



STATEMENT OF FINANCIAL INTEREST



VICINITY MAP

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 548'-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.	± 2.3% OF FACADE
TYPE 4	SOUTH FACADE	LED FULL MOTION VIDEO DISPLAY 10' MM RESOLUTION	± 6,300 S.F.	± 4.9% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10' CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

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: Las Vegas
Zoning District: General Commercial District (C-2)
 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: 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



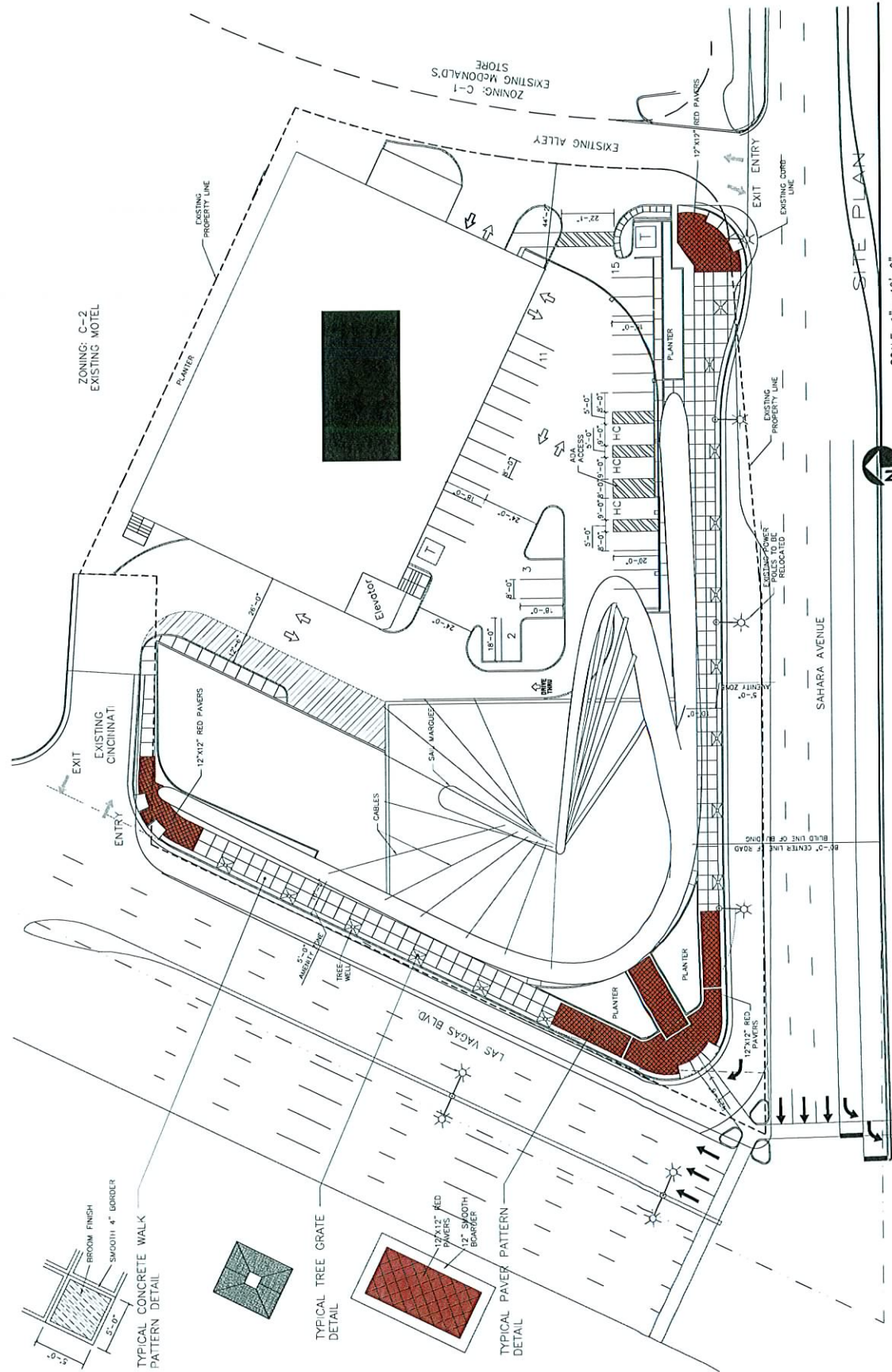
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT	SAHARA AND LAS VEGAS BLVD.
DATE	2-10-2009
SCALE	AS SHOWN
SHEET NO.	AC
TOTAL SHEETS	1
DESIGNED BY	AC
CHECKED BY	AC
DATE	2-10-2009
PROJECT	SAHARA AND LAS VEGAS BLVD.
PROJECT NO.	06/11/09 PC

