

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL  
**DRAINAGE STUDY INFORMATION FORM**

Name of Development: Thom & Deer Springs Date: Mar 27, 2025

Location of Development: a) Descriptive (Cross Streets) North/South: Thom  
 East/West: Deer Springs  
 b) Section: 24 Township: 19S Range: 60E  
 c) APN : 125-24-701-037

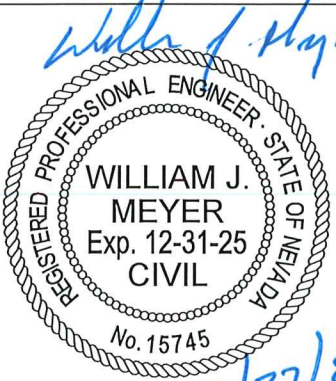
Name of Owner: Opportunity Village Foundation  
 Telephone No.: (702) 767-9205 Fax No.: \_\_\_\_\_ E-Mail Address: akazarian@compassdevco.com  
 Address: 6050 S. Buffalo Dr.

Contact Person-Name: William J. Meyer, P.E. Telephone No.: (702) 362-8844  
 \* E-Mail Address: BillM@taneycorp.com Fax No.: (702) 362-5233  
 Firm: Taney Engineering  
 Address: 6030 S. Jones, Suite 100, 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 checked="" type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit		Parking lot

- Total Owned Land Area: At Site: 17.5+/- acres Being Developed/Disturbed: 17.5+/- acres
- Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area?  Yes\*\*  No
- Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No
- Proposed type of development (Residential, Commercial, Etc.): Residential & Commerical (Mixed)
- Approximate upstream land area which drains to the subject site: +/- acres
- Has the site drainage been evaluated in the past?  YES  NO If yes, please identify documentation: DS5750
- If known, please briefly identify the proposed discharge point(s) of runoff from the site: The site will discharge to the east property and Rome Boulevard.
- Briefly describe your proposed schedule for the subject project: A.S.A.P



Engineer's Seal

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

Local Entity File No. \_\_\_\_\_

REFERENCE:

STANDARD FORM 1



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

March 27, 2025  
Job No: CMD-23-002

Albert Sung, P.E.  
City of Las Vegas Public Works / Flood Control  
495 S. Main Street  
Las Vegas, NV 89101

**RE: UPDATE LETTER  
THOM & DEER SPRINGS NO. L24-01572  
REASON FOR LETTER**

To Whom it May Concern:

I hope all is well. We have encountered an issue in the field regarding the storm drain lateral in Deer Springs. There is an existing lateral that was discovered that is stubbed to the south, which is located 2 feet east of the manhole. This lateral penetrates the side of the existing 48" RCP. Due to this discovery, the inspector has asked us to contact Flood to try and resolve this issue. To address this by plugging the existing RCP and installing the 18" RCP per the approved plan. Also included with this letter is the approval stamp from Planning on the letter for allowing excess fill on the site.

We hope that the information contained in this update letter is sufficient. If you have any questions or require additional information, feel free to contact me via phone or email.

Sincerely,

Jeff Thomson, EI  
Assistant Project Manager



# TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

August 27, 2024  
Job No: CMD-23-003

City of Las Vegas  
Department of Planning  
333 N. Rancho Drive  
Las Vegas, NV 89106

**RE: JUSTIFICATION LETTER  
THOM & DEER SPRINGS  
EXCESS FILL**

To Whom it May Concern:

I am writing this letter to provide a comprehensive justification letter for the excess filling of the site by more than 2 feet above the existing ground level. The project in question requires a flat pad for building construction, and due to certain site conditions, this additional fill is necessary. I would like to outline the reasons behind this decision and explain how all edge conditions align with the existing grades.

1. Low grade change in existing condition: The existing grade change of the site from the north to south property line only decreases 4' in 1,375', resulting in a lower than allowable minimum drainage slope. Having said that, the north side of the site had to be elevated so that adequate positive drainage could be achieved across the site.

In conclusion, the decision to fill the site in excess of 2 feet above the existing ground level is essential to allow for the site to incorporate proper positive drainage.

Attached shall be a copy of the grading plan and details for the site.

We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

Jeff Thomson, EI  
Taney Engineering



Robert  
Cunningham  
Digitally signed by  
Robert Cunningham  
Date: 2024.12.04  
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