

JUMACA EVENTS CENTER
5105 Camino Al Norte, Suite 200
North Las Vegas, Nevada 89031
Telephone: (702) 861-6471

TO:

LAND DEVELOPMENT & COMMUNITY SERVICES
CURRENT PLANNING DEPT
2250 North Las Vegas Blvd.
North Las Vegas, NV 89030

REGARDING:

JUMACA EVENT CENTER
5105 Camino Al Norte
North Las Vegas, Nevada
APN # 124-33-718-005
Application for a SPECIAL USE PERMIT

LETTER of INTENT

This is an application for a SPECIAL USE PERMIT allowing for "On-Sale" Beer-Wine-Spirit" based use at the recently completed Camino Al Norte Event Center at 5105 Camino Al Norte, North Las Vegas (refer to CNLVBD Permit BUILD-008428 – 2020)

The EVENT CENTER space as approved / permitted will host Meetings, Conferences, Special Events, Private Functions such as Wedding Receptions, Birthday Celebrations, Etc., all under the provisions for current zoning & use.

1. The use of the building space as an *EVENT CENTER* under the provisions for zoning & use does not create any detrimental effects on the surrounding neighborhood.
2. The "Onsite-Sale" of "BEER / WINE / SPIRITS" as would be allowed under this SUP Application will be provided for by licensed CATERERS / EVENT as well as allowed by the "OWNERS" EVENT CENTER staff under this SUP and all other regulations, ordinances & laws for the on-site sale of BEER / WINE / SPIRITS at all scheduled events at this location. Furthermore, the site is compliant with the Distance Separation requirement of 400 Feet as noted on the attached Survey Plat and Certification Statement attached to this application.
3. The site's existing parking area is in compliance with current codes & ordinances as was reviewed & permitted for the Event Center by the CNLV Bldg. Dept as well as the Planning & Zoning Dept plans review for the Tenant Improvement permit application as an "*EVENT CENTER*" use, with no change in required parking nor site.
4. Hours of operations for the Event Center vary from event to event as scheduled by a client for a particular use (meetings, conferences, wedding receptions, Etc.), nonetheless, all events as scheduled shall comply with all CNLV laws, codes and ordinances as may pertain to the use under this SUP application.

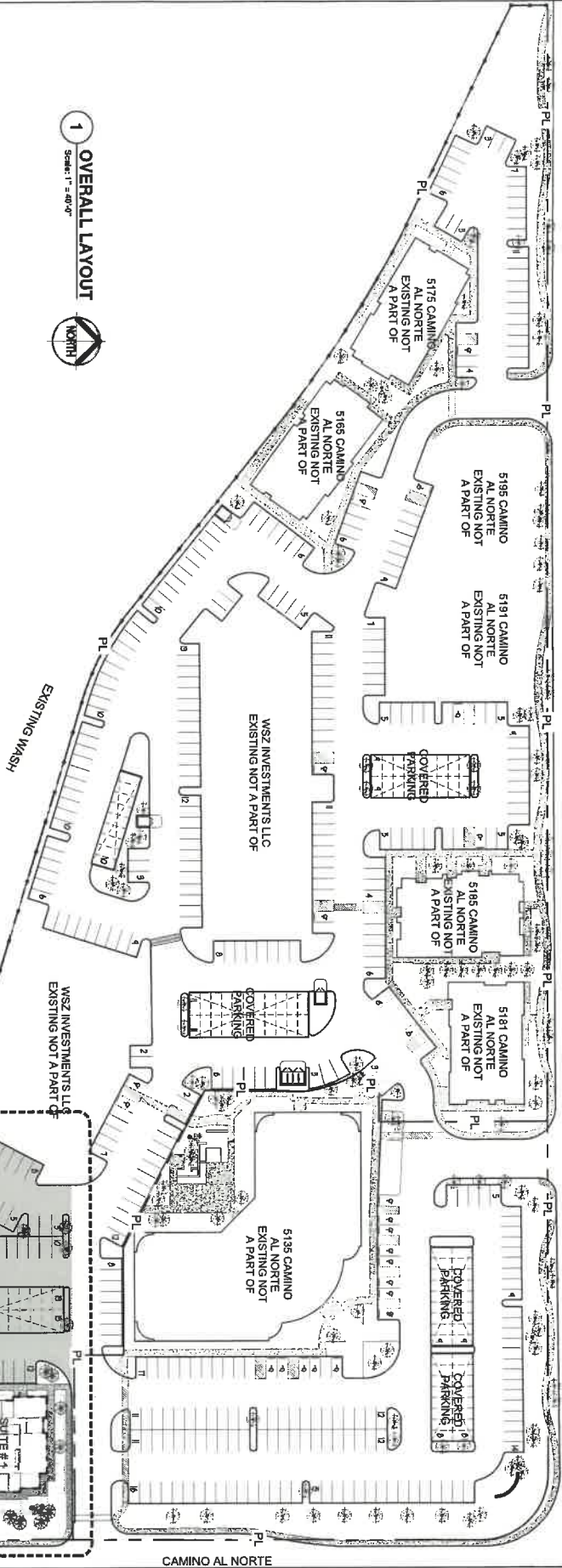
Hours of operation: 5105 Camino Al Norte / Suite #200
Sunday to Thursday 9am -11pm
Friday and Saturday 9am to Midnight

