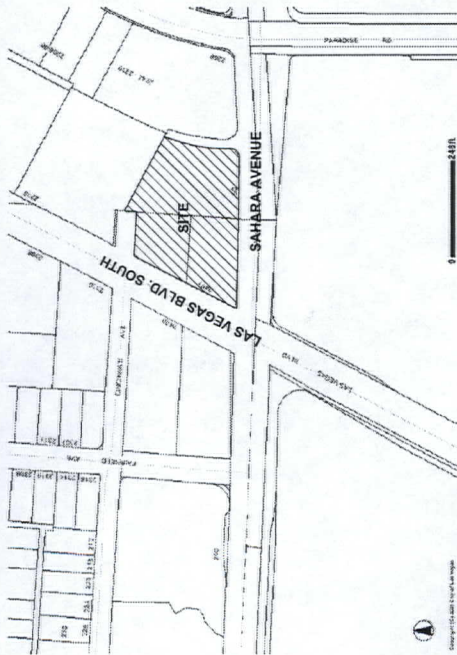




Case Number: **VAR-34308** APN: 162-04-813-070 & 071 and 162-03-410-008



VICINITY MAP

PHASE 1 INCLUDES THE FOLLOWING:

- DEMOLITION OF EXISTING BLACK COLORED CASINORETAIL BUILDING.
- REACTIVATION OF THE EXISTING 131 SPACE PARKING STRUCTURE.
- DEDICATION OF R.O.W. ALONG SAHARA AVE.
- SPECIAL LANDSCAPING CONSISTENT WITH THE DOWNTOWN CENTRAL PLAN. THIS WORK WILL ALSO BE USED FOR PHASE 2.
- COMPLETE A REVERSIONARY MAP TO ELIMINATE LOT LINES AND CREATE ONE PARCEL.
- RELOCATION OF OVERHEAD ELECTRICAL POWER LINES ALONG SAHARA AVE. UNDERGROUND. MAJOR OVERHEAD LINES WILL REMAIN PER NEVADA POWER.
- CONSTRUCTION OF ADDITIONAL PAVEMENT ALONG SAHARA AVE.
- CONSTRUCTION OF A TWO STORY BUILDING HOUSING A PHARMACY, A CASINO, RETAIL AND RESTAURANT.
- CONSTRUCTION OF MARQUE ANIMATED VIDEO SIGN WRAPPING THE CORNER.
- CONSTRUCTION OF A 546'-3" HIGH MAST SUPPORTING A SAIL SHAPED MARQUE ANIMATED VIDEO DISPLAY.
- CONSTRUCTION OF A 40 FOOT HIGH SOLID STUCCO FACED WALL EXTENDING EAST ALONG SAHARA AVE TO SCREEN SURFACE PARKING.
- SURFACE PARKING AND PHARMACY PICK-UP WINDOW.

SIGN AREA TABULATION		TOTAL SIGN S.F.	
FACE	TYPE	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
NORTH	TYPE 1: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
	TYPE 2: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
SOUTH	TYPE 1: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
	TYPE 2: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
EAST	TYPE 1: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
	TYPE 2: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
WEST	TYPE 1: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
	TYPE 2: 11.58 S.F.	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.
TOTAL SIGNAGE		121,110 S.F.	121,110 S.F.

SIGN TYPE DESCRIPTIONS:

- TYPE 1: NOT USED.
- TYPE 2: COLORED LED DISPLAY, 30-60 MM RESOLUTION.
- TYPE 3: LED FULL MOTION VIDEO DISPLAY, 10 MM RESOLUTION.
- TYPE 4: LED FULL MOTION VIDEO DISPLAY, 10 MM RESOLUTION.

PARKING

REQUIRED PARKING* BY 19.04 TABLE 2 FOR INFORMATION ONLY
 *DUE TO THE LOCATION OF THIS PROJECT THIS SITE IS NOT REQUIRED TO PROVIDE ON SITE PARKING.

WALGREENS/PHARMACY	13100 / 250 = 53
MEZZANINE STORAGE	5000 / 250 = 20
CASINO	9000 / 90 = 100
RESTAURANT:	
DINING	3000 / 250 = 12
SERVICE	3000 / 250 = 12
RETAIL	4000 / 250 = 16
TOTAL	213

264 - 39% = 162 SPACES

39% PARKING REDUCTION REQUESTED BECAUSE PEDESTRIAN TRAFFIC TO THIS SITE OFFSETS NEED FOR ONSITE PARKING.

PROVIDED PARKING

131 (EXISTING GARAGE) + 31 SURFACE = 162 SPACES
 (INCLUDING 7 H.C.)

