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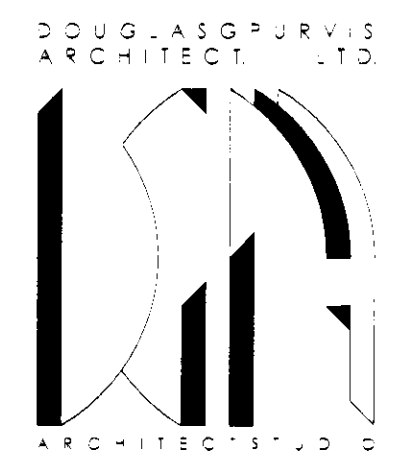
CONSULTANT

REVISION #	DESCRIPTION	DATE

PROJECT TITLE

**CHARLESTON
OFFICE BUILDING**

**2515 CHARLESTON
LAS VEGAS, NV**



2545 Quail Wood Court
Henderson, NV 89074
Tel: 702.876.9690 Fax: 702.876.9691
email: doug@purvisarchitects.com

PROJECT NO: 15010
DRAWN BY: RAW
CHECKED BY: DGP
ISSUE DATE: 05/11/10

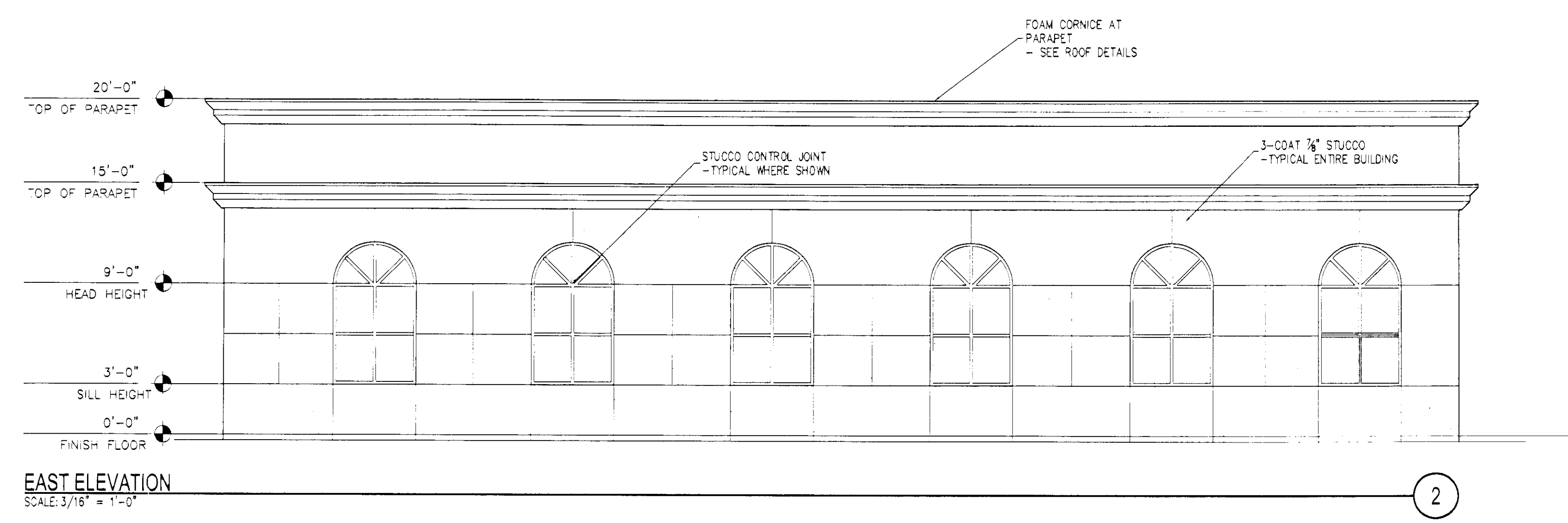


SHEET TITLE

**SECTIONS AND
ELEVATIONS**

SHEET NUMBER

A1.2



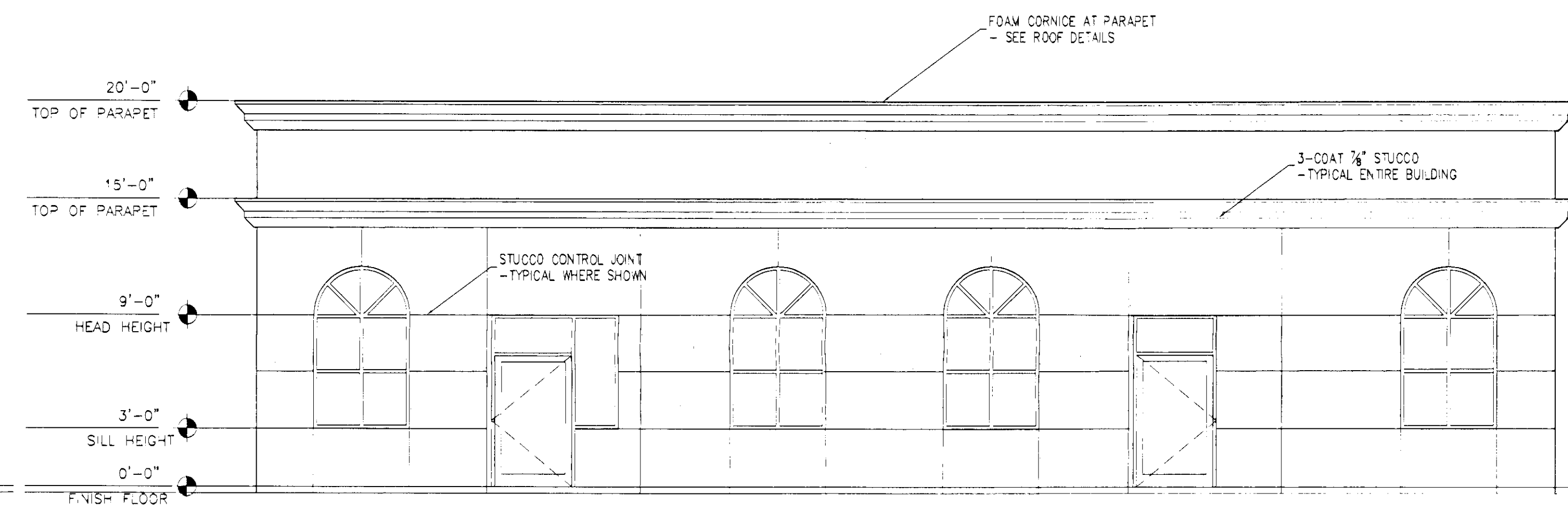
EAST ELEVATION
SCALE: 3/16" = 1'-0"

2



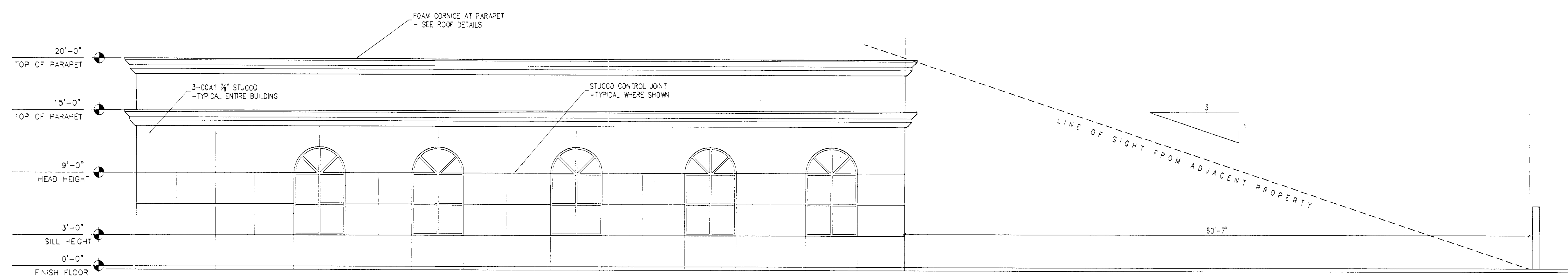
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

1



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

3



WEST ELEVATION
SCALE: 3/16" = 1'-0"

4

APPROVED
13 JUN 2010

SDR-38867

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CONSULTANT



REVISION #	DESCRIPTION	DATE

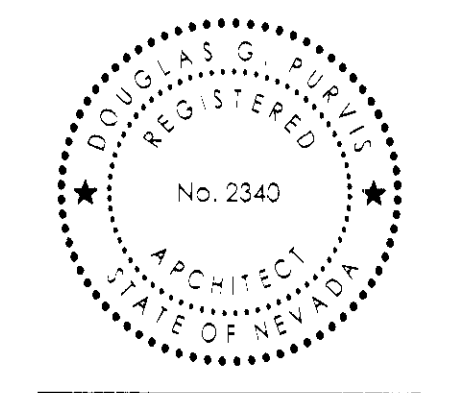
PROJECT TITLE

**CHARLESTON
OFFICE BUILDING**
**2515 CHARLESTON
LAS VEGAS, NV**



2545 Quail Wood Court
Las Vegas, NV 89074
Tel: 702.876.9490 Fax: 702.876.9491
Email: doug@purvisarchitect.com

PROJECT NO.: 15010
DRAWN BY: RAM
CHECKED BY: DGP
ISSUE DATE: 05.01.10



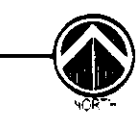
SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A1.1

FLOOR PLAN
SCALE: 3/16" = 1'-0"



SDR-38867

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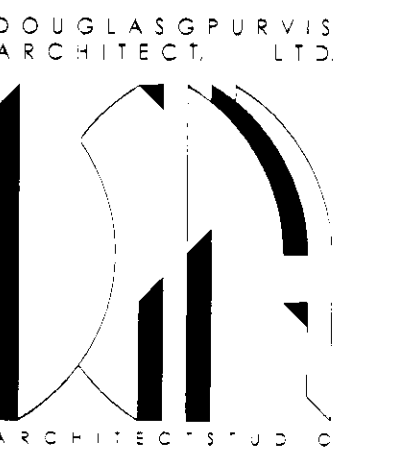
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CONSULTANT

