

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: July 24, 2025
TO: Land Development Services Department of Community Development - Building & Safety Division		FROM: Tyler Key Engineering Associate City Engineering Division, Department of Public Works
SUBJECT:	Drainage Study for:	COPIES TO:
Skye Canyon Parcel 5.06 Phase 2		Westwood Professional Services
Cross Streets:	Sheep Mountain Pkwy & Iron Mountain Rd	Century Communities of Nevada, LLC.
File Number:	F:\Depot\DSMemos\DS5649F.doc	Lucien Paet P.E.; DevCo
Parcel Number:	126-12-101-004	
Zoning Action:	22-0412-VAC1, 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	1/26/2023	2/22/2023 & 3/3/2023	Not Approved	\$400	5116027: \$400
2 nd Submittal	3/29/2023	4/15/2023	See Comments Below	\$400	5204253: \$400
3 rd Submittal	5/25/2023	6/14/2023	See Comments Below	\$100	5290120: \$100
		8/28/2023	CCRFCD Concurrence received	n/a	
4 th Submittal	7/14/2025	7/24/2025	See Comments Below	\$100	6329868: \$100
TOTAL FEES (LDDRS):				\$1,000	----

REMARKS: 4th Submittal – Update #2. Covers Phase 2C only. Adjusts the lot lines of townhomes and adding yard drains to some townhomes.

3rd Submittal – Update #1. Covers Phase 2A Only. Phase 2A revising Lot sizes and modifying Common Elements to accommodate increased lot widths. Drainage Study Approval requires final approval of any required Mapping/Entitlement changes necessary for Parcel 5.06.

1st Submittal shows that Phase 2 is divided into 3 sub-phases. Each sub-phase needs the improvements to stand alone regardless of the proposed construction sequence.

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.

No Mass Grading Permit is allowed on this site. Permit Hold is requested.

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.
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1. Flood Control takes no exception to Phase 2A revising Lot sizes and modifying Common Elements to accommodate increased lot widths. Drainage Study Approval requires final approval of any required Mapping/Entitlement changes necessary for Parcel 5.06.
2. This drainage study states that the 5.06 - Phase 2 project will be constructed in multiple Sub-Phases (2A, 2B, and 2C). The Plans submitted with the drainage study show multiple improvement plans to break the project into separate sub-phases. A drainage study update will be required for each sub-phase that addresses the interim condition based upon the sub-phase construction sequence. Any required improvements necessary for the construction of sub-phase 2A, 2B and 2C from an adjacent sub-phase needs to be addressed as part of the interim conditions as each sub-phase must stand alone.
3. **No Mass Grading Permits are Approved until Condition #1 is satisfied.** Coordinate the mass grading requirements with Land Development and identify any required BMP's for the site. Update the overall phasing plan (**Exhibit A2**) for the development of Parcel 5.06 to show that the required Buffer bench improvements are required with the Phase 1 Plans. Update the Phasing Exhibit A2 to show the sequence of Phase 2 sub-phases, 2A, 2b, and 2C. The Phase 1 Plans shall complete the permanent fencing adjacent to the detention basins prior to approval of Improvement Plans for the overall Phase 2 improvements and any other Future Phases.
4. The provided **Exhibit F** does not match the **Exhibit F** in the Phase 1 study (DS5623). Revise Phase 1 study to match **Exhibit F** from Phase 2. Review and revise accordingly.
5. The existing 40-foot Drainage Easement that encumbers Parcel 5.06 adjacent to the Detention Basins is not eligible for Vacation until the required Buffer area modifications and the Detention Basin boundary improvements are complete.
6. Conditional approval of this drainage study is not applicable until Parcel 5.06 Phase 1 receives conditional approval from the City of Las Vegas. Any comments listed in the Phase 1 drainage study comment letter must also be applied to the Phase 2 development. An update is required to address the full development of Parcel 5.06 and future phases.
7. Provide additional detail clarification on the cross lot detail (Phase 2B, Sheet D-2, Lot Grading) on how flow is conveyed lot to lot. Provide a cross-section between the lots showing no fence or block wall.
8. All Drainage Easement must be concrete lined. The minimum facility is 3-ft wide concrete valley gutter. Add concrete valley gutter to all drainage easement/common lots including lot to lot drainage easements. Also, reflect change to Phase I.
9. **The following comments refer to the Phase 2A improvement plans:**
 - a. The graded swales shown on Sheets G-4 and G-5 that have slopes less than 1% shall be concrete lined. The minimum facility is 3-ft wide concrete valley gutter.
 - b. Sheet G-4: Connect the concrete swale to the discharge point into Alamino Ave.
 - c. Revise the Construction Note #8 to reflect the Depressed Curb opening on the 30" Rolled Curb.
 - d. Sheet G-4: Call out the sidewalk drain at the end of Alamino Ave.
 - e. Include street and curb grades at the end of roadway improvements in Phase 2A.

***** 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.

***** In an effort to increase administrative efficiency, for all original and re-submittal packages including updates and the addenda, the City of Las Vegas Public Works Department requires both a hardcopy and a digital copy (PDF) on CD for the drainage study.**

A letter sealed and signed by a Nevada registered civil engineer must be included in every submittal certifying documents on the electronic CD matches 100% of the hardcopy submittal. The new submittal requirement is effective on May 1, 2019. If there are any questions regarding these new requirements, please contact Albert Sung in the City Flood Control Section at (702) 229-6541.

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-12