Regards



Maria Nwokie

W. WASHBURN ROAD



1 OVERALL LAYOUT
Scale: 1" = 40'-0"



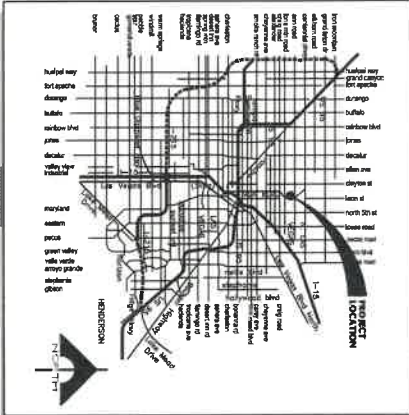
SITE DATA

ASSESSING FINDER NUMBER: 154373-0005
OFFICE: JIA INVESTMENTS LLC
SITE ADDRESS: 5105 CAMINO AL NORTE, SUITE 2
NORTH LAS VEGAS, NEVADA 89031
JURISDICTION: CL-1
ZONING CLASSIFICATION: C-1
ESTIMATED LOT SIZE: 6.32 ACRES

PARKING ANALYSIS

PARKING REQUIREMENTS CITY OF NORTH LAS VEGAS: TITLE 17.2A.00
EXISTING SITE #1: 7,244 SQ. FT. @ 1,200 + 4 = 6
STREET AREA: 778 SQ. FT. @ 1,200 + 4 = 6
TOTAL: 8,022 SQ. FT.
ACCESSIBLE PARKING (ADA COMPLIANT): 44 PARKING SPACES
2 SPACES (1 VAN SPACE)
NEW SITE #2: 1798 SQ. FT. @ 1,200 + 4 = 6
503 + 24 = 527
TOTAL PARKING WITH ACCESSIBLE PARKING SPACES: 8,549 SQ. FT.

VICINITY MAP



NOTE: ALL LANDSCAPING IS
EXISTING, NO LANDSCAPE
WORK REQUIRED

79 PARKING
SPACES
PROVIDED
5105 CAMINO AL NORTE



OVERALL BUILDING REFERENCE PLAN



SUITE #1

EXISTING OFFICE : 8,020 SQ.FT

NO WORK PROPOSED OTHER THAN THAT SPECIFICALLY MENTIONED ON DRAWING

SUITE #2

AREA OF TENANT IMPROVEMENT NEW WORK

EVENT CEILING : 5,903 SQ.FT.

