



ADDITIONAL INFORMATION FORM

City of Henderson
Community Development Department

PLANNING COMMISSION

STAFF REVIEW DATE: 10/03/19 PLANNING COMMISSION DATE: 11/14/19

CONTACT PERSON: TOM AMICK / ANDY BARON 50 N. MCCLINTOCK DRIVE / 1908 FESTIVAL PLAZA DRIVE CHANDLER, AZ 85226 / LAS VEGAS, NV 89135 PHONE: (480) 699-7956 / (702) 792-7000 EMAIL: andy.baron@andersonbaron.com / tamick@kcnvlaw.com	APPLICATION NUMBER: CPA-2019003920, ZCA-2019003925, TMA-2019003929
	PROJECT NAME: BLACK MOUNTAIN GOLF AND COUNTRY CLUB
	PROJECT PLANNER: SCOTT MAJEWSKI (702) 267-1512 SCOTT.MAJEWSKI@CITYOFHENDERSON.COM

The following information must be submitted to the departments indicated below by 9:00 a.m. on **10/14/19** or the application(s) will be removed from the **11/14/19** Planning Commission agenda. Only those departments marked with an X below have requested copies of revisions.

<input type="checkbox"/>	Fire Dept. (FD)	<input checked="" type="checkbox"/>	Survey/Right-of-Way (ROW)	<input checked="" type="checkbox"/>	Public Works-Traffic (PW-TR)
<input checked="" type="checkbox"/>	Utility Services (US)	<input type="checkbox"/>	Parks & Recreation (PR)	<input type="checkbox"/>	Public Works-New Development (PW-ND)
<input type="checkbox"/>	PW – Flood (PW-FLD)	<input type="checkbox"/>	Community Police (CP)	<input checked="" type="checkbox"/>	Community Development (CD)

It is mandatory for the applicant or representative to attend the Planning Commission meeting

ADDITIONAL INFO/REVISIONS REQUIRED

1. Provide detailed response to the CPR comments and how each comment was addressed with these applications (CD)
2. Staff has concerns with any residential lot size less than 10,000 square feet on the Founders Parcels. Provide a map to reflect lots with minimum lot size of 10,000 square feet on Founders Parcels (CD)
3. Who is the developer? (CD)
4. Staff suggest revising Parent Tentative Map to match parcels as shown on Exhibit 2.A of Development Standards. (CD)
5. Work with staff to set up regular meetings to discuss the design standards. Staff continues to review the development standards documents and will provide a separate list of comments/revisions to the standards prior to the first regular meeting with staff. The design standards will need to be completed prior to the proposal moving forward. (CD)
6. Additional neighborhood meeting(s) may be required by the City. (CD)
7. Have any environmental studies been conducted to date? If so, please provide copy of studies (CD)
8. Staff has concerns with the proposed main access aligning with Middleton. Suggest moving main access further north between proposed Parcel 2 & 3 on BLM parcel. Provide additional details on function of the proposed roundabout and how prevents traffic from entering existing neighborhood. (CD)
9. Lots within Parcels 1, 2 and 8 should include larger lots along the perimeter adjacent to both Greenway and Mona. (CD)
10. Provide additional tentative map for the Founders parcels to show how proposed lots interface with existing homes (CD)
11. Provide cross-sections between existing homes and proposed Founders parcels. (CD)



