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May 19, 2016

Mr. Hang Hu
Mr. Oliver Mou
722 North Royal Crest Circle
Las Vegas, Nevada 89169

**RE: SDR-63596 [PRJ-63419] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-63593
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Messers Hu and Mou:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 40-UNIT ADDITION TO AN EXISTING 197-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 7.86 acres at 4800 East Charleston Boulevard (APN 140-32-801-001), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-63419].

This approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (GPA-63593) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/25/16, except as amended by conditions herein.
4. Two van accessible handicapped parking spaces shall be provided within the onsite parking area. All handicapped spaces shall be striped in conformance with Title 19.08.110 requirements.



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5. All trash enclosures shall be screened, gated and odor controlled.
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. The species, size and number of each plant shall be clearly noted on the plant legend.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

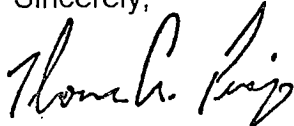
10. Correct all Americans with Disabilities Act (ADA) deficiencies accessing this site on Charleston Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Jennifer Wampole
Jet Development
800 North Rainbow Boulevard, Suite #208
Las Vegas, Nevada 89107