



SUP-34309

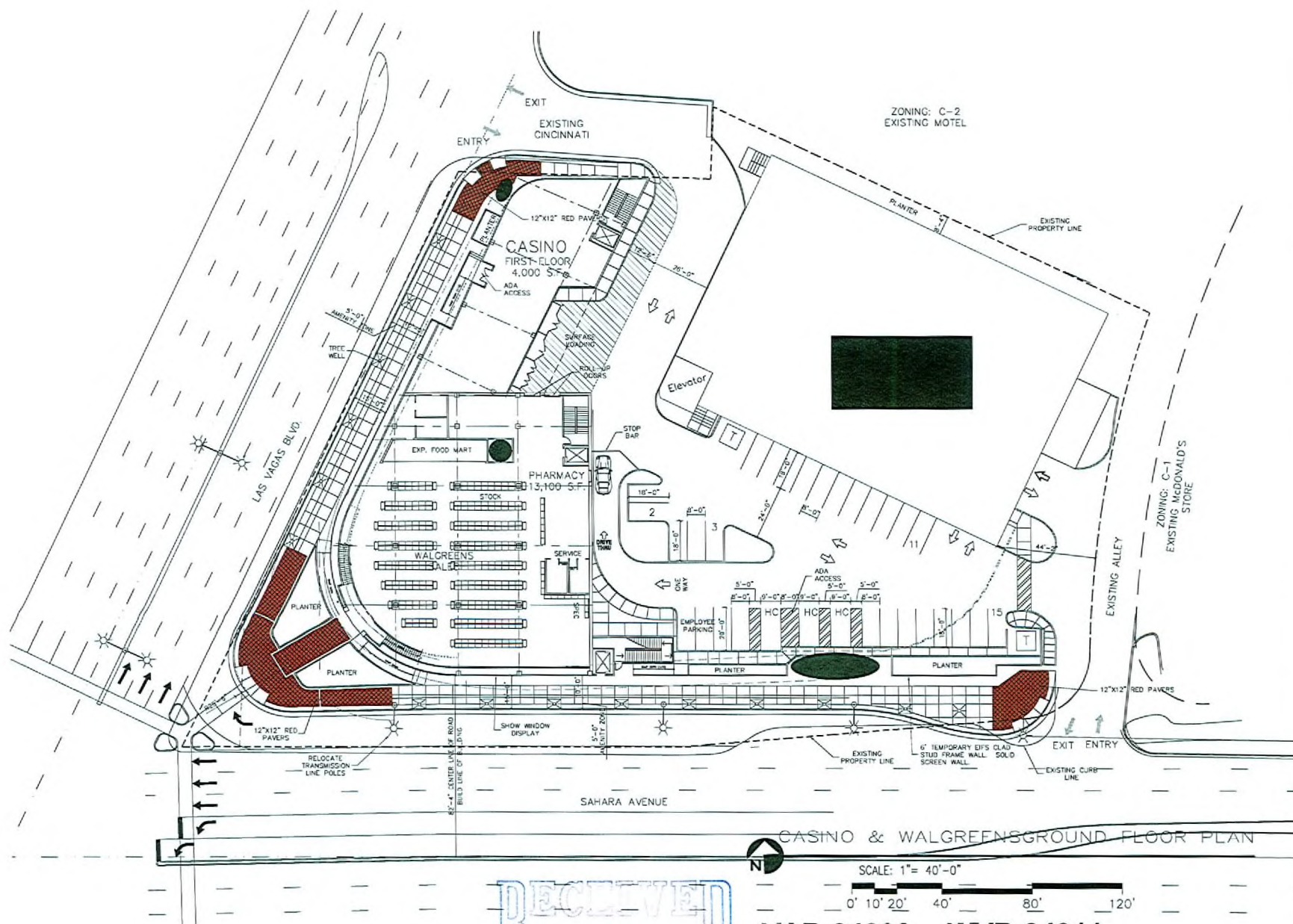
Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferraro

Yes ☐ No ☒

APN: _____

Print Name: Steve Johnston

Maricopa County, AZ
Notary Public in and for said County and State



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

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
 PHONE (505) 884-9110 FAX (505) 837-8877

PROJECT	SAHARA AND LAS VEGAS BLVD.
CLIENT	OUTSOUTH LAS VEGAS
DESIGNER	OUTSOUTH LAS VEGAS
DATE	2.10.2009
SCALE	1" = 40'-0"
PROJECT	VAR-34308
DATE	06/11/09
SCALE	1" = 40'-0"
PROJECT	VAR-34308
DATE	06/11/09
SCALE	1" = 40'-0"

GROUND FLOOR PLAN



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:	
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.

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 Blvd.
Las Vegas - 89104
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: Xavier: Front: 0 feet
Interior side: 0 feet
Rear: 0 feet
Height: - feet
+/- 18,600 S.F.

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
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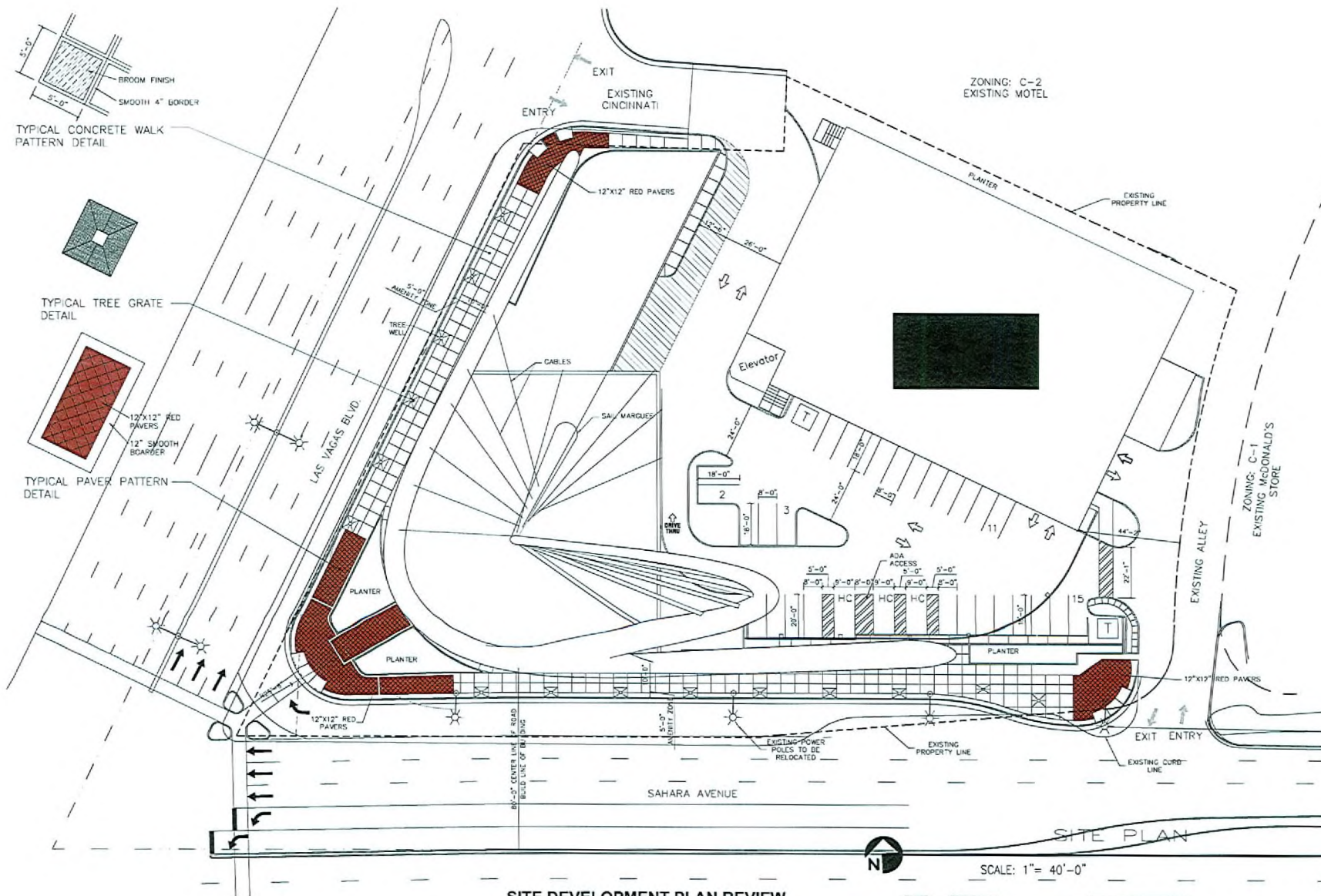


GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD. 1077 SOUTH LAS VEGAS BLVD LAS VEGAS, NEVADA 89104		
DATE:	10/26/2009	PROJECT NUMBER	208 40
SCALE: 1/8"		General Notes on site	004
		DRAWN BY:	JCS
		SHEET TITLE	

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



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
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2			
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GEORGE RANHAUT ARCHITECT AND ASSOCIATES P.C.
10000 LUIS VEGAS BLVD.
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-5877

PROJECT: SAHARA AND LAS VEGAS BLVD.
SUBJECT: SPECIAL USE PERMIT
DATE: 7.10.2009
SCALE: AS1.0

DATE: 7.10.2009
SCALE: AS1.0



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"

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SUP-34309
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06/11/09 PC

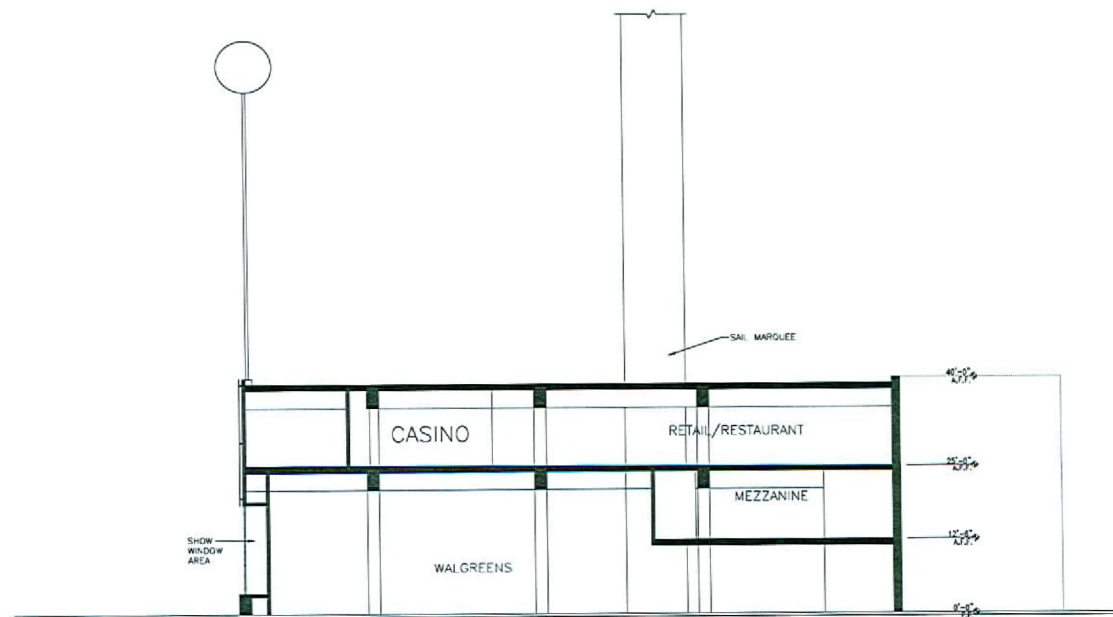
REV	DATE	BY	REVISION
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4			
5			



