

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> September 15, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Lyra at Sunstone Unit 3</b>	<b>COPIES TO:</b> RCI Engineering
<b>Cross Streets:</b>	Erik Lloyd St and Brent Ln	Woodside Homes of Nevada LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5916A.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	125-07-510-001	NDOT
<b>Zoning Action:</b>	22-0193-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	8-26-2025	9-15-2025	See Comments Below	\$400	6370376: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$400</b>	----

**REMARKS:**

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

	is approved subject to conformance to all City standards and the following conditions:
<b>X</b>	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.
	is conditionally approved subject to Nevada Department of Transportation (NDOT) concurrence.

- The project proposes to construct facilities and/or increase flows within Nevada Department of Transportation (NDOT) right-of-way. The engineer must contact NDOT for an encroachment permit for the proposed project.
- Sites with a grade difference of 2 feet above or below existing are required to have approval from the City Planning Division. The engineer must submit copies of the grading plans and detail sheet with a letter justifying the grade difference to the City Planning Division (229-6301). The engineer must provide Planning approval with the next submittal.
- Storm Drain manholes SDMH#1 and SDMH#4 and existing 10'x4' RCB to be plugged require structural details and calculations to be reviewed by the City of Las Vegas Building & Safety Division. Approval by the Building & Safety must be obtained prior to the final approval of the subject drainage study.
- Figure 5: Verify combination point CP2. It should also include basin 958A-R.  
  
Grading Plans:
- Provide a new cross section at Lot 276/ CE-JJ and Lot 130/ CE-NN. The lot/pad is below the street.
- Provide bollards for the 20-ft public drainage easement/ CE-HH.

7. Provide a gate for maintenance access at drop inlet #2 between lot 163 and lot 164.
8. The 5-ft public drainage easement adjacent to lot 164 needs to be concrete lined.
9. Cross section 8/D-1, Call out Public Drainage Easement to be privately maintained and fix linework between concrete flume and existing fence.
10. Cross section 29/D-2, Call out Public Drainage Easement to be privately maintained and show a show concrete lined swale.

**\*\*\* 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.**

**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**  
SF

T/R/S: T19S/R60E/S07  
AREA G07