PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-34310** APN: 162-04-813-070 & 071 and 162-03-410-008

Name of Property Owner: Aspen Highlands Holdings, LLC

Name of Applicant: George Rainhart

Name of Representative: Kummer Kaempfer Bonner Renshaw & Ferrario

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes X No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Steve Johnson

Subscribed and sworn before me

This 21st day of April 2009

Maricopa County, Az

Notary Public in and for said County and State

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

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 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

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. TYPE 3: ±3,600 S.F. TYPE 4: ±3,064 S.F.	± 8,802 S.F.	±79%
EAST	±7,270S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,640 S.F.	TYPE 2: ±1,872 S.F. TYPE 3: ±3,600 S.F. TYPE 4: ±3,415 S.F.	±8,887 S.F.	±101%
		TOTAL SIGNAGE	±21,110 S.F.	

SIGN TYPE DISCRIPTIONS:
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

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 / 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

SITEAREA: 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 Ward: -
Zoning Class:
Existing: General Commercial District (C-2)
Proposed: General Commercial District (C-2)
Special Ues 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 WVR-34311
SUP-34309 SUP-34310
REVISED SDR-34306
07/09/09 PC

RECEIVED
JUN 19 2009

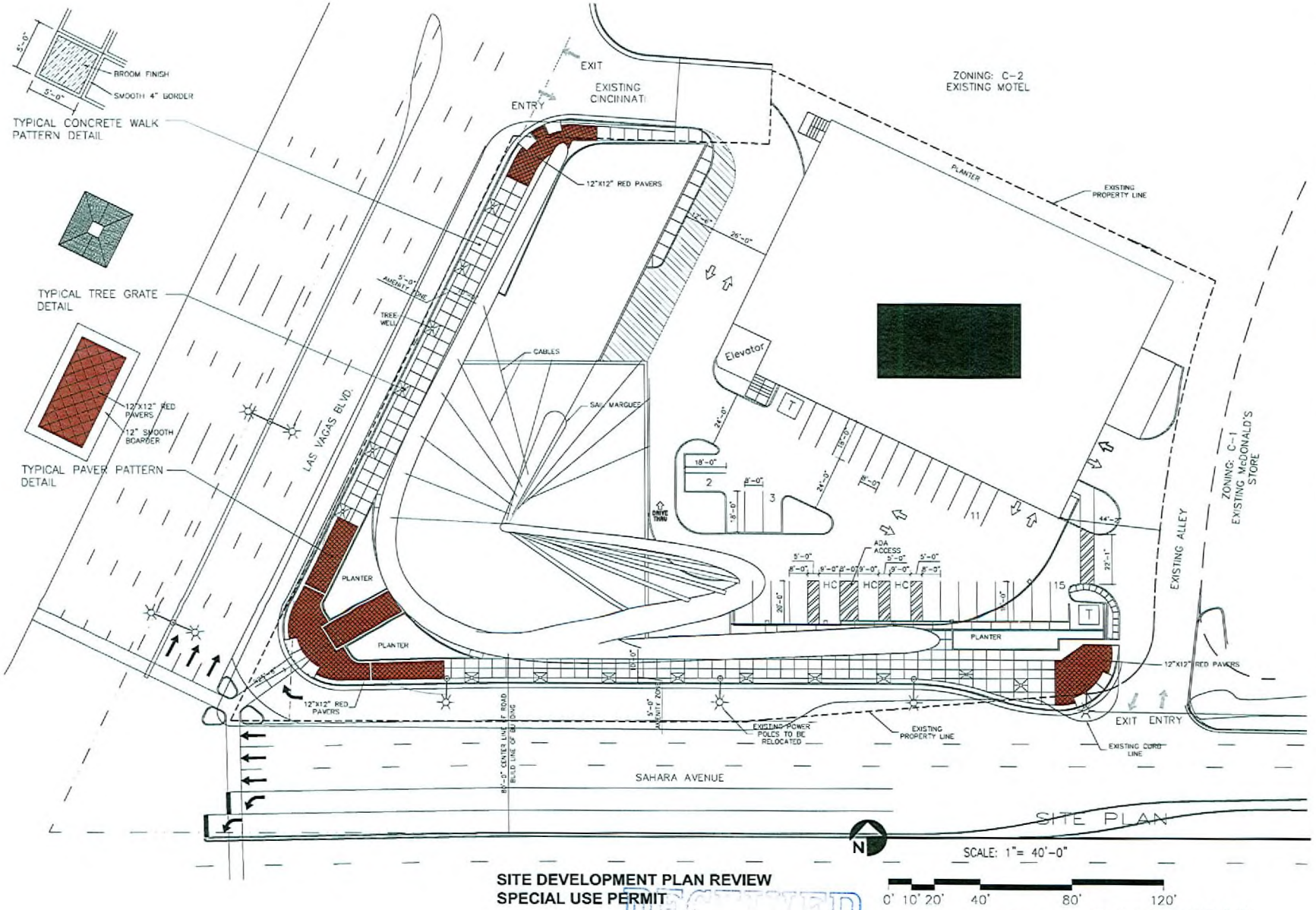
REV	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			

