

Planning & Development Department
Scanning Cover Sheet

Case No U-10-57

APN

Location 900 W BONANZA RD

Applicant HARRY E MILLER, TRUSTEE AND RECEIVER
FOR THE MOULIN ROUGE HOTEL PROPERTY

Subject

USE PERMIT TO OPERATE AND MAINTAIN AN ADMINI-
STRATIVE OFFICE BUILDING & LABORATORIES,
TOGETHER WITH INCIDENTAL USES BY THE ATOMIC
ENERGY COMMISSION IN C-2 & R-1 ZONES.



March 26, 1958

Mr. Louis Lesser
8737 Wilshire Boulevard
Beverly Hills, California

Reference: Moulin Rouge Hotel - Use Permit U-10-57

Dear Mr. Lesser:

In accordance with my letter of March 21, 1958 and our conversation on that date, I am forwarding herewith an original and four copies of a proposed improvement agreement between the City of Las Vegas and the owner of the Moulin Rouge Hotel property.

Continuing my letter of March 21, 1958, this is to again advise you that in order for use permit U-10-57 to become valid, it will be necessary for this improvement agreement to be properly executed by the owner of the property and returned forthwith. It will also be necessary, as indicated in the agreement, for the owner to post a performance bond in the amount of \$8,591.31 to guarantee the installation of the off-site improvements listed on this agreement, together with a cash deposit in the amount of \$2,000 to cover the cost of installing street lighting at a future date.

Very truly yours,

FRANKLIN J. BELLS
Director of Planning

FJB/cm
Encl. 5

DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

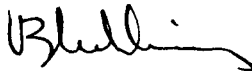
File
2-93

DATE: 3/25/58
FILE: 504.4b

TO : PLANNING DEPARTMENT
FROM : WORKS ENGINEER
SUBJECT : OFF-SITE IMPROVEMENT AGREEMENT USE PERMIT U-10-57 SYLVIA KOHN

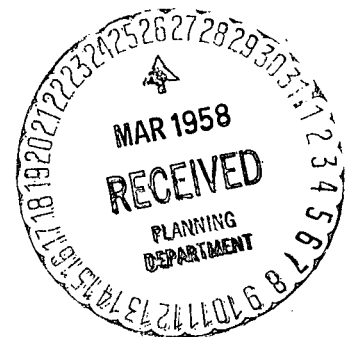
Attached are the original 5 copies of the Use Permit which was originally prepared in connection with the Moulin Rouge and the trustee at that time, Mr. Harry Miller. This Improvement Agreement has been re-issued under the name of Sylvia Kohn without additional improvement requirements or changes.

A bond in the amount of \$8591.31 will be required to cover the off-site improvements which are to be installed under the agreement. Also required is a cash deposit for \$2000.00 to cover the installation of street lighting on the North side of Bonanza Road. Cash Deposits on Street lighting for other business establishments who have applied for use permits on this area have been substituted by the City Commission by a requirement for entering into an assessment district. In view of this condition, it would not be consistent to require that a cash deposit be made if the Commission desires to have the applicant enter into an agreement to perform the work under an improvement district or an assessment district.


V. B. UEHLING
WORKS ENGINEER

VBU:sc

Enc.



March 24, 1958

Director of Public Works

Director of Planning

Use Permit U-10-57

In relation to the attached copy of a letter to Sylvia Kohn regarding a use permit authorizing the Atomic Energy Commission operations in the Moulin Rouge Hotel, it is requested that you prepare and deliver to this Department at your earliest convenience an original and four copies of the appropriate improvement agreement made out in the name of Sylvia Kohn, now believed to be the legal owner of this property.

FRANKLIN J. BILLS

FJB/mm

March 24, 1958

Sylvia Kohn
c/o Charles J. Katz, Esq.
Union Bank Building
8th and Hill Streets
Los Angeles, California

Reference: Use Permit U-10-57

Dear Madam:

This will acknowledge receipt of your letter of March 20, 1958 regarding the above referenced use permit. Your letter also makes reference to two variances previously granted to this property for the construction of a hotel and casino (V-17-54 and V-15-55). Please be advised that these previously granted variances have no bearing on the present matter at hand and would be pertinent only if someone challenged your right to operate this property as a hotel.

Official City records in this Department indicate that on June 5, 1957, the Board of City Commissioners acting on the recommendation of the Board of Zoning Adjustment granted a special use permit authorizing the operation and maintenance of an administrative office building and laboratories, together with incidental uses by the Atomic Energy Commission on property situated at 900 West Business Road, presently known as the Moulin Rouge Hotel.

The use permit was granted to Mr. Harry E. Miller, since deceased, at that time receiver and trustee for the Moulin Rouge Hotel.

The approval of the use permit was made subject to three stipulations which have not been carried out as of this date, and must be carried out in order to make this special use permit effective. These conditions are: (1) the signing of an improvement agreement committing the owner to the installation of certain off-site improvements; (2) the posting of a performance bond in the amount of \$8,591.31 to guarantee the installation of the above mentioned off-site improvements; (3) a cash deposit with the City of \$2,000 for street lighting to be installed in accordance with the plans and specifications of the City Engineering Department.

