



Case Number: **SDR-26449** APN: 139-28-703-015
 Name of Property Owner: MARION BENNETT
 Name of Applicant: Moulton Range Properties LLC
 Name of Representative: Robert Holgate

Yes X No

APN: _____

Print Name: NIHICA BENNETT

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-26449** APN: see Attached

Name of Property Owner: Moulin Rouge Properties, LLC

Name of Applicant: Moulton Rouge Properties, LLC

Name of Representative: Robert Holgate

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes _____

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

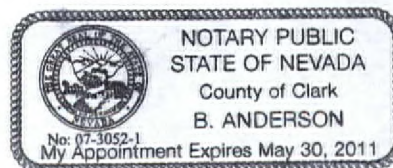
Signature of Property Owner: Dale L. Smith For MRSC

Print Name: DALE L. SCOTT

Subscribed and sworn before me

This 15TH day of JANUARY, 2008

Notary Public in and for said County and State
CLARK, NEVADA





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-26449

Case Number: _____ APN: 139-28-740-001-026

Name of Property Owner: NEO-DYNE RESEARCH INC.

Name of Applicant: MOULIN Rouge Properties LLC.

Name of Representative: Robert Holgate

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes

X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

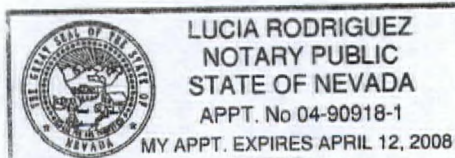
Signature of Property Owner: Alvin A. Snaper, Pres.

Print Name: Alvin A. Snaper

Subscribed and sworn before me

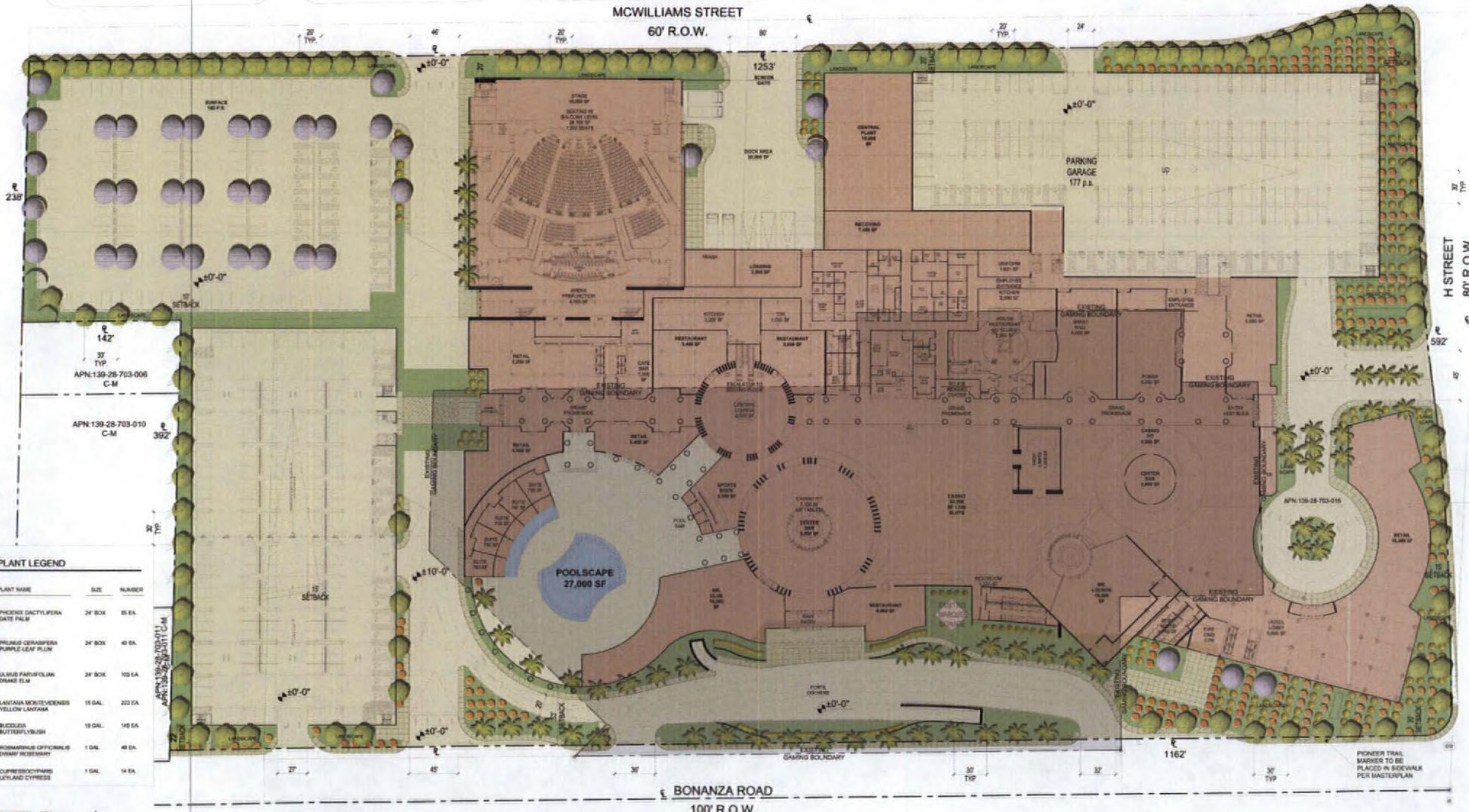
This 11th day of January, 2008

[Signature]
Notary Public in and for said County and State



APN: 139-28-702-001
R-2

MCWILLIAMS STREET
60' R.O.W.



EV&A
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MOULIN ROUGE HOTEL AND CASINO
SITE PLAN - LANDSCAPE PLAN (+0'-0")

GROUND LEVEL +0'-0"

SDR-26449
REVISED
02/28/08 PC

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FEB 15 2008

A map of the San Francisco Bay Area with a grid overlay. A specific area in the central part of the map is highlighted in black, indicating the project location. The map includes labels for 'PROJECT LOCATION' and 'SAN FRANCISCO BAY AREA'.

SITE ACREAGE (NET):	16.0 ACRES
SITE ACREAGE (GROSS):	17.1 ACRES

A.P.N.# 130-28-703-009, 130-28-703-013, 130-28-703-014

A.P.N. # 130-28-703-005, 130-28-703-013, 130-28-703-014
130-28-703-015, 130-28-703-016, 130-28-711-001, 130-28-710-001

CURRENT ZONING: C-M, R-3

PROPOSED ZONING: C-2
ROOF AREA: 436,187 S.F.

ROOF AREA	430,187 S.F.
LOT COVERAGE	97.7%
FLOOR AREA RATIO	3.18

HOTEL DATA

HOTEL DATA	
TOTAL HOTEL ROOMS ON SITE:	1,727 UNITS

RESTAURANT-CASINO-CONVENTION RETAIL DATA

RETAIL AREA:	24,358 SF
OFFICE:	73,000 SF

OFFICE	71,000 SF
RESTAURANT/LOUNGE/BAR AREA	85,100 SF
CASINO	72,500 SF

CASINO	12,500 SF
CONVENTION MEETING	128,450 SF
R.O.H.	48,000 SF

PERFORMING ARTS CENTER:	32,700 SF
JAZZ CENTER:	10,000 SF

WEDDING CHAPEL:	3,000 SF
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PARKING REQUIRED (CLARK COUNTY)

RESORT HOTEL & CONDO

1: GUESTROOM 1 SP/ROOM	1.727 SPACES
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RESTAURANT-CASINO-CONVENTION-RETAIL

RETAIL (1 PER 250 S.F. / 35,000 S.F.)	70 SPACES
OFFICE (1 PER 300 S.F. / 73,000 S.F.)	244 SPACES

RESTAURANT (1 PER 50 S.F./85,160 S.F.)
RESTAURANT BOH (1 PER 200 S.F./24,270 S.F.)

