PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-34309** APN: 162-04-813-070 & 071 and 162-03-410-008

Name of Property Owner: Aspen Highlands Holdings, LLC

Name of Applicant: George Rainhart

Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferrario

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Jordison

Subscribed and sworn before me

This 21st day of April, 2009

Maricopa County, AZ

Notary Public in and for said County and State

OFFICIAL SEAL
JEFFREY SCANLON
NOTARY PUBLIC - State of Arizona
MARICOPA COUNTY
My Comm. Expires Nov. 10, 2009

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 OFA 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.	

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

SITEAREA: 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.
Jurisdiction: Las Vegas -89104
City Ward: -
Zoning Class:
Existing: General Commercial District (C-2)
Proposed: General Commercial District (C-2)
Special Ues 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.

RECEIVED
APR 24 2009

DRAWING INDEX

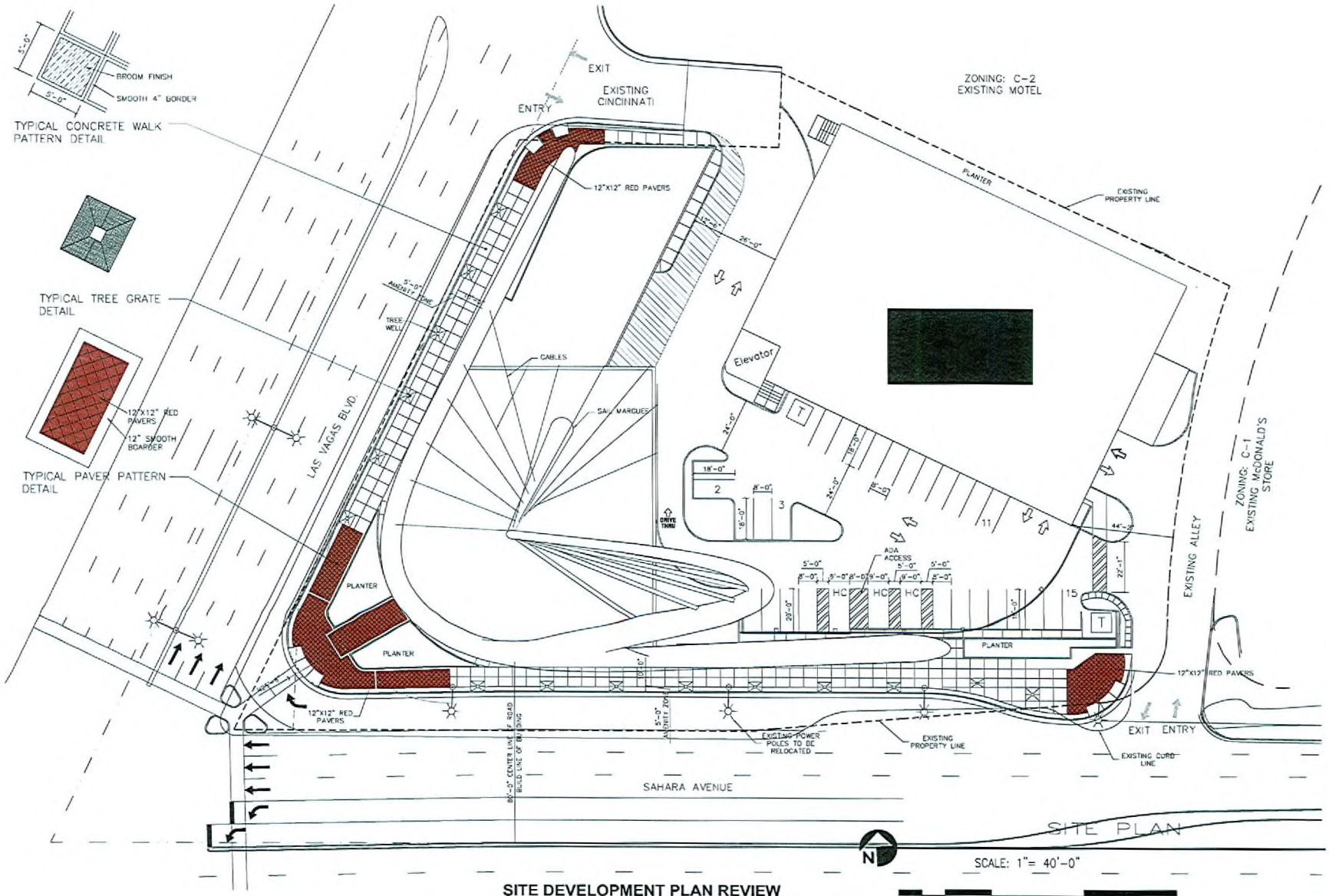
AC COVER SHEET
AS1.0 SITE PLAN
L1.1 LANDSCAPE PLAN
A1.0 CASINO AND WALGREENS GROUND FLOOR PLAN
A1.1 MEZZANINE PLAN
A1.2 SECOND FLOOR PLAN
A2.1 NORTH ELEVATION
A2.2 SOUTH ELEVATION
A2.3 EAST ELEVATION
A2.4 WEST ELEVATION
A2.5 RENDERED SOUTH ELEVATION
A3.1 BUILDING SECTION

