

Dear Mr. Akeyson:

Your request for a Plot Plan and Building Elevation Review regarding a proposed temporary leasing trailer for an adjacent apartment development on property located on the northwest corner of Vegas Drive and Torrey Pines Drive, C-1 Zone, was considered by the Planning Commission on July 9, 1992.

The Planning Commission unanimously voted to APPROVE your request, subject to the following:

1. The trailer shall be removed from the property on or before January 9, 1993.
2. Install landscaping as indicated on the submitted plot plan as required by the Department of Community Planning and Development.
3. Install skirting around the trailer as required by the Department of Community Planning and Development.
4. Conformance to the plot plan and building elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

The action by the Planning Commission is final.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
NORMAN R. STANDERFER, DIRECTOR

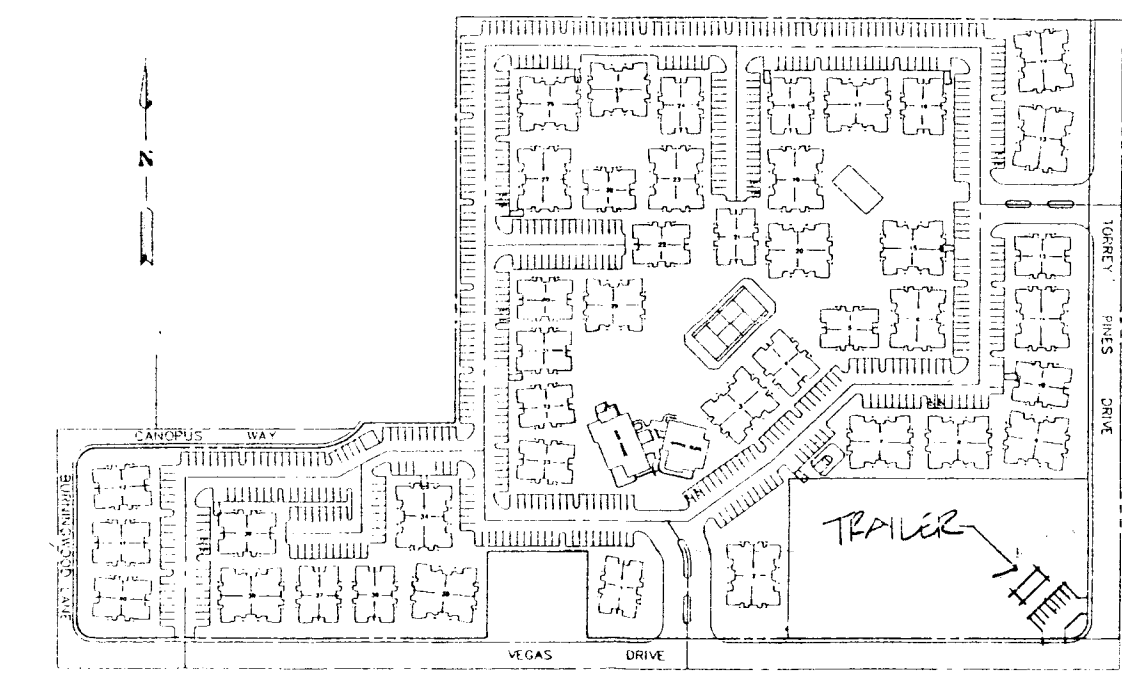
Robert S. Genzer
ROBERT S. GENZER, PRINCIPAL PLANNER
CURRENT PLANNING DIVISION

PLOT PLAN APPROVED
By: *W. A. [Signature]*
COMMUNITY PLANNING & DEVELOPMENT
City of Las Vegas
7/20/92