SITE ZONING

SITE AREA: 2.17 Acres (94,525 s.f.)
Parcel Number: 162-04-813-070
 162-04-813-071
 162-03-410-008
Site Address: 2423 S. Las Vegas Blvd.
 2417 S. Las Vegas Blvd.
 Las Vegas - 89104

Jurisdiction: General Commercial District (C-2)
City/Zone: General Commercial District (C-2)
Special Use Permit: Downtown Overlay District
 included within the Las Vegas Downtown Centennial Plan
Yard Setbacks: Front: 0 feet
 Interior side: 0 feet
 Rear: 0 feet
 Height: +/- 18,600 S.F.

BUILDING AREA:

PHARMACY	13100 S.F.
MEZZANINE	5000 S.F.
CASINO	9000 S.F.
RESTAURANT	6000 S.F.
RETAIL	4000 S.F.
TOTAL:	37100 S.F.

DRAWING INDEX

AC	COVER SHEET
AS1.0	SITE PLAN
L1.1	LANDSCAPE PLAN
A1.0	CASINO AND WALGREENS GROUND FLOOR PLAN
A1.1	MEZZANINE PLAN
A1.2	SECOND FLOOR PLAN
A2.1	NORTH ELEVATION
A2.2	SOUTH ELEVATION
A2.3	EAST ELEVATION
A2.4	WEST ELEVATION
A2.5	RENDERED SOUTH ELEVATION
A3.1	BUILDING SECTION

VAR-34308 WVR-34311 RECEIVED
SUP-34309 SUP-34310 JUN 19 2009
REVISED SDR-34306
07/09/09 PC

REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE SUITE 248
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

COVER SHEET-PHASE 1

PROJECT NAME	SAHARA AND LAS VEGAS BLVD.
DATE	7/9/09
SCALE	AS SHOWN
AC	



VICINITY MAP

PHASING DESCRIPTION:

PHASE 1 INCLUDES THE FOLLOWING:

- DEMOLITION OF EXISTING BLACK COLORED CASINO/RETAIL BUILDING.
- REACTIVATION OF THE EXISTING 131 SPACE PARKING STRUCTURE.
- DEDICATION OF R.O.W. ALONG SAHARA AVE.
- CONSTRUCTION OF FINAL PHASE 2 DECORATIVE SIDEWALKS AND SPECIAL LANDSCAPING CONSISTANT WITH THE DOWNTOWN CENTENIAL PLAN. THIS WORK WILL ALSO BE USED FOR PHASE 2.
- COMPLETE A REVERSIONARY MAP TO ELIMINATE LOT LINES AND CREATE ONE PARCEL.
- RELOCATION OF OVERHEAD ELECTRICAL POWER LINES ALONG SAHARA AVE. UNDERGROUND. MAJOR OVERHEAD LINES WILL REMAIN PER NEVADA POWER.
- CONSTRUCTION OF ADDITIONAL PAVEMENT ALONG SAHARA AVE.
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- CONSTRUCTION OF A 546'-3" HIGH MAST SUPPORTING A SAIL SHAPED MARQUE ANIMATED VIDEO DISPLAY.
- CONSTRUCTION OF A 40 FOOT HIGH SOLID STUCCO FACED WALL EXTENDING EAST ALONG SAHARA AVE TO SCREEN SURFACE PARKING.
- CONSTRUCTION OF LOADING AREA AND REFUSE COMPACTOR AREA, SURFACE PARKING AND PHARMACY PICK-UP WINDOW.

SIGN AREA TABULATION			
SIGN TYPE	LOCATION	DESCRIPTION	PERCENTAGE
TYPE 1	ROOF	LED FULL MOTION VIDEO DISPLAY 30'-60" MM RESOLUTION	N/A
TYPE 2	ROOF	NON VIDEO COLORED LEDS	N/A
TYPE 3	ROOF	LED FULL MOTION VIDEO DISPLAY 30'-60" MM RESOLUTION	N/A
TYPE 4	BUILDING EAST FACADE	LED FULL MOTION VIDEO DISPLAY 10' MM RESOLUTION	± 23% OF FACADE
TYPE 4	BUILDING SOUTH FACADE	LED FULL MOTION VIDEO DISPLAY 10' MM RESOLUTION	± 49% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10' CM	N/A
TOTAL			± 74,000 S.F.

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PARKING

REQUIRED PARKING* BY 19.04 TABLE 2 FOR INFORMATION ONLY
*DUE TO THE LOCATION OF THIS PROJECT THIS SITE IS NOT REQUIRED TO PROVIDE ON SITE PARKING.

WALGREENS/PHARMACY	13100 / 250 = 53
MEZZANINE STORAGE	5000 / 250 = 20
CASINO	9000 / 90 = 100
RESTAURANT:	
DINING	3000 / 50 = 60
SERVICE	3000 / 200 = 15
RETAIL	4000 / 250 = 16
TOTAL	204

264 - 39% = 162 SPACES

39% PARKING REDUCTION REQUESTED BECAUSE PEDESTRIAN TRAFFIC TO THIS SITE OFFSETS NEED FOR ONSITE PARKING.

