



MOULIN ROUGE DEVELOPMENT CORPORATION

800 West Bonanza Road • Las Vegas, NV 89106-3525 • Tel (702) 631-0381 • fax (702) 631-1548

January 15, 2008

City of Las Vegas
Development Services Center
Planning and Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Attention : Robert Summerfield
Margo Wheeler

Reference APN #'s 139-28-703-005, 139-28-703-013, 139-28-703-014, 139-28-703-015,
139-28-703-016, 139-25-711-001, 139-28-710-001

Subject : Justification Letter for Proposed Moulin Rouge Hotel & Casino Resort.
Whereas, the property is located at 900 West Bonanza Rd – Northwest Corner of Bonanza Rd. and H Street. 17 acres gross. The general plan existing is MXU with C-M/ R-3/ C-2 zoning. Proposed is C-2. Commercial Square Footage is 620,415 S.F. Floor area ratio is 3.22. Applications submitted are for the following : Site Development Review, Zoning for C-2 use, Special Use Permit to address Height exceeding 175'. (A copy of the proposed construction or Alteration form 7460-1 submittal is included with this submittal) and a Variance request for lot coverage greater than 50% where we are providing 57.7% in this submittal for C-2 Zoning. Phasing the development per this submittal is anticipated. In addition to the application submittal, we have included the DINA report as required. The Moulin Rouge will consist of 24,356 sf of retail area, Office space of 73,088 SF, Restaurant / Lounge / Bar Area of 65,160 SF, Casino of 72,596 SF, Convention / Meeting area of 128,450 SF, Back of House area of 45,000 SF, Performing Arts Center of 32,700 SF, Jazz Center of 10,000 SF and Wedding Chapel of 3,000 SF. The total count for housing guest rooms is 1,727 rooms. Total parking requirement is 3,692 spaces along with handicap requirements of 39 H.S. – 8 Van spaces. The resort is providing 3700 spaces with 34 H.S. – 13 Van Access. The Moulin Rouge is acknowledged and is addressing the Historical Preservation requirements as needed. The property is located within the Redevelopment area and it's frontage is along the registered Pioneer Trail. The Moulin Rouge Development Corporation and it's Development Partners Republic Urban Development are proud to bring back some of the traditional history and entertainment to what we believe will be a great success and attribute to the City of Las Vegas. Moulin Rouge Properties LLC respectfully and formally submits this letter for official recognition for the site development review process

Respectfully,

Robert Holgate

RECEIVED
JAN 17 2008

VAR-26453
02/28/08 PC