



**ADDENDUM NO.2 TO THE TECHNICAL DRAINAGE STUDY**

# **GRAND CANYON & WASHBURN**

**JULY 2023**

PREPARED FOR:  
Greystone Nevada, LLC  
Las Vegas, Nevada

PREPARED BY:

**Westwood**

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

Name of Development: Grand Canyon & Washburn (Addendum No.2) Date: July 2023  
 Location of Development: a) Descriptive (Cross Streets): North/South: Grand Canyon Drive  
East/West: Washburn Road  
 b) Section: 31 Township: 19 Range: 60  
 c) APN: 125-31-201-010 and 125-31-301-014

Name of Owner: Greystone Nevada, LLC  
 Telephone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_  
 Address: 9275 W. Russell Rd, Suite 400 Las Vegas NV 89148

Contact Person – Name: Kellin Collins, P.E. Telephone No.: (702) 284-5300  
 \*E-mail Address: kellin.collins@westwoodps.com Fax No.: (702) 284-5399  
 Firm: Westwood Professional Services  
 Address: 5725 W. Badura Ave, #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 checked="" type="checkbox"/>	Planned Unit Development	<input type="checkbox"/>	Other (Please specify below)
<input type="checkbox"/>	Large Parcel Map	<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	

1. Total Owned Land Area: At Site: 90 +/- acres Being Developed/Disturbed: 90 +/- acres

2. Is a portion or all of the subject property located in a FEMA Flood Hazard Area?  Yes\*\*  No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility?  Yes\*\*  No

4. Proposed type of development (Residential, Commercial, Etc.): Residential

5. Approximate upstream land area which drains to the subject site: \_\_\_\_\_

6. Has the site drainage been evaluated in the past?  Yes\*\*  No If yes, please identify documentation: \_\_\_\_\_

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: East towards Grand Canyon Drive

8. Briefly describe your proposed schedule for the subject project: Phase 1 & 2 ASAP



07/11/2023

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.

**\*Newly Required Field**

\*\*Review and concurrence of the Clark County Regional Flood Control District is required

Local Entity File No.	Revision	Date
_____		

REFERENCE: STANDARD FORM 1

# Grand Canyon & Washburn

## Technical Drainage Study Addendum No.2

City of Las Vegas, NV

### Prepared For:

Greystone Nevada, LLC  
9275 W. Russell Rd, Suite 400  
Las Vegas, Nevada 89148

### Prepared By:

Westwood Professional Services  
5725 W. Badura Avenue, Suite 100  
Las Vegas, NV 89118  
Phone: (702) 284-5300



07/11/2023

Project Number: LEN2206

Date: July 2023

Kellin Collins, P.E.  
NV Professional Engineer No. 21860

Assisted by: Christopher Wolfe

LEN2206

July 10, 2023

City of Las Vegas  
495 S. Main Street  
1<sup>st</sup> Floor  
Las Vegas, Nevada 89101

**Subject: Grand Canyon & Washburn  
(DS5667)**

This addendum # 2 letter is submitted in response to the comments contained in the June 29, 2023 review memorandum regarding the above referenced project. A copy of the City of Las Vegas (CLV) comment letter has been provided in Appendix A. The comments in the review memorandum have been individually addressed as follows:

1. **Comment:** *The site is adjacent to or crosses an existing or proposed Clark County Regional Flood Control District (CCRFCD) master planned facility. Therefore, CCRFCD concurrence is required prior to final approval of the drainage study.*

**Response:** Acknowledged.

2. **Comment:** *The site is also adjacent to the jurisdiction of Clark County. The engineer must coordinate with Clark County Public Works Department (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.*

**Response:** Acknowledged.

3. **Comment:** Second Request: *Per the County GIS aerial and recent site visit by the reviewer, the development project of Ann & 215 at the southwest corner of Ann Road and Hualapai Way has been constructed with houses versus vacant land as shown in the exhibits of the last submittal.*

*Revise Exhibit G, Exhibit H, Exhibit I and Exhibit J to reflect the true and current site features accordingly.*

*The required features still has not been shown in the last submittal.*

**Response:** Clarification was requested from CLV on July 6, 2023 and it was identified that CLV is looking for the aerial on the exhibits to match Clark County's Openweb aerial. However, Westwood was notified by Clark County at the beginning of this year that County's aerial will no longer be distributed outside of County's usage so we are using what we have readily available. While the aerial is a little outdated, the development's parcel lines were

incorporated. We kindly request that CLV accepts the exhibits as they were previously submitted.

