



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 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.	

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

$$264 - 39\% = 162 \text{ SPACES}$$

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.
Jurisdiction: 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

Yard Setbacks Waiver: 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

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APR 24 2009

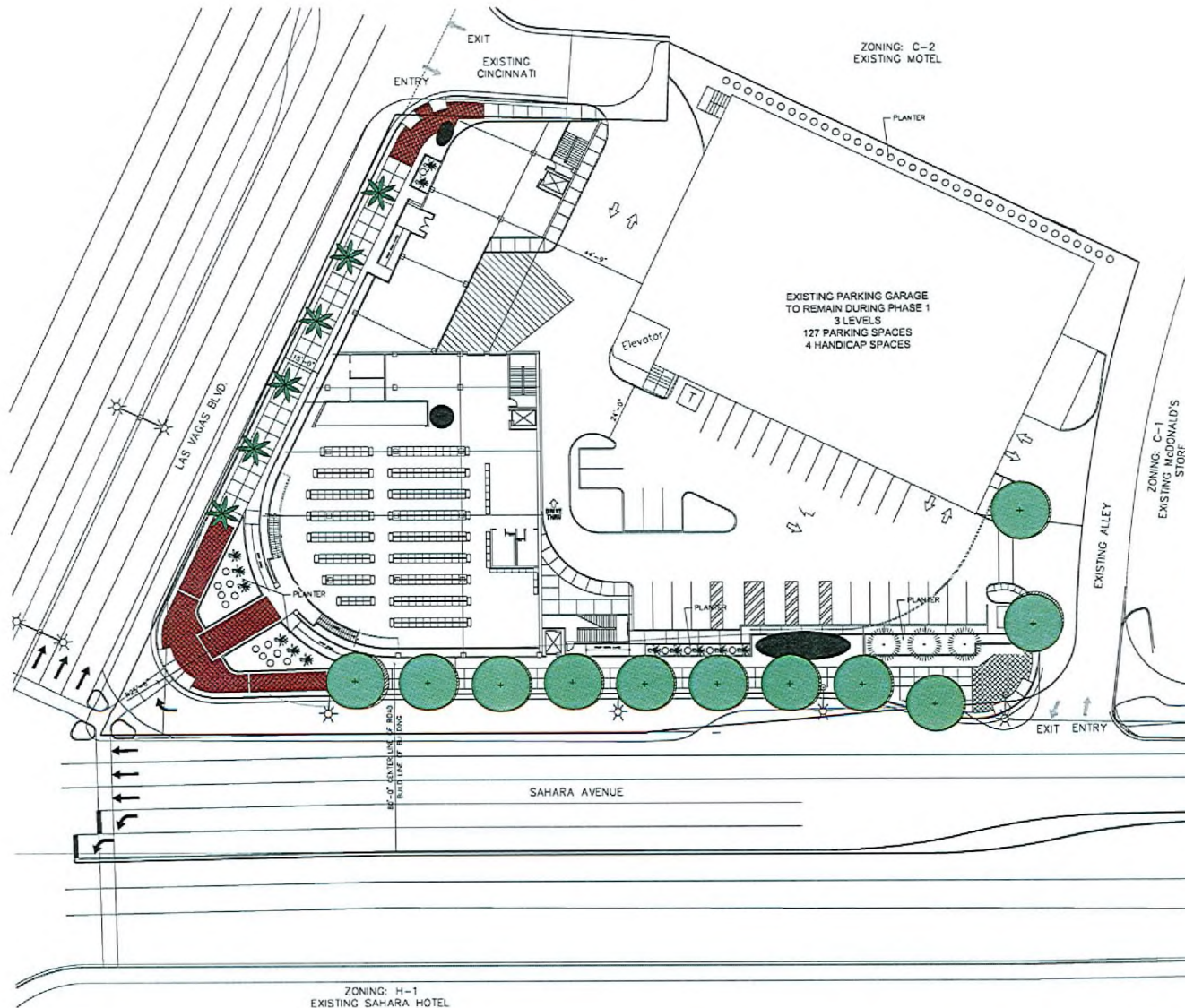
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SUP-34309
SDR-34306

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

PROJECT SAHARA AND LAS VEGAS BLVD.	DATE: 2.18.2009	sheet: AC
PROJECT ADDRESS LAS VEGAS, NEVADA 89164	ARCH NO. ENR	SHEET NO. 105
DATE 2.18.2009	BY A	REVISION



GEORGE RAINHART ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 248
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-3877



VICINITY MAP N.T.S.

