

DS #: 4124

APN: SILVER SKY @ DEER SPRINGS  
(DECATUR PINES PHASE 2) - UPDATE #3

PROJECT: 125-24-701-040

SUBMITTAL: 14<sup>TH</sup>

SCANNED BY/DATE: \_\_\_\_\_

CHECKED BY/DATE: \_\_\_\_\_



<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> January 27, 2011	
<b>TO:</b> Land Development Services Department of Public Works		<b>FROM:</b> Oh Sang Kwon, P.E. Flood Control Civil Engineer Department of Public Works	
<b>SUBJECT:</b> Technical Drainage Study for: <b>Silver Sky @ Deer Springs (Decatur Pines Phase 2) – Update #3</b>		<b>COPIES TO:</b> L. R. Nelson	
<b>Cross Streets:</b>	SWC of Decatur Blvd. & Deer Springs Way	Nevada H.A.N.D.	
<b>File Number:</b>	F:\Depot\DSMemos\DS4124Q.doc	Bart Anderson, P.E., DevCo	
<b>Parcel Number:</b>	125-24-701-040	CCRFC D	
<b>Zoning Action:</b>	SDR-18642, ZON-18643, SUP-19004	CNLV	
<b>FEMA Flood Zone</b>	YES	NO	X
<b>Proposed Storm Drain</b>	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Trn. No.
1 <sup>st</sup> Submittal	1/26/2007	2/8/2007	Not Approved	\$400.00	PAID: \$400
2 <sup>nd</sup> Submittal	2/27/2007	3/7/2007	Conditional Approval	\$400.00	63500: \$400
3 <sup>rd</sup> Submittal	4/18/2007	4/18/2007	Conditional Approval	\$400.00	67274: \$400
CNLV & CCRFC D	4/19/2007	4/20/2007	Concurrence	N/C	N/C
4 <sup>th</sup> Submittal	11/5/2007 & 11/21/2007	11/28/2007	Not Approved	\$100.00	Paid: \$100
5 <sup>th</sup> Submittal	12/13/2007	12/28/2007	Approved	\$400.00	84166: \$400
6 <sup>th</sup> Submittal	1/16/2009 & 2/12/2009	2/17/2009	Not Approved	\$100.00	113147: \$100
7 <sup>th</sup> Submittal	2/18/2009	2/19/2009	Approved	\$400.00	115474: \$400
8 <sup>th</sup> Submittal	5/5/2009	5/13/2009	Approved	\$100.00	120815: \$100
9 <sup>th</sup> Submittal	5/5/2009	5/19/2009	Not Approved	\$100.00	120777: \$100
10 <sup>th</sup> Submittal	5/28/2009	6/5/2009	Not Approved	\$400.00	122333: \$400
11 <sup>th</sup> Submittal	6/29/2009	7/8/2009	Approved	\$100.00	124447: \$100
12 <sup>th</sup> Submittal	1/5/2010	1/12/2010	Approved	\$100.00	136348: \$100
13 <sup>th</sup> Submittal	3/8/2010	3/15/2010	Approved	\$100.00	140163: \$100
14 <sup>th</sup> Submittal	1/20/2011	1/27/2011	See Comments Below	\$100.00	161242: \$100
<b>TOTAL FEES (LDDRS):</b>				<b>\$3,200.00</b>	<b>---</b>

**REMARKS:**

**14<sup>th</sup> Submittal: Update for minor building layout revision**

**13<sup>th</sup> Submittal: Update for minor revision on parking layout (Sheet GR3)**

**12<sup>th</sup> Submittal: Update for minor parking layout revision in "Rec. Bldg." and "Phase 1" Plans**

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6<sup>th</sup> Submittal: Update for change of order of construction – Decatur Pines (Phase 1)

4<sup>th</sup> & 5<sup>th</sup> Submittals: Update & Addendum #1 for Phase 2 (Decatur Pines)

3<sup>rd</sup> Submittal: Response to CCRFCD Comments

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 City of North Las Vegas (CNLV) concurrence.