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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 2-3
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE: SAHARA AND LAS VEGAS BLVD.
2423 SOUTH LAS VEGAS BOULAVARD
LAS VEGAS, NEVADA 89104
PROJECT NO. 0706 DRAWN BY: JCS
SHEET TITLE: COVER SHEET-PHASE 1
DATE: 2.10.2009
SCALE: -
sheet: AC



SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

RECEIVED
APR 24 2009

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

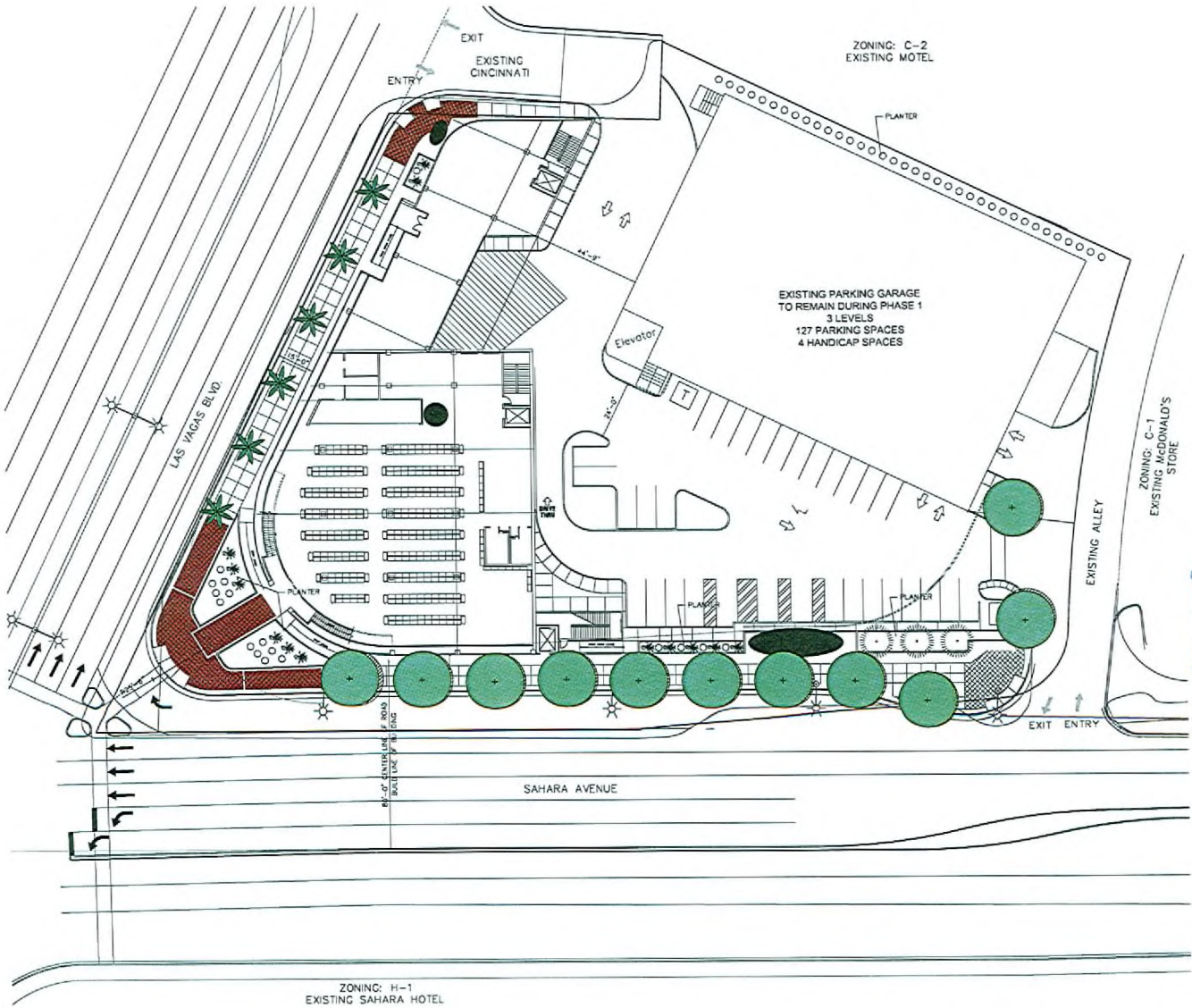
REV	DATE	BY	REVISION

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-5877

SAHARA AND LAS VEGAS BLVD.
SOUTH LAS VEGAS BOULEVD
LAS VEGAS, NEVADA 89104

SITE PLAN

DATE: 2.10.2009
SCALE: -
AS1.0



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

RECEIVED
APR 24 2009

LANDSCAPE PLAN
SCALE 1" = 20'-0"

