CRITERIA AND DRAINAGE DESIGN MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Skye Canyon Parcel 5.06 Phases 1, thru 3 - Update Supplement Date: December 2024  
 Location of Development: a) Descriptive (Cross Streets): North/South: Sheep Mountain Parkway  
East/West: Iron Mountain Road  
 b) Section: 12 Township: 19 South Range: 59 East  
 c) APN: 126-12-101-006

Name of Owner: Century Communities of Nevada, LLC  
 Telephone No.: 702-873-5338 Fax No.: \_\_\_\_\_ E-mail Address: Paulo.Chavez@CenturyCommunities.com  
 Address: 6345 South Jones Boulevard, Suite 400 Las Vegas NV 89118

Contact Person – Name: Stanley Okey Amadi, P.E., CFM Telephone No.: (702) 284-5300  
 \*E-mail Address: Stanley.Amadi@westwoodps.com Fax No.: (702) 284-5399  
 Firm: Westwood Professional Services  
 Address: 5725 W. Badura Ave, #100 Las Vegas NV 89118

Type of Land Development/Land Disturbance Process:

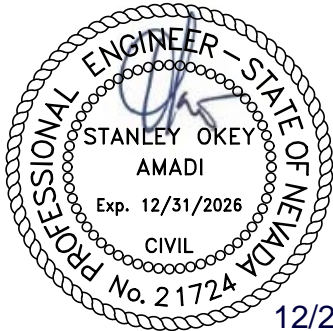
<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivison Map	<input type="checkbox"/>	Clearing and grading Only
<input type="checkbox"/>	Parcel Map	<input checked="" type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: +/- 56.84 ac Being Developed/Disturbed: +/- 10.58 ac  
 2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area?  Yes\*\*  No  
 3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No  
 4. Proposed type of development (Residential, Commercial, Etc.): Residential  
 5. Approximate upstream land area which drains to the subject site: 0 ac. existing detention basin cuts offsite watershed  
 6. Has the site drainage been evaluated in the past?  Yes\*\*  No If yes, please identify documentation: \_\_\_\_\_

Technical Drainage Study for Skye Canyon Parcel 5.06 Phase 1 & Mass Grade (DS 5623), Technical Drainage Studies & Updates for Skye Canyon Parcel 5.06 Phases 1, 2 and 3 (DS 5623, 5649 & 5676)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: North as surface flows into Phase 1 and eventually to storm drain system.

8. Briefly describe your proposed schedule for the subject project: Completed in four (4) Phases 1 thru 4. This study proposes the Phase 3 improvements.



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over The subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

**\*Newly Required Field**

\*\*Review and concurrence of the Clark County Regional Flood Control District is required

	Revision	Date
_____		
_____		
_____		
_____		

Local Entity File No.

REFERENCE:

STANDARD FORM 1

CEN2104.000

December 20, 2024

Mr. Tyler Key  
City of Las Vegas  
495 S. Main Street  
Las Vegas, NV 89101

**Subject: Supplement to the Technical Drainage Study Update for Skye  
Canyon Parcel 5.06 Phases 1 thru 3 - DS 5676**

Dear Key;

This letter certifies that all items provided on the electronic submittal CD matches the project study for the bound paper version.

Please contact me if you have any questions.

Respectfully Submitted,

WESTWOOD PROFESSIONAL SERVICES



Jonathan Rocha, E.I.  
Graduate Engineer – Water Resources Department

CEN2104.000

December 20, 2024

City of Las Vegas  
495 S. Main Street  
1<sup>st</sup> Floor  
Las Vegas, Nevada 89101

**Subject: Supplement to the Technical Drainage Study Update for Skye Canyon Parcel 5.06 Phases 1 thru 3 (DS 5676)**

This letter is submitted in response to the comments contained in the June 7, 2023, review memorandum, regarding the above referenced project. A copy of the City of Las Vegas Public Works comment letter has been provided in Appendix A. The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *No permits shall be issued for this site and Final Maps for this site shall record until all remaining Master Developer infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of the Public Works Department.*

**Response:** Acknowledged.

2. **Comment:** *The study assumes the storm drain infrastructure proposed by the Technical Drainage Study for Iron Mountain is in place. Substantial completion of the Iron Mountain infrastructure facilities is required prior to approval of the improvement plans for this study.*

**Response:** Acknowledged.

3. **Comment:** *The study assumes the storm drain infrastructure proposed by the Technical Drainage Studies for Skye Canyon Parcel 5.06 Phase 1 are in place and functioning. Substantial completion of the Skye Canyon Parcel 5.06 Phase 1 Infrastructure facilities is required prior to residential occupancy permits.*

**Response:** Acknowledged.

4. **Comment:** *Provide an exhibit showing the limits of the common lots.*

**Response:** Please refer to Appendix B for the common lot exhibit.

5. **Comment:** *Clearly show the limits of the common lots on the grading plans as well as the cross-section details.*

**Response:** The limits of the common lots have been clarified as noted. Please refer to the revised plans in the last appendix. Note that no changes are made to the approved Phase 1 plans; thus, they are not included with this resubmittal.

