



CITY OF HENDERSON
240 S. Water Street
P.O. Box 95050
Henderson, NV 89009-5050

March 11, 2020

Andy Baron
ABLA
310 E Rio Salado Parkway
Tempe AZ 85281

Subject: Black Mountain Golf & Country Club

Dear Andy:

This letter is a follow-up given the comments provided during the recently completed Planning Commission and City Council briefings and based upon previous comments from staff.

The proposed 1,800 units is not supported; however, Community Development Staff has reviewed the information provided, and based upon our review, we would support the following:

- A maximum number of 1,275 residential units, broken down as follows:
 - **Founders Parcel**
 - A maximum of 228 residential lots.
 - A minimum of 6,000 square foot lots along the Union Pacific Railroad, with an average lots size of 7,500 square feet. The 6,000 square foot lots may not expand beyond 100 feet from the UPRR/Founders shared property line.
 - A minimum of 7,500 square foot lots over the rest of the parcel, with an average lot size of 9,000 square feet, exclusive of the 6,000 square foot lots along the UPRR.
 - **BLM Parcel**
 - A maximum of 1,047 residential lots.

The intent is to place the applications on the April 16, 2020 Planning Commission meeting and the May 5, 2020 City Council meeting. Revisions will need to be submitted to Staff no later than March 30, 2020 by 1:00pm, which shall include the 3rd version of the Black Mountain Development Standards and the 2nd versions of both the Development Agreement and Parks Agreement.

In addition to the above information, staff will also require the following:

- Another neighborhood meeting to be held prior to Planning Commission, at a location convenient to the residents, such as the Fiesta Henderson Casino. The meeting shall be held no later than March 30, 2020 and held after 5:30pm.

- A meeting with the Clark County School District to discuss the impacts to schools, Henderson staff must be invited to attend those meetings.

Please continue to coordinate the project and resubmittal information with Scott Majewski, 702-267-1512.

Sincerely,



Michael Tassi, AICP
Director of Community Development

MT:srm

cc: Tom Amick, Esq. (via email)
John Marchiano, Esq. (via email)
Randy Schams, Black Mountain Golf & Country Club (via email)