



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: _____

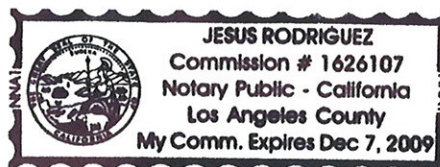
Signature of Property Owner: David Bustan

Print Name: David Bustan

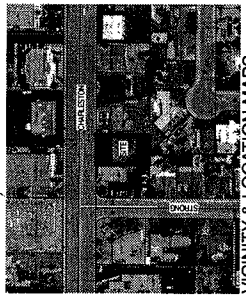
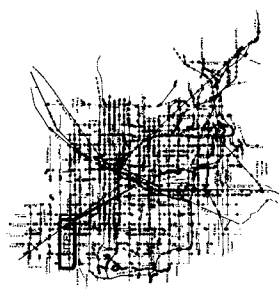
Subscribed and sworn before me

This 11 day of August, 2009

Notary Public in and for said County and State



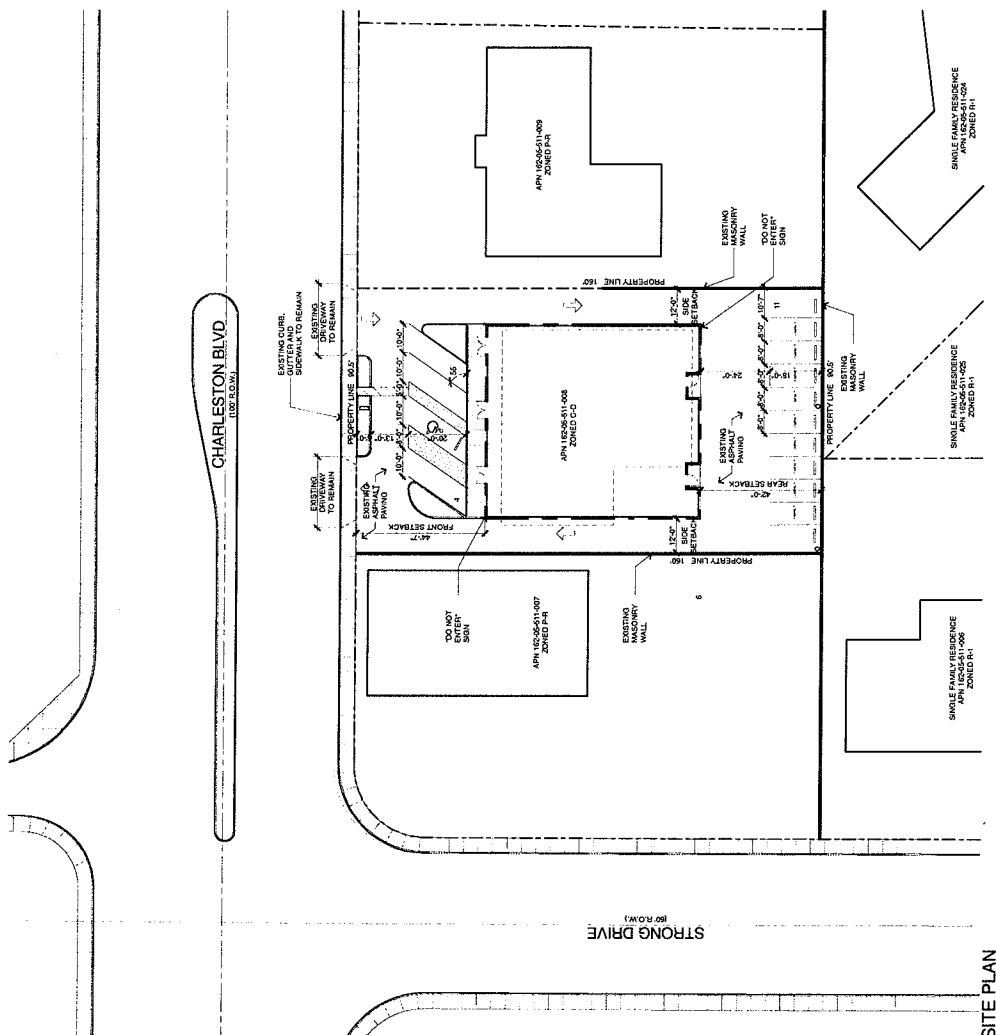
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AUG 25 2009