We believe the above responses and revisions provided on the amended improvement plans have adequately satisfied the concerns in the subject review memorandum. The revised improvement plan sheets adopting the revisions addressed in this letter have been included in the last appendix of this addendum. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,  
WESTWOOD PROFESSIONAL SERVICES



Stanley Okey Amadi, P.E., CFM  
Graduate Engineer – Water Resources Services

CC:Jonathan Rocha, E.I.  
Kellin Collins, P.E.  
Emily Hoy, P.E.

## List of Appendices

- Appendix A**      **City of Las Vegas Comment Letter**
- Appendix B**      **Common Lot Exhibit**
- Appendix E**      **CD of Electronic Files & Revised Improvement Plans**

# APPENDIX A

City of Las Vegas Comment Letter

<b>CITY OF LAS VEGAS</b>		<b>DATE:</b>
<b>INTER-OFFICE MEMORANDUM</b>		December 17, 2024
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Tyler Key Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
Skye Canyon Parcel 5.06 - Phase 3		Westwood
<b>Cross Streets:</b>	SWC of Sheep Mountain Parkway & Iron Mountain Road	Century Communities of Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5676F.doc	Bart Anderson, P.E.; DevCo
<b>Parcel Number:</b>	126-12-101-004	CCRFCD
<b>Zoning Action:</b>	22-0412-TMP1	
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/12/2023	6/7/2023	Not Approved	\$400.00	5273290: \$400
2 <sup>nd</sup> Submittal	6/22/2023	7/20/2023	See Comments Below	\$400.00	5324271: \$400
	8/28/2023		CCRFCD Concurrence received	n/a	
3 <sup>rd</sup> Submittal	12/4/2023	12/20/2023	Approved	100.00	5553904: \$100
4 <sup>th</sup> Submittal	1/16/2024	1/30/2024	Approved	N/C	N/A
5 <sup>th</sup> Submittal	11/27/2024	12/17/2024	See Comments Below	\$100.00	6026188: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,000.00</b>	<b>----</b>

**REMARKS:**

**Update #3 to address common elements used for cross-lot drainage.**

**Update #1 and #2 to add stem walls at select locations in Phase 3B and to eliminate cross-lot drainage easements and to create common lots to accommodate site drainage in Phase 3C.**

**Per 22-0412-TMP1: No permits shall be issued for this site and no Final Maps for this site shall record until all remaining Master Developer Infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of Public Works.**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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.

1. No permits shall be issued for this site and Final Maps for this site shall record until all remaining Master Developer infrastructure identified in the ***Skye Canyon Development Agreement*** is constructed or guaranteed to the satisfaction of the **Director of the Public Works Department**.
2. The study assumes the storm drain infrastructure proposed by the *Technical Drainage Study for Iron Mountain* is in place. Substantial completion of the Iron Mountain infrastructure facilities is required prior to approval of the improvement plans for this study.
3. The study assumes the storm drain infrastructure proposed by the *Technical Drainage Studies for Skye Canyon Parcel 5.06 Phase 1* are in place and functioning. Substantial completion of the *Skye Canyon Parcel 5.06 Phase 1 Infrastructure* facilities is required prior to residential occupancy permits.
4. Provide an exhibit showing the limits of the common lots
5. Clearly show the limits of the common lots on the grading plans as well as the cross-section details.

**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.

**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, final approval 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.

**\*\*\* The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

**If drainage study only contains one combined file, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**END OF REMARKS**  
HDR/AYS/nw/TJK

