

**Planning & Development Department  
Scanning Cover Sheet**

Case No            Z-0054-84 (15)

APN                163-08-318-003

Location           8725 W Sahara Ave

Applicant           ZSFN, Limited Liability Company

Subject

Administrative Site Development Plan review.



## FILE HISTORY

[illegible]

FILE NO.: Z-0054-84(15)

# PROPERTY OWNERS

## PROTESTS

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## APPROVALS

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FILE NO.: \_\_\_\_\_

# TELEPHONE COMMUNICATION LOG

| DATE | PERSON & NUMBER CALLED | P&D STAFF PERSON CALLING |
|------|------------------------|--------------------------|
|      |                        |                          |

**NATURE OF CALL:**

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**RESPONSE OF CALL:**

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**FILE NUMBER:** \_\_\_\_\_

| Pre-Application Conference          |                                     |                          |                          | CITY OF LAS VEGAS<br>Planning & Development Department<br>SUBMITTAL CHECKLIST                                        |  | Included in Application Submittal   |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|--------------------------|
| Item Required                       |                                     | Item Submitted           |                          |                                                                                                                      |  | YES                                 | NO                       |
| YES                                 | NO                                  | YES                      | NO                       |                                                                                                                      |  |                                     |                          |
| <b>APPLICATION</b>                  |                                     |                          |                          |                                                                                                                      |  |                                     |                          |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Signed and notarized by <u>all property owners</u> or authorized agent(s)                                            |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Grant deed and legal description                                                                                     |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Detailed justification letter                                                                                        |  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Reduced 8.5" x 11" copy of <u>all</u> plans and elevations                                                           |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Full size, rolled, color copy of <u>all</u> plans and elevations                                                     |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Correct fee(s): \$ <u>200</u> \$ _____ \$ _____ \$ _____ \$ _____                                                    |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Development Impact Notice and Assessment (DINA)                                                                      |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>SITE PLAN</b>                    |                                     |                          |                          |                                                                                                                      |  |                                     |                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                                                           |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                                                                 |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All property lines and present dimensions labeled                                                                    |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All building setbacks labeled                                                                                        |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All adjacent existing land uses and street names labeled                                                             |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All points of ingress and egress shown                                                                               |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | ADA accessibility requirements shown/labeled                                                                         |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Parking standard(s) utilized: <u>N/A</u>                                                                             |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Parking space count and typical dimensions labeled<br>#regular <u>N/A</u> #compact _____ #handicap _____ Total _____ |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All free-standing sign locations shown and heights and sizes noted                                                   |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>LANDSCAPE PLAN PHOTO</b>         |                                     |                          |                          |                                                                                                                      |  |                                     |                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 11" x 17" to 24" x 36" page size                                                                                     |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | North arrow, scale, and vicinity map                                                                                 |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All property lines and present dimensions labeled                                                                    |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All required perimeter landscape planters shown; min. width(s): _____                                                |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All required parking lot fingers/islands shown                                                                       |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Quantity, size, species/variety of all trees, shrubs, and groundcover                                                |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Irrigation system indicated                                                                                          |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>BUILDING ELEVATIONS PHOTO</b>    |                                     |                          |                          |                                                                                                                      |  |                                     |                          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                                                           |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Scale and building dimensions labeled                                                                                |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | North, south, east, and west elevations of all buildings                                                             |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All building materials and colors noted                                                                              |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 8" x 10" photo of original color and material board                                                                  |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All wall sign locations shown and sizes noted                                                                        |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <b>FLOOR PLANS</b>                  |                                     |                          |                          |                                                                                                                      |  |                                     |                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 11" x 17" min. to 24" x 36" max. page size                                                                           |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Scale and building dimensions labeled                                                                                |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | All building entrances/exits shown                                                                                   |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Use of all rooms noted/labeled                                                                                       |  | <input type="checkbox"/>            | <input type="checkbox"/> |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Max. occupancy/seating capacity noted                                                                                |  | <input type="checkbox"/>            | <input type="checkbox"/> |

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: \_\_\_\_\_

Application Type: Admin SDPR

Planner: JVM

Pre-App Meeting Date: 10/10/00



November 14, 2000

ZSFN, Limited Liability Company  
One Chase Manhattan Plaza  
New York, New York 10005

**RE: Z-0054-84(15) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW**

Dear Applicant:

Your request for a Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN: 163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald), has been administratively considered by the City of Las Vegas Planning and Development Staff.