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

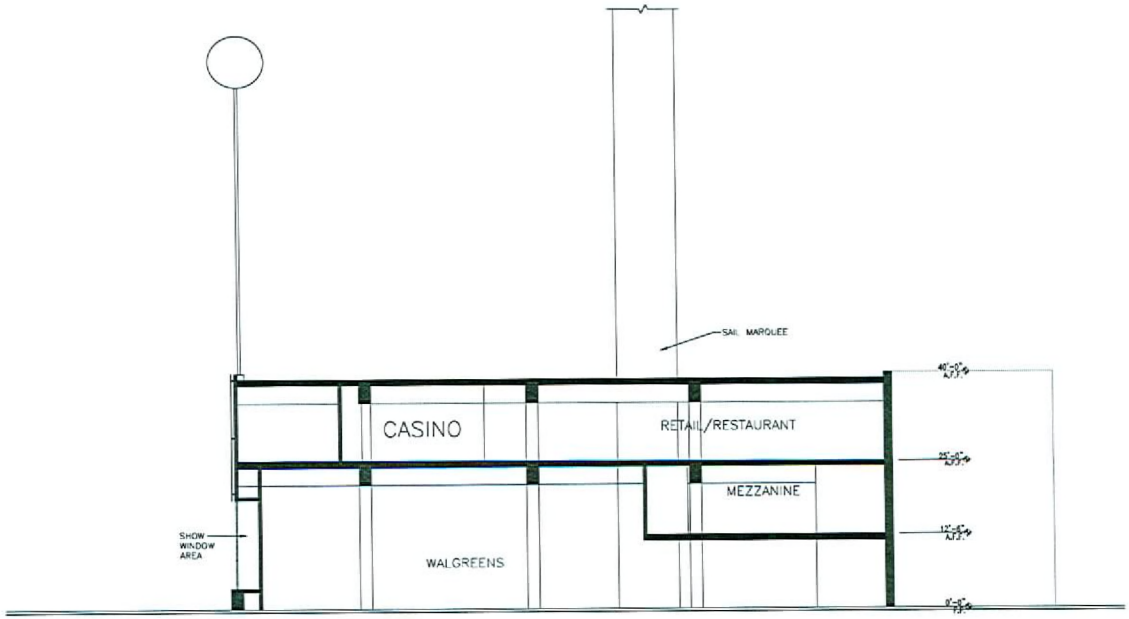
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

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

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2417 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT MANAGER: GEORGE RAINHART
DRAWN BY: DCM
JOB NO.: 1708
SHEET TITLE: LANDSCAPE PLAN - PHASE 1

DATE: 2.10.2009
SCALE: -
SHEET: L1.1
OF:



BUILDING SECTION

SCALE: 1"= 20'-0"

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

RECEIVED
APR 24 2009

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

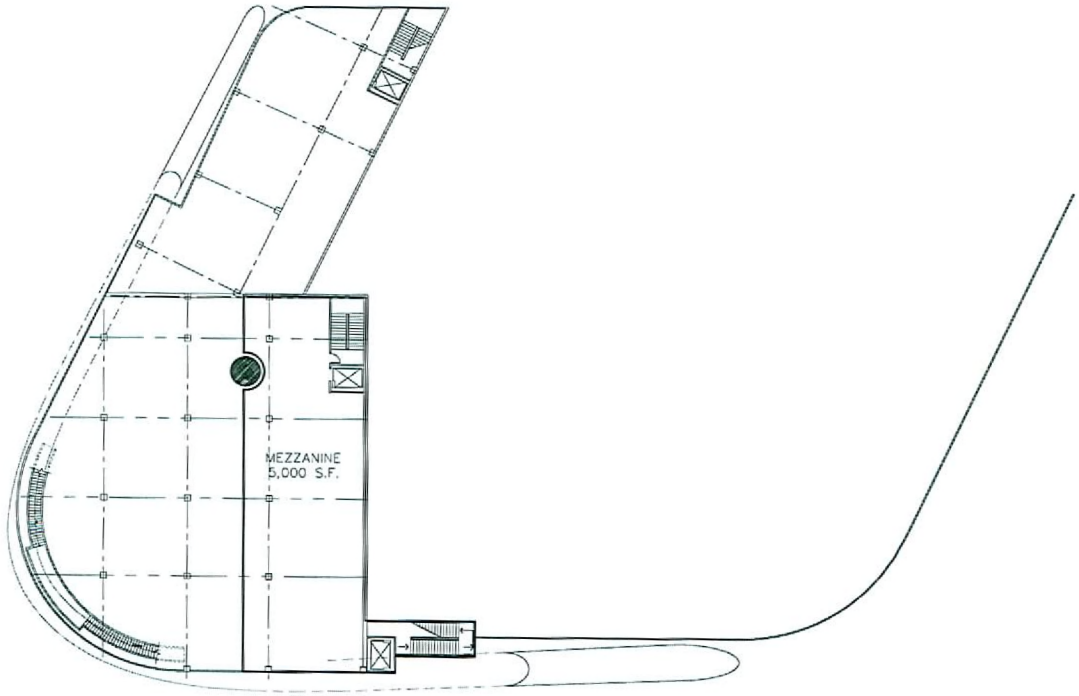
REV	DATE	BY	REVISION

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 TO:
SAHARA AND LAS VEGAS BLVD.
300 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

JOB NO: 0704
DRAWN BY: KB
Project Manager: MA
SHEET TITLE: BUILDING SECTION

DATE: 2.10.2009
SCALE: -
SHEET: A3.1



RECEIVED
APR 24 2009

WALGREENS MEZZANINE PLAN

N

SCALE: 1"= 40'-0"

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

VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 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) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
7677 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89123-9154

