

# Tentative Map Application

A Place To Call Hone		920				Form
oject Name Waterfalls Mixe		TO THE POST OF THE		38	<u> </u>	101111
(Should match Tentative Map oject Location Water Street a	coversheet) Ind Lake Mead Bly	rd	**			
sessor's Parcel Number(s) 179-18-2			e attached list for	r additional	APN's	
sting Zoning DX-MP-RD		e Plan Land Use Dow				
vide Number of Lots by Use:	Comprehensive	e Plan Land Ose		Gross Acre	· .	
gle-Family Commercial	Industrial Town	hours Total Numb	or of late			
artments Condominiums			The second secon	Mancio	n Anartmonte	(8)
				Mansio	in Apartinents	*
ent of this Request						
ated Applications CPR-2022010	916	7.				
NI/A		Co	mpany City Tower	, LLC		
Name N/A Address 3965 Owens Avenue	e, Suite 180	*	City Las VE			
State_NV_ ZIP Code 89110		-0000 <sub>Email_</sub> n/	-,/			
7 14/ 1			mpany_Waterfalls I	Developmen	nt, LLC	2 6
Name Tom Wucherer Address 6970 Cimarron Road	d. Suite 200		City Las Ve			
NIV 90115		0-0000 Email_n/a		•		
State INV 7IP Code OUI I	111011c ( = = 9					
State_144 ZIP Code _09110	ck	Co	mnany Kaempfer (	rowell		
Name Liz Olson and Tom Ami		Co	mpany Kaempfer (			
Name Liz Olson and Tom Ami	Dr. #650	:	City_Las Ve	gas		
Name Liz Olson and Tom Ami	Dr. #650 December 1903-1925	2-7039 Alternat		gas		
Name Liz Olson and Tom Ami	Dr. #650 5 <sub>Phone(</sub> 702792 n and tamick@kcnvlaw	2-7039 Alternat	City Las Ve	gas 93-4365		aff report
Name Liz Olson and Tom Amin Address 1980 Festival Plaza State NV ZIP Code 89135 Email eolson@kcnvlaw.com The person listed as contact will be contacted to a prior to the Planning Commission meeting.	Dr. #650  Phone (702-792  and tamick@kcnvlaw  attend staff reviews, answer questions r	2-7039 Alternat  V.com  regarding this application, provide add	City Las Ve	gas 93-4365 ressary, and will rec	ceive a copy of the st	
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Name Liz Olson and Tom Amin Address 1980 Festival Plaza State NV ZIP Code 89135 Email Golson@kcnvlaw.com The person listed as contact will be contacted to prior to the Planning Commission meeting. Please list all individuals and entities partners, corporate officers and mana Name Please See Attached Ownership Dis Property Owner City of Henderson  By signing this document I acknowled managers of limited liability con prior to the Planning Commission meeting.  By signing this document I acknowled managers of limited liability con City of Henderson  Departy Owner Signature  State of NV Co	Dr. #650  Phone (702-792)  and tamick@kcnvlaw attend staff reviews, answer questions of with an interest in the applicate agers of limited liability compactors for Applicant and all other owners, and all other owners.	2-7039 Alternative. Alternative	City Las Ve	gas 93-4365  ressary, and will rec t limitation, and er.  owners, office of the original not ori	ny and all generally are seen and all generally accepted.	nip iip trners.
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Name Liz Olson and Tom Amin Address 1980 Festival Plaza State NV ZIP Code 89135 Email Golson@kcnvlaw.com The person listed as contact will be contacted to prior to the Planning Commission meeting. Please list all individuals and entities partners, corporate officers and mana Name Please See Attached Ownership Dis Property Owner City of Henderson  By signing this document I acknowled managers of limited liability con Composition on State of NV Composition of Name of N	Dr. #650  Phone (702-792)  n and tamick@kcnvlaw attend staff reviews, answer questions of with an interest in the applicate agers of limited liability compactors for Applicant and dige that to the best of my kn inpanies, and all other owner with the properties of	2-7039 Alternativ.com  egarding this application, provide addent and the owners. Said list sanies with an interest in the arms are relationship/Position  Owner of Property  owledge the above list including interests in either the arms are relationship interests in either the arms.  Print Name  BIE-ANN RAWLINGS	City Las Ve e Phone (702 69 ditional information when nec hould include, without applicant and the owner applicant or owner. Of CTMA# Accepted by	gas 93-4365  ressary, and will rec t limitation, an er.  owners, office nly original no	ceive a copy of the st ny and all genera % of Ownersh 100% ers, general pai otary accepted.	thers,  140

### Complete List of Assessor's Parcel Numbers

Size:
<b>*</b>
0.31 Ac
0.18 Ac
0.34 Ac
0.17 Ac
0.14 Ac
0.14 Ac
0.14 Ac
0.15 Ac
0.04 Ac
0.08 Ac
0.18 Ac
0.14 Ac
0.14 Ac

Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF



# Tentative Map Application

Proje	ct Name Waterfalls Mixed Use		Form
	(Should match Tentative Map coversheet) ct Location Water Street and Lake Mead Bly	ud.	
			See additional APANIs
	sor's Parcel Number(s) 179-18-201-002; 178-18-211-02		
	ng Zoning DX-MP-RD Comprehensiv	e Plan Land Use DOWNTOWN WIP	Gross Acres
	de Number of Lots by Use:		
	e-Family Commercial Industrial Town		
	ments Condominiums Common Other (exp		y Mansion Apartments
riter	t of this Request		
Relat	ed Applications CPR-2022010916		
	Name Anthony Molloy	Company City of h	lenderson Redevelopment
ty Own	Address 240 Water Street, PO Box 95050 MS131	City Hen	
Property Owner	State_NV ZIP Code_89009Phone ( 000 000		
	Name Tom Wucherer		lls Development, LLC
Applicant	Address 6970 Cimarron Road, Suite 200	City Las	
Арр	State_NV _ ZIP Code _89113 Phone ( 000 _000		
		Company Kaempf	er Crowell
rson	Address 1980 Festival Plaza Dr. #650	City_Las	
Contact Person	State NV ZIP Code 89135 Phone (702-79)		
onta	Email eolson@kcnvlaw.com and tamick@kcnvlav		
U	The person listed as contact will be contacted to attend staff reviews, answer questions prior to the Planning Commission meeting.	regarding this application, provide additional information whe	n necessary, and will receive a copy of the staff report
Б	Please list all individuals and entities with an interest in the applica	int and the owners. Said list should include, witl	nout limitation, any and all general
losui	partners, corporate officers and managers of limited liability comp.  Name	anies with an interest in the applicant and the o Relationship/Position	wner. % of Ownership
ership Disclosure	Please See Attached Ownership Disclosure for Applicant	netationship/r osition	70 OI OWITETSIND
ship			
Owner	City of Henderson	Owner of Property	100%
ó			
8	y signing this document I acknowledge that to the best of my kn managers of limited liability companies, and all other owner	nowledge the above list includes the names o rship interests in either the applicant or owne	f all owners, officers, general partners, r. Only original notary accepted.
	Muy ust	Ann.	Malla
Prope	rty Owner Signature	Print Name	
	State of Navada County of Clark		For Office Use Only
N 0	This instrument was acknowledged before me by Anti-	nony J. Molloy	
T A	on August 15, 2027	MARYANNE CRUZADO Accept NOTARY PUBLIC	
R Y	Sugar for land	STATE OF NEVADA	8 / 22 / 22
Y	Notary Public	Commission Expires: 08-27-25 Date SAM #	211

### **Complete List of Assessor's Parcel Numbers**

Assessor Parcel Numbers:	Size:
179-18-201-001	0.31 Ac
179-18-201-002	0.18 Ac
179-18-201-003	0.34 Ac
179-18-201-004	0.17 Ac
178-18-211-026	0.14 Ac
178-18-211-027	0.14 Ac
178-18-211-028	0.14 Ac
178-18-211-029	0.15 Ac
178-18-211-030	0.04 Ac
178-18-211-031	0.08 Ac
179-18-601-008	0.18 Ac
179-18-610-012	0.14 Ac
179-18-610-013	0.14 Ac

Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF



# Design Review Application

ہر Proje	ct Name Waterfalls Mixed Use			_ Form
Proje	ct Location Water Street and Lake Mead Blvd	<del></del>		
Asses	ssor's Parcel Number(s) 179-18-201-002, 178-18-211-026 and 1	79-18-610-013 s	ee attached list for	additional APN's
Existi	ing Zoning DX-MP-RD Comprehensive Plan Land Us	e Downtown I	WP DCC Gross Acre	es
Build	ing Size: UseSquare Footage UseSquare Footage	_Use	Square Footag	e
	Total Square Footage	_ use	Square Footag	Je
Inten	t of this Request Design Review for a mixed use retail/comn	nercial/hotel pro	ject	
Relat	ed Applications CPR-2022010916			
<b>1</b>	Name Anthony Molloy		ity of Henderson Red	levelopment
Рарен; Онтег	Address_240 Water Street, PO Box 95050, MS131	City_Hende	rson	
- AT	State_NV _ ZIP Code 89009 _ Phone (000) 000-0000	Email N/A		
ant	Name Tom Wucherer		/aterfalls Developmer	nt, LLC
Applicant	Address 6970 Cimarron Road, Suite 200	City_ Las Vo	egas	
	State NV ZIP Code 89113 Phone (000) 000-0000	Email N/A	acompar Crowell	
_	Name Liz Olson/Tom Amick	5.91	aemfper Crowell	
Contact Person	Address 1980 Festival Plaza Dr. #650	City_Las Ve		
ntact	State_NVZIP Code_89135Phone (702) 792-7039	Alternate	Phone (702) 693-42	265
ē	Email_eolson@kcnvlaw.com or tamick@kcnvlaw.com  The person listed as contact will be contacted to attend staff reviews, answer questions regarding this applic	ation provide additional infor	mation when pergraph and will a	nonius a convent the staff senset
	prior to the Planning Commission meeting.	<u></u>		
ē.	Please list all individuals and entities with an interest in the applicant and the own general partners, corporate officers and managers of limited liability companies w			ny and all
Ovvnership Disclosure	Name Relationship	/Position		% of Ownership
ip Dis	Please See Attached Ownership Disclosure for Applicant			
nersł	Henderson City Council Owners of p	roperty		100%
ő	·			
	By signing this document I acknowledge that to the best of my knowledge the a managers of limited liability companies, and all other ownership interests	bove list includes the	names of all owners, offi	cers, general partners,
	Managers of inflitted liability companies, and all other ownership interests	meuner the appacant	or owner. Only original i	notary accepted.
	august 1 son	A . A	. AAalla	
Rrop	erty Owner bignature P	rint Name	· · · · · · · · · · · · · · · · · · · ·	
	State of Nevada , County of Clark	<u> </u>	For Office Us	e Only
N O	This instrument was acknowledged before me by Anthony J. Moll	υΨ	CDRA# 202	2011142
O T	on August 15, 2022.		Accepted by	TC
T A R	NOTARY PI STATE OF N	BLIC	Date 8	/ 22 / 22
Y	Mary Arche Cruy My Commission Exp	ires: 08-27-25	SAM#	211
	Certificas No. (	W-0410-1		

Notary Public

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0.08 Ac
0.18 Ac
0.14 Ac
0.14 Ac

Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF



## **Design Review**

Application

44(

A Place To Call Home	× ·	Application
Project Name Waterfalls Mixed Use	1	Form
Project Location Water Street and Lake Mead	d Blvd	
ssessor's Parcel Number(s) 179-18-201-002, 178-18-2	11-026 and 179-18-610-013 see attach	ed list for additional APN's
	sive Plan Land Use Downtown DCC	_Gross Acres
uilding Size: UseSquare Footage UseSquare Footage	UseSqu UseSqu	lare Footage
Total Square Footage		late i ootage
tent of this Request Design Review for a mixed us	e retail/commercial/hotel project	
lated Applications CPR-2022010916		
Name N/A	Company City Tower, I	LC
Address 3965 Owens Avenue, Suite 180	City_Las Vegas	
State NV ZIP Code 89110 Phone (000) 00		
Name Tom Wucherer	Company_Waterfalls De	evelopment, LLC
Address 6970 Cimarron Road, Suite 200	City Las Vegas	
State NV ZIP Code 89113 Phone (000) 0	000-0000 Email_N/A	
Name Liz Olson/Tom Amick	Company Kaemfper Cr	owell
Address_1980 Festival Plaza Dr. #650	City_Las Vegas	
State_NV ZIP Code 89135 Phone (702	2 <sub>)</sub> 792-7039Alternate Phone ( <sup>70</sup>	2 693-4265
State		7
Address_ 1980 Festival Plaza Dr. #650  State_NVZIP Code_89135Phone (702)  Email_eolson@kcnvlaw.com or tamick@kcnvlaw.com	om	. 4
The person listed as contact will be contacted to attend staff reviews, answer questi	ions regarding this application, provide additional information when nece	ssary, and will receive a copy of the staff report
prior to the Planning Commission meeting.		
Please list all individuals and entities with an interest in the app general partners, corporate officers and managers of limited lial		
general partners, corporate officers and managers of limited lial  Name  Please See Attached Ownership Disclosure for Property Owner and  Applicant  Henderson City Council	Relationship/Position	% of Ownership
Please See Attached Ownership Disclosure for Property Owner and		
Applicant		
Henderson City Council	Owners of property	100%
Overlands a Alde de avec and le de collège de constitut de la		
by signing this document I acknowledge that to the best of my	knowledge the above list includes the names of all	owners, officers, general partners,
managers of limited liability companies, and all other ow	y knowledge the above list includes the names of all principles in either the applicant or owner. Or Print Name	owners, officers, general partners, ly original notary accepted.  Colly Tow
managers of limited liability companies, and all other ow	nership interests in either the applicant or owner. Or	owners, officers, general partners, ly original notary accepted.  STEM workers  CITY Town
managers of limited liability companies, and all other ow perty Owner Signature	nership interests in either the applicant or owner. Or  Print Name	ly original notary accepted.  LIJEM Nowage LOG TOW
managers of limited liability companies, and all other ow operty Owner Signature  State of	Print Name	ly original notary accepted.  Company accepted.  Company accepted.
managers of limited liability companies, and all other ow operty Owner Signature  State of	Print Name  CDRA#	ly original notary accepted.  Cor Office Use Only  2 0 2 2 0 1 1 1 4 2
managers of limited liability companies, and all other ow operty Owner Signature  State of	Print Name  CORA#  Accepted by  CORA#	ly original notary accepted.  Confice Use Only  TO  TO  TO  TO  TO  TO  TO  TO  TO  T
managers of limited liability companies, and all other ow operty Owner Signature  State of	Print Name  CDRA#  Accepted b  NOTARY PUBLIC  Applicant or owner. Or  ACCEPTED b  CDRA#  Accepted b  Date	ly original notary accepted.  Con Office Use Only  2 0 2 2 0 1 1 1 4 2  TC  8 / 22 / 22
managers of limited liability companies, and all other ow operty Owner Signature  State of County of Clav This instrument was acknowledged before me by F	Print Name  CDRA#  Accepted b  Date  STATE OF NEVADA  y Commission Expires: 01-17-23	or Office Use Only  TC
managers of limited liability companies, and all other ow operty Owner Signature  State of	Print Name  CDRA#  Accepted by Date  STATE OF NEVADA  CORA#  Accepted by Date  SAM #	ly original notary accepted.  Con Office Use Only  2 0 2 2 0 1 1 1 4 2  TC  8 / 22 / 22