The Planning and Development Staff administratively **APPROVED** subject to:

**Planning and Development**

1. The trailers shall be removed by May 31, 2002.

This action by the Planning and Development Staff is final.

Sincerely,

A handwritten signature in black ink, appearing to read "J.V. McCulloch".

Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:clb

cc: Mr. Tom Hatcher  
Citibank (Nevada) N.A.  
8725 West Sahara Avenue  
Las Vegas, Nevada 89117

Mr. Ed Vance  
JMA Architecture Studios  
10150 Covington Cross  
Las Vegas, Nevada 89144

CITY OF LAS VEGAS  
100 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.9108  
www.ci.las-vegas.nv.us



## NOVEMBER 2000 - ADMINISTRATIVE REVIEW

**Z-0054-84(15) - CITIBANK - Request for an Administrative Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN: 163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).**

### **APPLICATION REQUEST**

This request is for an Administrative Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue. The applicant indicates that the temporary trailers are needed for human resource meetings while the current meeting room is being remodeled.

### **BACKGROUND DATA**

There is no previous zoning history available for this parcel.

### **DETAILS OF APPLICATION REQUEST**

|                  |       |             |
|------------------|-------|-------------|
| Site Area:       | 11.54 | Acres       |
| Building Area:   | 1,800 | Square Feet |
| Building Height: | 14.75 | Feet        |

The temporary modular trailers are proposed to be located in a small parking area that is to the east of the existing Citibank building.

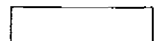
### **ZONING AND EXISTING LAND USE OF ADJACENT PROPERTIES**

|       |                                                              |                           |
|-------|--------------------------------------------------------------|---------------------------|
| North | R-PD4 (Residential Planned Development-<br>4 Units Per Acre) | Single Family Residential |
| South | R-PD8 (Residential Planned Development-<br>8 Units Per Acre) | Single Family Residential |
| East  | C-1 (Limited Commercial)                                     | Commercial                |
| West  | C-1 (Limited Commercial)                                     | Bank                      |

### **ANALYSIS & FINDINGS**

#### **ZONING**

The subject parcel is zoned C-1 (Limited Commercial), thus the proposed temporary trailers are allowed by the existing zoning.



## SITE PLAN

The proposed Site Plan for the temporary trailers conforms to all City of Las Vegas development codes.

## LANDSCAPE PLAN

The existing landscaping on the site will be adequate to screen the proposed trailers from surrounding properties.

## ELEVATIONS

The elevations depict an approximately 15 foot tall structure, with typical siding and roofing for this type of building.

## FINDINGS

The review of Site Development Plans is intended to ensure that:

1. **“The proposed development is compatible with adjacent development and development in the area.”**

Staff finds that the proposed temporary trailers are compatible with the existing and proposed land uses in the area.

2. **“The proposed development is consistent with the General Plan, Title 19A, the Design Standards Manual, the Landscape, wall and buffer standards, and other duly-adopted City plans, policies, and standards.”**

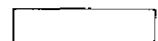
Staff finds that the proposed temporary trailers are consistent with all development codes for the City of Las Vegas.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.”**

Staff finds that adjacent roadways will not be negatively impacted by the temporary trailers.

4. **“Building and landscape materials are appropriate for the area and for the City.”**

Staff finds that the existing landscaping on the site will be adequate, and for a temporary facility the building materials for the trailers are appropriate.





5. **“Building elevations, design characteristics, and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.”**

Staff finds that the building elevations for the proposed trailers are not unsightly or obnoxious, as a temporary facility adequately screened with landscaping, and thus will be harmonious and compatible with surrounding development.

6. **“Appropriate measures taken to secure and protect the public health, safety and general welfare.”**

Staff finds that the proposed trailers will be subject to inspection by the City of Las Vegas building department and thus will not jeopardize the health, safety, and general welfare of the public.

**STAFF RECOMMENDATION:**      **APPROVAL**, subject to:

**Planning and Development**

1. The trailers shall be removed by May 31, 2002.





November 3, 2000

ZSFN, Limited Liability Company  
One Chase Manhattan Plaza  
New York, New York 10005

**RE: Z-0054-84(15) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW**

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

CITY MANAGER  
VIRGINIA VALENTINE

Dear Applicant:

Your request for a Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN: 163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald), will be administratively considered by the City of Las Vegas Planning and Development Staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel V. McCulloch".