PROVIDED PARKING
131 (EXISTING GARAGE) + 31 SURFACE = 162 SPACES
(INCLUDING 7 H.C.)

SITE ZONING

SITE AREA: 2.17 Acres (94,525 s.f.)
Parcel Number: 162-04-813-070
162-04-813-071
162-03-410-008
Site Address: 2423 S. Las Vegas Blvd.
Jurisdiction: 2417 S. Las Vegas Blvd.
Zoning Class: Las Vegas - 85104

Existing: General Commercial District (C-2)
Proposed: General Commercial District (C-2)
Special Use Permit:
Downtown Overlay District
Included within the Las Vegas Downtown Centennial Plan
Yard Setbacks: Minimum: 0 feet
Front: 0 feet
Interior side: 0 feet
Rear: 0 feet
Height: +/- 18,600 S.F.

BUILDING AREA:

PHARMACY	13100 S.F.
MEZZANINE	5000 S.F.
CASINO	9000 S.F.
RESTAURANT	6000 S.F.
RETAIL	4000 S.F.
TOTAL:	37100 S.F.

DRAWING INDEX

AC	COVER SHEET
AS1.0	SITE PLAN
L1.1	LANDSCAPE PLAN
A1.0	CASINO AND WALGREENS GROUND FLOOR PLAN
A1.1	MEZZANINE PLAN
A1.2	SECOND FLOOR PLAN
A2.1	NORTH ELEVATION
A2.2	SOUTH ELEVATION
A2.3	EAST ELEVATION
A2.4	WEST ELEVATION
A2.5	RENDERED SOUTH ELEVATION
A3.1	BUILDING SECTION

VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

REV	DATE	BY	REVISION

GEORGE RANHAUT, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

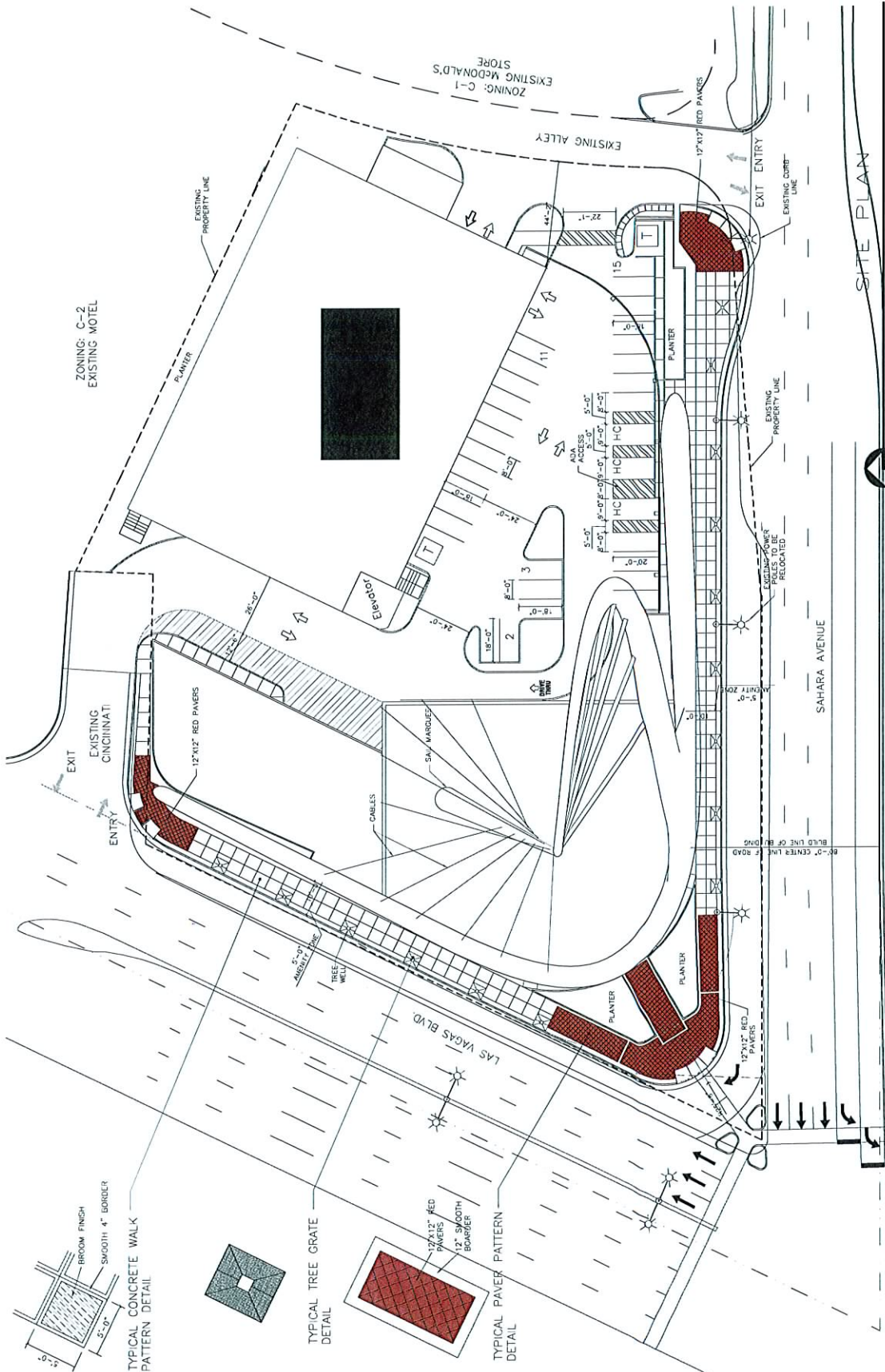
SAHARA AND LAS VEGAS BLVD.
PROJECT NO. 03-08-0000000000
DATE: 2.10.2008
DRAWN BY: AC
CHECKED BY: AC
COVER SHEET - PHASE 1