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179-18-610-013	0.14 Ac

Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF



#### **OWNERSHIP DISCLOSURE**

Please list all individuals and entities with an ownership interest in the Applicant and the Owners as shown on the project application. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and Owner.

NAME	RELATIONSHIP	OWNERSHIP INTEREST
City of Ha	nderson Reglevelgement - Man	100/
		٥
BY SIGNING THIS	DOCUMENT I ACKNOWLEDGE T	HAT:
NAMES OF OF LIMITED INTERESTS	ST OF MY KNOWLEDGE, THE ABOALL OWNERS, OFFICERS, GENEON DELIABILITY COMPANIES, AND ALS IN THE APPLICANT AND OWNER APPLICATION.	RAL PARTNERS, MANAGERS L OTHER OWNERSHIP
Muy		8/15/22
Applicantiowner	REPRESENTATIVE SIGNATURE	DATE
PRINTED NAME	/	ADMENT REDADTMENT
CITY	DEMENDED COMMINITY DEVELO	IUNENI NEDADTMENT

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
240 WATER STREET HENDERSON, NV 89015
702-267-1500



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BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:  TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.  APPLICANT/OWNER/REPRESENTATIVE SIGNATURE  APPLICANT/OWNER/REPRESENTATIVE SIGNATURE  APPLICANT/OWNER/REPRESENTATIVE SIGNATURE  APPLICANT/OWNER/REPRESENTATIVE SIGNATURE	NAME	RELATIONSHIP		CENTAGE OF SHIP INTEREST
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ANIK MITA	APPLICANT/OWNER/REF	PRESENTATIVE SIGNATURE	DATE	
	An I's	e MITAN	_	

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
240 WATER STREET HENDERSON, NV 89015
702-267-1500

## **ENTITY INFORMATION ENTITY INFORMATION Entity Name: CITY TOWER LLC Entity Number:** E0202882005-7 **Entity Type:** Domestic Limited-Liability Company (86) **Entity Status:** Active **Formation Date:** 04/08/2005 **NV Business ID:** NV20051118330 **Termination Date:** Perpetual **Annual Report Due Date:** 4/30/2023 Series LLC: **Restricted LLC:**

**REGISTERED AGENT INFORMATION** 

Name of Individual or Legal Entity:	
ARIK RAITER	
Status:	
Active	
CRA Agent Entity Type:	
Registered Agent Type:	
Commercial Registered Agent	
NV Business ID:	
Office or Position:	
Jurisdiction:	
Street Address:	
2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA	
Mailing Address:	
Individual with Authority to Act:	
ARIK RAITER	
Fictitious Website or Domain Name:	
	J

#### **OFFICER INFORMATION**

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	RAISA RAITER	8491 JEREMIAH GROVE ST., Las Vegas, NV, 89123, USA	03/07/2022	Active
Manager	ILAN RAITER	8491 JEREMIAH GROVE ST, LAS VEGAS, NV, 89123, USA	04/27/2018	Active
Manager	ARIK RAITER	2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA	04/27/2018	Active

Page 1 of 1, records 1 to 3 of 3

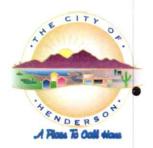
Filing History

Name History

Mergers/Conversions

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#### **OWNERSHIP DISCLOSURE**

Please list all individuals and entities with an ownership interest in the Applicant and the Owners as shown on the project application. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and Owner.