I will request the City Engineering Department to proceed forthwith to prepare a new set of improvement agreements in your name, and will forward them to you as soon as they are received in this Department. These agreements will answer the question raised in your letter of March 20, 1958

Sylvai Kohn

- 2 -

March 24, 1958

to the extent that they will detail precisely the type of improvements which are required. As soon as the executed improvement agreements, together with the performance bond and the cash deposit for street lighting have been received by the City of Las Vegas, and approved by the pertinent department, the action of the Board of City Commissioners in granting a special use permit will become valid and effective.

Very truly yours,

FRANKLIN J. BILLS
Director of Planning

FJB/rmm

cc: City Manager
Director of Public Works
City Attorney

Sylvia Kohn
%Charles J. Katz
Attorney at Law
Union Bank Building
8th & Hill Streets
Los Angeles, California

March 20, 1958

Mr. F. J. Bills
Director of Planning
City of Las Vegas
Las Vegas, Nevada

Re: Zone Variance Permit
V-17-54
V-15-55
Moulin Rouge Hotel

Dear Mr. Bills:

As legal owner of, and as successor in interest to Mr. Harry E. Miller, the above structure and land, it is my understanding that Mr. Harry E. Miller has submitted a valid application for a special use permit (U-10-57).

As new legal owner I now request that this application be corrected as to owner and acted upon. I have been informed that it will be necessary that the following two items must be complied with:

1. Posting of a performance bond in the amount of \$8,591.31.
2. Posting of a cash deposit of \$2,000.00 for street lighting.

Would you please have the City Engineer inform us as to the nature of the required improvements so that we may accurately determine their cost.

I would further appreciate a letter from you prior to March 31 stating that a use permit or variance will be granted, subject to our compliance with the above, which will allow placement of this facility at the proposed location, for a period of not less than ten years.

Cordially yours,

Sylvia Kohn
Sylvia Kohn

R E F E R R A L

BOARD OF COMMISSIONERS

TO: PLANNING

DATE: June 11, 1957

At the 6-5-57 Regular meeting of the Board of Commissioners, the following matter was referred to you for appropriate disposal or action as indicated:

USE PERMIT - (U-10-57) - Application of Harry E. Miller, Trustee and Receiver for Moulin Rouge Hotel property for use permit to operate and maintain administrative office building and laboratories, together with incidental uses by Atomic Energy Commission on property situated at 900 W. Bonanza Road -- APPROVED SUBJECT TO SIGNING OF AN IMPROVEMENT AGREEMENT AND POSTING OF A BOND.

Documents Attached:

Shirley Lodwick
City Clerk

COMPLETE and RETURN TO CITY MANAGER'S OFFICE BY: When agreement signed and bond posted

TO: A.H. KENNEDY, City Manager

DATE:

FROM:

Please note that the action on the above is as follows:

Documents Attached:

Department Head

Action approved by City Manager

(Date)

NO. 26/ 6-5-57

City Manager

F. 16
710

June 7, 1957

Mr. Harry F. Miller
Receiver - Trustee for Florida State
200 West Monroe Road
Tallahassee, Florida

RE: (10-10-57)

Dear Mr. Miller:

At a regular meeting of the Board of Directors held June 5, 1957 your application for the credit certificate operation and related work of administrative nature including the incorporation, in connection with the Florida State University, of the Florida State University Foundation, was discussed and the following action was taken:

In resolution of the Board, recorded and certified your application was approved and you are authorized to execute the following:

- 1 - To execute Agreement attached
- 2 - Certificate and submitted in the amount of \$9,991.31
- 3 - Cash deposit of \$2,000.00 for stated purpose as set forth in the City Accounting Department.

Very truly yours,

Stanley G. Smith
City Clerk

cc - to Mr. Miller
to Mr. Miller
to Mr. Miller



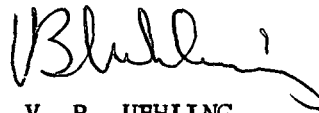
DIRECTOR OF PUBLIC WORKS
INTER-OFFICE COMMUNICATION

DATE: June 5, 1957
FILE: 504.4b

TO : DIRECTOR OF PLANNING
FROM : DEPARTMENT OF PUBLIC WORKS
SUBJECT: HARRY B. MILLER USE PERMIT U-10-57

Attached are the original and four copies of Improvement Agreement to cover the offsite improvements of property occupied by Moulin Rouge Hotel, consisting of "half-street" improvements.

A Performance Bond in the amount of \$8,591.31 is to be posted to cover the installation of offsite improvements, in addition to a \$2,000.00 cash deposit for street lighting.



V. B. UEHLING,
WORKS ENGINEER.

VBU:da

Encl.

