





VICINITY MAP

PHASING DESCRIPTION:

PHASE 1 INCLUDES THE FOLLOWING:

1. DEMOLITION OF EXISTING BLACK COLORED CASINO/RETAIL BUILDING.
2. REACTIVATION OF THE EXISTING 131 SPACE PARKING STRUCTURE.
3. DEDICATION OF R.O.W. ALONG SAHARA AVE.
4. 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.
5. COMPLETE A REVERSIONARY MAP TO ELIMINATE LOT LINES AND CREATE ONE PARCEL.
6. RELOCATION OF OVERHEAD ELECTRICAL POWER LINES ALONG SAHARA AVE, UNDERGROUND. MAJOR OVERHEAD LINES WILL REMAIN PER NEVADA POWER.
7. CONSTRUCTION OF ADDITIONAL PAVEMENT ALONG SAHARA AVE.
8. CONSTRUCTION OF A TWO STORY BUILDING HOUSING A PHARMACY, A CASINO, RETAIL AND RESTAURANT.
9. CONSTRUCTION OF MARQUE ANIMATED VIDEO SIGN WRAPPING THE CORNER.
10. CONSTRUCTION OF A 546'-3" HIGH MAST SUPPORTING A SAIL SHAPED MARQUE ANIMATED VIDEO DISPLAY.
11. CONSTRUCTION OF A 40 FOOT HIGH SOLID STUCCO FACED WALL EXTENDING EAST ALONG SAHARA AVE TO SCREEN SURFACE PARKING.
12. 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 LED'S	± 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 EAST FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 4 SOUTH FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 49% OF FACADE
TYPE 5	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 (94,525 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: -
City/Work: -
Zoning Class: 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/Height: Front: 0 feet
Interior side: 0 feet
Rear: 0 feet
Height: - feet
+/- 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

REV	DATE	BY	REVISION
1	04/24/09	AC	ISSUED FOR PERMITTING
2	06/11/09	AC	ISSUED FOR PERMITTING
3	06/11/09	AC	ISSUED FOR PERMITTING
4	06/11/09	AC	ISSUED FOR PERMITTING
5	06/11/09	AC	ISSUED FOR PERMITTING



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

PROJECT TITLE		DATE	
SAHARA AND LAS VEGAS BLVD. 2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104		2.10.2009	
PROJECT NUMBER		SCALE	
06/11/09		AC	
PROJECT LOCATION		SHEET TITLE	
George Rainhart, Inc.		COVER SHEET-PHASE 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 grates		

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LANDSCAPE PLAN
SCALE: 1" = 20'-0"

