





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.	

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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 Waiver:

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

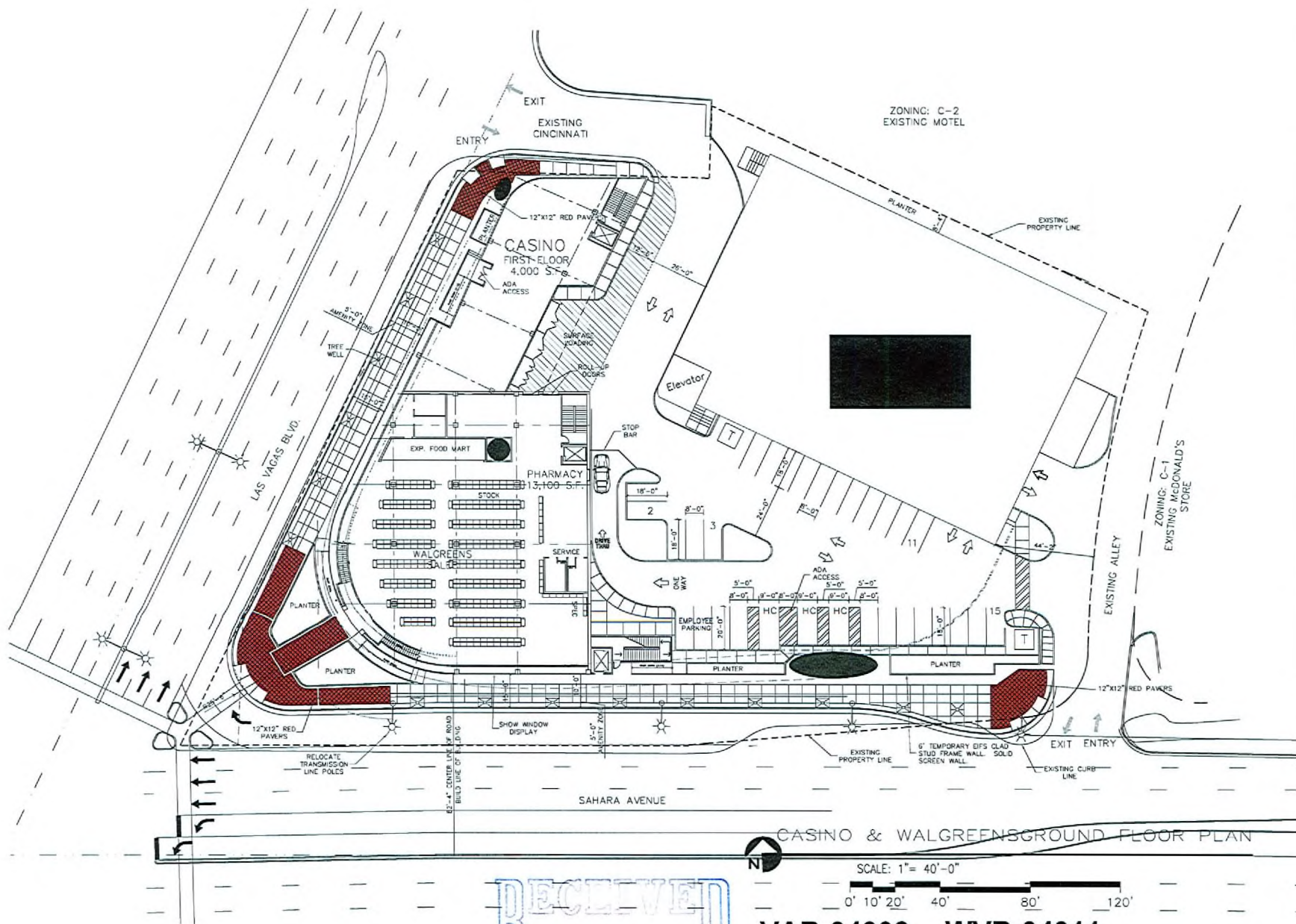
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 JUN 19 2009