WORK NOT TO BE PERFORMED IN THIS AREA

- EXISTING MECHANICAL ROOM
- EXISTING ELEVATOR
- EXISTING RESTROOM
- EXISTING KITCHEN

OVERALL BUILDING REFERENCE PLAN





3 EXISTING EAST ELEVATION ALONG CAMINO AL NORTE
Scale: NTS



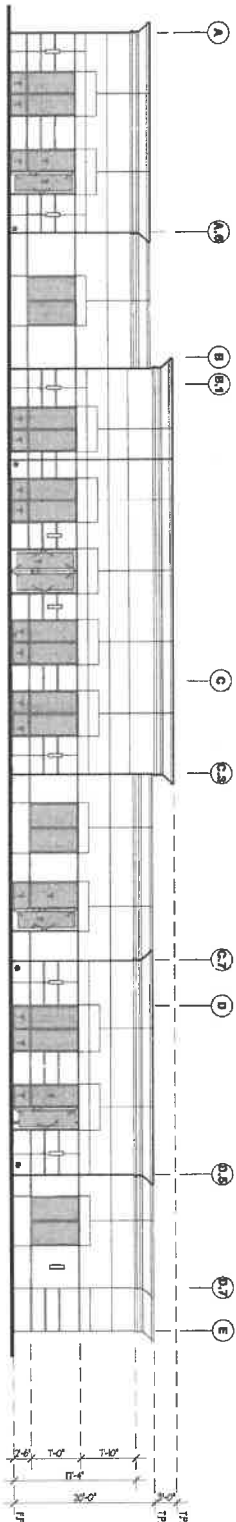
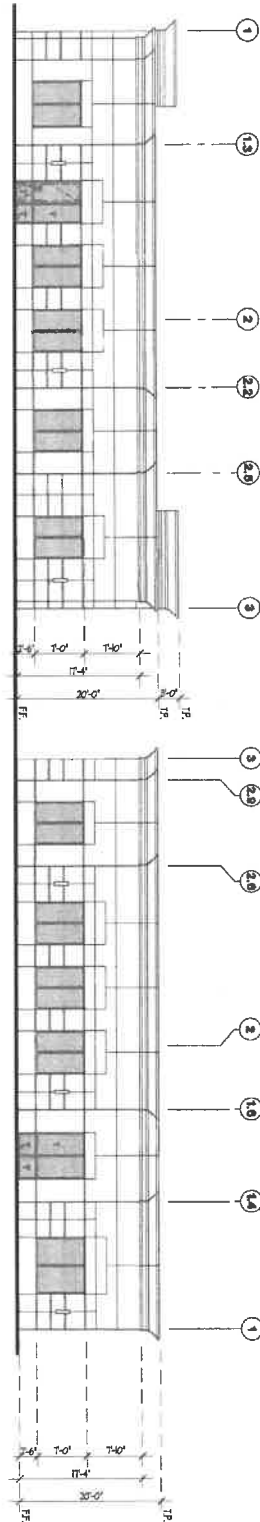
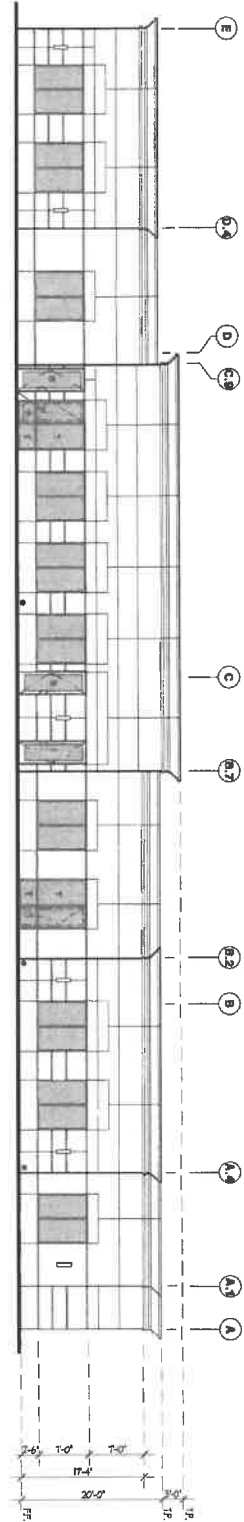
1 EXISTING PARTIAL WEST ELEVATION
Scale: NTS



4 EXISTING SOUTHEAST CORNER AT CAMINO AL NORTE
Scale: NTS



2 EXISTING WEST ELEVATION
Scale: NTS



Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

February 23, 2024

City of North Las Vegas
Department of Planning
2250 Las Vegas Blvd North, #300
North Las Vegas, Nevada 89030

Re: Proposed Suitability Licensing
"On-Sale" Beer-Wine-Spirit Based

To Whom It May Concern,

I have researched existing records, performed an on-site visit of the above referenced project, and verified in the field the following:

- 1) There are no churches, schools, parks or playgrounds, or daycare facilities located within a 400-foot radius of the proposed establishment.
- 2) Proximity Exhibit is attached.

Should you have any questions, please feel free to contact David Turner at this office.