The presiding officer thereupon declared that all Commissioners present having voted in favor thereof, said motion was carried and said ordinance was duly passed and adopted as an emergency ordinance.

Commissioner Fountain moved that said emergency ordinance be numbered 744.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Fountain, Whipple and Sharp, His Honor voting aye; noes, none. Absent: Commissioner Bunker.

VARIANCE - V-3-57
Drs. Eklund & Sanner

The Commission again considered the application of Drs. Gilbert Eklund and Vincent Sanner for variance to construct a professional office building at Weldon Place between St. Louis and El Centro - Place, said matter having been interrupted to allow for the opening of bids at 8:00 P.M.

Mr. Cleveland Schultz was present and stated that the petitioners protesting this variance asked that he speak in their behalf. Mr. Schultz urged that the Commission deny this application for variance or a use permit to allow the construction of any type of office building in this area.

Mr. Jack Pocras of 2011 Santa Clara Drive also spoke in protest to the granting of permission to construct a professional office at this location, and stated that he also felt that it would increase traffic conditions and jeopardize the safety of children going to and from school in this area.

Mr. W.J. Barnes also requested that the application be denied.

The Commission asked the protestants if they had been given an opportunity to look at the proposed plans of this construction, and suggested that this should be done before any conclusive action is taken on the application.

Dr. Eklund stated that the plans were available and he would be glad to show them to anyone who was interested in seeing them.

Thereafter Commissioner Whipple moved this matter be held in abeyance until June 19, 1957 to permit the protestants to look over the proposed plans.

Motion seconded by Commissioner Fountain and carried by the following vote: Commissioners Fountain, Sharp, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker.

USE PERMIT - U-10-57
Harry E. Miller
Moulin Rouge

Consideration was given to the application of Harry E. Miller, Trustee and Receiver for the Moulin Rouge Hotel property for a use permit authorizing operation and maintenance of administrative office building and laboratories, together with incidental uses by the Atomic Energy Commission on property situated at 900 West Bonanza Road.

Planning Director Bills advised the Commission that this application had been approved by the Board of Adjustment, subject to the signing of an agreement for the installation of off-site improvements and the posting of a bond.

Mayor Baker asked if there were any objections to the granting of this use permit.

Mr. Larry Stecher appeared in protest and stated that he questioned the legality of any action the Commission might take to grant Mr. Miller's quest since Mr. Miller does not intend to remodel or convert the Moulin Rouge but merely represents the Bankruptcy Court in their effort to sell the property to a successful bidder with the U.S. Atomic Energy Commission.

City Attorney Cannon stated that Mr. Miller did have the right to make this application if Mr. Miller has been so ordered to make such application by the Court, and the Commission has the authority to grant the use permit if they see fit.

Mr. David Goldwater, representing Mr. Miller in this application, advised the Board that this was an unusual situation whereby a plan had been devised by the Bankruptcy Court to permit the sale of this property in order to satisfy the lien-claim of a large group of local citizens. He stated that one of the requirements of the Atomic Energy Commission was that this property be made available for the conversion into an administrative office building and laboratories for their use.

Thereafter Commissioner Fountain moved the recommendation of the Board of Adjustment approving the application of Harry E. Miller, as Trustee and Receiver for the Moulin Rouge, for a use permit authorizing the operation and maintenance of administrative office building and laboratories, together with incidental uses by the Atomic Energy Commission at 900 West Bonanza Road be accepted, said application approved subject to the signing of an improvement agreement and posting of a bond; and the following resolution adopted:

BE IT RESOLVED by the Board of Commissioners of the City of Las Vegas, Nevada at a regular meeting held June 5, 1957 having considered the application of Harry E. Miller, Trustee and Receiver for the Moulin Rouge Hotel for a use permit authorizing operation and maintenance of administrative office building and laboratories, together with incidental uses by the Atomic Energy Commission on property situated at 900 West Bonanza Road; and

The Board having considered the recommendation of the Board of Adjustment approving said application subject to the signing of an improvement agreement for the installation of off-site improvements and the posting of a bond;

NOW, THEREFORE, it is the decision of this Board that the application of Harry E. Miller, Trustee and Receiver for the Moulin Rouge Hotel, for a use permit authorizing operation and maintenance of administrative office building and laboratories, together with incidental uses by the Atomic Energy Commission at 900 West Bonanza Road be approved subject to signing of an improvement agreement for installation of off-site improvements and the posting of a bond.

Motion seconded by Commissioner Whipple and carried by the following vote: Commissioners Fountain, Whipple and His Honor voting aye; noes, none. Absent: Commissioner Bunker. Commissioner Sharp passed his vote stating that his firm had been contacted to do the architectural work, and were also the original architects on the Moulin Rouge.

USE PERMIT - U-8-57
Marquita A. Manning

The Commission considered the application of Marquita A. Manning for a use permit to convert an existing building into a professional office at 300 Maryland Parkway (Lots 17 and 18, Block 10, Pioneer Heights), in an R-4 zone.