NAME	RELATIONSHIP	PERCENTAGE OF OWNERSHIP INTEREST
Thomas A. Wucherer	Member	33.33%
Charleston9, LLC	Member	33.33%
Water Street Development LLC	Member	33.34%
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#### BY SIGNING THIS DOCUMENT I ACKNOWLEDGE THAT:

TO THE BEST OF MY KNOWLEDGE, THE ABOVE LIST INCLUDES THE NAMES OF ALL OWNERS, OFFICERS, GENERAL PARTNERS, MANAGERS OF LIMITED LIABILITY COMPANIES, AND ALL OTHER OWNERSHIP INTERESTS IN THE APPLICANT AND OWNER AS SHOWN ON THE PROJECT APPLICATION.

Thur

08:12.2022

APPLICANT/OWNER/REPRESENTATIVE SIGNATURE

DATE

Thomas A. Wucherer

PRINTED NAME

CITY OF HENDERSON COMMUNITY DEVELOPMENT DEPARTMENT
240 WATER STREET HENDERSON, NV 89015
702-267-1500

## **ENTITY INFORMATION ENTITY INFORMATION Entity Name:** FIRST UNITED MANAGEMENT GROUP LLC **Entity Number:** E0155402010-0 **Entity Type:** Domestic Limited-Liability Company (86) **Entity Status:** Active **Formation Date:** 04/06/2010 **NV Business ID:** NV20101250166 **Termination Date:** Perpetual **Annual Report Due Date:** 4/30/2023 Series LLC: **Restricted LLC:**

**REGISTERED AGENT INFORMATION** 

Name of Individual or Legal Entity:
ARIK RAITER
Status:
Active
CRA Agent Entity Type:
Registered Agent Type:
Commercial Registered Agent
NV Business ID:
Office or Position:
Jurisdiction:
Street Address:
2540 ANTHEM VILLAGE DR STE 190, HENDERSON, NV, 89052, USA
Mailing Address:
Individual with Authority to Act:
ARIK RAITER
Fictitious Website or Domain Name:
FFICER INFORMATION
VIEW HISTORICAL DATA

Title	Name	Address			Last Updated	Status
Manager Page 1 of	ARIK RAITER 1, records 1 to	2540 ANTHEM VILLAG 89052, USA	GE DR STE 190, HI	ENDERSON, NV,	03/05/2015	Active
			Filing History	Name History	Mergers/Conve	ersions

Return to Search Return to Results



March 20, 2023 Rev. March 24, 2023

#### **VIA ONLINE SUBMITTAL**

CITY OF HENDERSON

COMMUNITY DEVELOPMENT DEPARTMENT
240 Water Street, 1st Floor
Henderson, Nevada 89015

RE: Justification Letter – Design Review and Modification

DRA-2022011142

Waterfalls Development, LLC

Water Street and Lake Mead Parkway

To Whom It May Concern:

Strada Development (the "Applicant") is respectfully requesting the submittal and review of a design review and modification for a future mixed-use project located on the southeast corner of Water Street and Lake Mead Parkway (the "Site"). Please see site plan for list of Assessor's Parcel Numbers.

As part of this application, comments for CPR-2022010916 have been addressed and included with the submittal. The Applicant will continue working with City staff to ensure all items are addressed.

The Site is approximately 2.15 acres and is zoned Downtown Mixed Use (MX). The Applicant is requesting the review of a design review to allow for a mixed-use development including retail, commercial office space, 284 residential units including up to 10 Live-Work units with the non-residential portions on the second floor of the project and the residential being contiguous with direct access between the two areas.

A future hotel with approximately 110 rooms is also contemplated. Inclusion of a hotel component is contingent upon the Applicant finding an adequate operating partner and financing. Should the hotel become part of the project, it would be 1) incorporated on floors segregated from the apartment use, 2) reduce the apartment count at a rate of 2 hotel rooms per 1 apartment (for example, 110

City of Henderson Community Development Department Waterfalls Development 20 March 2023 Rev. 24 March 2023 Page 2

hotel rooms would reduce the apartment count by 55) and 3) the hotel lobby would be incorporated into the ground floor commercial space.

The proposed project is an ideal and exciting use to be located at the entrance to Downtown Henderson and Water Street. The project will be an asset to Downtown and the City of Henderson in general, providing new development to enhance the area, job opportunities, residential options and entertainment all in one. No portion of the project will be income or age restricted.

Access to the Site is proposed to be from Victory Street, located on the south side of the Site. The project will include seven (7) levels of podium parking (levels 2 through 8) and a total of 21 levels including a rooftop deck. The first/ground level will include residential amenities, a possible future hotel lobby, and commercial retail, office and restaurant space. The existing south-to-north grade differential of approximately 7 feet on the eastern portion of the site creates two ground level access zones: 1) along Victory Street and 2) at the eastern portion of Lake Mead Parkway (State Route 147). Rooftop decks will include various open space options, a residential pool and deck, and a restaurant and bar. Note that the rooftop restaurant, bar and adjoining deck space would be operated by a single entity and are not intended to be separately operating spaces.

