



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 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 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:	
DINNING	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 Ward: -
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 Wavier: 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			
2			
3			
4			
5			

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
PROJECT NUMBER: 06/11/09 PC	SCALE: 1" = 10'
DRAWN BY: J. RAINHART	CHECKED BY: J. RAINHART
DATE: 2/10/2009	SCALE: 1" = 10'
PROJECT: SAHARA AND LAS VEGAS BLVD.	DATE: 2/10/2009
PROJECT NUMBER: 06/11/09 PC	SCALE: 1" = 10'
DRAWN BY: J. RAINHART	CHECKED BY: J. RAINHART
DATE: 2/10/2009	SCALE: 1" = 10'
PROJECT: SAHARA AND LAS VEGAS BLVD.	DATE: 2/10/2009
PROJECT NUMBER: 06/11/09 PC	SCALE: 1" = 10'
DRAWN BY: J. RAINHART	CHECKED BY: J. RAINHART
DATE: 2/10/2009	SCALE: 1" = 10'

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



VICINITY MAP N.T.S.

PLANTING LEGEND

Size	Common Name	Quantity
25'	Deqlet-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"

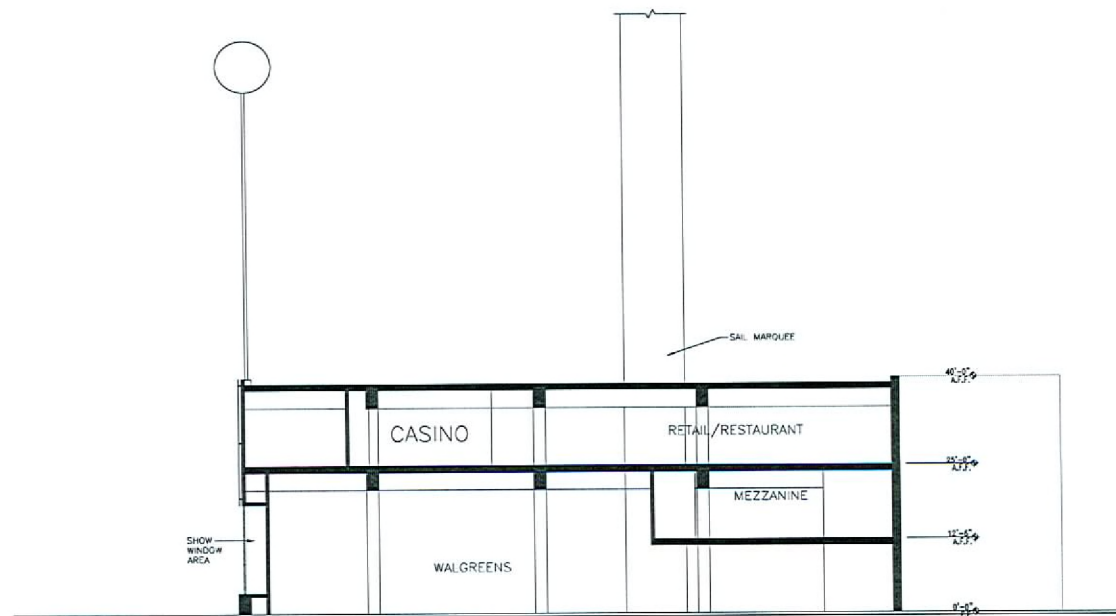
VAR-34308
SUP-34309
SDR-34306

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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-4877

PROJECT TITLE SAHARA AND LAS VEGAS BLVD. LANDSCAPE PLAN - PHASE 1	DATE 7/10/2009	SCALE 1" = 20'-0"	SHEET NO. 1	TOTAL SHEETS 1
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BUILDING SECTION

SCALE: 1" = 20'-0"
0' 5' 10' 20' 40' 80'

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SDR-34306 06/11/09 PC

REV	DATE	BY	REVISION
1	06/11/09	PC	1
2	06/11/09	PC	2
3	06/11/09	PC	3
4	06/11/09	PC	4
5	06/11/09	PC	5
6	06/11/09	PC	6
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10	06/11/09	PC	10



