

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 17, 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\DS5840C.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-26-101-005	
Zoning Action:	24-0432 [GPA1, ZON1, DIR1, DIR2, VAC1, VAC2, VAC3, and TMP1]	
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	2/26/2025	Not Approved	\$400	6116717: \$400
2 nd Submittal	4/2/2025	4/16/2025	Not Approved	\$400	6194066: \$400
3 rd Submittal	6/2/2025	6/17/2025	See Comments Below	\$400	6267259: \$400
TOTAL FEES (LDDRS):				\$1,200	----

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.

- As stated in the Master Drainage Study for BLM 505, any development within Kyle Canyon Detention Basin Drainage Grant 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 2023 CCRFCD Master Plan Update and vacation of the existing Kyle Canyon Detention Basin Drainage Grant surrounding the basin. The proposed stockpile is considered by Public Works as a development as it requires several different types of permits. Provide an alternative site outside of the Kyle Canyon Detention Basin Drainage Grant area. There appears to be other potential areas for stockpiling south of the Kyle Canyon Detention Basin Drainage Grant area. If the applicant wishes to use the Kyle Canyon Drainage Grant area, the applicant must satisfy the conditions stated in the Master Drainage Study.
- 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.

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

Please contact:

Boris Poff

BLM Hydrologist

702-515-5154

Bpoff@blm.gov

4. 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 an alternatives assessments for the Kyle Canyon Detention Basin to address the area required for detention basin expansion as identified in the 2023 CCRFCD Master Plan Update and vacation of the portion of the existing BLM drainage grant surrounding the detention basin that would not be required for expansion (Area #1). The remaining area (Area #2) can be incorporated into the Skye Summit Master Plan upon approval of a technical drainage study for the Kyle Canyon Detention Basin and vacation of that portion of the existing BLM drainage grant surrounding the detention basin that is no longer needed due to the detention basin reconfiguration.

5. 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 from CLV and CCRFCD.
6. 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.
7. Please note that all proposed interim drainage facilities must be bonded and maintained by the Master Developer.
8. All permanent drainage facilities must be concrete lined. There must be no temporary rip rap drainage facilities remaining in the ultimate condition.

***** 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
AREA F26