Joel V. McCulloch, Senior Planner  
Planning and Development Department  
Current Planning Division

JVM:clb

cc: Mr. Tom Hatcher  
Citibank (Nevada) N.A.  
8725 West Sahara Avenue  
Las Vegas, Nevada 89117

Mr. Ed Vance  
JMA Architecture Studios  
10150 Covington Cross  
Las Vegas, Nevada 89144

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TDD 702.386.3108  
www.ci.las-vegas.nv.us

# Memorandum

City of Las Vegas  
Department of Public Works  
Development Coordination

**To:** Department of Planning and Development  
**From:** Richard D. Goecke, Director Department of Public Works  
**CC:** Cheri Edelman, Development Coordination; Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering;  
Rita Lumos, Survey (FM, PM, & A's only)  
**Date:** November 2, 2000  
**Re:** **Z-54-84(15)** Citibank 8725 W. Sahara Ave.  
SDPR (Administrative) for three 600 SF temporary modular trailers

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## COMMENTS:

We have no comment on the Site Development Plan Review Application to allow three 600 square foot temporary modular trailers located at 8725 West Sahara Avenue.

**Case Number: Z-0054-84(15)**

Printed on : 10/19/2000 5:53:39 PM

**Case Keywords :** SDFR, ADMIN, CITIBANK, TEMP TRAILERS

**Accepted :** 10/17/2000

**Public Hearing :** N

**Meeting Date :**

**Meeting Type :** A

**200 Scale Map :**

**Size :**

**# Lots :**

**Request :** Z-0054-84(15) - Request for an Administrative Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN:163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**Location :**

**Proposed :**

**Notice :**

**Comments :**

**Parcel :** 163 08 501 004 PT N2 NE4 8 21 60 Z S F OFFICE NV TRUST

**Owner/Applicant/Contacts**

**REPRESENTED BY** JMA ARCHITECTURE  
10150 COVINGTON CROSS DR.  
LAS VEGAS, NV 89144

**OWNER** ED VANCE; 731-2033  
BANK CITIBANK NEVADA NATL ASSN  
  
8725 W SAHARA AVE  
LAS VEGAS NV

**APPLICANT** 89117 Tom Hatcher; 797-4607  
BANK CITIBANK NEVADA NATL ASSN  
  
8725 W SAHARA AVE  
LAS VEGAS NV

89117 Tom Hatcher; 797-4607

**Actions/Conditions :**

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department  
Current Planning Division  
731 South Fourth Street  
Las Vegas, Nevada 89101  
(702) 229-6301 phone (702) 385-7268 fax**

**Z-0054-84(15) - CITIBANK** - Request for an Administrative Site Development Plan Rev. for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN: 163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

**CASE PLANNER: JOEL MCCULLOCH**

**THIS ITEM WILL BE CONSIDERED ADMINISTRATIVELY AND  
WILL NOT APPEAR ON A PLANNING COMMISSION AGENDA**

**Comments Due: NOVEMBER 1, 2000**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CARMAN LIVINGSTON BURNEY ([cburney@ci.las-vegas.nv.us](mailto:cburney@ci.las-vegas.nv.us)), the Agency Tech responsible for this case. If you desire to meet with the case planner you may schedule appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**

*[Handwritten signature]*

# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENTS

FROM: **PLANNING AND DEVELOPMENT**

**Z-0054-84(15)**

### HAND DELIVERED

|                                  |                  |     |
|----------------------------------|------------------|-----|
| COMPREHENSIVE PLANNING           | CHRIS KNIGHT     | DSC |
| * DEVELOPMENT COORDINATION - DPW | GARY REID        | DSC |
| * FLOOD CONTROL - DPW            | PETER JACKSON    | DSC |
| * LAND DEVELOPMENT - DPW         | DENNIS MOYER     | DSC |
| PERMITS / INSPECTIONS            | EARL RUSSELL     | DSC |
| * RIGHT-OF-WAY - DPW             | CAROLYN CAVINESS | DSC |
| * SANITARY SEWERS - DPW          | JOHN DAY         | DSC |
| * TRAFFIC ENGINEERING - DPW      | RICK SCHROEDER   | DSC |