U-9-57 Aye: Hurley Nay: None Absent: None
(Cont.) Manzi
 Borin
 McCoig
 Replogle

The Chairman thereupon declared the motion carried and the Resolution adopted.

(Resolution #195 is on file in the Document Book as Document #200)

U-10-57
Harry
E.
Miller

The application of Harry E. Miller for a Use Permit to allow remodeling, maintenance, and operation of administrative office building and laboratories by Atomic Energy Commission, an agency of the United States Government, and such other incidental uses as are essential to the operation of this function at 900 West Bonanza Road legally described as, "Beginning at a point on the north line of Bonanza Road, that is 50' north and 363.86' west of the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, T20S, R61E; thence west along the north line of Bonanza Road 533'; thence north 153.49'; thence northwesterly 48.03'; thence north 146.30' to a point that is 566.99' west and 335' north of the point of beginning; thence west 146.01'; thence north 66.58'; thence west 227'; thence north 268.42'; thence east 650'; thence south 335'; thence east 926.99'; thence south 194.78'; thence west 360'; thence south 140' to the point of beginning;" in a C-2 and R-1 zone, generally described as the property now occupied by the Moulin Rouge, was introduced.

The Chairman declared the public hearing open.

Mr. Harry E. Miller, Receiver and Trustee of the Moulin Rouge, was present.

Mr. Alfred Childs, 920 West Bonanza, was present approving the application.

Mr. R. J. Kaltenborn, 900 Rancho Circle, and Mr. Larry Stecher, Realtor, were present opposing this application.

The Chairman declared the public hearing closed.

Planning Director Bills informed the Board that letters of approval had been received from the following adjacent property owners. He

U-10-57
(Cont.)

stressed the fact that most of this property was commercial or industrial.

James Cashman Company
118 North Main

Keenan Pipe & Supply Company
831 West Bonanza Road.

F. E. Searway
303 Bridger

West Motel
950 West Bonanza Road

Union Oil Products
226 South Main

Robert E. Jones, one owner of the
Dairy Queen at
806 West Bonanza Road

Osborn Electric Supply Company, Inc.
835 West Bonanza

James A. Haggard
1012 East 46th Street, Long Beach, California

R. W. Bugbee
810 West Bonanza Road

Standard Wholesale Supply Company
855 West Bonanza Road

Mo' Mart Motel
920 West Bonanza Road

Chairman Replogle stated that since the Board of Zoning Adjustment was formed it had had in the last four years a good many hundreds of applications, and in his knowledge none had ever been presented without a plan. He stated that without a plan you didn't know what they were going to build and they could build almost anything if the application was approved. He further stated that he believed that the application was out of order as no plans were submitted.

Mr. Larry Stecher, Realtor, asked if the Board could legally act in favor or object to the application since Mr. Miller is not the party who plans to develop this property?

Assistant Attorney O'Donnell answered the question by stating that the reason the application of the Citizen's Building Corporation was denied was due to the fact that they were not the right owner of the property. He further stated that Mr. Miller as Receiver and

U-10-57
(Cont.)

Trustee in Bankruptcy for the Moulin Rouge has the right, title, and interest in the property and can come before the Board of Zoning Adjustment and ask for a Use Permit.

Chairman Replogle declared a recess at 9:10 for the Board of Zoning Adjustment members, Planning staff and Attorney to discuss the application.

The meeting was resumed at the hour of 9:35 P.M.

Mr. McCoig introduced Resolution #196, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF HARRY E. MILLER FOR A USE PERMIT TO ALLOW REMODELING, MAINTENANCE, AND OPERATION OF AN ADMINISTRATIVE OFFICE BUILDING AND LABORATORIES BY ATOMIC ENERGY COMMISSION, AN AGENCY OF THE UNITED STATES GOVERNMENT, AND SUCH OTHER INCIDENTAL USES AS ARE ESSENTIAL TO THE PROPER OPERATION OF THIS FUNCTION AT 900 WEST BONANZA ROAD LEGALLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF BONANZA ROAD, THAT IS 50° NORTH AND 363.86' WEST OF THE SE CORNER OF THE NE¼ OF THE SE¼ OF SECTION 28, T20S, R61E; THENCE WEST ALONG THE NORTH LINE OF BONANZA ROAD 533'; THENCE NORTH 153.49'; THENCE NORTHWESTERLY 48.03'; THENCE NORTH 146.30' TO A POINT THAT IS 566.99' WEST AND 335' NORTH OF THE POINT OF BEGINNING; THENCE WEST 146.01'; THENCE NORTH 66.58'; THENCE WEST 227'; THENCE NORTH 268.42'; THENCE EAST 650'; THENCE SOUTH 335'; THENCE EAST 926.99'; THENCE SOUTH 194.78'; THENCE WEST 360'; THENCE SOUTH 140' TO THE POINT OF BEGINNING IN AN C-2 AND R-1 ZONE, GENERALLY DESCRIBED AS THE PROPERTY NOW OCCUPIED BY THE MOULIN ROUGE, and moved its adoption, which motion was seconded by Mr. Borin and upon roll call the ayes and nays were as follows:

Aye: Hurley Manzi Borin McCoig	Nay: Replogle - Nay because thinks application is out of order and illegal.	Absent: None
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The Chairman thereupon declared the motion carried and the Resolution adopted.