REVISION #	DESCRIPTION	DATE

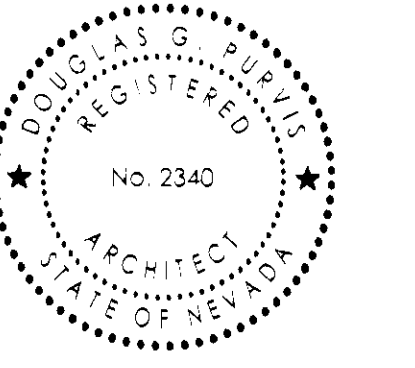
PROJECT TITLE

CHARLESTON OFFICE BUILDING
2515 CHARLESTON LAS VEGAS, NV



2345 Quail Wood Court
 Henderson, NV 89074
 Tel: 702.876.9690 Fax: 702.876.9691
 email: doug@purvisarchitect.com

PROJECT NO. 15010
 DRAWN BY: RAM
 CHECKED BY: DGP
 ISSUE DATE: 05/01/10

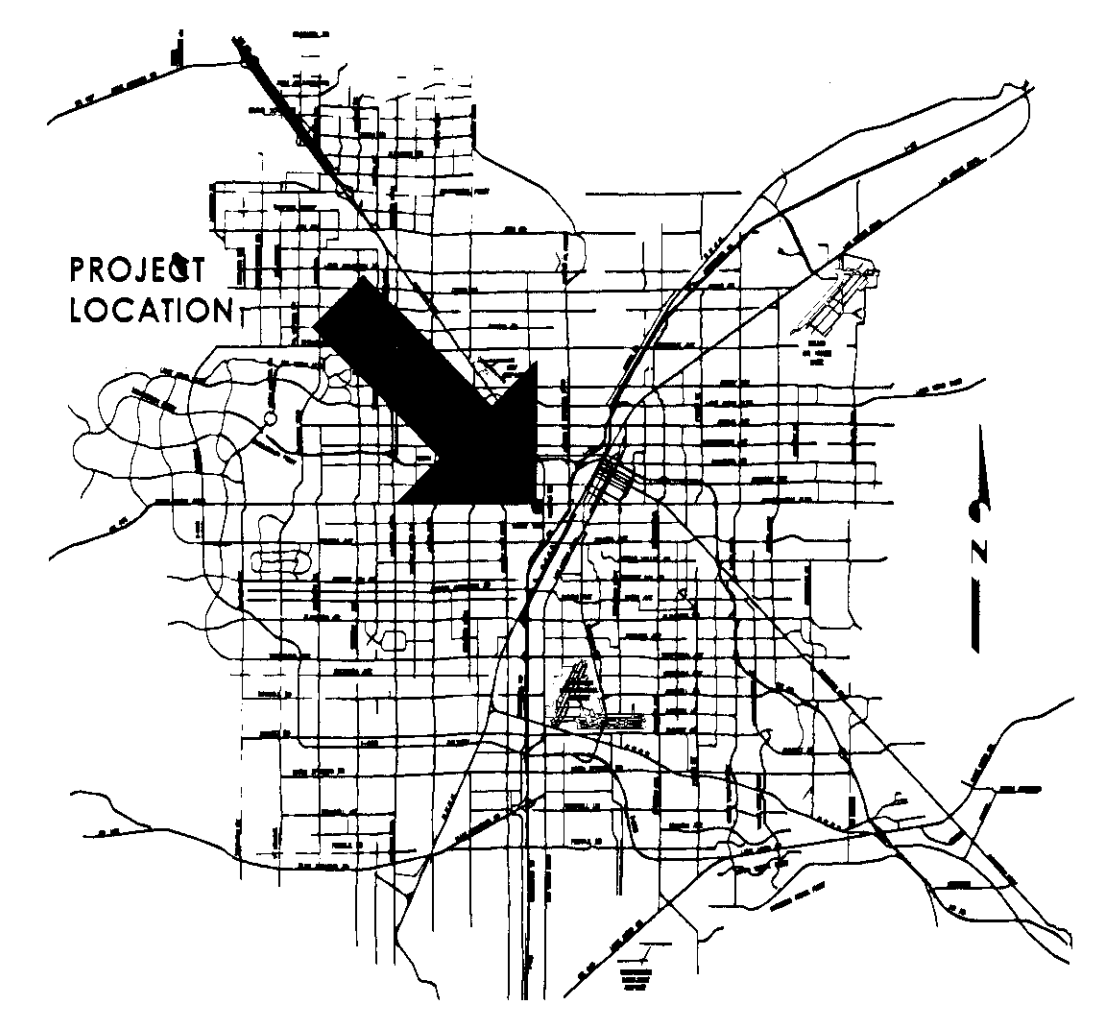


SHEET TITLE

SITE PLAN AND PROJECT INFORMATION
- SDR 35757

SHEET NUMBER

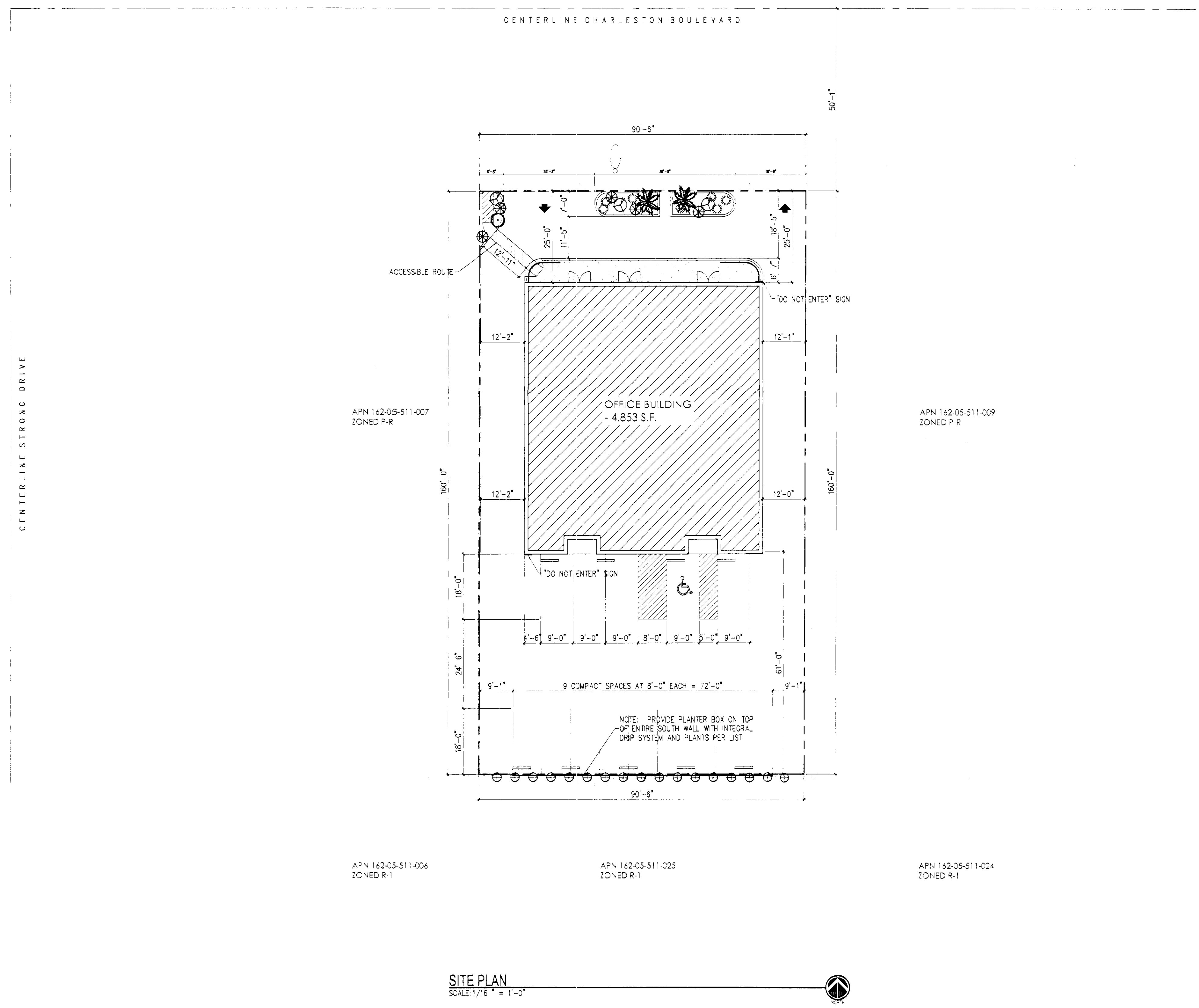
AS.1



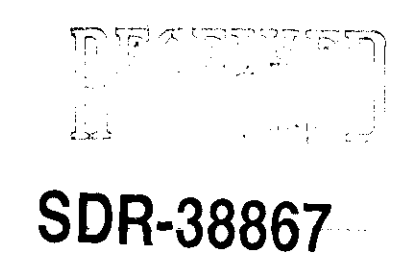
VICINITY MAP

SITE INFORMATION		
PARCEL NUMBER	162-05-511-008	
JURISDICTION	CITY OF LAS VEGAS - 89102	
EXISTING GENERAL PLAN	O' OFFICE	
EXISTING ZONING	C-ID	
PROPOSED USE	OFFICE	
SITE AREA	14,374 S.F. / 0.33 ACRES	
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25'	25'
INTERIOR SIDE	10'	12'
REAR	25'	60'
MAXIMUM HEIGHT	20	
ACTUAL HEIGHT	20	
LOT COVERAGE ALLOWABLE	30%	
ACTUAL LOT COVERAGE	34.2 (VARIANCE REQUESTED)	
PARKING REQUIRED	4,853 S.F. @ 1/300 S.F. =	17 REQUIRED
STANDARD SPACES @ 9' X 18'	6	
COMPACT SPACES @ 8' X 18'	9 (60% VARIANCE REQUESTED)	
HANDICAP SPACES PROVIDED	1	
TOTAL PARKING PROVIDED	16 (5.88% VARIANCE REQUESTED)	
BUILDING AREA	4,853 S.F.	
CODE	2006 IBC	
CONSTRUCTION TYPE	5 B	
OCCUPANCY	B	
FIRE SPRINKLERS	NO	