REV	DATE	BY	REVISION


 GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

SHEET NO. 10
 OF 10
 DATE 2/10/09

SAHARA AND LAS VEGAS BLVD.
 PROJECT NUMBER: 06/11/09 PC
 CLIENT: WVR-34311
 DATE: 2/10/09
 SCALE: 1" = 40'-0"

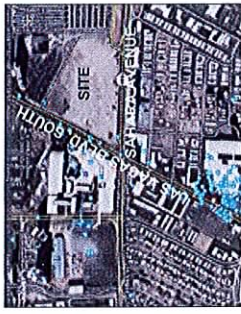


SCALE: 1" = 40'-0"
 0' 10' 20' 40' 80' 120'
 N
 SITE DEVELOPMENT PLAN REVIEW
 SPECIAL USE PERMIT
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 SUP-34309 SUP-34310
 SDR-34306 06/11/09 PC

REV	DATE	BY	REVISION


 GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

LANDSCAPE PLAN - PHASE 1	
DATE: 2/10/2009	SCALE: 1" = 30'-0"
PROJECT: SAHARA AND LAS VEGAS BLVD. LOCATION: 1000 SOUTH LAS VEGAS BOULEVARD CITY: LAS VEGAS, NEVADA 89104 COUNTY: CLAY COUNTY, NV SHEET NO. 1 OF 1	



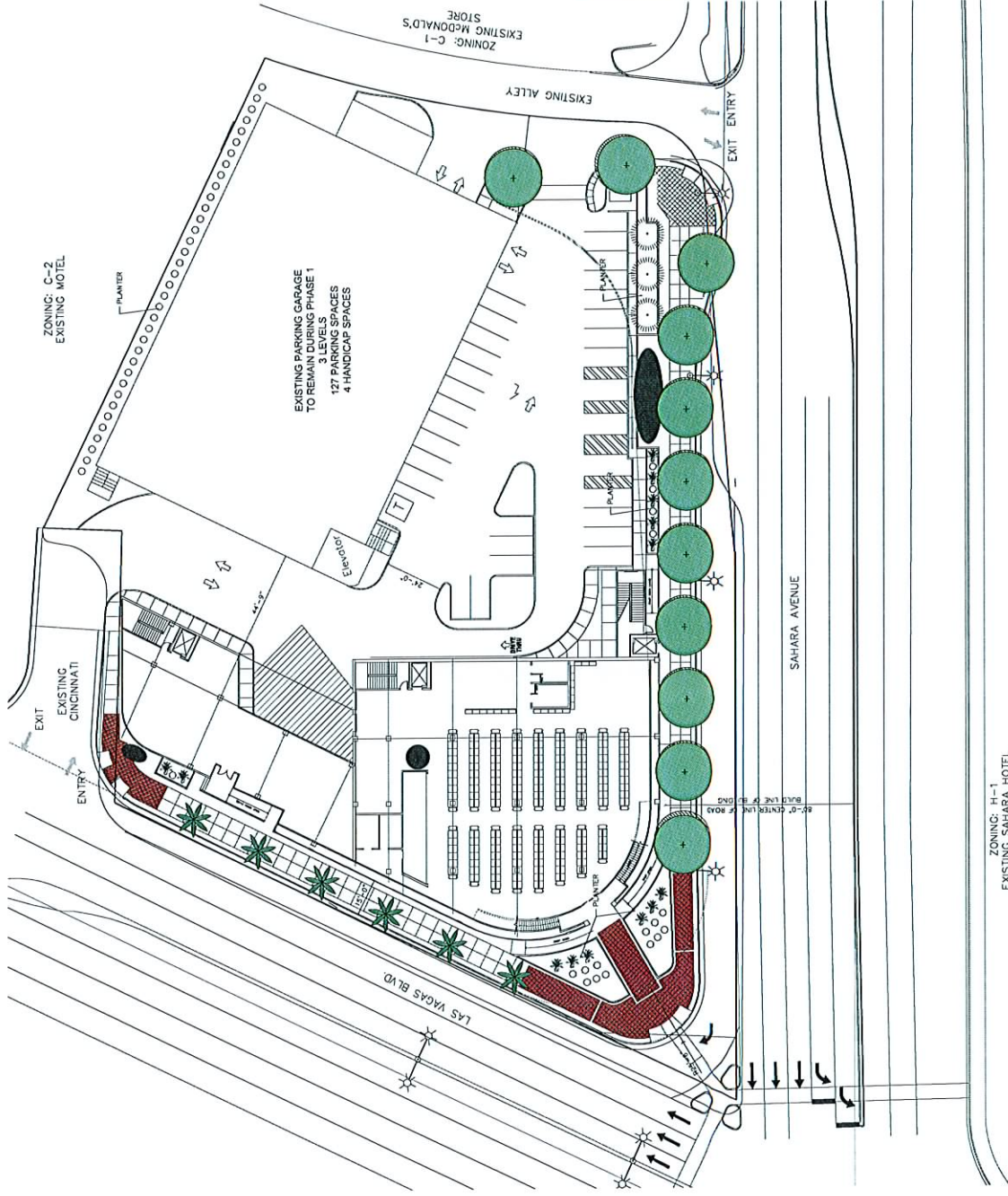
VICINITY MAP N.T.S.

