

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 17, 2024
TO: Land Development Services Department of Building & Safety		FROM: Tyler Key Engineering Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Skye Canyon Parcel 5.06 - Phase 3		Westwood
Cross Streets:	SWC of Sheep Mountain Parkway & Iron Mountain Road	Century Communities of Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5676F.doc	Bart Anderson, P.E.; DevCo
Parcel Number:	126-12-101-004	CCRFCD
Zoning Action:	22-0412-TMP1	
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	5/12/2023	6/7/2023	Not Approved	\$400.00	5273290: \$400
2 nd Submittal	6/22/2023	7/20/2023	See Comments Below	\$400.00	5324271: \$400
	8/28/2023		CCRFCD Concurrence received	n/a	
3 rd Submittal	12/4/2023	12/20/2023	Approved	100.00	5553904: \$100
4 th Submittal	1/16/2024	1/30/2024	Approved	N/C	N/A
5 th Submittal	11/27/2024	12/17/2024	See Comments Below	\$100.00	6026188: \$100
TOTAL FEES (LDDRS):				\$1,000.00	----

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:
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.

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:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

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

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st 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