

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 23, 2025
TO: Land Development Services Department of Community Development - Building & Safety Division		FROM: Stanley Fong, P.E. Senior Engineering Associate City Engineering Division, Flood Control Section Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Skye Canyon Parcel 5.06 Phase 1 & Mass Grade		Westwood Professional Services
Cross Streets:	SWC of Sheep Mountain Pkwy & Iron Mountain Rd	Century Communities of Nevada, LLC
File Number:	F:\Depot\DSMemos\DS05623H.doc	Lucien Paet, P.E., DevCo
Parcel Number:	126-12-101-004	CCRFCD
Zoning Action:	22-0412-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	11/14/2022	12/21/2022	Not Approved	\$400	5036431: \$400
2 nd Submittal	1/19/2023	2/22/2023 & 3/3/2023	Not Approved	\$400	5109259: \$400
3 rd Submittal	3/21/2023	4/8/2023	See Comments Below	\$400	5192120: \$400
4 th Submittal	5/3/2023	6/1/2023	See Comments Below	\$100	5260836: \$100
	8/28/2023		CCRFCD Concurrence received	n/a	
5 th Submittal	2/13/2025	3/18/2025	Approved, See comments below	\$100	6118613: \$100
6 th Submittal	4/28/2025	5/14/2025	Approved, See comments below	\$100	6214557: \$100
7 th Submittal	7/14/2025	7/23/2025	Approved, See comments below	\$100	6317946: \$100
TOTAL FEES (LDDRS):				\$1,600	----

REMARKS:

7th Submittal – Update #4, lot lines revision on lots 83-86 & 131-133 and fencing removal.

6th Submittal – Update #3 to vacate the drainage easement buffer adjacent to the detention basin.

5th Submittal – Update #2 for minor modification of a storm drain lateral.

4th Submittal – Update # 1. Flood Control takes no exception to Minor lot revisions to lots # 229 thru 234 and Minor Mass Grading changes in Future Phase 2 & Phase 4.

2nd Submittal – Includes the required Buffer Improvements adjacent to both of the existing Skye Canyon Detention Basins.

1st Submittal shows partial improvements for Phase 1 with additional Mass Grading proposed for the site.

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. Sheet D-4, Detail #47: Remove the 6' wrought iron fence at the property line and construction note.
2. Update #5 to DS4813 (Skye Canyon Detention Basin #2) sets the parameters for the required Buffer between the Existing Detention Basins (DB #1 & DB #2) and Parcel 5.06. The Buffer is required to be constructed with any development of Parcel 5.06. The Grading and Improvement Plans for Parcel 5.06, Phase 1 shows the included construction of the 25-foot Buffer adjacent to both Detention Basins. Include the TY-1 Section as part of the Detail Sheets. Grading and Improvement Plans for Future Phases within Parcel 5.06 need to include the construction of the Buffer area improvements and show these improvements as existing.
3. The drainage discharge points of the Buffer areas and the associated slopes needs to be clearly shown on the Grading Plans. The Phase 1 Mass Grading uses sheet flow to on-site swales to deal with the Buffer area. Future Phases need to show the limits of the Buffer and how the Buffer area flows drain into the proposed improvements for each Phase.
4. The plans do not identify any improvements within the Park site that was identified on **Exhibit A2**. Coordinate the requirements for the Park with Community Development and obtain approval that identifies when the Park improvements are required prior to approval of the Phase 1 improvement plans.
5. This study addresses the development of Phase 1 and shows Mass Grading. Separate drainage studies are required to address the full development of future phases.

***** 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/CAA/PBJ/nw

T/R/S: T19S/R59E/S12
AREA F-02