CONVENTION (1 PER 100 S.F. / 100,000 S.F.)	500 SPACES
MEETING HALL (1 PER 100 S.F. / 20,000 S.F.)	143 SPACES
CASINO (1 / 100 S.F. / 73,500 S.F.)	807 SPACES

CASINO (1 PER 4 @ 1,250 SEATS) 807 SPACES
PERFORMING ARTS CENTER (1 PER 4 @ 1,000 SEATS) 725 SPACES
JAZZ CENTER (1 PER 4 @ 500 SEATS) 453 SPACES

WEDDING CHAPEL (1 PER 150 S.F. / 3,000 S.F.)	10 SPACES
BEAUTY SALON (1 PER 250 S.F. / 3,000 S.F.)	10 SPACES

PARKING REQUIRED:	2,708 SPACES
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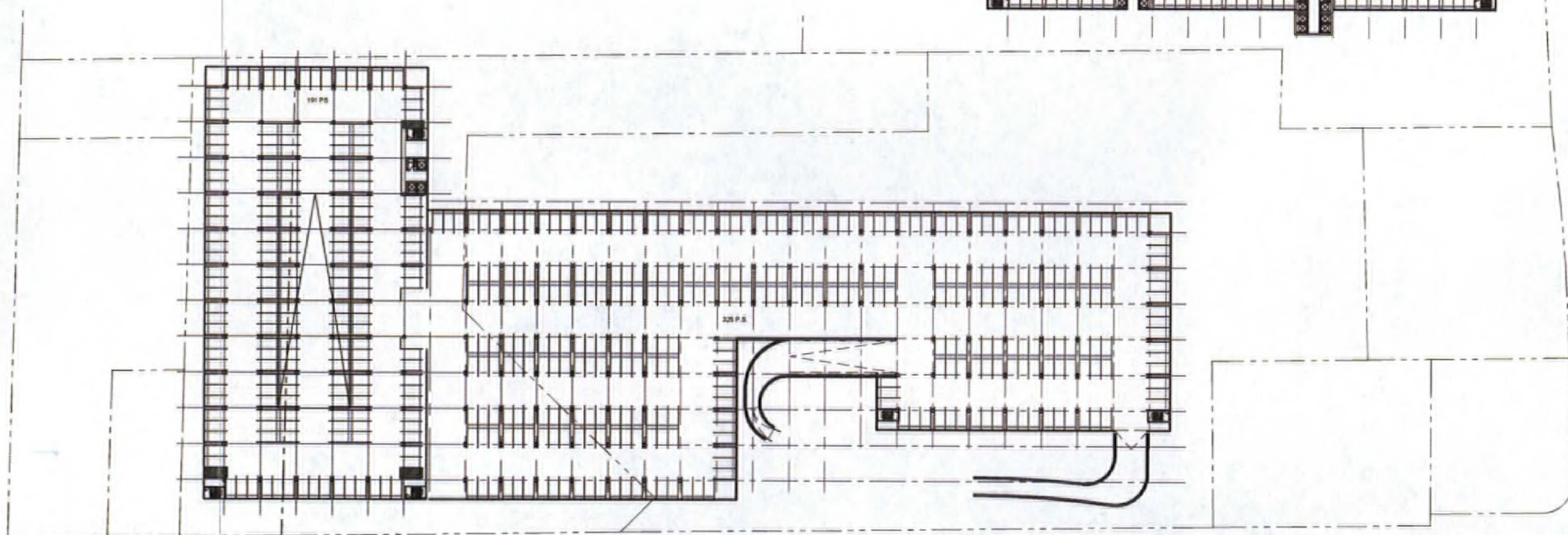
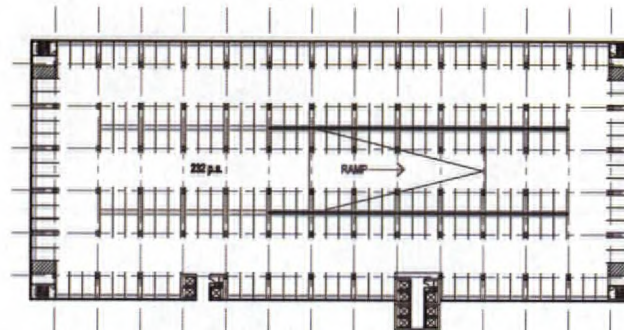
TOTAL PARKING REQUIRED:	4,433 SPACES
TOTAL PARKING PROVIDED:	4,418 SPACES

TOTAL HANDICAP PARKING REQD.	55 HIC SPACES (INC. 12 VAN SPACES)
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TOTAL HANDICAP PARKING PROVIDED 56 HIC SPACES

* \$100.000 deduction for shared work

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^a is (i) a 50% reduction for shared-use.

BONANZA ROAD

J STREET

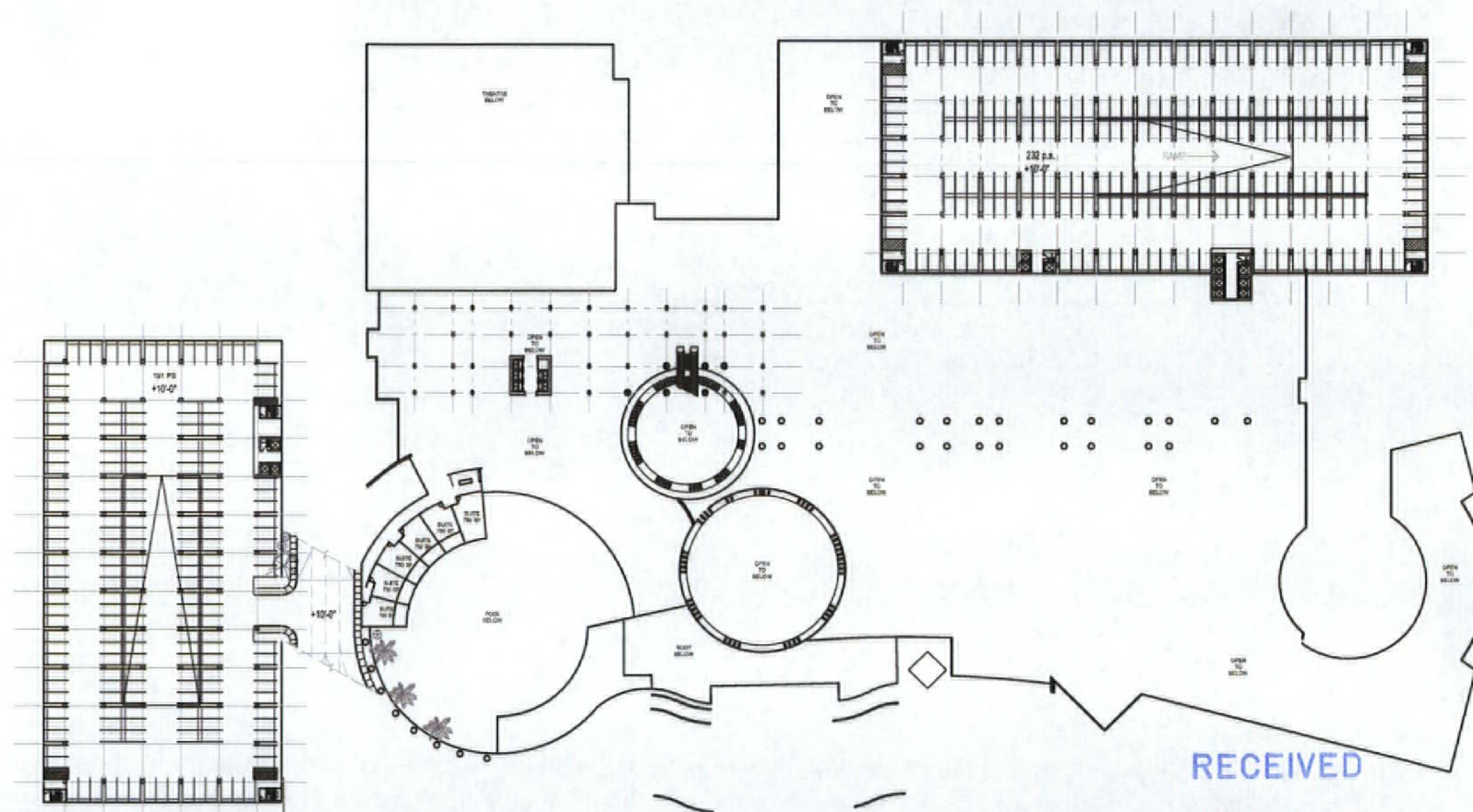
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architects

