





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.
- 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.
- CONSTRUCTION OF LOADING AREA AND REFUSE COMPACTOR AREA, SURFACE PARKING AND PHARMACY PICK-UP WINDOW.

| SIGN AREA TABULATION |          |                                                   |               |                 |
|----------------------|----------|---------------------------------------------------|---------------|-----------------|
| SIGN TYPE            | LOCATION | DESCRIPTION                                       | AREA          | PERCENTAGE      |
| TYPE 1               | ROOF     | LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION | ± 18,471 S.F. | N/A             |
| TYPE 2               | ROOF     | NON VIDEO COLORED LEDS                            | ± 13,117 S.F. | N/A             |
| TYPE 3               | ROOF     | LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION | ± 7,312 S.F.  | N/A             |
| TYPE 4               | BUILDING | LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION    | ± 3,600 S.F.  | ± 23% OF FACADE |
| TYPE 5               | BUILDING | LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION    | ± 6,300 S.F.  | ± 49% OF FACADE |
| TYPE 6               | ROOF     | LED FULL MOTION VIDEO DISPLAY 10 CM               | ± 25,200 S.F. | 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              | 264              |

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 (94,525s.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:** -  
**City/County:** -  
**Zoning District:** General Commercial District (C-2)  
**Proposed:** General Commercial District (C-2)  
**Neighboring Districts:** 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                       |

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

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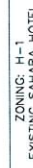
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
2325 SAN PEDRO NE, SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

|                  |                            |
|------------------|----------------------------|
| PROJECT NO.      | AC                         |
| DATE             | 2.10.2008                  |
| PROJECT NAME     | SAHARA AND LAS VEGAS BLVD. |
| PROJECT LOCATION | SAHARA AND LAS VEGAS BLVD. |
| PROJECT PHASE    | COVER SHEET-PHASE 1        |





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| SCALE: | "         |                      |



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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.  
 2325 SAN PEDRO NE, SUITE 200  
 ALBUQUERQUE, NEW MEXICO 87110  
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**BUILDING SECTION**

Project Name: SAHARA AND LAS VEGAS BLVD.

Location: LAS VEGAS, NEVADA 89104

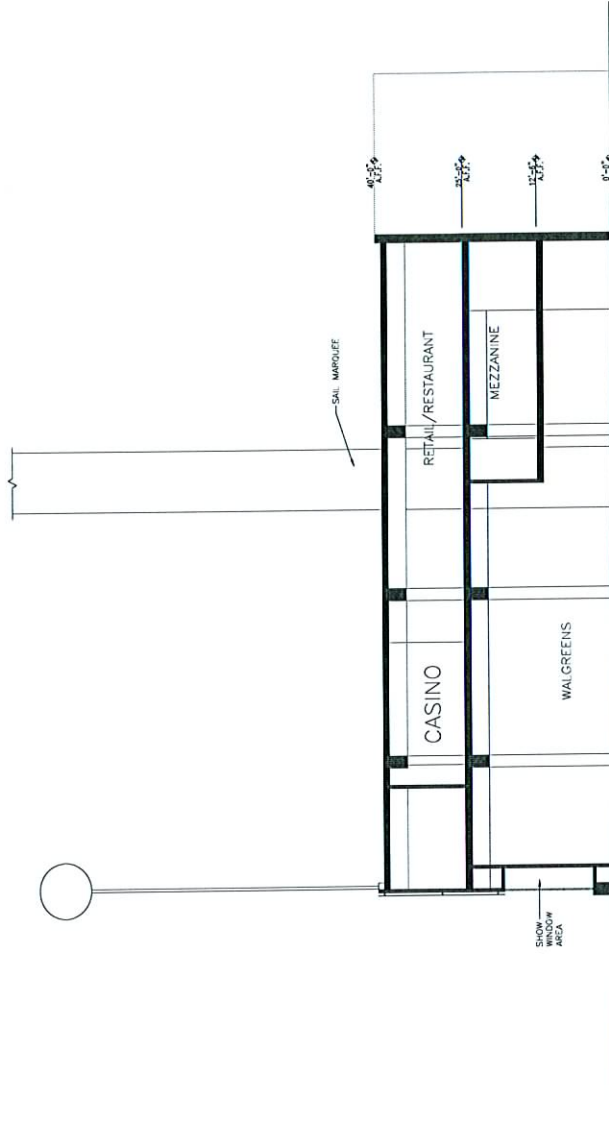
Scale: 1" = 20'-0"

Sheet: A3.1

DATE: 06/11/09

DESIGNER: SUP-34306

CHECKER: WVR-34311



BUILDING SECTION

SCALE: 1" = 20'-0"

0' 5' 10' 20' 40' 80'