The building will be a maximum height of 260-feet and comprised of painted stucco, stone and metal accents and large, decorative windows. The Applicant is providing screening of the parking structure at all levels. The total amount of open space required is 28,400 square feet. The Applicant is providing 29,305 square feet dispersed among several types of resident and guest amenity spaces, both outdoor and indoor.

The Applicant is proposing three (3) murals on the façades of the building (two on the south facades and one on the east façade) as depicted on the elevations. The Applicant intends to develop artwork that conforms to the Murals standards of the Downtown Master Plan, plus the inclusion of LED lighting (not an LED Screen) that would evoke the image of a waterfall. A subsequent submittal per Downtown Master Plan section 6.13 will follow.

The Applicant is requesting a modification to provide 4.1 FAR where 3.5 is permitted. Downtown Henderson is steadily transitioning to a more urban corridor to provide housing, retail, restaurants and office space with a design and layout to provide more walkability for residents and visitors. The requested modification will allow the project to develop this type of use while providing that pedestrian friendly atmosphere.

City of Henderson Community Development Department Waterfalls Development 20 March 2023 Rev. 24 March 2023 Page 3

The Applicant is requesting a modification to allow residential uses on the ground floor of a vertical mixed-use development where such use is prohibited by Section 3.4.A.5 of the Downtown Master Plan. The area requested for said use is at the lower level of the ground floor of the project where commercial access is restricted due to 1) the lack of vehicle access points (curb cuts) and, 2) no on-street parking on Lake Mead Parkway (State Route 147 – controlled by NDOT), and finally 3) the lack of pedestrian traffic east of the Lake Meade Parkway bus stop. The requested modification will allow for activation of the spaces by the residents of The Waterfalls where reliance on pure commercial activity would be limited due to the limited access necessitated by Lake Mead Parkway (SR 147).

The Applicant is requesting a modification of Section 5.7.A.2 to allow maximum retaining wall height of 7 feet where 3 feet is permitted. The requested Modification is due to the natural south-to-north fall of the site and the Applicant's desire for a large single-level outdoor gathering space (patio) at the corner of Water Street and Lake Mead Parkway (SR 147) which supports the intent of the Downtown Master Plan by providing outdoor, pedestrian-friendly activation of the Water Street corridor. The materials and finishes of the retaining wall(s) will be similar to and compatible with the architectural features of the primary building as required by the referenced section.

We look forward to discussing the proposed project with Staff in more detail as we move forward through the entitlement process. Please do not hesitate to contact me with any further questions or comments.

Warm Regards,

Thomas A. Wucherer, AIA, LEED-AP BD+C

Founding Partner

Civil Flood Control Structural Surveying Traffic



March 20, 2023

Mr. Eric Hawkins, P.E., PTOE City Traffic Engineer City of Henderson Public Works-Traffic Services 240 Water Street Henderson, NV 89015

Subject: The Waterfalls

LEN 221112

Dear Mr. Hawkins,

Lochsa Engineering has prepared a preliminary trip generation calculation for a proposed high rise building located at Water Street and Lake Mead Parkway. The project is located on thirteen parcels identified by assessor parcel numbers (A.P.N.) 179-18-201-001 through 179-18-201-004, 178-18-211-026 through 178-18-211-031, 179-18-601-008, 179-18-610-012, and 179-18-610-013. The project shall consist of 284-unit multi-family development and 37,890 square feet of commercial.

The trip generation rates were obtained from the ITE publication entitled *Trip Generation* (11<sup>th</sup> Edition). The independent variable used in the trip generation equations is the building square footage for the commercial land use and the number of units the multi-family residential land use. The trip generation calculation is as follows:

TRIP GENERATION								
ITE CODE 222								
MULTIFAMILY HOUSING (HIGH-RISE)								
284 DWELLING UNITS								
AM PEA	AK HOUR							
T = 0.22(	X) + 18.85							
T = 0.22(2	84) + 18.85							
T = 81.33	T = 81.33 or <b>82 Trips</b>							
26% Entering 74% Exiting								
21 Trips	61 Trips							
PM PEAK HOUR								
T = 0.26(	X) + 23.12							
T = 0.26(2	84) + 23.12							
T = 96.96	or <b>97 Trips</b>							
62% Entering	62% Entering 38% Exiting							
60 Trips	37 Trips							
WEEKDAY								
T = 3.76()	T = 3.76(X) + 377.04							
T = 3.76(284) + 377.04								
T= 1,444.88 or <b>1,445 Trips</b>								

