

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 CENTENAL 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.	

*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
<u>RETAIL</u>	<u>4000 / 250 = 16</u>
	TOTAL 264

264 - 39% = 162 SPACES

39% PARKING REDUCTION REQUESTED BECAUSE PEDESTRIAN TRAFFIC TO THIS SITE OFFSETS NEED FOR ONSITE 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.
Jurisdiction: Las Vegas -89104

Jurisdiction: 2417 S. Las Vegas E.
Las Vegas - 89104

City Word:

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

Centennial Plan
Yard Setbacks: Wavert Front: 0 feet
Interior side: 0 feet
Recr: 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

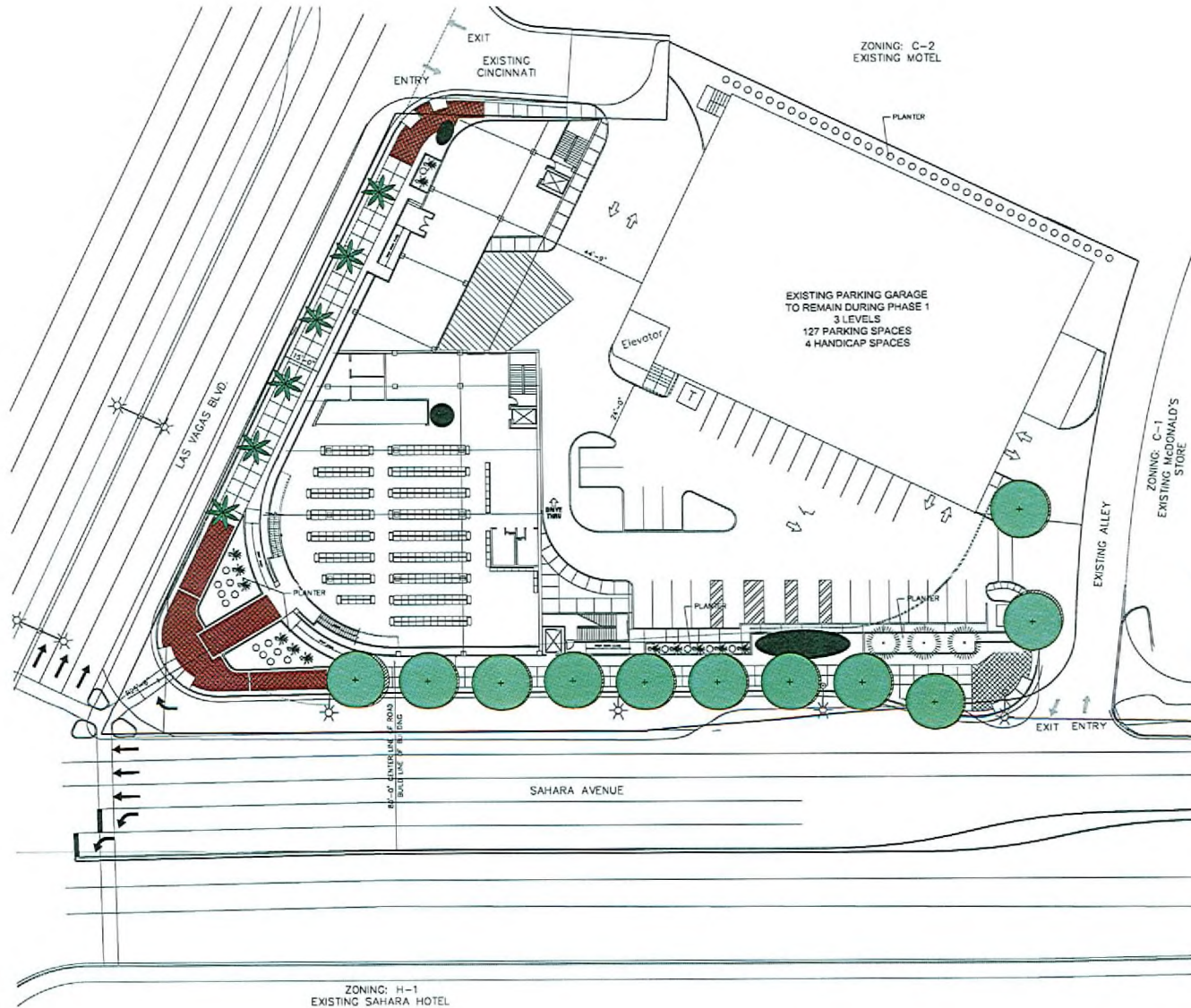
AC	COVER SHEET
AS1.0	SITE PLAN
L1.1	LANDSCAPE PLAN
A1.0	CASINO AND WALGREENS GROUND FLOOR PLAN
A1.1	MEZZANINE PLAN
A1.2	SECOND FLOOR PLAN
A2.1	NORTH ELEVATION
A2.2	SOUTH ELEVATION
A2.3	EAST ELEVATION
A2.4	WEST ELEVATION
A2.5	RENDERED SOUTH ELEVATION
A3.1	BUILDING SECTION