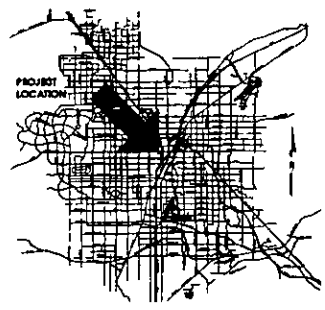
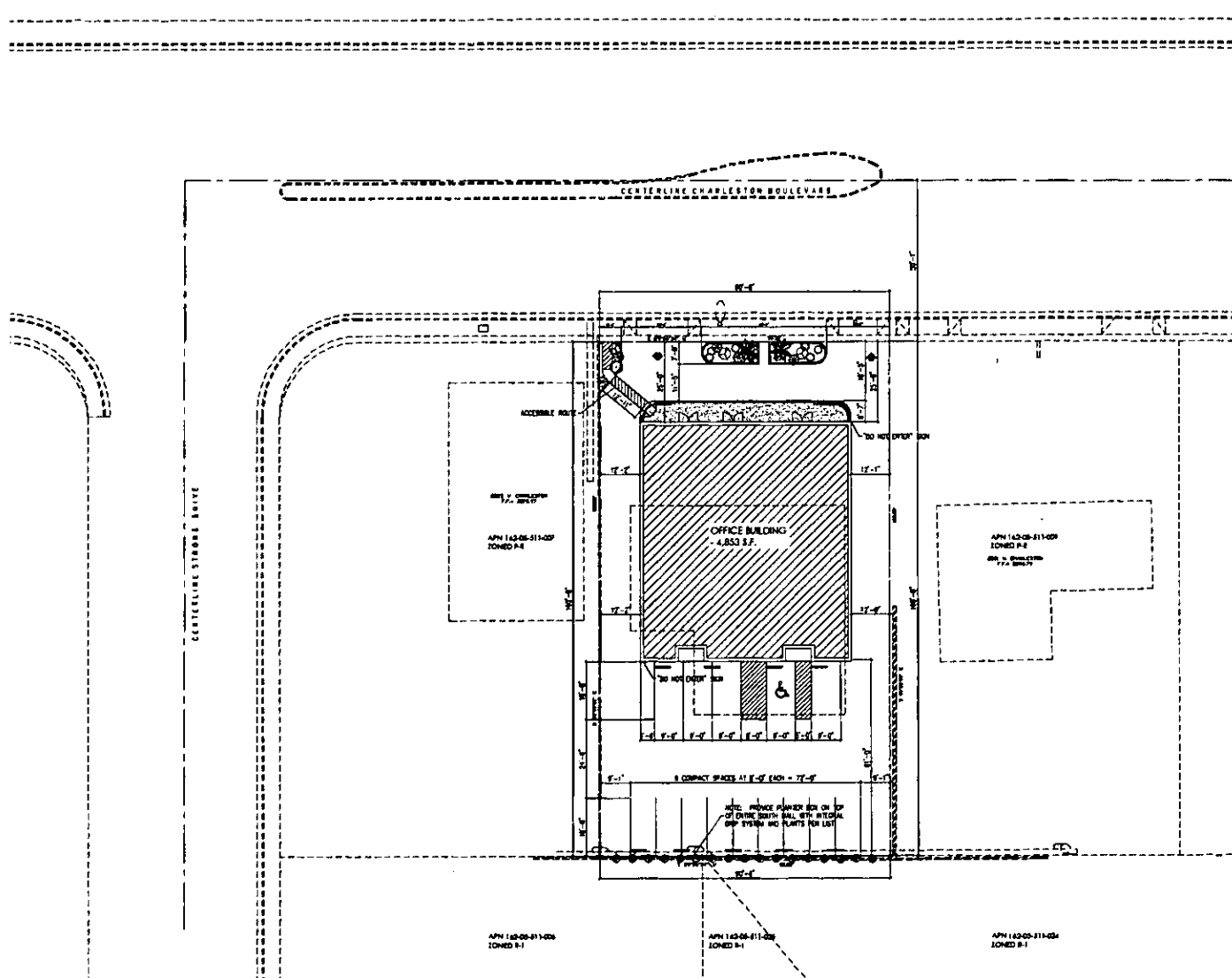
LANDSCAPE INFORMATION			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	CALIFORNIA FAN PALM	WASHINGTON FILIFERA	25 TALL
	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GALLON
	SHOESTRING ACACIA	STENOPHYLLA	15 GALLON
	DESERT CASSIA	CASSIA NEMPHILIA	5 GALLON
	DESERT GRASS	MUHLENBERGIA RIGENS	5 GALLON
	ROSEMARY	ROSMARINUS	1 GALLON



SITE PLAN
 SCALE: 1/16" = 1'-0"



SDR-38867



VICINITY MAP

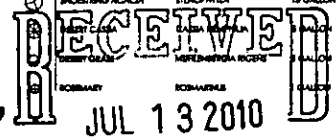
SITE INFORMATION

PARCEL NUMBER	142-06-011-006
DISTRICT	CITY OF LAS VEGAS - 00102
EXISTING GENERAL PLAN	T-7 OFFICE
EXISTING ZONING	C-0
PROPOSED USE	OFFICE
SITE AREA	14,374 S.F. / 0.32 ACRES
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	20' 20'
REAR	10' 12'
MAXIMUM HEIGHT	30' 30'
ACTUAL HEIGHT	30'
LOT COVERAGE ALLOWABLE	20%
ACTUAL LOT COVERAGE	34.2% (VARIANCE REQUESTED)
PARKING REQUIRED	4,869 S.F. @ 1/200 S.F. = 17 REQUIRED
STANDARD SPACES @ 9' x 18' PROVIDED	1
CONTRACT SPACES @ 9' x 18' PROVIDED	9 (VARS VARIANCE REQUESTED)
HANDICAP SPACES PROVIDED	1
TOTAL PARKING PROVIDED	10 (5,888 VARIANCE REQUESTED)
BUILDING AREA	4,853 S.F.
C.SIDE	2004 BC
CONSTRUCTION TYPE	2 B
OCCUPANCY	8
FIRE SPROUERS	NO

LANDSCAPE INFORMATION

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
☀	CALIFORNIA PALM PALM	WASHINGTONIA FILIFERA	20' TALL
⊙	RED BIRD OF PARADISE	CAESALPINA PULCHERRA	5 GALLON
⊙	SHRUBBING ACACIA	ACACIA GYMNOCYLLA	18 GALLON
⊙	SHRUB CASSIA	CASSIA BIPARTITA	5 GALLON
⊙	SHRUB OLEA	MEREBANTHRA RICINA	5 GALLON
⊙	ROSEMARY	ROSEMARYS	5 GALLON

SDR-38867



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 CONSULTANT

REVISION	DESCRIPTION

PROJECT TITLE

CHARLESTON OFFICE BUILDING
 2515 CHARLESTON LAS VEGAS, NV

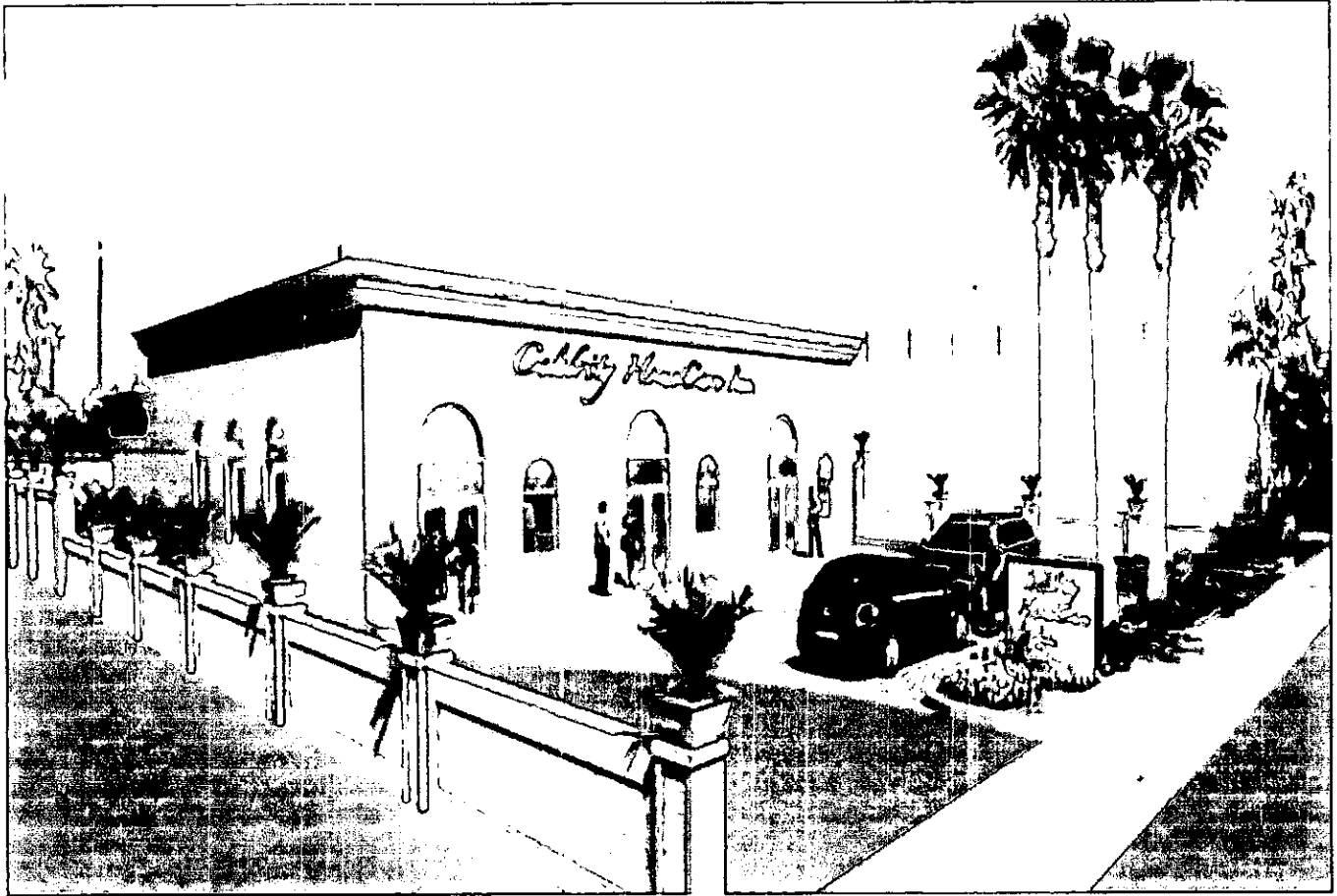


356 South Wash Court
 Las Vegas, NV 89104
 Tel: 702.735.1000 Fax: 702.735.1001
 www.designprofessionals.com
 PROJECT NO. 1420
 DRAWN BY: ERM
 CHECKED BY: DGP
 SHEET DATE: 07/13/10