4. **Comment:** *Second Request: Provide street intersections design at Grand Canyon Drive at Fisher, Washburn, Rosada and La Madre. Address if there are any low points at the intersections and how the low flows drain across Grand Canyon Drive without any drop inlets?*

*Street Plan & Profile sheets had been provided in the last submittal. However, the pertinent sheets for Grand Canyon Drive, Fisher Avenue, Washburn Road (east of Eula), Rosada Way (east of Ember Astro Ct.) and La Madre Way were all missing.*

*Without the pertinent Plan & Profile Sheets, the reviewer is not able to determine how the drainage at each street intersection flows.*

**Response:** Plan and profile sheets have been incorporated into the Phase 1 plan set. Furthermore, additional information has been added to the grading plans of the indicated intersections to show positive drainage without the future storm drain facilities. Refer to the last appendix of this addendum for the updated plans.

5. **Comment:** *Second Request: Sheet G-11 to Sheet G-14, Phase 2 Grading Plans: It appears that the front yards of Lots 93, 94, Lots 84, 85 and 86 encroach into the 80'-wide NVE Easement. Provide documentation that this is acceptable to Nevada Energy Company and the City Planning Department prior to the final approval of the subject drainage study.*

*The documentation must be obtained prior to the final approval of the drainage study.*

**Response:** Refer to the NVE email coordination, included in Appendix B, for NVE's acceptance of improvements within the NVE easement.

We believe the above responses and revisions provided on the amended improvement plans have adequately satisfied the concerns in the subject review memorandum. The revised improvement plan sheets adopting the revisions addressed in this letter have been included in the last appendix of this addendum. If you have any questions or require additional information, please do not hesitate to contact our office at (702) 284-5300.

Respectfully Submitted,  
WESTWOOD PROFESSIONAL SERVICES



Kellin Collins, P.E.  
Local Service Leader – Water Resources Services

CC: Emily Hoy, P.E.  
Mark Failla, P.E., CFM

## List of Appendices

**Appendix A**      **City of Las Vegas Comment Letter & Coordination**

- City of Las Vegas Comment Letter
- City of Las Vegas Email Correspondence

**Appendix B**      **NVE Email Coordination**

**Appendix C**      **Improvement Plans**



## City of Las Vegas Comment Letter

<b>CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM</b>		<b>DATE:</b> June 29, 2023
<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>
<b>Grand Canyon &amp; Washburn</b>		Westwood Professional Services
<b>Cross Streets:</b>	SWQ of Ann Road & Grand Canyon Drive	Greystone Nevada, LLC
<b>File Number:</b>	F:\Depot\DSMemos\DS5667B.doc	Bart Anderson, P.E., DevCo
<b>Parcel Number:</b>	125-31-201-010 & 125-31-301-014	CCRFCFCD
<b>Zoning Action:</b>	22-0666-GPA1; 22-0666-TMP1; 22-0666-VAC1 & 22-0666-VAR1 to -VAR33	CCPW
<b>FEMA Flood Zone</b>	YES NO <b>X</b>	
<b>Proposed Storm Drain</b>	YES <b>X</b> NO	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 <sup>st</sup> Submittal	3/30/2023	4/26/2023	Not Approved	\$400.00	5204535: \$400
2 <sup>nd</sup> Submittal	5/31/2023	6/29/2023	See Comments Below	\$400.00	5295743: \$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>	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.

- The site is adjacent to or crosses an existing or proposed *Clark County Regional Flood Control District* (CCRFCFCD) master planned facility. Therefore, CCRFCFCD concurrence is required prior to final approval of the drainage study.
- The site is also adjacent to the jurisdiction of *Clark County*. The engineer must coordinate with *Clark County Public Works Department* (CCPW) and incorporate any concerns for boundary conditions along the south border. CCPW concurrence is required prior to final acceptance of the study.