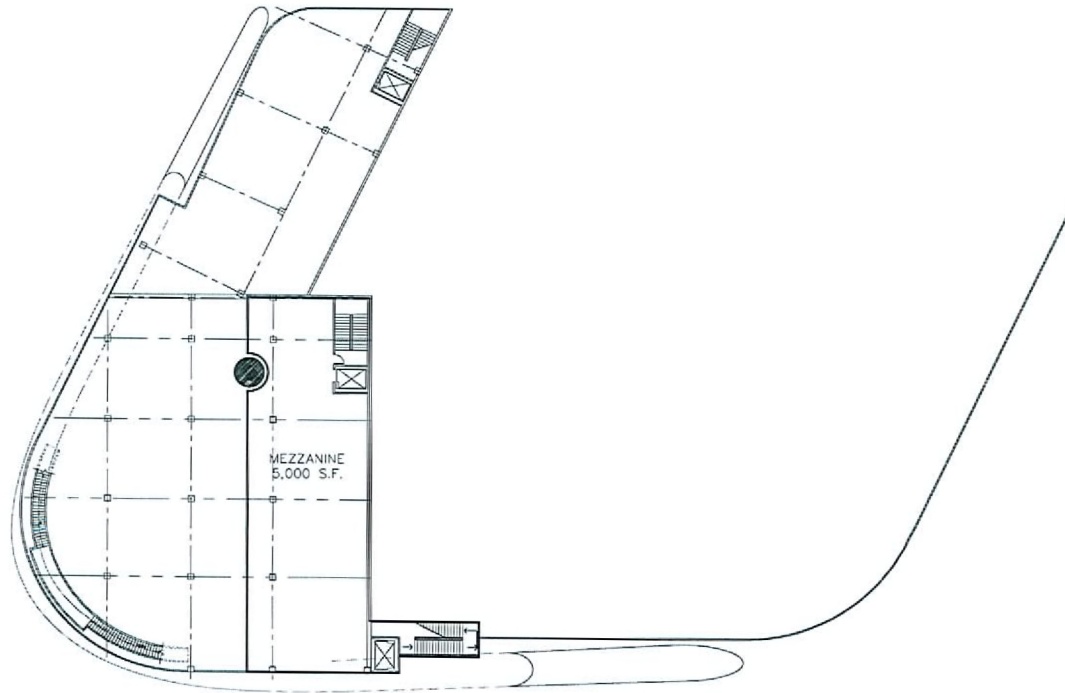
VAR-34308
SUP-34309
SDR-34306

WVR-34311
SUP-34310
06/11/09 PC

REV	DATE	BY	REVISION
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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 SAHARA AND LAS VEGAS BLVD.	DATE 2/10/2009	SCALE 1" = 20'-0"	REVISION L1.1
DESIGNED BY J. RAINHART	DATE 2/10/2009	BY J. RAINHART	
CHECKED BY J. RAINHART	DATE 2/10/2009	BY J. RAINHART	
APPROVED BY J. RAINHART	DATE 2/10/2009	BY J. RAINHART	



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WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"



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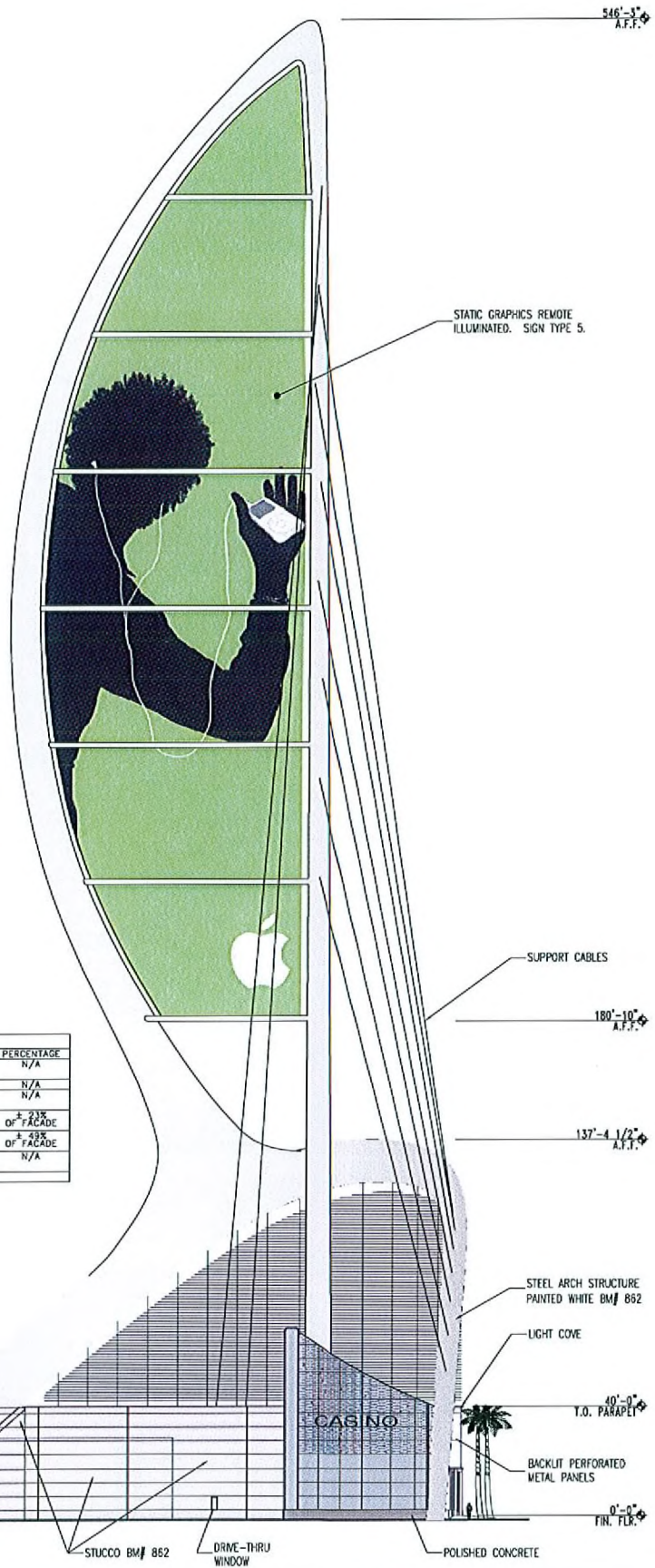
REV	DATE	BY	REVISION