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

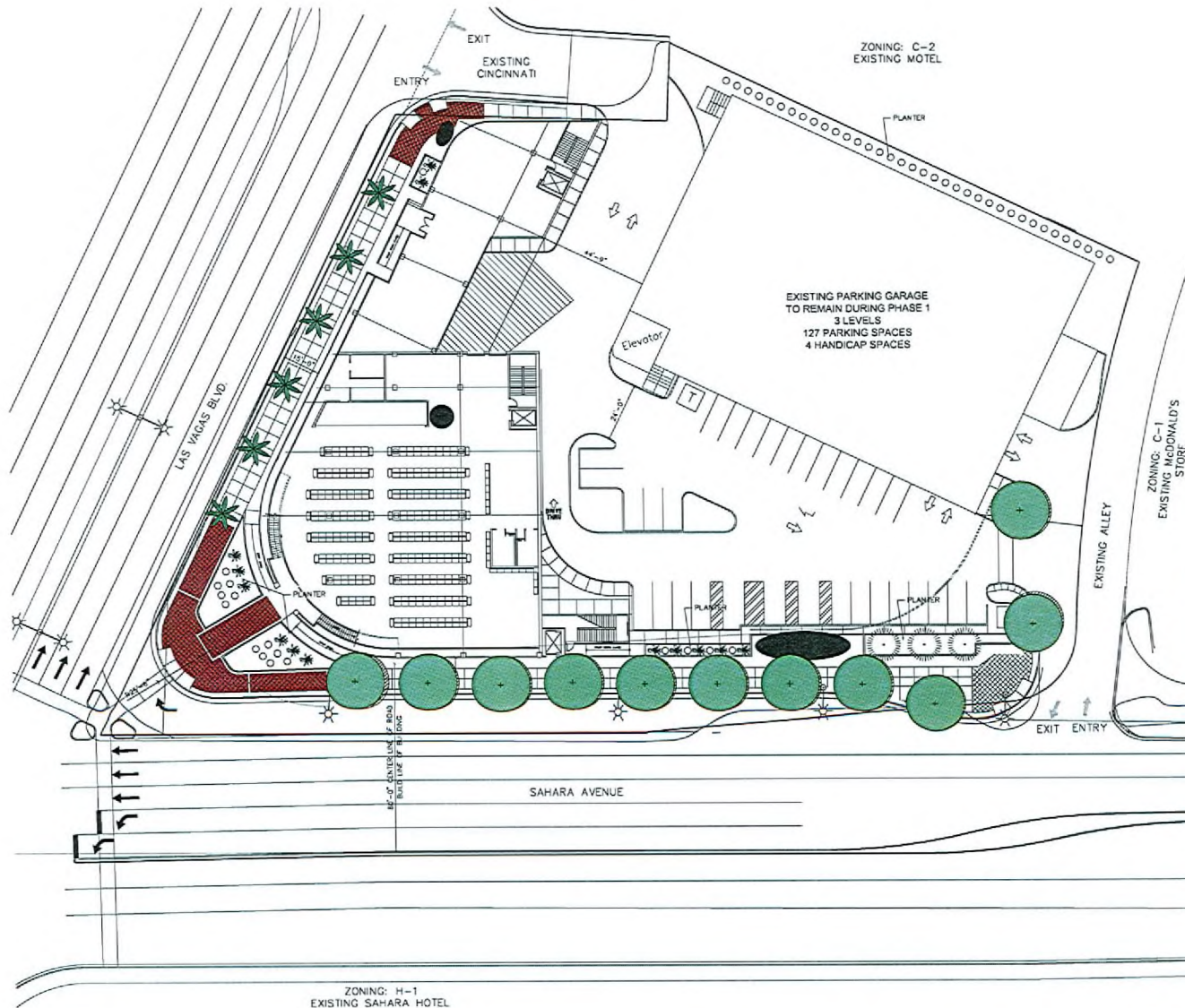


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2	06/11/09	JAS	REVISION
3	06/11/09	JAS	REVISION
4	06/11/09	JAS	REVISION
5	06/11/09	JAS	REVISION
6	06/11/09	JAS	REVISION
7	06/11/09	JAS	REVISION
8	06/11/09	JAS	REVISION
9	06/11/09	JAS	REVISION
10	06/11/09	JAS	REVISION

