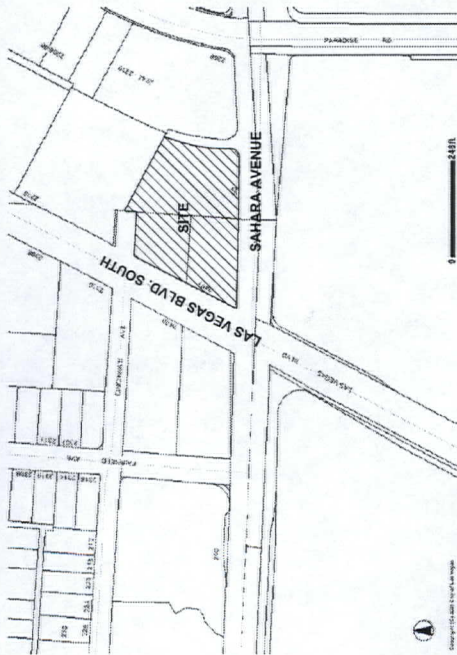




VICINITY MAP

PHASING DESCRIPTION:
PHASE 1 INCLUDES THE FOLLOWING:

- DEMOLITION OF EXISTING BLACK COLORED CASINORETAIL BUILDING.
- DEDICATION OF THE EXISTING 131 SPACE PARKING STRUCTURE.
- RECONSTRUCTION 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.		SIGNAGE	
FACADE	TYPE	TYPE 1: 11.58 S.F.	TYPE 2: 11.58 S.F.	TYPE 3: 11.58 S.F.	TYPE 4: 11.58 S.F.
NORTH	TYPE 1: 11.58 S.F.	11.58	11.58	11.58	11.58
	TYPE 2: 11.58 S.F.	11.58	11.58	11.58	11.58
SOUTH	TYPE 1: 11.58 S.F.	11.58	11.58	11.58	11.58
	TYPE 2: 11.58 S.F.	11.58	11.58	11.58	11.58
EAST	TYPE 1: 11.58 S.F.	11.58	11.58	11.58	11.58
	TYPE 2: 11.58 S.F.	11.58	11.58	11.58	11.58
WEST	TYPE 1: 11.58 S.F.	11.58	11.58	11.58	11.58
	TYPE 2: 11.58 S.F.	11.58	11.58	11.58	11.58
TOTAL SIGNAGE		46.32	46.32	46.32	46.32

