

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: June 22, 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:	COPIES TO:
	BLM 505 Phase 1 Mass Grade	Westwood Professional Services
Cross Streets:	Sheep Mountain Pkwy & Tropical Pkwy	Ninety-Five Management, LLC
File Number:	F:\Depot\DSMemos\DS5872B.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-26-514-001 & -002, 126-26-210-001 & -002, 126-26-614-001 & -002, 126-26-514-003, 126-26-101-005	CCRFCD CCPW
Zoning Action:	24-0432 [GPA1, ZON1, DIR1, DIR2, VAC1, VAC2, VAC3,& 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	5/27/2025	6/17/2025	See Comments Below	\$400	6257198: \$400
CCRFCD	7/16/2025	7/22/2025	CCRFCD Concurrence Received	N/C	N/C
TOTAL FEES (LDDRS):				\$400	----

REMARKS:

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

X	is approved subject to conformance to all City standards and the following conditions:
	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.

1. 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 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.

2. Provide a call out on all future submittals to specify which area that the note from Comment 1 applies to. Provide corresponding legend on all of the exhibits.

3. Please note that all proposed interim drainage facilities must be bonded and maintained by the Master Developer.
4. Please note that all proposed drainage facilities must meet the City of Las Vegas Municipal Code.
5. Drainage facilities located within Public Drainage Easements must privately maintained and shall be concrete lined or concrete piped in accordance with LVMC 20.10.030, unless an alternative is approved through variance procedures set forth in Title 19. The information required to apply for such variance will be included in the technical drainage study for those facilities and follow the procedures of LVMC 20.08. Lot-to-lot drainage for zero lot-line residential lots may use an alternative to concrete, as approved in a Technical Drainage Study.
6. For all future updates, provide revision clouds so the revisions can be checked and verified.
7. Ensure coordination with all other projects regarding Sheep Mountain Pkwy. to ensure continuity of the fronting ditch and proposed improvements.
8. Update the BMP Standard Notes on the Grading Plans to the current City of Las Vegas standard notes.

***** 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