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.
2417 SOUTH LAS VEGAS BOULVARD
LAS VEGAS, NEVADA 89104

Design Professional: GRA
Drawn by: JCS
Checked by: GRA
Date: 2.10.2009
Scale:
Sheet: AC
of:

SHEET TITLE
COVER SHEET-PHASE 1



SITE DEVELOPMENT PLAN REVIEW
SPECIAL USE PERMIT

RECEIVED
APR 24 2009

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

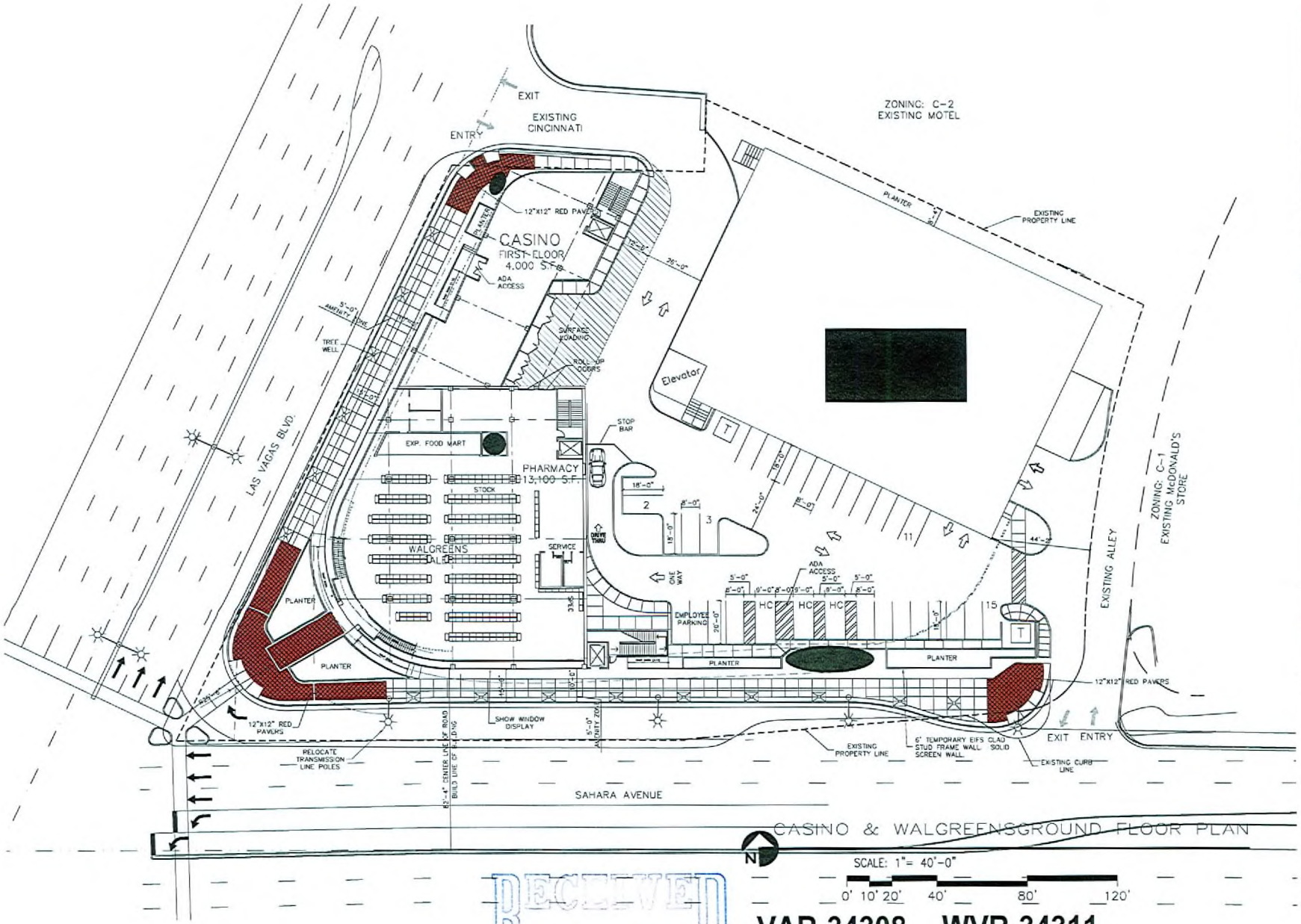
REV	DATE	BY	REVISION

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 TITLE
SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT NUMBER: Stop & Go # 49
JOB NO: 0718
DRAWN BY: JCS
SHEET TITLE: SITE PLAN