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

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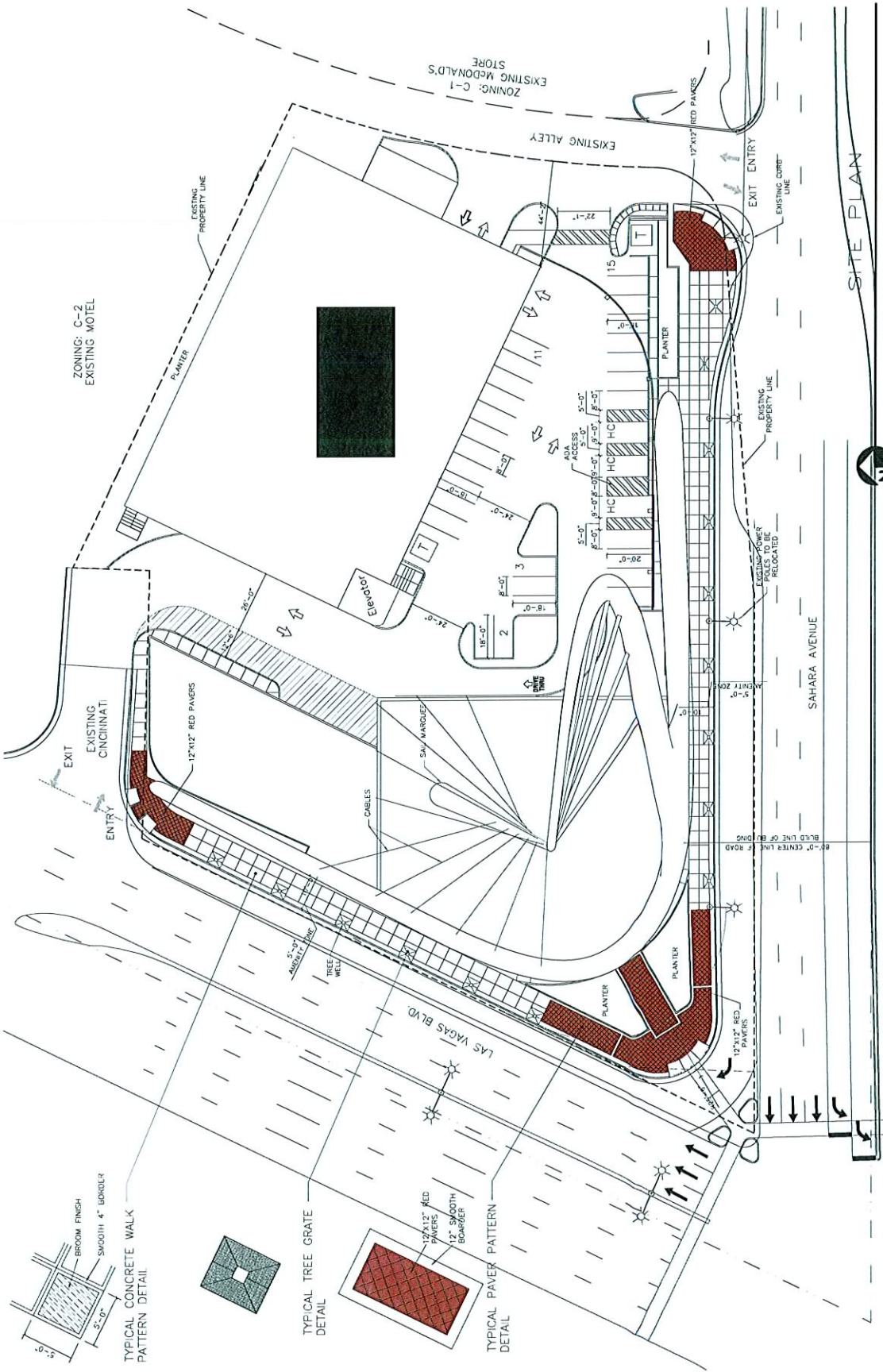
REV	DATE	BY	REVISION

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

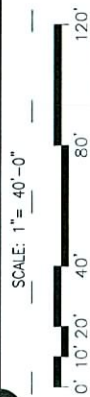
PROJECT NAME	SAHARA AND LAS VEGAS BLVD.
DATE	7/10/09
SCALE	AS SHOWN
AC	