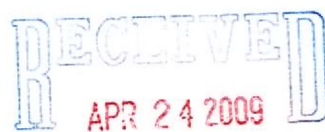
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2000 LAS VEGAS BLVD., SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.
2000 LAS VEGAS BLVD., SUITE 200
ALBUQUERQUE, NEW MEXICO 87110

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

BUILDING SECTION

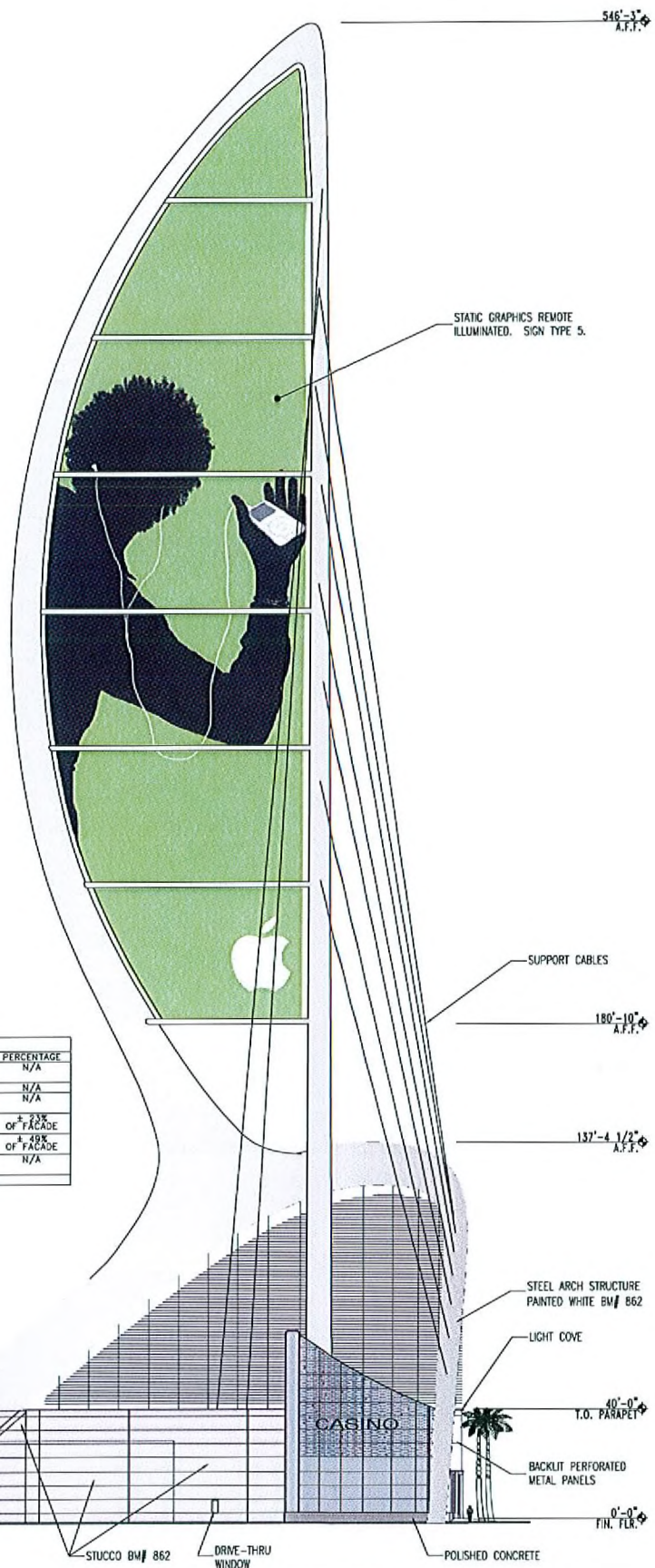
A3.1



SCALE: 1" = 40'-0"