GEORGE RANNAHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 243
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT NO.	SAHARA AND LAS VEGAS BLVD.
PROJECT ADDRESS	2325 SAN PEDRO NE, SUITE 243 ALBUQUERQUE, NEW MEXICO 87110
DATE	2/10/2009
SCALE	A1.0
DESIGNED BY	JAS
DRAWN BY	JAS
CHECKED BY	JAS
APPROVED BY	JAS
DATE	06/11/09
SCALE	A1.0

GROUND FLOOR 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
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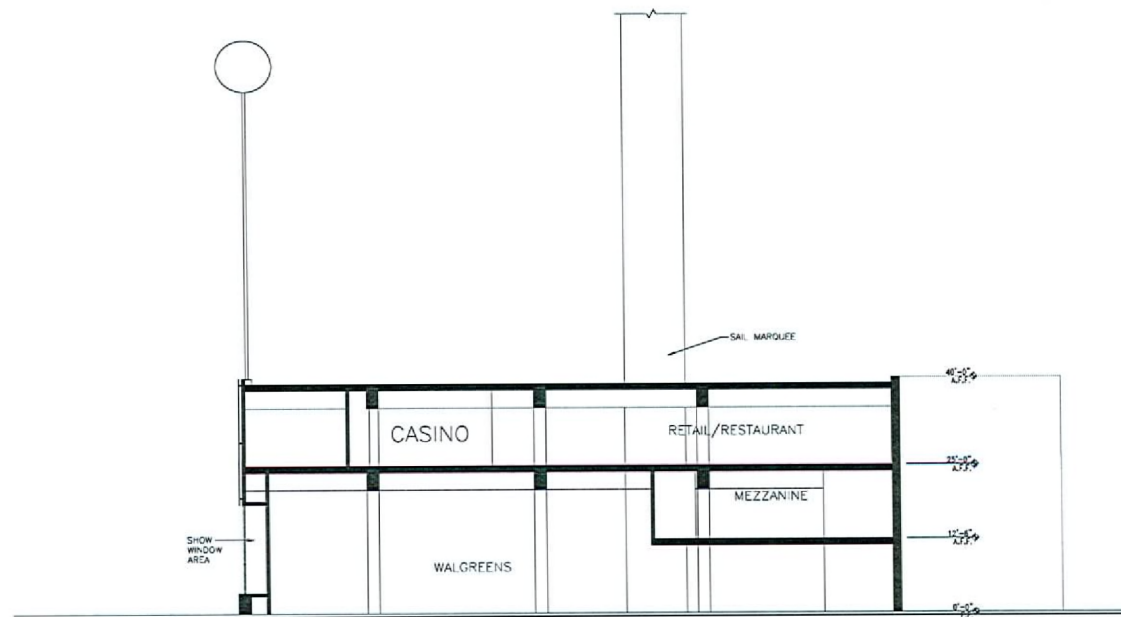
WVR-34311
SUP-34310
06/11/09 PC

REV	DATE	BY	REVISION
1			



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 219
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.
PROJECT LOCATION	2325 SAN PEDRO NE, SUITE 219, ALBUQUERQUE, NEW MEXICO 87110
PROJECT NUMBER	VAR-34308
DATE	2/16/2009
SCALE	1" = 20'-0"
SHEET TITLE	LANDSCAPE PLAN - PHASE 1
SHEET NUMBER	L1.1



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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

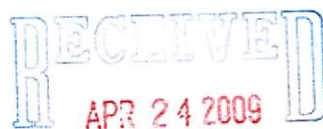
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GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 200
ALBUQUERQUE, NEW MEXICO 87106
PHONE (505) 884-9110 FAX (505) 837-9877