DATE: 2.10.2009
SCALE: -
SHEET NO: AS1.0



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APR 24 2009

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

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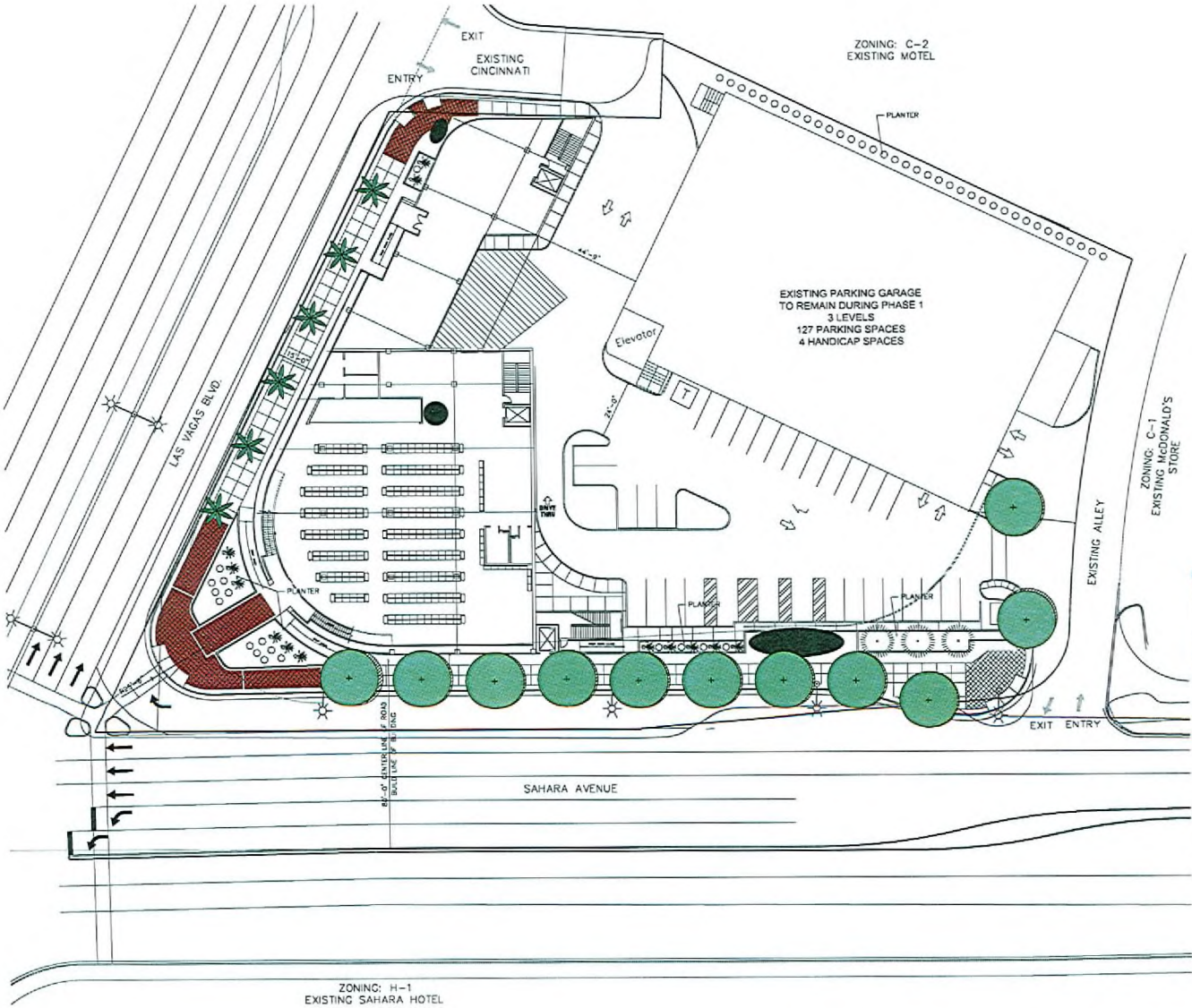
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2675 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89109