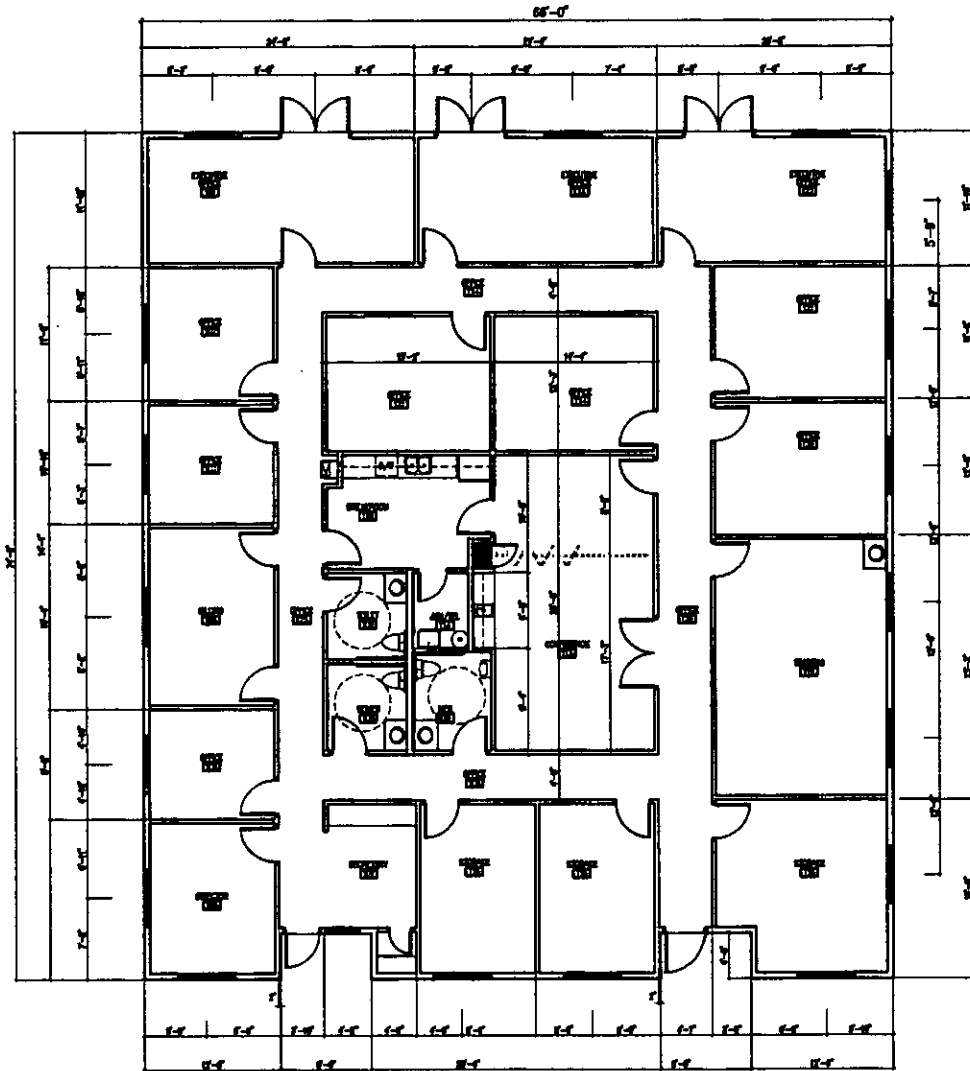
SITE PLAN AND PROJECT INFORMATION
 - SDR 35757

SHEET NUMBER
 AS.1



2515 W. Charleston Ave Las Vegas NV 89102-2127

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JUL 13 2010
SDR-38867



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Errors of the drawings and specifications are the responsibility of the ARCHITECT, and the user is responsible for the construction of any and all work.

ARCHITECT'S OFFICE
 2515 CHARLESTON
 LAS VEGAS, NV

PROJECT TITLE
 CHARLESTON
 OFFICE BUILDING
 2515 CHARLESTON
 LAS VEGAS, NV



2515 Charleston Road
 Las Vegas, NV 89102
 Tel: 702.251.1111 Fax: 702.251.1112
 www.douglaspartners.com

PROJECT NO. 1476
 DRAWN BY: GJM
 CHECKED BY: DDM
 DATE: 08/14/10

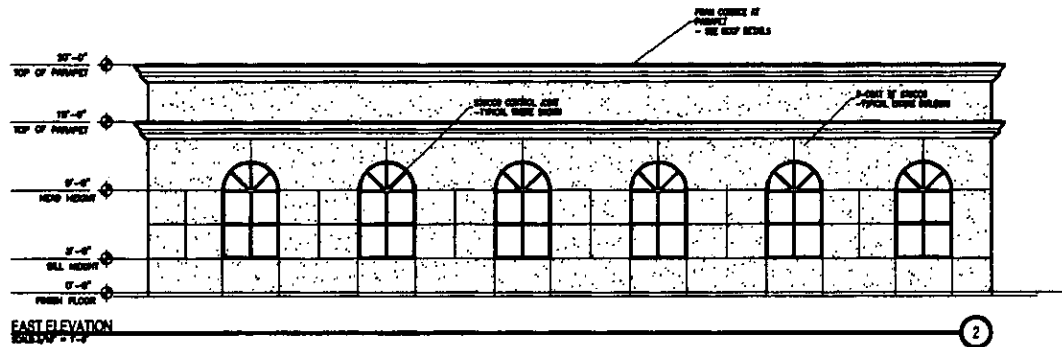


SHEET TITLE
 FLOOR PLAN

SHEET NUMBER
 AT.1

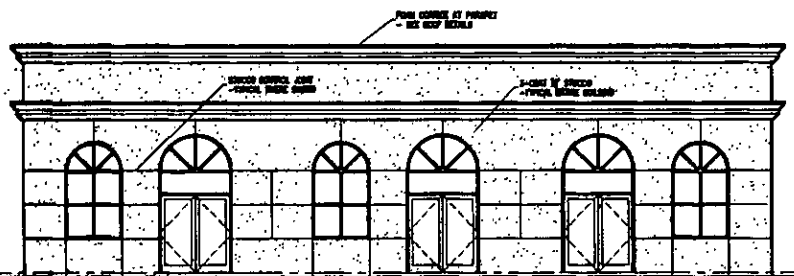
FLOOR PLAN
 SDR-38867

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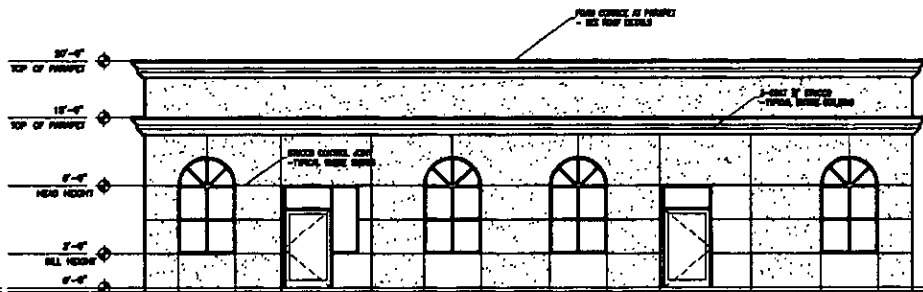
EAST ELEVATION
SECTION 2-1-2

2



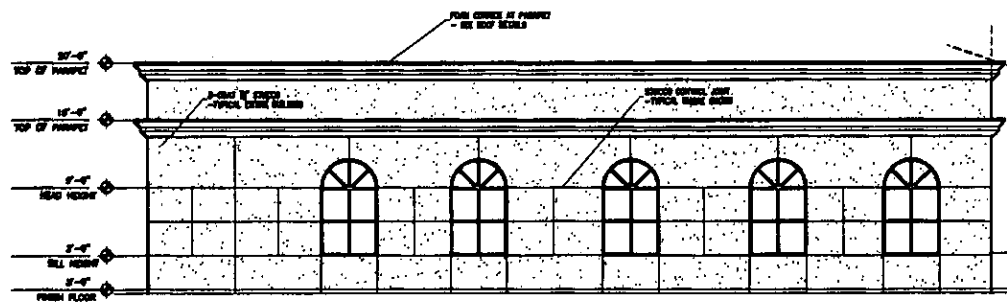
NORTH ELEVATION
SECTION 2-1-3

1



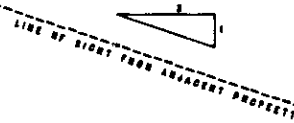
SOUTH ELEVATION
SECTION 2-1-2

3



WEST ELEVATION
SECTION 2-1-4

4



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JUL 13 2010

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Codes of the Building and Specifications referred to in the Contract shall be used unless otherwise specified in writing. The Architect shall not be responsible for the construction of any other part.
CORRELIAM

