



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: _____

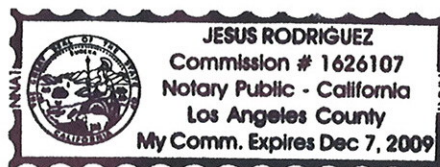
Signature of Property Owner: David Bustan

Print Name: David Bustan

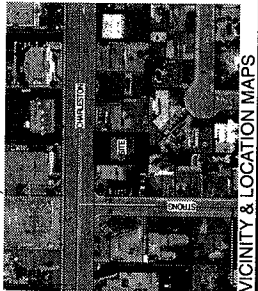
Subscribed and sworn before me

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	
PARCEL NUMBER	1506511-008
JURISDICTION	CITY OF LAS VEGAS - SDR
EXISTING BUILDING PLAN	17 OFFICE
EXISTING ZONING	C-1
PROPOSED USE	OFFICE
SITE AREA	14,374 SQ. FT.
	331 NET ACRES
BUILDING INFORMATION	
SETBACKS - BUILDING	
FRONT	PROVIDED
REAR	14'-0"
SIDE	15'-0"
MAX. HEIGHT	25'-0"
ACTUAL LOT COVERAGE	34.4%
ACTUAL LOT COVERAGE	34.4%
CONSTRUCTION TYPE	2008 INTERNATIONAL BUILDING CODE
FOUNDATION	NO
FINISH FLOOR	NO
FINISH CEILING	4,000 SF
PARKING AREA	
PROPOSED PARKING	PROVIDED
STANDARD PARKING SPACES PROVIDED	8
COMPACT PARKING SPACES PROVIDED	9
TOTAL PARKING	17
LOADING ZONE	1
LOADING ZONE	2

