

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>			<b>DATE:</b>  July 23, 2025
<b>TO:</b> Land Development Services Department of Building & Safety			<b>FROM:</b> Tyler Key Engineering Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:		<b>COPIES TO:</b>
Skye Canyon Parcel 5.06 - Phase 3			Westwood
<b>Cross Streets:</b>	SWC of Sheep Mountain Parkway & Iron Mountain Road		Century Communities of Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5676H.doc		Lucien Paet, P.E.; DevCo
<b>Parcel Number:</b>	126-12-101-004		CCRFCD
<b>Zoning Action:</b>	22-0412-TMP1		
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b>	NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	5/12/2023	6/7/2023	Not Approved	\$400.00	5273290: \$400
2 <sup>nd</sup> Submittal	6/22/2023	7/20/2023	See Comments Below	\$400.00	5324271: \$400
	8/28/2023		CCRFCD Concurrence received	n/a	
3 <sup>rd</sup> Submittal	12/4/2023	12/20/2023	Approved	100.00	5553904: \$100
4 <sup>th</sup> Submittal	1/16/2024	1/30/2024	Approved	N/C	N/A
5 <sup>th</sup> Submittal	11/27/2024	12/17/2024	Not Approved	\$100.00	6026188: \$100
6 <sup>th</sup> Submittal	12/25/2024	12/31/2024	Approved	N/C	N/C
7 <sup>th</sup> Submittal	7/14/2025	7/23/2025	See Comments Below	\$100.00	6317952: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$1,100.00</b>	<b>----</b>

**REMARKS:**

Update #4 to adjust the lot lines of the proposed townhomes.

Update #3 to address common elements used for cross-lot drainage.

Update #1 and #2 to add stem walls at select locations in Phase 3B and to eliminate cross-lot drainage easements and to create common lots to accommodate site drainage in Phase 3C.

**Per 22-0412-TMP1: No permits shall be issued for this site and no Final Maps for this site shall record until all remaining Master Developer Infrastructure identified in the Skye Canyon Development Agreement is constructed or guaranteed to the satisfaction of the Director of Public Works.**

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

<b>X</b>	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

concurrency.

**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.

**\*\*\* 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:**

**1<sup>st</sup> Submittal DS and Plans (for first and original submittal);**

**2<sup>nd</sup> Submittal DS and Plans (for second submittal (addendum #1)) etc.**

**If drainage study contains multiple files, use the following naming convention in Document Title:**

**1<sup>st</sup> Submittal DS (for the report of the drainage study)**

**1<sup>st</sup> Submittal Plan 1 (could be the drainage condition maps)**

**1<sup>st</sup> Submittal Plan 2 (could be the improvement plans) etc.**

**END OF REMARKS**  
HDR/AYS/nw/TJK

T/R/S: T19S/R59E/12  
AREA F-12