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

PROJECT SAHARA AND LAS VEGAS BLVD. 201 SOUTH LAS VEGAS BLVD. ALBUQUERQUE, NEW MEXICO 87102	DATE 12/10/2008	SCALE 1" = 20'-0"	PROJECT LANDSCAPE PLAN - PHASE 1
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DATE 12/10/2008	SCALE 1" = 20'-0"	PROJECT LANDSCAPE PLAN - PHASE 1
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BUILDING SECTION

SCALE: 1" = 20'-0"

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

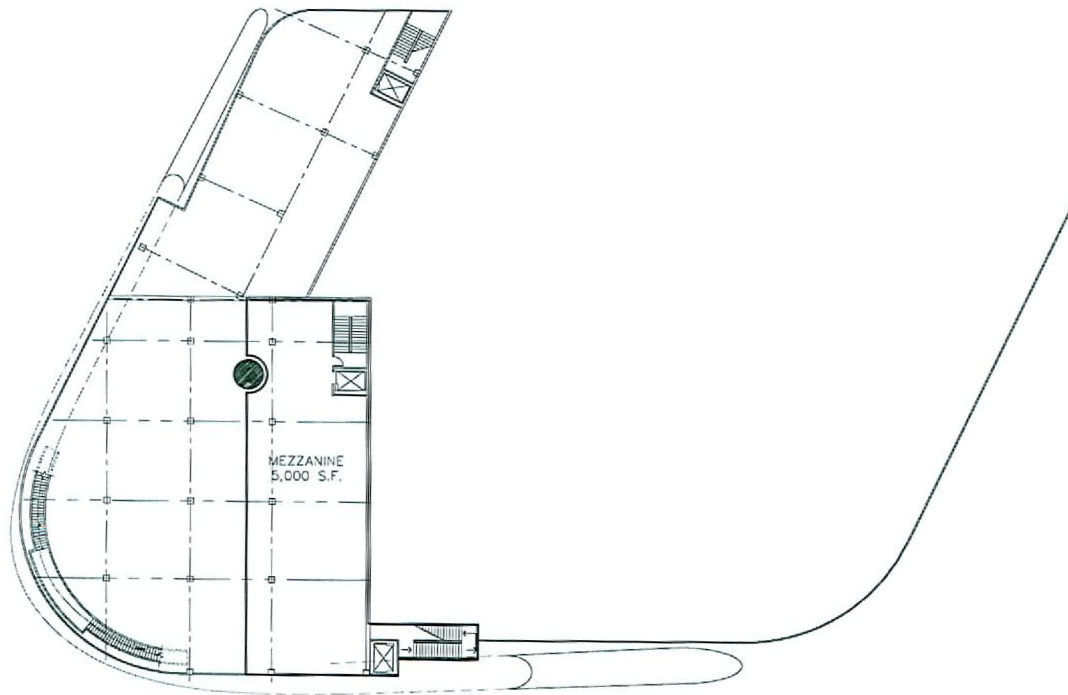
VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 06/11/09 PC

REV.	DATE	BY	REVISION
1	06/11/09	PC	ISSUED FOR PERMIT
2	06/11/09	PC	REVISED
3	06/11/09	PC	REVISED
4	06/11/09	PC	REVISED
5	06/11/09	PC	REVISED
6	06/11/09	PC	REVISED
7	06/11/09	PC	REVISED
8	06/11/09	PC	REVISED
9	06/11/09	PC	REVISED
10	06/11/09	PC	REVISED



