



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

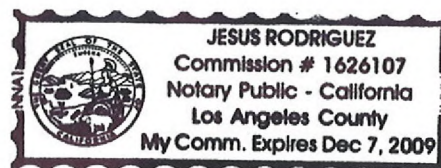
RECEIVED

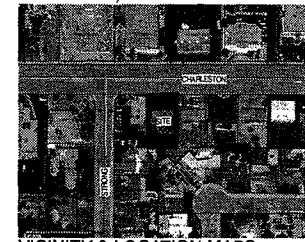
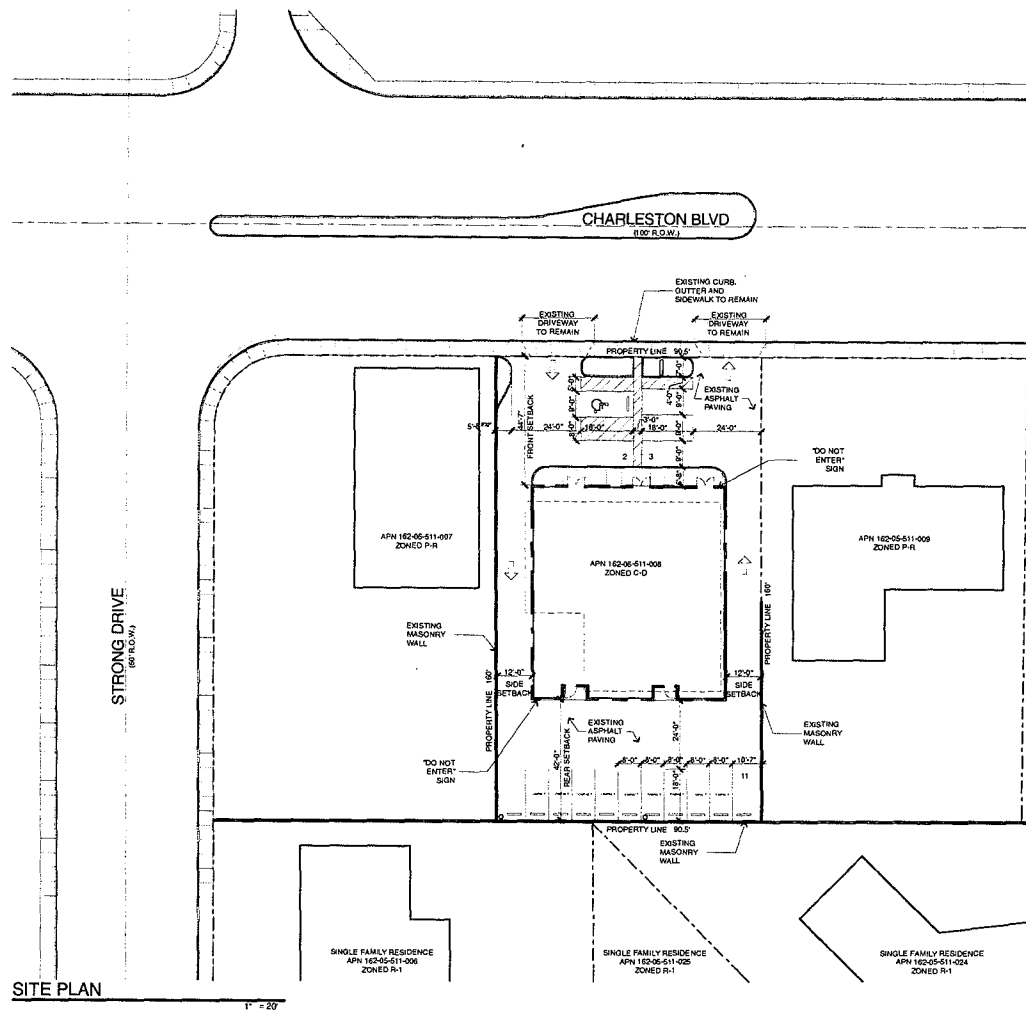
AUG 25 2009

Subscribed and sworn before me

This 11 day of AUGUST, 20 09

[Signature]
Notary Public in and for said County and State





VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-06-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	10' OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF 30 NET ACRES

SETBACKS - (BUILDING)

	RECD	PROVIDED	
FRONT	25'-0"	44'-0"	20'-0"
INTERIOR SIDE	10'-0"	12'-0"	20'-0"
REAR	25'-0"	42'-0"	
MAX HEIGHT			20'-0"
ACTUAL HEIGHT			20'-0"
LOT COVERAGE ALLOWED			30%
ACTUAL LOT COVERAGE			(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2008 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	6B
OCCUPANCY	B
FIRE SUPPRESSANTS PROVIDED	NO
BUILDING AREAS	4,800 SF
OFFICE	