DRAWN BY: JCS
JOB NO.: 2018
PROJECT MANAGER: GEORGE RAINHART
SHEET TITLE: GROUND FLOOR PLAN

DATE: 2.10.2009
SCALE: -
SHEET: A1.0



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 **SUP-34310**
SDR-34306 **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) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
NW SOUTH LAS VEGAS BOULEVARD
LAS VEGAS NEVADA 89104

PROJECT NUMBER
Sunny Sahara 4a

JOB NO.
0108

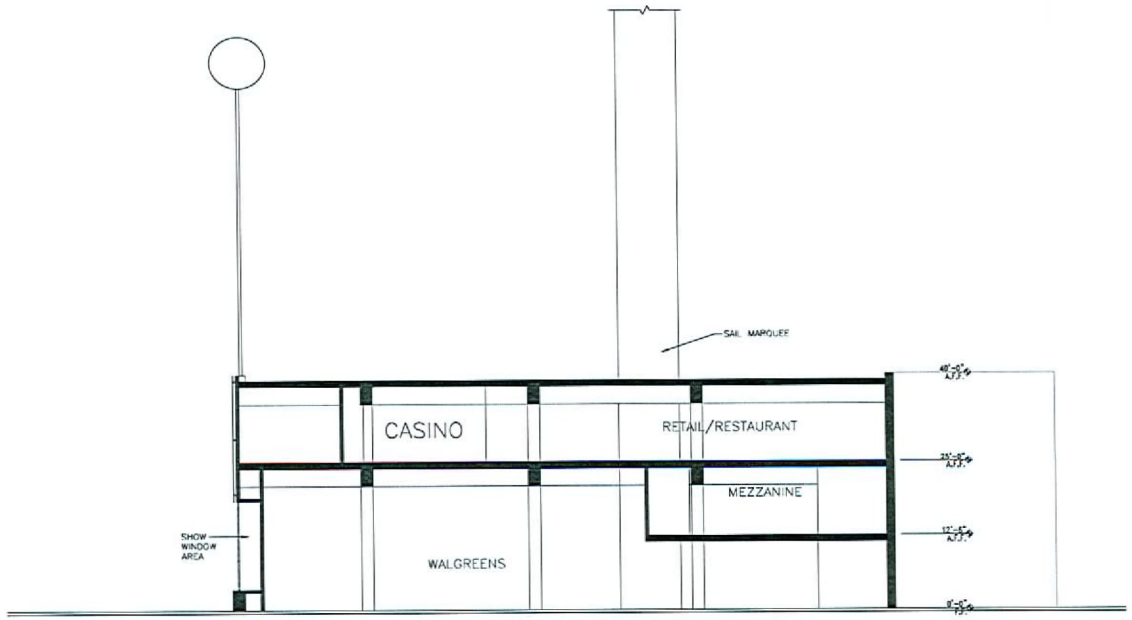
DRAWN BY:
DDW

SHEET TITLE
LANDSCAPE PLAN - PHASE 1

DATE:
2.10.2009

SCALE:
-

SHEET
L1.1
of:



BUILDING SECTION

SCALE: 1"= 20'-0"

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

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

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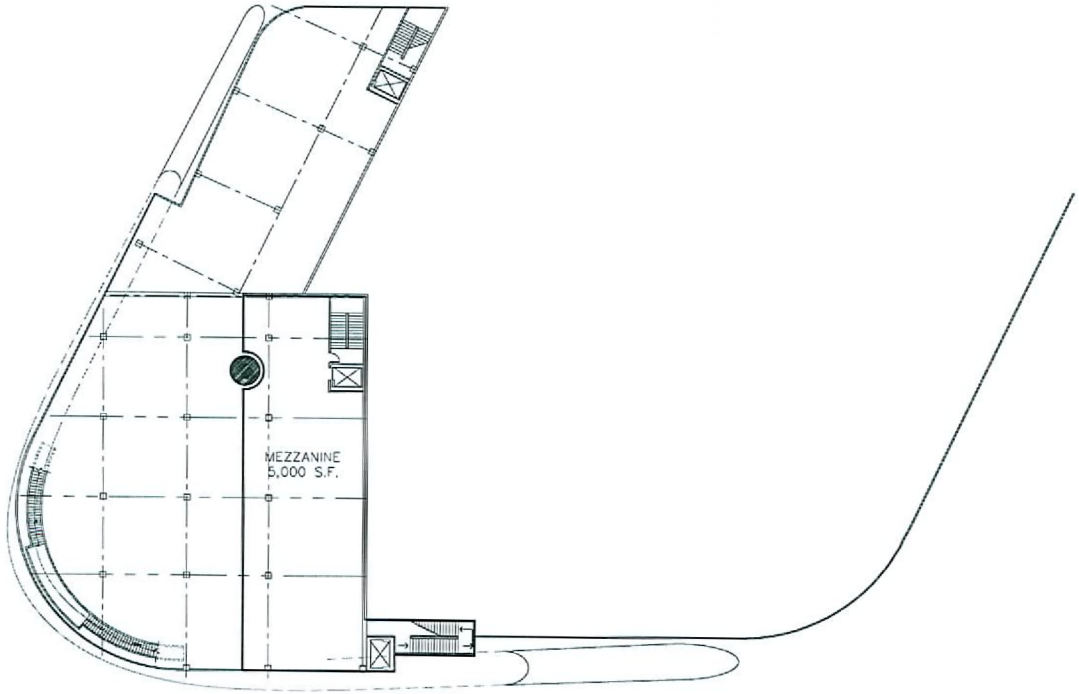
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
NORTH SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89128