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

PROJECT #		SAHARA AND LAS VEGAS BLVD.		PROJECT #		SAHARA AND LAS VEGAS BLVD.	
DATE:		2/16/2009		DATE:		2/16/2009	
SCALE:		AS SHOWN		SCALE:		AS SHOWN	
PROJECT LOCATION:		257 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89101		PROJECT LOCATION:		257 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89101	
PROJECT TYPE:		JOHNSON & JOHNSON		PROJECT TYPE:		JOHNSON & JOHNSON	
PROJECT DESCRIPTION:		REPAIR AND MAINTENANCE		PROJECT DESCRIPTION:		REPAIR AND MAINTENANCE	
PROJECT OWNER:		JOHNSON & JOHNSON		PROJECT OWNER:		JOHNSON & JOHNSON	
PROJECT ARCHITECT:		GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.		PROJECT ARCHITECT:		GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.	
PROJECT ENGINEER:		ALBUQUERQUE, NEW MEXICO 87110		PROJECT ENGINEER:		ALBUQUERQUE, NEW MEXICO 87110	
PROJECT CONTRACTOR:		PHONE (505) 884-9110		PROJECT CONTRACTOR:		PHONE (505) 884-9110	
PROJECT CONSULTANT:		FAX (505) 837-9877		PROJECT CONSULTANT:		FAX (505) 837-9877	
PROJECT NOTES:				PROJECT NOTES:			
PROJECT DRAWING:		A1		PROJECT DRAWING:		A1	
PROJECT SHEET:		2/16/2009		PROJECT SHEET:		2/16/2009	
PROJECT REVISION:				PROJECT REVISION:			



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	± 13,112 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	± 5,300 S.F.	± 49% OF FACADE
TYPE 6	ROOF	LED FULL MOTION VIDEO DISPLAY 10 MM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

APR 24 2009

LOCATION OF EXISTING
PARKING GARAGE



STUCCO BM# 862

DRIVE-THRU
WINDOW

POLISHED CONCRETE

DATE	PROJECT TITLE		
2/10/2009	SAHARA AND LAS VEGAS BLVD.		
SCALE	2407 SOUTH LAS VEGAS BOULEVARD		
1" = 60'-0"	LAS VEGAS, NEVADA 89104		
SHEET NO.	PROJECT NUMBER	JCS-00	DRAWN BY
	George Nishitani, RA	074	JCS
	SHEET TITLE		
A2.1	NORTH ELEVATION		

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

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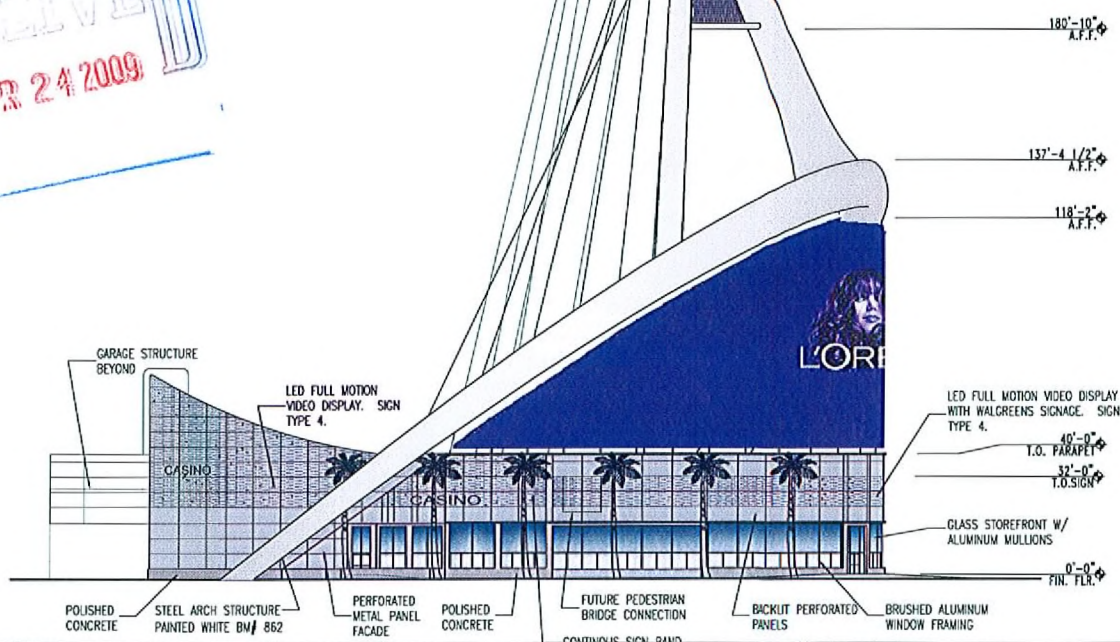
VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

546'-3"
A.F.F.