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VAR-34308
SUP-34309
SDR-34306

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

PROJECT NO.	SAHARA AND LAS VEGAS BLVD.		
DATE:	2.10.2009	BY:	REVISION
SCALE:			
PROJECT ADDRESS	2325 SAN PEDRO NE., SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110	PROJECT NO.	505/864-9110
CLIENT	GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.	DATE	2.10.2009
DESIGNER	SAHARA AND LAS VEGAS BLVD.	BY	REVISION
CONTRACT NO.	505/864-9110		
DATE	2.10.2009		
BY			
REVISION			



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
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SDR-34306

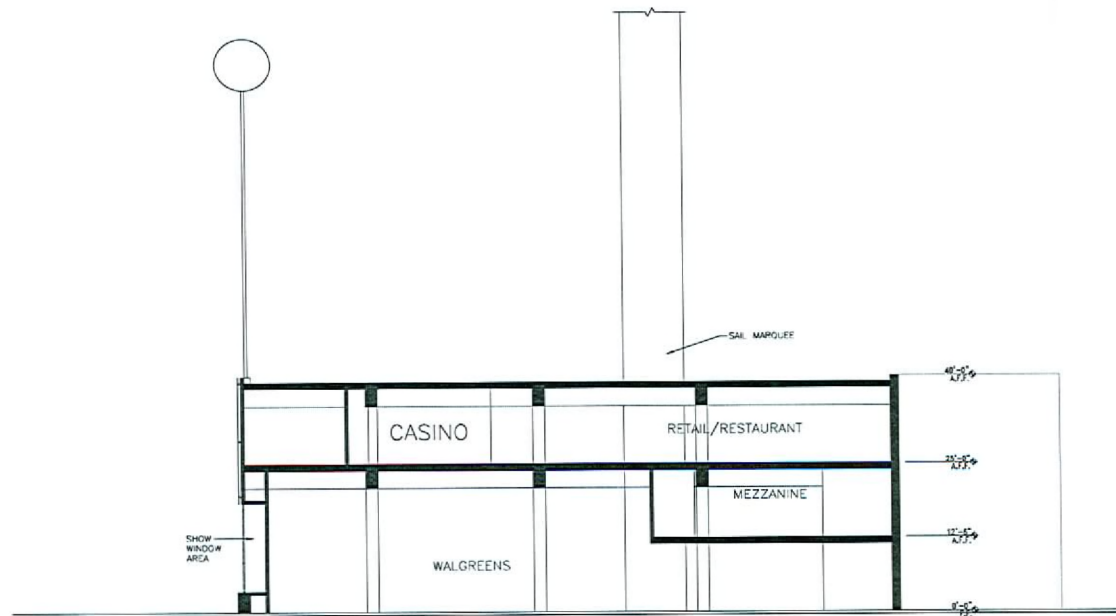
WVR-34311
SUP-34310
06/11/09 PC

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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: L1.1
DESIGNER: SAHARA AND LAS VEGAS BLVD.	DATE: 06/11/09	SCALE: L1.1
LANDSCAPE PLAN - PHASE 1		



