





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				
FACADE	FACADE S.F.	SIGN TYPE & S.F.	TOTAL SIGN S.F.	% SIGNAGE
NORTH	±12,213 S.F.	TYPE 4: ±1,781 S.F.	±1,781 S.F.	±15%
SOUTH	±11,158 S.F.	TYPE 2: ±2,138 S.F.	± 8,802 S.F.	±79%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,064 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F.	±8,887 S.F.	±101%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,415 S.F.		
TOTAL SIGNAGE			±21,110 S.F.	
SIGN TYPE DISCREPANCIES:				
TYPE 1: NOT USED.				
TYPE 2: NON-VIDEO COLORED LED DISPLAY.				
TYPE 3: LED FULL MOTION VIDEO DISPLAY.			30-60 MM RESOLUTION.	
TYPE 4: LED FULL MOTION VIDEO DISPLAY.			10 MM RESOLUTION.	

SIGN TYPE DESCRIPTIONS:

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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	/ 250 = 12
SERVICE	3000	/ 250 = 12
RETAIL	4000	/ 250 = 16
TOTAL		213

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 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

VAR-34308
 SUP-34309
 REVISED

WVR-34311
 SUP-34310
 SDR-34306

07/09/09 PC

RECEIVED
 JUN 19 2009

REV	DATE	BY	REVISION
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GEORGE RANKART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 248
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.	DATE: 2/10/2009	Sheet: AC
CLIENT: JCE	SCALE: 1/8" = 1'-0"	
DESIGNER: JCE		
CHECKER: JCE		
APPROVER: JCE		
DATE: 2/10/2009		

COVER SHEET-PHASE 1



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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 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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CASINO	9000 / 90 = 100
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SERVICE	3000 / 200 = 15
RETAIL	4000 / 250 = 16
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2417 S. Las Vegas Blvd.
Las Vegas - 89104

Jurisdiction: -
City/Work: -
Zoning Class: -
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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
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Height: - feet
+/- 18,600 S.F.

BUILDING AREA:

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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

RECEIVED
APR 24 2009

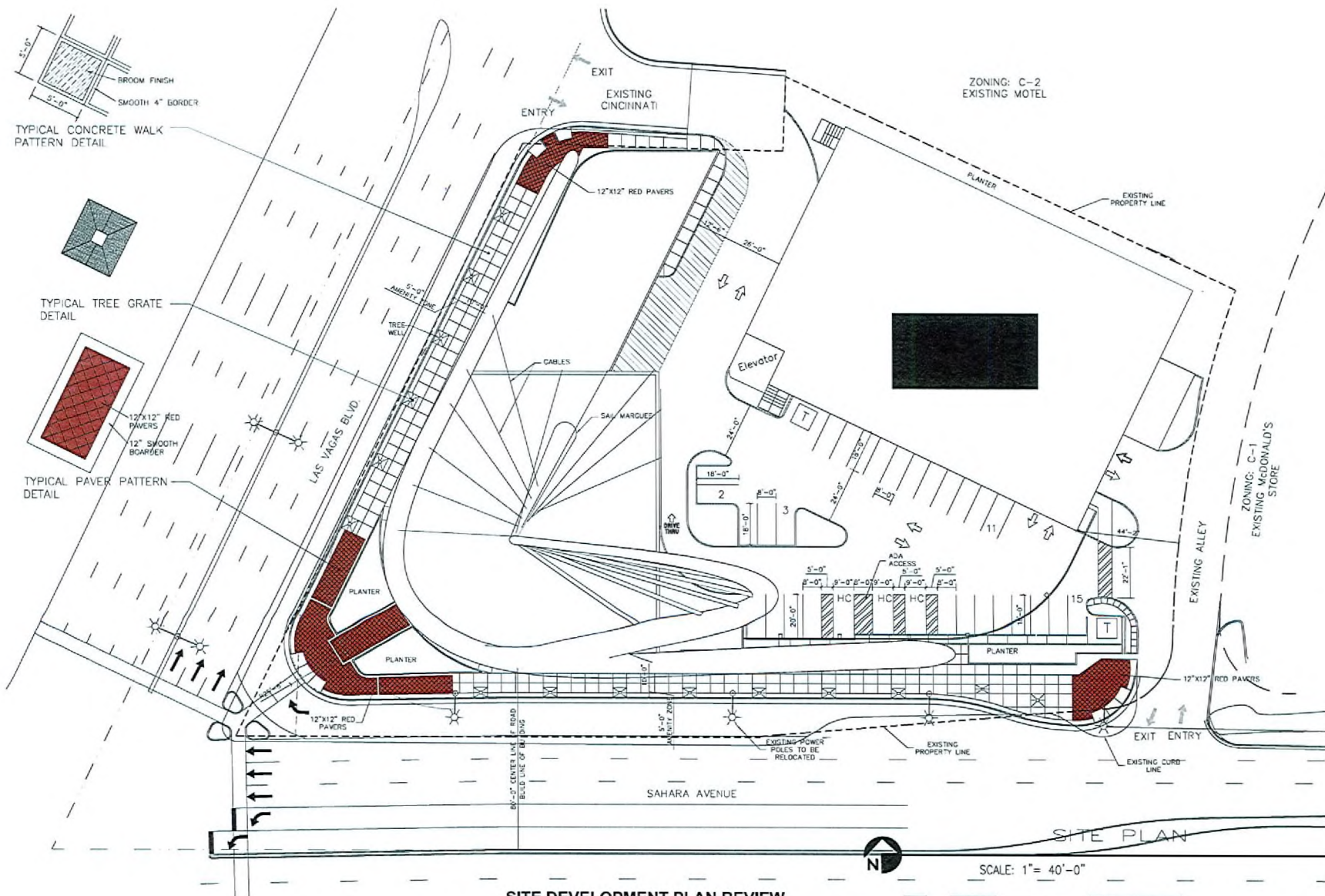
VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