VICINITY MAP
NTS



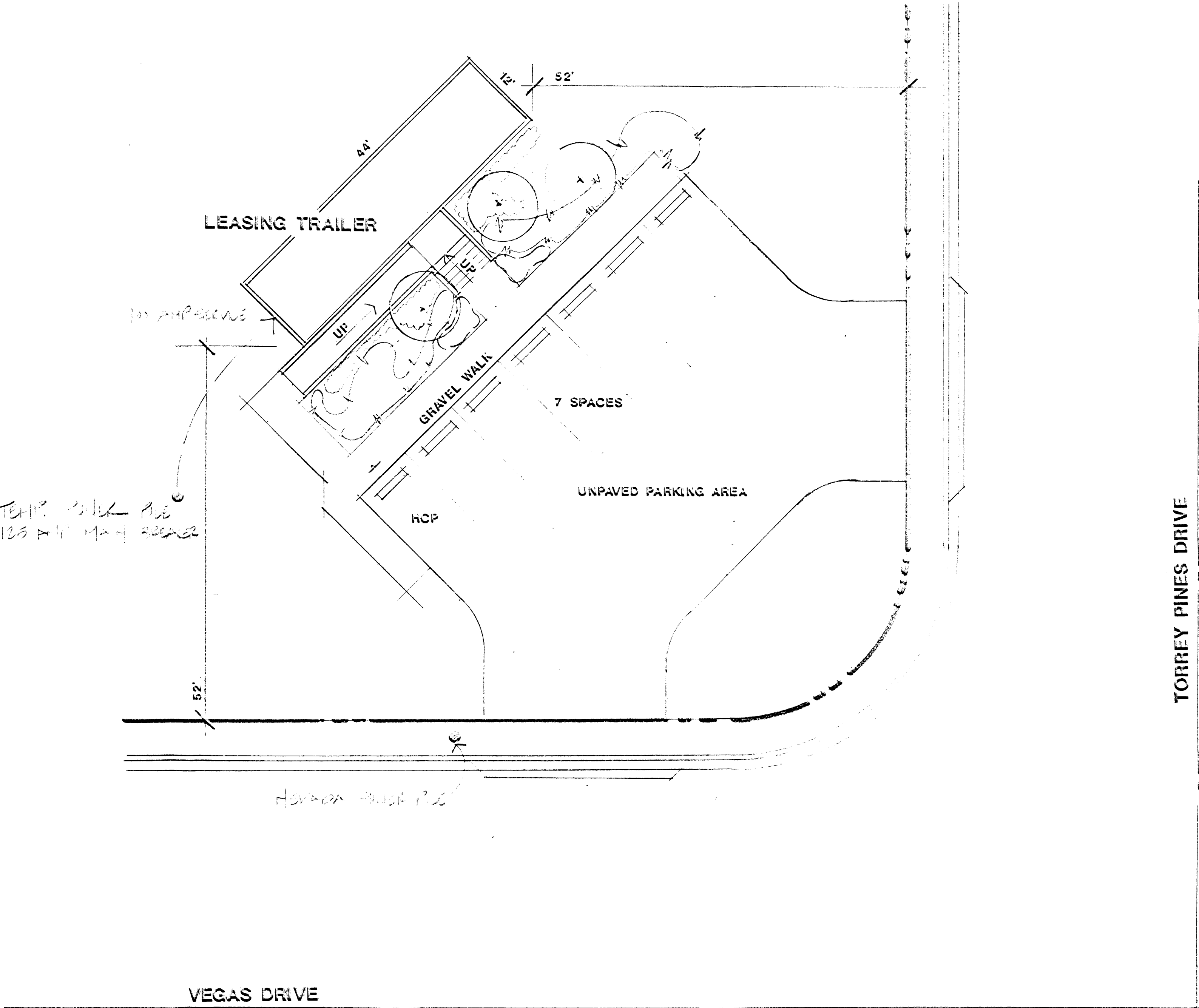
LOCATION MAP
NTS



PROJECT DESCRIPTION

Developer: Robert V. Jones, Corp.
4041 East Sunset Road
Henderson, Nevada 89014
(702) 435-9553

Statement of Use: Temporary Leasing Trailer
on a vacant parcel of land.