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BUILDING SECTION

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

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

REV	DATE	BY	REVISION
1	11/11/08	JS	ISSUED FOR PERMITS
2	11/11/08	JS	ISSUED FOR PERMITS
3	11/11/08	JS	ISSUED FOR PERMITS
4	11/11/08	JS	ISSUED FOR PERMITS
5	11/11/08	JS	ISSUED FOR PERMITS
6	11/11/08	JS	ISSUED FOR PERMITS
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8	11/11/08	JS	ISSUED FOR PERMITS
9	11/11/08	JS	ISSUED FOR PERMITS
10	11/11/08	JS	ISSUED FOR PERMITS



GEORGE RANNHART, ARCHITECT AND ASSOCIATES P.C.
2000 SAN PEDRO N.E. SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 684-9110 FAX (505) 837-9877

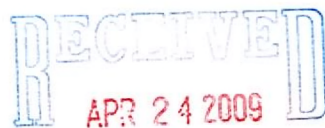
SAHARA AND LAS VEGAS BLVD.
NOT FOR CONSTRUCTION
DATE: 11/11/08
SCALE: 1" = 20'-0"

DATE: 11/11/08
SCALE: 1" = 20'-0"

DATE: 11/11/08
SCALE: 1" = 20'-0"

BUILDING SECTION

A3.1



SCALE: 1" = 40'-0"



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

SAHARA AND LAS VEGAS BLVD. 217 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104		JOB NO. 1-1 PROJECT NO. 1-1 SHEET NO. 1-1	DRAWN BY: JMS CHECKED BY: JMS
MEZZANINE PLAN		A1.1	

546'-3"
A.F.T.

STATIC GRAPHICS REMOTE
ILLUMINATED. SIGN TYPE 5.

SUPPORT CABLES

180'-10"
A.F.T.

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

STEEL ARCH STRUCTURE
PAINTED WHITE BM# 862

LIGHT COVE

40'-0"
T.O. PARAPET

BACKLIT PERFORATED
METAL PANELS

0'-0"
FIN. FLR.

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 LEOS	± 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	± 3,800 S.F.	± 23% OF FACADE
TYPE 4 SOUTH FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 48% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

LOCATION OF EXISTING
PARKING GARAGE



STUCCO BM# 862

DRIVE-THRU
WINDOW

POLISHED CONCRETE

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
DATE	2/10/09		
PROJECT NUMBER	2009-01	DESIGNED 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

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

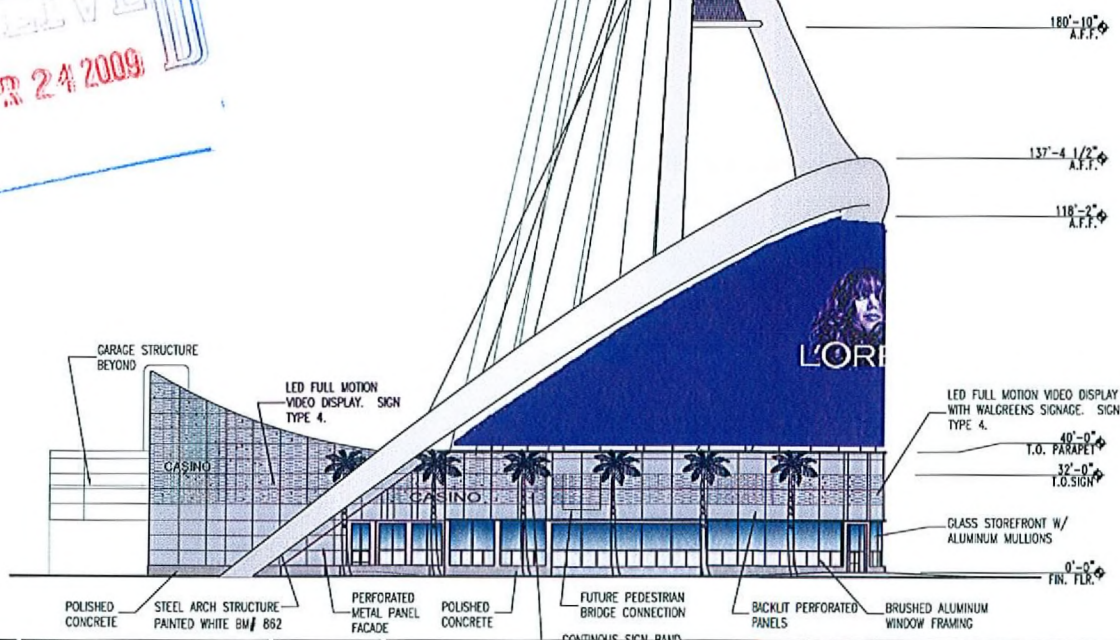
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546'-3"
A.T.F.