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LEVEL SUB -1 & -2 FLOOR PLAN (-10'-0" thru -20'-0")

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02/28/08 PC**

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FEB 15 2008



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JAN 15 2008

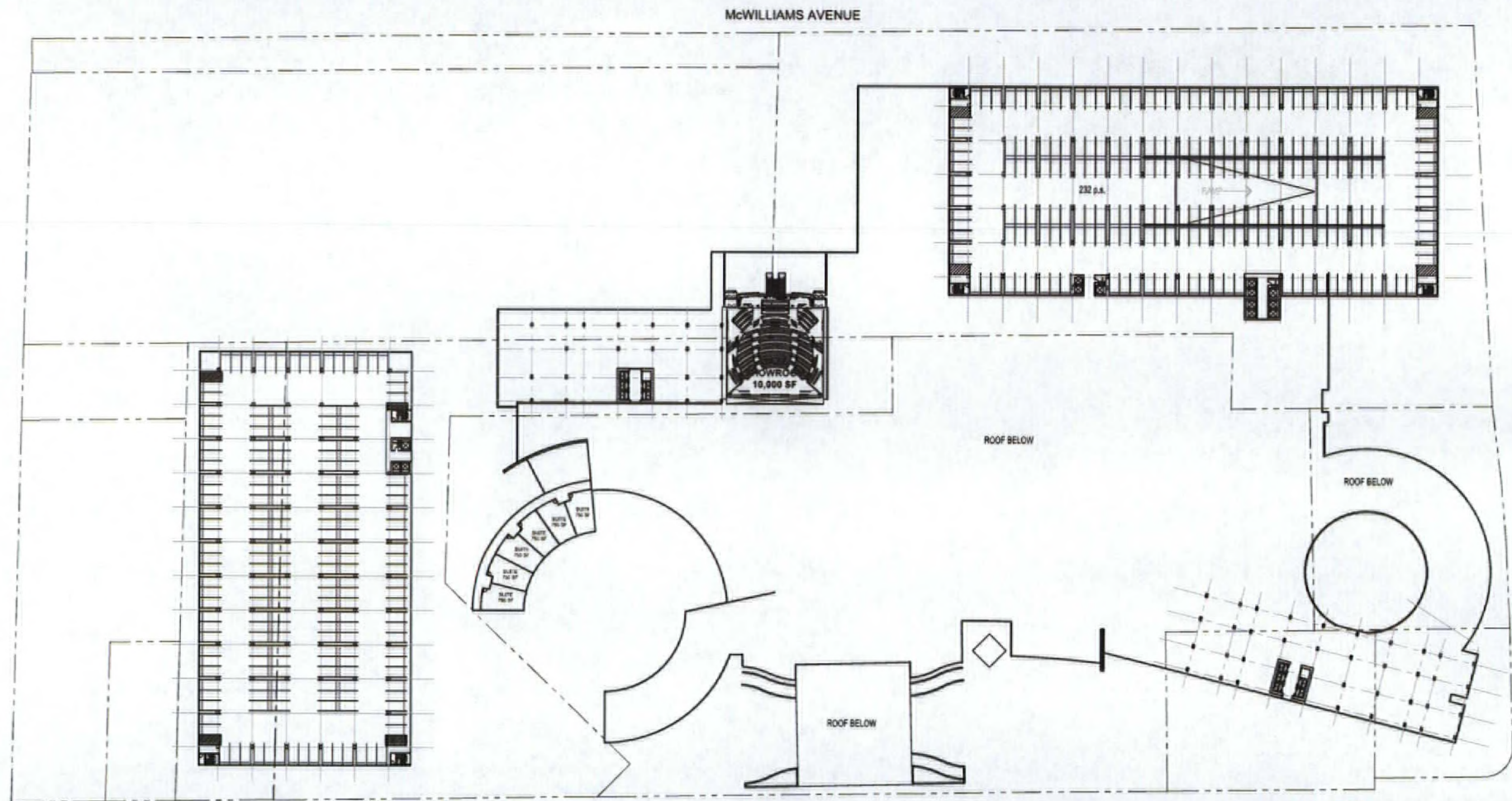


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MOULIN ROUGE HOTEL AND CASINO
LEVEL 2 FLOOR PLAN (+10'-0")



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EX&A
architects

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MOULIN ROUGE HOTEL AND CASINO
LEVEL 4 FLOOR PLAN (+30'-0")

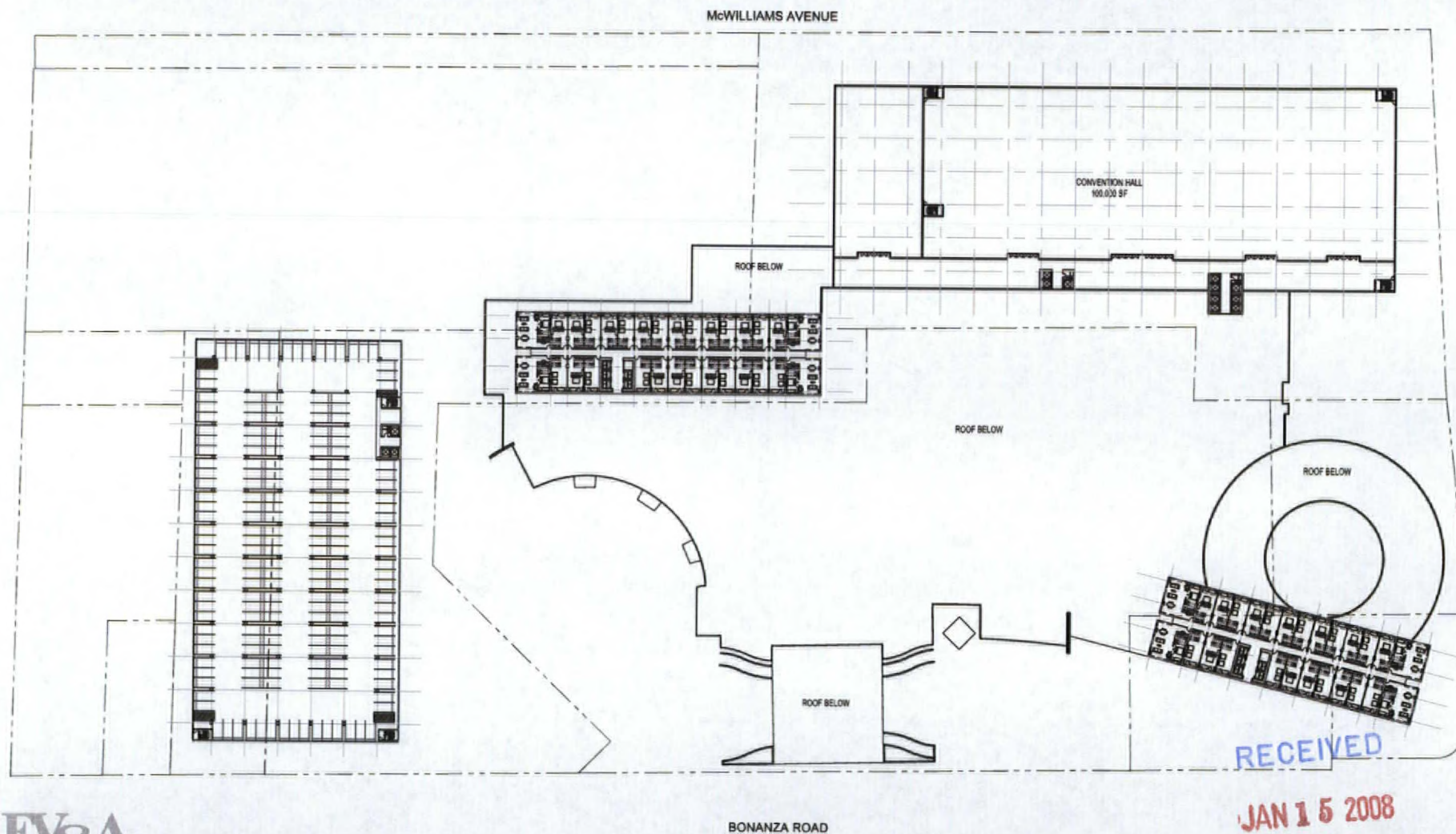
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SCALE: 1" = 40'-0"



