



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 (94,525 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: -
Zoning: -
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: 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
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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
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COVER SHEET-PHASE 1

AC

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			



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PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
LANDSCAPE PLAN - PHASE 1

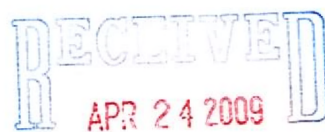
DATE:
7/10/2009

SCALE:
1" = 20'-0"

SHEET NO.
1

OF
1

L1.1

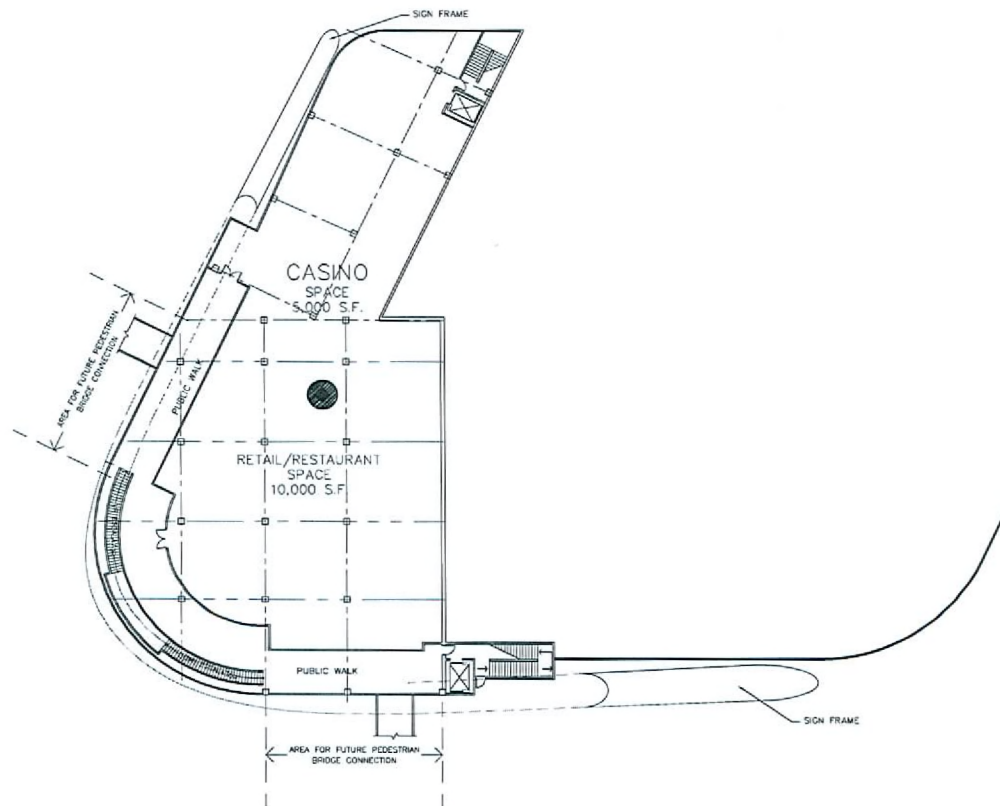


SCALE: 1"= 40'-0"



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[illegible]



CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"



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

REV	DATE	BY	REVISION
1			
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8			
9			
10			



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PROJECT: SAHARA AND LAS VEGAS BLVD.
SUNSHINE MALL
LAS VEGAS, NEVADA 89169

PROJECT NUMBER: 06-000000
DATE: 2/10/2009
SCALE: 1" = 40'-0"

DESIGNED BY: JES
CHECKED BY: JES
DATE: 06/11/09
PROJECT: SAHARA AND LAS VEGAS BLVD.
SUNSHINE MALL
LAS VEGAS, NEVADA 89169

SECOND FLOOR PLAN

A1.2