REVISION	DESCRIPTION

PROJECT TITLE

CHARLESTON OFFICE BUILDING
2515 CHARLESTON LAS VEGAS, NV

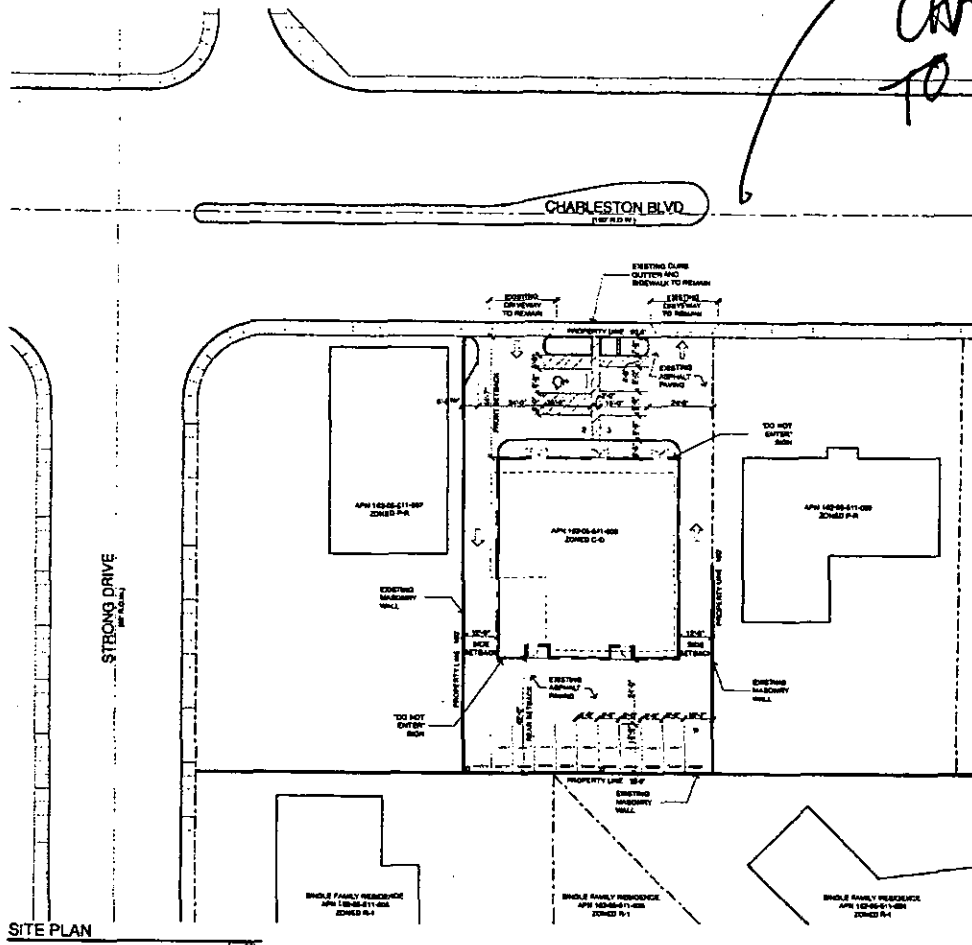


DOUGLAS D. PAPPAS ARCHITECT, LTD.
1985 SOUTH MOORE COURT
SUITE 200
LAS VEGAS, NEVADA 89102
PROJECT NO. 1520
DESIGNED BY: EAM
CHECKED BY: DDP
DATE: 06/10/10

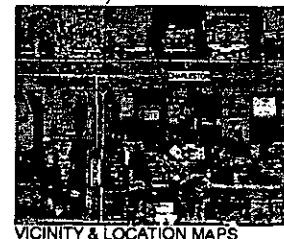


SECTION AND ELEVATIONS
SHEET NUMBER
A1.2

SDR-38867



*WANT
CHANGE
TO ELEVATION*



Site and Project Information

SITE DATA	
PARCEL NUMBER	160-041-00
AIRCRAFT	CITY OF LAS VEGAS - 040
EXISTING ZONING PLAN	17 OFFICE
EXISTING ZONING	CO
PROPOSED USE	OFFICE
SITE AREA	1.589 AC
	28,967 SQ FT
STREETS - FRONTING	
FRONT	420'
REAR	354'
LEFT	354'
RIGHT	354'
LOT COVERED ALLOWED	30%
ACTUAL LOT COVERAGE	30%
BUILDING INFORMATION	
CODE	200 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	II
OCCUPANCY	10
MAX SPAN/SPAN RATIO	100'
BUILDING AREA	1,000 SF
PARKING AREA	
BUILDING AREA	1,000 SF
OFFICE	1,000 SF
REQUIRED PARKING	17
PROVIDED	17
REQUIREMENTS (SPACES PROVIDED)	
CONCRETE PAVED SPACES PROVIDED	17
ASPHALT PAVED SPACES PROVIDED	17
TOTAL SPACES PROVIDED	34
MINIMUM REQUIRED	17
EXCESS SPACES	17

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 2511 W. Charleston
 Las Vegas, NV 89102
 Phone: 702.735.1200
 Fax: 702.735.1201

APTUS Architecture


2511 W. Charleston
Site Development Review
 2511 W. Charleston
 Las Vegas, Nevada 89102

SDR-35757
REVISED
11/05/09 PC

Copy of Las Vegas SDR Submittal	48.25.00
Copy of Las Vegas SDR Submittal (Rev. 1)	48.25.00
Copy of Las Vegas SDR Submittal (Rev. 2)	48.25.00
Copy of Las Vegas SDR Submittal (Rev. 3)	48.25.00

SITE PLAN
AS100

OCT 21 2009

Pre-Application Conference	CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	
Item Required		
YES	NO	

APPLICATION PACKET

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application signed and notarized by <i>all</i> property owners or authorized agent(s)	NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications") Architect may be the representative, but not the applicant
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grant deed and legal description	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Detailed</i> justification letter	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Original</i> meeting notes and checklist signed by planner	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Correct fee(s): \$ 500.00 (Application) + \$ 0.00 (Notification) + \$ 0.00 (Recordation) = \$ 500.00 Total	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Financial Interest (SOFI) signed and notarized by <i>all</i> property owners or authorized agent(s)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Assessor's Parcel Map	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Development Impact Notice and Assessment (DINA)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project of Regional Significance (PRS)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Color & Materials Board per Site Development Plan Review Submittal Requirements	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of Business Licenses: (Owner: <input type="checkbox"/> Applicant: <input type="checkbox"/> Representative: <input checked="" type="checkbox"/>)	

ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)

SITE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building setbacks labeled	NOTES: The approved side yard setback for both sides was 12 feet; this is necessary for traffic flow. Please revise plans to depict the approved setbacks for these areas.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> adjacent existing land uses and street names labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> points of ingress and egress shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	ADA accessibility requirements shown/labeled		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking standard(s) utilized: VAR-35760 approved for 16 spaces where 17 are required; allows up to 60% of required spaces to be designated as compact spaces		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, scale, and vicinity map	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> property lines and present dimensions labeled	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required perimeter landscape planters shown	NOTES: Landscape plan should reflect changes required by Conditions of approval 5 and 6 of SDR-35757	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> required parking lot fingers/islands shown		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		

BUILDING ELEVATIONS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Colored, Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North, south, east, and west elevations of <i>all</i> buildings	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building materials and colors noted	NOTES: Please include a slope analysis from the south property line for residential adjacency	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8" x 10" photo of original color and material board		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> wall sign locations shown and sizes noted		

FLOOR PLANS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	11" x 17" min. to 24" x 36" max. page size	Folded Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale and building dimensions labeled	Rolled Plans:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>All</i> building entrances/exits shown	Reduced Copy (8-1/2x11 B/W):	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use of <i>all</i> rooms noted/labeled	NOTES:	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maximum Occupancy (per I.B.C.)		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seating Capacity (where applicable)		

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

Owner / Applicant:	David Bustan	Application Type:	Site Development Plan Review
Representative:	Doug Purvis	Application Purpose:	Minor Amendment to SDR-35757
APN:	16205511008	Site Location:	2515 W. Charleston Blvd
Planner's Signature:		Pre-App. Meeting Date:	06/11/10
Planner:	Steve Gebeke, Planning Supervisor - 229-5410	Submittal Deadline:	11:00 a.m. on 06/11/10 - no later than 2:00 pm
		Earliest PC / CC Meeting Dates:	08/26/10 PC - 10/06/10 CC - Cycle 6

Comments:

Dear Mr. Gebeke, Planning Supervisor: You were been the Case Planning for my property located on (2511) replaced with 2515 W. Charleston Blvd Las Vegas NV. 89102 (APN 162-05-511-008), C-D (Designed Commercial) Zone.

We have been approved by the City Council at their regular meeting held on February 3, 2010 for the SDR-35757 - SITE DEVELOPMENT PLAN REVIEW AND RELATED TO VAR-35758 AND VAR-35760.

Condition #18 "Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility."

Meeting with the Fire Protection Engineer, resulted in a demand that the building will be sprinkled OR moved the building (20) feet toward the street where Fire Hydrant exist to comply with the fire requirement of the facility, which should be no farther the 150ft away from the existing Fire Hydrant on the street. The Architect of APTUS - R. Brandon Sprague, AIA claims that the layout planes were signed by the department without mentioning this demand at the time.

The current Architect Mr. Gouglass Purvis talked you and suppose to meet with you. So I decided to give you head on what happend. I left you a message today with the question "WHAT CAN BE DONE THE SHORTEST PROCESS OF THIS MINOR MODIFICATION TO THE PLANS APROVED BEFORE THE CITY COUNCIL?" (After 7 scheduled public hearing last year ended with the given approval.)

