

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> October 14, 2025
<b>TO:</b> Land Development Services Department of Community Development – Building & Safety Division		<b>FROM:</b> Tyler Key Flood Control Engr. Associate Department of Public Works
<b>SUBJECT:</b>	Drainage Study for: <b>Rocky &amp; SMP</b>	<b>COPIES TO:</b> Tri-Pointe Homes Nevada, Inc.
<b>Cross Streets:</b>	Rocky Ave. & Shaumber Rd.	Westwood Professional Services
<b>File Number:</b>	F:\Depot\DSMemos\DS5887C.doc	Lucien Paet, P.E., DevCo
<b>Parcel Number:</b>	126-01-201-001, 126-01-201-002, 126-01-201-011, 126-01-201-012, 126-01-299-001	
<b>Zoning Action:</b>	25-0065 [GP1, ZON1, VAR1, VAC1, 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	7/9/2025	7/23/2025	See Comments Below	\$400.00	6311894: \$400
2 <sup>nd</sup> Submittal	8/18/2025	8/28/2025	See Comments Below	\$400.00	6362515: \$400
3 <sup>rd</sup> Submittal	9/29/2025	10/14/2025	See Comments Below	\$100.00	6411369: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$900.00</b>	----

**3<sup>rd</sup> Submittal: Update #1 for the vacation of Larry McBryde St. and adjustments to Sheep Mountain Pkwy.**

**REMARKS:**

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

<b>X</b>	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.

Comments remaining from the previous submittals:

1. The grading plan indicates offsite grading. Secure a notarized letter of permission from the property owner allowing the grading. This letter is required prior to final approval of the drainage study.
2. 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.

3. The "Temporary Catchment" proposed west of Sheep Mountain Parkway is on property owned by the Bureau of Land Management (APN 126-01-201-018). A right-of-Way Application must be submitted and approved by the BLM prior to final approval of this drainage study.
4. Please note, the developer may proceed at risk of redesign should permission to grade not be obtained. The project will be held on electrical inspection until substantial completion of the temporary catchment facilities.
5. A Notice of Construction must be filed with the Nevada Division of Water Resources for the proposed detention basin.
6. 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.
7. All drainage easements must be public drainage easements to be privately maintained and common lots to be labeled on the grading plans and to be dedicated as such in the final map. The minimum width for a public drainage easement is 10' if the 100-year flow is less than 20 CFS.
8. 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 Improvement Plans.

**\*\*\* 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**  
TJK

T/R/S: T19S/R59E/S01  
AREA G01