

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> May 17, 2022
<b>TO:</b> Land Development Services Department of Building & Safety		<b>FROM:</b> Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
<b>SUBJECT:</b>	Drainage Study for:	<b>COPIES TO:</b>
	Balmoral Estates	Wood Rodgers, Inc.
<b>Cross Streets:</b>	NWC of Bradley Road & Deer Springs Way	Falcon Crest Properties LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5542B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-24-203-022	
<b>Zoning Action:</b>	100220-PMP	
<b>FEMA Flood Zone</b>	YES	NO <b>X</b>
<b>Proposed Storm Drain</b>	YES	NO <b>X</b>

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	1/31/2022	2/15/2022	Not Approved	\$400.00	4631957: \$400
2 <sup>nd</sup> Submittal (Paid on 5/16/2022)	4/28/2022 & 5/16/2022	5/17/2022	See Comments Below	\$400.00	4788346: \$400
<b>TOTAL FEES (LDDRS):</b>				<b>\$800.00</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>	is conditionally approved subject to the stated condition below:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

**The conditional approval of this drainage study is issued to the engineer/developer under at-risk condition as below:**

1. Per *Development Coordination Review Condition #3* of the *Conditions of Approval Memorandum* for **100220-PMP**, it is required to construct half street improvements on *Deer Springs Way* and *Bradley Road* per City standards concurrent with the development of the site unless an administrative deferral or variance is approved to defer offsite improvements. However, the revised plan in the last submittal did not propose any standard street improvements including sidewalk and curb & gutter at all.

The engineer/developer may proceed to submit the improvement plans to *City Land Development* for review, however, the plans and the drainage study will not be finally approved without an administrative deferral or variance to waive the standard street improvements.

The proposed NDOT Type 2 drop inlet in *Deer Springs Way* must be replaced with a modified Type CM inlet if standard street improvements are required.

**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**  
HDR/AYS

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