PROJECT SAHARA AND LAS VEGAS BLVD. 2010 SOUTH LAS VEGAS BLVD. LAS VEGAS, NEVADA 89104	DATE 3-10-2008	SCALE 1" = 20'-0"	SHEET NO. A3.1
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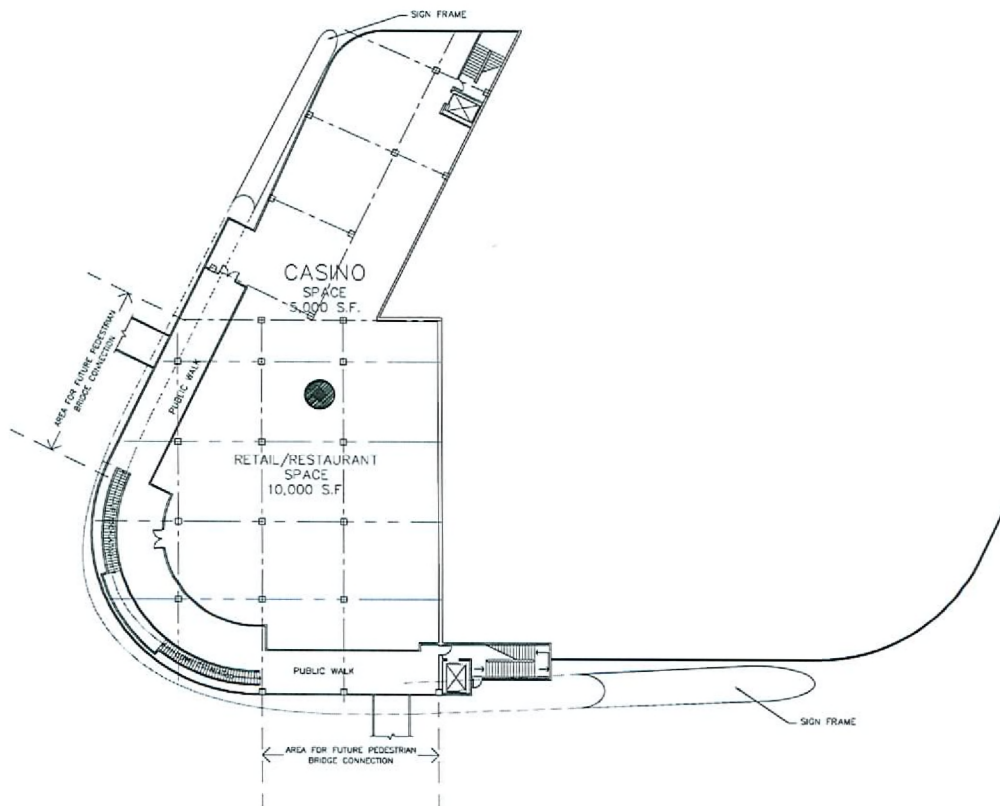
BUILDING SECTION



SCALE: 1" = 40'-0"

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

PROJECT #	SAHARA AND LAS VEGAS BLVD.					
	207 SOUTH FLORISSA BOULEVARD LAS VEGAS, NEVADA 89104					
DRAWN BY	JOS AG	CHECKED BY	CSM/KPS	DATE	JES	
DESIGNED BY		APPROVED BY				
SHEET NO.	MEZZANINE PLAN					
DATE: 5/16/2009 SCALE: A1=1"=1'-0"						
 GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C. 2325 SAN PEDRO NE., SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE (505) 884-3110 FAX (505) 837-9877						
REV	DATE	BY	REVISION			
(A)						
(A)						
(A)						
(A)						
(A)						



CASINO/RESTAURANT/RETAIL
SECOND FLOOR PLAN



SCALE: 1" = 40'-0"

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

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

REV	DATE	BY	REVISION
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GEORGE GANNHART ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO NE, SUITE 218
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877

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

PROJECT NO. 06-000000
SHEET NO. 108
DATE: 2.10.2009
SCALE: 1" = 40'-0"

DESIGNED BY: JCS
CHECKED BY: JCS
DATE: 2.10.2009
SCALE: 1" = 40'-0"