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architects

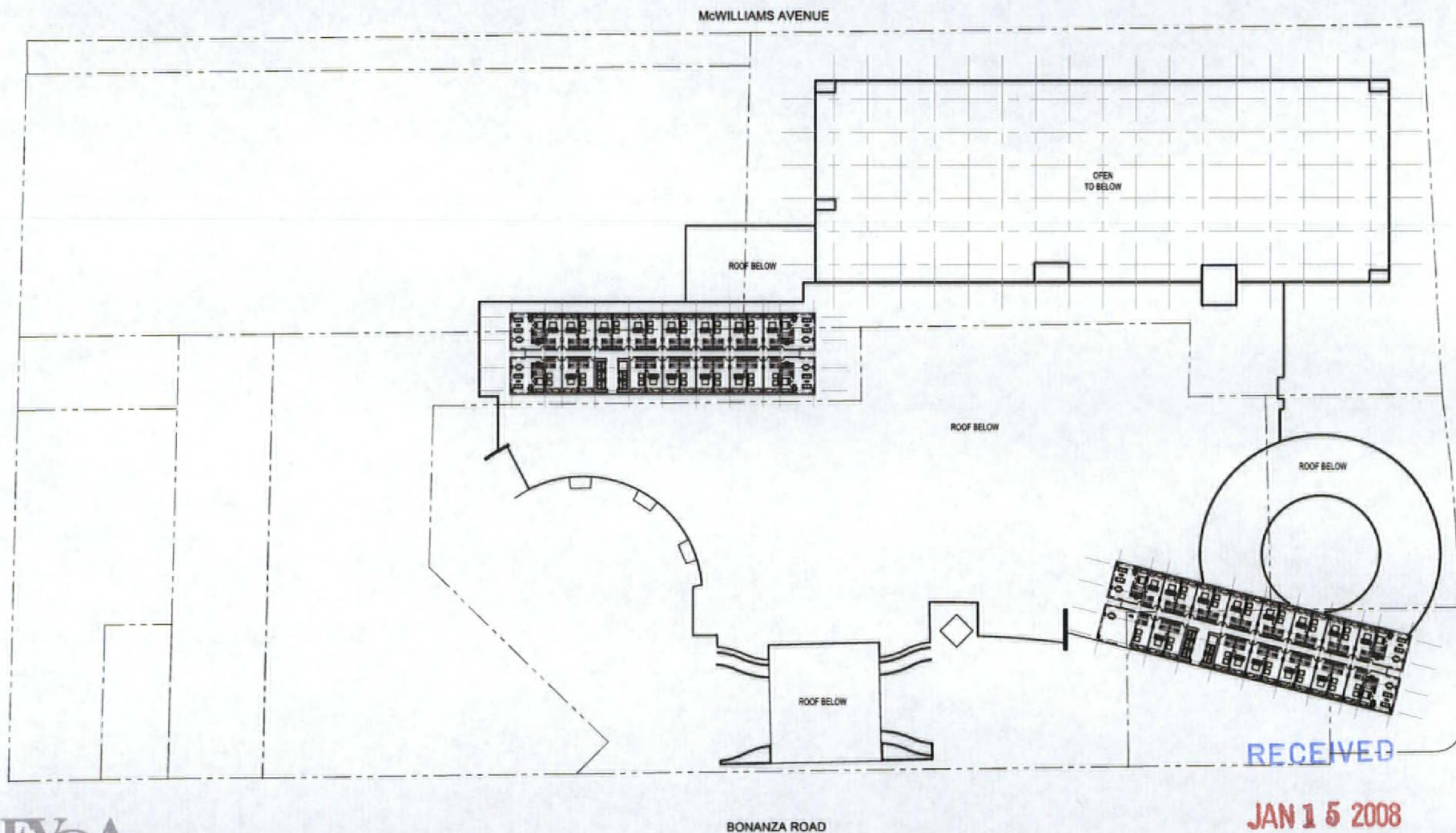
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MOULIN ROUGE HOTEL AND CASINO
LEVEL 5 FLOOR PLAN (+40'-0")

0 20 40 80
SCALE: 1" = 40'-0"



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EXA
ARCHITECTS

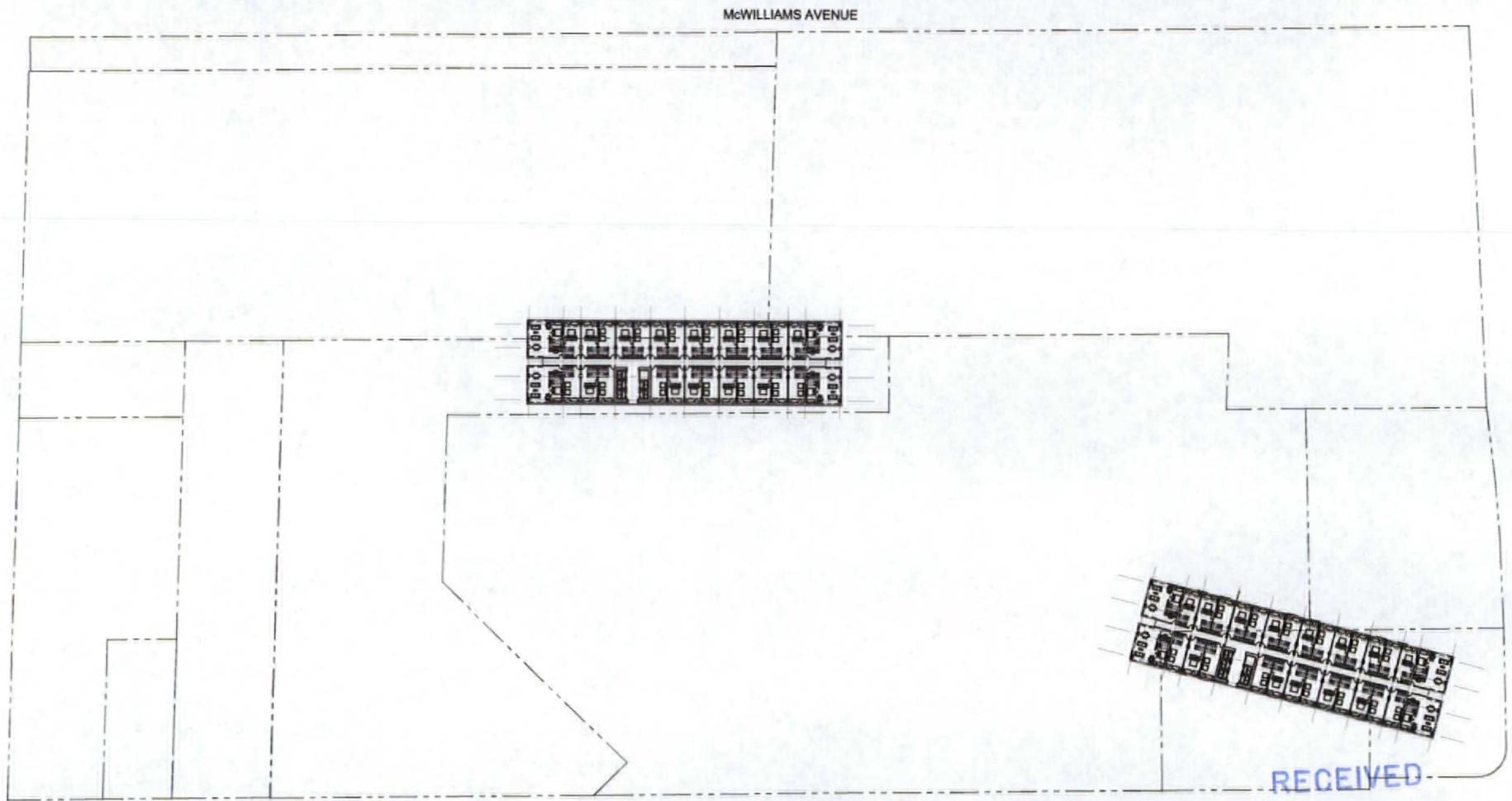
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MOULIN ROUGE HOTEL AND CASINO
LEVEL 6 FLOOR PLAN (+50'-0")