OWNER
Walgreens

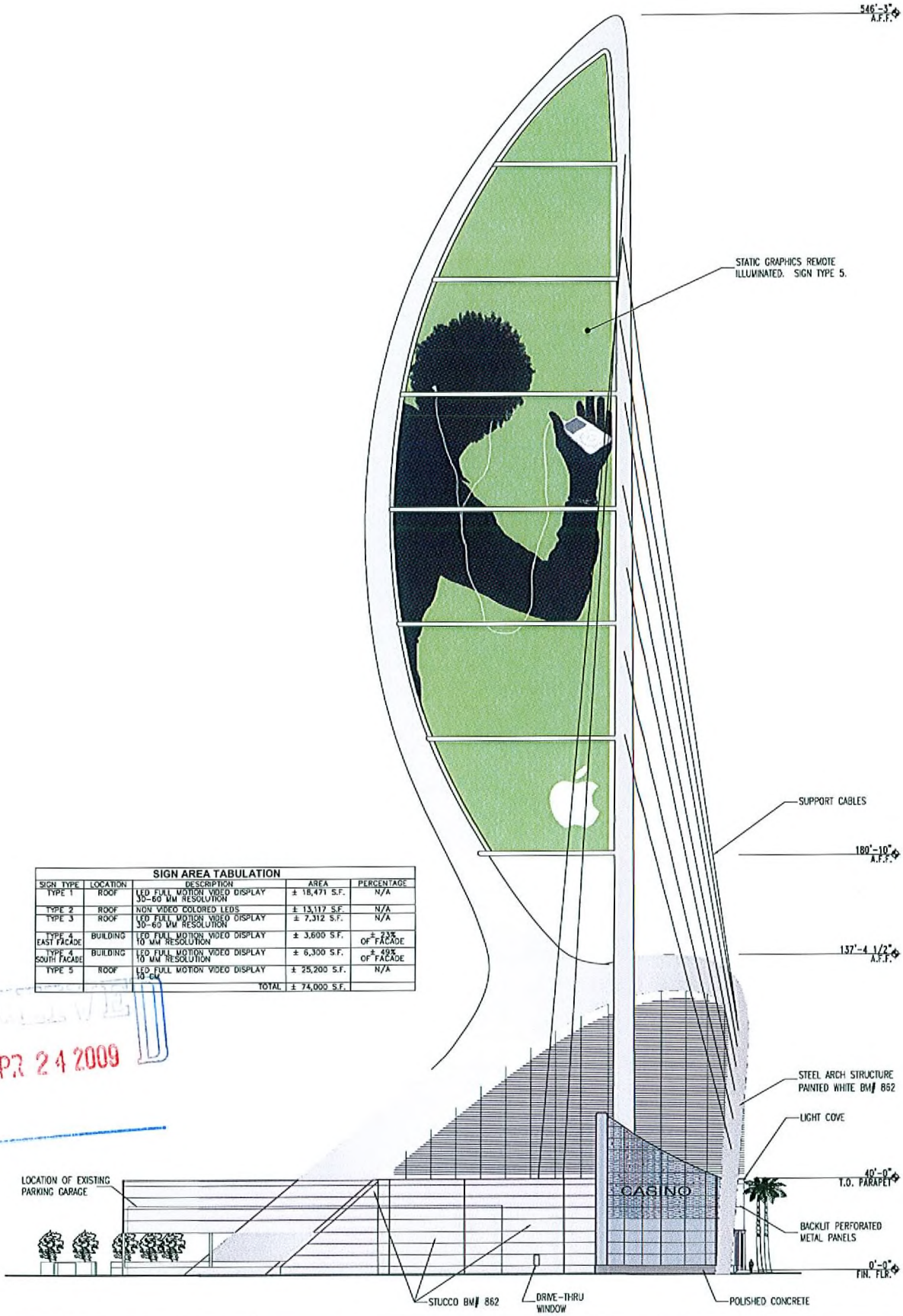
DRAWN BY: JCS

SHEET TITLE
MEZZANINE PLAN

DATE: 2.18.2009

SCALE: -

sheet-
A1.1



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.	