3. **Second Request:**

*Per the County GIS aerial and recent site visit by the reviewer, the development project of **Ann & 215** at the southwest corner of Ann Road and Hualapai Way has been constructed with houses versus vacant land as shown in the exhibits of the last submittal.*

*Revise Exhibit G, Exhibit H, Exhibit I and Exhibit J to reflect the true and current site features accordingly.*

**The required features still has not been shown in the last submittal.**

4. **Second Request:**

*Provide street intersections design at Grand Canyon Drive at Fisher, Washburn, Rosada and La Madre. Address if there are any low points at the intersections and how the low flows drain across Grand Canyon Drive without any drop inlets?*

**Street Plan & Profile sheets had been provided in the last submittal. However, the pertinent sheets for Grand Canyon Drive, Fisher Avenue, Washburn Road (east of Eula), Rosada Way (east of Ember Astro Ct.) and La Madre Way were all missing.**

**Without the pertinent Plan & Profile Sheets, the reviewer is not able to determine how the drainage at each street intersection flows.**

5. **Second Request:**

*Sheet G-11 to Sheet G-14, Phase 2 Grading Plans: It appears that the front yards of Lots 93, 94, Lots 84, 85 and 86 encroach into the 80'-wide NVE Easement. Provide documentation that this is acceptable to Nevada Energy Company and the City Planning Department prior to the final approval of the subject drainage study.*

**The documentation must be obtained prior to the final approval of the drainage study.**

**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/AYS

T/R/S: T19S/R60E/31  
AREA G-31

## City of Las Vegas Email Correspondence

## Kellin Collins

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**From:** Albert Sung <YSung@LasVegasNevada.GOV>  
**Sent:** Thursday, July 6, 2023 2:33 PM  
**To:** Kellin Collins  
**Subject:** RE: Grand Canyon & Washburn

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Hi Kellin,

Showing the aerial matching the County's Openweb aerial was indeed what I expected! However, I didn't know that the County is not that "open" as the word "Openweb" means!

Just put the explanation in your next addendum why you couldn't show the existing houses and I'll remove the comment.

Hope that help!

### Albert Y. Sung, P.E.

Project Engineer  
Public Works Dept. / Flood Control  
(702) 229-6541  
495 S. Main Street  
Las Vegas, NV 89101



[lasvegasnevada.gov](http://lasvegasnevada.gov)



Your opinion is important! Click [here](#) to take a short survey.

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**From:** Kellin Collins <Kellin.Collins@westwoodps.com>  
**Sent:** Thursday, July 6, 2023 10:31 AM  
**To:** Albert Sung <YSung@LasVegasNevada.GOV>  
**Cc:** Christopher Wolfe <Christopher.Wolfe@westwoodps.com>  
**Subject:** Grand Canyon & Washburn

**CAUTION:** This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your City of Las Vegas account credentials.**

Good morning Albert!

We would like some clarification on what CLV is looking for on our drainage maps. We presume that CLV is looking for the aerial that matches County's Openweb aerial. We were notified by County at the beginning of this year that the aerial will no longer be distributed outside of County's usage so we are using what we have readily available to us. While the aerial is a little outdated, the site's parcel lines have been incorporated. Let us know how we should proceed.

Here is the comment:

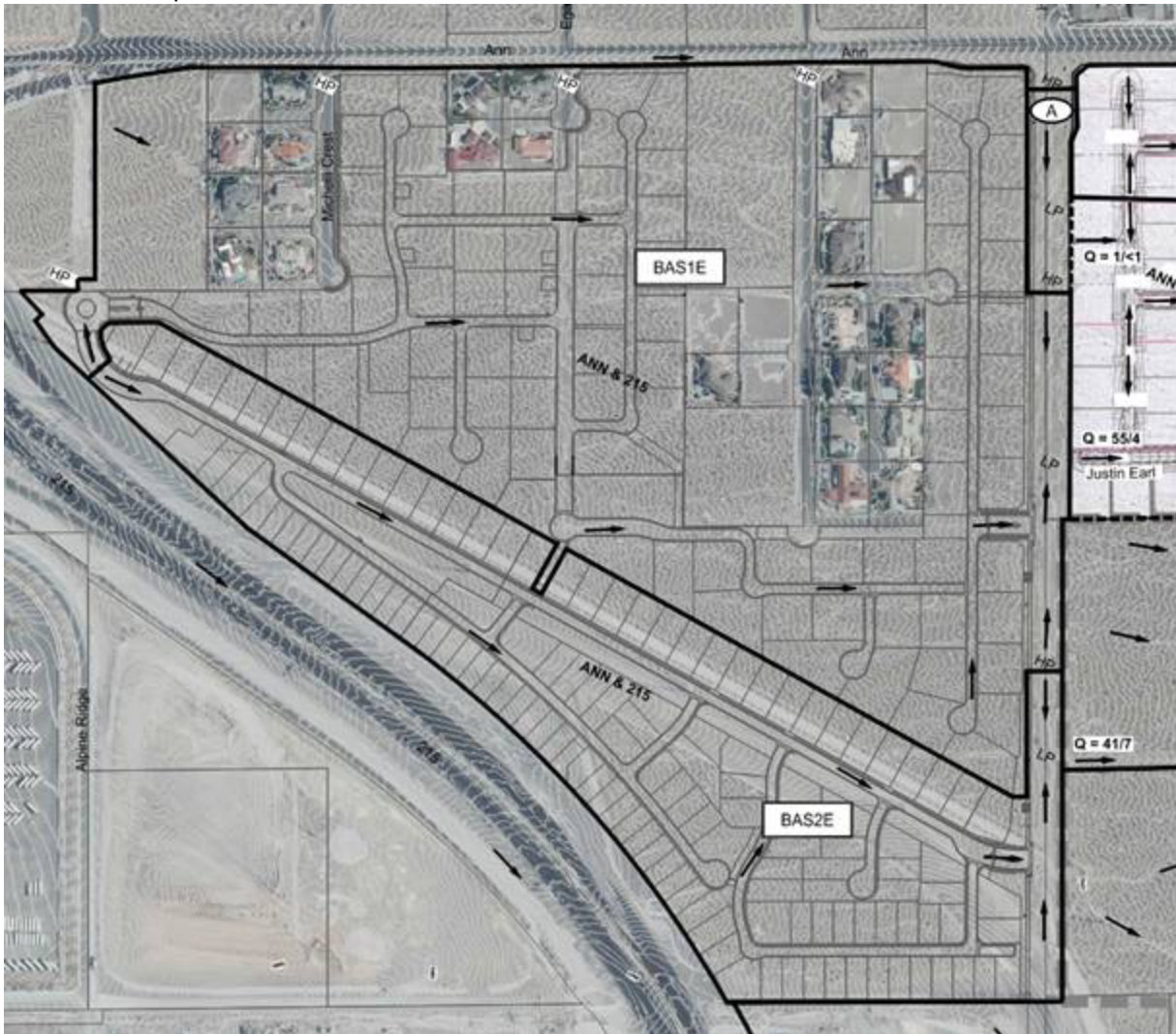
3. **Second Request:**

*Per the County GIS aerial and recent site visit by the reviewer, the development project of **Ann & 215** at the southwest corner of Ann Road and Hualapai Way has been constructed with houses versus vacant land as shown in the exhibits of the last submittal.*

*Revise Exhibit G, Exhibit H, Exhibit I and Exhibit J to reflect the true and current site features accordingly.*

**The required features still has not been shown in the last submittal.**

Here is a close up of what we show on the exhibits G, H, I, and J for the **Ann & 215** project on the southwest corner of Ann and Hualapai:



Much appreciated,

**Kellin Collins**

Local Service Leader, Water Resources

kellin.collins@westwoodps.com

direct (702) 284-5373  
main (702) 284-5300

**Westwood**

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

**[westwoodps.com](http://westwoodps.com)**  
**(888) 937-5150**



## Kellin Collins

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**From:** Emily Hoy  
**Sent:** Monday, June 12, 2023 7:30 PM  
**To:** Kellin Collins  
**Subject:** FW: [INTERNET] RE: Grand Canyon & Washburn - NVE Easement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

FYI: The email below is the written ok from NVE to have front yards in the NVE Easement. We can plot the email below to PDF and submit with the IPs.

Thank you!

**Emily Hoy, P.E.**  
**Project Manager**  
emily.hoy@westwoodps.com

**direct** (702) 284-5314  
**main** (702) 284-5300

**Westwood**  
5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

[westwoodps.com](http://westwoodps.com)

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**From:** Raquinio, Aprille (NV Energy) <aprille.raquinio@nvenergy.com>  
**Sent:** Monday, June 12, 2023 3:52 PM  
**To:** Emily Hoy <Emily.Hoy@westwoodps.com>  
**Subject:** RE: [INTERNET] RE: Grand Canyon & Washburn - NVE Easement

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Good Afternoon!