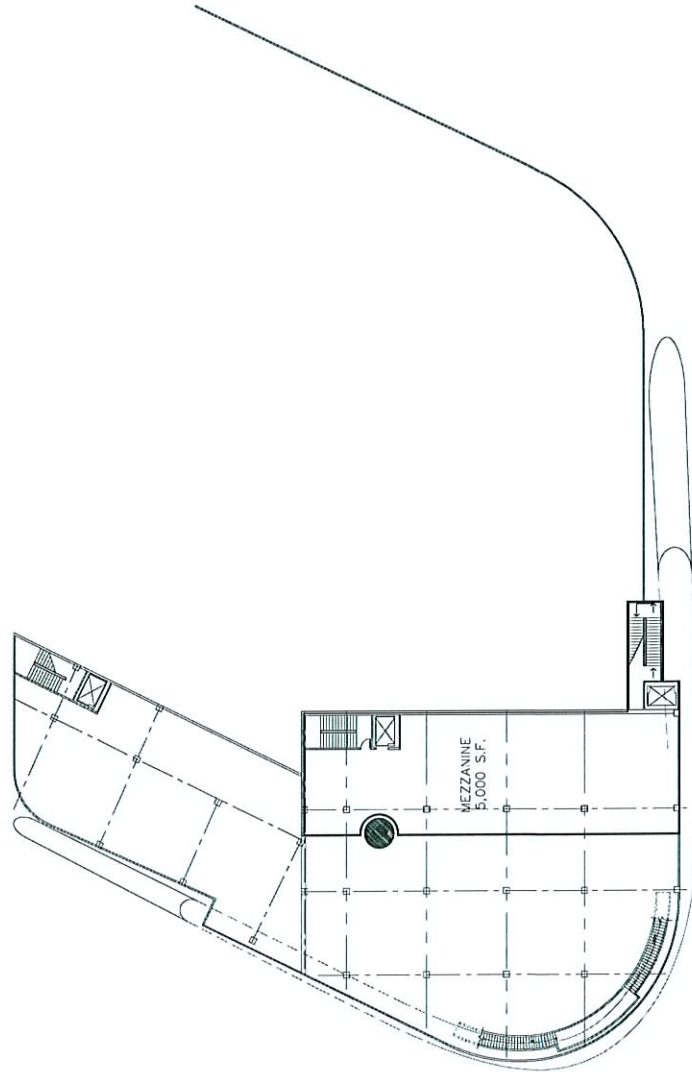
SAHARA AND LAS VEGAS BLVD. 2477 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104 DATE: 2/18/2009 SCALE: AS:1.0		SITE PLAN SHEET 2 OF 3 2/18/2009 JCS	
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE., SUITE 2-8 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 864-9110 FAX (505) 837-9877			
REV	DATE	BY	REVISION



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 SDR-34306 06/11/09 PC

SITE DEVELOPMENT PLAN REVIEW
 SPECIAL USE PERMIT
 APR 24 2009
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RECEIVED
APR 24 2009

WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"

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SDR-34306 06/11/09 PC

SHEET NO.		PROJECT NO.		DATE	
MEZZANINE PLAN		247 SOUTH LAS VEGAS BOULEVARD		2/10/2009	
DESIGNED BY		CHECKED BY		SCALE	
JCS		JCS		1" = 40'-0"	
SAHARA AND LAS VEGAS BLVD. 247 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104					
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2225 SAN PEDRO NE., SUITE 2-8 ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-9877					
REVISION BY DATE REV					



SCALE: 1" = 40'-0"

0	10	20	40	80
VAR-34308			WVR-34311	
SUP-34309			SUP-34310	
SDR-34306			06/11/09 PC	

[illegible]

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

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:

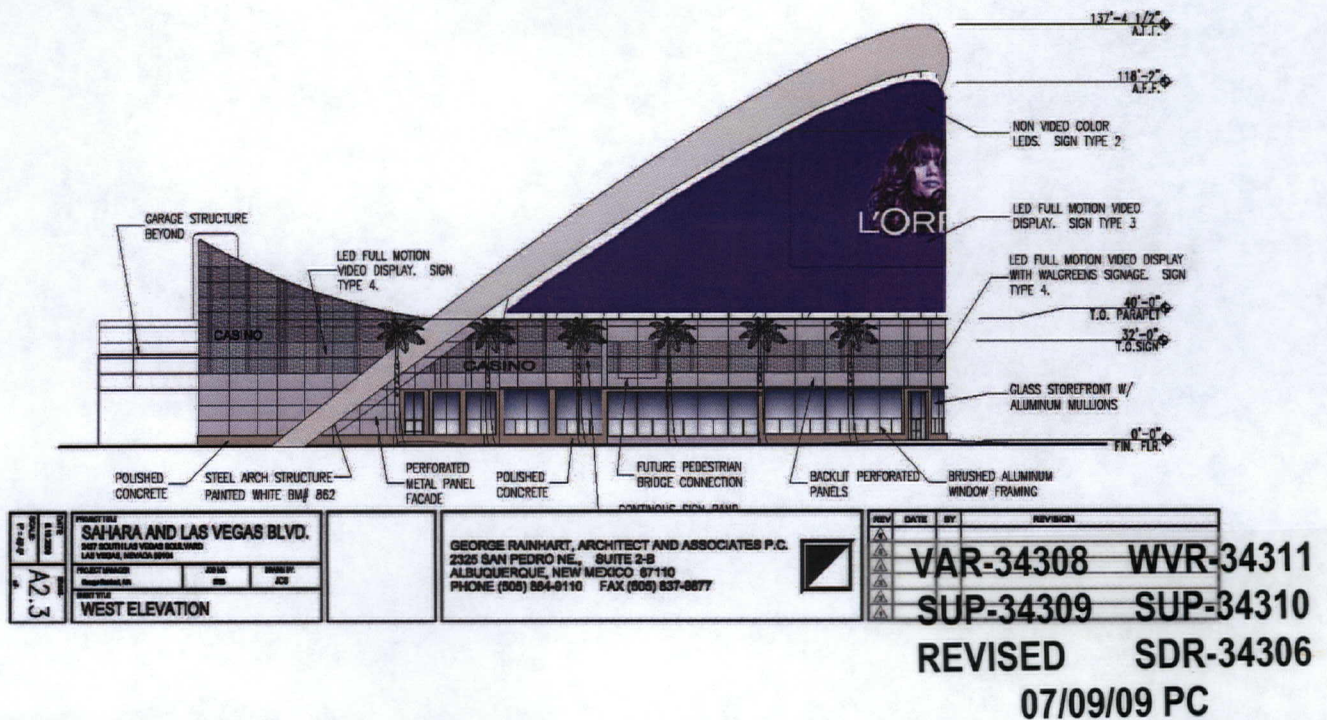
TYPE 1: NOT USED.

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: ±1,701 S.F.	±1,701 S.F.	±15%
SOUTH	±11,158 S.F.	TYPE 2: ±2,138 S.F.	± 8,802 S.F.	±78%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,064 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,840 S.F.	±1,840 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 DESCRIPTIONS:

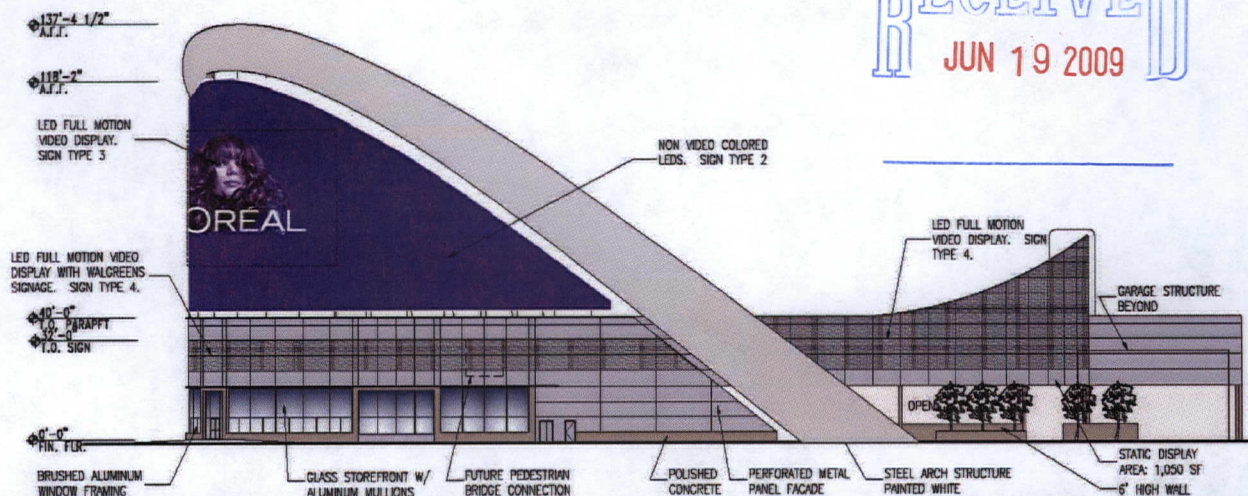
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TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION.