(Resolution #196 is on file in the Document Book as Document #201)

Upon motion being duly made and seconded, the special meeting of the Board of Zoning Adjustment was declared adjourned at 9:40 P.M.

Franklin J. Billis
FRANKLIN J. BILLIS, Secretary
Board of Zoning Adjustment

May 27, 1957

Harry J. Miller
San Diego, California

Dear Sir:

I do so to advise you and all persons concerned that
on May 2, 1957, Harry J. Miller with us received and trustee
for the California Land Property, all of the California (NY
Hawaii) trust set up as a trust for a special use of land to
allow the building, that is, the operation of a trust for
offices and facilities for the use of the Harry J. Miller and other
with additional incidental uses as are essential to the proper
operation of this facility, which is located at 900 West San Diego
Boulevard, which site is usually known as the Miller Building.

The trust agreement was signed and will be filed with a 20-
cent fee on May 2, 1957.

Very truly yours,

Harry J. Miller
Trustee

Yours

Enc. 10 Enc. 100

NOTICE OF PUBLIC HEARING

May 23, 1957

Notice is hereby given that on June 3, 1957 at 7:30 P.M. in the Council Chamber of the City Hall, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of

HARRY E. MILLER FOR A USE PERMIT TO ALLOW REMODELING, MAINTENANCE, AND OPERATION OF ADMINISTRATIVE OFFICE BUILDING AND LABORATORIES BY ATOMIC ENERGY COMMISSION, AN AGENCY OF THE UNITED STATES GOVERNMENT, AND SUCH OTHER INCIDENTAL USES AS ARE ESSENTIAL TO THE PROPER OPERATION OF THIS FUNCTION AT 900 WEST BONANZA ROAD LEGALLY DESCRIBED AS, "BEGINNING AT A POINT ON THE NORTH LINE OF BONANZA ROAD, THAT IS 50' NORTH AND 363.86' WEST OF THE SE CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28, T20S, R61E; THENCE WEST ALONG THE NORTH LINE OF BONANZA ROAD 533'; THENCE NORTH 153.49'; THENCE NORTHWESTERLY 48.03'; THENCE NORTH 146.30' TO A POINT THAT IS 566.99' WEST AND 335' NORTH OF THE POINT OF BEGINNING; THENCE WEST 146.01'; THENCE NORTH 66.58'; THENCE WEST 227'; THENCE NORTH 268.42'; THENCE EAST 650'; THENCE SOUTH 335'; THENCE EAST 926.99'; THENCE SOUTH 194.78'; THENCE WEST 360'; THENCE SOUTH 140' TO THE POINT OF BEGINNING;" IN AN C-2 AND R-1 ZONE, GENERALLY DESCRIBED AS THE PROPERTY NOW OCCUPIED BY THE MOULIN ROUGE.

Any and all interested persons may appear before the Board of Zoning Adjustment, either in person or by counsel, and object to, or express approval of, the proposed Use Permit or may prior to this hearing file with the City Planning Director written objections thereto, or approval thereof.

RESOLUTION #196

A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF
HARRY E. MILLER

FOR A USE PERMIT TO ALLOW REMODELING, MAINTENANCE, AND OPERATION OF AN ADMINISTRATIVE OFFICE BUILDING AND LABORATORIES BY ATOMIC ENERGY COMMISSION, AN AGENCY OF THE UNITED STATES GOVERNMENT, AND SUCH OTHER INCIDENTAL USES AS ARE ESSENTIAL TO THE PROPER OPERATION OF THIS FUNCTION AT 900 WEST BONANZA ROAD, LEGALLY DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF BONANZA ROAD, THAT IS 50' NORTH AND 363.86' WEST OF THE SE CORNER OF THE NE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 28, T20S, R61E; THENCE WEST ALONG THE NORTH LINE OF BONANZA ROAD 533'; THENCE NORTH 153.49'; THENCE NORTHWESTERLY 48.03'; THENCE NORTH 146.30' TO A POINT THAT IS 566.99' WEST AND 335' NORTH OF THE POINT OF BEGINNING; THENCE WEST 146.01'; THENCE NORTH 66.58'; THENCE WEST 227'; THENCE NORTH 268.42'; THENCE EAST 650'; THENCE SOUTH 335'; THENCE EAST 926.99'; THENCE SOUTH 194.78'; THENCE WEST 360'; THENCE SOUTH 140' TO THE POINT OF BEGINNING IN AN C-2 AND R-1 ZONE, GENERALLY DESCRIBED AS THE PROPERTY NOW OCCUPIED BY THE MOULIN ROUGE.