RECEIVED
APR 24 2009

DATE: 2.18.2009
SCALE: 1"=20'-0"
A2.1

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

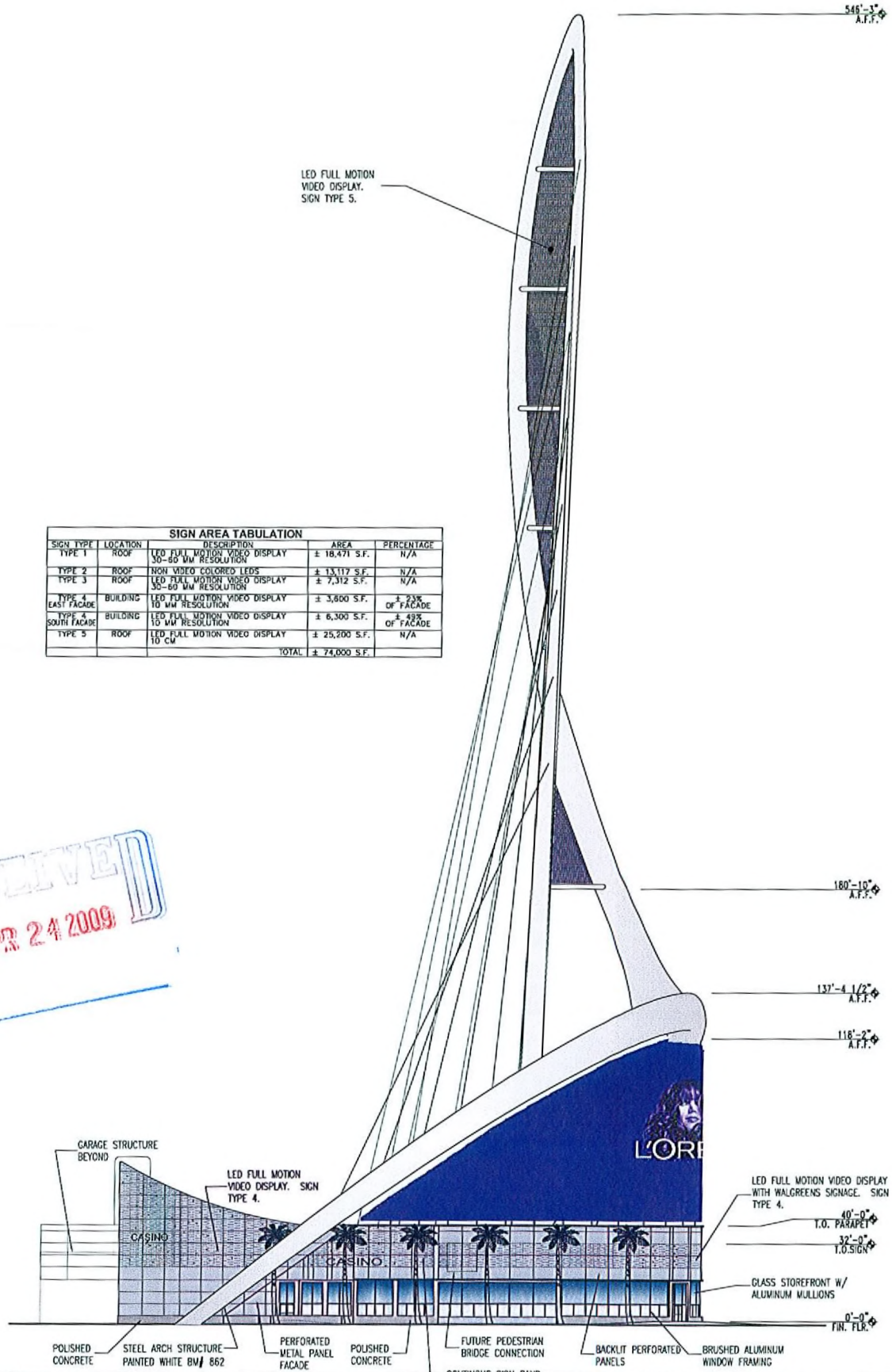
PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 0708
DRAWN BY: JCS

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
1			
2			
3			
4			
5			
6			

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



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.	

RECEIVED
APR 24 2009

DATE: 2.13.2009
SCALE: 1"=40'-0"
NO. A2.3

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULVARD
LAS VEGAS, NEVADA 89104

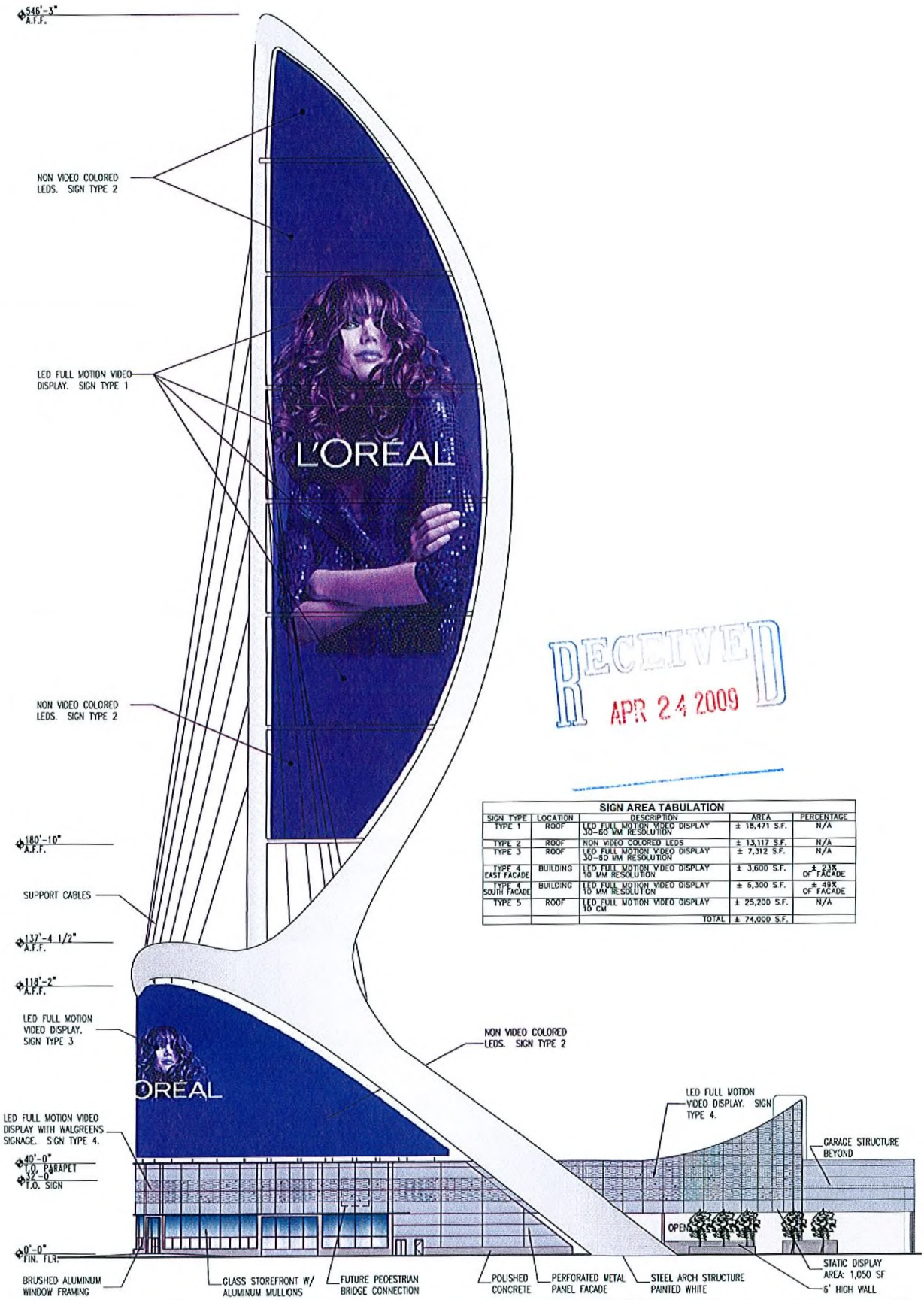
PROJECT MANAGER: George Rainhart, AIA
JOB NO: 0758
DRAWN BY: JCS