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	± 3,600 S.F.	± 73% OF FACADE
TYPE 5	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 6,300 S.F.	± 48% 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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PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.
DATE	2.10.2009
SCALE	1" = 40'-0"
SHEET NO.	A2.3
PROJECT MANAGER	George Rainhart, AIA
DESIGNER	JCS
CHECKER	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

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

546'-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.A.P.

40'-0"
P.A.P.

0'-0"
FIN. FLR.

BRUSHED ALUMINUM
WINDOW FRAMING

GLASS STOREFRONT W/
ALUMINUM MULLIONS

FUTURE PEDESTRIAN
BRIDGE CONNECTION

NON VIDEO COLORED
LEDS. SIGN TYPE 2

LED FULL MOTION
VIDEO DISPLAY. SIGN
TYPE 4.

CARAGE STRUCTURE
BEYOND

OPEN

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

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SIGN AREA TABULATION				
SIGN TYPE	LOCATION	DESCRIPTION	AREA	PERCENTAGE
TYPE 1	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 WM 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 WM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 WM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 WM RESOLUTION	± 6,300 S.F.	± 48% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 CM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

PROJECT NO. 2
SAHARA AND LAS VEGAS BLVD.
2417 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104
PROJECT ARCHITECT
George Rainhart, Architect and Associates P.C.
JCS:HD JCS:ED JCS:ED
A2.2
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
SDR-34306 06/11/09 PC

546'-3"
A.F.F.

SIGN AREA TABULATION				
SIGN TYPE	LOCATION	DESCRIPTION	AREA	PERCENTAGE
TYPE 1	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 VM 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 VM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 VM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 5	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 VM RESOLUTION	± 6,300 S.F.	± 48% 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.

157'-4 1/2"
A.F.F.

REAR SIDE OF DISPLAY

49'-0"
I.O. PARAPET

0'-0"
FIN. FLR.

STEEL ARCH STRUCTURE
PAINTED WHITE BM# 852

CASINO

OPEN

DRIVE-THRU
WINDOW

SUPPORT CABLES

STUCCO BEYOND
BM# 862

LOADING

EXISTING GARAGE
STRUCTURE

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
DATE	2/10/09		
PROJECT NUMBER	2007 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89154	ISSUED BY	JCS
DESIGNED BY	George Rainhart, AIA	DATE	2/10/09
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