WHEREAS, said application has been received and studied by the Board of Zoning Adjustment, and

WHEREAS, the proposed use of this property by the applicant has been defined as a quasi-public use, and therefore, may be permitted in a residential zone through the granting of a Use Permit, and

WHEREAS, the location for this particular use seems to be proper in that it is located on a major highway and is generally surrounded by other commercial uses, and

WHEREAS, a portion of this property is zoned for and being used for commercial purposes;

NOW THEREFORE BE IT RESOLVED by the Board of Zoning Adjustment that the application of Harry E. Miller for a Use Permit to allow remodeling, maintenance and operation of administrative office building and laboratories by Atomic Energy Commission, an agency of the United States Government, and such other incidental uses as are essential to the proper operation of this function at 900 West Bonanza Road, described above, be and hereby is referred to the Board of City Commissioners with the recommendation that it be approved subject to:

1. Signing of an Improvement Agreement and filing of a bond in an amount sufficient to cover the costs of improvements as set forth by the Engineering Department.

Resolution #196- Continued)

The foregoing Resolution was introduced by Mr. McCoig who moved its adoption, which motion was seconded by Mr. Borin and upon roll call the ayes and nays were as follows:

Aye:	Hurley	Nay:	Replogle	Absent:	None
	Manzi				
	Borin				
	McCoig				

The Chairman thereupon declared said motion carried and Resolution adopted.

U-10-57

APPLICATION FOR A USE PERMIT

TO THE BOARD OF ZONING ADJUSTMENT:

The undersigned, HARRY E. MILLER, the

owner, respectfully petitions for a special use permit to allow the remodeling, maintenance and operation of Administrative office and laboratories by Atomic Energy Commission and Agency of the United States Government and such other mechanical uses as are essential to the proper operation of their function.

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED:

The property is situated at 900 West Bonanza Road between W. Street and Sunny place in Land Use Zone C-2 R-1.

Said property is legally described as follows: Please see attached

Said property was acquired by the applicant on Nov 2 1955 State the use of Month Day Year

property permitted under the deed restrictions: No applicable deed restrictions

Expiration date of deed restrictions: Month Day Year

TO ACCOMPANY THIS APPLICATION:

- 1. Five plot plans of the applicant's property drawn to scale and fully dimensioned showing the location of all existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting, etc.
2. Any other pertinent information which may be requested.

OWNER'S AFFIDAVIT

We I, the undersigned, being duly sworn, depose and say that I am the owner of the property involved in this application; that the information, all plans and drawings attached hereto and all the statements contained herein are in all respects true and correct to the best of my knowledge and belief.

Signature of Owner: Harry E Miller
Mailing Address: 900 West Bonanza Rd Las Vegas Nev
Telephone Number: 277 2111

Notary Public: Helen Larson
Subscribed and sworn to before me this 24 day of May, 1957, Las Vegas Nev

The prescribed filing fee of \$25.00 received by: Trent
Receipt No. 01454
Date: May 24 1957

Montmartre Motel

(PRONOUNCED "MO'MART")

920 WEST BONANZA ROAD
LAS VEGAS, NEVADA

June 1, 1957

Mr. Franklin J. Bills
City Planning Board
City Hall
Las Vegas

Dear Sir,

In regard to the request of the Receiver - Trustee of the Moulin Rouge land and buildings, -Mr. Harry Miller - for a use permit to enable the earliest possible remodeling of the property for the Atomic Energy Commission, we, as owners of the Mo'Mart Motel directly adjoining the Moulin Rouge property, and representing some half Million dollars of investment in the area respectfully urge and request the Boards approval of Mr. Millers appeal.

Very truly yours

MO'MART MOTEL

Alfred R. Child Pres.

Alfred R. Child, Pres.

ARC/f



STANDARD WHOLESALE SUPPLY CO.

855 WEST BONANZA

LAS VEGAS, NEVADA

TELEPHONE DU 2-6930

MINING SUPPLIES
GARDNER-DENVER ROCK
DRILLS & COMPRESSORS
BITS AND DRILL STEEL
GATES V-BELTS, PULLEYS
AND HOSE
CARBIDE AND MINER'S LAMPS
RAILS AND BALLS
SHOVELS AND PICKS
POWDER, CAPS AND FUSE

June 3, 1957

PLUMBING
AND
HEATING SUPPLIES
PIPE, VALVES AND FITTINGS
COPPER TUBING AND FITTINGS
PUMPS OF ALL KINDS

ELECTRICAL SUPPLIES
WIRE AND CABLE
HEATERS, RANGES
MOTORS
FANS AND BLOWERS
FIXTURES
POLE LINE HARDWARE

Franklin J. Bills
Las Vegas City Planning Board

Gentlemen:

With reference to your notice of Public Hearing of June 3 rd., 1957, on the request of Harry E. Miller, as Receiver and Trustee for the Moulin Rouge Properties, for a use permit to allow remodeling of buildings, etc. for the Atomic Energy Commission, I believe this plan to be feasible and for the good of the entire area and, therefore, urge you to grant Mr. Miller's request.