The shifting of the building forward by 20 ft, DOES NOT require any change in the Variances or Standards approve on February 3, 2010 by the City Council.

The net effect is , rearranging the parking, by moving the front parking to the back of the building. That change leaves a desired front circular drive for the traffic to move in front of the building with a choice of a short stop, or dropping a passenger or a package. The regular circular drive around the building stays the same with the emphasis redirecting the entrance to the back of the building. Since the facility is no longer designed for clinic, but rather for a office, there is no need of the public to gain access to it from the front, and the employees, would have parked at the back anyway, and use the back entrance for their access, with no much of a difference between the plans.

Additional benefit achieved by moving the building forward, away from the residential neighborhood, the "line-of-sight" analysis from the property line at the back of the property at 30 degree DOES NOT REQUIRES any more to reduce the back of the building to 15 feet (from the 20 feet frontage.) That saves cost of keeping the uniform look of the roof at the same level and seal the equipment that on the roof from the neighborhood view.

A review of title 19 reveled that Minor Modification, as we see exist here, DOES NOT requires a Public Hearing, only Administrative one. I would like to get your approval that this case would be approached as Minor Modification so I will prepare the application for it properly. It is already a year since I bought the building for the purpose of improving the Charleston neighborhood and prolonging it would reduce the likelihood of it to happened.

Very truly yours David Bustan 1800 728-3661

Date: 6/14/2010 8:37:14 PM

RECEIVED
JUL 13 2010

Doug Purvis

From: Steve Gebeke [sgebeke@LasVegasNevada.GOV]
Sent: Tuesday, June 15, 2010 3:30 PM
To: 'david@eliterebrokerage.com'
Cc: 'doug@purvisarchitects.com'
Subject: RE: Internet Submission - (2511) new address 2515 W. Charleston Blvd. LV. NV 89102

Attachments: 16205511008 Minor Amend.pdf



16205511008
inor Amend.pdf (1)

Attached, please find a checklist for submittal of a Minor Amendment to SDR-35757. You may use this email in lieu of my signature on the checklist.

Based on a preliminary review of the submitted materials, the proposed changes may be reviewed and approved administratively. I would like to note that, per our conversation today, the side yard setbacks in the submitted materials were noted as 12 and 10 feet, where 12 feet was approved on both sides. For traffic flow and safety, 12 feet is the minimum acceptable, and the plans submitted for the Minor Amendment should reflect this. Also, we will need a slope analysis from the rear property line to show that the roof of the structure meets the 3:1 slope requirement for residential adjacency.

When filling out the application and SOFI, please keep in mind that an architect may act as the representative for the application, but not as the applicant, unless they have a financial interest in the property. As such, the forms should be filled out with the owner as the applicant, if there is no other party involved, such as a lessee.

If you have any questions, please let me know.

Steve Gebeke
Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

-----Original Message-----

From: david@eliterebrokerage.com [mailto:david@eliterebrokerage.com]
Sent: Monday, June 14, 2010 8:37 PM
To: Steve Gebeke
Subject: Internet Submission - (2511) new address 2515 W. Charlestone Blvd. LV. NV 89102

Citizen Name: David Bustan

Email: david@eliterebrokerage.com

IP Address: 24.43.138.45

RECEIVED
JUL 13 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevado.gov

August 26, 2010

Mr. David Bustan
Bustan Family Revocable Living Trust
18210 Sherman Way, Suite #202
Reseda, California 91335-4557

**RE: SDR-38867 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
MINOR REVIEW CYCLE - AUGUST 2010**

Dear Mr. Bustan:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-35757) TO RELOCATE THE PROPOSED BUILDING 20 FEET CLOSER TO THE FRONT PROPERTY LINE on 0.33 acres at 2515 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-35757), Variance (VAR-35758), and Variance (VAR-35760) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site, or a final map has been recorded for a residential subdivision. 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 07/13/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 07/13/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. Prior to occupancy, 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 Building and Safety Department.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. David Bustan
SDR-38867 - Page Two
August 26, 2010

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

7. Remove and replace all substandard sidewalk improvements adjacent to this site and replace with new sidewalk improvements meeting Current City Standards unless otherwise allowed by the City Engineer. The pan-style driveways accessing this site from Charleston Boulevard are acceptable as shown on the Site Plan date stamped July 13, 2010.
8. All private improvements (walls and signs) and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Infrastructure Phase IB project and any other public improvement projects adjacent to this site.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning and Development Department staff on August 26, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Douglas Purvis
2545 Quail Wood Court
Henderson, Nevada 89074

City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE REVIEW DATE: AUGUST 2010
 DEPARTMENT: PLANNING AND DEVELOPMENT
 ITEM DESCRIPTION: APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE
 LIVING TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
SDR-38867	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

SDR-38867 CONDITIONS

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-35757), Variance (VAR-35758), and Variance (VAR-35760) shall be required.
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MH

Conditions Page Two
August 2010 - Administrative Review

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

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8. All private improvements (walls and signs) and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.
9. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Infrastructure Phase IB project and any other public improvement projects adjacent to this site.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This Minor Amendment to a previously approved Site Development Plan Review (SDR-35757) stems from the requirement made by Fire and Rescue to locate the building 20-feet closer to a fire hydrant on Charleston Boulevard due to the applicant's decision to not provide internal fire suppression (sprinklers). The approved Site Development Plan Review (SDR-35757) consists of demolishing the existing 3,880 square foot office building at 2511 West Charleston Boulevard and replacing with a 4,999 square foot office. There are no proposed changes to the building footprint, floor plans, or landscape plans; however, there has been a minor adjustment to the rear roof line in the removal of the stepped-back parapet and the provision of one additional parking space. The Planning and Development Department is administratively approving this Minor Amendment as the requested changes provide an increase in public safety and are within the scope of the original entitlement.

ISSUES

- A Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed has been approved.
- A Variance (VAR-35760) to allow 16 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% has been approved.
- A Waiver has been granted upon approval of the Site Development Plan Review (SDR-35757) to allow a seven-foot landscape buffer along the north perimeter where 15 feet is required.
- A Waiver has been granted upon approval of the Site Development Plan Review (SDR-35757) to allow a zero-foot landscape buffer along the south, east and west perimeters where eight feet is required.
- Exceptions have been granted upon approval of the Site Development Plan Review (SDR-35757) to allow zero parking lot landscape islands where four are required and three trees within the landscape buffer along the north perimeter where four trees are required.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg, etc.</i>	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.

Staff Report Page Two
August 2010 - Administrative Review

2/03/2010	The City Council approved a request for a Site Development Plan Review (SDR-35757) for a proposed 4,999 square-foot Office, Other than Listed, with Waivers of the perimeter landscape buffer requirements to allow a four-foot buffer along the front perimeter where 15 feet is required and a zero-foot buffer along the south, east, and west perimeters where eight feet is required. This approval was accompanied by a requested Variance (VAR-35758) to allow 35% lot coverage where 30% is the allowed; and a requested Variance (VAR-35760) to allow 15 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed for an Office, Other Than Listed use. The Planning Commission voted 7-0 to recommend approval. Staff recommended denial.
-----------	---

Most Recent Change of Ownership

05/21/2009	A deed was recorded for a change in ownership.
------------	--

Related Building Permits/Business Licenses

04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting

06/11/2010	A pre-application meeting was held with staff to discuss the requirements for submitting a Minor Amendment to a Site Development Plan Review to accommodate the required changes in the approved Site Development Plan Review (SDR-35757) in order to comply with Title 13 Fire Code requirements.
------------	--

Field Check

6/22/2010	A field check was performed by staff at the subject property and found the existing office building unoccupied. The site has been moderately maintained with the exception of the following: <ul style="list-style-type: none"> • Some dead landscaping in the front yard landscape buffer. • Faded parking lot striping.
-----------	---

Details of Application Request

Site Area	
Net Acres	0.33

Staff Report Page Three
August 2010 - Administrative Review

Surrounding Property	Existing Land Use Per Title 19.04	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single Family Residence	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Master Plan Areas	Yes	No	Compliance
Master Plan Area			
Las Vegas Medical District	X		Y
Special Purpose and Overlay Districts	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	Required	Approved (SDR-35757)	Provided (SDR-38867)	Compliance
Min. Setbacks				
• Front	25 Feet	44 Feet	25 Feet	Y
• Side	10 Feet	12 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	61 Feet	Y
Max. Lot Coverage	30%	35%	35%	Y*
Max. Building Height	35 Feet	20 Feet	20 Feet	Y
Mech. Equipment	Screened	Screened	Screened	Y

*A Variance (VAR-35758) has been approved to allow 35% lot coverage where 30% is allowed.

Staff Report Page Four
August 2010 - Administrative Review

Pursuant to Title 19.08.060, the following standards apply:

Residential/Adjacency Standards	Approved	Provided	Compliance
3:1 proximity slope	60 Feet	60 Feet	Y*
Adjacent development matching setback	15 Feet	42 Feet	Y

The amended rear elevations show a solid parapet where the previous approval had been approved with a stepped-back roofline at the rear of the building.

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	Approved (SDR-35757)		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 30 Linear Feet	3 Trees	5 Trees	Y
• South	1 Tree / 20 Linear Feet	0 Trees	0 Trees	Y
• East	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
• West	1 Tree / 30 Linear Feet	0 Trees	0 Trees	Y
TOTAL PERIMETER TREES		3 Trees	5 Trees	Y*
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	3 Trees	0 Trees	Y*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North		7 Feet	7 Feet	Y*
• South		0 Feet	0 Feet	Y*
• East		0 Feet	0 Feet	Y*
• West		0 Feet	0 Feet	Y*
Wall Height		8 Feet (existing)	8 Feet	Y

*Waivers to the required Title 19.12 Landscape Requirements were approved with Site Development Plan Review (SDR-35757).

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Approved (SDR-35757)			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	4,999 SF	1:300	17				Y
TOTAL SPACES APPROVED			15		16		Y
TOTAL (With Handicapped)			14	1	15	1	Y*

*A Variance (VAR-35760) has been approved to allow 15 parking spaces where 17 are required.