PROJECT NO. 0816
DRAWN BY: JCS
PROJECT MANAGER: George Rainhart, AIA

SHEET TITLE
BUILDING SECTION

DATE: 2.16.2009
SCALE: -
sheet A3.1
of



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APR 24 2009

WALGREENS MEZZANINE PLAN

N

SCALE: 1"= 40'-0"

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

VAR-34308 WVR-34311
SUP-34309 SUP-34310
SDR-34306 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) 837-9877

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
NORTHEAST CORNER
LAS VEGAS NEVADA 89146

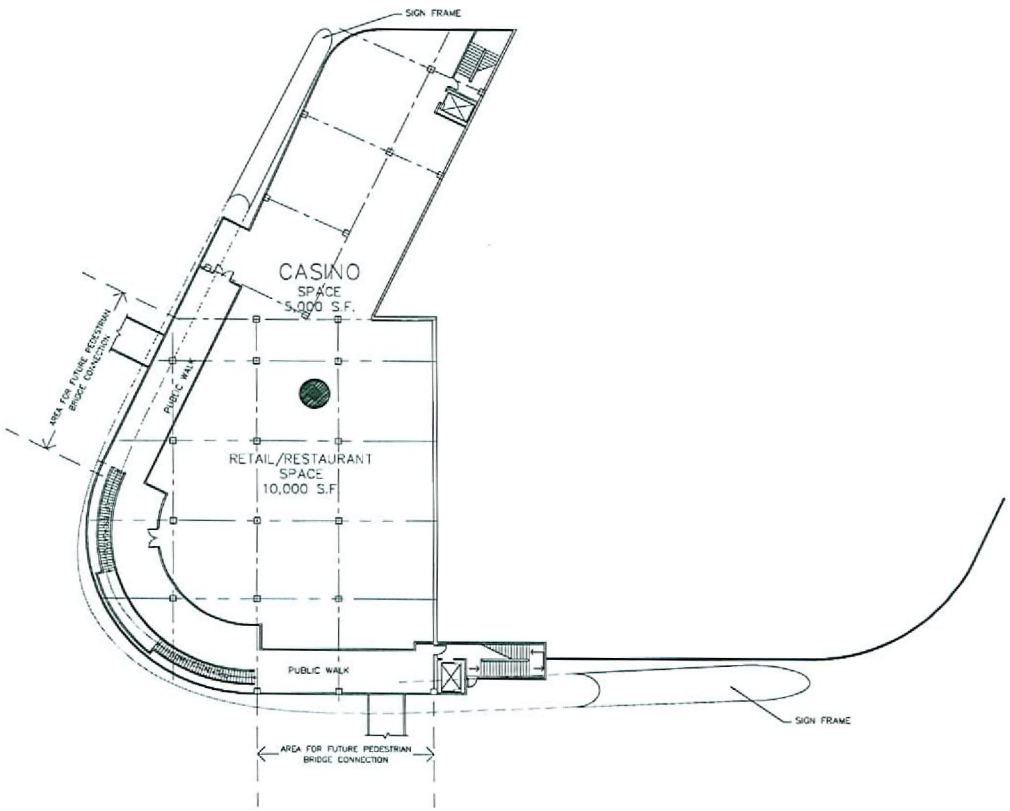
PROJECT NAME/NO.
George Rainhart
JOB NO.
6784
DRAWN BY:
JCS

