

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM		DATE: May 22, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Estrella at Sunstone – Update #3		COPIES TO: RCI Engineering
Cross Streets:	Sun Park Drive and Sunstone Parkway	Woodside Homes of Nevada, LLC
File Number:	F:\Depot\DSMemos\DS5505F.doc	Lucien Paet, P.E., DevCo
Parcel Number:	125-06-610-001	CCRFCD
Zoning Action:		
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES X NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	10/4/2021	10/25/2021	Not Approved	\$400.00	4481638: \$400
2 nd Submittal	11/9/2021	12/04/2021	Conditional Approval	\$400.00	488168: \$400
3 rd Submittal (Paid on 1/3/2022)	12/22/2021 & 1/3/2022	1/19/2022	Conditional Approval	\$100.00	4593638: \$100
CCRFCD	2/24/2022	3/3/2022	Concurrence Recv'd	N/C	N/C
4 th Submittal	10/4/2022	10/24/2022	See Comments Below	\$100.00	4986754: \$100
5 th Submittal	5/7/2025	5/21/2025	See Comments Below	\$100.00	6234247: \$100
TOTAL FEES (LDDRS):				\$1,100.00	----

REMARKS:

5th Submittal: Update #3 Request to release maintenance bond.

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 Clark County Public Works Department concurrence.

1. The area west of the site is rough-graded for a single-family subdivision. The temporary offsite berms / channels along the western boundary to flood protect the subject site are no longer necessary and can be removed.

***** 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:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

- 1st Submittal DS (for the report of the drainage study)**
- 1st Submittal Plan 1 (could be the drainage condition maps)**
- 1st 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
HDR/JKS/OSK/JT

T/R/S: T19S/R60E/S6
AREA G-06