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PROJECT FILE	SAHARA AND LAS VEGAS BLVD.		
DATE	2007 SOUTH LAS VEGAS REDEVELOPMENT		
PROJECT NUMBER	2007	DATE	2007
PROJECT FILE	SOUTH 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

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

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.	

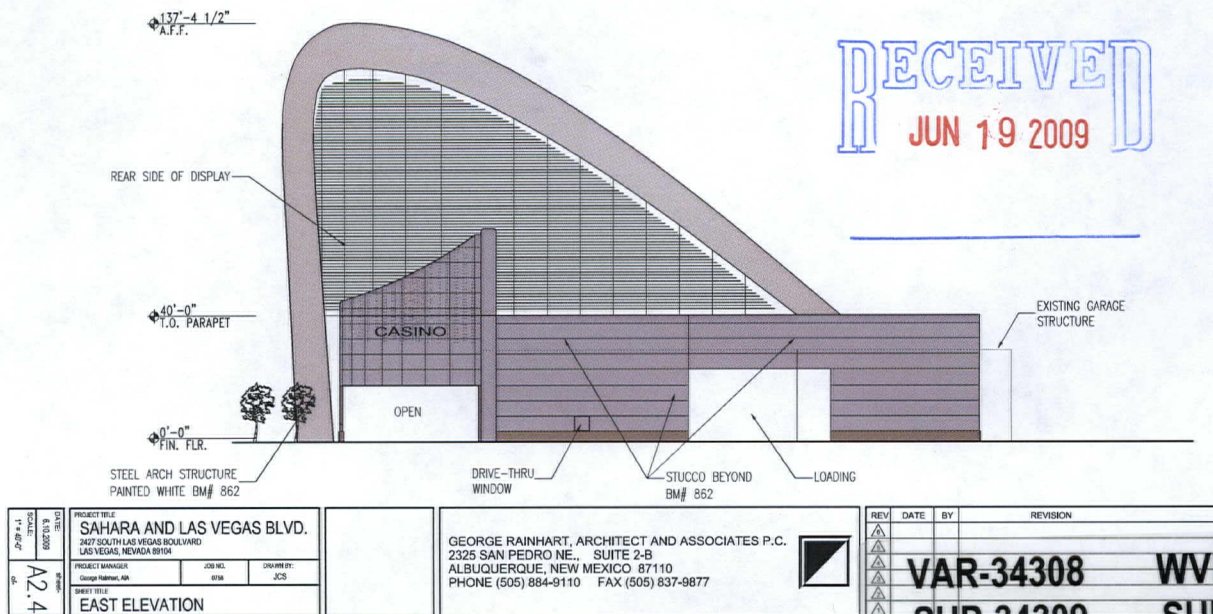
SIGN TYPE DISCRPTIONS:

TYPE 1: NOT USED.

TYPE 2: NON-VIDEO COLORED LED DISPLAY.