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12. Revise design guidelines to require a minimum number of street treatments along Greenway, Horizon Ridge and Mona Lane (ie. similar to Inspirada Theme Street requirements). (CD)
13. Revise design guidelines to reflect 85-foot internal collector as a “theme street” and require minimum street treatments (CD)
14. Revise CPA justification letter to address all “approval criteria” of 19.6.4.A.10. (CD)
15. Meet with staff to discuss open space and parks requirements as they relate to zoning approval criteria, specifically 19.6.4.C.7(c) (CD)
16. Revise development standards to include photos of attached products with character images (CD)
17. Please provide information on how this project will address any impacts to school student counts. (CD)
18. Show existing reclaim ponds and all easements on property. (US)
19. Traffic Study must be approved prior to Planning Commission hearing. (PW-TR)
20. Provide trail or pedestrian connection from site to Newton Elementary. (PW-TR)
21. Applicant shall submit a drainage study for Public Works approval. (PW-FLD)
22. Applicant shall submit Civil Improvement Plans per Public Works requirements (PW-ND)
23. Meet with staff to discuss traffic impacts (CD/PW-TR)
24. An approved traffic impact study is required prior to Planning Commission Meeting. (PW-TR)
25. Preliminary traffic study shows the projected ADT on Horizon exceeds the capacity of Horizon (currently a 4-lane roadway). Additional right-of-way may be required. Applicant must provide mitigation measures acceptable to the City. (PW-TR)
26. Preliminary traffic study does not have ADT information on Greenway. If projected ADT on Greenway exceeds the capacity, additional right-of-way may be required. Applicant must provide mitigation measures acceptable to the City. (PW-TR)
27. Preliminary traffic study does not show Hidden Valley/Driveway. No information on the left turn volume and the existing left turn lane storage capacity at this driveway. Applicant may need to re-construct/lengthen the eastbound to northbound left turn lane at Hidden Valley/site driveway. (PW-TR)
28. Preliminary traffic study also shows the eastbound to northbound left turn volume on Greenway at Horizon exceeds the storage length. Applicant may need to construct dual left turn lanes on the west leg of this intersection. (PW-TR)
29. Revise Greenway to reflect buffered bike lanes on both sides of the street. 16’ wide lane is too wide. (PW-TR)
30. Preliminary traffic study does not have ADT information on Fairway. Fairway must remain as a residential street with one-lane each direction with on-street parking. If the traffic volume exceeds the capacity of Fairway, applicant must provide mitigation measures acceptable to the City. (PW-TR)
31. Applicant shall construct sidewalk on Fairway. (PW-TR)
32. Revise Mona Street section to provide for on-street parking for the existing homes on the east side of Mona.
33. The face of power poles on Mona must be minimum 18 inches from face of curb. (PW)
34. Revise street sections to provide a minimum 5-foot-wide sidewalk. (PW-TR)
35. Interior streets should provide on-street parking where houses front the street. (PW-TR)
36. The 85’ collector street section should have buffered bike lanes, instead of the 16’ wide travel lanes.
37. Please contact Survey/ROW to schedule meeting due to concerns with the proposed TM. (ROW)
38. Applicant will be required to dedicate the following streets; Mona Lane, Horizon Drive, Greenway Road, Country Club Drive, Cecil Road, Middleton Drive, Fairway Road and any additional right-of-way shown as proposed. Along with the listed streets, additional right-of-way dedication will be required per Public Work’s and the project’s necessities with the Parent Final Map. (ROW)
39. Applicant will be required to dedicate and construct the ½ street improvements on Mona Lane along



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179-20-302-001. (ROW)

40. Applicant will be required to grant all easements per Public Work's requirements. (ROW)
41. Coordinate with City of Henderson Engineering regarding projects in the surrounding areas. (ROW)
42. Applicant will be required to convey the existing utility reservoir site to the City of Henderson. (ROW)
43. Applicant will be required to convey the property within the railroad corridor to the City of Henderson. (ROW)
44. Applicant will be required to coordinate with the existing property owners, Clark County School District and the City of Henderson to find solutions to property line issues, wall issues and encroachments within the golf course. (ROW)
45. The northerly portion of 179-20-401-001 is not part of this project. (ROW)

FYI ITEMS – NO REVISIONS REQUIRED:

1. A development agreement is required. (CD)
2. FYI: All homes shall have fire sprinklers. (FD)
3. FYI: Applicant shall add fire hydrant(s) and water line(s) as required. (FD)
4. A park agreement is required. (PR)
5. All interior streets must be privately maintained. (PW-TR)
6. Ulis Newton ES and Foothills HS are over program for the 2019-20 school year. Newton is 115.74% and Foothills is 122.85% of program capacity. (CCSD)



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SUBMITTAL INSTRUCTIONS

1. Unless your application is being reviewed at staff level, all revisions and additional information must be submitted to the Community Development Department by the deadline referenced on the first page of the additional information form. **Submit two (2) copies** of all revisions to the receptionist in Community Development.
2. All revisions and additional information for each requesting department must be placed in separate envelopes, clearly labeled with the application numbers (e.g. DRA-14-500000) along with the department requesting the revisions.
3. Provide a letter responding to each of the staff review comments. Number the responses according to each staff review comment number. Provide a copy of the staff review comment sheet with each envelope.
4. Please submit revisions on 11" x 17" size paper only. Full size (24x36) exhibits are no longer required unless you're been specifically asked to provide them.
5. Please do not bind (spiral, 3-ring, etc) or staple any revisions or additional information. Binder clips are acceptable.