



*City of Las Vegas*

Agenda Item No.: 36.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT  
PLANNING COMMISSION MEETING OF: FEBRUARY 28, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT  
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

**SUBJECT:** ZON-2645 - REZONING - PUBLIC HEARING - APPLICANT: MOULIN ROUGE PROPERTIES, LLC - OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Rezoning FROM R-3 (MED-DENSITY RESIDENTIAL) AND C-M (COMMERCIAL INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL) on 16.38 acres adjacent to the north side of Bonanza Road, approximately 100 feet west of H Street (APNs 139-28-703-005, 139-28-703-006 through 015, 139-28-710-001 through 026, and 139-28-711-001 through 059), Ward 5 (Barlow)

C.C.: 04/02/08

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

7

City Council Meeting

0

**RECOMMENDATION:**  
**APPROVAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcards
7. Submitted after final agenda Support Postcards for Items 36 and 37

Motion made by GLENN TROWBRIDGE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES, GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open for Items 36-39.

ANDY REED, Planning and Development Department, stated the proposal is compatible with the pattern of development in the area and recommended approval.

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ROBERT HOLGATE, 800 West Bonanza, appeared on behalf of the applicant. He described the developer's other successful projects and how this project would benefit the neighborhood.

TODD FARLOW, 240 North 19th Street, wondered if the sign would be saved.

SARANN KNIGHT-PREDDY, 2200 Matheson Street, JEAN BENNET, resident of Bonanza Village, TEDDY RUSSELL, Las Vegas resident, MYRNA THOMAS, Las Vegas resident, and JALEEL O'REILLY, 2508 River Crest Court, appeared in support.

ED VANCE, EY & A Architects, 900 South Pavilion Center Drive, described his past efforts to develop the site and stressed that the project would become a reality. He stated the sign and tower from the original Moulin Rouge would be kept. He agreed to all conditions, but requested that the building's lighting will be permitted to be upward-directed. MR. FAGG revised Condition 14 to allow the building to be upwardly lit while meeting the residential adjacency standard. MR. VANCE agreed to the amended condition.

COMMISSIONER EVANS expressed his hope that this project will become the beacon for the area.

COMMISSIONER TRESEDELL noted this project has the potential to be phenomenal and pressed the applicant for more details.

MR. VANCE went over the site plan and noted Phase 2 of the development would also be presented to the Commissioners. He described the size and limits the gaming area and ASSISTANT CITY ATTORNEY BRUCE SCOTT read a condition defining the boundaries and area of the gaming floor.

MR. VANCE informed COMMISSIONER STAINMAN that this project would be loosely connected with the downtown area and added that the project's marketing department was already working on how it would be promoted.

COMMISSIONER QUINN encouraged the applicant to partner with the community once the project was completed.

CHAIRMAN GOYNES declared the Public Hearing closed for Items 36-39.