### SENT VIA COURIER OR INTER-OFFICE MAIL

|                                    |                               |                                   |
|------------------------------------|-------------------------------|-----------------------------------|
| OFFICE OF BUSINESS DEVELOPMENT     | DAVE OKA                      | 5TH STREET SCHOOL                 |
| * TEFO - DPW                       | TOM WILKING                   | 3104 BONANZA RD.                  |
| FIRE PREVENTION                    | JEFF DONAHUE                  | 500 CASINO CTR.                   |
| FIRE SERVICES - COMMUNICATIONS     | MELANIE DOBOSH                | 500 CASINO CTR.                   |
| METRO - CRIME PREVENTION           | BILL TURLOCK                  | 101 CONVENTION CENTER, SUITE #210 |
| METRO - INTERGOVERNMENTAL SVCS     | STAN OLSEN                    | 7th FLOOR, CITY HALL              |
| STD / STREET REHAB / TRAFFIC - DPW | T. McDANIEL/ B. HAMP/ E. FOLK | 420 N. 4th STREET                 |
| * SURVEY - DPW                     | RITA LUMOS                    | WEST YARD                         |

### SENT VIA "U. S." MAIL

CLARK COUNTY HEALTH DISTRICT  
CLARK COUNTY SCHOOL DISTRICT  
CLARK COUNTY ZONING  
DIVISION OF WATER RESOURCES  
FEDERAL HOUSING ADMINISTRATION (2 TENTATIVE MAPS)  
LAS VEGAS VALLEY WATER DISTRICT  
NEVADA POWER COMPANY  
SOUTHWEST GAS CORPORATION  
SPRINT-CENTRAL TELEPHONE - NEVADA  
UNITED STATES POSTAL SERVICE

(revised 10/10/00)

\* ONLY THOSE INDICATED WITH A STAR ARE TO ROUTE TO GARY REID, SR ENG. TECH  
ALL OTHER DIVISIONS PLEASE ROUTE TO PLANNING AND DEVELOPMENT

**CITY OF LAS VEGAS**

**DEVELOPMENT REVIEW COMMENT FORM**



**Planning and Development Department  
Current Planning Division  
731 South Fourth Street  
Las Vegas, Nevada 89101  
(702) 229-6301 phone (702) 385-7268 fax**

**Z-0054-84(15) - CITIBANK** - Request for an Administrative Site Development Plan Review for three 600 square foot temporary modular trailers on 11.54 acres at 8725 West Sahara Avenue (APN: 163-08-501-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

CASE PLANNER: **JOEL MCCULLOCH**

**THIS ITEM WILL BE CONSIDERED ADMINISTRATIVELY AND  
WILL NOT APPEAR ON A PLANNING COMMISSION AGENDA**

Comments Due: **NOVEMBER 1, 2000**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CARMAN LIVINGSTON BURNEY ([cburney@ci.las-vegas.nv.us](mailto:cburney@ci.las-vegas.nv.us)), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

**LIST COMMENTS BELOW:**

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# PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION/PETITION FORM

Date: Oct. 11, 2000

APPLICATION/PETITION FOR: Site Development Plan Review  
(Type of Action Requested)

Project Address (Location): 8725 W. SARADA AVE.

Proposed Use: temporary trailers Assessor's Parcel No(s): 16300501004

Project Name: Citibank

Existing General Plan Designation: \_\_\_\_\_ Proposed General Plan Designation: \_\_\_\_\_

Existing Zoning: C1 Proposed Zoning: \_\_\_\_\_ Ward No.: \_\_\_\_\_

Commercial Sq. Ft.: 4320 Floor Area Ratio: \_\_\_\_\_

Gross Acres: 40<sup>1</sup> Lots/Units: \_\_\_\_\_ Density: \_\_\_\_\_

Additional Information: this is a submittal for a site development plan review for going on temporary training facilities (trailers) approx 8 months

### APPLICANT INFORMATION:

Property Owner(s): ZSEN, LLC Contact: \_\_\_\_\_

Address: ONE CHASE MANHATTAN PLAZA Tel: \_\_\_\_\_ Fax: \_\_\_\_\_

City: NEW YORK, NY, 10005 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Applicant: CITIBANK (NEVADA) N.A. Contact: TOM HATCHER

Address: 8725 W. SARADA AVE. Tel: 797-4607 Fax: 797-4848

City: LAS VEGAS, NV. 89117 State: NV. Zip: 89117

Represented By: JMA ARCHITECTURE STUDIOS Contact: ED VANCE

Address: 10150 COVINGTON CROSS Tel: 731-2033 Fax: 731-2039

City: LAS VEGAS, NV. 89144 State: NV Zip: 89144

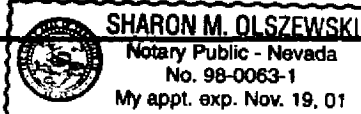
SIGNATURE OF PROPERTY OWNER(S) OR AUTHORIZED AGENT  
(SIGN AND PRINT OR TYPE NAME)