REV	DATE	BY	REVISION
1	04/24/09	AC	ISSUED FOR PERMITTING
2	05/11/09	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: SAHARA AND LAS VEGAS BLVD.		SHEET: 1	
PROJECT LOCATION: 2423 S. LAS VEGAS BLVD. LAS VEGAS, NV 89104		DATE: 2.10.2009	
PROJECT NUMBER: 06-00000000000000000000		SCALE: 1" = 10'	
PROJECT NAME: SAHARA AND LAS VEGAS BLVD.		SHEET: 1	
PROJECT NUMBER: 06-00000000000000000000		DATE: 2.10.2009	
PROJECT NAME: SAHARA AND LAS VEGAS BLVD.		SHEET: 1	
PROJECT NUMBER: 06-00000000000000000000		DATE: 2.10.2009	
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PROJECT NUMBER: 06-00000000000000000000		DATE: 2.10.2009	
PROJECT NAME: SAHARA AND LAS VEGAS BLVD.		SHEET: 1	



SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

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

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SUP-34309 SUP-34310
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REV	DATE	BY	REVISION
1	10/10/08	AS	1
2	10/10/08	AS	2
3	10/10/08	AS	3
4	10/10/08	AS	4
5	10/10/08	AS	5
6	10/10/08	AS	6
7	10/10/08	AS	7
8	10/10/08	AS	8
9	10/10/08	AS	9
10	10/10/08	AS	10



GEORGE BARNHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 248
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-5877

PROJECT	DATE	SCALE	PROJECT NUMBER	PROJECT NAME	PROJECT ADDRESS	PROJECT CITY	PROJECT STATE	PROJECT ZIP	PROJECT COUNTRY
SAHARA AND LAS VEGAS BLVD.	2/10/2009	AS1.0	VAR-34308	WVR-34311	SUP-34309	SUP-34310	SDR-34306	06/11/09	PC

SITE PLAN



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"