SHEET TITLE
MEZZANINE PLAN

DATE:
2.10.2009

SCALE:
-

SHEET NO.
A1.1



CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN

N

SCALE: 1"= 40'-0"

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

RECEIVED
APR 24 2009

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SUP-34309 SUP-34310
SDR-34306 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) 837-9377

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2670 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89104

PROJECT NAME: Sahara Hotel
JOB NO: 0718
DRAWN BY: JAS

SHEET TITLE
SECOND FLOOR PLAN

DATE: 2.10.2009
SCALE: -
SHEET NO. A1.2
of:

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. TYPE 3: ±3,600 S.F. TYPE 4: ±3,064 S.F.	± 8,802 S.F.	±78%
EAST	±7,270S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F. TYPE 3: ±3,600 S.F. TYPE 4: ±3,415 S.F.	±8,887 S.F.	±101%
		TOTAL SIGNAGE	±21,110 S.F.	

SIGN TYPE DISCRIPTIONS:
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

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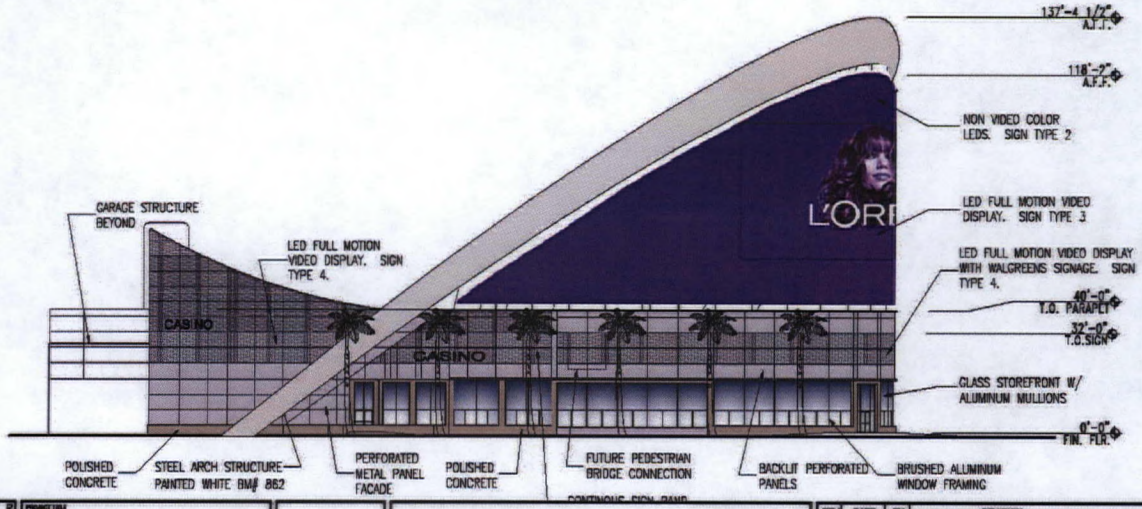
JUN 19 2009



SAHARA AND LAS VEGAS BLVD.
3427 SOUTH LAS VEGAS BOULEVARD
LAS VEGAS, NEVADA 89109

A2.3

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

REV	DATE	BY	REVISION
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VAR-34308 WVR-34311
SUP-34309 SUP-34310
REVISED SDR-34306
07/09/09 PC

SIGN AREA TABULATION				
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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. TYPE 3: ±3,600 S.F. TYPE 4: ±3,064 S.F.	± 8,802 S.F.	±79%
EAST	±7,270S.F.	TYPE 4: ±1,640	±1,640 S.F.	±23%
WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F. TYPE 3: ±3,600 S.F. TYPE 4: ±3,415 S.F.	±8,887 S.F.	±101%
		TOTAL SIGNAGE	±21,110 S.F.	