0 20 40 80
SCALE: 1" = 40'-0"



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MOULIN ROUGE HOTEL AND CASINO
 LEVEL 7-30 FLOOR PLAN (+60'-0" THRU +300'-0")

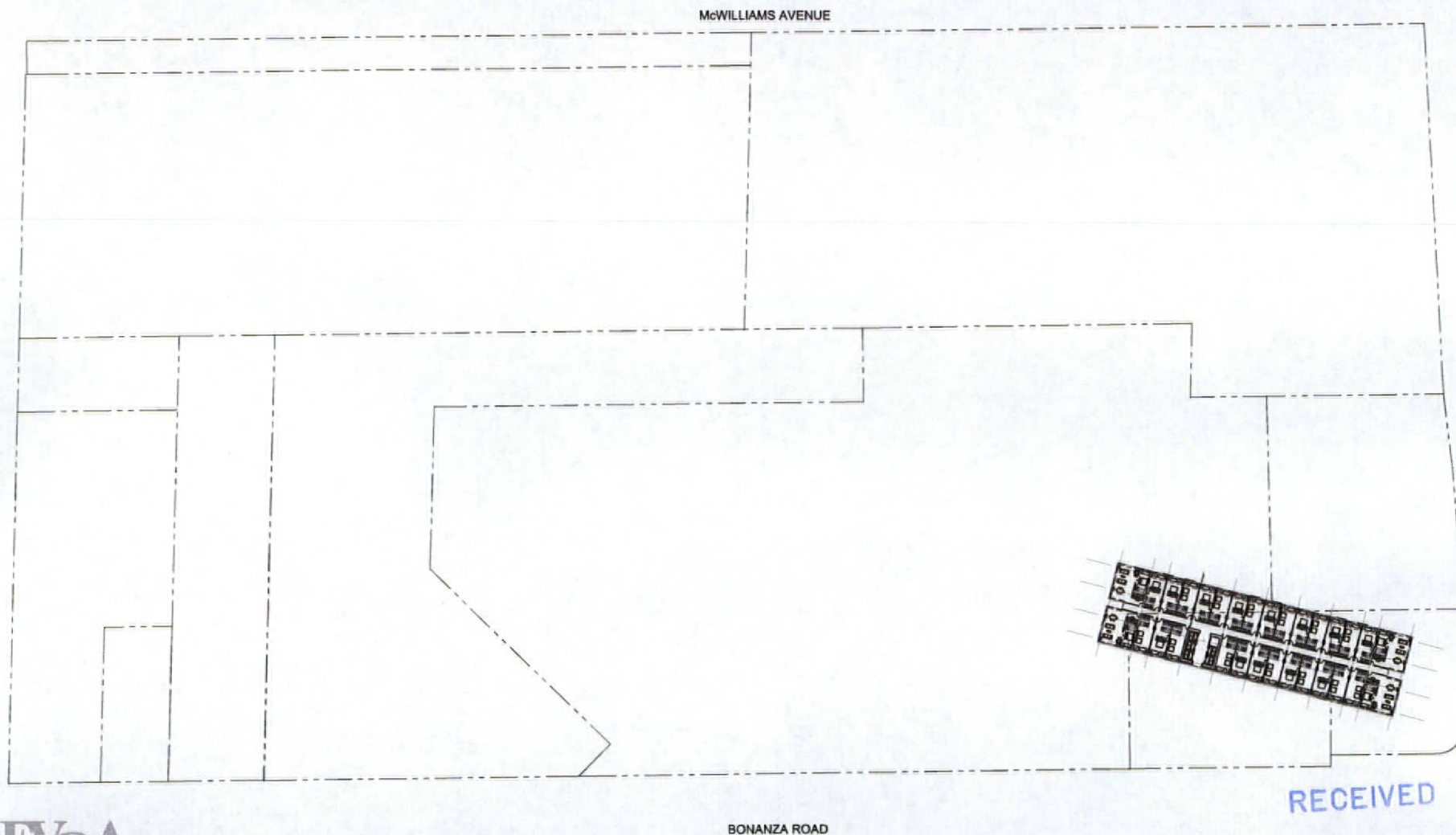
BONANZA ROAD

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ARCHITECTS

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MOULIN ROUGE HOTEL AND CASINO
LEVEL 31-41 FLOOR PLAN (+300'-0" THRU +420'-0")

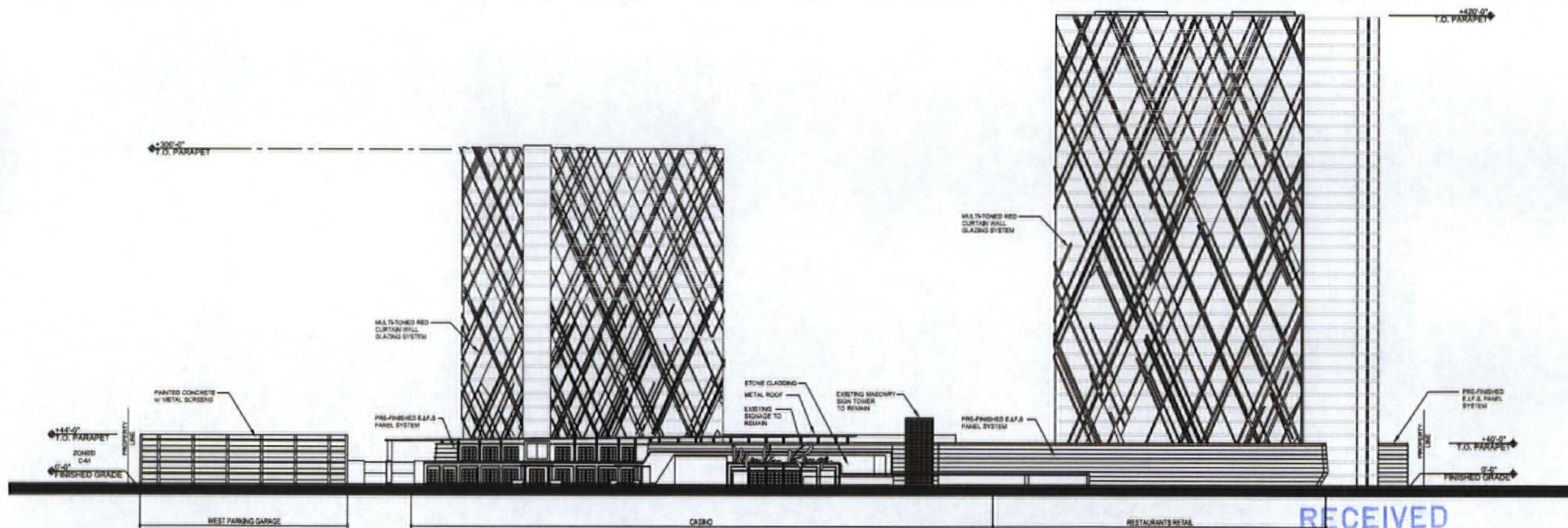
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SCALE: 1" = 40'-0"