PLANTING LEGEND

Size	Common Name	Quantity
25'	Deglet-Nour 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"

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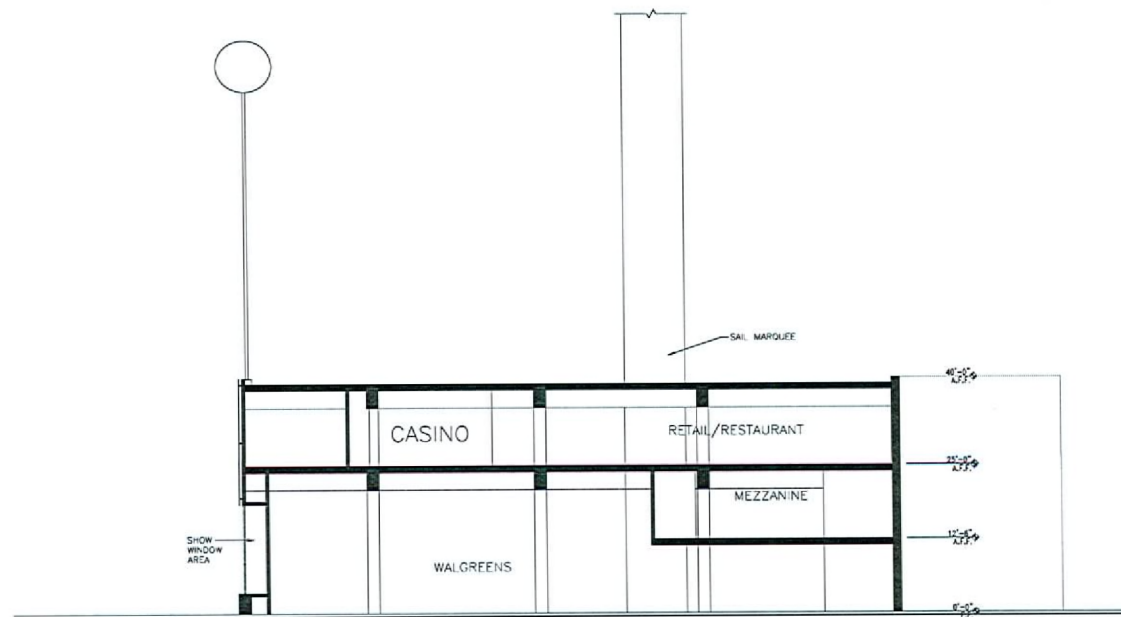
WVR-34311
SUP-34310
06/11/09 PC

REV	DATE	BY	REVISION
1			

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 219
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE SAHARA AND LAS VEGAS BLVD. 2ND SOUTH LAS VEGAS BLVD. ALBUQUERQUE, NEW MEXICO	DATE 2/16/2009	SCALE 1" = 20'-0"	SHEET NO. 1	DATE 2/16/2009	BY L1.1
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LANDSCAPE PLAN - PHASE 1



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BUILDING SECTION

SCALE: 1" = 20'-0"

