



SUP-34309

Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferraro

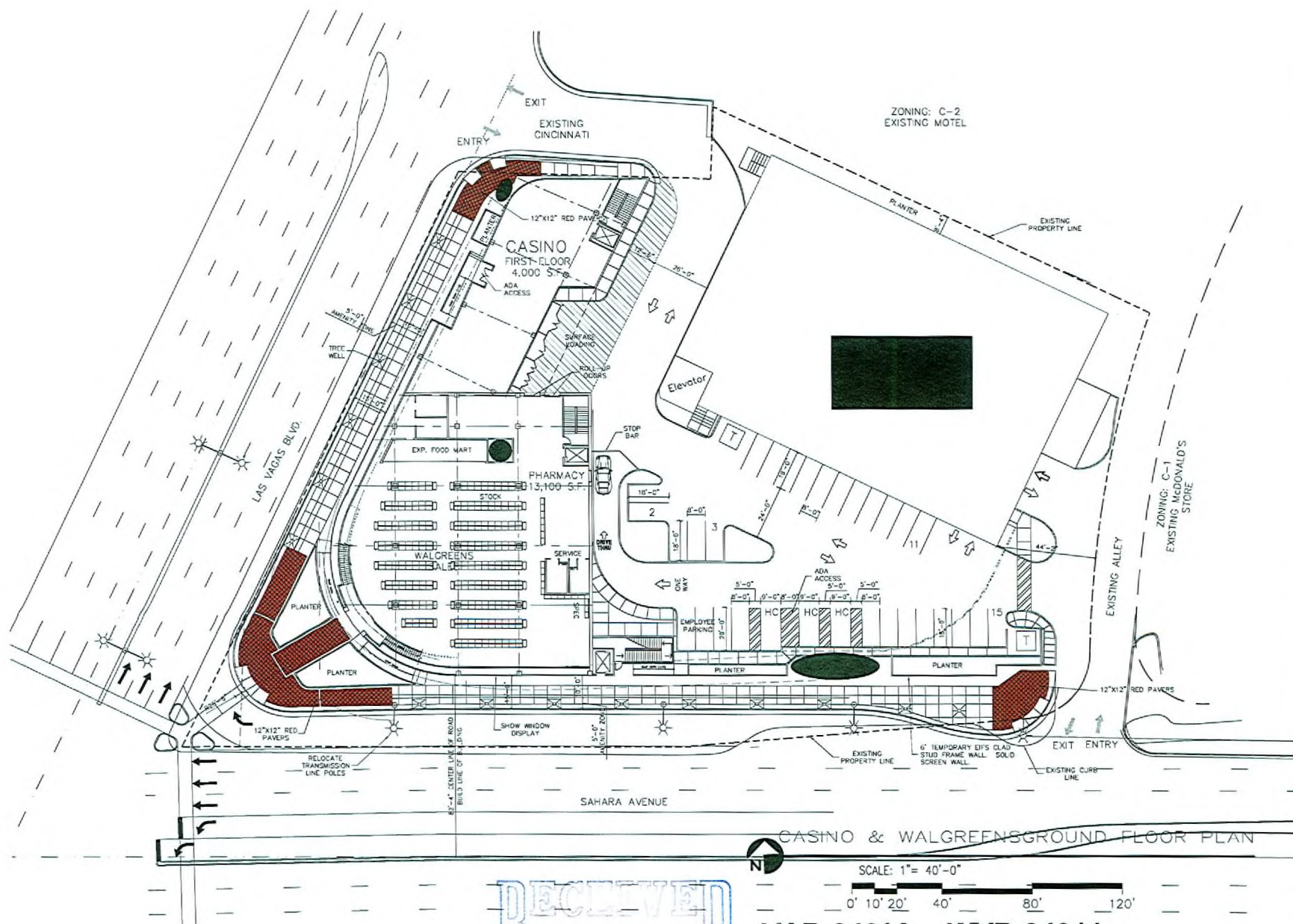
Yes ☐ No ☒

APN: _____

Print Name: Steve Johnson

Maricopa County, AZ

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



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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) 837-8877

PROJECT	SAHARA AND LAS VEGAS BLVD.
CLIENT	OUTSTANDING LAS VEGAS
LOCATION	LAS VEGAS, NEVADA 89124
DATE	2.10.2009
SCALE	1" = 40'-0"
PROJECT	GROUND FLOOR PLAN
DATE	2.10.2009
SCALE	1" = 40'-0"
PROJECT	GROUND FLOOR PLAN



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.	