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SOUTH ELEVATION

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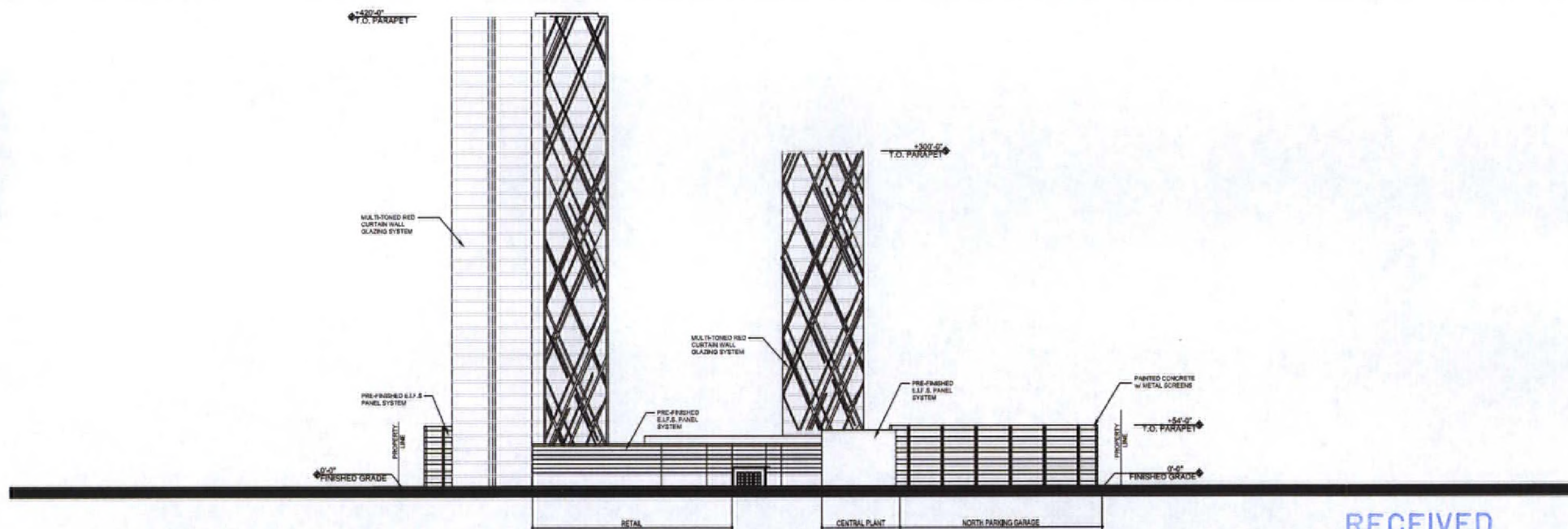


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR SOUTH ELEVATIONS

1 20 40 80
SCALE: 1" = 40'-0"

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EAST ELEVATION

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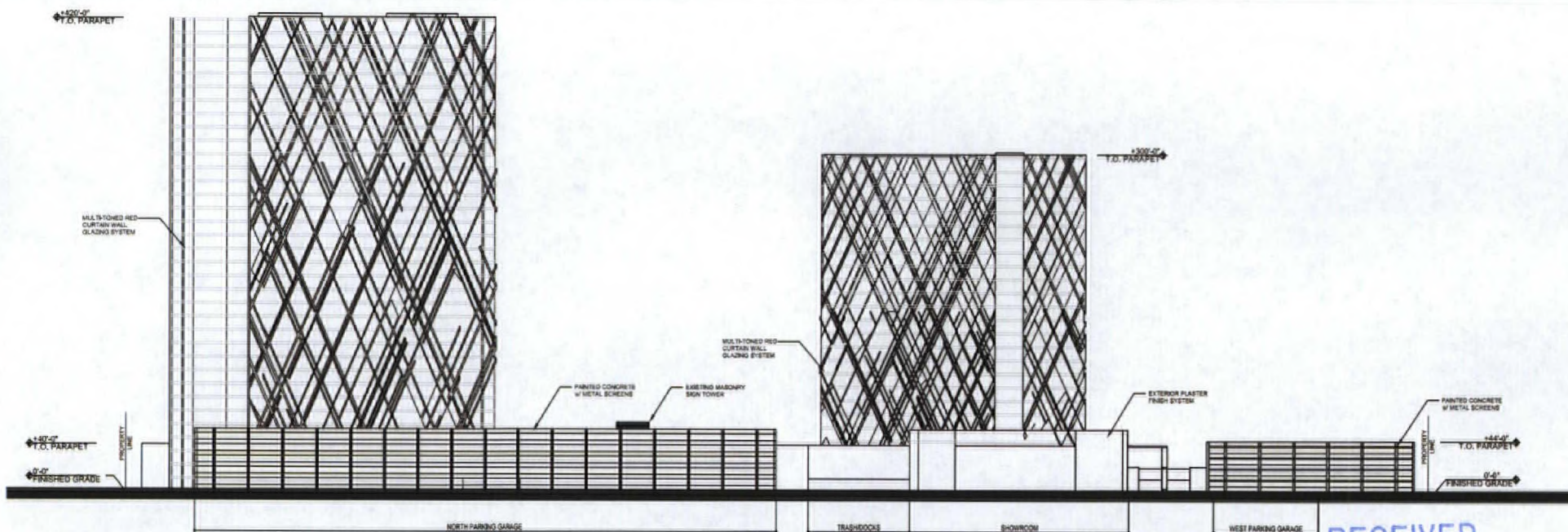