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

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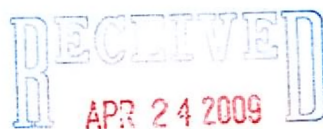
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 200
ALBUQUERQUE, NEW MEXICO 87106
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT SAHARA AND LAS VEGAS BLVD. 2010 SOUTH LAS VEGAS BLVD. LAS VEGAS, NEVADA 89104	DATE 3-10-2008	SCALE 1" = 20'-0"	SHEET NO. A3.1
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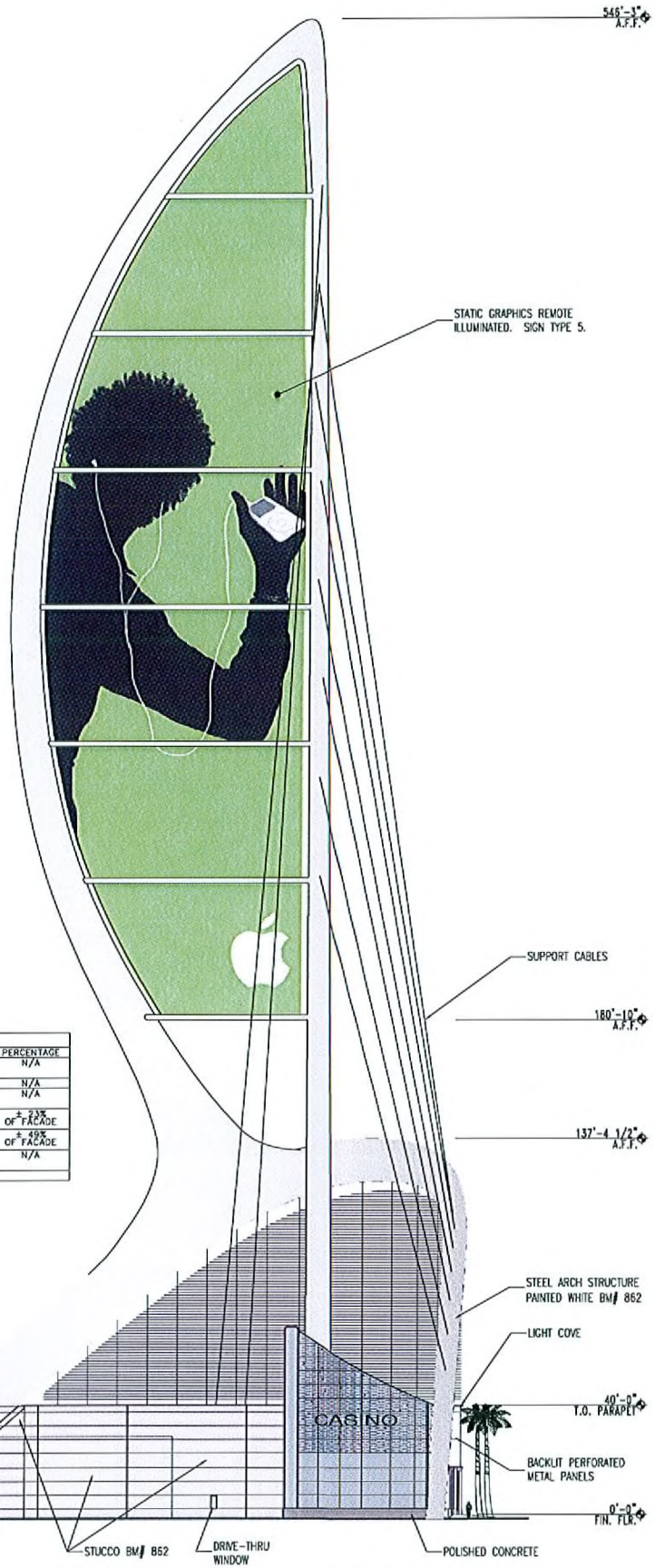
BUILDING SECTION



SCALE: 1" = 40'-0"

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SDR-34306 06/11/09 PC

[illegible]



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	± 13,112 S.F.	N/A
TYPE 3	ROOF	LED FULL MOTION VIDEO DISPLAY 30-60 VM RESOLUTION	± 7,312 S.F.	N/A
TYPE 4 EAST FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 VM RESOLUTION	± 3,600 S.F.	± 23% OF FACADE
TYPE 4 SOUTH FACADE	BUILDING	LED FULL MOTION VIDEO DISPLAY 10 VM RESOLUTION	± 6,300 S.F.	± 49% OF FACADE
TYPE 5	ROOF	LED FULL MOTION VIDEO DISPLAY 10 VM	± 25,200 S.F.	N/A
TOTAL			± 74,000 S.F.	

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LOCATION OF EXISTING
PARKING GARAGE



