

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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March 18, 2008

CORRECTED LETTER

Mr. Dale Scott
Moulin Rouge Properties, LLC
800 West Bonanza Road
Las Vegas, Nevada 89106

RE: *SDR-26449 - SITE DEVELOPMENT PLAN REVIEW*

Dear Mr. Scott:

Your request for a Site Development Plan Review FOR A PROPOSED 41-STORY AND 30-STORY HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT INCLUDING A 1,727-ROOM HOTEL, A 72,596 SQUARE-FOOT NON-RESTRICTED GAMING FACILITY, AND 381,734 SQUARE FEET OF COMMERCIAL USES WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET WHERE EIGHT FEET IS REQUIRED AT INTERIOR PROPERTY LINES on 17.44 acres at the northwest corner of Bonanza Road and "H" Street (APNs 139-28-703-005, 139-28-703-013 through 016, 139-28-710-001 through 026, and 139-28-711-001 through 059), R-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 5 (Barlow), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-26451), Variance (VAR-26453), and Special Use Permit (SUP-26452) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 02/15/08, and building elevations, date stamped 01/15/08, except as amended by conditions herein.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



4. The location and operation of "gambling games," "slot machines," a "sports pool" or a "racebook" as defined by Las Vegas Municipal Code 6.40.020, or any other type or method of gambling or wagering allowed by the Nevada Gaming Commission (together, known as "Gambling Games") are permitted only on property within the shaded area bounded by the dashed line, marked on the site plan, date stamped 02/15/08, as the "Existing Gaming Boundary." No Gambling Games shall be located on property outside of the Existing Gaming Boundary, and no Gambling Games shall be operated on any property outside of the Existing Gaming Boundary. A revised site plan with a notation to this effect shall be submitted to planning and Development prior to the issuance of any building permits.
5. An Exception from Title 19.10.010 (J) (11) – Parking Lot Landscaping is hereby approved, to allow 26 trees to be planted where 31 trees would otherwise be required for 182 space surface parking lot.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.06.090.
16. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

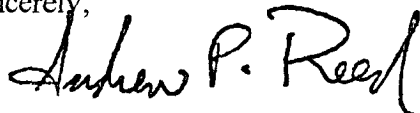
20. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

21. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site, the right-of-way necessary for bus turnout/deceleration lanes meeting current City Standards on Bonanza Road, and grant a traffic signal chord easement on the northwest corner of Bonanza Road and "H" Street prior to the issuance of any permits.
22. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. All new or modifications to existing driveways along Bonanza Road shall receive approval from the Nevada Department of Transportation.
24. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
25. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
26. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this site.
27. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives.
28. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements within the public right-of-way adjacent to this site.

29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
30. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on **April 2, 2008**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

Mr. Dale Scott
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March 18, 2008

cc: Mr. Robert Holgate
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Las Vegas, Nevada 89106

Mr. Alvin Snapper
NEO Research, Inc.
1000 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Marion Bennett
1911 Goldhill Avenue
Las Vegas, Nevada 89106