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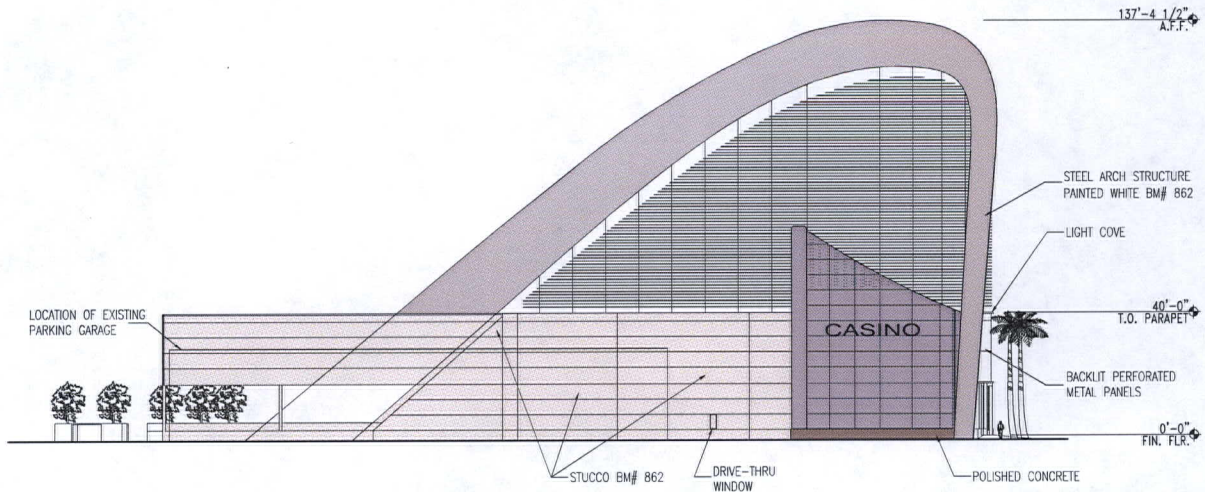


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TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION				

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SHEET A2.1	PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.	
	2427 SOUTH LAS VEGAS BOULEVARD		
	LAS VEGAS, NEVADA 89169		
	PROJECT MANAGER	JOE WEL	DRAWN BY: JCS
SHEET TITLE			
NORTH ELEVATION			

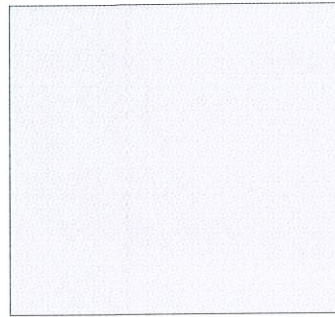
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

REV	DATE	BY	REVISION
VAR-34308			WVR-34311
SUP-34309			SUP-34310
			SDR-34306

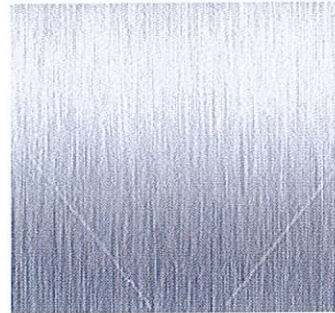
REVISED

07/09/09 PC

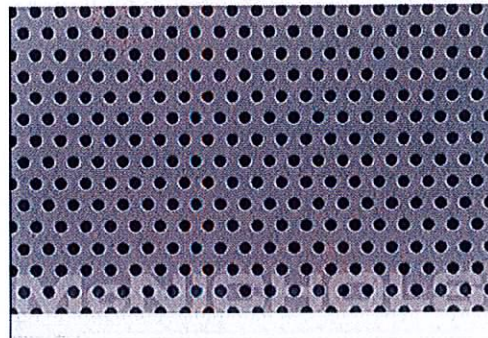
BENJAMIN MOORE COLOR
#862



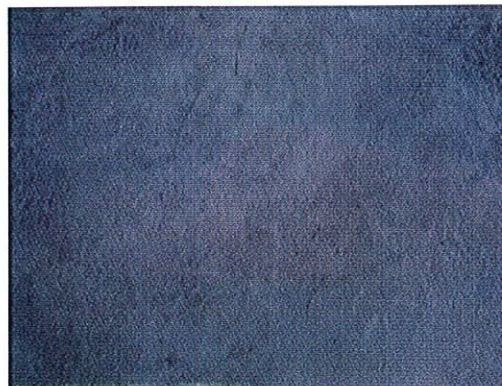
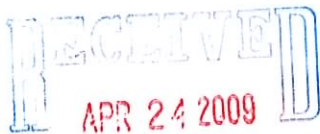
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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