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:	SAHARA AND LAS VEGAS BLVD.
PROJECT STATUS:	SAHARA AND LAS VEGAS BLVD.	PROJECT PHASE:	SAHARA AND LAS VEGAS BLVD.
PROJECT DESCRIPTION:	SAHARA AND LAS VEGAS BLVD.	PROJECT NOTES:	SAHARA AND LAS VEGAS BLVD.
PROJECT CONTACT:	SAHARA AND LAS VEGAS BLVD.	PROJECT PHONE:	SAHARA AND LAS VEGAS BLVD.
PROJECT FAX:	SAHARA AND LAS VEGAS BLVD.	PROJECT EMAIL:	SAHARA AND LAS VEGAS BLVD.
PROJECT WEBSITE:	SAHARA AND LAS VEGAS BLVD.	PROJECT URL:	SAHARA AND LAS VEGAS BLVD.
PROJECT ADDRESS:	SAHARA AND LAS VEGAS BLVD.	PROJECT CITY:	SAHARA AND LAS VEGAS BLVD.
PROJECT STATE:	SAHARA AND LAS VEGAS BLVD.	PROJECT ZIP:	SAHARA AND LAS VEGAS BLVD.
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PROJECT WEBSITE:	SAHARA AND LAS VEGAS BLVD.	PROJECT URL:	SAHARA AND LAS VEGAS BLVD.



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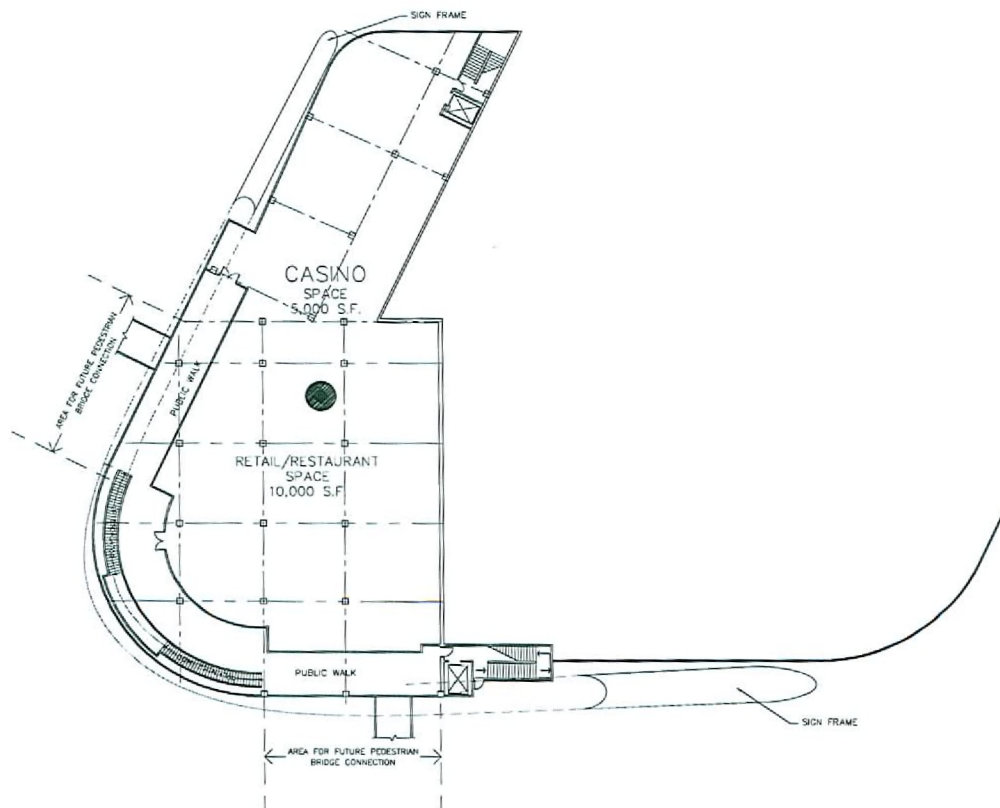
WALGREENS MEZZANINE PLAN

SCALE: 1" = 40'-0"

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

VAR-34308 WVR-34311
SUP-34309 SUP-34310
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 TOTAL: 1	
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:	
MEZZANINE PLAN		1" = 40'-0"		1" = 40'-0"	



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CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"

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

VAR-34308 WVR-34311
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REV	DATE	BY	REVISION
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-3
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

SAHARA AND LAS VEGAS BLVD.
2117 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT NO. 06-000000
SHEET NO. 001
DATE 2.10.2009
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN

A1.2