The engineer said that driveways and front yards are fine as long as trees are not planted within the NVE easement. Have a good day!

Thanks,  
Aprille

---

**From:** Emily Hoy <[Emily.Hoy@westwoodps.com](mailto:Emily.Hoy@westwoodps.com)>  
**Sent:** Monday, June 12, 2023 7:23 AM  
**To:** Raquinio, Aprille (NV Energy) <[aprille.raquinio@nvenergy.com](mailto:aprille.raquinio@nvenergy.com)>  
**Subject:** RE: [INTERNET] RE: Grand Canyon & Washburn - NVE Easement

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Look closely at the **SENDER** address. Do not open **ATTACHMENTS** unless expected. Check for **INDICATORS** of phishing. Hover over **LINKS** before clicking. [Learn to spot a phishing message](#)

Good morning!

I wanted to check if you have heard anything back from the engineer on the front yards within the NVE easement? It has been a few weeks so figured I would check in!

Thank you!

**Emily Hoy, P.E.**

**Project Manager**

emily.hoy@westwoodps.com

**direct** (702) 284-5314

**main** (702) 284-5300

**Westwood**

5725 W. Badura Ave, Suite 100

Las Vegas, NV 89118

[westwoodps.com](http://westwoodps.com)

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**From:** Raquinio, Aprille (NV Energy) <[aprille.raquinio@nvenergy.com](mailto:aprille.raquinio@nvenergy.com)>

**Sent:** Friday, May 26, 2023 12:51 PM

**To:** Emily Hoy <[Emily.Hoy@westwoodps.com](mailto:Emily.Hoy@westwoodps.com)>

**Subject:** RE: [INTERNET] RE: Grand Canyon & Washburn - NVE Easement

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Good Afternoon,

I'm still waiting for the engineer to review it. Have a good day!

Thanks,

Aprille

---

**From:** Emily Hoy <[Emily.Hoy@westwoodps.com](mailto:Emily.Hoy@westwoodps.com)>

**Sent:** Tuesday, May 23, 2023 10:26 AM

**To:** Green, Yancy (NV Energy) <[Yancy.Green@nvenergy.com](mailto:Yancy.Green@nvenergy.com)>; Raquinio, Aprille (NV Energy)

<[aprille.raquinio@nvenergy.com](mailto:aprille.raquinio@nvenergy.com)>; Heck, Lisa (NV Energy) <[Lisa.Heck@nvenergy.com](mailto:Lisa.Heck@nvenergy.com)>

**Cc:** Chelsea Jensen <[Chelsea.Jensen@westwoodps.com](mailto:Chelsea.Jensen@westwoodps.com)>

**Subject:** [INTERNET] RE: Grand Canyon & Washburn - NVE Easement

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Good morning!

Have you had a chance to review my email below? Would you be able to provide a written response to this email for the City of Las Vegas to confirm that we are allowed to have driveways and front yards within the NVE easement?

Thank you!

**Emily Hoy, P.E.**

**Project Manager**

emily.hoy@westwoodps.com

**direct** (702) 284-5314

**main** (702) 284-5300

**Westwood**

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

[westwoodps.com](http://westwoodps.com)

---

**From:** Emily Hoy

**Sent:** Tuesday, May 16, 2023 3:14 PM

**To:** [yancy.green@nvenergy.com](mailto:yancy.green@nvenergy.com); [aprille.raquinio@nvenergy.com](mailto:aprille.raquinio@nvenergy.com); Heck, Lisa (NV Energy) <[Lisa.Heck@nvenergy.com](mailto:Lisa.Heck@nvenergy.com)>