We own approximately 225 feet of frontage across from the Moulin Rouge properties.

Yours very truly,

C.G. Crowe, President
STANDARD WHOLESALE SUPPLY CO.



810 WEST BONANZA ROAD
LAS VEGAS, NEVADA

June 3, 1957

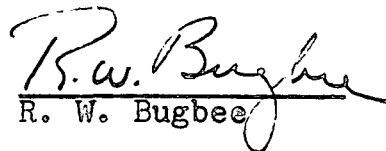
Franklin J. Bills
Las Vegas City Planning Board

Gentlemen:

With reference to your notice of Public hearing of June 3 rd. 1957 on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Propertys for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feasible and for the good of the entire area and therefore urge to grant Mr. Miller's request.

I own the commercial buildings adjoining the Moulin Rouge to the East - 75 feet of frontage on West Bonanza.

Respectfully,


R. W. Bugbee

June 3rd, 1957

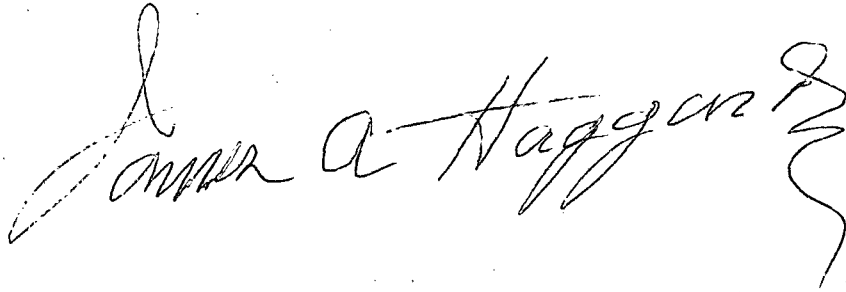
Franklin J. Bills
Las Vegas City Planning Board
City

Gentlemen:

With reference to your notice of Public Hearing of June 3rd, 1957, on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Propertys for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feasible and for the good of the entire area and therefore urge to grant Mr. Miller's request.

I own 4.61 acres in the rear of the Moulin Rouge, 142 frontage x 335 depth facing on Bonanza Road, all in the same area.

Respectfully,

James A. Haggard

OSBORNE ELECTRIC SUPPLY CO., INC.

WHOLESALE EXCLUSIVE

835 WEST BONANZA ROAD

P. O. BOX 1408

LAS VEGAS, NEVADA

DUDLEY 2-7393

June 3, 1957

Franklin J. Bills
Las Vegas City Planning Board
Las Vegas, Nevada

Gentlemen:

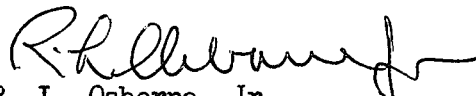
With reference to your notice of Public Hearing of June 3rd, 1957 on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Property for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feasible and for the good of the entire area and therefore urge you to grant Mr. Miller's request.

I own and operate Osborne Electric Supply Company, Inc., wholesale distributors of electric materials, located directly opposite the Moulin Rouge property. Mr. Miller's proposed operation would be a definite asset to our business.

Thank you for your consideration to this request.

Very truly yours

OSBORNE ELECTRIC SUPPLY CO., INC.


R. L. Osborne, Jr.
President

RLO:er

ROBERT E. JONES
JACK J. PURSEL

JONES AND PURSEL
ATTORNEYS AT LAW
SUITE 105 FRIEDMAN BUILDING
300 FREMONT
LAS VEGAS, NEVADA

TELEPHONE
DUDLEY 2-6321

June 3, 1957

Mr. Franklin Bills
City Planning Director
City Hall
Las Vegas, Nevada

Dear Mr. Bills:

I have been advised that the Moulin Rouge has applied for a permit to remodel their hotel premises on Bonanza Road to make the same suitable for the accommodation of the Atomic Energy Commission.

I own an interest in the Dairy Queen and the property adjacent thereto on the west, and I am highly in favor of the application of Moulin Rouge. I believe it would greatly enhance property values in the area if the Atomic Energy Commission could be induced to take over the Moulin Rouge property.

It is my opinion that this proposal could not possibly have a detrimental effect on the neighborhood and would most certainly have a beneficial effect.

Yours very truly,


ROBERT E. JONES *r*

REJ:jr

PHONE 221
DU 2-1172

226 SOUTH MAIN
LAS VEGAS, NEVADA

J. W. Conroy

CONSIGNEE

Union Oil Products



June 3, 1957

City of Las Vegas
Franklin J. Bills,
Director of Planning

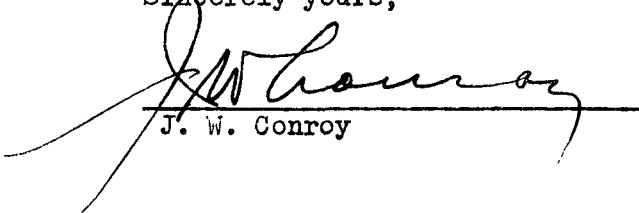
Re: Moulin Rouge Hotel
900 W. Bonanza Road
Use Permit U-10-57

Gentlemen:

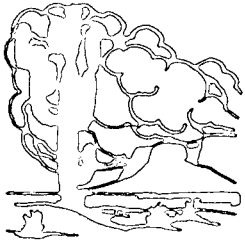
Harry E. Miller has made application for a Use Permit to allow remodeling, maintenance and operation of administrative office building and laboratories by The Atomic Energy Commission.

