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PLANNING & DEVELOPMENT DEPARTMENT

HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: Demolition

Project Address (Location) 840 West Bonanza Road, Las Vegas, Nevada

Project Name Moulin Rouge

Assessor's Parcel(s)# 13928703014 Ward# 5

General Plan Designation: _____ Existing Zoning Designation: C-2 General Comm.

Gross Acres 5.44

Additional Information _____

PROPERTY OWNER Olympic Coast Investment, Inc.

Address 801 Second Avenue, Ste. 315

City Seattle State WA Zip 98104

E-mail Address jhoss@ocinvestment.com Phone 206.363.6996 Fax 206.440.0552

APPLICANT/REPRESENTATIVE John Hoss

Address 801 Second Avenue, Ste. 315

City Seattle State WA Zip 98104

E-mail Address jhoss@ocinvestment.com Phone 206.363.6996 Fax 206.440.0552

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

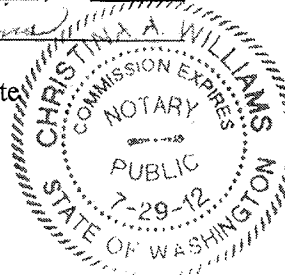
Print Name John Hoss, President Olympic Coast Investment

Subscribed and sworn before me

This 11th day of June, 20 10

Christina A. Williams
Notary Public in and for said County and State

King, County
Washington, State



FOR DEPARTMENT USE ONLY

Case #

Approved for administrative review? Yes ☐ No ☐Project meets P&D requirements? Yes ☐ No ☐

Meeting Date:

Date Accepted:*

Accepted By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Title 19 Zoning Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Title 19 Zoning Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning and Development for the requested variances.
- ☒ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Title 19 Zoning Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

Please see attached Exhibit A, Work Description.

Materials to submit with the application (as needed):

- ☒ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** Fifteen (15) complete sets, one color if applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☐ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures and/or landscaping in question, and their relationship to adjacent structures. Fifteen (15) copies, one color, must be submitted, no larger than 11" x 17".

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
840 WEST BONANZA ROAD, LAS VEGAS, NV**

PICTURE	DESCRIPTION
1.	Guard Shack
2.	Guard Shack
3.	Sign
4.	Sign
5.	Sign
6.	Sign
7.	Bell Tower
8.	Bell Tower
9.	Bell Tower
10.	Bell Tower
11.	Bell Tower Connection
12.	Bell Tower Connection
13.	Bell Tower Connection
14.	Bell Tower Connection
15.	Bell Tower Connection
16.	Bell Tower Connection
17.	Bell Tower Connection
18.	Moulin Rouge Façade – Rear
19.	Bell Tower – Top
20.	Moulin Rouge – Front
21.	Moulin Rouge – Front
22.	Moulin Rouge – Front
23.	Moulin Rouge – Side
24.	Moulin Rouge - Back

City of Las Vegas
Historic Preservation Commission
Department of Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Courtney Mooney, AICP
Historic Preservation Officer
702-229-5260



CERTIFICATE OF APPROPRIATENESS

RE: CASE # HPC-38520

This Certificate verifies that pursuant to City of Las Vegas Zoning Code Title 19.06.090:

Olympic Coast Investment, Inc., owner(s), has made application to the Historic Preservation Commission (HPC) for a Certificate of Appropriateness for work to be completed at the following location:

Address: 840 W. Bonanza Road
APN #: APN # 139-28-703-014

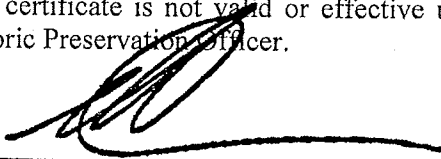
This application has been reviewed by the HPC on June 23, 2010 in accordance with Title 19.06.090, in accordance with Nevada Revised Statutes 384.190 to 384.200 inclusive. The following work as described in the application on file with the Department of Planning & Development, as amended at the public meeting before the HPC if applicable, has been deemed appropriate:

APPROVAL of demolition of historic Moulin Rouge casino façade and tower, guard shack and two signs including the large pylon sign to the left of the entrance of the casino property, and a smaller free-standing sign associated with a commercial property located to the right of the entrance.

The observation of work not in keeping with this certificate shall constitute due cause for the issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive.

This certificate will be in force and effect until: June 22, 2011 unless there is a violation thereof. Please note that a permit may not be issued by the city until the completion of the appeal period which is at least ten (10) working days from the date of HPC action and can include final action by the Las Vegas City Council.

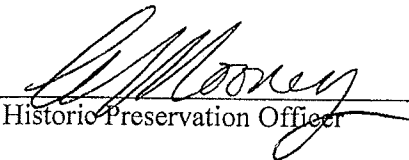
This certificate is not valid or effective until signed by the Chair of the HPC or the city of Las Vegas Historic Preservation Officer.



Chairman, City of Las Vegas Historic Preservation Commission

6/24/10

Date



Historic Preservation Officer

6/24/10

Date