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAPHARA AND LAS VEGAS BLVD.		DATE: 2.10.2009	
PROJECT: WALGREENS MEZZANINE		SCALE: 1" = 40'-0"	
PROJECT: WALGREENS MEZZANINE		SHEET: A1.1	
PROJECT: WALGREENS MEZZANINE		SHEET: A1.1	

MEZZANINE PLAN



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 EAST FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 4 SOUTH FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 49% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 MM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

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LOCATION OF EXISTING PARKING GARAGE



PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
DATE	2.10.2009		
SCALE	1" = 40'-0"		
PROJECT NUMBER	GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.	DATE	2.10.2009
PROJECT MANAGER	George Rainhart, AIA	DATE	2.10.2009
DATE	2.10.2009	DATE	2.10.2009
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
1			
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VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

546'-3"
A.F.F.

LED FULL MOTION
VIDEO DISPLAY.
SIGN TYPE 5.

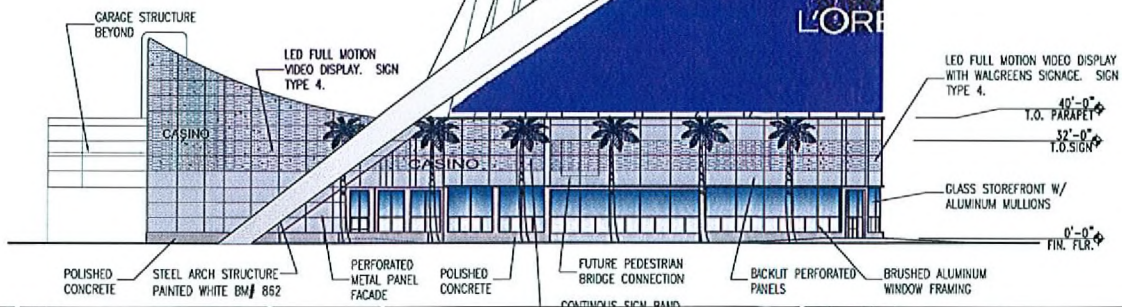
SIGN AREA TABULATION				
SIGN TYPE	LOCATION	DESCRIPTION	AREA	PERCENTAGE
TYPE 1	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION	± 18,471 S.F.	N/A
TYPE 2	ROOF	NON VIDEO COLORED LEDS	± 13,117 S.F.	N/A
TYPE 3	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 3,800 S.F.	± 23% OF FACADE
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 40% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

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180'-10"
A.F.F.

137'-4 1/2"
A.F.F.

118'-2"
A.F.F.



PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2407 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT NUMBER
George Rainhart, AIA

DATE
2/23/2009

SCALE
1" = 40'-0"

REVISED
A2.3

EAST ELEVATION

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

REV	DATE	BY	REVISION
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SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

548'-3"
A.T.F.

NON VIDEO COLORED
LEDS. SIGN TYPE 2

LED FULL MOTION VIDEO
DISPLAY. SIGN TYPE 1

NON VIDEO COLORED
LEDS. SIGN TYPE 2

180'-10"
A.T.F.