The following comments are repeated until they are complete:

1. *Street improvements of Decatur Boulevard and Deer Springs Way must be constructed per previous approved plans to the full frontage of the total project site.*
2. *All drainage easements must be public drainage easements to be privately maintained by the Homeowners Association to be labeled on the grading plans and to be dedicated as such in the final map or by separate document.*

**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 Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance 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.

**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.

**END OF REMARKS**  
B&H/osk/ays

T/R/S: T19S/R60E/24  
AREA G-24

LARRY R. NELSON, P.E.  
President

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Rec'd: 1/20/11  
DS 4124-8

G-24  
\$100

**NEVADA**

**L. R. NELSON  
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702 / 798-7978  
FAX 702 / 451-2296  
Email lrnelson@lrneng.com

**UTAH**

**L. R. NELSON  
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lrnengineers@lrnslc.com

**UPDATE #3 TO THE  
TECHNICAL DRAINAGE  
STUDY FOR  
DECATUR PINES  
PHASE II**

**CITY OF LAS VEGAS, NEVADA  
Project Number: 1527-001-071  
January 2011**

Prepared For: Nevada H.A.N.D.  
295 Warm Springs Road, Suite 101  
Las Vegas, Nevada 89119  
Phone (702) 739-3345  
Fax (702) 739-3305

Prepared By: James Yancey, P.E.  
L.R. Nelson Consulting Engineers  
6765 W. Russell Rd., Suite 200  
Las Vegas, Nevada 89118  
(702) 798-7978

## HYDROLOGIC CRITERIA AND DRAINAGE MANUAL DRAINAGE STUDY INFORMATION FORM

Name of Development: SILVER SKY @ DEER SPRINGS - UPDATE Date: Jan 19, 2011  
 Location of Development: a) Descriptive (Cross Streets) North/South: DECATUR  
 East/West: DEER SPRINGS  
 b) Section: 24 Township: 19 S Range: 60 E  
 c) APN : 125-24-701-049

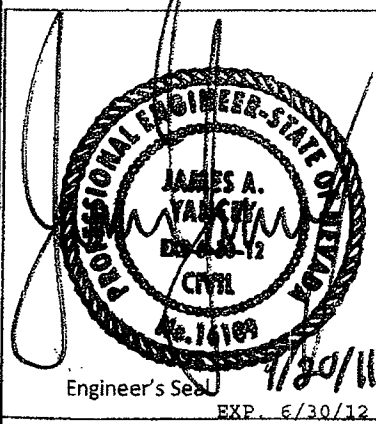
Name of Owner: NEVADA H.A.N.D.  
 Telephone No.: (702) 739-3345 Fax No.: (702) 739-3305 E-Mail Address: \_\_\_\_\_  
 Address: 295 WARM SPRINGS ROAD, SUITE 101, LAS VEGAS, NEVADA 89119

Contact Person-Name: JON HAYSLIP Telephone No.: (702) 798-7978  
 E-Mail Address: jon.hayslip@lmeng.com Fax No.: (702) 451-  
 Firm: L. R. NELSON CONSULTING ENGINEERS, INC.  
 Address: 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Clearing and Grading Only
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Other (Please specify below)
<input type="checkbox"/> Large Parcel Map	<input checked="" type="checkbox"/> Building Permit	

1. Total Owned Land Area: At Site: 9.5 Being Developed/Disturbed: LESS THAN 1 ACRE
2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No
3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No
4. Proposed type of development (Residential, Commercial, Etc.): RESIDENTIAL (ELDERLY APARTMENTS)
5. Approximate upstream land area which drains to the subject site: 6.9 (+/-) ACRES
6. Has the site drainage been evaluated in the past?  YES  NO if yes, please identify documentation: SILVER SKY @ DEER SPRINGS (DS4124)
7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: DECATUR BLYD.
8. Briefly describe your proposed schedule for the subject project: As soon as possible.



Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

\*New Required Field  
 \*\*Review and concurrence of the Clark County Regional Flood Control District is required.

	Revision	Date
DS4124	UPDATE #1	May 5, 2009
Local Entity File No.	UPDATE #2	Mar 8, 2010

REFERENCE: \_\_\_\_\_ STANDARD FORM 1

# HYDROLOGIC CRITERIA AND DRAINAGE MANUAL

## DRAINAGE STUDY INFORMATION FORM

Name of Development: SILVER SKY @ DEER SPRINGS - UPDATE Date: Jan 19, 2011

Location of Development: a) Descriptive (Cross Streets) North/South: DECATUR  
East/West: DEER SPRINGS

b) Section: 24 Township: 19 S Range: 60 E

c) APN : 125-24-701-049

Name of Owner: NEVADA H.A.N.D.

Telephone No.: (702) 739-3345 Fax No.: (702) 739-3305 E-Mail Address: \_\_\_\_\_

Address: 295 WARM SPRINGS ROAD, SUITE 101, LAS VEGAS, NEVADA 89119

Contact Person-Name: JON HAYSLIP Telephone No.: (702) 798-7978

\* E-Mail Address: jon.hayslip@lmeng.com Fax No.: (702) 451-

Firm: L. R. NELSON CONSULTING ENGINEERS, INC.

Address: 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

Type of Land Development/Land Disturbance Process:

<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Subdivision Map	<input type="checkbox"/>	Clearing and Grading Only
<input type="checkbox"/>	Parcel Map	<input type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input checked="" type="checkbox"/>	Building Permit		

1. Total Owned Land Area: At Site: 9.5 Being Developed/Disturbed: LESS THAN 1 ACRE

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No


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5. Approximate upstream land area which drains to the subject site: 6.9 (+/-) ACRES

6. Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: SILVER SKY @ DEER SPRINGS (DS4124)

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: DECATUR BLVD.

8. Briefly describe your proposed schedule for the subject project: As soon as possible.

  Engineer's Seal EXP. 6/30/12	Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.							
	*New Required Field **Review and concurrence of the Clark County Regional Flood Control District is required.							
	DS4124 _____ Local Entity File No.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Revision</th> <th style="width: 50%;">Date</th> </tr> </thead> <tbody> <tr> <td>UPDATE #1</td> <td>May 5, 2009</td> </tr> <tr> <td>UPDATE #2</td> <td>Mar 8, 2010</td> </tr> </tbody> </table>	Revision	Date	UPDATE #1	May 5, 2009	UPDATE #2	Mar 8, 2010
	Revision	Date						
UPDATE #1	May 5, 2009							
UPDATE #2	Mar 8, 2010							
REFERENCE: <span style="float: right;">STANDARD FORM 1</span>								

Project Number: 1527-001-071

LARRY R. NELSON, P.E.  
President

January 18, 2011

Mr. Albert Sung, P.E.  
Project Engineer  
City of Las Vegas  
Department of Public Works  
Development Services Center - Engineering Planning  
731 S. Fourth Street  
Las Vegas, Nevada 89101

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

**Re: Update #3 to the Technical Drainage for Decatur Pines – Phase II (DS4124)**

Dear Mr. Sung:

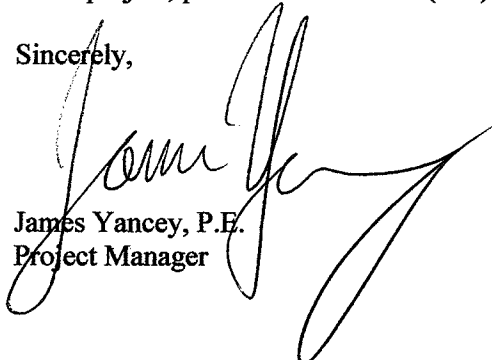
The Update provided with this submittal is to address the changes associated with the developments revised building and parking layout provided in the previous Technical Drainage Study for Decatur Pines Phase II. Revisions to grading will allow for the larger building footprint desired by the client. Changes to the parking area represented minor shifts in the space location and removing of islands. Drainage patterns will remain unchanged for the proposed revisions. Based upon our discussion, the revisions are for Decatur Pines – Phase II.