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

SDR-35757
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11/05/09 PC

SITE PLAN
ASI00

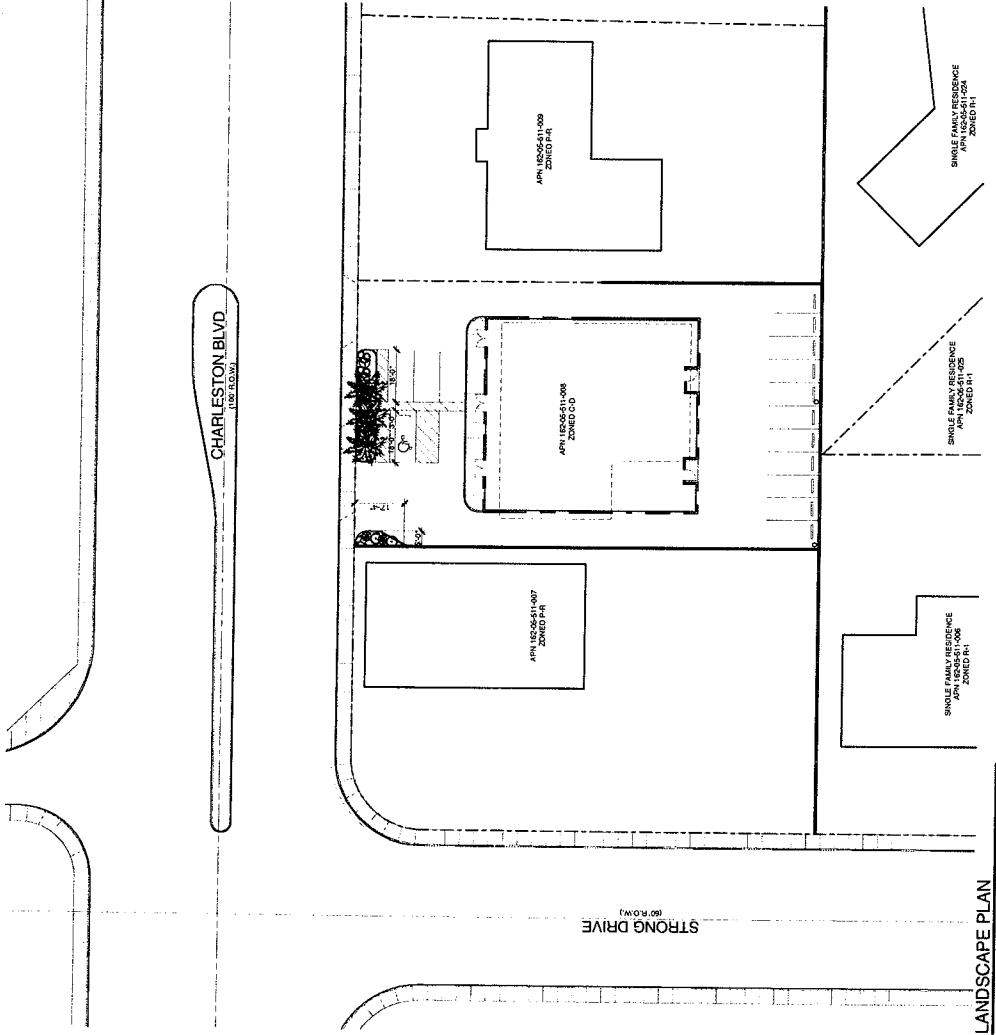


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APTUS Architecture
1200 South 400 West
Las Vegas, Nevada 89104
P: 702.399.1200
F: 702.399.1211

City of Las Vegas SDR Submittal
09/25/09
City of Las Vegas SDR Submittal (Rev.)
09/25/09
City of Las Vegas SDR Submittal (Rev.)
10/23/09
City of Las Vegas SDR Submittal (Rev.)
10/23/09

09/02 2511 W. Charleston

OCT 21 2009



LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	YUCCA	Yucca glauca	12' HIGH
	CALEDONIA CACTUS	Cylindropuntia cholla	5' HIGH
	YELLOW BIRD OF PARADISE	Passiflora yellow	5 GAL
	RED BIRD OF PARADISE	Passiflora red	5 GAL
	DESERT CACTUS	Cylindropuntia cholla	5 GAL
	DEERGRASS	Stipa sp.	5 GAL
LANDSCAPE BUFFERS			
REQUIRED	10'-0"	10'-0"	10'-0"
PROVIDED	10'-0"	10'-0"	10'-0"

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

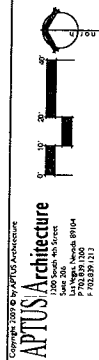
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PLANTING PLAN
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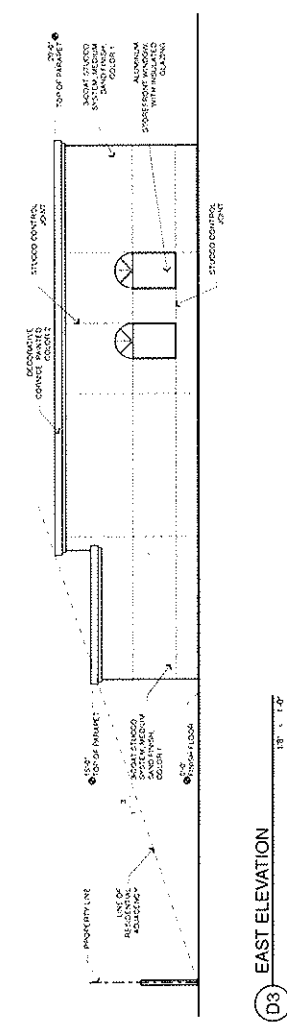
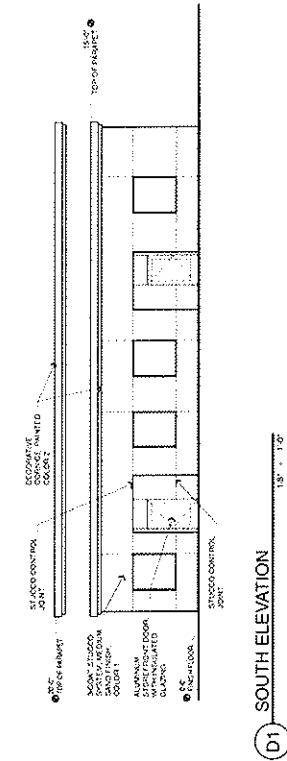
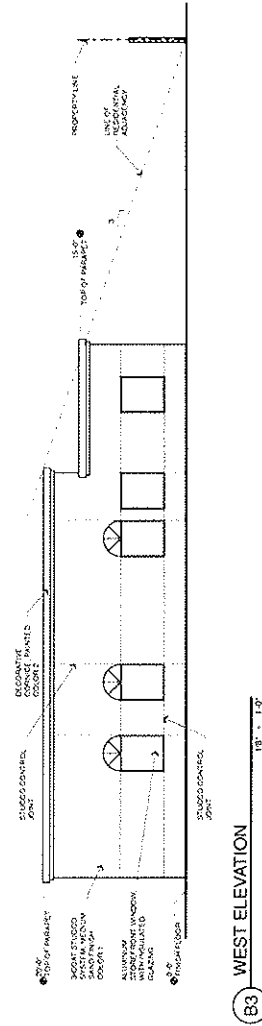
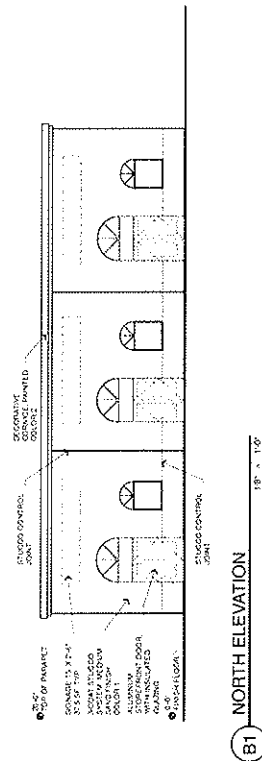
08/13/09
 City of Las Vegas (DR) Submitted
 10/09/09
 City of Las Vegas (DR) Submitted (Rev.)
 10/09/09