SUPPORT CABLES

137'-4 1/2"
A.T.F.

118'-2"
A.T.F.

LED FULL MOTION
VIDEO DISPLAY.
SIGN TYPE 3

LED FULL MOTION VIDEO
DISPLAY WITH WALGREENS
SIGNAGE. SIGN TYPE 4.

40'-0"
P.A.R.A.P.E.T

10'-0"
I.O. SIGN

0'-0"
FIN. FLR.

BRUSHED ALUMINUM
WINDOW FRAMING

GLASS STOREFRONT W/
ALUMINUM MULLIONS

FUTURE PEDESTRIAN
BRIDGE CONNECTION

NON VIDEO COLORED
LEDS. SIGN TYPE 2

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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	± 3,609 S.F.	± 23% OF FACADE
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 29% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2437 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89102

PROJECT NUMBER
George Rainhart, AIA

DATE
1/10/09

SHEET NO.
A2.2

SHEET TITLE
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) 837-8877

LED FULL MOTION
VIDEO DISPLAY. SIGN
TYPE 4.

CARAGE STRUCTURE
BEYOND

OPEN

STATIC DISPLAY
AREA: 1,050 SF
6' HIGH WALL

REV	DATE	BY	REVISION
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VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

546'-3"
A.F.F.

SIGN AREA TABULATION				
SIGN TYPE	LOCATION	DESCRIPTION	AREA	PERCENTAGE
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TYPE 3	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4 EAST FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 4 SOUTH FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 8,300 S.F.	± 49% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

180'-10"
A.F.F.

137'-4 1/2"
A.F.F.

REAR SIDE OF DISPLAY

40'-0"
I.O. PARAPET

0'-0"
FIN. FLR.

STEEL ARCH STRUCTURE
PAINTED WHITE BM# 862

DRIVE-THRU
WINDOW

STUCCO BEYOND
BM# 862

LOADING

EXISTING GARAGE
STRUCTURE

CASINO

OPEN

DATE: 2.10.2009	PROJECT TITLE: SAHARA AND LAS VEGAS BLVD. 2407 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104
SCALE: 1" = 40'-0"	PROJECT NUMBER: George Rainhart, AIA
BY: A2.4	DESIGNED BY: JCS
WEST ELEVATION	

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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448'-3"
A.F.F.

180'-10"
A.F.F.

SUPPORT CABLES

137'-4 1/2"
A.F.F.

118'-2"
A.F.F.

48'-0"
P.A.P.

48'-0"
P.A.P.

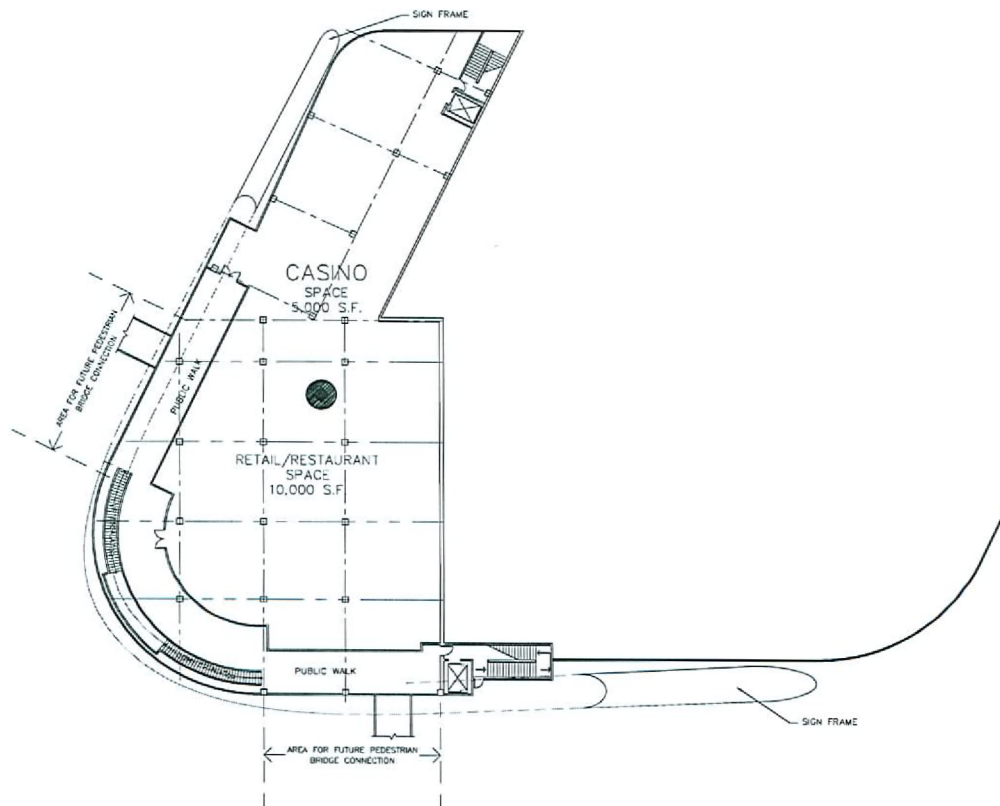
DATE	2/20/08	PROJECT FILE	SAHARA AND LAS VEGAS BLVD.
SCALE	1"=40'	PROJECT MANAGER	JOE RAINHART, P.E.
		DESIGNER	JCR
		RENDERED SOUTH ELEVATION	