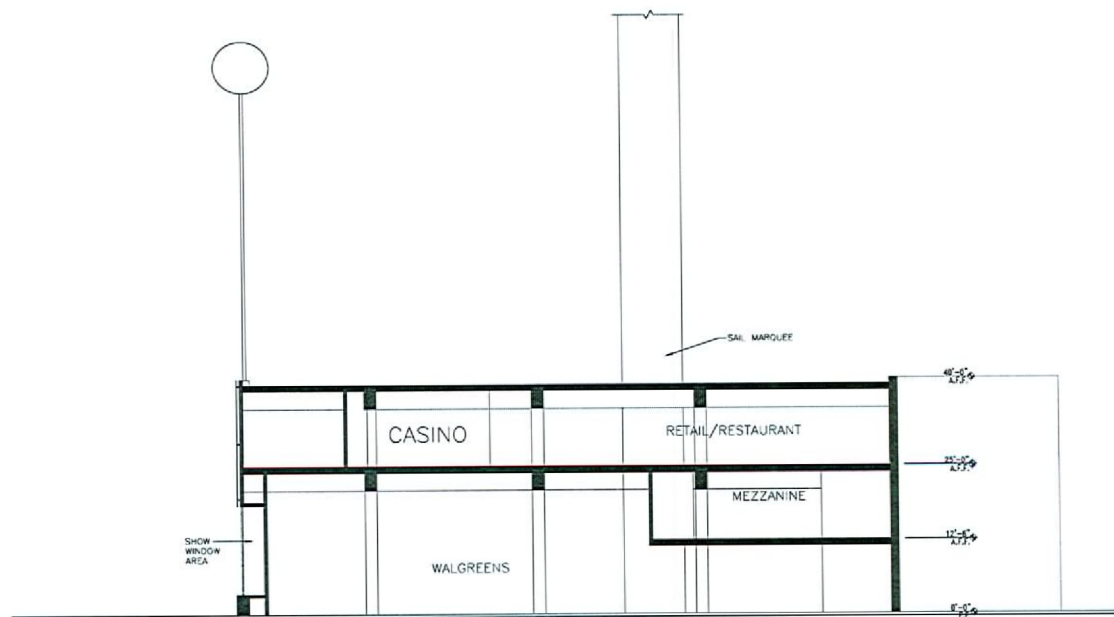
VAR-34308
SUP-34309
SDR-34306

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) 837-5877

PROJECT	DATE	SCALE	WVR
SAHARA AND LAS VEGAS BLVD. LANDSCAPE PLAN - PHASE 1	2/10/2009	1"	L1.1
DESIGNED BY Jorge R. Rainhart	DATE 2/10/2009	SCALE 1"	WVR L1.1



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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	ISSUED FOR PERMIT
2	06/11/09	PC	REVISION
3	06/11/09	PC	REVISION
4	06/11/09	PC	REVISION
5	06/11/09	PC	REVISION
6	06/11/09	PC	REVISION
7	06/11/09	PC	REVISION
8	06/11/09	PC	REVISION
9	06/11/09	PC	REVISION
10	06/11/09	PC	REVISION