PROPERTY OWNER(S): Thomas Y. Hatcher

Print First & Last Name: Thomas Y. Hatcher

Subscribed and sworn before me this 16<sup>th</sup> day of October 2000

Sharon M. Olszewski Notary Public



### FOR DEPARTMENT USE ONLY

Case No.: Z-0054-84(15)

Meeting Date: Adm

No. Signs Required: \_\_\_\_\_ No. Provided: \_\_\_\_\_

Map No.: 0-08-2

Total Fee(s): 200.00

Receipt No.: 57095

Date Accepted: 10/17/00

Accepted By: (Signature)



October 10, 2000

City of Las Vegas Planning and Development  
731 S. Fourth Street  
Las Vegas, Nv. 89101

Re: Justification Letter for Citibank  
Project No. 2000252

To City of Las Vegas Planning and Development,

The three temporary trailers proposed to be located in the executive parking lot just east of the existing facility will provide Citibank with the space required to conduct internal human resource related meetings.

These temporary facilities will be removed once the remodel of the of the "Nevada Rcom" is completed. This project is currently in schematic design and anticipate that the room will be ready for use within a year.

Because the function of the temporary facilities and the ultimately the Nevada Room is for internal use only, additional parking and toilet facilities will not be required.

Sincerely,



Ed Vance  
Vice President, JMA Architecture Studios

EV:ms

CC: file

AFFIDAVIT \$ 110

## Corporation Grant, Bargain, Sale Deed

Citicorp Holdings, Inc.

a corporation organized and existing under the laws of the State of Delaware, and having its principal place of business at 4303 Lancaster Pike, Barley Mills Plaza, Wilmington, Delaware 19805

in consideration of Ten Dollars (\$10.00) and other valuable consideration Dollars,

does hereby Grant, Bargain, Sell and Convey to Citibank (Nevada), National Association

8725 West Sahara Avenue, Las Vegas, Nevada

all that real property in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

A portion of the Northeast Quarter (NE 1/4) of Section Eight (8), Township Twenty-One (21) South, Range Sixty (60) East, M.D.M., more particularly described as Lot Two (2) of Parcel Map filed in file 44, page 53 of Parcel Maps, as document No. 1951373 in Book 1992 of official records, Clark County, Nevada.

Subject to: 1. Taxes for the fiscal year.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF said Grantor has caused its corporate name and seal to be affixed hereto by its \_\_\_\_\_

President and \_\_\_\_\_ Secretary thereunto duly authorized, this 20th day of September, 1985.

STATE OF ~~NEVADA~~ DELAWARE } SS.  
COUNTY OF New Castle

On September 20, 1985 personally appeared before me, a Notary Public, in and for said County and State, Richard Freytag

known to me to be the President of the Corporation that executed the foregoing instrument and upon oath, did depose that he is the Officer of the Corporation as above designated; that he is acquainted with the seal of said Corporation and that the seal affixed to said instrument is the Corporate seal of said Corporation; that the signatures to said instrument were made by officers of said Corporation as indicated after said signatures; and that said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

Signature Susan J. Caruthers  
Susan J. Caruthers, Notary Public  
Name (Typed or Printed)

CITICORP HOLDINGS, INC.

By [Signature] President

Richard A. Freytag  
Name (Typed or Printed)

By [Signature] Secretary

Walter F. Sullivan  
Name (Typed or Printed)

ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: David P. Olson  
8725 W. Sahara Ave  
Las Vegas, NV 89103  
c/o Citibank NEVADA

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF

D. Olson  
OCT 21 2 13 PM '85

FEE 5- DEPUTY AS4  
OFFICIAL RECORDS  
BOOK INSTRUMENT

(This area for Official Notarial Seal)

(This area for Recorder's use)

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Signature Susan J. Caruthers

Susan J. Caruthers, Notary Public  
Name (Typed or Printed)

(This area for Official Notarial Seal)

CITICORP HOLDINGS, INC.

By [Signature] President

Richard A. Freytag  
Name (Typed or Printed)

By [Signature] Secretary

Walter F. Sullivan

Name (Typed or Printed)

ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_  
WHEN RECORDED MAIL TO: David P. Olson  
8725 W. Sahara Ave.  
Las Vegas, NV 89163  
c/o Citibank Nevada

CLARK COUNTY NEVADA  
JOAN L. SWIFT, RECORDER  
RECORDED AT REQUEST OF

D. Olson  
Oct 21 2 13 PM '85

FEE 5- DEPUTY AS4  
OFFICIAL RECORDS  
BOOK INSTRUMENT

(This area for Recorder's use)