VICINITY & LOCATION MAPS

Site and Project Information

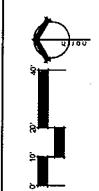
SITE DATA		16-25611-008
PARCEL NUMBER		CITY OF LAS VEGAS - 89102
APPROXIMATE		TO OFFICE
EXISTING GENERAL PLAN		C-1
EXISTING ZONING		OFFICE
PROPOSED USE		14,211 SQ FT
SITE AREA		IN NET ACRES
SETBACKS - BUILDING		
FRONT	25'-0"	PROPOSED
REAR	25'-0"	47'-0"
SIDE	25'-0"	42'-0"
MAX HEIGHT		25'-0"
ACTUAL FLOOR		25'-0"
ACTUAL LOT COVER		25'-0"
BUILDING INFORMATION		
CODE		2008 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE		NO
FIRE SPRINKLER PROVIDED		NO
EMERGENCY AREAS		4,000 SF
PARKING AREA		
BUILDING AREA		PROPOSED
OFFICE		4,000 SF @ 1000 ± 17
STANDARD PARKING SPACES PROVIDED		
HANDICAPPED SPACES PROVIDED		
LOADING ZONE (8' X 10')		



SITE PLAN

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

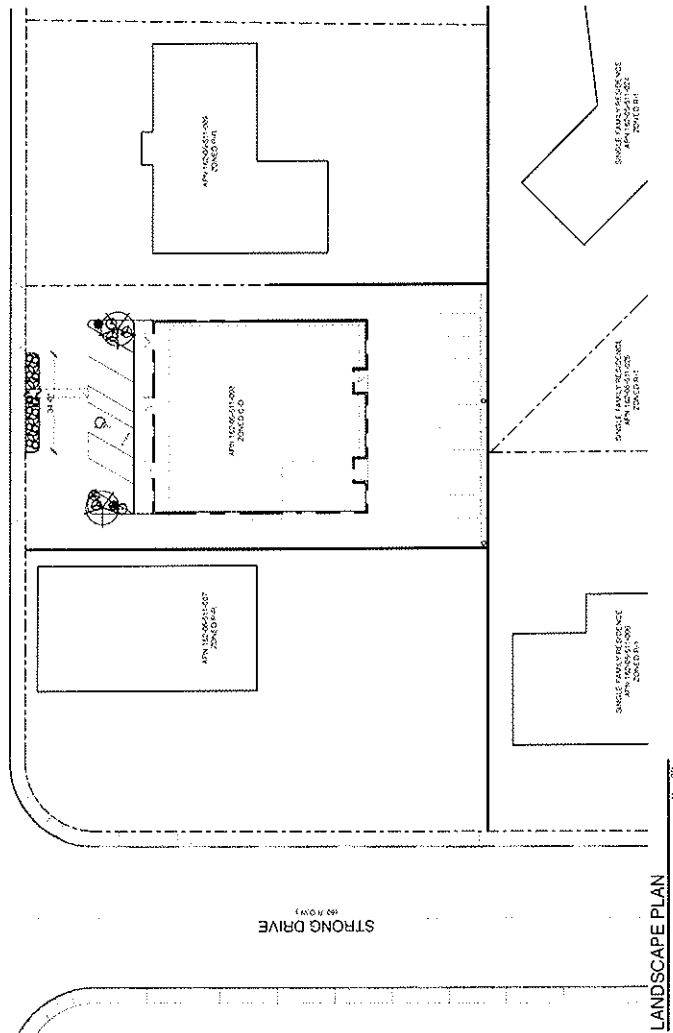
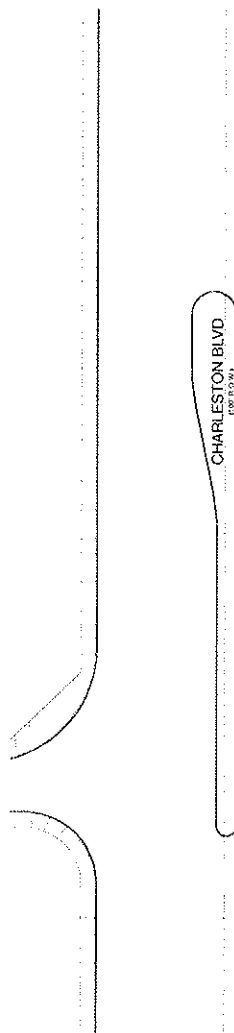
SITE PLAN
ASI00