SHEET TITLE
EAST 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			
2			
3			
4			
5			
6			

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



RECEIVED
APR 24 2009

SIGN AREA TABULATION

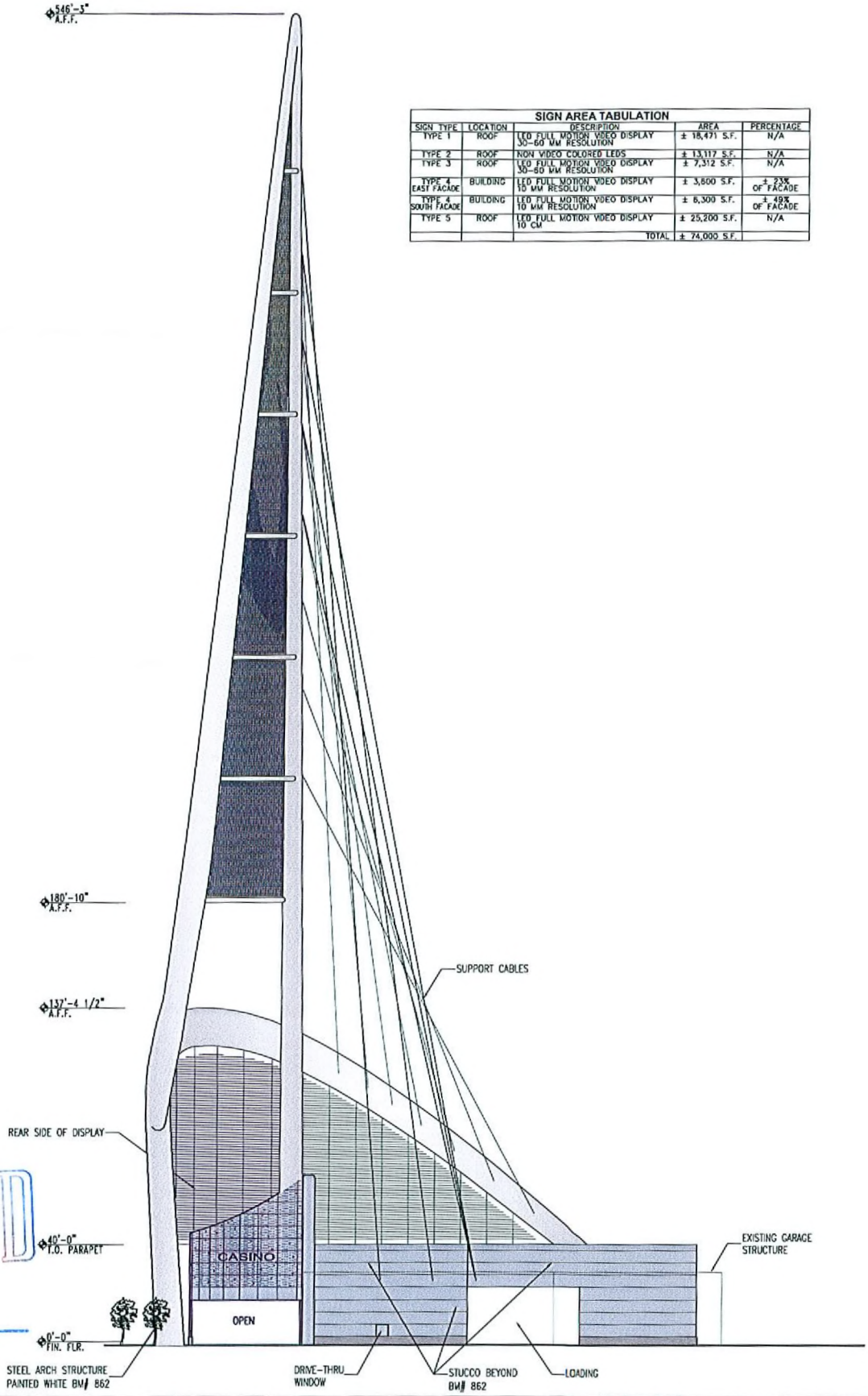
SIGN TYPE	LOCATION	DESCRIPTION	AREA	PERCENTAGE
TYPE 1	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 MM RESOLUTION	± 18,471 S.F.	N/A
TYPE 2	ROOF	NON VIDEO COLORED LEDS	± 13,117 S.F.	N/A
TYPE 3	ROOF	LED FULL MOTION VIDEO DISPLAY 30-80 MM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4 EAST FACADE	BUILDING	LED FULL MOTION 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.	

