



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35757 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

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: _____

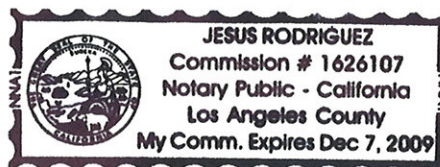
Signature of Property Owner: David Bustan

Print Name: David Bustan

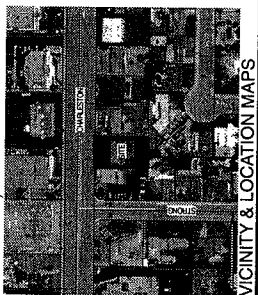
Subscribed and sworn before me

This 11 day of August, 2009

Notary Public in and for said County and State



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Site and Project Information

SITE DATA

192-05-511-006	13,374 NSF
CITY OF LAS VEGAS - 88102	OFFICE
17 OFFICE	C-0
PARCEL NUMBER	EXISTING ZONING
JURISDICTION	PROPOSED USE
EXISTING GENERAL PLAN	SITE AREA

RETO	PROVIDED	
FRONT	10'-0"	20'-0"
INTERIOR SIDE	10'-0"	20'-0"
REAR	42'-0"	20'-0"
		30%
		INRANCE REQUESTED: 34.8%

BUILDING INFORMATION

[illegible]

SITE PLAN

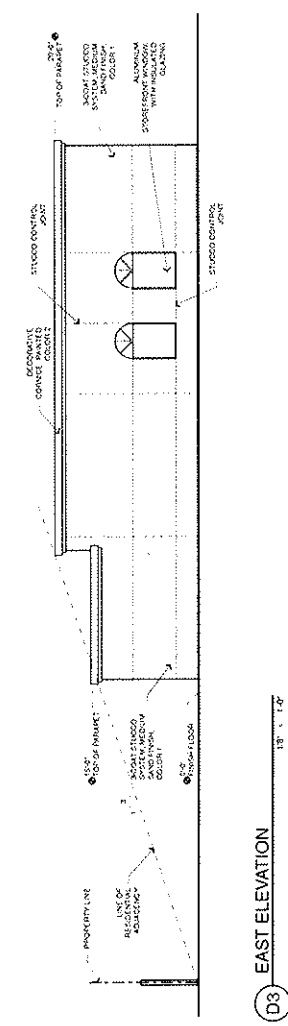
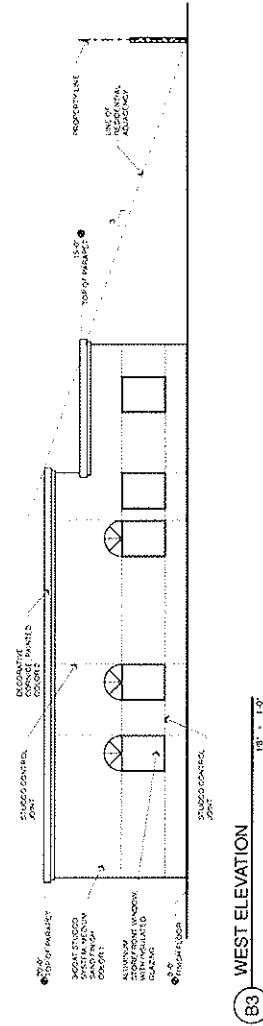
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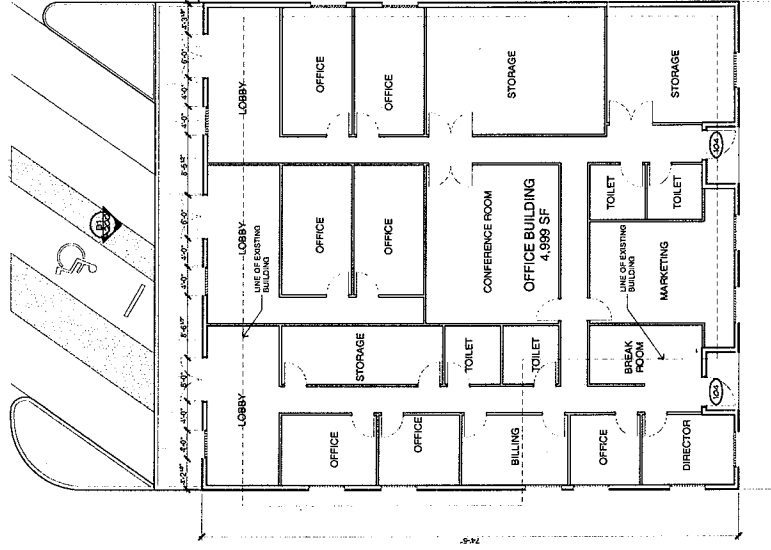
19-062 2511 W. Charleston

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

**SDR-35757
REVISED
11/05/09 PC**

OCT 21 2009





FLOOR PLAN

1/8" = 1'-0"

SDR-35757 10/08/09 PC
REVISED

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

FLOOR PLAN

A100

89102 2511 W. Charleston

City of Las Vegas SDR Submittal
City of Las Vegas SDR Submittal (Rev.)

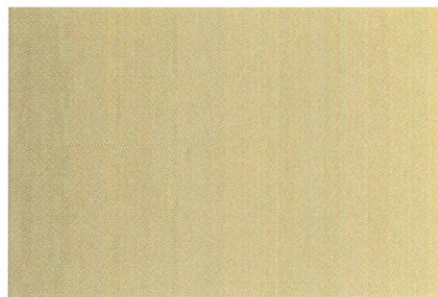
08.22.09
09.10.09

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APTUS Architecture
1000 South 4th Street
Las Vegas, Nevada 89104
702.330.1000
702.330.1011

SEP 11 2009



Paint 1



Paint 2



Glazing



Aluminum Storefront Framing

APTUSArchitecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston Site Development Review

2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

8.25.09

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SDR 35757				
Bustan Family Revocable Living Trust				
2511 W. Charleston Blvd.				
Proposed 1.1 thousand square foot addition to an existing office.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.9	11.01	43
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.1	11.01	12
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.0	11.01	55
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	45,079			
PM Peak Hour	3606			
(heaviest 60 minutes)				
Rancho Dr.				
Average Daily Traffic (ADT)	32,469			
PM Peak Hour	2,597			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
Adjacent street ADT				
Capacity				
Charleston Blvd.	49210			
Rancho Dr.	34500			

This project will add approximately 12 trips per day on Charleston Blvd. and Rancho Dr. This will increase the existing volumes by less than 1 percent on both of these streets. Charleston is at about 92 percent of capacity and Rancho is at about 94 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				