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| <b>CITY OF LAS VEGAS<br/>INTER-OFFICE MEMORANDUM</b>   |                                    | <b>DATE:</b><br>March 5, 2025  |
| <b>TO:</b><br>Land Development Services<br>Department of Community Development –<br>Building & Safety Division |                                    | <b>FROM:</b><br>Tyler Key<br>Flood Control Engr. Associate<br>Department of Public Works |
| <b>SUBJECT:</b> Drainage Study for:<br><b>Axel at Sunstone – Phase II</b>                                      |                                    | <b>COPIES TO:</b><br>KW-HS Lot Option Pool 01, LLC                                       |
| <b>Cross Streets:</b>  | Trailblazer Falls St. & O’Hare Rd. | Kimley-Horn  |
| <b>File Number:</b>  | F:\Depot\DSMemos\DS5835B.doc       | Lucien Paet, P.E., DevCo   |
| <b>Parcel Number:</b>  | 152-06-818-062                     |  |
| <b>Zoning Action:</b>  | 21-0382-TMP1                       |  |
| <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  | 1/21/2025     | 2/4/2025      | Not Approved       | \$400        | 6086490: \$400          |
| 2 <sup>nd</sup> Submittal  | 2/18/2025     | 3/5/2025      | See Comments Below | \$400        | 6121010: \$400          |
| <b>TOTAL FEES (LDDRS):</b> |               |               |                    | <b>\$800</b> | <b>----</b>             |

**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.         |

1. Provide the recorded document number for all Public Drainage Easements prior to the final approval of Improvement Plans
2. Ensure all areas shown as Common Elements on the cross sections are denoted as Public Drainage Easements on the Grading Plans. For example, cross section S/XS1 shows a Common Element between the two proposed lots, but the hatch being used to indicate the Public Drainage Easements is not being shown in the same area on the Grading Plans.
3. **Sheet GD1:** Cross section E/XS1 shows proposed L-curb on either side of the roadway, while the Grading Plan shows proposed roll curb. Review and revise.
4. Cross sections D/XS1 and T/XS1 are shown backwards than the grading plan. Reverse the cross sections or the arrow shown on the Grading 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/R60E/S06  
AREA G06