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SDR-34306 06/11/09 PC

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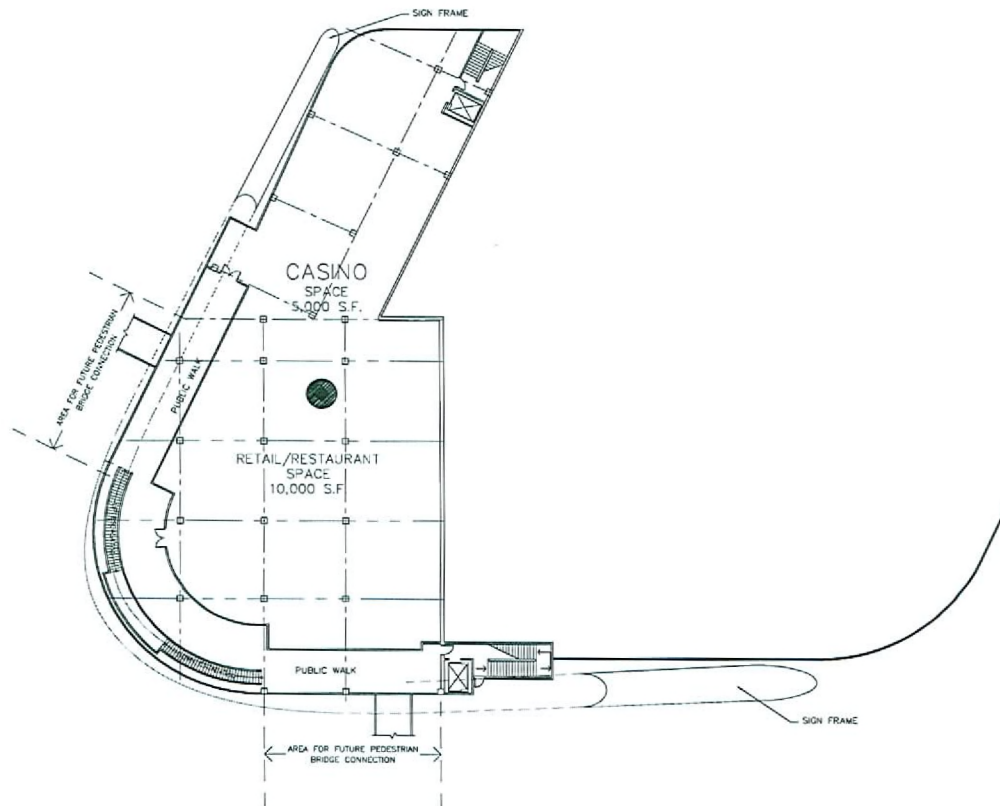
PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
2407 SOUTH LAS VEGAS BOULEVARD			
LAS VEGAS, NEVADA 89109			
PROJECT MANAGER	JESSE	DESIGN BY	JCS
George Rainhart, AIA	0706		
DATE	RENDERED SOUTH ELEVATION		
04/21/09			

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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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN

SCALE: 1" = 40'-0"

