



City of Las Vegas

Agenda Item No.: 89.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 2, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
REZONING

ZON-26451 PUBLIC HEARING APPLICANT: MOULIN ROUGE PROPERTIES, LLC -
OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Rezoning FROM: R-3
(MEDIUM 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, 139-28-703-013 through 015, 139-
28-710-001 through 005, and 139-28-711-001 through 059), Ward 5 (Barlow). The Planning
Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Submitted at meeting Support letter by Commissioner Lawrence Weekly for Items 89-92
7. Backup referenced from the 02-28-08 Planning Commission Meeting Item 36

Motion made by RICKI Y. BARLOW to Approve

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

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 89-92.

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ATTORNEY ROD PICKERSTAFF, general counsel and partner of the Moulin Rouge, introduced DALE SCOTT, CEO and president of the Moulin Rouge Development Corporation. MR. SCOTT is a retired Air Force Master Sergeant and former owner and co-founder of a marketing company in Gardena, California named Mahogany USA, LLC. In addition, MR. SCOTT was also instrumental in establishing the Motown Cafe in Japan.

ATTORNEY PICKERSTAFF also introduced CHAUNCEY MOORE, who has 16 years experience in the gaming industry. He was the general manager of the Sequin Casino in San Diego, California. In that capacity, he was instrumental in establishing the growth of this casino as California's largest casino operation. His previous projects involved include Republic Urban Properties, a fully integrated, full service real estate and investment development company based in Fairfax, Virginia. Republic became a Moulin Rouge partner in November of 2007 and brings significant development experience to the Moulin Rouge project.

ED VANCE, EV&A Associates, 2000 South Pavilion Center Drive, provides a wide range of architectural, planning and interior design services for hospitality, commercial and health care markets. Madison Grant Construction, a Nevada based contractor specializing in pre-construction, general contracting and construction management services with 40 years experience. The Moulin Rouge also has partnered with Epic Gaming, which has considerable experience in the gaming industry and utilizes its professional expertise and experience in design, development, finance and operations. EMI is the worlds leading independent music publisher and operates in nearly 50 countries, employs approximately 5,500 employees and the copyright holders of some 1.3 million songs. EMI will be Moulin Rouges exclusive music consultant and will help ensure that the Moulin Rouge Hotel and Casino will be a preminent musical destination.

ATTORNEY PICKERSTAFF gave an overview of the history of the Moulin Rouge. It was Las Vegas first interracial hotel/casino and an important part of the local fabric of Las Vegas, evidenced by the support and outreach they have received from the community. The Moulin Rouge Development Corporation and its entire team recognize how special the Moulin Rouge is in Las Vegas. Their vision is to rejuvenate this site into a world-class casino destination. They are proud to be part of the rebirth of the west side/uptown and will pay special attention to the property's cultural as well as visual history. This project will create hundreds of jobs and, they recognize the importance of this project to the job growth in this area. It will be a catalyst and will also provide opportunity for future growth. In future phases, additional jobs will be created in Ward 5 and in the greater Las Vegas community. They are committed to working with the surrounding community. They understand the cultural history and the integrity that must be maintained.

ATTORNEY PICKERSTAFF introduced MICHAEL VAN EVERY, Republic Urban Properties, to address the financial aspect of the project. MR. VAN EVERY stated they are proud to be the 50 percent partner in this endeavor. Their vision and dream were instilled upon them immediately. MR. VAN EVERY indicated that Republic Urban specializes in revitalizing urban areas, like Washington, D.C., New York City, Florida and San Jose, California. They plan to



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take the synergy of downtown and Union Park and bring it up town. He asked the residents who were present in support to stand. There were approximately 30 individuals. He felt this project was one of the best to invest in and he is a firm believer in seeing the project come to fruition. He thanked the Planning Director, and SCOTT ADAMS and STEVEN VAN GORP of the Office of Business Development.

MR. VANCE showed renderings for Phase 1 and 2 of the project. He asked that the request for #2 be approved as recommended by the Planning Commission.

MAYOR GOODMAN commended COUNCILMAN BARLOW for his ability to attract this potential project in Ward 5, as this project is very new and dear to his heart, as well as the goal of revitalizing the area. The Mayor noted that when he was running for office he became enamored with the thought the best thing that could ever happen to the City of Las Vegas would be to make this area as vibrant and full of life as it was when he first began practicing criminal law. He has always hoped to see this type of project during his tenure as Mayor, as there have been some disappointments in not seeing some previous projects come to fruition. He expressed complete support of the project and everyone's intentions.

MAYOR GOODMAN asked for confirmation of financing. MR. VAN EVERY replied they are a billion dollar company. The project has been self-financed by the three gentlemen present. The investment in this project resides in his land, which will be about a half billion dollar investment as the rebirth of the casino and uptown Las Vegas.

