

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: October 9, 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: Kyle Canyon and SMP	COPIES TO: Tri-Pointe
Cross Streets:	Kyle Canyon and SMP	Westwood
File Number:	F:\Depot\DSMemos\DS5867C.doc	CCRFCD
Parcel Number:	126-01-201-011, 126-01-201-012, 126-01-301-005, 126-01-301-006, 126-01-301-007, 126-01-301-014, and 126-01-301-015	NDOT
Zoning Action:	24-0254 [GPA1, ZON1, VAR1, VAR3, VAR4, VAC1, VAC2, TMP1, and TMP3]	
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	5/22/2025	6/12/2025	Not Approved	\$400	6245381: \$400
2 nd Submittal	8/26/2025	9/10/2025	Cond. Approved	\$400	6371924: \$400
3 rd Submittal	9/24/2025	10/9/2025	See Comments Below	\$100	6406526: \$100
TOTAL FEES (LDDRS):				\$900	----

3rd Submittal: Update #1 for cross section modifications along Sheep Mountain Pkwy.

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.

The following are comments remaining from the previous submittals:

1. 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 Technical Drainage Study.
2. 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 encroachment permit for the proposed project.
3. A Notice of Construction must be filed with the Nevada Division of Water Resources for the proposed detention basin.

4. Provide notarized letter from downstream property owner allowing offsite grading (APN 126-01-301-008), see sheet G-3 of Kyle Canyon and SMP – South improvement plans. And from all adjacent upstream properties for the collection basin grading on sheet G-7.
5. 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's improvement plans.
6. The detention basin outlet design must be finalized prior to approval of this drainage study, structural details are required as this is a non-standard design. Special inspection of the detention basin outlet and detention basin is required during construction.
7. Address the following comments on the improvement plans for Kyle Canyon and SMP - North:
 - a. Structural approval will be required for the complete CM2 drop inlet.
8. Address the following comments on the improvement plans for Kyle Canyon and SMP - South:
 - a. Label Ruston Road right-of-way on improvement plans and provide dimensions; include proposed patent easement and quarter-knuckle at the south-west quadrant of Larry McBryde Street and Ruston Road as shown on tentative map in Appendix J.
 - b. On the grading plan, add the L-curb that is being shown adjacent to the retaining wall on section 11/D-2.
 - c. Provide final design and structural details for the detention basin outflow, detail 33 on sheet D-3
 - d. Provide an access manhole with a step ladder to the detention basin outlet structure.
 - e. Provide additional dimensions to the detention basin outlet structure detail
 - f. The detention basin outlet structure detail shows a 41" and a 42" diameter orifice, but the calculations provided are for two 41" orifices. Review and revise accordingly.

***** 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
CA/TJK

T/R/S: T20S/R60E/S31&32
AREA F-28