REV	DATE	BY	REVISION


GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO N.E., SUITE 28
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

SITE PLAN 247 SOUTH LAS VEGAS BLVD LAS VEGAS, NEVADA 89104	
DATE: 2.15.2009	SCALE: AS 1.0
PROJECT NO. 06-11-09-PC	DESIGNER: JCS



SCALE: 1" = 40'-0"
 0' 10' 20' 40' 80' 120'
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SDR-34306 06/11/09 PC

SITE DEVELOPMENT PLAN REVIEW
 SPECIAL USE PERMIT
RECEIVED
 APR 24 2009

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

PROJECT NO. 06-000000
 DATE 06-11-09
 DRAWN BY

SAHARA AND LAS VEGAS BLVD.
 3427 SOUTH LAS VEGAS BOULEVARD
 LAS VEGAS, NEVADA 89109
 PROJECT NO. 06-000000
 DATE 06-11-09
 DRAWN BY

SCALE: 1" = 20'-0"
 DATE: 06/11/09
 DRAWN BY:



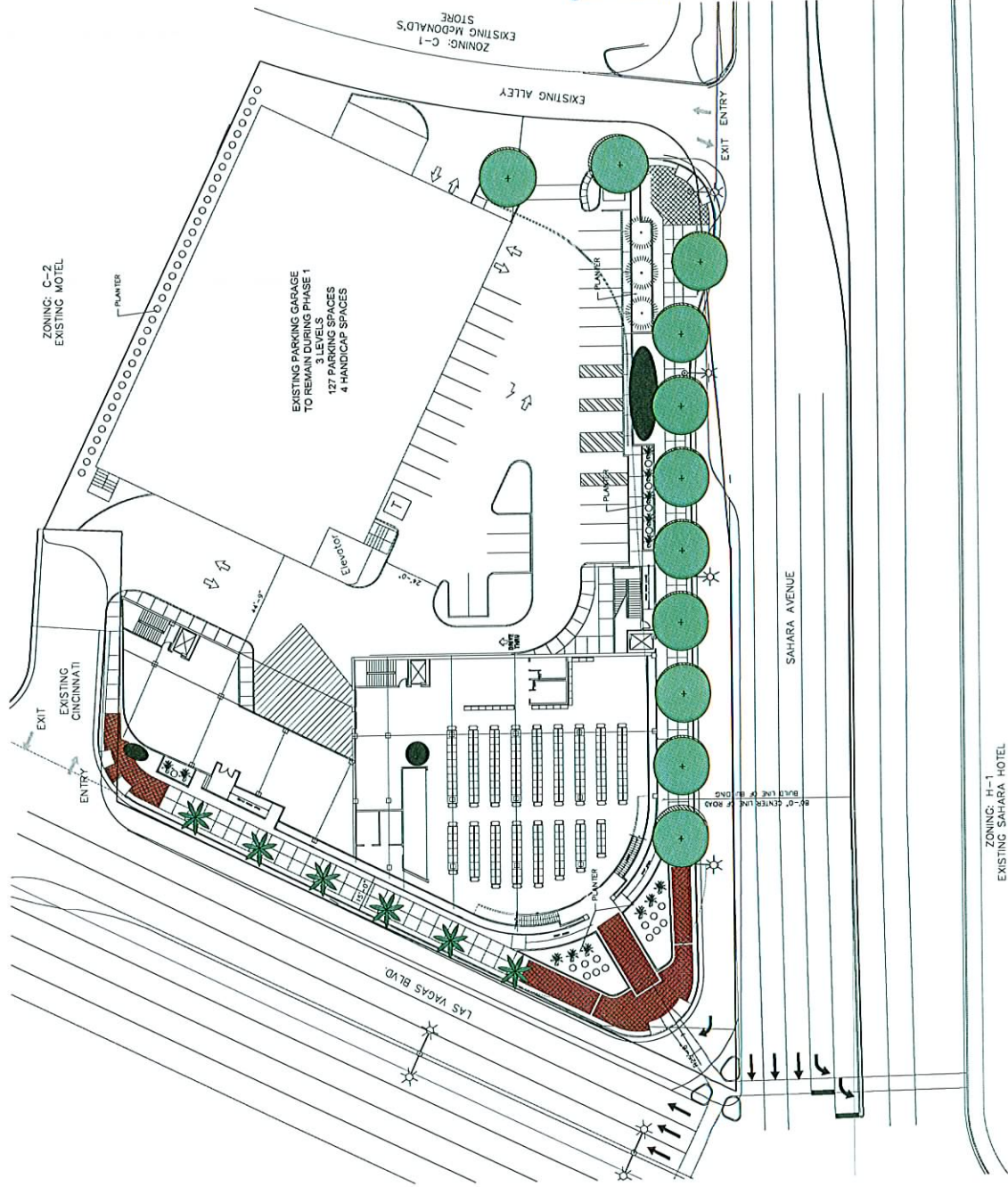
VICINITY MAP N.T.S.