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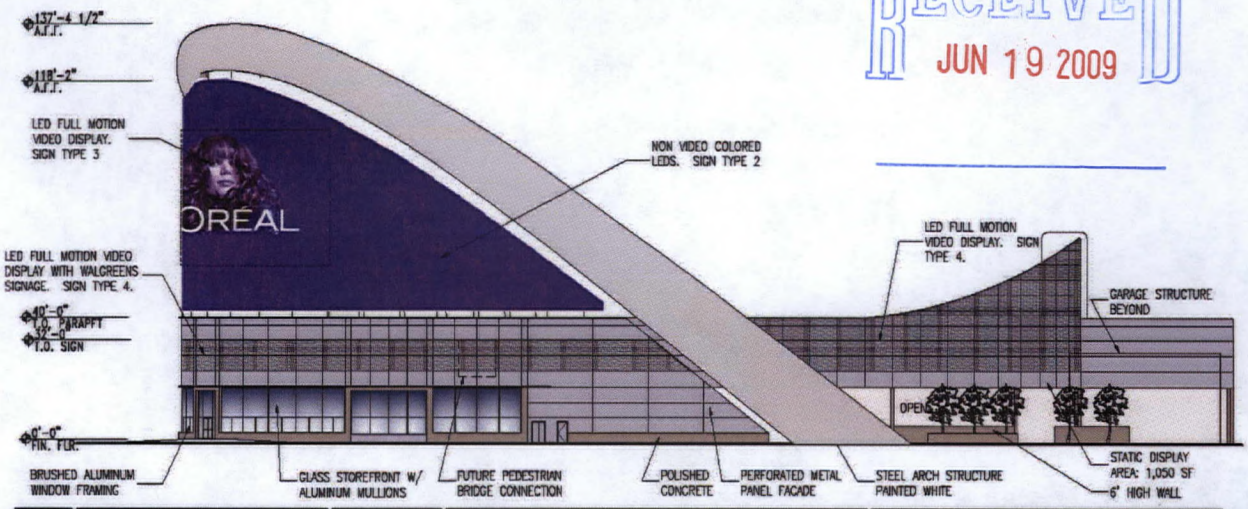
TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION

RECEIVED
JUN 19 2009



7-09-09	SAHARA AND LAS VEGAS BLVD.	GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE., SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-9110 FAX (505) 837-0877	REV / DATE / BY / REVISION
A2.2	SOUTH ELEVATION		

VAR-34308 WVR-34311
SUP-34309 SUP-34310
REVISED SDR-34306
07/09/09 PC

SIGN AREA TABULATION				
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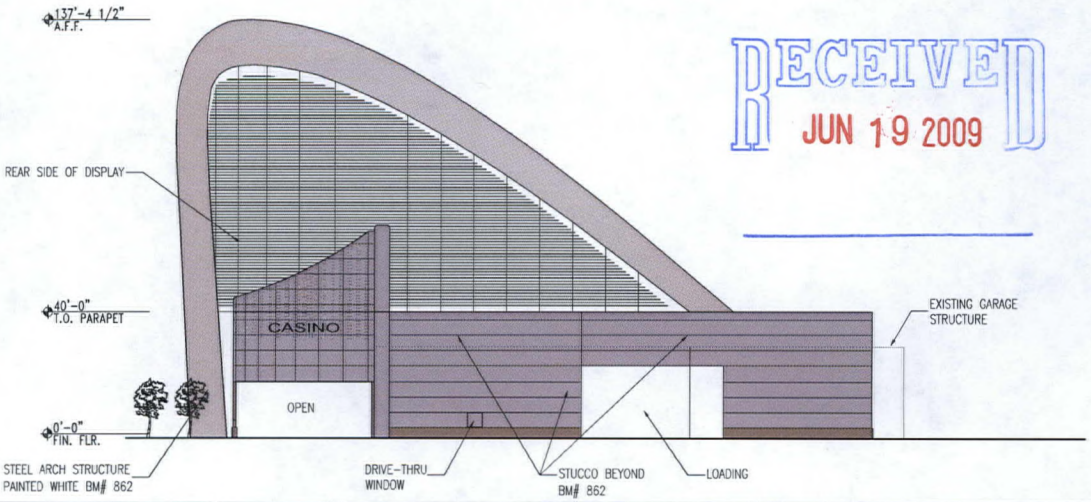

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JUN 19 2009

DATE: 6.10.2009
SCALE: 1"=40'-0"
A2.4

PROJECT TITLE
SAHARA AND LAS VEGAS BLVD.
2427 SOUTH LAS VEGAS BOULVARD
LAS VEGAS, NEVADA 89104

PROJECT MANAGER: George Rainhart, AIA
JOB NO.: 0708
DRAWN BY: JCS

SHEET TITLE
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

REV	DATE	BY	REVISION
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VAR-34308 WVR-34311
SUP-34309 SUP-34310
REVISED SDR-34306
07/09/09 PC