We feel that the best interests of the City of Las Vegas can be served by granting this permit. We therefore hope that the Board of Zoning Adjustments can see their way clear to give favorable consideration and urge that this permit be granted.

Sincerely yours,



J. W. Conroy



LAS VEGAS, NEVADA

WEST MOTEL

950 WEST BONANZA ROAD

Telephone DU 2-6824

June 1, 1957

*Franklin J. Bills
Las Vegas City Planning Board*

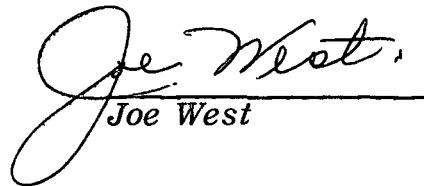
Gentlemen:

With reference to your notice of Public hearing of June 3, 1957 on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Propertys for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feassable and for the good of the entire area and therefore urge to grant Mr. Millers request.

I own the West Motel which is west of the Moulin Rouge Hotel.

Respectfully

WEST MOTEL


Joe West

6-1-57

Franklin J. Bills
Las Vegas City Planning Board

Gentlemen:

With reference to your notice of Public hearing of June 3 rd. 1957 on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Propertys for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feassable and for the good of the entire area and therefore urge to grant Mr. Millers request.

I own approximately five (5) acres adjoining the Moulin Rouge Propertys.

Respectfully

F. E. Searway
~~F. E. Searway~~ Searway
303 Bridger
Tel 29344 or 41970

KEENAN PIPE & SUPPLY COMPANY

PLUMBING - HEATING - OIL & INDUSTRIAL SUPPLIES

2112 EAST 27TH STREET

LOS ANGELES 58, CALIFORNIA

BOX 58285 VERNON BRANCH · TELEPHONE LUDLOW 3-4471

TUCSON
BAKERSFIELD
NORTH HOLLYWOOD
POMONA
PHOENIX
LAS VEGAS

PLEASE ADDRESS REPLY TO:

June 3, 1957

Franklin J. Bills
Las Vegas City Planning Board

Gentlemen:

With reference to your notice of Public Hearing of June 3rd., 1957 on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Propertys for a use permit to allow remodeling of buildings etc. for the Atomic Energy Commission. I believe this plan to be feasible and for the good of the entire area and therefore urge you to grant Mr. Millers request.

We own and operate a Building and Business across from the Moulin Rouge.

Respectfully,

KEENAN PIPE & SUPPLY CO

By

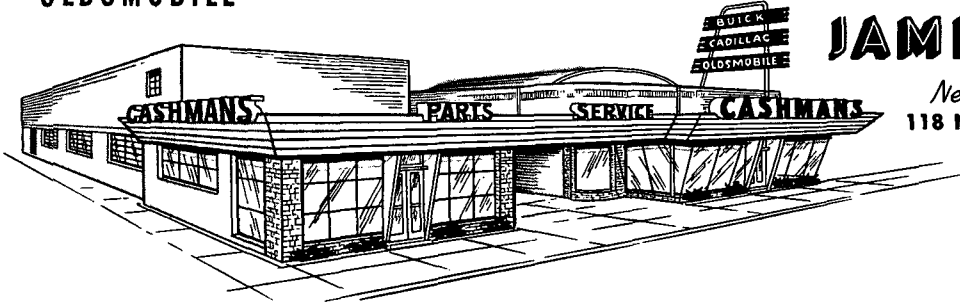


Bob Cleo
Branch Manager

BC/jc

BUICK
CADILLAC
OLDSMOBILE

DUDLEY 2-7400



JAMES CASHMAN CO.

Nevada's Oldest Automobile Dealer
118 NORTH MAIN ST. • LAS VEGAS, NEVADA

June 3, 1957

Mr. Franklin J. Bills
Las Vegas City Planning Board
Las Vegas, Nevada

Dear Mr. Bills:

With reference to your notice of public hearing on June 3, 1957, on the request of Harry E. Miller as Receiver and Trustee for the Moulin Rouge Properties for a use permit to allow remodeling of buildings, etc., for the Atomic Energy Commission, I would like to recommend that this request be granted because I feel it would be advantageous to the entire community and area.

We are now building and will be operating a substantial plant, and own several acres of ground adjacent to the Moulin Rouge.

Yours very truly,

James Cashman, Jr.
James Cashman, Jr.

JCJr:mg