

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: VAR-26453 - VARIANCE

Dear Mr. Scott:

Your request for a Variance TO ALLOW A LOT COVERAGE OF 100 PERCENT WHERE 50 PERCENT IS THE MAXIMUM ALLOWED AND TO ALLOW A ZERO-FOOT SETBACK TO THE SIDE, CORNER SIDE, AND REAR PROPERTY LINES FOR A HOTEL AND GAMING ESTABLISHMENT, NON-RESTRICTED DEVELOPMENT 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. Conformance to the conditions for Rezoning (ZON-26451), Special Use Permit (SUP-26452) and Site Development Plan Review (SDR-26449), if approved.
2. This approval permits a deviation from LVMC Title 19.08.050 (C) Table 1 – Setback requirements to allow a zero-foot setback at the rear and side lot lines where the building is to be built across the required to be maintained lot lines.
3. This approval permits a deviation from LVMC Title 19.08.050 (C) Table 1 – Maximum Lot Coverage requirements to allow a 100 percent lot coverage for the interior (historical Gaming Establishment, Non-restricted location) parcel and ~~57.7 percent overall where a lot coverage of 50 percent is the maximum that would otherwise be allowed.~~

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



096960

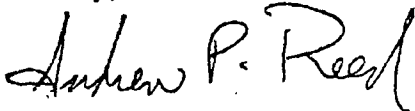


Mr. Dale Scott
VAR-26453 - Page Two
February 29, 2008

4. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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