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WEST	±8,840 S.F.	TYPE 2: ±1,872 S.F. TYPE 3: ±3,600 S.F. TYPE 4: ±3,415 S.F.	±8,887 S.F.	±101%
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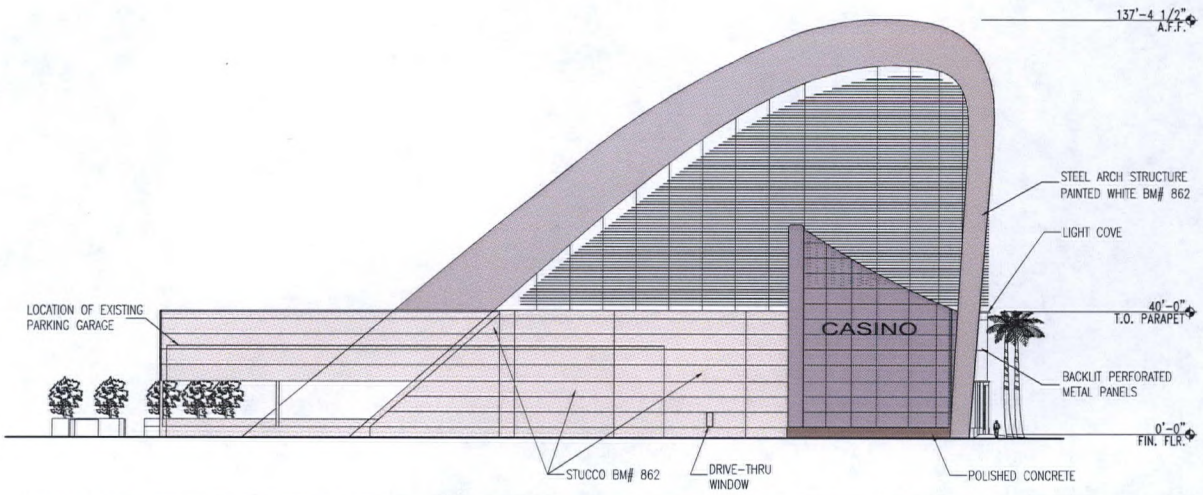
TYPE 4: LED FULL MOTION VIDEO DISPLAY. 10 MM RESOLUTION

RECEIVED
JUN 19 2009



SCALE: 1/8" = 1'-0"	DATE: 6/19/2009		
SHEET #: A2.1	PROJECT TITLE: SAHARA AND LAS VEGAS BLVD. 2427 SOUTH LAS VEGAS BOULVARD LAS VEGAS, NEVADA 89104		
	PROJECT MANAGER: George Rainhart, AIA	JOB NO.: 0758	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

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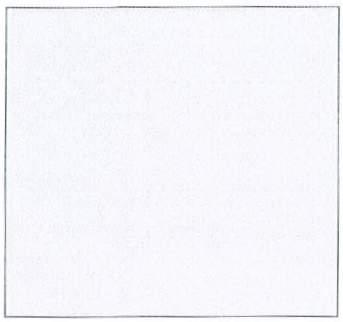
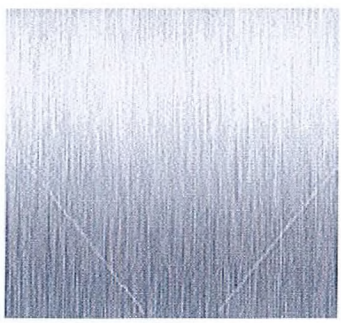
VAR-34308 WVR-34311
SUP-34309 SUP-34310
REVISED SDR-34306
07/09/09 PC

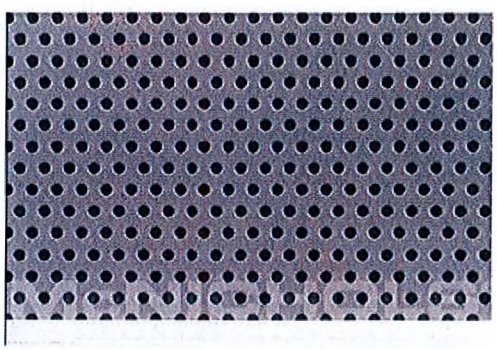
BENJAMIN MOORE COLOR
#862



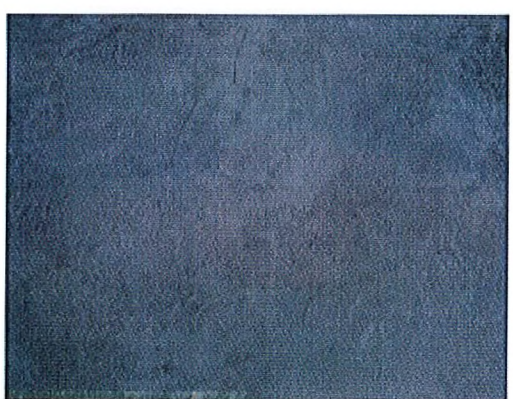
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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