



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35760 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

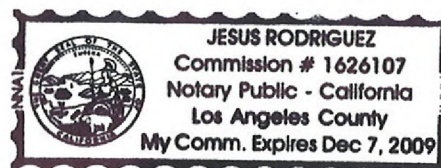
RECEIVED

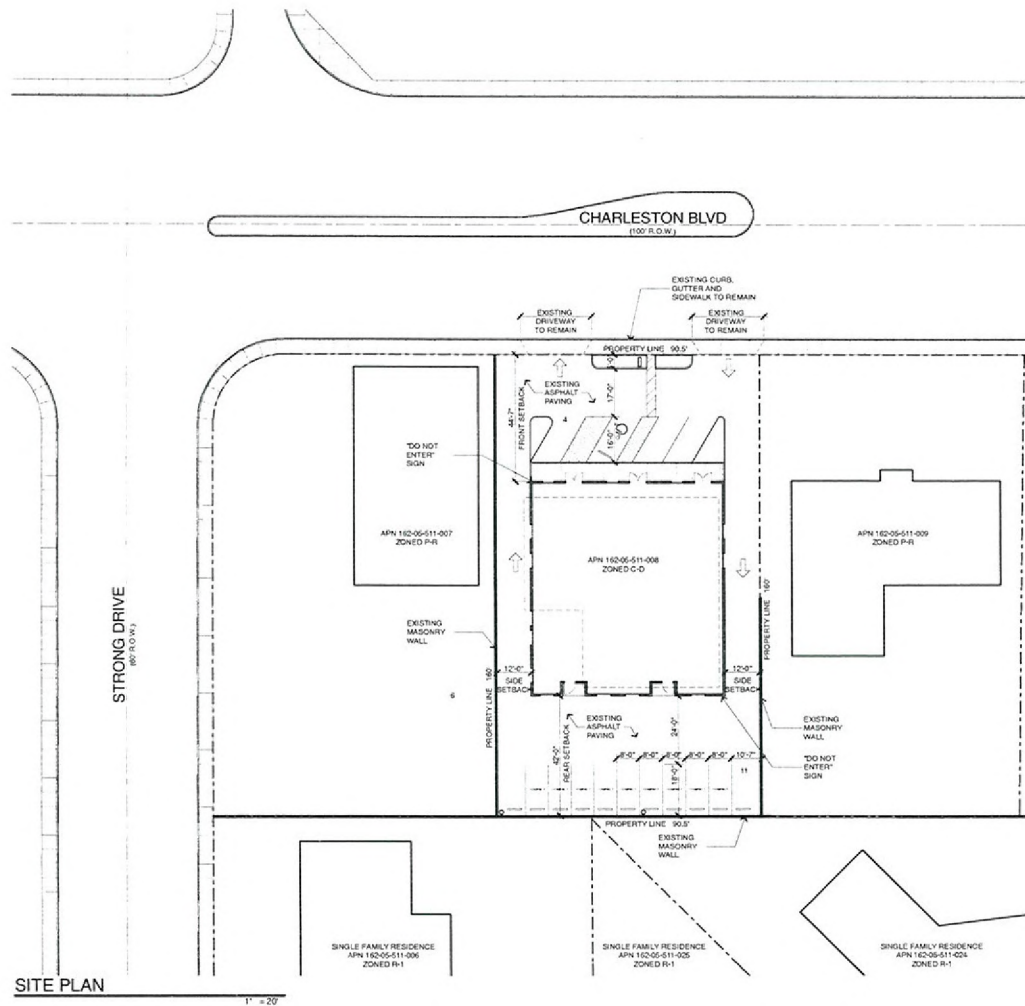
AUG 25 2009

Subscribed and sworn before me

This 11 day of AUGUST, 20 09

Notary Public in and for said County and State





Site and Project Information

SITE DATA

PARCEL NUMBER	182-05-511-008
JURISDICTION	CITY OF LAS VEGAS - RM/02
EXISTING GENERAL PLAN	"D" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF 33 NET ACRES

SETBACKS - BUILDING

	FEET	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	18'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	25'-0"
ACTUAL HEIGHT	25'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2008 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	6B
OCCUPANCY	6
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS	4,998 SF
OFFICE	

PARKING AREA

BUILDING AREA	OFFICE	REQUIRED PARKING	4,998 SF @ 1:100 = 17	PROVIDED
---------------	--------	------------------	-----------------------	----------

STANDARD PARKING SPACES PROVIDED	5
COMPACT PARKING SPACES PROVIDED	100% VARIANCE REQUESTED: 8
HANDICAPPED SPACES PROVIDED	1
TOTAL PARKING	(11.7% VARIANCE REQUESTED: 15
LOADING ZONE (20' X 10')	NONE

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

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

RECEIVED
City of Las Vegas Planning Department

SITE PLAN
AS100

89-062 2511 W Charleston

AUG 15 2009





Paint 1



Paint 2



Glazing



Aluminum Storefront Framing

APTUS Architecture

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

RECEIVED

AUG 25 2009