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR EAST ELEVATIONS



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NORTH ELEVATION

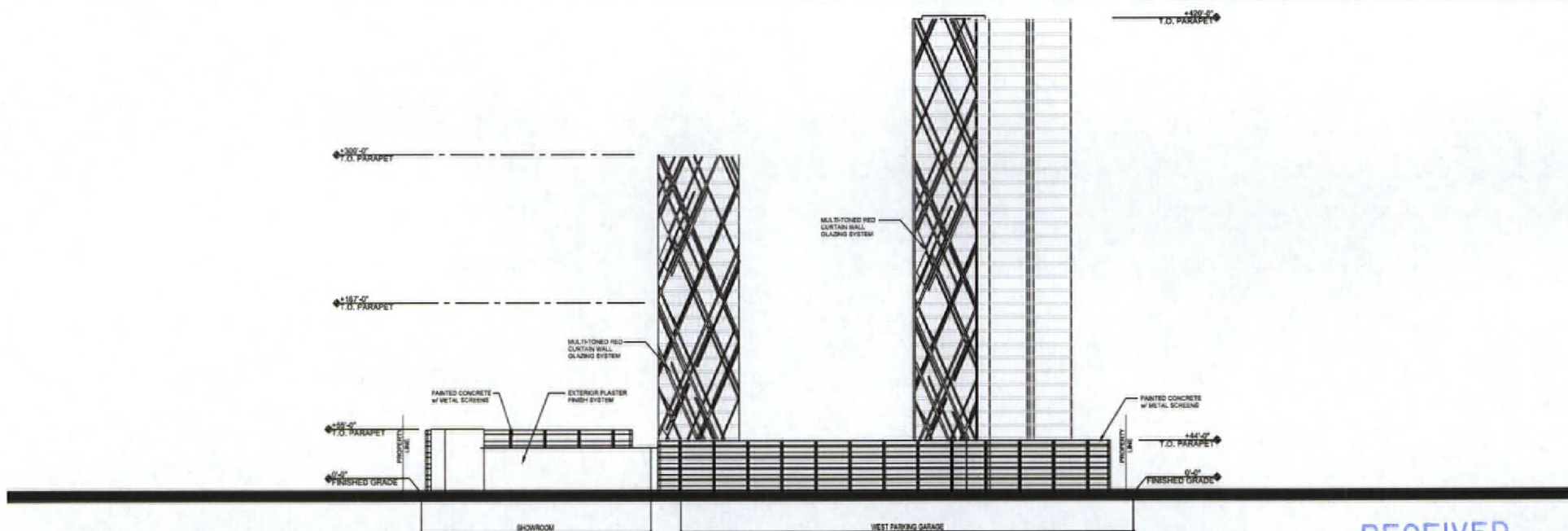


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR NORTH ELEVATIONS



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WEST ELEVATION

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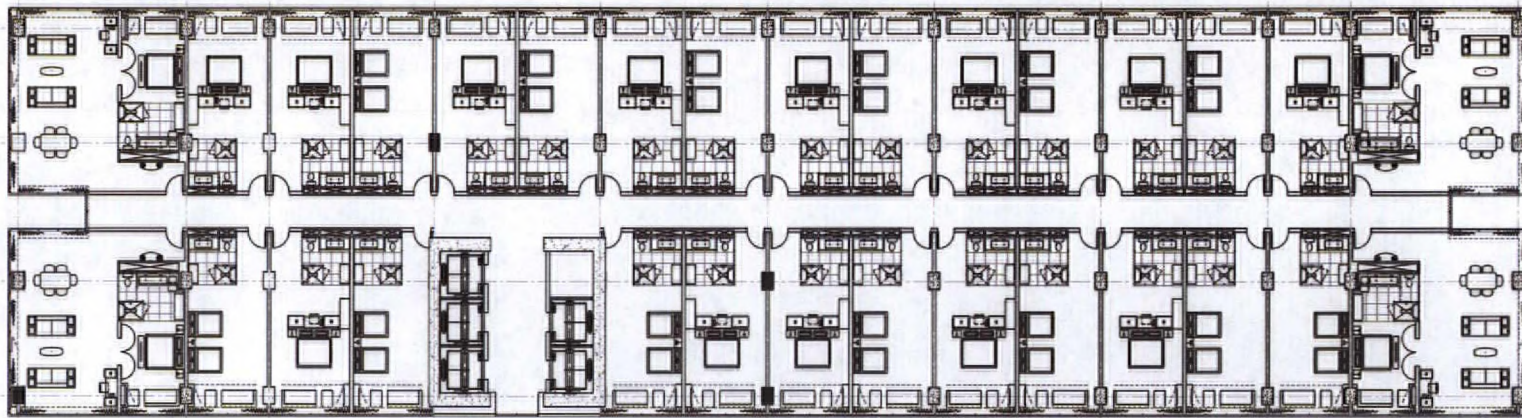


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR WEST ELEVATIONS



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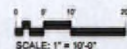
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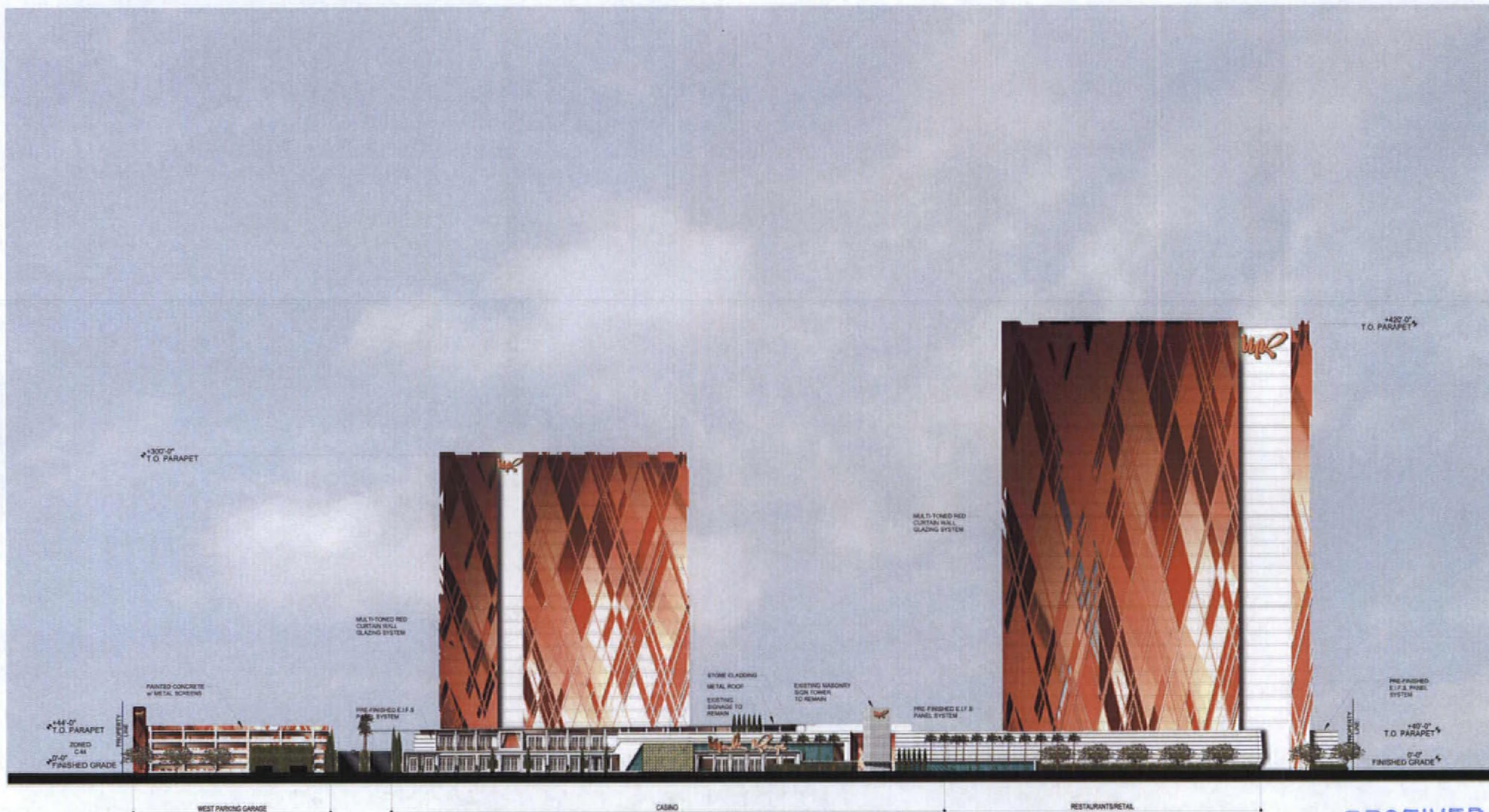
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MOULIN ROUGE TYPICAL HOTEL PLAN (TOWERS 1 & 2)

HOTEL TOWER FLOOR PLAN



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SOUTH ELEVATION

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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR SOUTH ELEVATIONS



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EAST ELEVATION

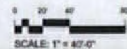
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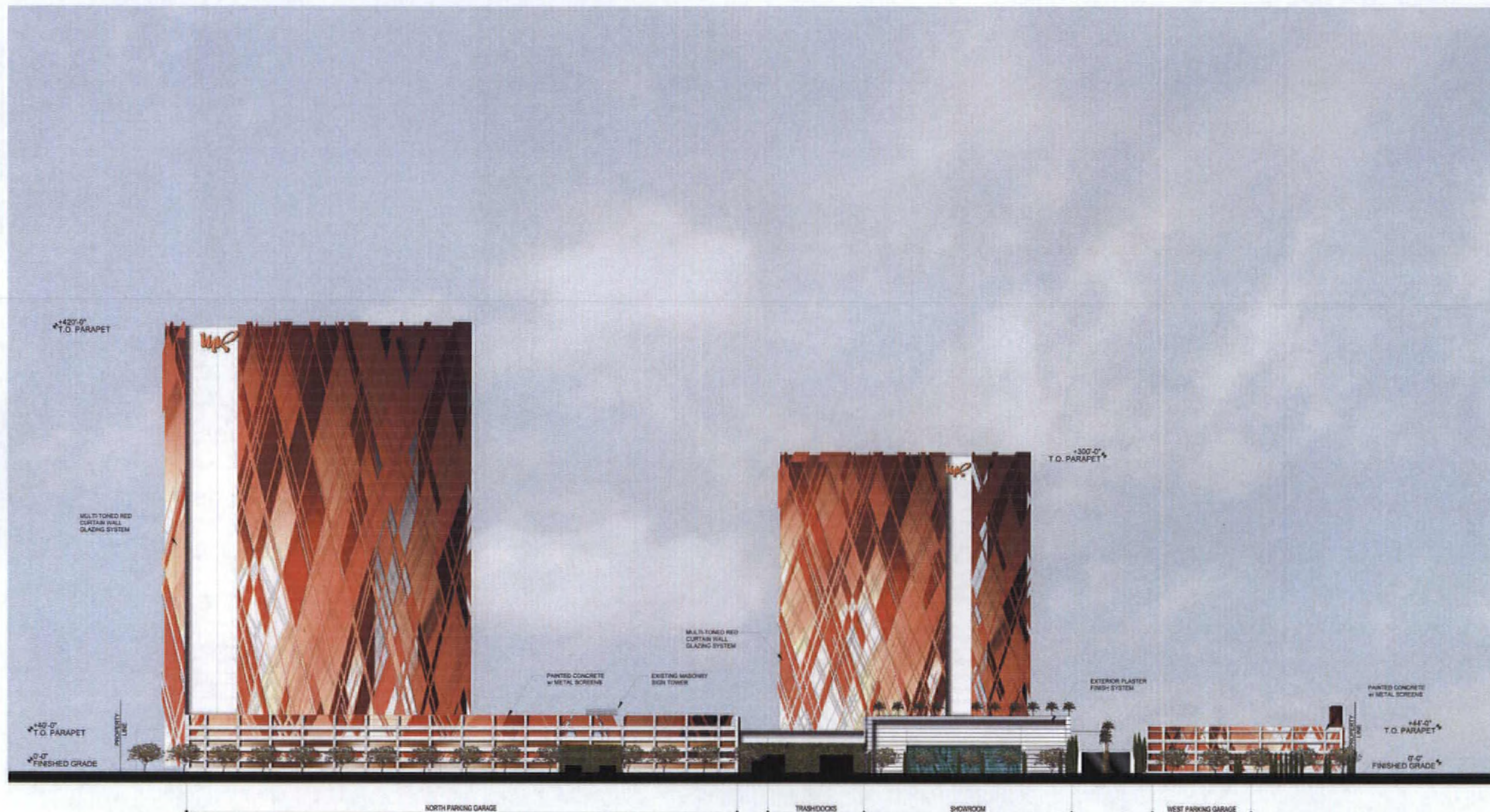