JOB NO. 2-08-1	DATE 2/18/2009	PROJECT TITLE: SAHARA AND LAS VEGAS BLVD. 2427 SOUTH LAS VEGAS BOULVARD LAS VEGAS, NEVADA 89104
SHEET NO. A2.2		PROJECT MANAGER: George Rainhart, NA; JOB NO.: 0708; DRAWN BY: JCS
		SHEET TITLE: SOUTH 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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

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



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	± 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.	

RECEIVED
APR 24 2009

SCALE: 1"=20'-0"
DATE: 2.18.2009
SHEET NO. A2.4

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULVARD
LAS VEGAS, NEVADA 89104

PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 0701
DRAWN BY: JCS

SHEET TITLE
WEST 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 06/11/09 PC

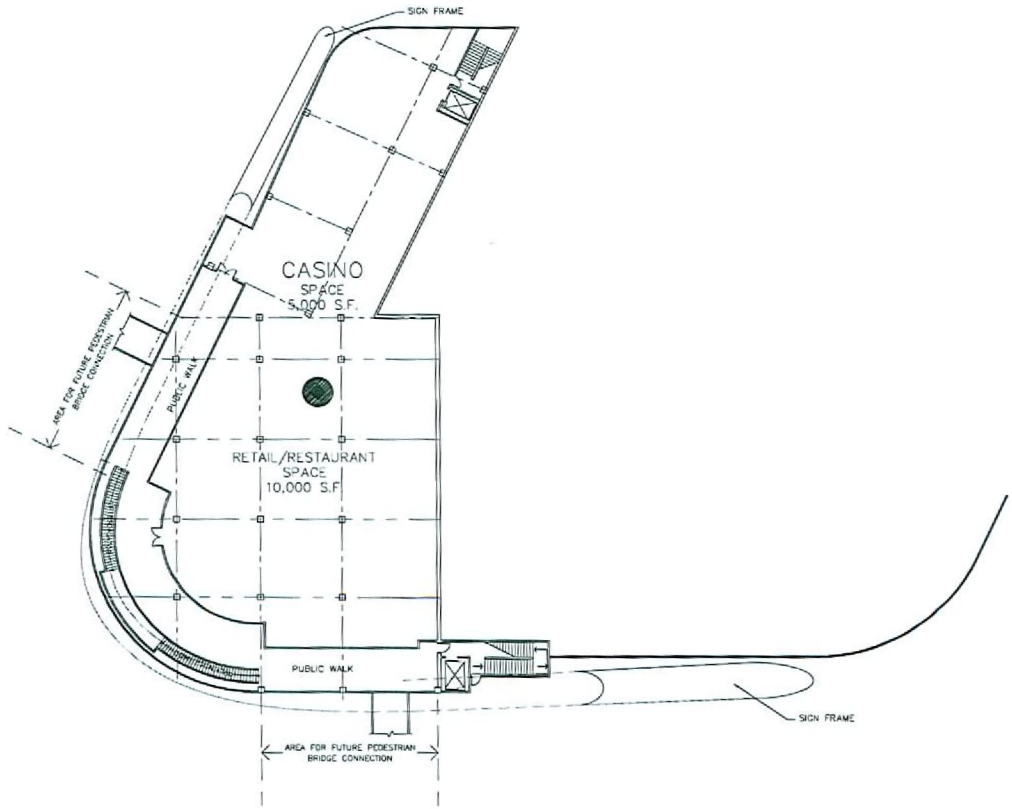
SCALE 1"=40'-0"	DATE 2.10.2009	PROJECT TITLE SAHARA AND LAS VEGAS BLVD. 2427 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104
A2.5		PROJECT MANAGER George Rainhart, AIA · JOB NO 0708 · DRAWN BY JCS
		SHEET TITLE RENDERED SOUTH ELEVATION

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

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

APR 24 2009

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



CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN

SCALE: 1"= 40'-0"