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 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 (W/over): 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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SUP-34310
06/11/09 PC

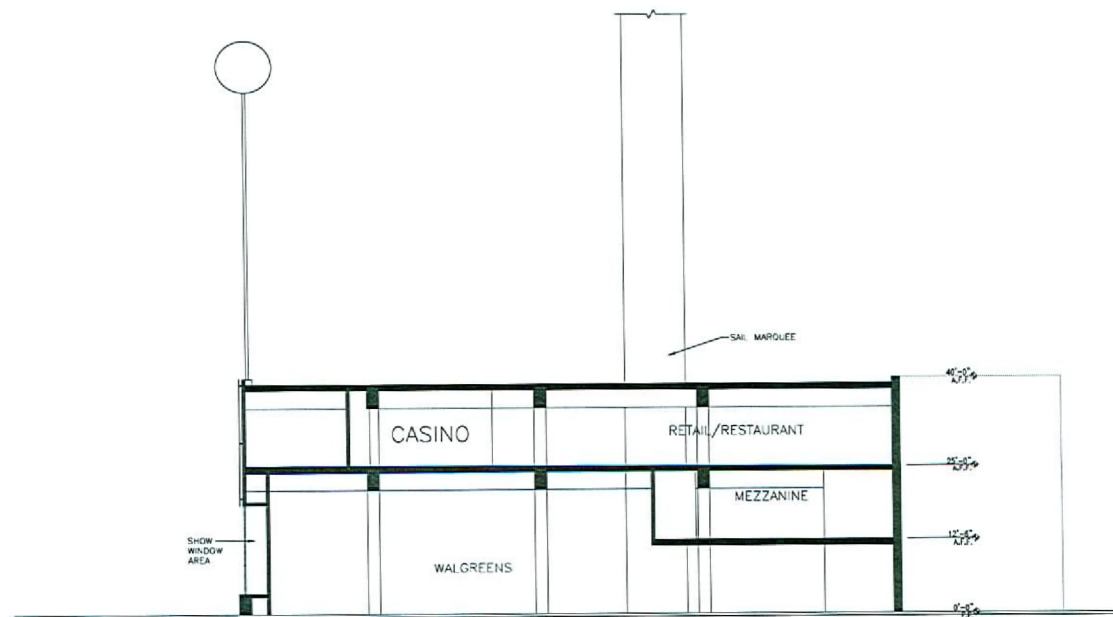
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2328 SAN PEDRO BLVD., SUITE 208
LAS VEGAS, NEVADA 89102
PHONE (855) 684-3110 FAX (855) 837-9877

PROJECT: SAHARA AND LAS VEGAS BLVD.	DATE: 2-18-2009
INTERIM: LAS VEGAS, NEVADA	SCALE: 1" = 10'
LOCATION: LAS VEGAS, NEVADA	AC
DESIGNER: [Signature]	
CHECKED: [Signature]	
DATE: 2-18-2009	
SCALE: 1" = 10'	
AC	

COVER SHEET-PHASE 1



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BUILDING SECTION

SCALE: 1" = 20'-0"

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

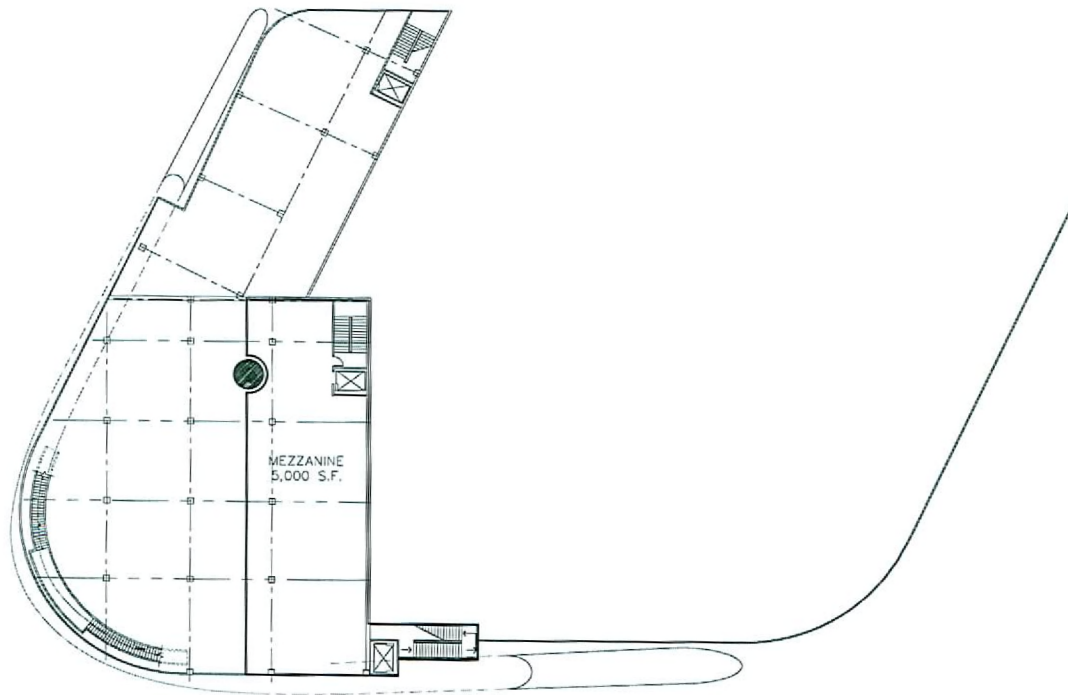
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10	06/11/09	PC	REVISION