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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"

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

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GEORGE RANHART ARCHITECT AND ASSOCIATES P.C.
10000 LAS VEGAS BLVD., SUITE 100
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.
SHEET: 11
DATE: 2.10.2009
SCALE: 1" = 40'-0"

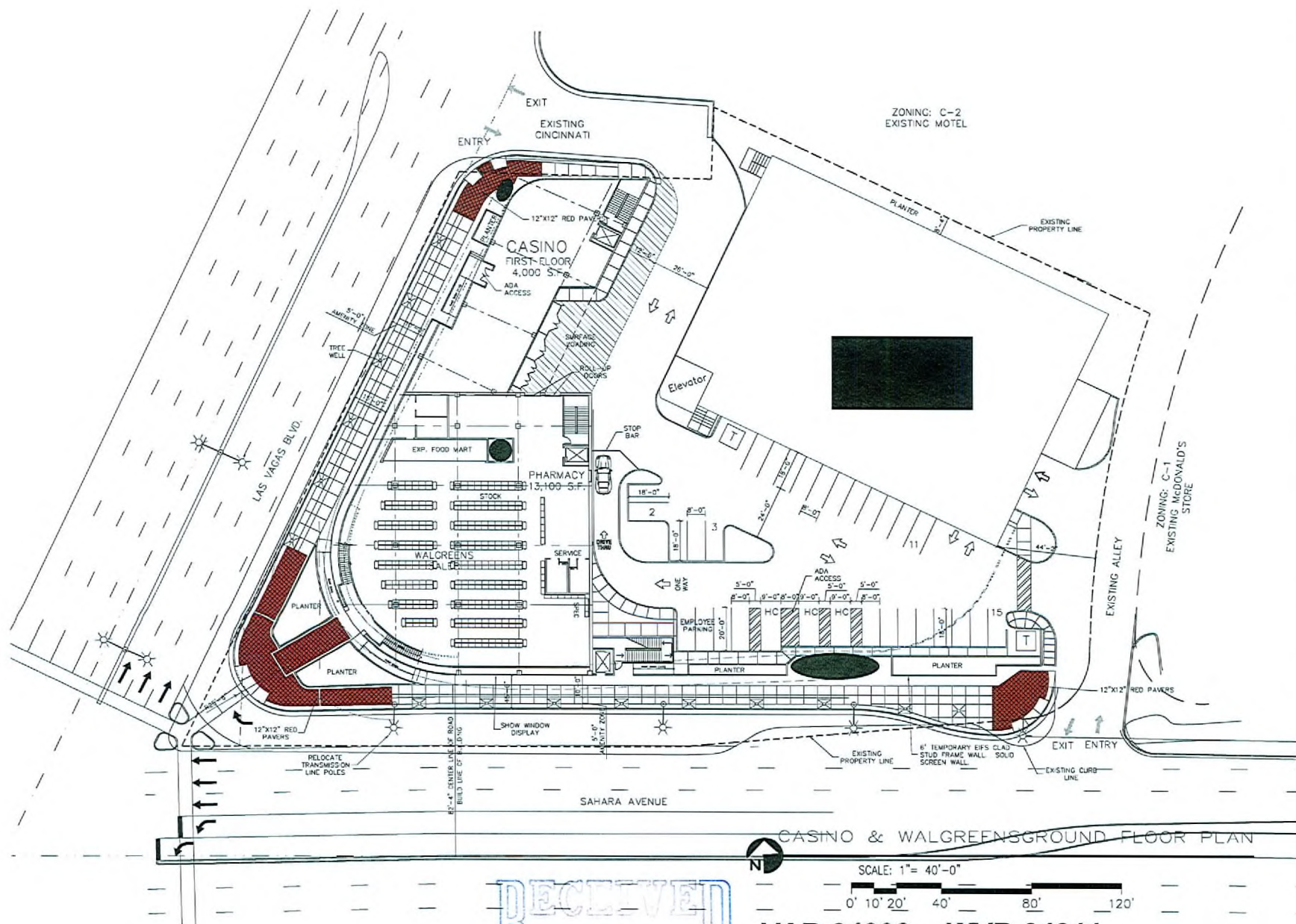
PROJECT NO.: 06-001
SHEET NO.: 11
DATE: 2.10.2009
SCALE: 1" = 40'-0"