PLANTING LEGEND

Size	Common Name	Quantity
25'	Deglet-Noor Date Palms	6
15'	Southern Live Oak	29
Trees and Palms, 30'-0" o.c. in tree grades		



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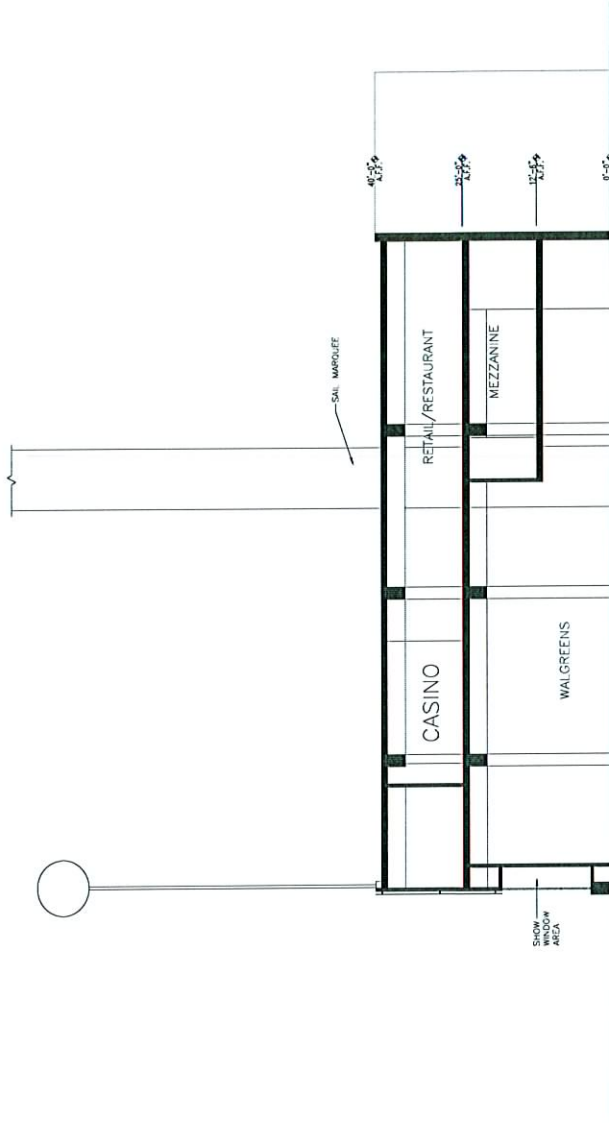
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 SUP-34309 SUP-34310
 SDR-34306 06/11/09 PC

LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



ZONING: H-1
 EXISTING SAHARA HOTEL

PROJECT NO. 2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89102		DATE: 2.10.2009		SHEET NO. A3.1	
PROJECT NAME: SAHARA AND LAS VEGAS BLVD.		SCALE: 1" = 20'-0"		DATE: 2.10.2009	
ARCHITECT: GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.		DATE: 2.10.2009		SHEET NO. A3.1	
2225 SAN PEDRO NE, SUITE 205 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877		DATE: 2.10.2009		SHEET NO. A3.1	
REV		DATE		BY	
REVISION					



BUILDING SECTION

SCALE: 1" = 20'-0"

