

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: February 25, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engr. Associate Department of Public Works
SUBJECT: Drainage Study for: Cliff's Edge 3355 Zone Pump Station		COPIES TO: Westwood Professional Services
Cross Streets:	Sheep Mountain Pkwy. & Centennial Pkwy.	Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS5840A.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-26-101-005	
Zoning Action:		
FEMA Flood Zone	YES	NO X
Proposed Storm Drain	YES	NO X

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/13/2025	2/25/2025	See Comments Below	\$400	6116717: \$400
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

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.

- The project proposes to build a temporary drainage facility at (North and West boundary). 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. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. 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.

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.

- This note is applicable when project is adjacent to BLM.

Please contact:

Boris Poff

BLM Hydrologist

702-515-5154

Bpoff@blm.gov

3. Provide a copy of the zoning/planning conditions associated with this site with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
4. A review of the grading plan shows an elevation difference of approximately 25-feet of cut/fill adjacent to (un)developed properties. Sites with a grade difference of 2 feet above or below existing are required to have approval from the *City Planning and Development Department*. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the *City Planning Department* (229-6301). The engineer must provide Planning approval with the next submittal.
5. For the area located within the BLM grant, currently labeled as “future development area,” use the following comment on all of the exhibits and reports of future studies. This comment will be repeated until completed:

This area is designated for potential future development as part of the Skye Summit Master Planned Community. Development within this area can only be incorporated into the Skye Summit Master Planned Community after the City of Las Vegas Department of Public Works approval of a Technical Drainage Study for the Kyle Canyon Detention Basin Expansion as identified in the 2024 CCRFCD Master Plan Update and vacation of the existing BLM Drainage Grant surrounding the basin. All proposed infrastructure and land use currently depicted in this area is conceptual, and not approved to be a part of the Skye Summit Master Planned Community until such time as the Technical Drainage Study is approved.

6. Please note that vacation or relinquishment of the BLM Drainage Grant will need to be submitted to the City of North Las Vegas upon approval of the Comment 5 from CLV and CCRFCD.
7. Per Comment 5, development within the BLM Grant is not permitted, including Stockpile.
8. Please note that any future technical drainage study submittals that differ from the Master Drainage Study (ie. Changes in pods, infrastructure, flows etc.) will require an update to the Master Drainage Study and this update must be approved by the City of Las Vegas Flood Control Section prior to final approval of technical drainage study.
9. Please note that all proposed interim drainage facilities must be bonded and maintained by the Master Developer.
10. All permanent drainage facilities must be concrete lined. There must be no temporary rip rap drainage facilities remaining in the ultimate condition. Please reflect changes to all exhibit and supporting calculations with any future submittals.
11. Call out the soil type used for the maintenance access roads. Use Modified Type II base for access roads.
12. **Exhibit E:** Section W4 should have additional flow due to basins OFF5(c) and part of XON3(g).
13. Exhibit E and the calculations show that Section W1 will be an earthen swale, but on the Grading Plan, it shows that it is a proposed rip-rap swale. Review and revise accordingly.

***** 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.

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

TJK

T/R/S: T19S/R59E/S26

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