PLANTING LEGEND

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



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LANDSCAPE PLAN



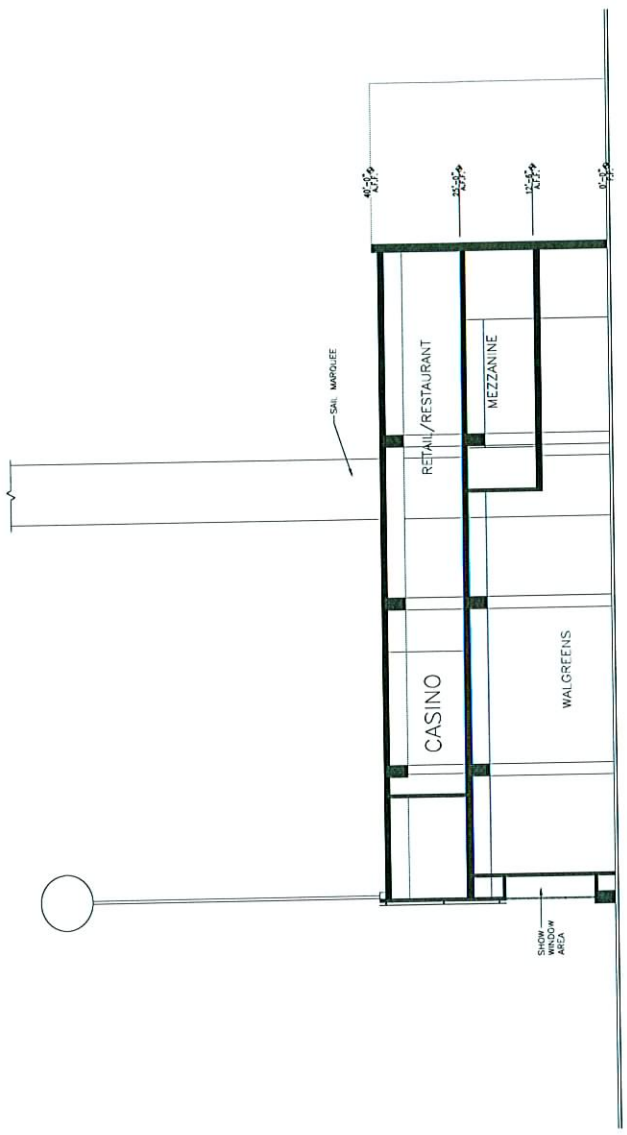
ZONING: H-1
 EXISTING SAHARA HOTEL

REV	DATE	BY	REVISION


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

SHEET NO. 1
 OF 1

BUILDING SECTION	
PROJECT NO.	2407 SOUTH LAS VEGAS BLVD.
DATE	06/11/09
SCALE	A3.1

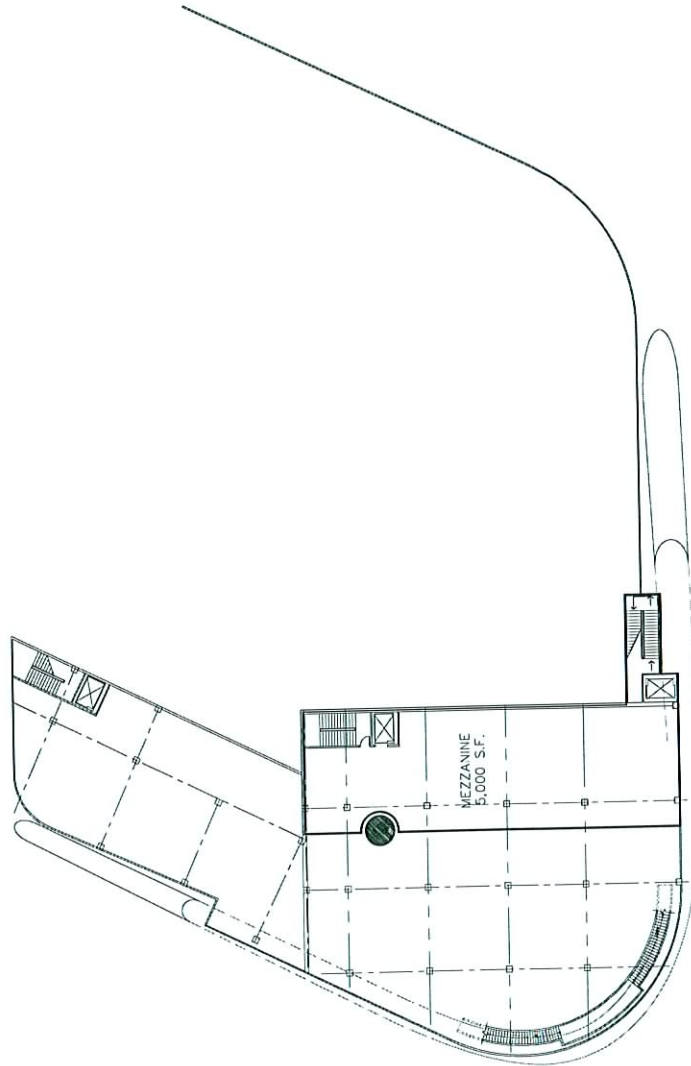


BUILDING SECTION

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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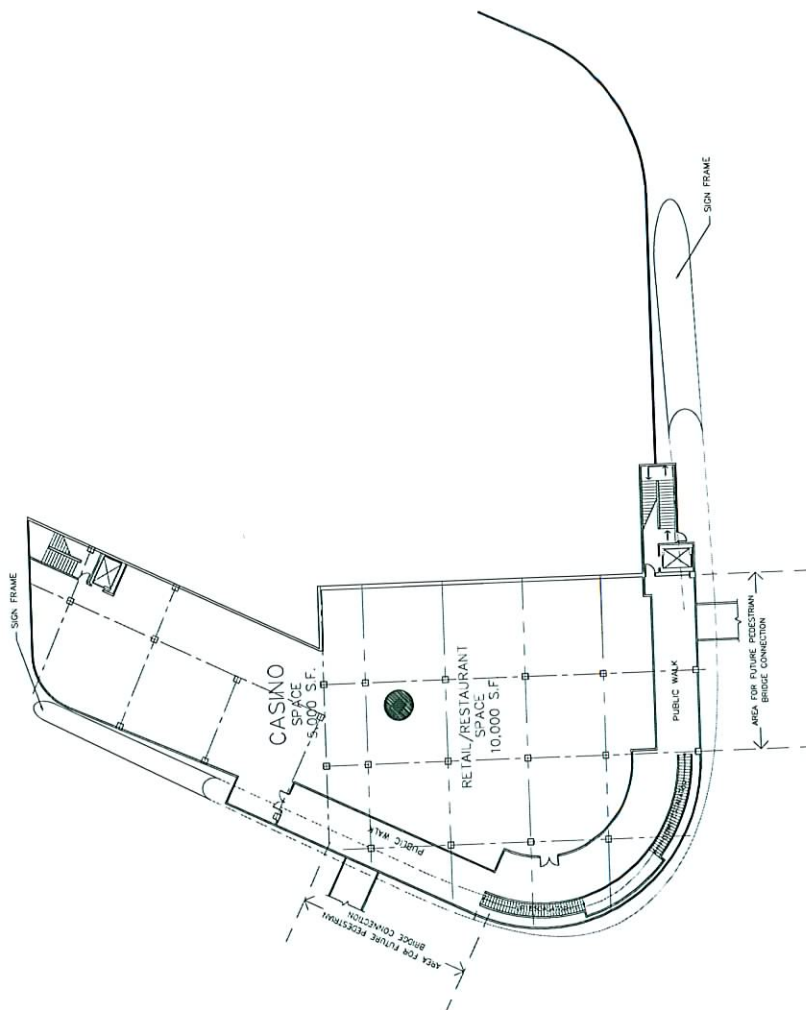
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APR 24 2009

MEZZANINE PLAN 2447 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89102 DATE: 2-1-2003 SCALE: A1.1		2447 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89102 DATE: 2-1-2003 SCALE: A1.1	
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE., SUITE B-8 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877		GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE., SUITE B-8 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877	
REV. DATE BY REV. DATE BY		REV. DATE BY REV. DATE BY	

SAHARA AND LAS VEGAS BLVD.		PROJECT NUMBER		DATE		SCALE	
2427 SOUTH LAS VEGAS BOULEVARD		JCS		2.10.2009		A1.2	
SECOND FLOOR PLAN		JCS					

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

REV	DATE	BY	REVISION



CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN

SCALE: 1" = 40'-0"

0' 10' 20' 40' 80' 120'

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

RECEIVED
APR 24 2009