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

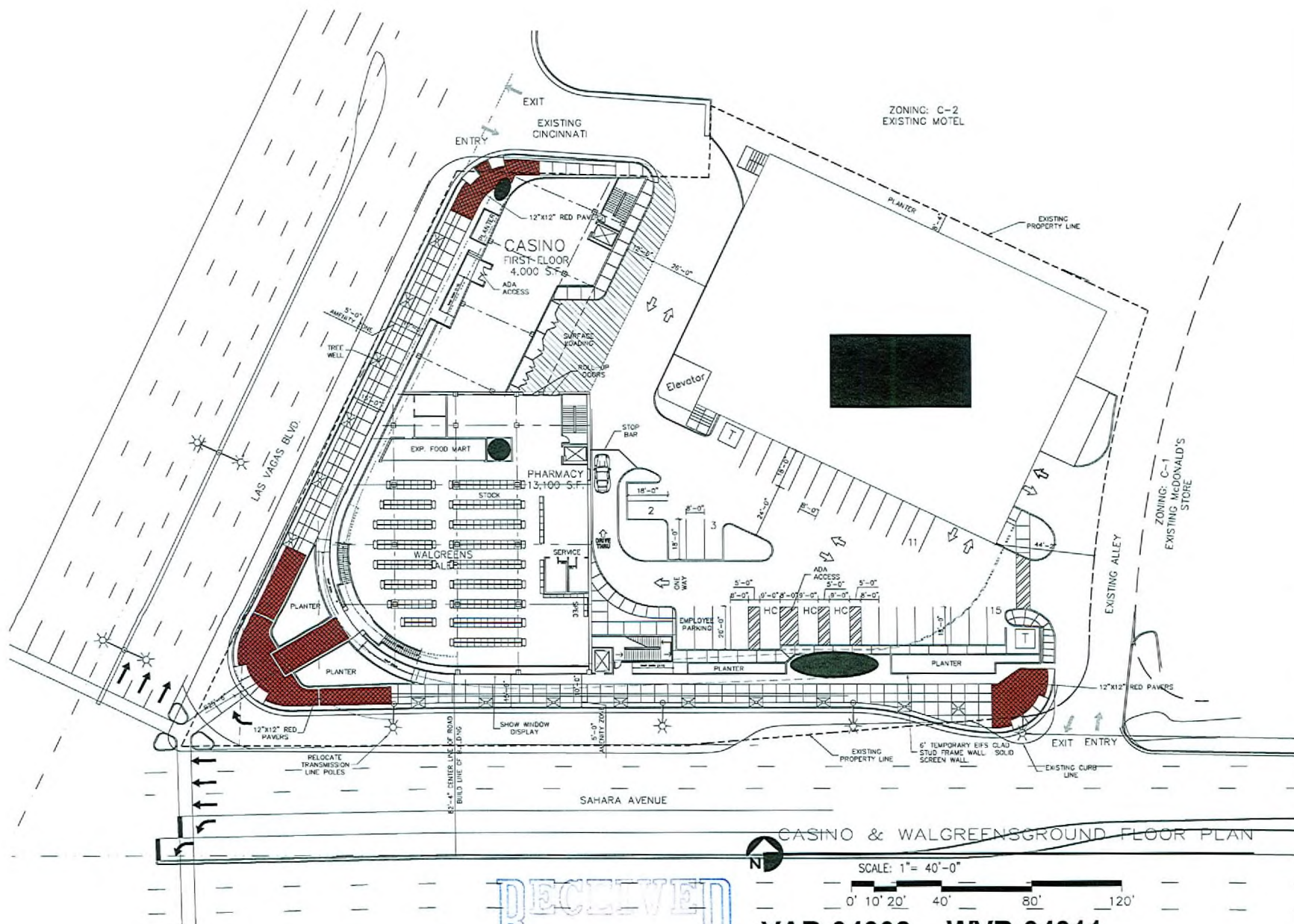
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-8
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT SAHARA AND LAS VEGAS BLVD.	DATE 2.10.2008	SCALE 1" = 40'-0"	SHEET NO. A1.2
DESIGNED BY LUSTIG & ASSOCIATES	PROJECT NO. LUSTIG & ASSOCIATES	DATE 2.10.2008	SCALE 1" = 40'-0"
DRAWN BY LUSTIG & ASSOCIATES	PROJECT NO. LUSTIG & ASSOCIATES	DATE 2.10.2008	SCALE 1" = 40'-0"
CHECKED BY LUSTIG & ASSOCIATES	PROJECT NO. LUSTIG & ASSOCIATES	DATE 2.10.2008	SCALE 1" = 40'-0"
APPROVED BY LUSTIG & ASSOCIATES	PROJECT NO. LUSTIG & ASSOCIATES	DATE 2.10.2008	SCALE 1" = 40'-0"

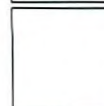


ZONING: C-2
EXISTING MOTEL

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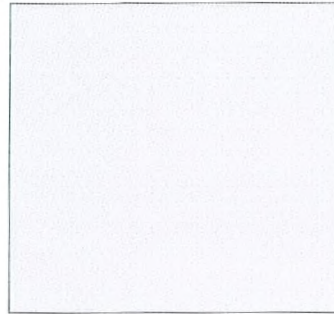
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT	SAHARA AND LAS VEGAS BLVD.
DATE	2/10/2009
SCALE	A1.0
DESIGNED BY	JOHN W. JONES
DRAWN BY	JOHN W. JONES
CHECKED BY	JOHN W. JONES
APPROVED BY	JOHN W. JONES

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

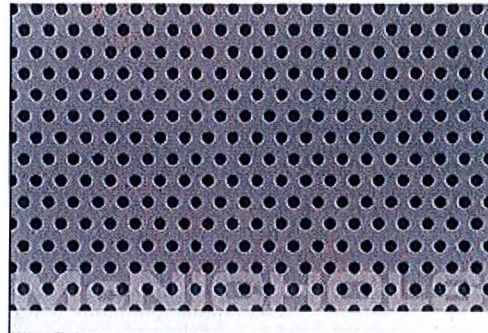
BENJAMIN MOORE COLOR
#862



BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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