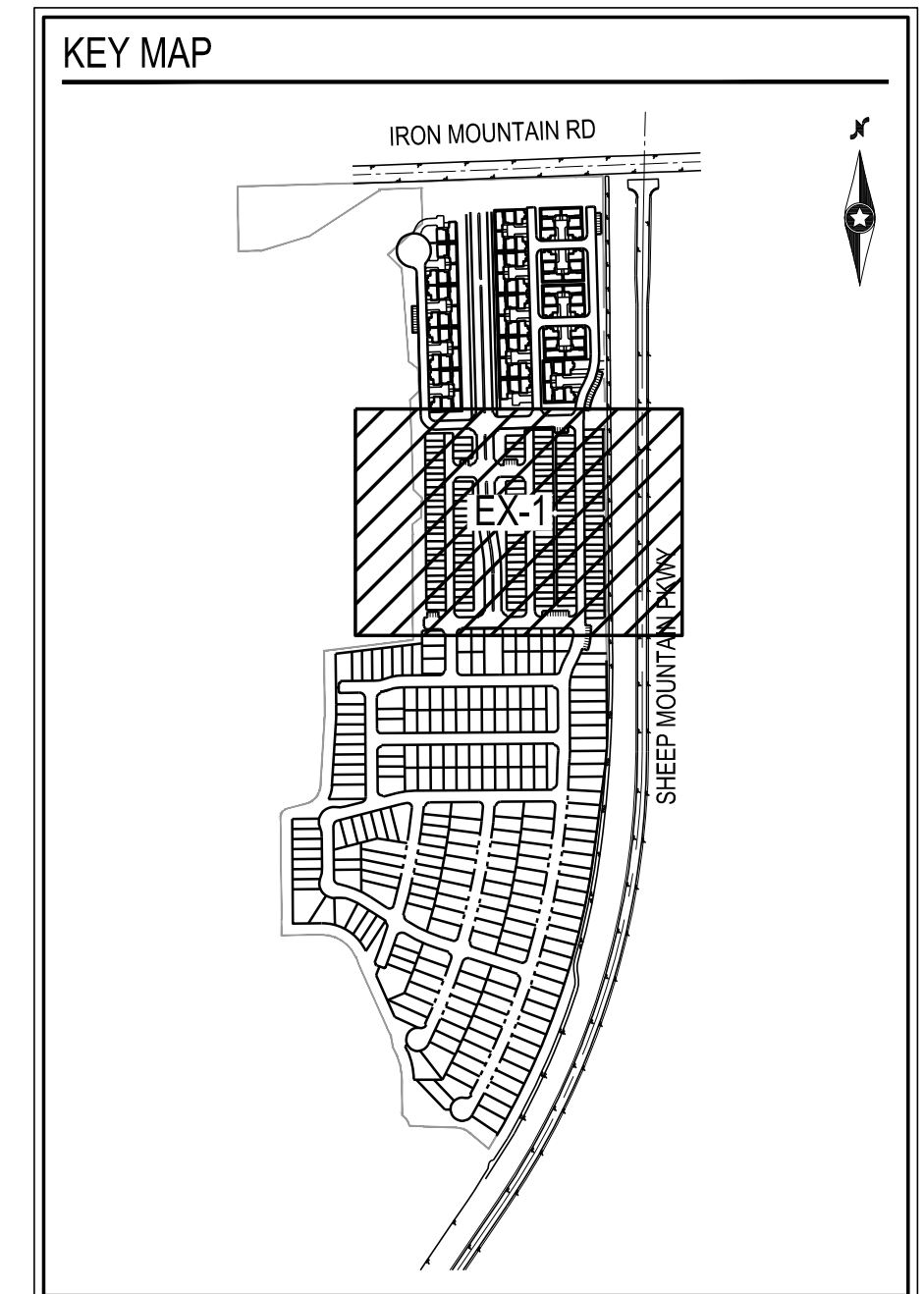
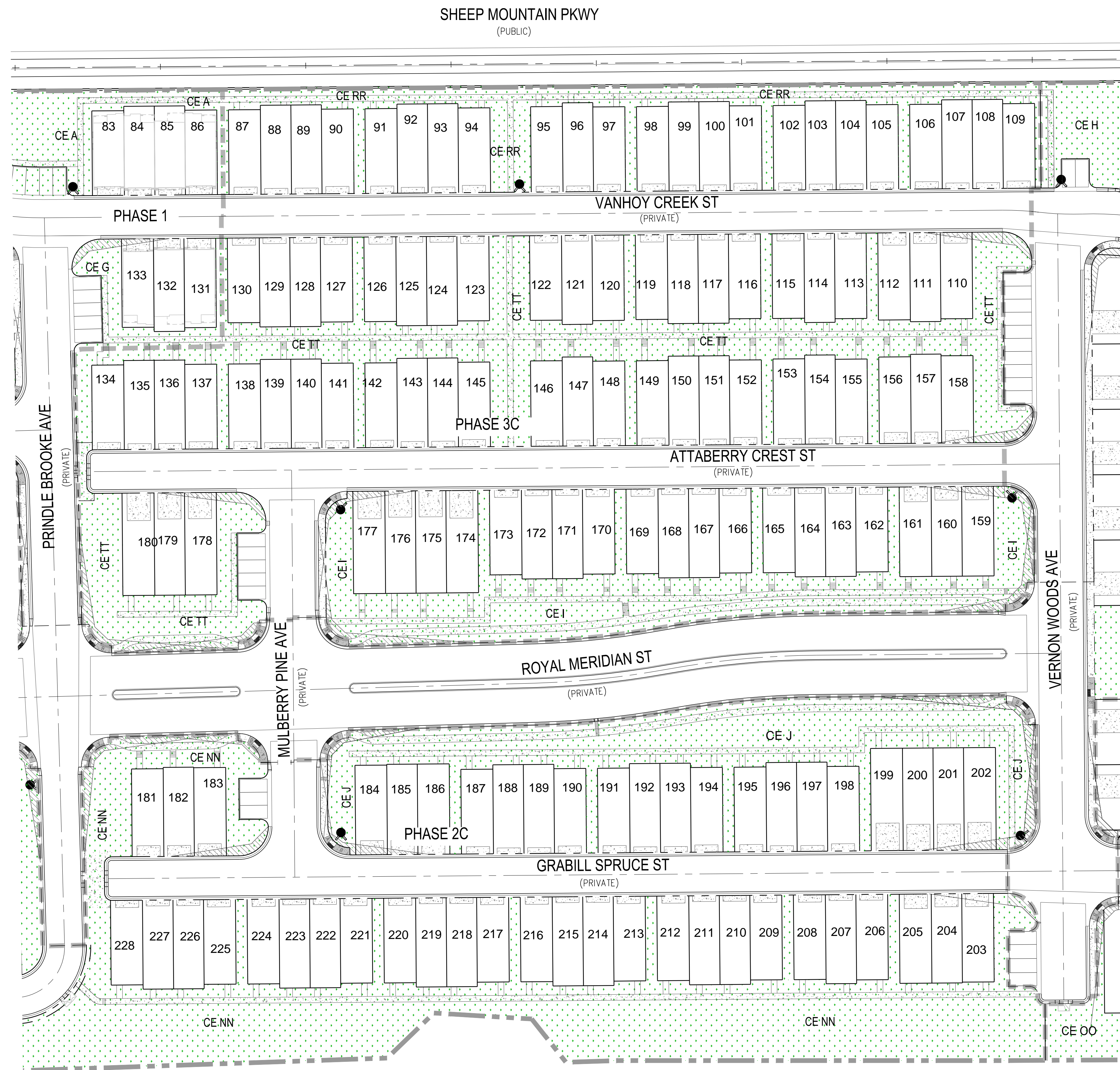
T/R/S: T19S/R59E/12  
AREA F-12

