

**CITY OF LAS VEGAS  
INTER-OFFICE MEMORANDUM**

**DATE: November 15, 2023**

**TO:**  
Land Development Services  
Department of Community Development –  
Building & Safety Division

**FROM:** **J.T. for**  
Albert Sung, P.E.  
Flood Control Project Engineer  
Department of Public Works

**SUBJECT:** Drainage Study for:

**COPIES TO:**

**Elysian Apartments @ Skye Canyon**

Lochsa Engineering

**Cross Streets:** Grand Canyon Drive and Drake Drive

Skye Las Vegas Owner LLC

**File Number:** F:\Depot\DSMemos\DS05539C.doc

Bart Anderson, P.E., DevCo

**Parcel Number:** 125-07-110-002 and 125-07-501-006

**Zoning Action:**

**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 <sup>st</sup> Submittal	1/20/2022	2/3/2022	Not Approved	\$400	4643174: \$400
2 <sup>nd</sup> Submittal	3/17/2022	4/2/2022	Conditionally Approved	\$400	4695186: \$400
3 <sup>RD</sup> Submittal	10/26/2023	11/15/2023	See Comments Below	\$100	5497291: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900</b>	----

**REMARKS:**

3<sup>rd</sup> Submittal: Update #1 to revise Pool Deck layout and elevations, relocate the previous spa to the north, propose a larger Pool Utility Building, revise finished grade (FG) elevations along the footprints of buildings 2, 3, 4, 5, 6, 7, 8 and 9 to lower by up to 0.50 ft.

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.

The following are comments pertaining to the subject site specific drainage study and grading plans:

- Building #2, Sheets C4.02:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
- Building #3, Sheets C4.01, C4.08 – West Side of the building:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
- Building #4, Sheet C4.01 - SWC of the building:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
- Building #5, Sheet C4.08:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.

5. **Building #6, Sheet C4.07 – West Side of the building:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
6. **Building #7, Sheet C4.06 – East Side of the building:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
7. **Building #8, Sheet C4.05 - NWC of the building:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.
8. **Building #9, Sheet C4.03:** Revise the Finished Grade elevation (FG) with a 6" minimum clearance below the adjacent FF elevation.

**\*\*\* 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.**

**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.

**END OF REMARKS**

T/R/S: T19S/R60E/S07  
AREA G-07