PROJECT NO.: 06-001
SHEET NO.: 11
DATE: 2.10.2009
SCALE: 1" = 40'-0"

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SHEET NO.: 11
DATE: 2.10.2009
SCALE: 1" = 40'-0"

PROJECT NO.: 06-001
SHEET NO.: 11
DATE: 2.10.2009
SCALE: 1" = 40'-0"

A1.2

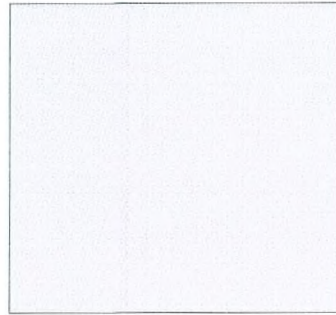


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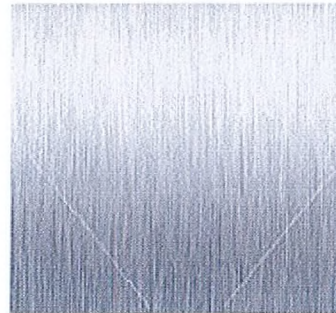
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SUP-34309 SUP-34310
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REVISION	
REV	DATE
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5	10/10/08
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7	10/10/08
8	10/10/08
9	10/10/08
10	10/10/08
GEORGE RANKART ARCHITECT AND ASSOCIATES P.C. 10000 LAS VEGAS BLVD. SUITE 200 LAS VEGAS, NV 89135 PHONE (505) 884-9110 FAX (505) 837-9877	
PROJECT: SAHARA AND LAS VEGAS BLVD. INTERIOR AND EXTERIOR PRELIMINARY	
DATE: 2.10.2009	SCALE: A1.0
PROJECT: SAHARA AND LAS VEGAS BLVD. INTERIOR AND EXTERIOR PRELIMINARY SCALE: A1.0	

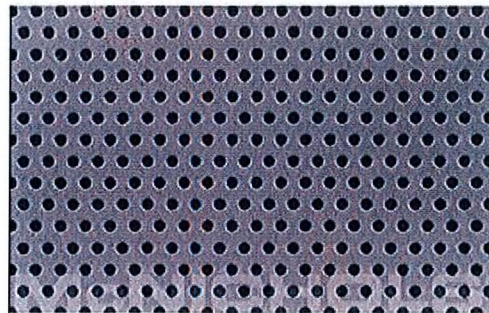
BENJAMIN MOORE COLOR
#862



BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE

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