

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: October 2, 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 Infrastructure	95 Management, LLC
Cross Streets:	Sheep Mountain Pkwy and Centennial Pkwy		Westwood Professional Services
File Number:	F:\Depot\DSMemos\DS5838C.doc		Lucien Paet, PE, DevCo
Parcel Number:	126-26-101-004 and -005		CCRFCD
Zoning Action:			
FEMA Flood Zone	YES	X	NO
Proposed Storm Drain	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	2/5/2025	3/3/2025	Not Approved	\$400	6105124: \$400
2 nd Submittal	5/7/2025	5/29/2025	See Comments Below	\$400	6234313: \$400
3 rd Submittal	9/8/2025	10/2/2025	See Comments Below	\$100	6386397: \$100
TOTAL FEES (LDDRS):				\$900	----

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:
	must be resubmitted or supplemented including the following:
X	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. 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 a Technical Drainage Study for the Kyle Canyon Detention Basin Expansion as identified in the 2023 CCRFCD Master Plan Update and vacation of the existing BLM Drainage Grant surrounding the basin. All proposed infrastructure and land use currently depicted in this area is conceptual, and not approved to be a part of the Skye Summit Master Planned Community until such time as the Technical Drainage Study is approved.

2. Provide a call out to specify which area that the note from Comment 1 applies to. Provide corresponding legend on all of the exhibits.
3. Please note that vacation or relinquishment of the BLM Drainage Grant will need to be submitted to the City of North Las Vegas upon approval of the Comment 1 from CLV and CCRFCD.

4. The BLM 505 Master Drainage Study is proposing to revise the hydrology and facility sizes identified in the Clark County Regional Flood Control District's (CCRFCD) 2023 Las Vegas Valley Flood Control Master Plan Update. A Master Plan Amendment (MPA) or Master Plan Change (MPC) must be submitted to the City of Las Vegas for approval and City of Las Vegas will coordinate the submittal to CCRFCD for approval.
5. The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the 505 BLM Phase 1 Infrastructure Study.
6. Please note that the site layout (pods, land use, density, infrastructures, etc.) must be approved by City Council prior to final approval of the Master Drainage Study. If the site layout does not match the Master Drainage Study, an update to the Master Drainage Study must be submitted to address the changes.
7. Please note that the traffic study must be approved prior to final approval of the Master Drainage Study. If the street layout does not match the Master Drainage study, an update to the Master Drainage Study must be submitted to address the changes.
8. Please note that any future technical drainage study submittals that differ from the Master Drainage Study (ie. Changes in pods, infrastructure, flows etc.) will require an update to the Master Drainage Study and this update must be approved by the City of Las Vegas Flood Control Section prior to final approval of technical drainage study.
9. Technical drainage studies are required for each of the POD's. The technical drainage studies for the POD's may not be submitted until the conditional approval of the pertinent infrastructure drainage study is obtained. Final approval for the infrastructure drainage study must be obtained prior to conditional approval of the impacted POD drainage studies.
10. Building permits for the homes within the individual POD's will not be issued until construction of the street and flood control infrastructure around the POD is substantially complete.
11. Please note that the proposed 100-year flood protection facilities identified on Exhibit H1-H5 must be constructed by the Master Developer as a part of the master planned infrastructure. Technical drainage studies are required for each phase of the master planned infrastructure improvements. The technical drainage studies for the infrastructure improvements may be submitted with conditional approval of this Master Drainage Study. However, final approval for the Master Drainage Study must be obtained prior to conditional approval of the infrastructure drainage studies.
12. The project proposes to build a temporary drainage facility at various locations. Prior to final plan approval the developer must complete a maintenance and liability agreement for the interim drainage improvements (off-site berms or channels) and post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost for the improvements, whichever is greater. If the interim drainage improvements are bonded per phase, each phase must post a minimum maintenance bond of \$50,000 or 50-percent of the construction cost, whichever is greater, for each phase. The engineer must submit an estimate of the quantities for constructing the facility and an exhibit that adequately shows the location and limits of the drainage facility to *City of Las Vegas Flood Control* for approval. Once the drainage study is conditionally approved, the engineer should contact the City's Land Development Section (229-6371) to begin the agreement process.