Included with this submittal are the following items:

- A Standard Form 1 for the Update to the Technical Drainage Study for Decatur Pines – Phase II;
- A set of plans provided on 24" x 36" sheets highlighted showing the proposed changes in red and original layout underneath it for comparison located in Appendix A;
- A set of 24" x 36" of approved plans for Decatur Pines – Phase II for comparison;
- A copy of the previous City of Las Vegas Approval Letter date March 18, 2010.
- A check for \$100 for the review update fee.

If you have any questions, comments or concerns regarding this update to the Decatur Pines project, please contact me at (702) 798-7978.

Sincerely,



James Yancey, P.E.  
Project Manager

NEVADA

L. R. NELSON  
CONSULTING ENGINEERS, INC.

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UTAH

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Email lrmengineers@lrnslc.com

*Appendix A: Figures*

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<b>CITY OF LAS VEGAS</b>				<b>DATE:</b>	
<b>INTER-OFFICE MEMORANDUM</b>				March 16, 2010 <i>MS</i>	
<b>TO:</b> Land Development Services Department of Public Works				<b>FROM:</b> Oh Sang Kwon, P.E. Flood Control Civil Engineer Department of Public Works	
<b>SUBJECT:</b> Technical Drainage Study for: Silver Sky @ Deer Springs (Decatur Pines Phase 2) - Update #2				<b>COPIES TO:</b> L. R. Nelson	
<b>Cross Streets:</b>		SWC of Decatur Blvd. & Deer Springs Way		Nevada H.A.N.D.	
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<b>Parcel Number:</b>		125-24-701-040		CCRFCO	
<b>Zoning Action:</b>		SDR-18642, ZON-18643, SUP-19004		CNLV	
<b>FEMA Flood Zone</b>		YES	NO	X	
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<b>TOTAL FEES (LDDRS):</b>				<b>\$3,100.00</b>	

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END OF REI  
B&H/osk/ays

Post-it® Fax Note	7671	Date	3/16/10	# of pages	2
To	Jon Hayclip	From	Albert SUNG		
Co./Dept.	L.R.N.	Co.	CLV		
Phone #		Phone #	229-2001		
Fax #	451-2296	Fax #			

3: T19S/R60E/24  
4: G-24

---

**L.R. Nelson Consulting Engineers, Inc.**

6765 W. Russell Road, Suite 200

Las Vegas, Nevada 89120

Tel: (702) 798-7978 Fax: (702) 451-2296

E-mail: darla.millis@lrneng.com

---

<i>Date: 1/20/11</i>	<i>Fax Number: 382-8551</i>
<i>To Mr. Albert Sung</i>	
<i>Firm Name: CLV</i>	
<i>#Pages Transmitted: 2 (Including Cover Sheet) 1</i>	<i>Job Number: 1527-001-071</i>
<i>Reference:</i>	
<i>Description of Pages Transmitted:</i>	
<i>Remarks: Sign/Stamped Form 1 as requested and required.</i>	
<i>Sent By: James Yancey</i>	

If you do not receive all of the pages indicated above,

Please call: (702) 798-7978

\*\* Duplicate Receipt \*\*

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

01/20/2011 13:36 Trn 161242  
Cashier 970040

PRJ Permit # DS4124-B \$100.00

Subtotal \$100.00

Total \$100.00

Total Paid CHECK \$132.00

Check # 7982

Change \$ 0.00

For questions related to this receipt call

782-229-6851