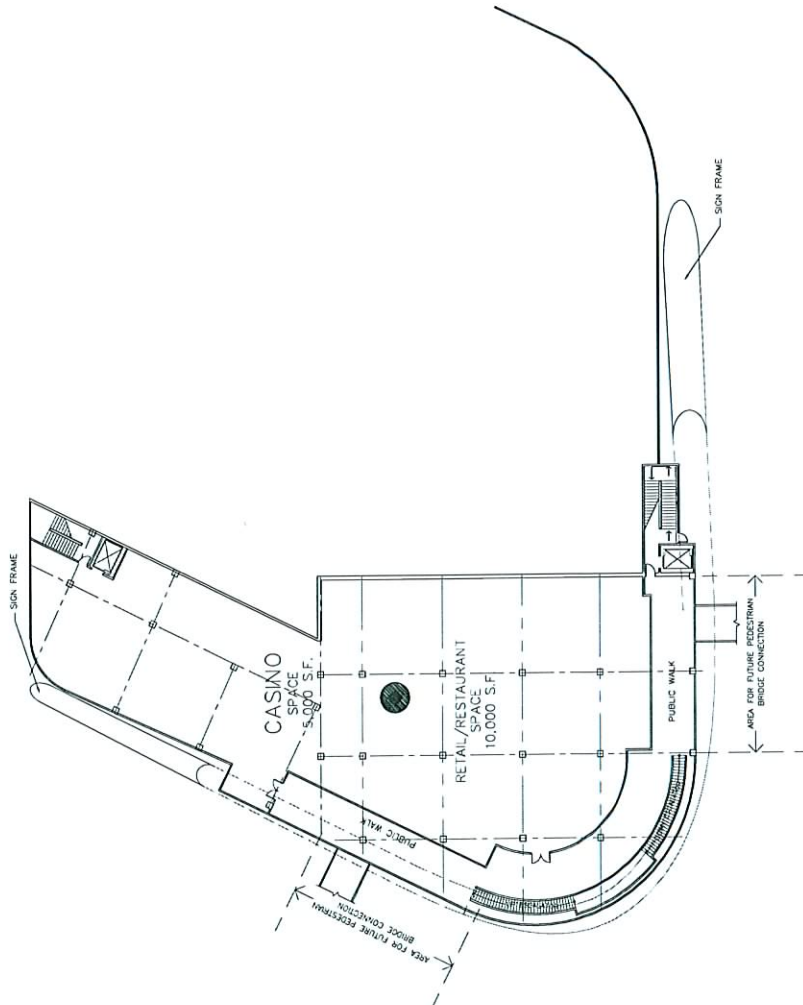
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 215
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

SAHARA AND LAS VEGAS BLVD.
 207 SOUTH LAS VEGAS BOULEVARD
 LAS VEGAS, NEVADA 89104
 2/15/2009
 SCALE: 1" = 40'-0"
 A1.2

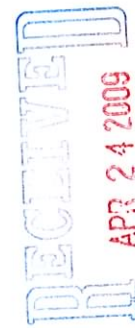


CASINO/RESTAURANT/RETAIL
 SECOND FLOOR PLAN

SCALE: 1" = 40'-0"
 0' 10' 20' 40' 80' 120'

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A vertical number line with tick marks at 0', 10', 20', 40', 80', and 120'.

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WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"

A vertical number line with tick marks at 0', 10', 20', 40', 80', and 120'.

VAR-34308	WVR-34311
SUP-34309	SUP-34310
SDR-34306	06/11/09 PC

MEZZANINE PLAN PROJECT NO. 232 435 N. LAS VEGAS BLVD. LAS VEGAS, NEVADA 89104 1475 SOUTH LAS VEGAS BOULEVARD SAHARA AND LAS VEGAS BLVD.		DATE: 2/10/2003 SCALE: A1.1
REV. 01.0 2/10/2003	435 N. LAS VEGAS BLVD. 1475 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104 PROJECT NO. 232	MEZZANINE PLAN PROJECT NO. 232 435 N. LAS VEGAS BLVD. LAS VEGAS, NEVADA 89104

SIGN AREA TABULATION				
FACADE	FACADE S.F.	SIGN TYPE & S.F.	TOTAL SIGN S.F.	% SIGNAGE
NORTH	±12,213 S.F.	TYPE 4: ±1,701 S.F.	±1,701 S.F.	±15%
SOUTH	±11,198 S.F.	TYPE 2: ±2,138 S.F.	± 8,002 S.F.	±78%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,064 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,640 S.F.	±1,640 S.F.	±23%
WEST	±8,640 S.F.	TYPE 2: ±1,872 S.F.	±8,067 S.F.	±101%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,415 S.F.		
TOTAL SIGNAGE			±21,110 S.F.	