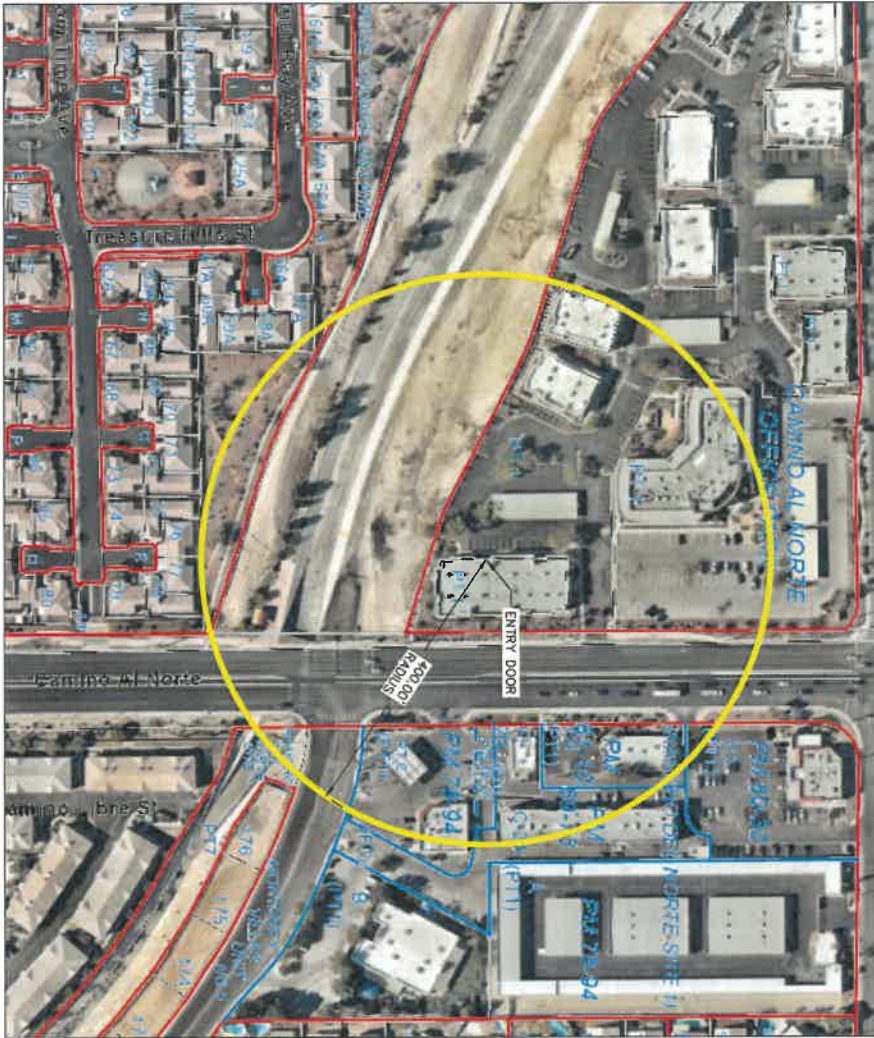
Sincerely,
Baughman & Turner, Inc.

Jeff Miller, PLS
Nevada Certificate No. 21266

JM/ms

Jeff Miller
Miller

LAND SURVEYOR - STATE OF NEVADA
JEFFREY C. MILLER
Exp: 12/31/2023
Digitally signed
by Jeff C. Miller
Date: 2024.02.23
10:28:19 -08'00'
21266



LEGEND
MAINS LINC

Je
Miller
102957-0800

DISCLAIMER NOTE
THIS MAP IS A PRELIMINARY MAP AND IS NOT A FINAL MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES FOR WHICH IT WAS PREPARED. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS MAP. THE USER OF THIS MAP AGREES TO HOLD THE ENGINEER, LAND PLANNER, AND SURVEYOR HARMLESS FROM AND AGAINST ALL SUCH DAMAGES. THE USER OF THIS MAP AGREES TO HOLD THE ENGINEER, LAND PLANNER, AND SURVEYOR HARMLESS FROM AND AGAINST ALL SUCH DAMAGES. THE USER OF THIS MAP AGREES TO HOLD THE ENGINEER, LAND PLANNER, AND SURVEYOR HARMLESS FROM AND AGAINST ALL SUCH DAMAGES.