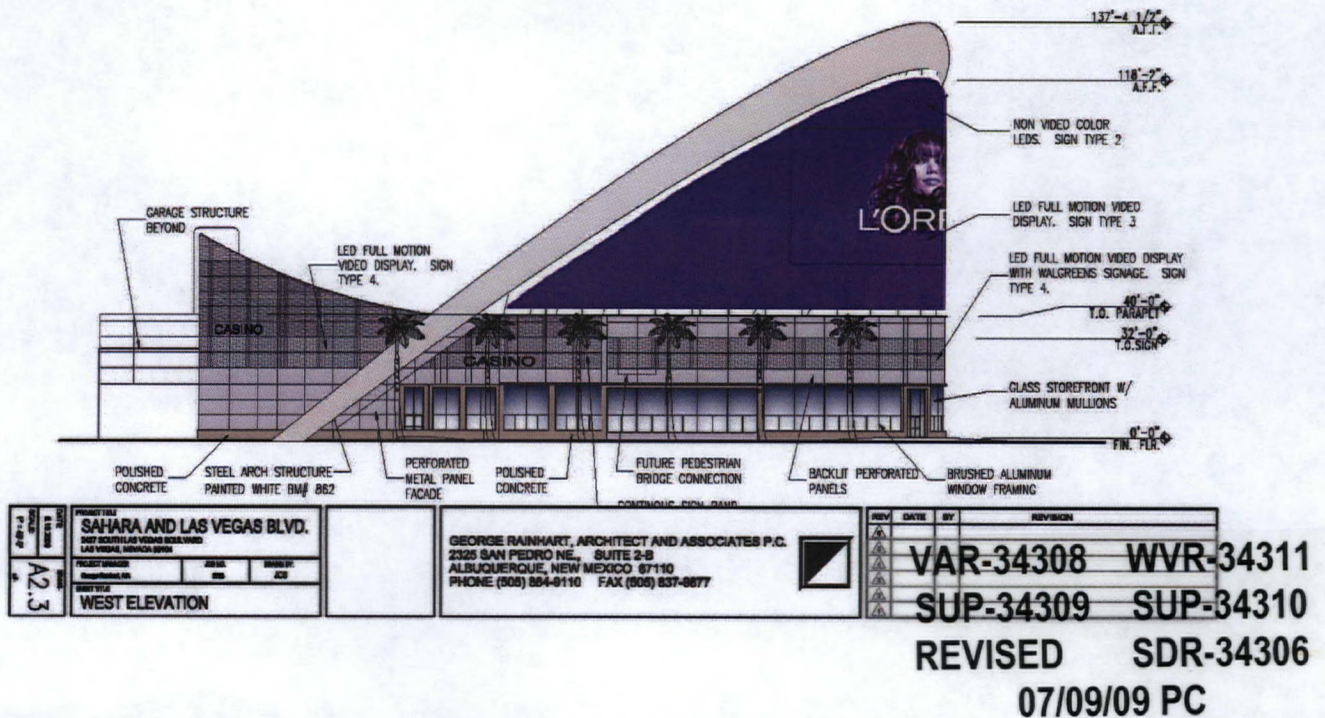
SECOND FLOOR PLAN

A1.2

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%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,415 S.F.		
TOTAL SIGNAGE			±21,110 S.F.	