In order for the maintenance bond to be released in the future, a drainage update / letter will be required to justify that the offsite berms / channels are no longer necessary and can be removed.

The temporary drainage facilities shall be maintained by the Master Developer and shall not be transferred to any HOAs.

13. Please note that all proposed drainage facilities must meet the City of Las Vegas Municipal Code.
14. All permanent drainage facilities must be concrete lined. There must be no temporary rip rap drainage facilities remaining in the ultimate condition. Please reflect changes to all exhibit, plans, and supporting calculations with any future submittals.
15. A Master Plan Amendment (MPA) or a Master Plan Change (MPC) will be required upon the design of the future Ann Detention Basin expansion outflow facility tying into the Sheep Mountain Parkway system.
16. Provide the RCA General Structural Notes and structural drawings on all plan sets proposing RCA.
17. Due to the complex nature of this review, further comments may be issued upon the overall design of BLM 505 Phase 1 Infrastructure in the next submittal.
18. Show the proposed expansions for the Ann Detention Basin on the Ultimate Condition Drainage Exhibits. Provide the updated storage information on the exhibits.
19. On all plan sets, provide drivable access ramps to all major sump inlets.
20. On all plan sets, for all pipes larger than 32", a type II manhole must be used.
21. On all plan sets, ensure all manholes are adjusted to align with the finished ground profile.
22. On all plan sheets, ensure that the page numbers are referenced for all structural details when they are complete and submitted.
23. For all applicable sump inlets, extend the riprap lining past the proposed water surface elevation to provide freeboard for the riprap.
24. Address the comment below from the Skye View Ridge Pkwy Plan set:
 - a. On sheet SD-1: Storm drain lateral 2 shows a proposed 3'x5' drop inlet, while Exhibit E shows a 3'x2' inlet. Review and revise accordingly.
 - b. On sheet SD-1: Adjust the drop inlet out on Section C so that it is not overlapping with the water surface elevation call out.
25. Address the comment below from the Sheep Mountain Pkwy Plan set:
 - a. On Sheet PP1, the HGL of the downstream segment connecting into the Tropical Pkwy system is within 1 foot of the finish grade. Review and revise accordingly.
26. This note is applicable when project is adjacent to BLM.

Please contact:

Boris Poff

BLM Hydrologist

702-515-5154

27. Add a note in all pertinent sheets for the construction of all storm drain drop inlets per a newly adopted USDCCA Drawing No. 421 (*Stormwater Quality Management Stamp and Sign Detail*).

28. Storm Drain Maintenance and Access

- a. The proposed improvement plans show drainage facilities of a size that must be reviewed for Maintenance and Access concerns. The engineer must submit a separate set of improvement plans to CLV Streets & Sanitation Department for their review. Streets & Sanitation approval must be secured prior to drainage study approval.

29. Structural Plans

- a. Structural plans for the storm drain improvements must be submitted for review. Provide a soils report, structural calculations and specifications, two wet stamped structural sets, and a grading plan to the Building Department for processing. The engineer must provide a copy of Building Department approval of the structures to Flood Control prior to final acceptance of the drainage study.

30. Special Structures

- a. All special structures and mainline storm drain connection require details and structural calculations to be reviewed by the City of Las Vegas Building & Safety Department. Approval by the Building Department must be obtained prior to the final approval of the subject drainage study.

31. Multi-Use Trail

- a. The proposed site includes a 12-foot Multi-use Trail along Sheep Mountain Parkway. The detail of the trail section must include the 10-foot concrete sidewalk and landscape improvements approved by the City of Las Vegas Comprehensive Planning. The engineer must send one copy of the Grading plans and Detail sheet to Comprehensive Planning at the City of Las Vegas for review and approval. Provide a copy of the Planning Department approval of the 12-foot Multi-use Trail prior to final approval of improvement plans. The proposed 12-foot Multi-Use Trail must also be granted as a "Public Drainage Easement to be Privately Maintained" on the final map prior to final approval of improvement plans.

32. DI more than 10'-deep

- a. All storm drain inlets that are more than 10'-deep require a special structural detail and calculations. Submit structural design and calculations to City Building & Safety Department for review and approval prior to the final approval of the drainage study.

***** 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/S23 & S26
AREA F-10 and F-16