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:	SAHARA AND LAS VEGAS BLVD.	DATE:	2.12.2009
CLIENT:	SAHARA AND LAS VEGAS BLVD.	SCALE:	A3.1
DESIGNER:	SAHARA AND LAS VEGAS BLVD.	BY:	PC
CHECKER:	SAHARA AND LAS VEGAS BLVD.	DATE:	06/11/09
APPROVER:	SAHARA AND LAS VEGAS BLVD.	DATE:	06/11/09
PROJECT NUMBER:	SAHARA AND LAS VEGAS BLVD.	PROJECT NAME:	SAHARA AND LAS VEGAS BLVD.
PROJECT LOCATION:	SAHARA AND LAS VEGAS BLVD.	PROJECT TYPE:	BUILDING SECTION



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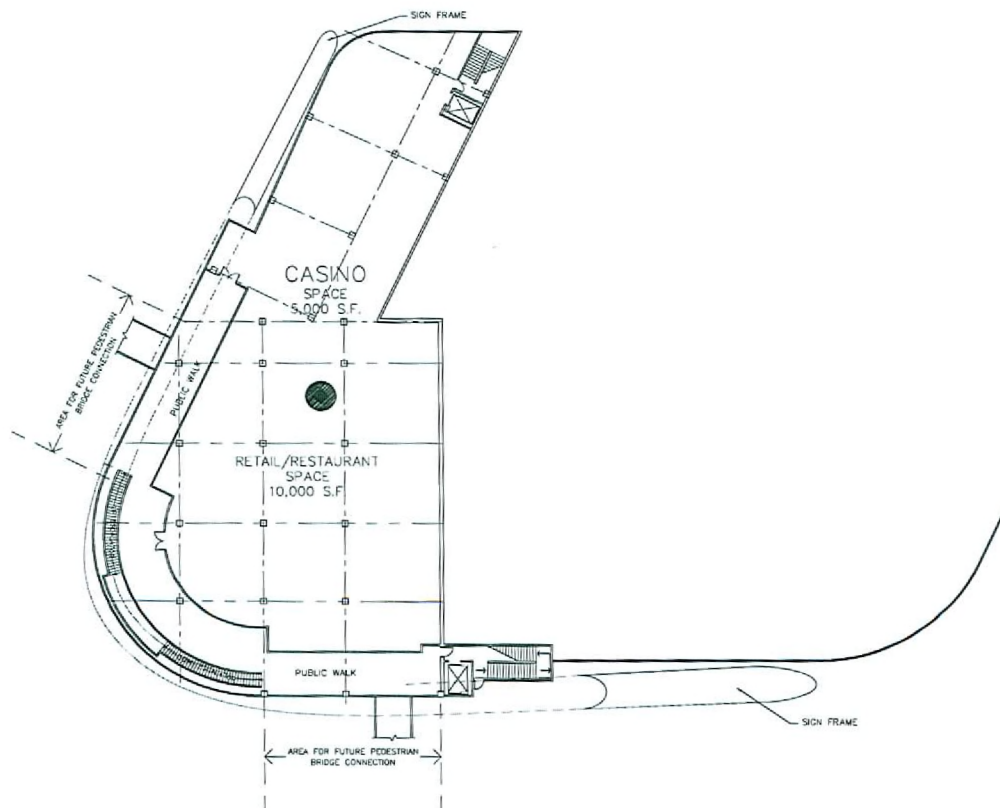
WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"

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

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SDR-34306 06/11/09 PC

PROJECT: SAHARA AND LAS VEGAS BLVD. 200 SOUTH LAS VEGAS BLVD. LAS VEGAS, NEVADA 89101		DATE: 2.18.2008 SCALE: 1" = 40'-0"		SHEET: A1.1	
DRAWN BY: [Signature] CHECKED BY: [Signature]		PROJECT NO.: 06-0111		MEZZANINE PLAN	
ARCHITECT: 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		REVISION:		BY:	
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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"



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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
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PHONE (505) 884-9110 FAX (505) 837-9877

SAHARA AND LAS VEGAS BLVD.
2117 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89114

PROJECT NO. 06-000000
SHEET NO. 001
DATE 2.10.2009
SCALE 1/4" = 1'-0"

SECOND FLOOR PLAN

A1.2