SIGN TYPE DESCRIPTIONS:
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		TYPE 3: ±3,600 S.F.		
		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%
		TYPE 3: ±3,600 S.F.		
		TYPE 4: ±3,415 S.F.		
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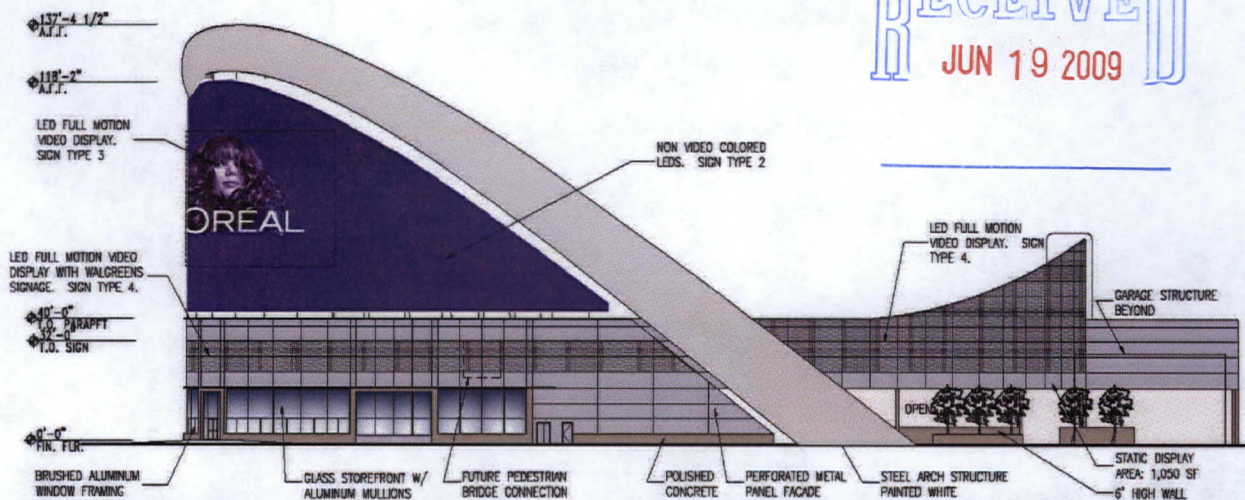
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1/4"=1'-0" 1/8"=1'-0" 1/16"=1'-0" 1/4"=1'-0" 1/8"=1'-0" 1/16"=1'-0"	SAHARA AND LAS VEGAS BLVD.		
	NOT TO SCALE UNLESS OTHERWISE NOTED		
	SOUTH ELEVATION		
	DATE: 07/09/09		

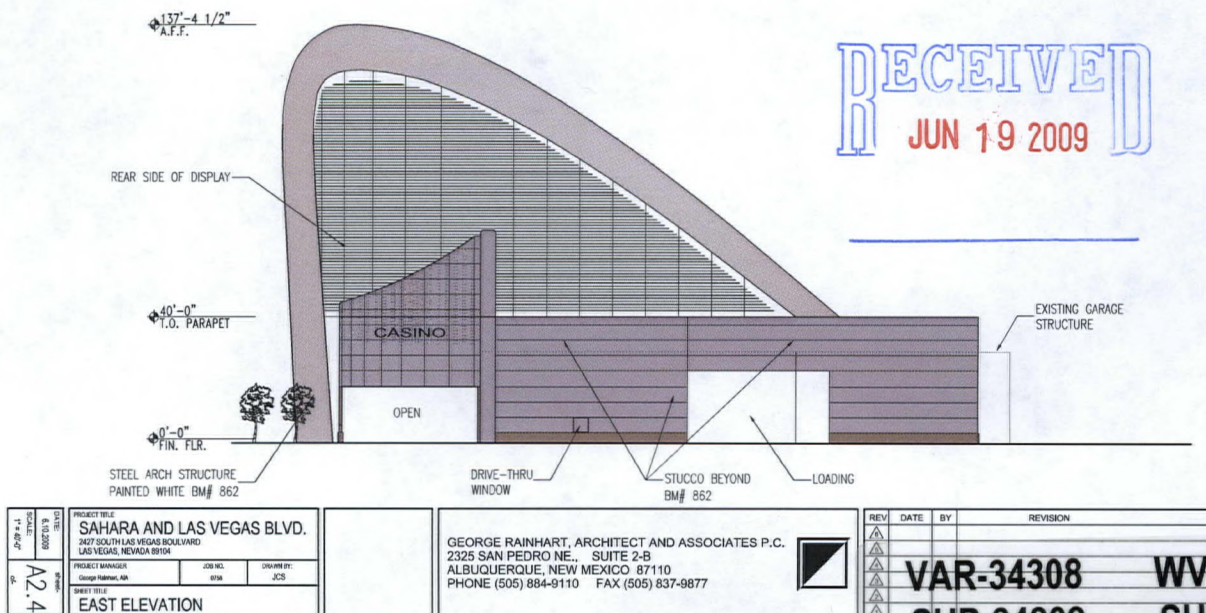
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE, SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