SIGN TYPE DESCRIPTIONS:

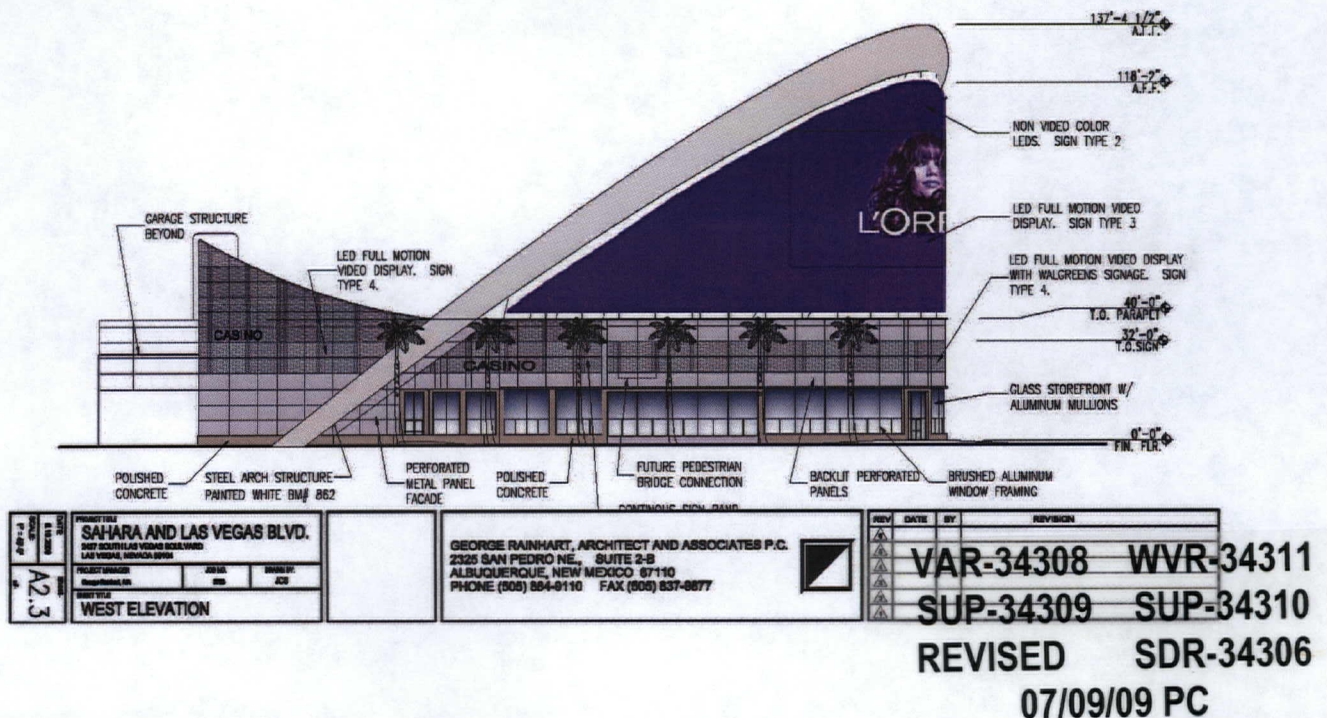
TYPE 1: NOT USED.

TYPE 2: NON-VIDEO COLORED LED DISPLAY.

TYPE 3: LED FULL MOTION VIDEO DISPLAY. 30-60 MM RESOLUTION.

TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION.

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SIGN AREA TABULATION				
FACADE	FACADE S.F.	SIGN TYPE & S.F.	TOTAL SIGN S.F.	% SIGNAGE
NORTH	±12,213 S.F.	TYPE 4: ±1,781 S.F.	±1,781 S.F.	±15%
SOUTH	±11,158 S.F.	TYPE 2: ±2,138 S.F.	± 8,802 S.F.	±79%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,064 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F.	±8,887 S.F.	±101%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,415 S.F.		
TOTAL SIGNAGE			±21,110 S.F.	