TRIP GEN	NERATION							
ITE CODE 822								
	STRIP RETAIL PLAZA (<40,000 SQUARE FEET)  37,890 SQUARE FEET							
7	AK HOUR							
Average Rate = 2.36	Trips per 1,000 sq. ft.							
T = 2.30	6 (37.89)							
T = 89.42	or <b>90 Trips</b>							
60% Entering	40% Exiting							
54 Trips	36 Trips							
PM PEAK HOUR								
Ln(T) = 0.71 Ln(X) + 2.72								
Ln(T) = 0.71 Li	Ln(T) = 0.71 Ln(37.89) + 2.72							
T = 200.46	or <b>201 Trips</b>							
50% Entering	50% Entering 50% Exiting							
101 Trips	100 Trips							
WEEKDAY								
T = 42.20(X) + 229.68								
T = 42.20(37.89) + 229.68								
T = 1,828.63 or <b>1,829 Trips</b>								

	TRIP GENERATION SUMMARY									
ITE	LAND USE DESCRIPTION		AM PEAK HOUR		PM PEAK HOUR		WEEKDAY			
CODE			ENTER	EXIT	ENTER	EXIT	WEEKS/II			
222	Multifamily Housing (High- Rise)	284 D.U.	21	61	60	37	1,445			
822	Strip Retail Plaza (<40,000 Sq. Ft.)	37,890 Sq. Ft.	54	36	101	100	1,829			
	Total		75	97	161	137	3,274			

If you have any questions or comments, please contact our office at your convenience.

Sincerely

**Lochsa Engineering** 

Demetrius Karanikolas, P.E., PTOE

Principal



22 August 2022

#### The Waterfalls

Design Style Narrative

With its minimal ornamentation, rectangular forms, strong horizontal and vertical lines, The Waterfalls provides a contemporary interpretation of the Modernism architectural design style.

The Waterfalls features strong landscaped connections between the street-side pedestrian realm and the interior motor court and building entrances at Victory, plus two covered pedestrian walks that connect to both Water Street and Lake Mead Parkway.

The design also features numerous pedestrian-scale open space patios for ground-level interactions at a human scale while encouraging outdoor activities in an urban environment. High above, the design leverages fabulous views of the Lake Mead Recreation Area, Black Mountain, Sheep Mountain, the Strip and Mount Charleston in the distance through balconies and decks for both residential and commercial users of the building including an 8<sup>th</sup> floor residential amenities deck, a 14<sup>th</sup> floor hotel amenities deck, an 18<sup>th</sup> floor residential amenities deck, a 21<sup>st</sup> floor residential pool deck and a public restaurant and a 22<sup>nd</sup> floor sky lounge.

# CITY OF HENDERSON PLANNING COMMISSION AND CITY COUNCIL RECOMMENDATIONS / COMMENTS

FROM: CLARK COUNTY DEPARTMENT OF AVIATION

APPLICATION: TMA-2022011140, DRA-2022011142

PROJECT: THE WATERFALLS MIXED USE, 260'

LOCATION: 179-18-201-001, 002, 003, 004, 211-026, 027, 028, 029, 030, 031,

601-008, 610-012, 013

MEETING DATE: OCTOBER 13, 2022, PLANNING COMMISSION,

**NOVEMBER 1, 2022, CITY COUNCIL** 

#### **ANALYSIS:**

Federal Aviation Regulations (14 CFR, Part 77) and Henderson Code (Section 19.7.12) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon aircraft operations, and allow the FAA to determine whether the development should be obstruction marked or lighted.

The proposed development would exceed the 100:1 notification requirement or is greater than 200 feet in height.

#### **DEPARTMENT OF AVIATION RECOMMENDED CONDITIONS:**

- Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA.
- Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA
  Form 7460-1) are dependent on petitions by any interested party and the height that will
  not present a hazard as determined by the FAA may change based on these comments.
  Applicant is advised that the FAA's airspace determinations include expiration dates and
  that separate airspace determinations will be needed for construction cranes or other
  temporary equipment.
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
- No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

03/21/2023 11:17:56 AM

DRA-2022011142

SUSTAINABILITY MATRIX	City of Henderson	DE RESON
		A DERS

Project Name: The Waterfalls Case#: DRA-202201

#### INSTRUCTIONS

- 1. In the table below, enter the appropriate number of points in the corresponding column next to each option/design feature that will be included in the proposed project. Only mark in one column based on the project type.
- 2. Tally the number of points at the end of the checklist to determine if the project meets the minimum score required as described below.
- 3. On the project plans and/or related documents, clearly identify the sustainable site or building design features that are included in the proposed project.

