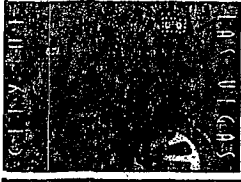


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice. 702-229-6301
Fax. 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

February 29, 2008

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

RE: SUP-26452 - SPECIAL USE PERMIT

Dear Mr. Scott:

Your request for a Special Use Permit FOR A PROPOSED 420-FOOT BUILDING IN THE A-O (AIRPORT OVERLAY) DISTRICT WHERE THE HEIGHT LIMITATION IS 175 FEET FOR A PROPOSED HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT 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. Conformance to all minimum requirements under Title 19.06.080 for a project in the A-O (Airport Overlay) District.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-26451), Variance (VAR-26453), and Site Development Plan Review (SDR-26449) shall be required.
3. 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.
4. ~~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.~~

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



096870

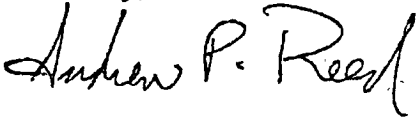


Mr. Dale Scott
SUP-26452 - Page Two
February 29, 2008

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

cc: Mr. Robert Holgate
Moulin Rouge Properties
900 West Bonanza Road
Las Vegas, Nevada 89106

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

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