LED FULL MOTION
VIDEO DISPLAY.
SIGN TYPE 5.

SIGN AREA TABULATION				
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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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PROJECT NO.	SAHARA AND LAS VEGAS BLVD.
DATE	2-10-2009
PROJECT ADDRESS	2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104
PROJECT MANAGER	George Rainhart, AIA
DESIGNER	JCS
SHEET TITLE	EAST ELEVATION
SHEET NO.	A2.3

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2328 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

548'-3"
A.F.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.F.F.

SUPPORT CABLES

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

118'-2"
A.F.F.

LED FULL MOTION
VIDEO DISPLAY.
SIGN TYPE 3

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

40'-0"
P.O. SIGN

0'-0"
FIN. FLR.

BRUSHED ALUMINUM
WINDOW FRAMING

GLASS STOREFRONT W/
ALUMINUM MULLIONS

FUTURE PEDESTRIAN
BRIDGE CONNECTION

POLISHED
CONCRETE

PERFORATED METAL
PANEL FACADE

STEEL ARCH STRUCTURE
PAINTED WHITE

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

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.
PROJECT ADDRESS	247 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104
PROJECT NUMBER	001
DATE	06/11/09
BY	JCS
CHECKED	JCS
DATE	06/11/09
PROJECT MANAGER	George Rainhart, AIA
PROJECT 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) 837-9877

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SIGN AREA TABULATION				
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TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

LED FULL MOTION
VIDEO DISPLAY. SIGN
TYPE 4.

GARAGE STRUCTURE
BEYOND

VAR-34308 WVR-34311
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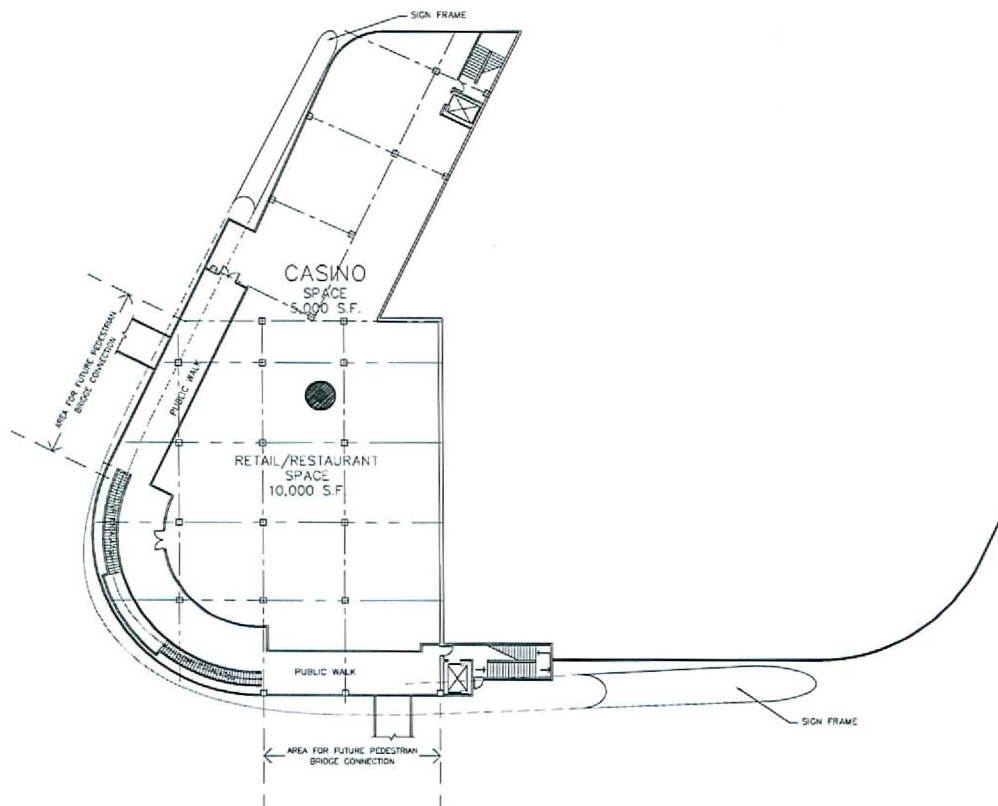
PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.
2007 SOUTH LAS VEGAS BOULEVARD	
LAS VEGAS, NEVADA 89101	
PROJECT MANAGER	JOB NO.
George Rainhart, AIA	0708
DESIGNER	DESIGNED BY
RENDERED SOUTH ELEVATION	JCR