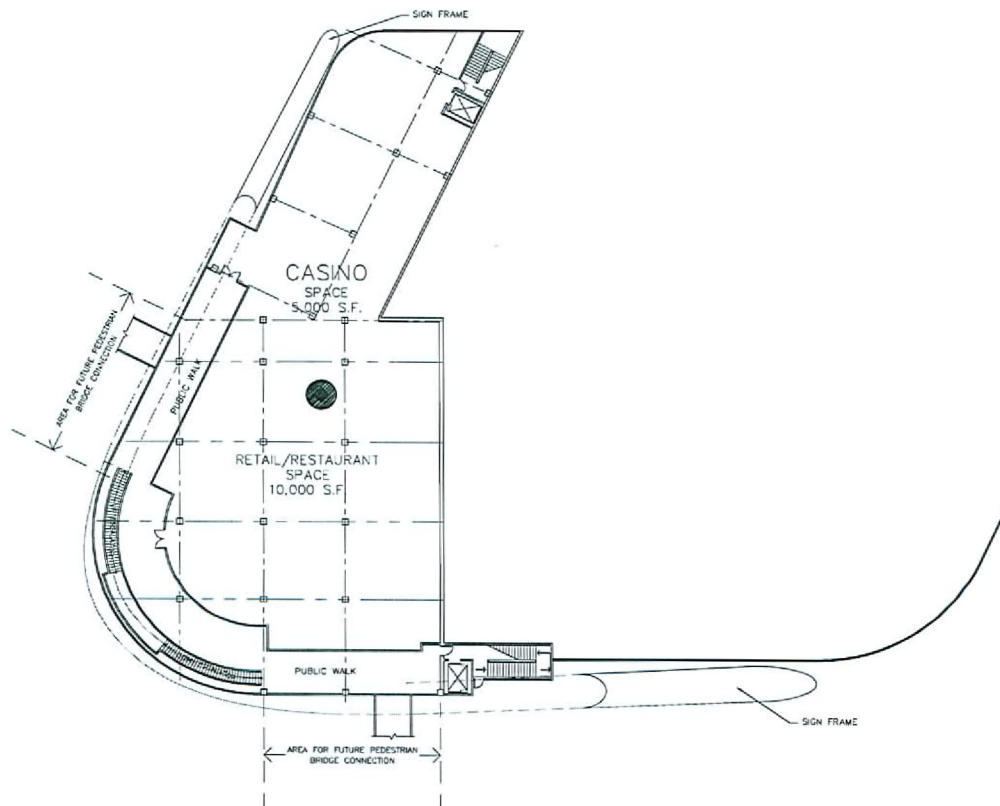
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2350 SOUTH LAS VEGAS BLVD., SUITE 200
 LAS VEGAS, NEVADA 89102
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

SAHARA AND LAS VEGAS BLVD.
 INTERSECTION
 LAS VEGAS, NEVADA

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

BUILDING SECTION

A3.1



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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"



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GEORGE RANHART ARCHITECT AND ASSOCIATES P.C.
1000 LAS VEGAS BLVD., SUITE 200
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.
OWNER: SAHARA AND LAS VEGAS BLVD.
DESIGNER: GEORGE RANHART ARCHITECT AND ASSOCIATES P.C.

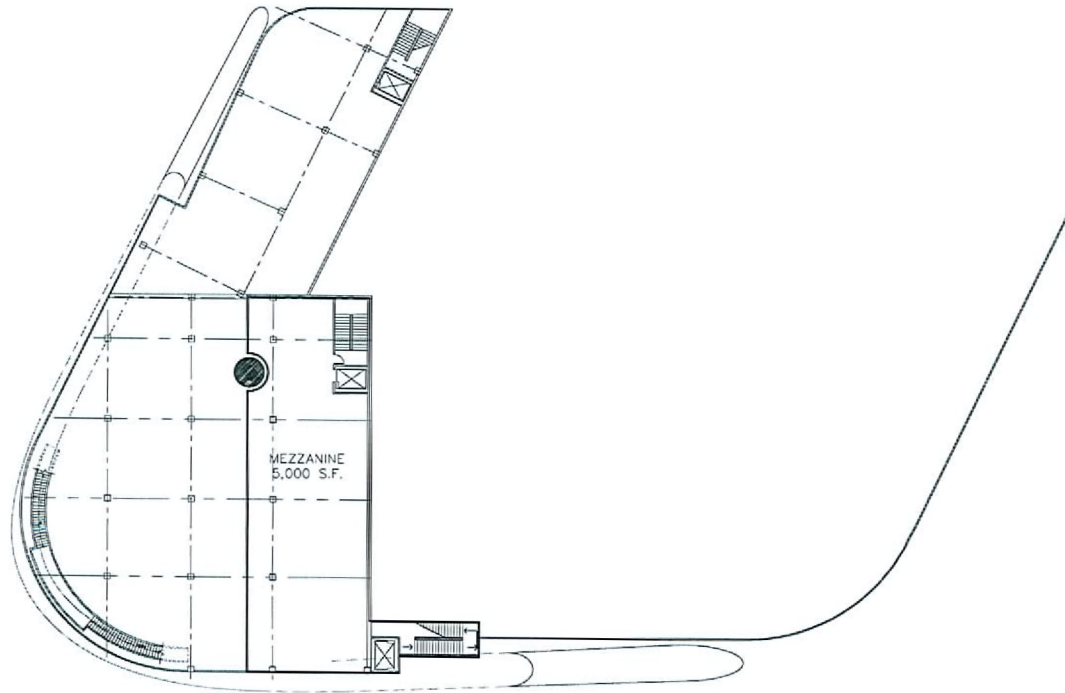
PROJECT NO.: 06-001
SHEET NO.: 111
DATE: 2.10.2009

