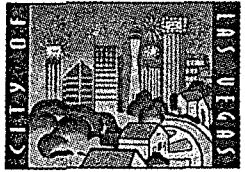


**PLANNING &
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Las Vegas, NV 89101

Voice: 702-229-6301
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TTY: 702-386-9108

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December 4, 2009

Mr. David Bustan
Bustan Family Trust
18210 Sherman Way, Suite #202
Reseda, California 91335

RE: ABEYANCE - VAR-35760 - VARIANCE

Dear Mr. David Bustan:

Your request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on December 3, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The Variance shall be for a minimum of 16 spaces where 17 spaces are required.
2. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35758) if approved.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on **January 6, 2010**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

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