

**Changes to Conditions
August 16, 2006 City Council
Public Works**

**Item No. 137
SDR-14047
Pulte Homes**

Please **MODIFY** the following Conditions to read as follows:

14. The proposed access roadway connecting this site to Cheyenne Road to the north shall be designed and constructed to an appropriate width to permit vehicular U-turns at the southern edge of the public roadway portion, coinciding with the northern property line of this site, and appropriate signage indicating that the roadway is private with no public thru-access shall be posted at the boundary line. Final width and geometric design of the u-turn termination of the public portion of this roadway shall meet the approval of the City Engineer. If the existing BLM grant (N-74538) requires amendment to support the required width or alignment, **or to support landscaping improvements**, the applicant shall provide all documentation and supporting material needed to process the amendment. **Any landscaping proposed within the BLM grant area shall be privately maintained by the Homeowner's Association.**
16. If not already constructed by the Master Developer prior to the final inspection of the 750th unit in the overall site, construct full width street improvements on Lake Mead Boulevard adjacent to this site to tie into the planned interchange with the I-215 beltway. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete), and install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. **Notwithstanding the number of permits issued, all required improvements on Lake Mead Boulevard shall be constructed within 180 days of the time the I-215/Lake Mead Boulevard interchange is opened to the public.** If the I-215/Lake Mead Boulevard interchange is not in place prior to the final inspection of the 750th unit in the overall site, the developer shall obtain dedication or roadway easement rights for a secondary access roadway, along a logical route acceptable to the Traffic Engineer, from this site southward to tie into the intersection of I-215/Summerlin Parkway; and the developer shall construct a minimum of 4 lanes of asphalt, with appropriate shoulders, along this alignment.
22. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights immediately adjacent to the Beltway in order to comply with noise mitigation requirements as set forth in a Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the **final inspection of the first completed home.**
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved in compliance with all related master technical studies and improvement designs prior to submittal of a **Final Map** or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Site Development Plan Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Development Plan Review must be submitted showing elimination of such deviations.

Submitted at City Council
Date 8/16/04 Item 137