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,800 SF @ 1:200 = 17	
STANDARD PARKING SPACES PROVIDED		8
COMPACT PARKING SPACES PROVIDED		0
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		9
LOADING ZONE (12'x10')		(5.8% VARIANCE REQUESTED) 16
		NONE

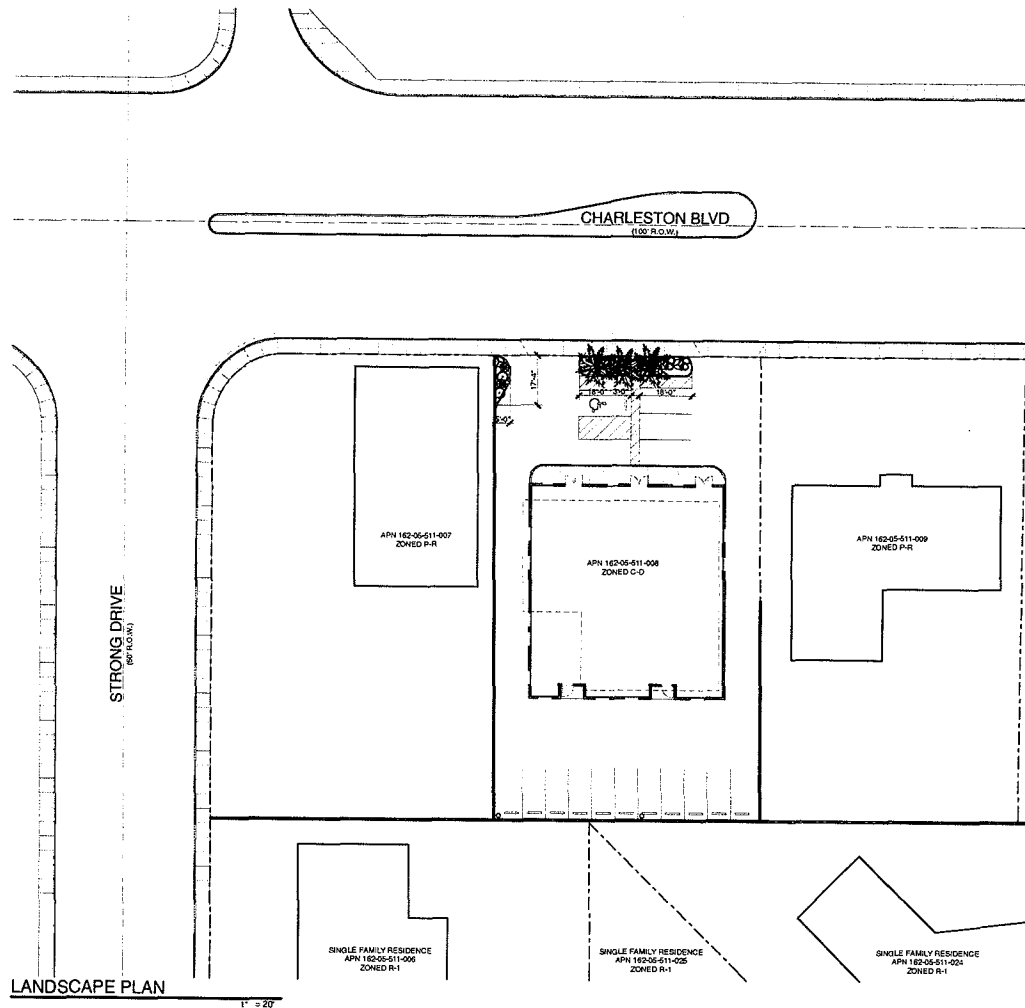
2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

SITE PLAN
AS100
09.062 2511 W. Charleston
RECEIVED
OCT 21 2009

Copyright 2009 © by APTUS Architecture
APTUS Architecture
1300 South 4th Street
Suite 204
Las Vegas, Nevada 89104
702.879.1200
F 702.879.1213





LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	CALIFORNIA FAN PALM	<i>Washingtonia filifera</i>	25' HIGH
SHRUBS			
	YELLOW BIRD OF PARADISE	<i>Caesalpinia gilliesii</i>	5 GAL.
	RED BIRD OF PARADISE	<i>Caesalpinia pulcherrima</i>	5 GAL.
	DESERT CASSIA	<i>Cassia nemoralis</i>	5 GAL.
GRASSES			
	DEER GRASS	<i>Muhlenbergia rigens</i>	5 GAL.
LANDSCAPE BUFFERS			
	REQUIRED	PROVIDED	
FRONT	15'-0"	4'-0"	
INTERIOR SIDE	8'-0"	0'-0"	
REAR	15'-0"	0'-0"	

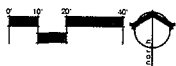
2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35760
REVISED
11/05/09 PC

PLANTING PLAN
L100

RECEIVED
OCT 21 2009

Copyright 2009 © by APTUS Architecture
APTUS Architecture
1200 South 4th Street
Suite 205
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213





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

RECEIVED

AUG 25 2009