COUNCILMAN BARLOW thanked Council for their continued support towards his efforts in revitalizing Ward 5. The evolution of downtown has become an economic booster to this area. He commended the owners and developers of the Moulin Rouge for coming to invest in this neighborhood. He promised during his campaign that he would do his best to bring economic development, employment opportunities and create commercial and retail corridors in Ward 5. He extended appreciation for those residents in attendance for their support. The image, streetscape and thought process of Ward 5 is changing by taking the negative and changing into the positive. He thanked the developers for believing in this vision.

ANTHONY HODGES, Las Vegas resident, emphasized that this is a landmark and the name itself is powerful. In looking at the renderings, he complimented the project as being absolutely beautiful and urged all involved to make it happen.

JERRY ONEAL, President of Marble Manor Resident Council, is not against development but is concerned about the residents of Marble Manor being displaced. He introduced EDWIN OWENS, 805 Grant, Second Vice President of the Marble Manor Resident Council. MR. ONEAL hoped the Council will properly review the applications, make the right decision and leave no stone unturned. MR. OWENS appeared in support and pointed out the designated hitters should be the residents; as the owners/developers grow, the residents should be able to do the same.

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SARAH ANN NIGHT PRETTY, previous owner of the Moulin Rouge for 13 years, has been in Las Vegas for over 65 years. She is excited to see a project of this magnitude finally come to West Las Vegas and believes this project will be a gateway to Las Vegas. She is embarrassed to see Bonanza Road and Main Street the way it currently exists and believes with the Mayor, Councilman Barlow and the current owners, this will be one of the best projects that will come to fruition on the west side. She wholeheartedly supports the project.

COUNCILMAN BARLOW recognized and honored MS. PRETTY, as she was the first African-American female casino owner in the State of Nevada. She was honored for her presence in support of this project and would most definitely stand next to her during the ribbon cutting ceremony along with the owners/developers. MS. PRETTY added that she was the first African-American female in the world to hold a non-reflective gaming license.

SYDNEY SELLS, Executive, Urban Chamber of Commerce, wholeheartedly supported the project and was pleased to see so many present in support of the project. She, along with other members and businesses, looks forward to its fruition and the many job opportunities that will stem from this project.

STAN WASHINGTON appeared in support and credited MAYOR GOODMAN for his enthusiasm and vision for the downtown that rubs off on other individuals and members of Council. Although MR. WASHINGTON does not reside in the subject community, he works in it and loves and supports the community. He has also been working with the developers and believes their plan is community-based first. He does not doubt their commitment to the project and believes the timing is right.

RASHAN JOSHUA COLLINS, activist and street preacher, opposed the project. He believes drunkenness, sexual sin and gambling is wrong. He encouraged everyone to seek the counsel and wisdom of God, as he would like to see this nation turn back to Christian values.

STATE ASSEMBLYMAN HARVEY MUNFORD appeared wholeheartedly in support of the project. He commended COUNCILMAN BARLOW and echoed his comments; he stands behind him 100 percent. He has personally seen the area in transition and has been in Las Vegas since 1968. He, too, is aware of the conditions of Bonanza Road and the blighted Moulin Rouge and commended the owners in revitalization. This project will be a gateway into the community along with the widening of Martin Luther King Boulevard. He urged the Council's support.

IRMA WALKER highlighted the Moulin Rouges color scheme, red and black, and recognized those wearing the colors. She worked at the Moulin Rouge for 13 years under MS. PRETTY'S ownership. She was anxious and excited to be a part of the revitalization and grateful for the training and job opportunities this project will render. In addition, she pointed out that the owners will be working with the youth in an effort to curtail existing problems. She has spoken with senior citizens and those who could not attend yet expressed their full support. She thanked the owners/developers for their efforts and asked for Council's support and approval of the project.

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MAYOR GOODMAN submitted a letter into the record from COUNTY COMMISSIONER LAWRENCE WEEKLY, who expressed his support of the project. He urged the developers to remain mindful throughout the revitalization process that they represent a future and a legacy. Without its completion, Las Vegas will not be a world-class city and many will be disappointed.

MARGO WHEELER, Director of Planning and Development Department, commented that previously unrestricted gaming was allowed. MARGO WHEELER noted that the City Attorneys Office worked on several of the requested variances which will no longer be needed. MS. WHEELER remarked that Condition 2 on the plan should be deleted and two additional conditions were added, which she read in the record. Regarding Item 9, Conditions 4 and 15 were amended, and three additional conditions were added. MAYOR GOODMAN confirmed the developers accept all conditions including the additional and amended ones. MR. VANCE confirmed the acceptance.

COUNCILMAN BARLOW thanked staff, the developers and all involved for working on this development and ironing out roadblocks. He looks forward to a continued successful working relationship as Council and community as a whole, because they play a vital role in the success of this development.

MAYOR GOODMAN declared the Public Hearing closed for Items 89-92.