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

RECEIVED
APR 24 2009

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

REV	DATE	BY	REVISION

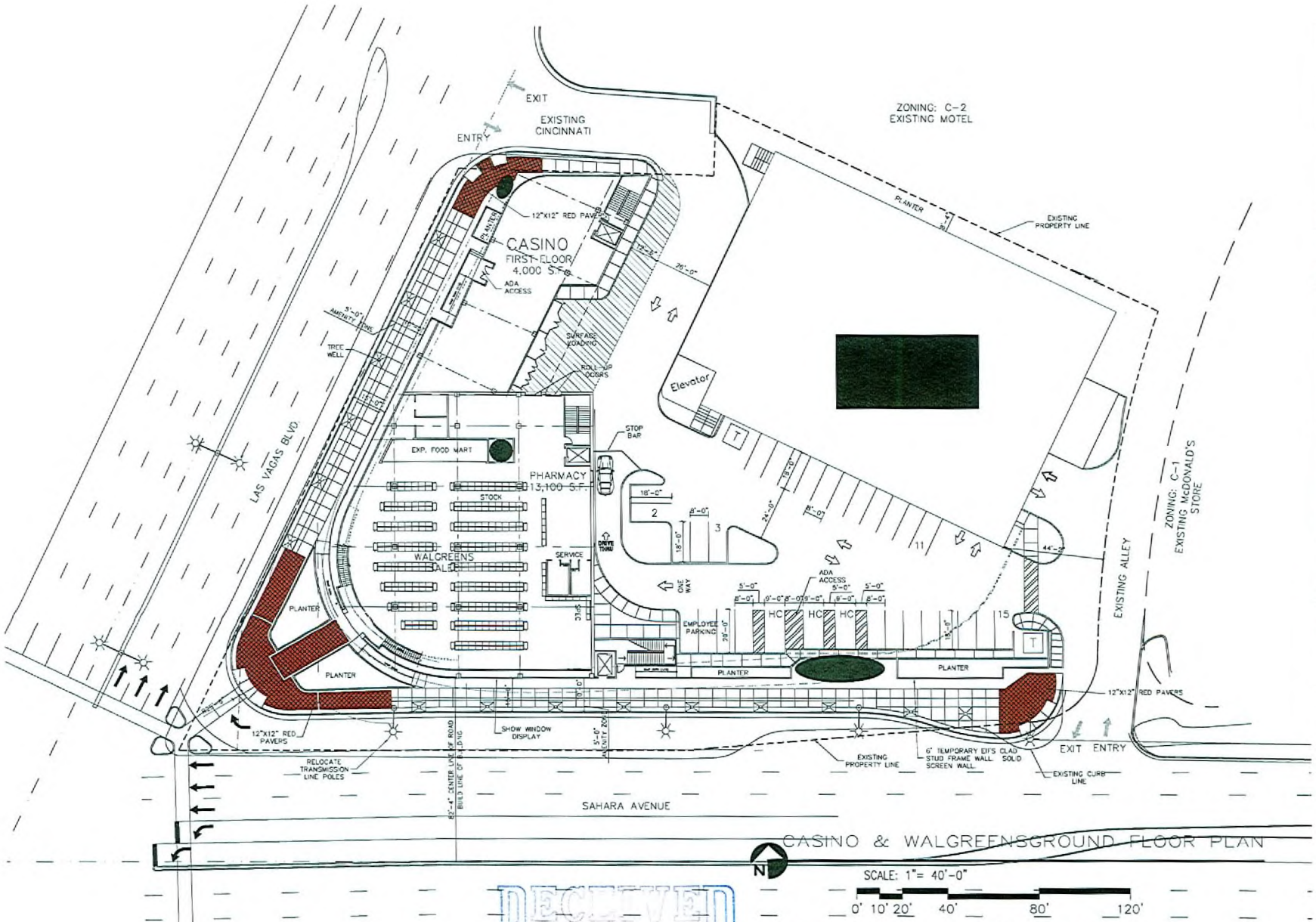
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-3
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2121 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT NUMBER
PROJECT MANAGER
JOB NO.
DRAWN BY
JCS

SHEET TITLE
SECOND FLOOR PLAN

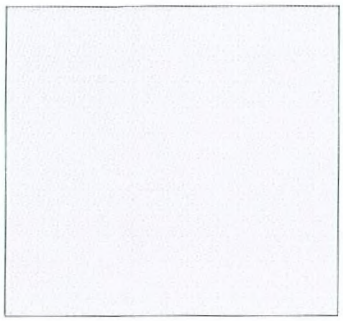
DATE: 2.10.2009
SCALE: -
SHEET NO.
A1.2



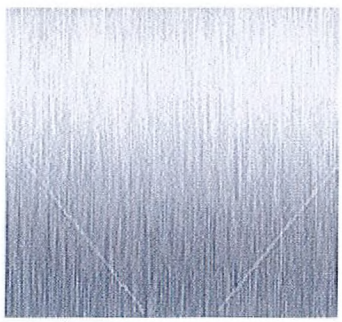
RECEIVED
APR 24 2009

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

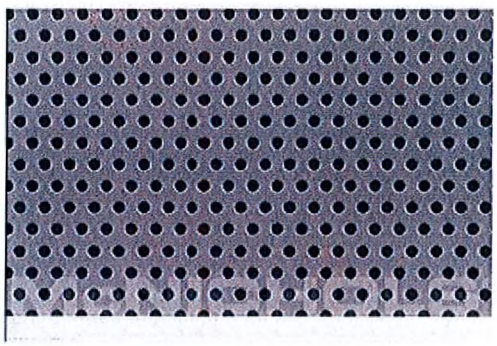
BENJAMIN MOORE COLOR
#862



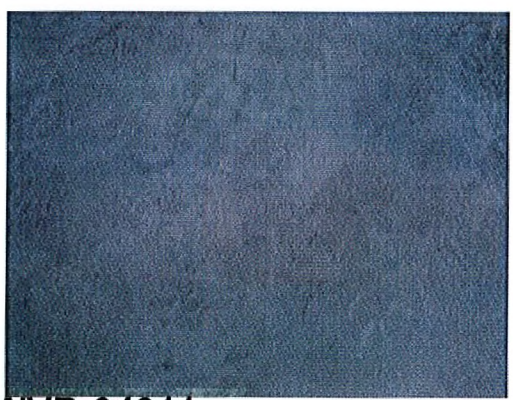
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



RECEIVED
APR 24 2009

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