STUCCO BM# 852

DRIVE-THRU
WINDOW

POLISHED CONCRETE

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
PROJECT ADDRESS	207 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104		
PROJECT NUMBER	1704	DATE	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
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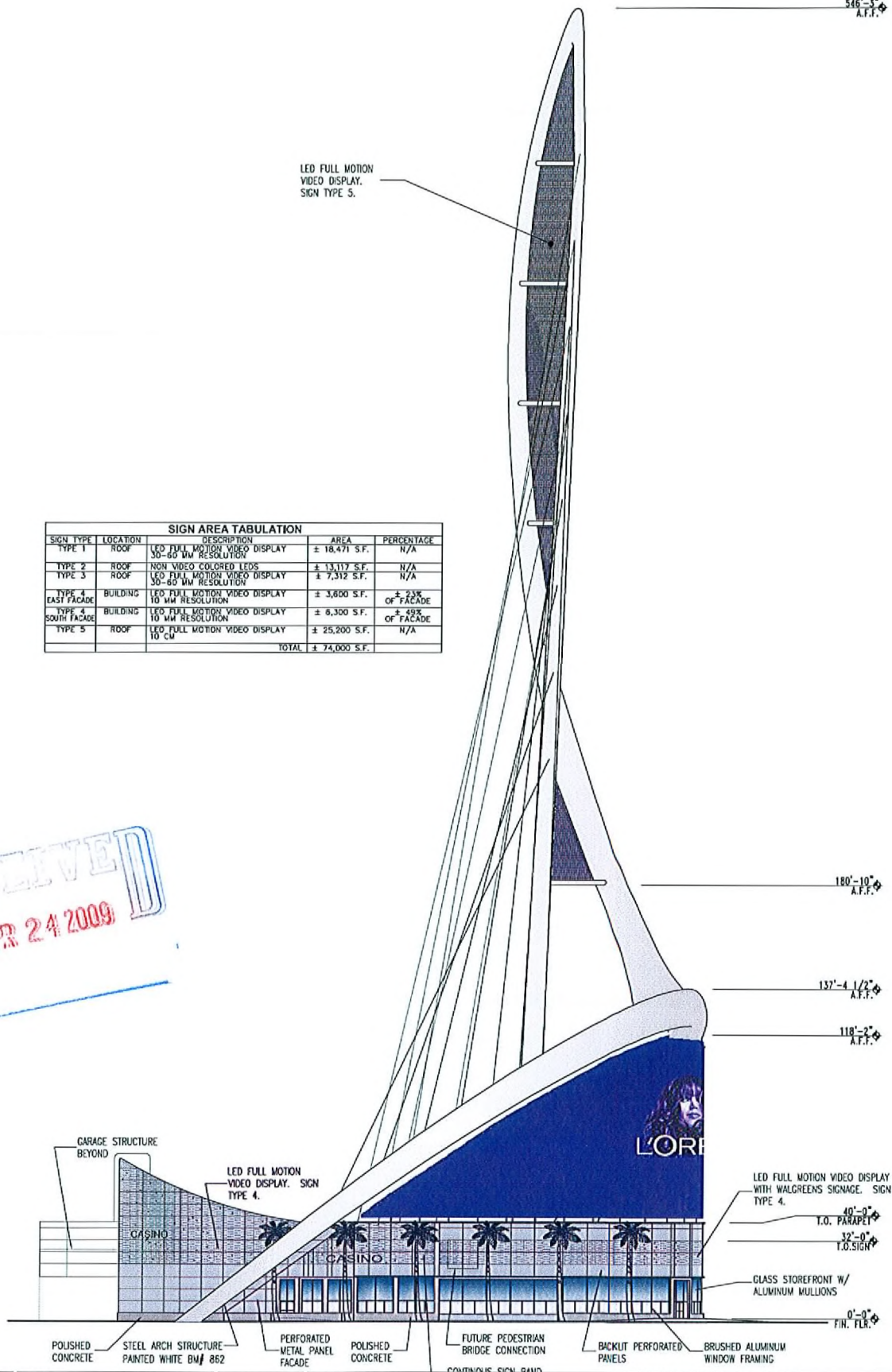
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SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

546'-1" 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 EAST FACADE	LED FULL MOTION VIDEO DISPLAY 10 MM RESOLUTION	± 3,800 S.F.	± 50% OF FACADE
TYPE 4	BUILDING SOUTH FACADE	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 NO. 2.10.2009	SAHARA AND LAS VEGAS BLVD.	
DATE 2.10.2009	747 SOUTH LAS VEGAS BOULEVARD	
PROJECT NUMBER A2.3	LAS VEGAS, NEVADA 89159	
DESIGNED BY JCS	CHECKED BY JCS	DATE 2.10.2009
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

± 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"
PARAPET

± 10'-0"
I.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

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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	± 16,471 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.	± 23% OF FACADE
TYPE 4	SOUTH FACADE	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.	

PROJECT: SAHARA AND LAS VEGAS BLVD.
7875 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89123
PROJECT NUMBER: 06020000000000000000
DATE: 07/08/08
DRAWN BY: JCS
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) 837-9877

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 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
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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.	

180'-10"
A.F.F.

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

REAR SIDE OF DISPLAY

40'-0"
T.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

PROJECT TITLE		SAHARA AND LAS VEGAS BLVD.	
PROJECT ADDRESS		2407 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104	
PROJECT NUMBER	DATE	DESIGNED BY	DRAWN BY
A2.4	2/10/2009	JCS	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

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PROJECT FILE	SAHARA AND LAS VEGAS BLVD.
2407 SOUTH LAS VEGAS BOULEVARD	
LAS VEGAS, NEVADA 89102	
PROJECT MANAGER	JOB NO.
George Rainhart, AIA	974
DESIGN BY	JOB
George Rainhart, AIA	JCR
RENDERED SOUTH ELEVATION	