SCALE: 1" = 40'-0"

SECOND FLOOR PLAN

DATE: 2.10.2009
SCALE: 1" = 40'-0"

A1.2



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WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"



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REV	DATE	BY	REVISION
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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	SAPARA AND LAS VEGAS BLVD.
CLIENT	WALGREENS
PROJECT NO.	1000000000
DATE	2.10.2009
SCALE	1" = 40'-0"
DESIGNER	VAR-34308
CHECKER	WVR-34311
DATE	06/11/09
BY	PC
SCALE	A1.1

MEZZANINE PLAN

SIGN AREA TABULATION				
FACADE	FACADE S.F.	SIGN TYPE & S.F.	TOTAL SIGN S.F.	% SIGNAGE
NORTH	±12,213 S.F.	TYPE 4: ±1,781 S.F.	±1,781 S.F.	±15%
SOUTH	±11,158 S.F.	TYPE 2: ±2,138 S.F.	± 8,892 S.F.	±78%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,084 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F.	±8,887 S.F.	±101%
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		TYPE 4: ±3,415 S.F.		
TOTAL SIGNAGE			±21,110 S.F.	

SIGN TYPE DESCRIPTIONS:

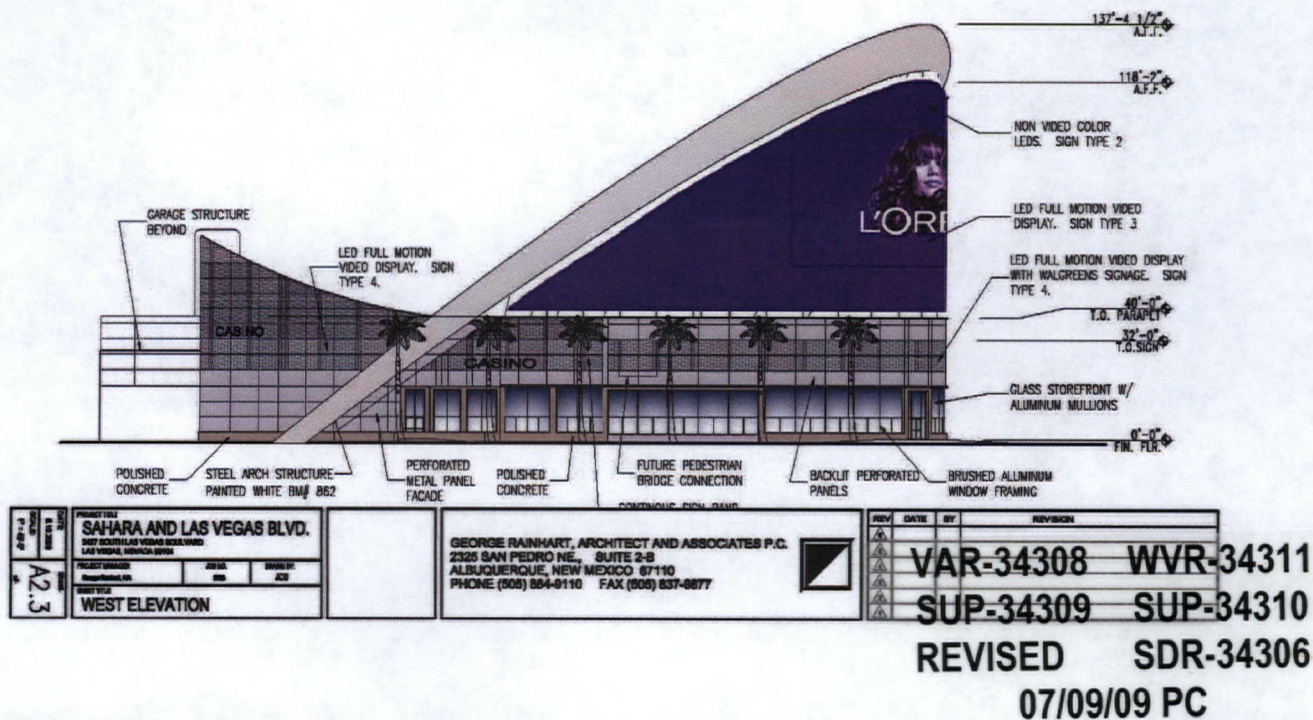
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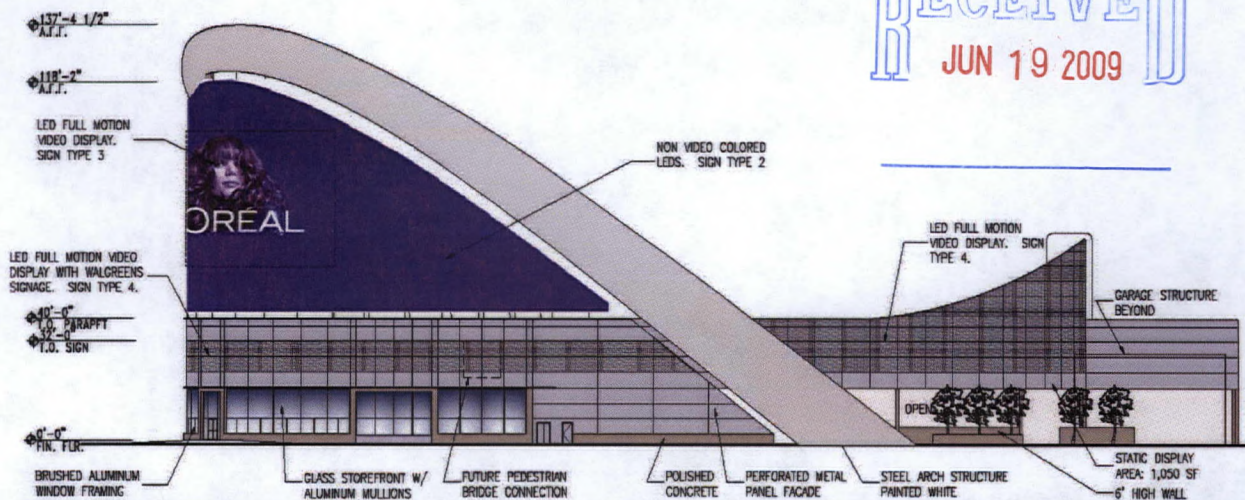
TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION.

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		TYPE 4: ±3,064 S.F.		
EAST	±7,270 S.F.	TYPE 4: ±1,840 S.F.	±1,840 S.F.	±25%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F.	±8,887 S.F.	±101%
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SAHARA AND LAS VEGAS BLVD.
 SOUTH ELEVATION