**Cc:** Chelsea Jensen <[Chelsea.Jensen@westwoodps.com](mailto:Chelsea.Jensen@westwoodps.com)>

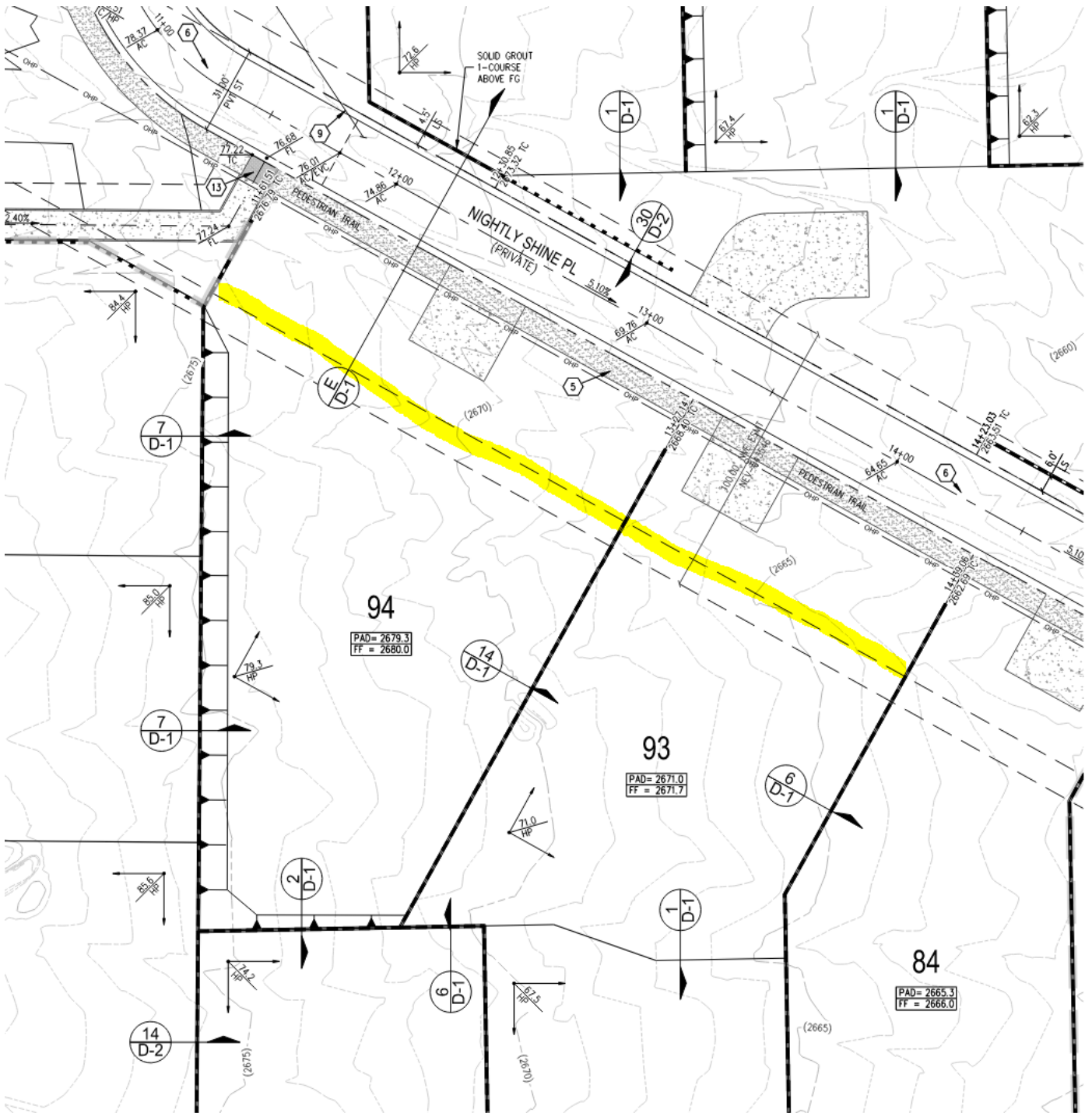
**Subject:** Grand Canyon & Washburn - NVE Easement

Good afternoon!

We received a comment on our drainage study for the Grand Canyon and Washburn project asking for documentation that NVE is ok with driveways and front yards are within the 80' easement (see screenshot below).

20. **Sheet G-11 to Sheet G-14, Phase 2 Grading Plans:** It appears that the front yards of Lots 93, 94, Lots 84, 85 and 86 encroach into the 80'-wide NVE Easement. Provide documentation that this is acceptable to *Nevada Energy Company* and the *City Planning Department* prior to the final approval of the subject drainage study.

We are not proposing structures within the easement. Would you be able to reply to this email stating that driveways and front yards are allowed within the proposed 80' NVE easement? Below is a screenshot from the plans showing how lots front Nightly Shine within the easement.



MATCH LINE - SHEET G-12

Thank you!

**Emily Hoy, P.E.**

**Project Manager**

emily.hoy@westwoodps.com

**direct** (702) 284-5314

**main** (702) 284-5300

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