

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: March 20, 2025
TO: Land Development Services Department of Community Development, Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Alpine Ridge East – Update #2		Tri Pointe Homes Nevada, INC.
Cross Streets:	Alpine Ridge Way and Radley Steet	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5564H.doc	CCPW
Parcel Number:	126-01-801-001 and 126-01-401-006	
Zoning Action:	21-0520-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	4/28/2022	5/23/2022	Not Approved	\$400.00	4758145 \$400
2 nd Submittal	3/14/2023	4/4/2023	Not Approved	\$400.00	5185732: \$400
3 rd Submittal	4/26/2023	5/31/2023	Not Approved	\$400.00	5246705: \$400
4 th Submittal & Supplement	7/17/2023 & 12/4/2023	8/7/2023 & 12/28/2023	Not Approved	\$400.00	5358453: \$400
5 th Submittal	2/15/2024	2/28/2024	Conditional Approval	\$400.00	5631443: \$400
6 th Submittal	5/21/2024	5/21/2024	Conditional Approval	N/C	N/C
7 th Submittal	3/5/2025	3/20/2025	See Comments Below	\$100.00	6160633: \$100
TOTAL FEES (LDDRS):				\$2,100.00	----

REMARKS:

7th Submittal: Update #2 to waive the requirement for the recordation of a required public drainage easement in Parcel APN: 126-01-302-005

6th Submittal: Grading plan update to support the CLV plan comments regarding the drainage easement and to address the CCPW concurrence submittal redlines.

Project proposes to extend the storm drain system easterly into an adjacent BLM site that the City of Las Vegas has a current lease for public purposes. The City has submitted to BLM for approval of the storm drain system. Until the City receives BLM approval of the drainage facilities, Flood Control cannot issue Final Approval of the Drainage Study. The City will provide Conditional Approval of the drainage study prior to BLM approval. This Conditional Approval will allow the project improvement plans to be submitted “At Risk” while the BLM process moves forward. As previously discussed, the process through BLM will take many months.

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

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to BLM Approval.
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
X	is conditionally approved subject to Clark County Public Works Department concurrence.

This Update is premised on the flood protection of the future Sheep Mountain Parkway. No Occupancy Permits will be issued prior to the substantial construction of Sheep Mountain Parkway to provide for the adequate flood protection for the future residents

The following conditions are repeated until they are complete:

1. Project proposes to extend the storm drain system easterly into an adjacent BLM site that the City of Las Vegas has a current lease for public purposes. The City has submitted to BLM for approval of the storm drain system. Until the City receives BLM approval of the drainage facilities, Flood Control cannot issue Final Approval of the Drainage Study. The City will provide Conditional Approval of the drainage study prior to BLM approval. This Conditional Approval will allow the project improvement plans to be submitted "At Risk" while the BLM process moves forward. As previously discussed, the process through BLM will take many months.
2. The proposed project has extended the RCB a minimum of 30-feet east the property line into the City BLM lease site. The RCB extension and associated grading & access is subject to BLM approvals.
3. The temporary channel north of this site along the western boundary of APN 126-01-302-005 shall be an interim channel that shall be privately maintained by the developer and requires a Public Drainage Easement to be Privately Maintained. These facilities will be maintained by the developer and not transferable to the HOA.
4. Flood Control understands that this development is planned to follow behind the Soldo Park improvements.
5. Site is adjacent to Clark County jurisdiction and requires continued coordination of the access road connection to the north. Drainage study will require Clark County concurrence.
6. The project proposes to build temporary drainage facilities such as interim drainage, berms, sump pits as part of the proposed *Improvements*. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements 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.

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

7. The Required Maintenance Bond needs to cover the HOA Maintenance responsibilities The City will maintain the main line RCB, and the inlet and outlet structures. The HOA will be responsible for trash, debris – not impeding the function of the facility, vegetation, graffiti, vermin and vector control.
8. Structural plans for the storm drain improvements must be submitted for review. Coordinate the Structural submittal requirements with the Department of Community Development, Building & Safety Division for processing. The engineer must provide a copy of Building & Safety Division approval of the structures to *Flood Control* prior to final acceptance of the drainage study.
9. This site proposes off-site improvements that accepts offsite flows and conveys them through the site. Provide a “Public Drainage Easement to be Privately Maintained” for all improvements outside of the project and show the easement on the grading plan. Public drainage easements must be recorded by separate document prior to the final acceptance of the improvement plans unless they are to be recorded by parcel or final map.
10. Revise control of access for all the public drainage easement to follow Clark County Area Standard Drawing No. 425.S1. Callout bollards, wrought iron fencing, and wrought iron gate per 425.S1. Only use chain link fencing for the temporary or interim facilities and callout to be replace with wrought iron fencing with the future development/phase.

***** 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
HDR/PBJ/OSK/JRT

T/R/S: T19S/R59E/S1
AREA F-01