



City of Las Vegas

Agenda Item No.: 90.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE-RELATED TO ZONING

VAR-26453 PUBLIC HEARING APPLICANT: MOULIN ROUGE PROPERTIES, LLC -
OWNER: MOULIN ROUGE PROPERTIES, LLC, ET AL - Request for a Variance TO ALLOW
A LOT COVERAGE OF 100 PERCENT WHERE 50 PERCENT IS THE MAXIMUM
ALLOWED AND TO ALLOW A ZERO-FOOT SETBACK TO THE SIDE, CORNER SIDE,
AND REAR PROPERTY LINES FOR A HOTEL AND GAMING ESTABLISHMENT, NON-
RESTRICTED DEVELOPMENT TO 7.44 acres at the northwest corner of Bonanza Road and "H"
Street (APNs 139-28-703-009, 139-28-702-013 through 016, 139-28-710-001 through 026, and 139-
28-711-001 through 050), P-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-
2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow). The
Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

11

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard
7. Submitted after final agenda Support postcards for Items 90 and 91
8. Submitted after meeting Recordation notice of Council action and conditions of approval for Items 90-92
9. Backup referenced from the 02-28-08 Planning Commission Meeting Item 37

Motion made by RICKI Y. BARLOW to Approve subject to conditions, deleting Condition 2 and adding the following conditions as read for the record:

- A. There are no setback variances required nor granted.
- B. The variance allowed for lot coverage is only 57 percent.



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

See Item 89 for related backup and discussion.