ANALYSIS

The modification to the originally approved Site Development Plan Review (SDR-35757) consists of the relocation of the approved building foot print twenty feet closer to the front property line and nearest fire hydrant as a remedy for not providing internal fire suppression (sprinklers). The resulting change in site layout has provided one additional parking space from the original site plan that was approved with a Variance (VAR-35760) to allow a total of 15 spaces.

The major changes to the approved site plan consist of a 20-foot reduction in the front yard setback and 20-foot increase in the rear yard setback. The proposed changes remain in compliance with Title 19.08 as the office maintains the minimum 25-foot front yard setback with the side yard setbacks unchanged and the rear yard setback increased. The 35% total lot coverage area remains unchanged for which a Variance (VAR-35758) has been approved to address this issue. The modified site plan depicts the same seven-foot landscape buffer along the street right-of-way and a zero-foot landscape buffer along the south, east and west property lines, which have been granted Waivers under the original review. Exceptions to allow three trees within the landscape buffer along the north perimeter and zero parking lot landscape islands where four are required were also approved.

The Planning and Development Department is administratively approving this Minor Amendment as the requested changes provide an increase in public safety and are within the scope of the original entitlement.

FINDINGS (SDR-38867)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

The proposed development has been determined compatible with the adjacent residential development to the south with the approval of SDR-35757. The modifications herein consist of a reduction in the previous impacts by an increase in proximity to the single-family residences to the south and the creation of an extra parking space.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

Staff Report Page Six
August 2010 - Administrative Review

The proposed development has been approved with a requested waiver to the Title 19.12.040 Landscaping standards. The applicant has not increased the width or amount of the waived landscaping requirements but has provided additional plant materials from the initial approval.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site is accessed by two existing driveways to Charleston Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will have no impact on adjacent neighborhood traffic as there is no direct access from the site into the adjacent residential neighborhood.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials remain unchanged from the original approval and are appropriate for the area and for the city. Landscape materials, as conditionally approved under the existing Site Development Plan Review (SDR-35757), have increased and are appropriate for the area and the city.

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;

The relocation of the approved single-story structure is compatible with the development in the area. There are no proposed changes to the physical appearance of the structure other than the reduction in distance between the structure and the nearest fire hydrant.

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

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

APPROVALS 0

PROTESTS 0

**PLANNING &
DEVELOPMENT**



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

Mr. David Bustan
Bustan Family Revocable Living Trust
18210 Sherman Way, Suite #202
Reseda, California 91335-4557

**RE: SDR-38867 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW
MINOR REVIEW CYCLE - AUGUST 2010**

Dear Mr. Bustan:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-35757) TO RELOCATE THE PROPOSED BUILDING WITHIN 25 FEET OF THE FRONT PROPERTY LINE on 0.33 acres at 2515 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), will be considered administratively by the Planning and Development Department 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Douglas Purvis
2545 Quail Wood Court
Henderson, Nevada 89074

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-38867

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	2900 RONEMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SOPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO ROGER BAILEY, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

SOPR
07/13/2010

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

SDR-38867 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER:
BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Minor Amendment to an approved Site Development Plan Review (SDR-35757) TO RELOCATE THE PROPOSED BUILDING WITHIN 25 FEET OF THE FRONT PROPERTY LINE on 0.33 acres at 2515 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

PLANNING COMMISSION: **AUGUST 26, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



MINOR REVIEW

Comments Due: **JULY 27, 2010**

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 Burney (cburney@lasvegasnevada.gov), 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:

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

A/P # 38867 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Data / Time	By	Date / Time	By
Processed	07/13/2010 15:05	984224	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Valuation

Description of Work

SDR-38867 - SITE DEVELOPMENT PLAN REVIEW - MINOR REVIEW - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-35757) TO LOCATE THE PROPOSED BUILDING 20 FEET CLOSER TO THE FRONT PROPERTY LINE on 0.33 acres at 2515 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian).

Parent A/P #	35757	Project/Phase Name	BUSTAN CHARLESTON OFFICE BUILD	Phase #	
Project #	38867	Size/Area	0.33 ACRE	Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 16205511008

Location

Owner/Tenant

Contact ID	AC1667493	Name	BUSTAN FAMILY REVOCABLE LIV TR	Organization	
Mailing Address	18210 SHERMAN WY #213	City	RESEDA	State/Province	CA
ZIP/PC	91335-4577	Day Phone	(818)343-4000 x	Country	<input type="checkbox"/> Foreign
Fax	(818)343-5060	Evening Phone		Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2515 W CHARLESTON BLVD
LAS VEGAS, 89102-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

16205511008

Report Date 07/13/2010 04:46 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1667493 Foreign
 Effective Expire
 Name BUSTAN FAMILY REVOCABLE LIV TR
 Day Phone (818)343-4000 x Eve Phone Organization
 Pager PIN # Position BUSTAN DAVID TRS
 Fax (818)343-5060 Mobile Profession
 E-Mail
 Address 18210 SHERMAN WY #213
 RESEDA, CA 91335-4577
 Seasonal Addr
 Valid From To
 Comments David Bustan Trustee - 818-343-4000

Primary N Capacity APPL Contact ID AC1683137 Foreign
 Effective Expire
 Name DAVID BUSTAN
 Day Phone (818)434-4000 x Eve Phone Organization 18210 SHERMAN WAY SUITE 202
 Pager PIN # Position
 Fax (818)343-5060 Mobile Profession
 E-Mail
 Address RESEDA, CA 91335
 Seasonal Addr
 Valid From To
 Comments David Bustan - 343-4000

Primary Y Capacity OTHER Other REP Contact ID AC1797578 Foreign
 Effective Expire
 Name DOUGLAS G. PURVIS ARCHITECT LTD
 Day Phone Eve Phone Organization
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 2545 QUAIL WOOD COURT
 HENDERSON, NV 89074
 Seasonal Addr
 Valid From To
 Comments Douglas G. Purvis 876-9690

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	07/13/2010 15:23	500.00
Total Unpaid	0.00	Total Paid	500.00

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Activity Review Details

Report Date 07/13/2010 04:46 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- | | |
|--|---|
| Y Pre-Application Conference Checklist | Y Site Plans (19 Folded Blue Lines, 1 Rolled Color) |
| Y Application/Petition Form | Y Landscape Plan |
| Y Deed and Legal Description | Y Building Elevations (2 Folded, 1 Rolled Color) |
| Y Justification Letter | Y Floor Plan (1 Folded, 1 Rolled) |
| Y Color and Material Board | Y Laser Print Site Plan |
| N DINA (Not Always Required) | Y Laser Print Floor Plan |
| Y Statement of Financial Interest | Y Laser Print Elevation |
| | |
| Y Business Licensing Requirements Met | |
| N Business License Exempt | |

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition	Supervisor Required	Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

- N DINA Required? N Project of Regional Significance?
 N Parent Project link required?
 N Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin ADMIN

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date Comments Added By	Add Date	Modified By Modified Date			
08/26/2010	ADMIN	SCHEDULED			
GKAPOVICH	07/13/2010		0	0	0

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Report Date 07/13/2010 04:46 PM

Submitted By

Page 4

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# DOUG PURVIS, 702.876.9690, DAVID BUSTAN CK 1018	970040	07/13/2010 15:25		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Minor Amendment to SDR-35757
 Project Address (Location) 2515 Charleston Blvd. Las Vegas NV 89102
 Project Name Charleston Building Proposed Use 335- Professional
 Assessor's Parcel #(s) 162-05-511-008 Ward # 1-Tarkanian
 General Plan: existing Approv proposed chnng Zoning: existing CD proposed _____
 Commercial Square Footage 4999 sf Floor Area Ratio n/a
 Gross Acres 0.33 Lots/Units 12 B1 Density n/a
 Additional Information New construction approved by City of Las Vegas. Building needs to moved toward Charleston to meet the fire Protection Engineering requirements of the facility.

PROPERTY OWNER Bustan Family Rev. Living Trust Contact David Bustan Trustee
 Address 18210 Sherman Way Suite #202 Phone: (818) 343-4000 Fax: (818) 343-5060
 City Reseda State CA Zip 91335-4557
 E-mail Address david@eliterebrokerage.com

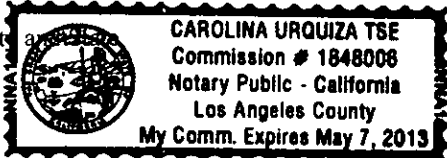
APPLICANT David Bustan Contact David Bustan
 Address 18210 Sherman Way Suite #202 Phone: (818) 343-4000 Fax: (818) 343-5060
 City Reseda State California Zip 91335-4557
 E-mail Address david@eliterebrokerage.com

REPRESENTATIVE Douglas G. Purvis Architect Ltd. Contact Douglas G. Purvis
 Address 2545 Quail Wood Court Phone: (702) 876-9690 Fax: (702) 876-9691
 City Henderson State NV Zip 89074
 E-mail Address doug@purvisarchitects.com

Property Owner Signature* David Bustan
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name DAVID BUSTAN

Subscribed and sworn before me
 This 30TH day of JUNE, 2010
Carolina Urquiza

Notary Public in and for said County of _____



FOR DEPARTMENT USE ONLY

Case #	<u>SDR-38867</u>
Meeting Date:	_____
Total Fee:	_____
Date Received:*	<u>7/13/10</u>
Received By:	<u>[Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.
 RECEIVED JUL 13 2010
 f:\depot\Appl\plan\Pack\app\application Form.pdf

June 30th, 2010

City of Las Vegas,
planning and development Department
731 South 4th Street
Las Vegas, NV 89101

RE: **APN 162-05-511-008**
Case # SDR -35757
Minor Modification Justification letter.
Site location: 2515 West Charleston Blvd.
Las Vegas, NV 89102

Dear Mr. Steve Gebeke,
Planning Supervisor

As the Case Planning for my property located on 2515 W. Charleston Blvd Las Vegas NV. 89102 (APN 162-05-511-008), C-D (Designed Commercial) Zone 1 provide you with this justification letter.

