



June 18, 2024

Mr. Mark Rex, Senior Planner  
City of Las Vegas – Department of Community Development  
495 S. Main Street  
Las Vegas, NV 89101

**RE: *Panda Express – Bonanza & Eastern (Project No. DS5761A) -Justification Letter for Elevation Difference***

Mr. Rex,

The purpose of this letter is to explain the additional 2' of fill required for the proposed Panda Express Eastern & Bonanza development as compared to the existing grade. The current development appears to sheet flow to the Southeast corner to the existing residential development, which is private property. There do not appear to be agreements or easements in place to allow drainage onto the neighboring property.

As a result, the site drainage pattern has been updated to sheet flow out to Bonanza as noted in the drainage study for the project. In order to get the proposed drive-thru to drain and maintain positive drainage to the North of the site, we had to raise the site grades up to 2' from existing grade in some areas.

Should you have any questions, please don't hesitate to give me a call at 702-862-3630 or email me at [scott.martin@kimley-horn.com](mailto:scott.martin@kimley-horn.com).

Sincerely,  
Kimley-Horn & Associates



Digitally signed by Scott Martin  
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6/18/2024



Scott Martin P.E.  
Project Manager