



012547

October 18, 1999

Mr. Doug Purvis  
C. B. C. Finical Corporation  
70 Innisbrook Avenue  
Las Vegas, Nevada 89113

**RE: Z-74-66(1) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Purvis:

Your request for a Site Development Plan Review on property located at 900 West Bonanza Road FOR A PROPOSED 5,875 SQUARE FOOT ADDITION TO THE EXISTING MOULIN ROUGE HOTEL/CASINO, C-M (Commercial/Industrial) Zone, Size: 5.44 Acres, Ward 3 (Reese), APN: 139-28-703-014, was considered by the Planning Commission on October 14, 1999.

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

1. The width of the landscape planter along the south property line shall be increased to 15 feet and shall include minimum 24 inch box trees spaced 40 feet on center and 4 five gallon shrubs per tree as required by the Planning and Development Department.
2. A Site Development Plan Review for Phases 2 and 3 shall be reviewed by the Planning Commission prior to the issuance of building permits for those phases. Any future development of this site requires a review by the Historic Preservation Commission prior to a review by the Planning Commission.
3. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half-street width of 50 feet for Bonanza Road prior to the issuance of any permits as required by the Department of Public Works.
4. 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 prior to occupancy of this site as required by the Department of Public Works.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. In addition the reconstruction of the existing driveway on Bonanza Road shall comply with the requirements of the Nevada Department of Transportation.

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD

CITY MANAGER  
VIRGINIA VALENTINE

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702 229 6011  
TDD 702 386 9108  
www.ci.las-vegas.nv.us

6. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements 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 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.
7. Submit an Encroachment Agreement for all landscaping and private improvements in the Bonanza Way public rights-of-way adjacent to this site as required by the Department of Public Works.
8. Landscape and maintain all unimproved right-of-way on Bonanza Way adjacent to this site as required by the Department of Public Works. All landscaping 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 and abutting street intersections.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
10. All development shall be in conformance with the site plan and building elevations.
11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
12. A landscaping plan must first be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.

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13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. 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.
17. Where new mains are extended along streets and fire hydrants are not needed of protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
18. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on November 17, 1999, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Susan Barton, Planner II  
Planning and Development Department  
Current Planning Division

SB:sd

cc: Mr. Bart Mayble  
70 Innisbrook Avenue  
Las Vegas, Nevada 891002

Purvis Architects  
2880 Meade Avenue #203  
Las Vegas, Nevada 89102