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR EAST ELEVATIONS



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NORTH ELEVATION

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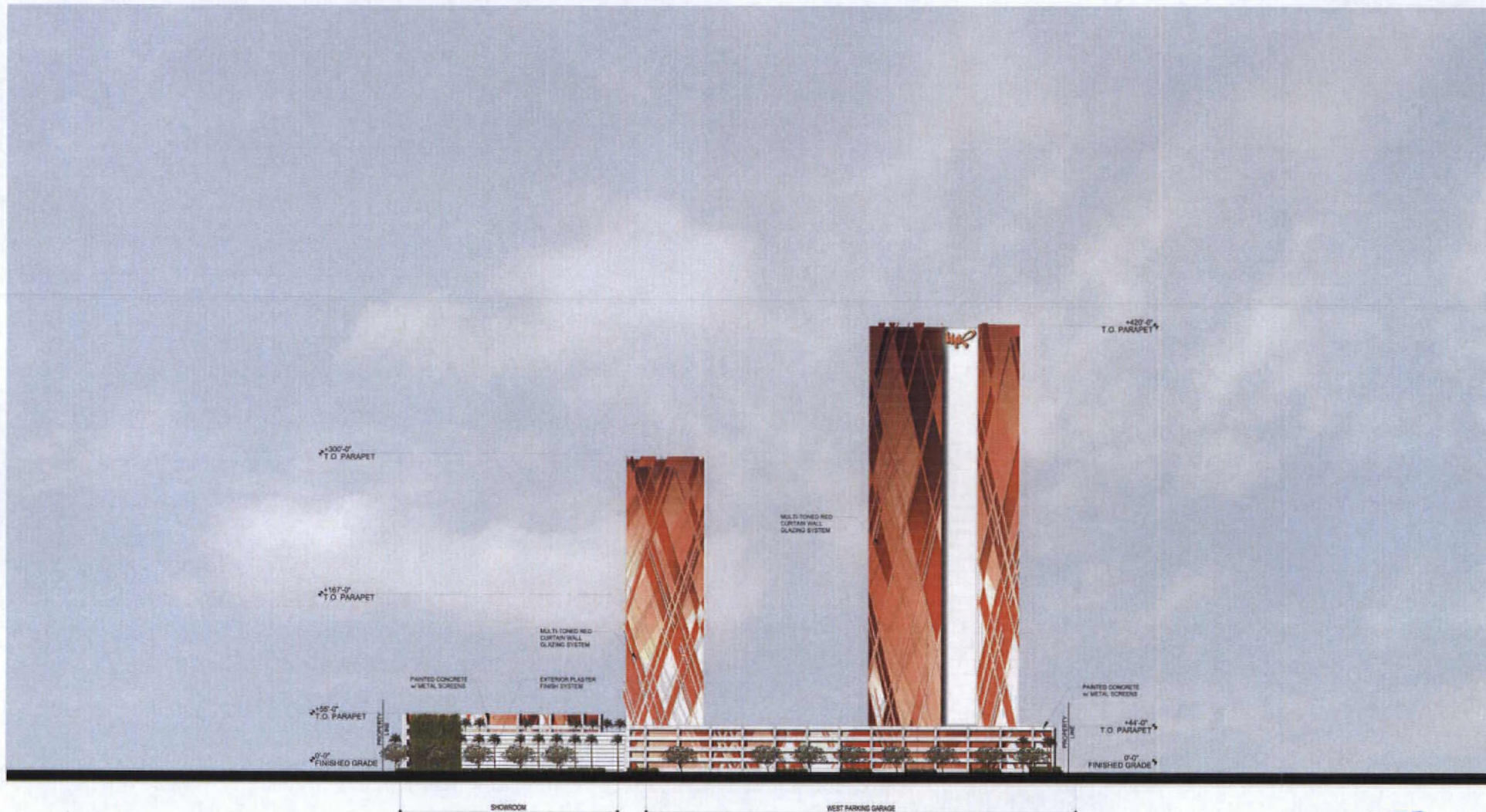


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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR NORTH ELEVATIONS

SCALE: 1" = 47'-0"

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WEST ELEVATION

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MOULIN ROUGE HOTEL AND CASINO
EXTERIOR WEST ELEVATIONS

0 20 40 80
SCALE: 1" = 40'-0"

SDR-26449
02/28/08 PC



MULTITONED LOW E
GLAZING SYSTEM



EXTERIOR STONE
CLADDING SYSTEM



PRE-FINISHED EIFS
PANEL SYSTEM



LOW E
GLAZING SYSTEM



SOUTH ELEVATION



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MOULIN ROUGE HOTEL AND CASINO
MATERIAL BOARD



SDR-26449
02/28/08 PC

SDR 26449				
Moulin Rouge Properties, LLC				
NWC of Bonanza Rd. and "H" St.				
Proposed 1727-room hotel-casino development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	1,727	8.17	14,110
AM Peak Hour			0.56	967
PM Peak Hour			0.59	1,019
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CASINO HOTEL, LOCAL [1000SF]	72.6	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			4.75	345
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	381.7	42.94	16,390
AM Peak Hour			1.03	393
PM Peak Hour			3.75	1,431
(heaviest 60 minutes)				
Total Use	DESCRIPTION			TOTAL
Average Daily Traffic (ADT)	CASINO HOTEL, LOCAL [1000SF]			30,500
AM Peak Hour				1,360
PM Peak Hour				2,795
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Count data unavailable for McWilliams Ave.				
Bonanza Rd.				
Average Daily Traffic (ADT)	25,463			
PM Peak Hour	2,037			
(heaviest 60 minutes)				

Martin L. King Blvd.				
Average Daily Traffic (ADT)	34,438			
PM Peak Hour (heaviest 60 minutes)	2,755			
H St.				
Average Daily Traffic (ADT)	4,475			
PM Peak Hour (heaviest 60 minutes)	358			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	32,775			
Martin L. King Blvd.	31,160			
H St.	16,300			
This project will add approximately 30,500 trips per day on Bonanza Rd., Martin L. King Blvd., and H St. This will increase expected volumes by about 120 percent on Bonanza, by about 89 percent on Martin L. King, and by about 682 percent on H St. Bonanza is at about 78 percent of capacity, Martin L. King is currently over capacity, and H St. is at about 27 percent of capacity. Count data was unavailable for McWilliams Ave., but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 2,795 additional cars into the area; which works out to about 47 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				