

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		June 17, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Tyler Key Flood Control Engineer Associate Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Master Drainage Study for BLM 505		95 Management, LLC
Cross Streets:	Sheep Mountain Pkwy & Centennial Pkwy	Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5728H.ZNA.doc	CCRFC
Parcel Number:	Portions of APN 126-23-401-001 & 126-26-101-001	
Zoning Action:		
FEMA Flood Zone	YES X NO	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	12/25/2023	01/23/2024	Not Approved	\$400	5565523: \$400
2 nd Submittal	2/28/2024	3/13/2024	Not Approved	\$400	5649583: \$400
3 rd Submittal	6/20/2024	7/9/2024	Not Approved	\$400	5814804: \$400
4 th Submittal	7/22/2024	7/30/2024	Cond. Approved	\$400	5856024: \$400
5 th Submittal	9/3/2024	9/12/2024	Approved	\$100	5913145: \$100
6 th Submittal	3/3/2025	3/25/2025	Not Approved	\$100	6139051: \$100
7 th Submittal	4/9/2025	4/24/2025	Not Approved	\$400	6194065: \$400
8 th Submittal	6/2/2025	6/17/2025	See Comments Below	\$400	6267260: \$400
TOTAL FEES (LDDRS):				\$2,600	----

REMARKS: This functions as the Master Drainage Study for BLM 505. Future submittals need to have the title revised to reflect this is the Master Drainage Study for BLM 505.

A portion of this site is within a FEMA Special Flood Hazard Area, Zone A.

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 Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

- 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. Replace the modified note with the original note that was provided. 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 CCRFC 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.

2. Provide a call out to specify which area that the note from Comment 1 applies to. Provide corresponding legend on all of the exhibits.
3. 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 1 from CLV and CCRFCD.
4. The BLM 505 Master Drainage Study is proposing to revise the hydrology and facility sizes identified in the Clark County Regional Flood Control District's (CCRFCD) 2023 Las Vegas Valley Flood Control Master Plan Update. A Master Plan Amendment (MPA) or Master Plan Change (MPC) must be submitted to the City of Las Vegas for approval and City of Las Vegas will coordinate the submittal to CCRFCD for approval.
5. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the Master Drainage Study.
6. Please note that the site layout (pods, land use, density, infrastructures, etc.) must be approved by City Council prior to final approval of the Master Drainage Study. If the site layout does not match the Master Drainage Study, an update to the Master Drainage Study must be submitted to address the changes.
7. 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.
8. Technical drainage studies are required for each of the POD's. The technical drainage studies for the POD's may not be submitted until the conditional approval of the pertinent infrastructure drainage study is obtained. Final approval for the infrastructure drainage study must be obtained prior to conditional approval of the impacted POD drainage studies.
9. Building permits for the homes within the individual POD's will not be issued until construction of the street and flood control infrastructure around the POD is substantially complete.
10. Please note that the proposed 100-year flood protection facilities identified on Exhibit H3 & H4 must be constructed by the Master Developer as a part of the master planned infrastructure. Technical drainage studies are required for each phase of the master planned infrastructure improvements. The technical drainage studies for the infrastructure improvements may be submitted with conditional approval of this Master Drainage Study. However, final approval for the Master Drainage Study must be obtained prior to conditional approval of the infrastructure drainage studies.
11. Please note that all proposed interim drainage facilities must be bonded and maintained by the Master Developer.
12. Please note that all proposed drainage facilities must meet the City of Las Vegas Municipal Code.

13. 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, plans, and supporting calculations with any future submittals. If a waiver is received, provide a copy of approval with any future submittals.
14. For all future updates, provide revision clouds so the revisions can be checked and verified.
15. Facility Changes section, pages 5 and 6, indicates that arch culverts will be used to reduce cost; however, equivalent RCB will be used for MDS conceptual sizing. Future submittals of project infrastructure phases will require analysis of arch culvert specific sizes. Equivalent RCB size analysis will not be accepted.

***** 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

CAG/CLV

T/R/S: T19S/R59E/S1

AREA F-01