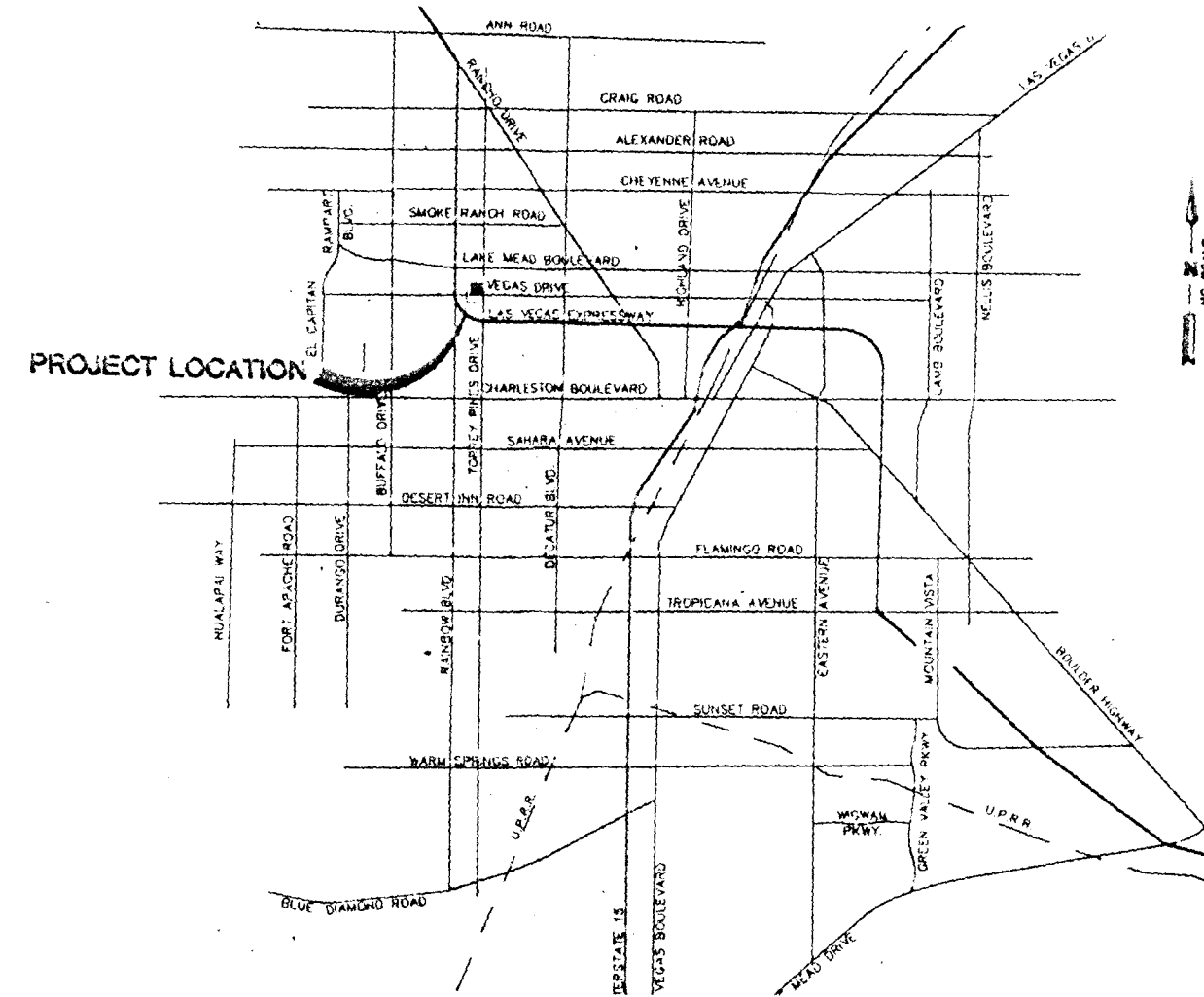


LANDSCAPE LEGEND

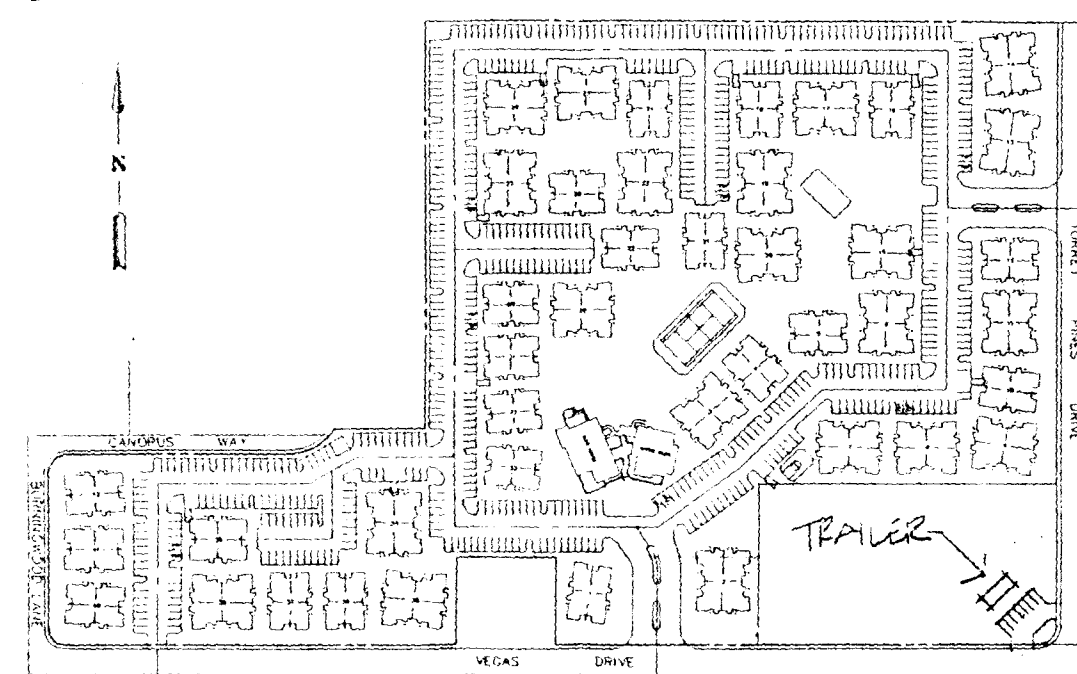
- MEXICAN FAN PALM 5 each
- ANNUALS 1 plant
- TAM JUNIPER 1 each
- LIGUSTRUM TEXANUM 5 each
- PROVIDE AUTOMATIC IRRIGATION SYSTEM

SITE PLAN
1"=10'-0"