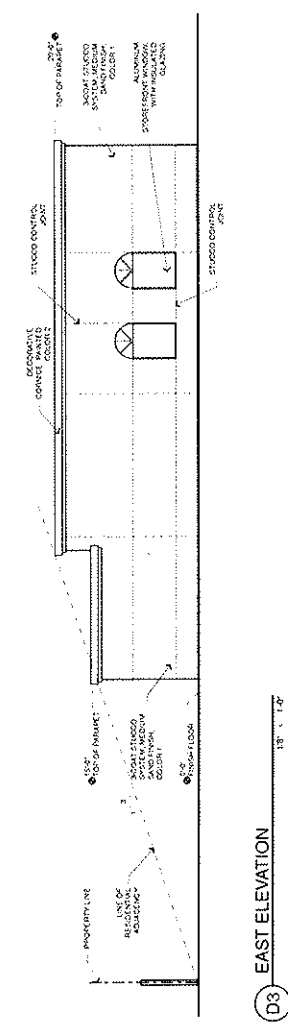
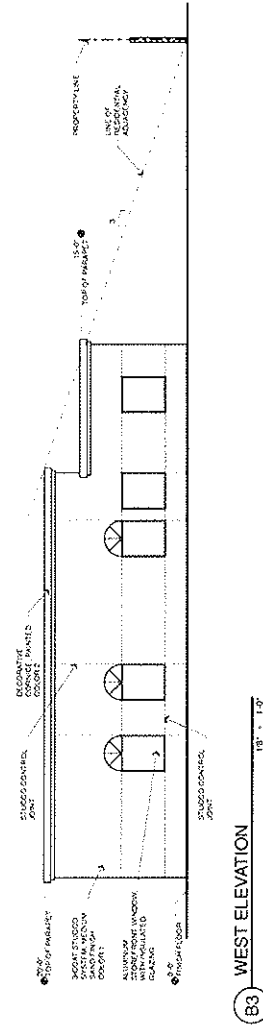
APRUS Architecture
1000 South 4th Street
Las Vegas, Nevada 89104
P: 702.839.1300
F: 702.839.1311

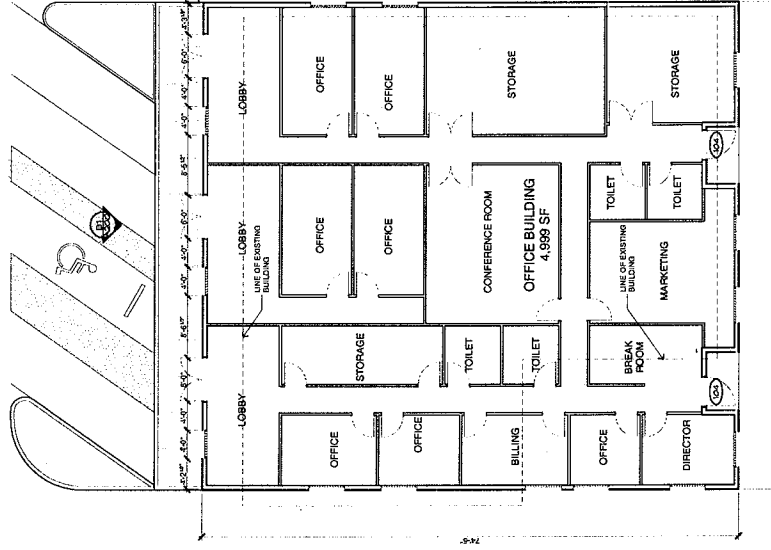
SDR-35757 10/08/09 PC
REVISED

SEP 09 2009



LANDSCAPE SCHEDULE			
SYMBOLS	COMMON NAME	SCIENTIFIC NAME	SIZE
	PALEO G.A.	Common Name	Scientific Name
SHRUBS   			
COMMON NAME OF SHRUBS SCIENTIFIC NAME OF SHRUBS HEIGHT OF SHRUBS		COMMON NAME OF SHRUBS SCIENTIFIC NAME OF SHRUBS HEIGHT OF SHRUBS	
SPERMATOPHYTES 			
COMMON NAME OF SPERMATOPHYTES SCIENTIFIC NAME OF SPERMATOPHYTES HEIGHT OF SPERMATOPHYTES		COMMON NAME OF SPERMATOPHYTES SCIENTIFIC NAME OF SPERMATOPHYTES HEIGHT OF SPERMATOPHYTES	





FLOOR PLAN

1/8" = 1'-0"

SDR-35757 10/08/09 PC
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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.)

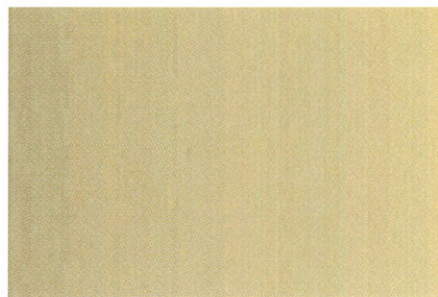
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09.10.09

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APTUS Architecture
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Las Vegas, Nevada 89104
702.330.1000
702.330.1011

SEP 11 2009



Paint 1



Paint 2



Glazing



Aluminum Storefront Framing

APTUSArchitecture

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Suite 206
Las Vegas, Nevada 89104
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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.				