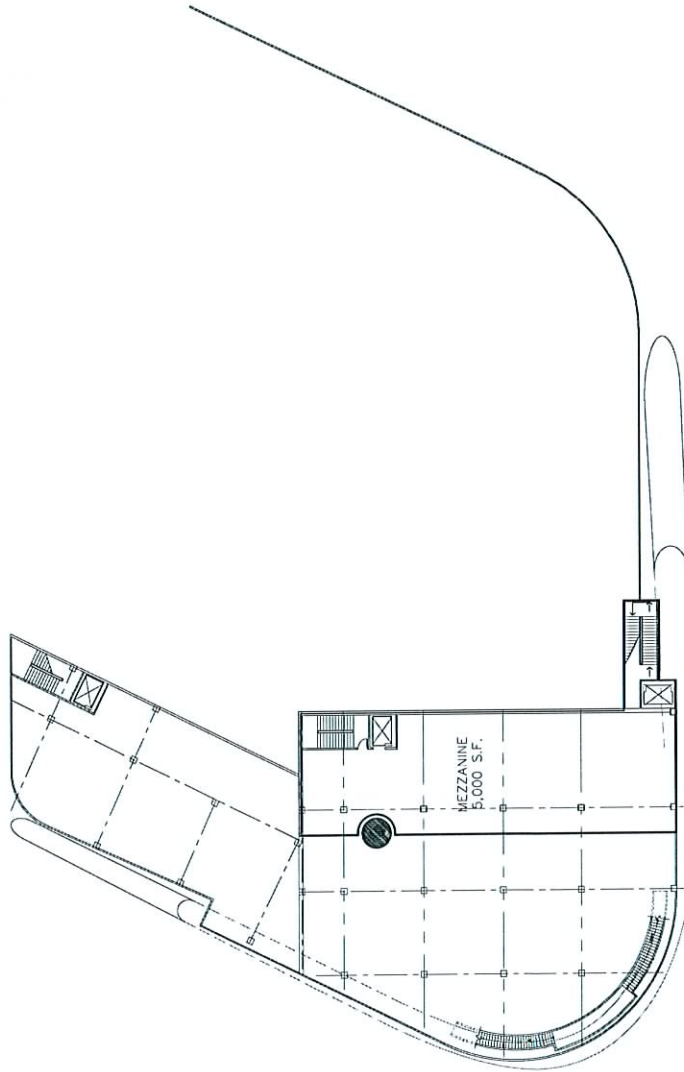
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WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"



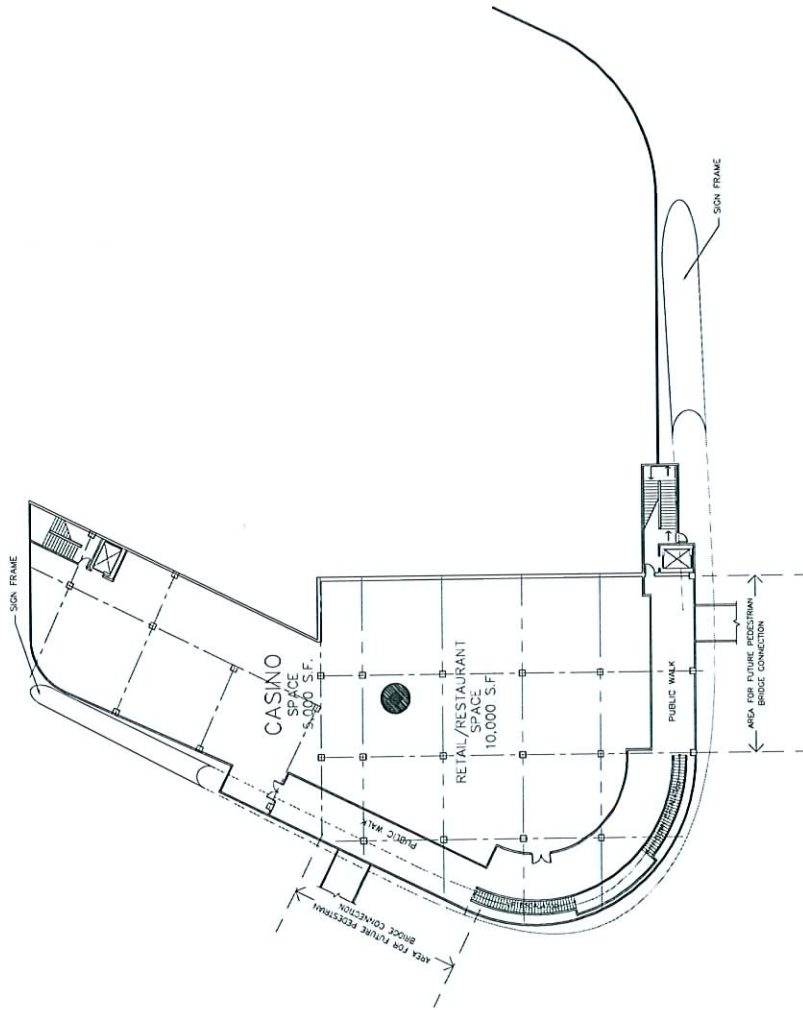
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| SDR-34306 | 06/11/09 PC |

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|--------------------------------------|--|-------------------------------|--|-------------------------------|--|----------------------|--|--------------------|--|-----------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------|--|
| MEZZANINE PLAN                       |  | PROJECT NUMBER                |  | DATE                          |  | DRAWN BY             |  | CHECKED BY         |  | APPROVED BY                                                                       |  | REVISION                                                                          |  |
| SHPARA AND LAS VEGAS BLVD.           |  | LAS VEGAS MEXICO BRANCH       |  | 10/20/2008                    |  | JOS                  |  | JOS                |  | JOS                                                                               |  | JOS                                                                               |  |
| SHPARA ARCHITECT AND ASSOCIATES P.C. |  | 2325 SAN PEDRO NE., SUITE 2-B |  | ALBUQUERQUE, NEW MEXICO 87110 |  | PHONE (505) 884-9110 |  | FAX (505) 837-9877 |  |  |  |  |  |

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|                   |                           |
|-------------------|---------------------------|
| SECOND FLOOR PLAN |                           |
| PROJECT NO.       | 247 SOUTH LAS VEGAS BLVD. |
| DATE              | 2/10/2009                 |
| SCALE             | A1.2                      |
| DESIGNED BY       | JCS                       |
| CHECKED BY        | JCS                       |



CASINO/RESTAURANT/RETAIL  
 SECOND FLOOR PLAN



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