NTS

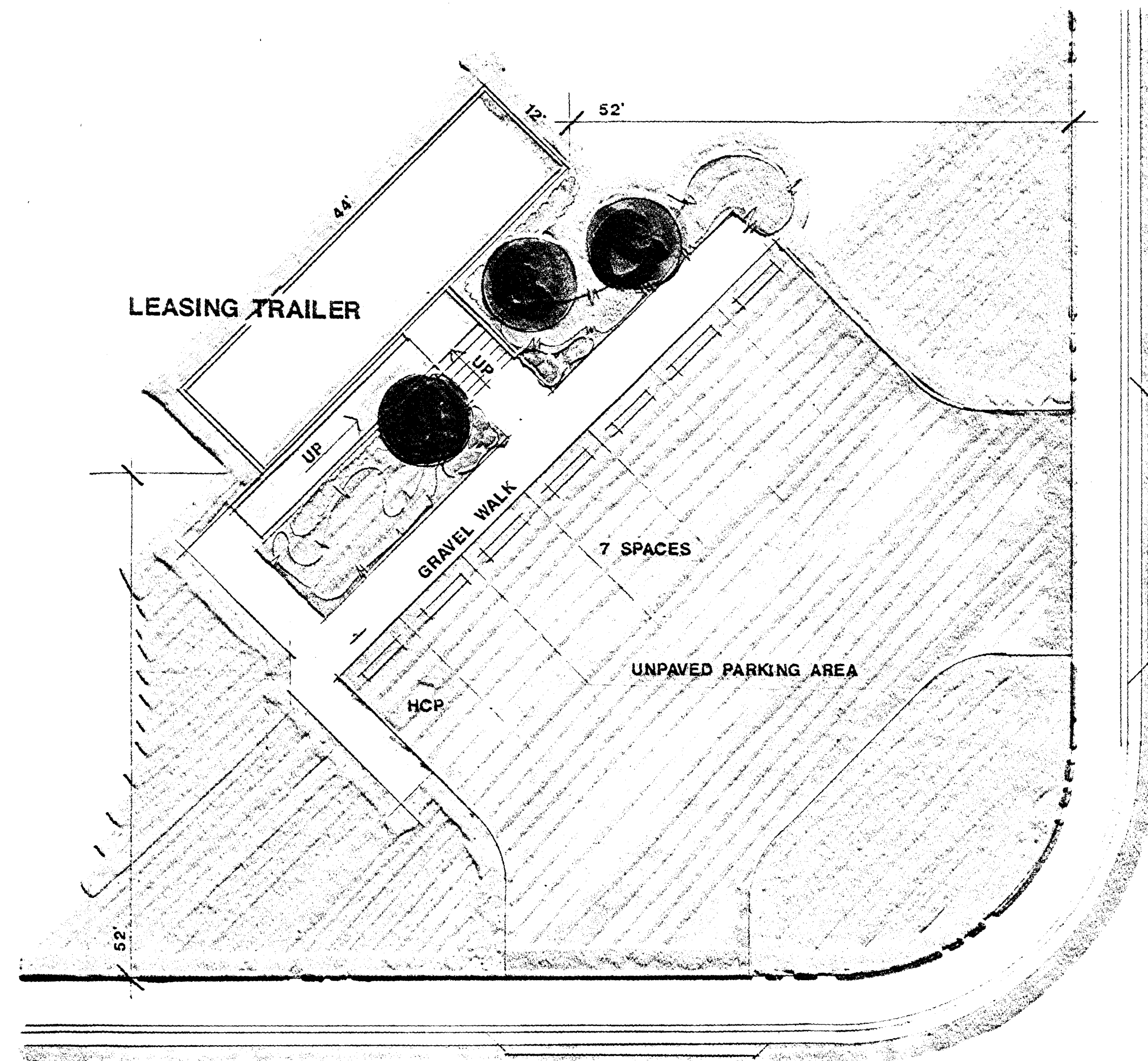


NTS



Developer: Robert V. Jones, Corp.
4041 East Sunset Road
Henderson, Nevada 89014
(702) 435-9553

Statement of Use: Temporary Leasing Trailer
on a vacant parcel of land.



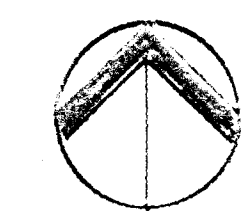
MEXICAN FAN PALM

ANNUALS

TAM JUNIPER

LIGUSTRUM TEXANUM

PROVIDE AUTOMATIC IRRIGATION SYSTEM



1":10'-0"

VEGAS DRIVE

LAS VEGAS, NEVADA

ROBERT V. JONES CORP.

Z-157-77(4)



2-13-11 (H) 7/9/97 PC-APP FINAL

VICINITY MAP
NTS

LOCATION MAP
NTS

PROJECT DESCRIPTION

TORREY PINES DRIVE

VEGAS DRIVE

BIRDROCK APARTMENTS

LAS VEGAS, NEVADA

ROBERT V. JONES CORP.