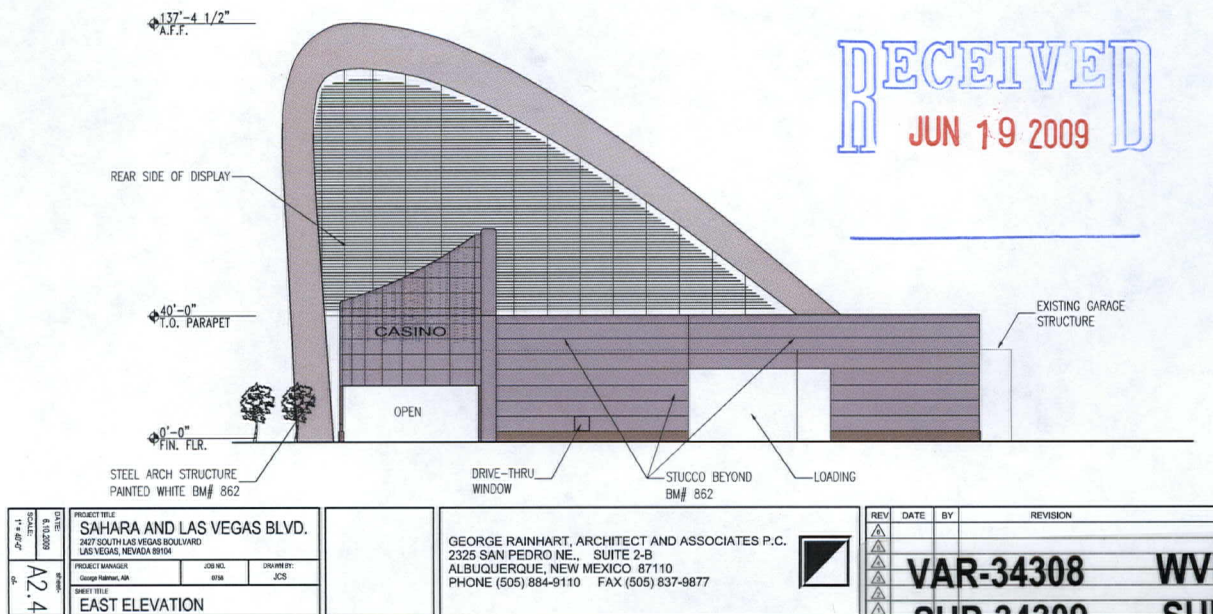
SIGN TYPE DISCRPTIONS:

TYPE 1: NOT USED.

TYPE 2: NON-VIDEO COLORED LED DISPLAY.

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TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION.



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DATE: 6/14/2009	PROJECT TITLE: SAHARA AND LAS VEGAS BLVD. 2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104	
SCALE: 1"=4'-0"	PROJECT MANAGER: George Rainhart, AIA	JOB NO.: 8798
SHEET NO.: A2.4	DRAWN BY: JCS	
SHEET TITLE: EAST ELEVATION		

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

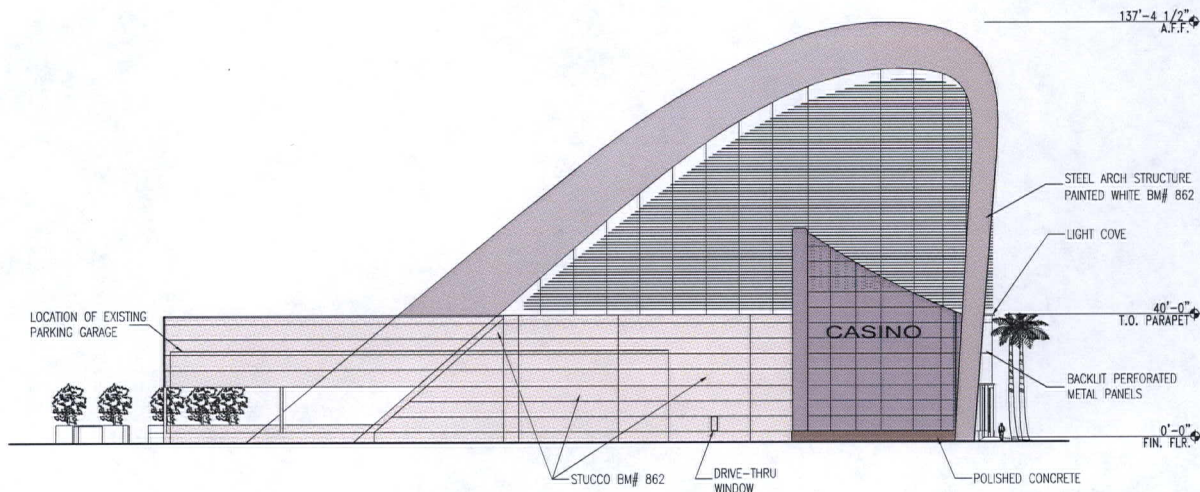
REV	DATE	BY	REVISION
1			
2			
3			
4			

VAR-34308 **WVR-34311**
SUP-34309 **SUP-34310**
REVISED **SDR-34306**
07/09/09 PC

SIGN AREA TABULATION				
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TYPE 2: NON-VIDEO COLORED LED DISPLAY.
TYPE 3: LED FULL MOTION VIDEO DISPLAY. 30-60 MM RESOLUTION.
TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION

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SCALE 1" = 40'-0" A2.1	PROJECT TITLE SAHARA AND LAS VEGAS BLVD.		
	2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104		
	PROJECT MANAGER George Rainhart, AIA	DATE 07/08	DRAWN BY JCS
	SHEET TITLE NORTH ELEVATION		

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
VAR-34308			
SUP-34309			

WVR-34311

SUP-34310

SDR-34306

REVISED

07/09/09 PC