

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b>  June 17, 2024
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>		Drainage Study for:	<b>COPIES TO:</b>
Kyle Canyon Gateway Unit 1 & Unit 3 Phase 1 – Update #6			Westwood Professional Services
<b>Cross Streets:</b>	Michelli Crest Way and Kyle Canyon Road		TriPointe Homes Nevada, INC.
<b>File Number:</b>	F:\Depot\DSMemos\DS5460J.doc		Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	126-01-701-004, -005, 126-01-601-012, -013		CCRFCD NDOT
<b>Zoning Action:</b>	20-0373-TMP1, 20-0373-SDR1		
<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	6/2/2021	6/21/2021	Not Approved	\$400.00	4318194: \$400
2 <sup>nd</sup> Submittal	7/12/2021	7/12/2021	Conditionally Approved	\$400.00	4367962: \$400
3 <sup>rd</sup> Submittal	9/22/2021 & 10/25/2021	11/10/2021	Conditionally Approved	\$100.00	4460660: \$100
4 <sup>th</sup> Submittal	11/18/2021	11/18/2021	CCRFCD Concurrence	N/C	N/C
5 <sup>th</sup> Submittal	12/8/2021	12/22/2021	Conditionally Approved	\$100.00	
6 <sup>th</sup> Submittal	10/24/2022	11/7/2022	Conditionally Approved	\$100.00	5012967: \$100
7 <sup>th</sup> Submittal	11/28/2022	12/12/2022	Not Approved	\$100.00	5051657: \$100
8 <sup>th</sup> Submittal	1/10/2023	1/30/2023	Conditionally Approved	\$400.00	5099921: \$100
9 <sup>th</sup> Submittal	4/12/2023	5/1/2023	Conditionally Approved	\$100.00	5229826: \$100
10 <sup>th</sup> Submittal	6/3/2024	6/17/2024	See Comments Below	\$100.00	5793024: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,800.00</b>	----

**REMARKS:**

**10<sup>th</sup> Submittal: Update #6 to remove roadway improvements to Ruston Road alignment**

9<sup>th</sup> Submittal: Update #5 to move offsite SD improvements from Phase 2 into Phase 1

8<sup>th</sup> Submittal: Addendum to Update #4

7<sup>th</sup> Submittal: Update #4 to address the improvements in Kyle Canyon Road

6<sup>th</sup> Submittal: Update #3 to revise lots for common elements per coordination with CLV

5<sup>th</sup> Submittal: Update #2 to revise the drainage easement and temporary channel at the eastern end of Arrow Range Avenue.

4<sup>th</sup> Submittal: CCRFCD Concurrence

3<sup>rd</sup> Submittal: Update #1 to address NDOT and CLV Traffic Comments for Kyle Canyon Gateway Offsite Roadway

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.
	is conditionally approved subject to NDOT concurrence.

**The following comments are carried over from previous review. It is time to address and finish off the residual conditions so that a clean final approval of the subject drainage study can be issued. Provide an addendum to address the following conditions:**

1. It has been acknowledged that Exhibit F has been revised to address the flows in Kyle Canyon Road and also includes NDOT Rational calculations.
2. The project proposes to construct facilities and/or increase flows within Nevada Department of Transportation (NDOT) right-of-way. The engineer must contact NDOT for encroachment permit for the proposed project. NDOT concurrence is required.
3. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner to the east allowing the grading. It was indicated in the 2<sup>nd</sup> submittal that coordination between Tri-Pointe and KB Homes to allow drainage to surface flow at DE1 will be included with the permission to grade letter. This letter is required prior to final acceptance of the drainage study.
4. The project proposes to build a temporary drainage facilities on the adjacent offsite parcel. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to City of Las Vegas Flood Control for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

Public Drainage Easements to be privately maintained by the Developer, including maintenance access, must be provided to all temporary drainage facilities.

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

**The drainage study DS5460 covers both onsite and offsite improvement plans. Comment 5 must be addressed prior to the final improvement plan approval.**

5. Revise Through-Lot Drain to match Uniform Standard Drawing No. 425.S1 for drainage easement at the eastern end of Arrow Range Avenue. Provide a wrought iron fence/gate to match standard drawing. In this case a bollard is not required. Flood Control notes that a pending amended map will eliminate CE-R.

**\*\*\* 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**  
NW/AYS

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