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2326 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
SDR-34306 06/11/09 PC

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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"

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

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SDR-34306 06/11/09 PC

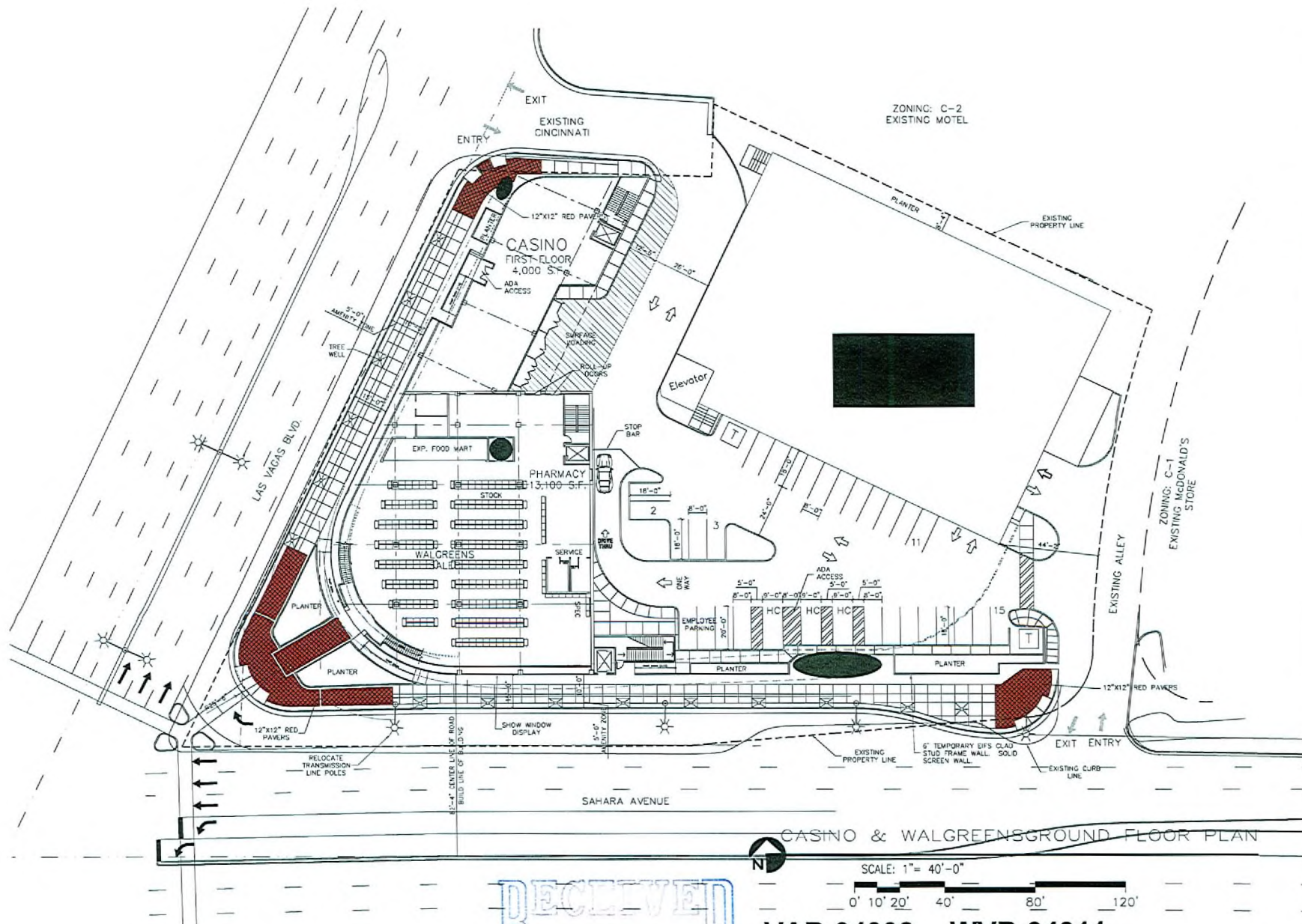
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6	06/11/09	PC	6
7	06/11/09	PC	7
8	06/11/09	PC	8
9	06/11/09	PC	9
10	06/11/09	PC	10



GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 208
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.	DATE	2/10/2009	SCALE	1" = 40'-0"	BY	PC	DATE	06/11/09	BY	PC
PROJECT NUMBER	VAR-34308	PROJECT LOCATION	SAHARA AND LAS VEGAS BLVD.	PROJECT DESCRIPTION	SECOND FLOOR PLAN	PROJECT ARCHITECT	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.	PROJECT ENGINEER	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.	PROJECT CHECKER	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.
PROJECT ARCHITECT	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.	PROJECT ENGINEER	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.	PROJECT CHECKER	GEORGE RAINWART, ARCHITECT AND ASSOCIATES P.C.	PROJECT DATE	06/11/09	PROJECT SCALE	1" = 40'-0"	PROJECT BY	PC

A1.2



REV	DATE	BY	REVISION
1	06/11/09	PC	ISSUED FOR PERMIT
2	06/11/09	PC	REVISED PER COMMENTS
3	06/11/09	PC	REVISED PER COMMENTS
4	06/11/09	PC	REVISED PER COMMENTS
5	06/11/09	PC	REVISED PER COMMENTS
6	06/11/09	PC	REVISED PER COMMENTS
7	06/11/09	PC	REVISED PER COMMENTS
8	06/11/09	PC	REVISED PER COMMENTS
9	06/11/09	PC	REVISED PER COMMENTS
10	06/11/09	PC	REVISED PER COMMENTS

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.

2025 SAN PEDRO NE., SUITE 210

ALBUQUERQUE, NEW MEXICO 87110

PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.

2025 SAN PEDRO NE., SUITE 210

ALBUQUERQUE, NEW MEXICO 87110

PHONE (505) 884-9110 FAX (505) 837-9877

DATE: 2-10-2009

SCALE: 1" = 40'-0"

PROJECT: SAHARA AND LAS VEGAS BLVD.

2025 SAN PEDRO NE., SUITE 210

GROUND FLOOR PLAN

DATE: 2-10-2009

SCALE: 1" = 40'-0"

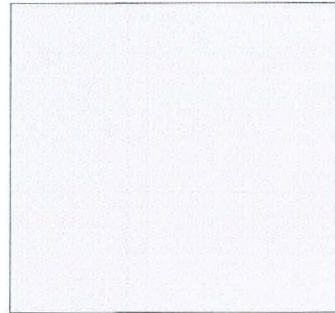
PROJECT: SAHARA AND LAS VEGAS BLVD.

2025 SAN PEDRO NE., SUITE 210

ALBUQUERQUE, NEW MEXICO 87110

PHONE (505) 884-9110 FAX (505) 837-9877

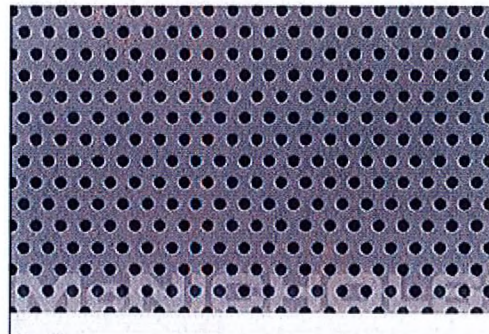
BENJAMIN MOORE COLOR
#862



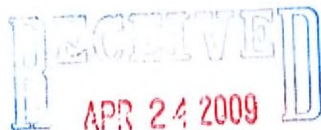
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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