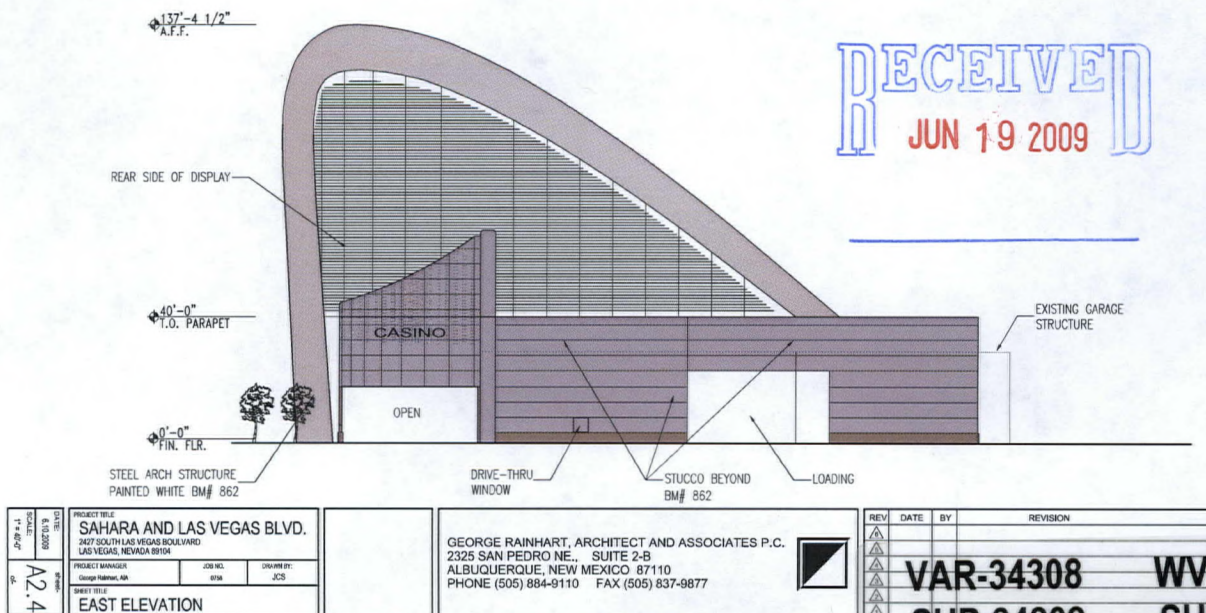
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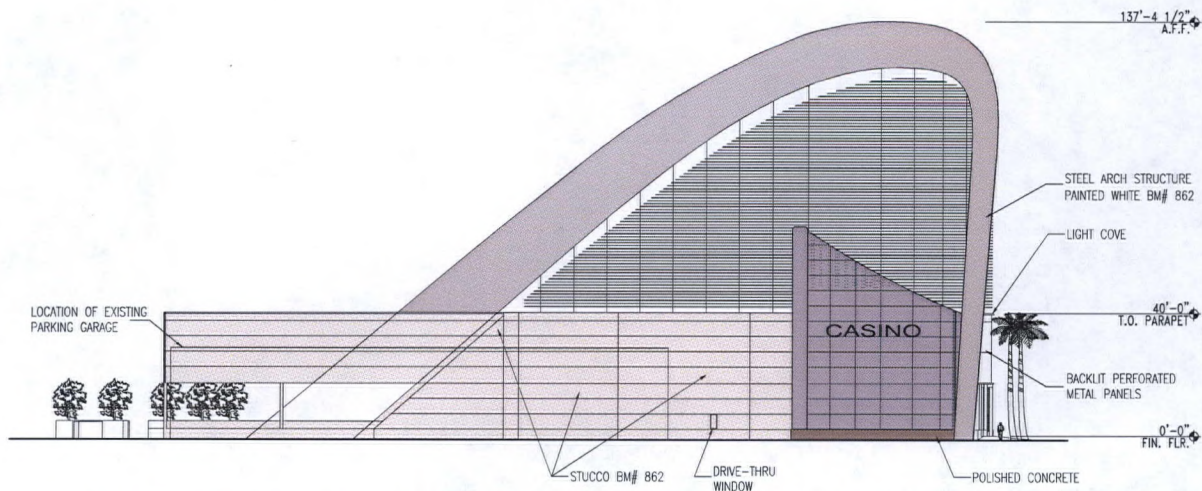
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PROJECT TITLE SAHARA AND LAS VEGAS BLVD. 3407 SOUTH LAS VEGAS BOULEVARD LAS VEGAS, NEVADA 89104	DATE 8/10/2009	SCALE 1" = 8'-0"
PROJECT MANAGER George Rainhart, AIA	JOB NO. 0108	DRAWN BY JCS
SHEET TITLE NORTH ELEVATION		

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
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SUP-34309			SUP-34310
REVISED			SDR-34306
07/09/09 PC			