					S IN WHIC		
	SITE OR BUILDING DESIGN FEATURE		DOINTS	IS AVAILABLE  Nonres/ Multi- Other		_E Other	
	SIIE	OR BUILDING DESIGN FEATURE	POINTS	Mixed	Family	Res.	
	<u> </u>			Use	Res.		Description of Proposed Features
	1.	ENERGY					
	1.1	Renewable Energy Sources	2-30	0			
2	1.2	District Heating and Cooling	4	0		N/A	
OPTIONS	1.3	Solar Orientation	3	0			
Ę	1.4	Shade Structures	2-4	0			
	1.5	Heat Island Reduction	1-5	0			
Z	1.6	Cool Roofs	2	0			
DESIGN	1.7	Covered Parking	1-5	5			100% of parking is covered or in garage
ES T	1.8	Shaded Walkways	1-5	0	N/A	N/A	
_	1.9	Solar-Ready Design	2-10	2			Conduit and space on roof to be provided for future Solar PV system
ILDING	1.10	Energy Efficiency	1-8	6			LED lighting, R-19/R-38 Insulation, ductwork in conditioned space & High-Efficiency HVAC
	1.11	Green Power	1-5	0			
	2.	RECYCLING AND WASTE REDUCTION					
BU JST	2.1	Waste Reduction - Construction	3	0			
	2.2	Waste Reduction – Composting	2	0			
Z	2.3	Recycling Stations/Dumpsters	3	0			
H O	2.4	Recycle Containers	2	0	N/A	N/A	
SIT	2.5	Recycled Content in Infrastructure	2	0			
	3.	URBAN DESIGN					
0F	3.1	Proximity to Existing Infrastructure	3	3			Existing utilities on Site, Water Street, Victory Street and Lake Mead Parkway
2	3.2	Floodplain Protection	1	0			
MENU	3.3	Use Mix	3	3	N/A	N/A	
٤	3.4	Compact Development/Walkability	1-5	N/A			The Waterfalls is a residential/commercial mixed-use development; all units are within 1/2 mile of commercial space
	3.5	Reduced Parking Footprint	2	2		N/A	All parking is garaged above the commercial space and below and behind the residential space
	3.6	Workforce Housing	1-3	0			

03/21/2023 11:17:57 AM
DRA-2022011142

				DISTRICTS IN WHICH OPTION IS AVAILABLE			
	SITE OR BUILDING DESIGN FEATURE			Nonres/	onres/ Multi- Other		
				Mixed Use	Family Res.	Res.	Description of Proposed Features
	4. URBAN NATURE			-			
	4.1	Minimum Open Space	1-4	0			The Waterfalls is more than 10% over on required Open Space
	4.2	Access to Parks and Open Space	1-5	0			
	4.3	Access to Active Recreation	1-5	0			
	4.4	Habitat Conservation - Avoidance	3	3			The Waterfalls site is a previously developed site that is currently fallow
	4.5	Habitat Conservation - Setback	2	0			
Z	4.6	Habitat Restoration	3	0			
<u> </u>	4.7	Community Gardens	1-5	0			
7	4.8	Tree Canopy	1-5	0			
DESIGN OPTIONS LITY	5.	TRANSPORTATION					
25	5.1	Proximity to Transit	1-5	5			Two (2) major bus stops are adjacent to the site (1 on eastbound Lake Mead Parkway and 1 on southbound Water Street)
SIC	5.2	Carpool, Shared-Use and Low-emitting Vehicle Parking	1-4	0	N/A	N/A	
DE LIT	5.3	Pedestrian System	5	0			
	5.4	Interconnected Street Network	1-3	0			
ZZ	5.5	Bicycle Circulation Systems	2	0			
BUILDI ISTAIN	5.6	Pedestrian/Bicycle Networks (master planned communities only)	1-3	0			
BUI	5.7	Facilities for Bicycle Commuters	2-4	0			
	5.8	Developer-sponsored Transit	5	0			
AND OR SI	5.9	Parking	2-10	10		N/A	All parking is structured
AI OR	6. ENVIRONMENTAL HEALTH						
SITE	6.1	Green Building	1-4	0			
S	6.2	Daylighting	2	0			
OF	6.3	Light Pollution Reduction	2	0			
	7.	WATER					
Z	7.1	Water-Efficient Landscape	2	N/A	N/A		
MENU	7.2	Water-Efficient Plants	2	2			No turf is contemplated; all plants will be water efficent
	7.3	Landscape Irrigation System	1-2	1			Drip irrigation system will be used
	7.4	Surface Treatments	1	0			
	7.5	Water-Efficient Buildings	2-8	4			Low-flow fixtures and hot water recirculation systems to be used
	8.	ADDITIONAL STRATEGIES FOR SUSTAINABILITY					
	8.1	Above-Code Programs	10	0			
	8.2	Innovative Products or Strategies	1-25	0			
	TOT	AL		46			* New buildings on partially-developed sites (such as pad sites) located in developments built before Jan 2010 = 28 points minimum; New development or
	Mini	mum Points Required		28/42*	38	31	substantial renovations to existing buildings = 42 points minimum.