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**APPENDIX B**  
Common Lot Exhibit

# SKYE CANYON PARCEL 5.06

## TOWNHOME COMMON ELEMENT EXHIBIT



LEGEND	
	MATCHLINE
	ROADWAY CENTERLINE
	RIGHT-OF-WAY
	PROPERTY LINE
	CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED ELEVATION
	EXISTING ELEVATION
	PROPOSED GRADE & ARROW
	EXISTING CONTOUR (5-FT)
	EXISTING CONTOUR (1-FT)
	PROPOSED SEWER LINE
	EXISTING SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	SEWER MANHOLE
	SEWER FLOW DIRECTION
	FIRE HYDRANT
	WATER POINT OF CONNECTION
	SEWER POINT OF CONNECTION
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	SIGHT VISIBILITY ZONE

LANDSCAPE LEGEND	
	COMMON ELEMENT

\\westwoodps.local\cfs\fig\data\cen2104-000\_skye\_5.06\dwg\figures\241217\_cen2104\_skye\_5.06 - townhome.is\_plan.dwg 12/18/2024 4:21 AM Emily Hoy

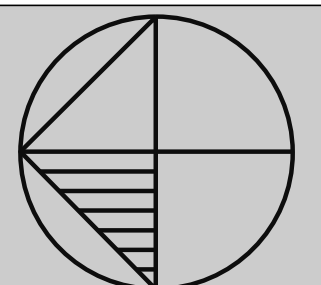


Phone (702) 284-5300 5725 W. Badura Ave. STE: 100  
Toll Free (888) 937-5150 Las Vegas, NV 89118  
westwoodps.com

Westwood Professional Services, Inc.



DATE: 12/18/2024  
SCALE: 1:40  
PROJECT #: CEN2104



## APPENDIX C

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CD of Electronic Files & Revised Improvement Plans