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

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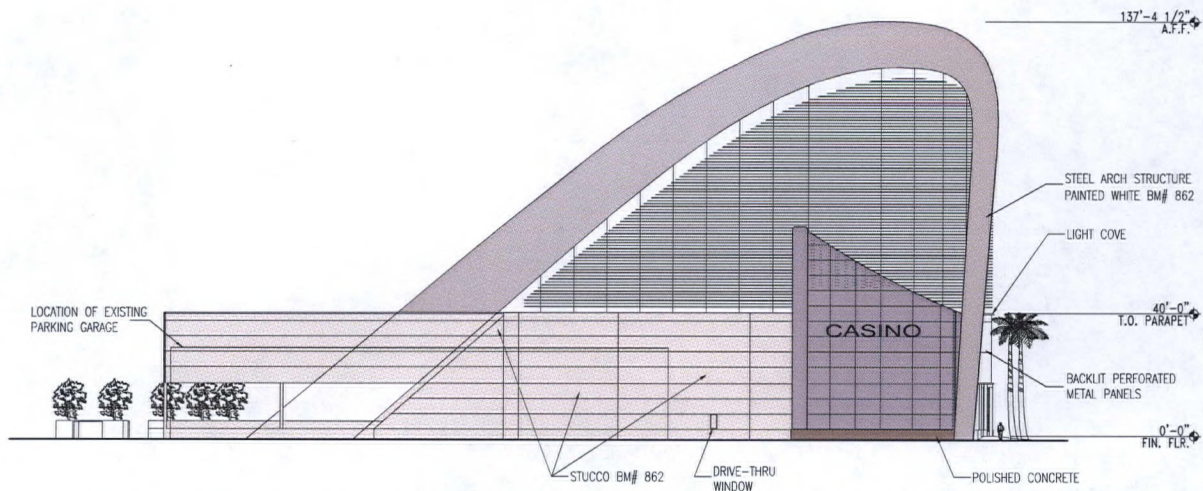
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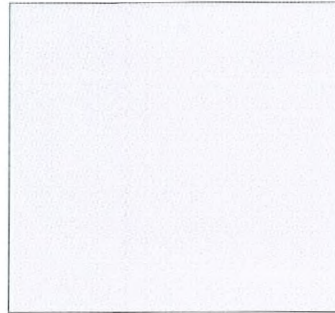


PROJECT TITLE	SAHARA AND LAS VEGAS BLVD.		
DATE	8/10/2009		
SCALE	1" = 4'-0"		
SHEET NO.	A2.1		
PROJECT MANAGER	George Rainhart, AIA	JOB NO.	0108
DRAWN BY	JCS		
SHEET TITLE	NORTH ELEVATION		

GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
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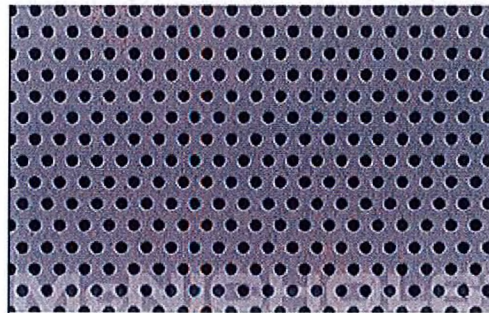
BENJAMIN MOORE COLOR
#862



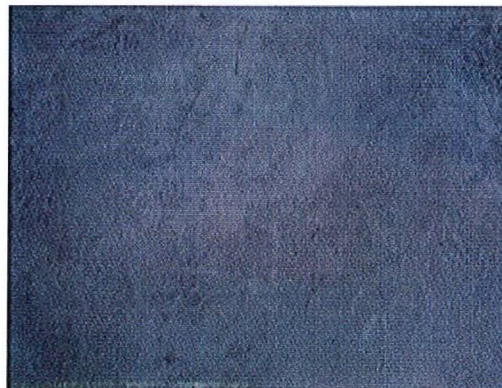
BRUSHED ALUMINUM WINDOW
WALL FRAMING



PERFORATED METAL PANEL
BRUSHED ALUMINUM
COLOR



POLISHED CONCRETE



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