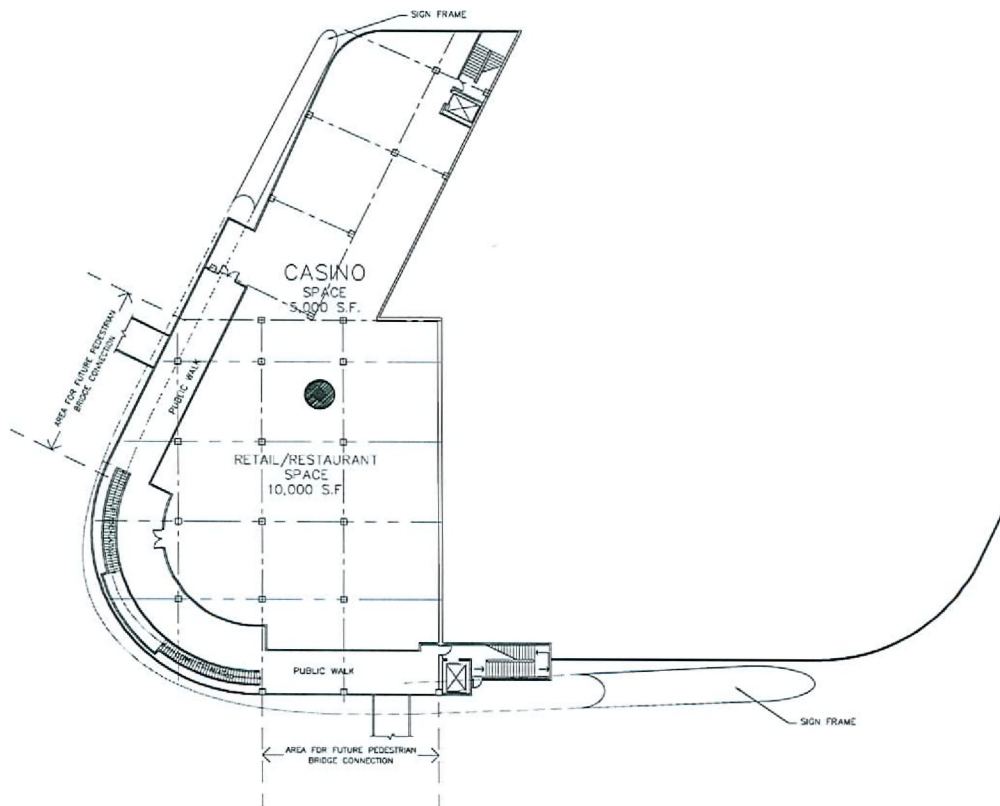
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877



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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 GANNHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 218
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.
SOUTH SIDE OF LAS VEGAS BLVD.
LAS VEGAS, NEVADA

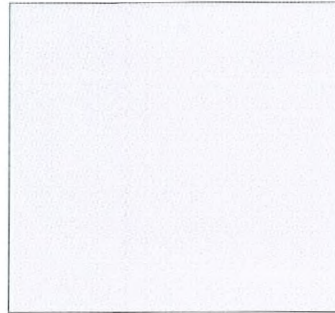
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SCALE: 1" = 40'-0"

PROJECT NO. 06-000000
SHEET NO. 10
SHEET TOTAL 10

SECOND FLOOR PLAN

A1.2

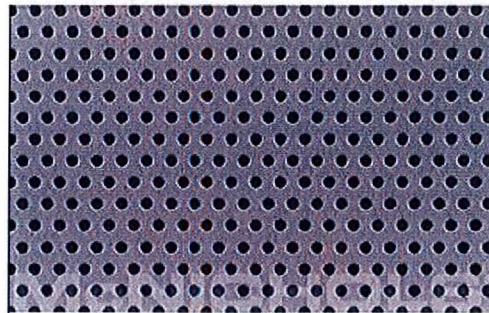
BENJAMIN MOORE COLOR
#862



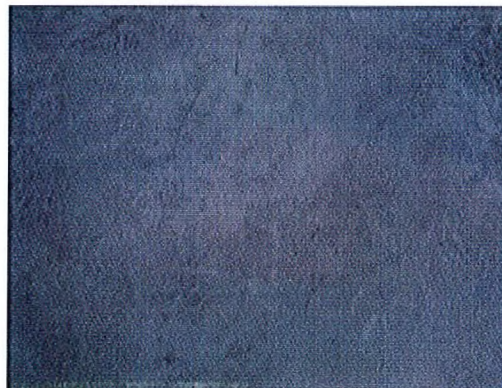
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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