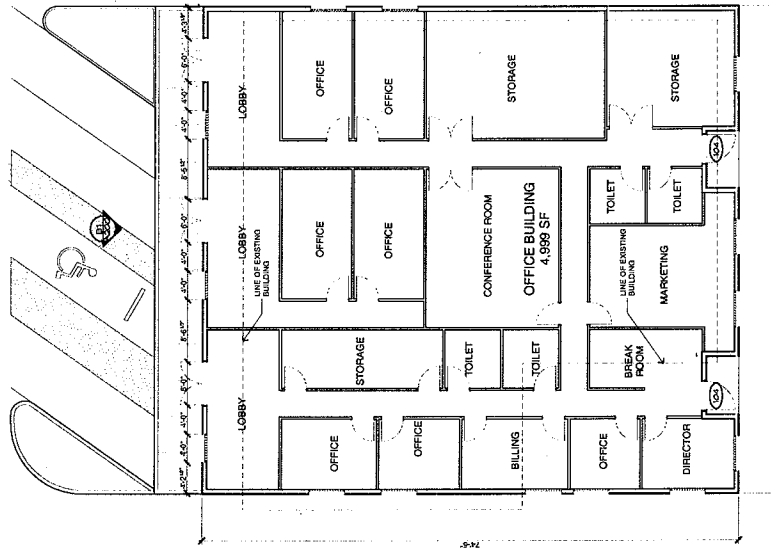
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APTUS Architecture
 1000 South Main Street
 Las Vegas, Nevada 89104
 P 702.399.1373





FLOOR PLAN

1/8" = 1'-0"

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Site Development Review
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FLOOR PLAN

A100

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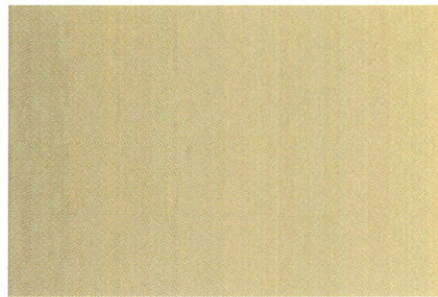
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SEP 11 2009

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



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

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Las Vegas, Nevada 89102

VAR-35758 VAR-35760
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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.				