We have been approved by the City Council at their regular meeting held on February 3, 2010 for the SDR-35757 - SITE DEVELOPMENT PLAN REVIEW AND RELATED TO VAR-35758 AND VAR-35760. (See Attached)

Condition #18 "Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility."

Meeting with the Fire Protection Engineer, resulted in a demand that the building will be sprinkled OR moved the building (20) feet toward the street where Fire Hydrant exist to comply with the fire requirement of the facility, which should be no farther the 150ft away from the existing Fire Hydrant on the street.

The current Architect Mr. Gouglas G. Purvis follow the recommendation of the Fire Protection Engineer, and the Site Development Plan Review, and use checklist form to prepared all the necessary documentation for the Minor Modification, the proposed changes to be reviewed and approved administratively.

The shifting of the building forward by 20 ft, DOES NOT require any change in the Variances or Standards approve on February 3, 2010 by the City Council.

The net effect is , rearranging the parking, by moving the front parking to the back of the building. That change leaves a desired front circular drive for the traffic to move in front of the building with a choice of a short stop, or dropping a passenger or a package. The regular circular drive around the building stays the same with the emphasis redirecting the entrance to the back of the building. Since the facility is no longer designed for clinic, but rather for a office, there is no need of the public to gain access to it from the front, and the employees, would have parked at the back anyway, and use the back entrance for their access, with no much of a difference between the plans.

Additional benefit achieved by moving the building forward, away from the residential neighborhood, the "line-of-sight" analysis which affectedly verifies that the property line slope analysis from the rear property line to show that the roof of the structure meets the 3:1 slope requirement for residential adjacency. The reduction of the elevation of the back of the building to 15 feet (from the 20 feet frontage.) DOES NOT REQUIRES any more. This would save costs of keeping the uniform look of the roof at the same level and seal the equipment that on the roof from the neighborhood view.

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SDR-38867

The the side yard setbacks were adjusted to be 12 feet on both sides of the building. For traffic flow and safety, 12 feet is the minimum acceptable, and the plans submitted for the Minor Amendment are reflecting this adjustment. It was achieved by reducing the width of the building and now the building would be less then 4999 sf.

We are anticipating the project will provide additional job creation and will be favored due to the fact that it will provide opportunity for the people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the city of Las Vegas and the surrounding neighborhood.

Respectively Submitted,

A handwritten signature in cursive script that reads "David Bustan". The signature is written in black ink and is positioned above a solid horizontal line.

David Bustan, Trustee, owner.

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SDR-38867



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38867** APN: 162-05-511-008

Name of Property Owner: The Bustan Family Revocable Living Trust

Name of Applicant: David Bustan, Trustee

Name of Representative: Douglas G. Purvis Architect.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes

No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

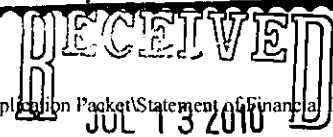
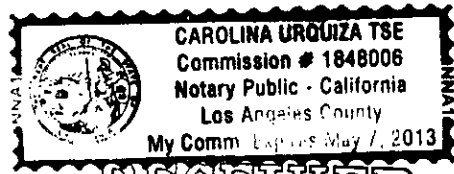
Signature of Property Owner: *David Bustan*

Print Name: David Bustan, Trustee

Subscribed and sworn before me

This 30th day of June, 2010

Carolina Urquiza
Notary Public in and for said County and State



OpenWeb Info Mapper

Search Tools

-
-
-
-

Specific Parcel#

Display Options

Map Size

- Sm Med
- Lrg

- Show Aerial Photo
- Show Right-of-Way

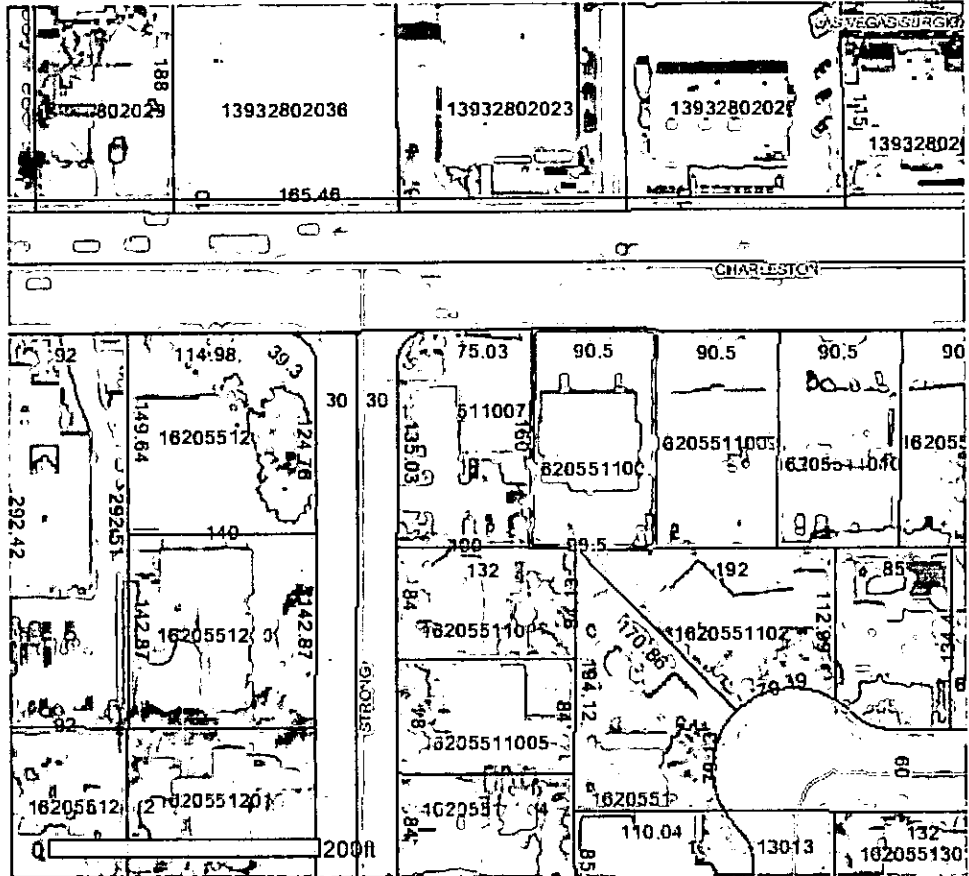
View Type Selector

- Assessor Map
- Clark County Zoning
- Henderson Zoning
- Las Vegas Zoning
- Mesquite Zoning
- North Las Vegas Zoning
- Boulder City Zoning
- CC Planned Landuse

Resources

- [OpenWeb Help Page](#)
- [OpenWeb FAQ's Page](#)
- [Zoning Reference Links](#)
- [What's New in OpenWeb](#)

Map Click: Select Property Zoom In Zoom Out Pan



To display a Clark County Assessor's Parcel Page Map for the selected parcel:
16205511008 [Click Here](#)

To mail a link of selected parcel# **16205511008**, [Click Here](#) or, Copy / Paste the following hyperlink:
<http://gisgate.co.clark.nv.us/openweb/asp/openweb.asp?getParcel=16205511008>

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JUL 13 2010



20090521-0004258

Fee: \$15.00 RPTT: \$3,315.00
N/C Fee: \$0.00
05/21/2009 14:26:01
T20090179206
Requestor:
FIRST AMERICAN TITLE HOWARD
Debbie Conway JAU
Clark County Recorder Pgs: 3

A.P.N.: 162-05-511-008
File No: NCS-390071-HHLV (sgs)
R.P.T.T.: \$3,315.00 C

When Recorded Mail To: Mail Tax Statements To:
The Bustan Family Revocable Living Trust
18210 Sherman Way #213
Reseda, CA 91335

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul Makabenta, Widower

do(es) hereby GRANT, BARGAIN and SELL to

David Bustan, Trustee of The Bustan Family Revocable Living Trust

the real property situate in the County of Clark, State of Nevada, described as follows:

LOT TWO (2) IN BLOCK ONE (1) OF MCNEIL TRACT NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 3 OF PLATS, PAGE 96, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/28/2009

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JUL 13 2010

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 162-05-511-008
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$650,000.00
 b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
 c) Transfer Tax Value: \$650,000.00
 d) Real Property Transfer Tax Due \$3,315.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Handwritten Signature]
 Signature: _____

Capacity: SELLER
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Paul Makabenta
 Address: 1432 DAYBREAK DR
 City: LAS VEGAS
 State: NEVADA Zip: 89108

Print Name: The Bustan Family
 Print Name: Revocable Living Tru
 Address: 18210 Sherman way #213
 City: Preseda
 State: CA Zip: 91335

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company NCS
 Address: 2490 Paseo Verde Parkway, #100
 City: Henderson

File Number: NCS-390071-HHLV sgs/dl
 State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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 JUL 13 2010

A.P.N.: 162-05-511-008
File No: NCS-390071-HHLV (sgs)
R.P.T.T.: \$3,315.00 C

When Recorded Mail To: Mail Tax Statements To:
The Bustan Family Revocable Living Trust
18210 Sherman Way #213
Reseda, CA 91335

Recorded Electronically	
ID _____	_____
County _____	_____
Date _____	Time _____
Sign: dloucks.com 800.480.5067	

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul Makabenta, Widower

do(es) hereby *GRANT, BARGAIN and SELL* to

David Bustan, Trustee of The Bustan Family Revocable Living Trust

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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/28/2009

DENIECE LOUCKS
COMMERCIAL ESCROW ASSISTANT

RECEIVED
JUL 13 2010

***First American
Title Insurance Company***

NATIONAL COMMERCIAL SERVICES

2490 Paseo Verde Pkwy., Suite 100
Henderson, NV 89074

OFFICE 702.855.0868 • FAX 866.387.4704

EMAIL dloucks@firstam.com

www.firstam.com