Call before you dig
1-800-487-2444
1-702-227-2829

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

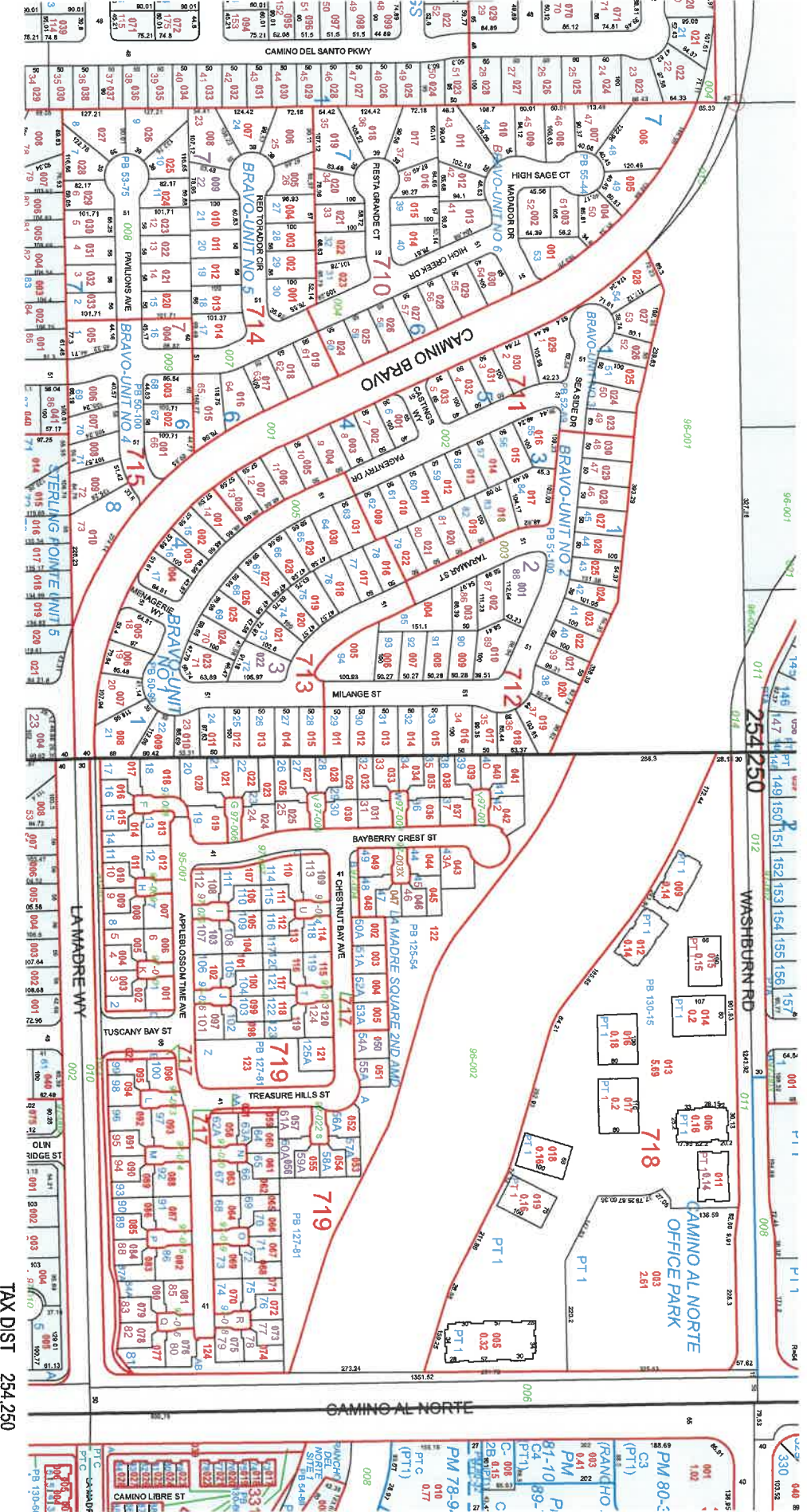
USE THIS SCALE LINE WHEN MAP REDUCED FROM 11X17 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
 - SUB BOUNDARY
 - ROAD EASEMENT
 - MATCH / LOT LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - HISTORIC PAVED BOUNDARY
 - SECTION LINE
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACRES
- 202 PARCEL SUBSECT NUMBER
- PB 24-6 PLAY RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 6.5 GOV LOT NUMBER

BOOK	T19S R61E	SEC.	33	MAP	N 2 SE 4	124-33-7
100	101	102	125	124	123	126
127	128	129	130	131	132	133
134	135	136	137	138	139	140
141	142	143	144	145	146	147
148	149	150	151	152	153	154
155	156	157	158	159	160	161
162	163	164	165	166	167	168
169	170	171	172	173	174	175
176	177	178	179	180	181	182
183	184	185	186	187	188	189
190	191	192	193	194	195	196
197	198	199	200	201	202	203
204	205	206	207	208	209	210
211	212	213	214	215	216	217
218	219	220	221	222	223	224
225	226	227	228	229	230	231
232	233	234	235	236	237	238
239	240	241	242	243	244	245
246	247	248	249	250	251	252
253	254	255	256	257	258	259
260	261	262	263	264	265	266
267	268	269	270	271	272	273
274	275	276	277	278	279	280
281	282	283	284	285	286	287
288	289	290	291	292	293	294
295	296	297	298	299	300	301
302	303	304	305	306	307	308
309	310	311	312	313	314	315
316	317	318	319	320	321	322
323	324	325	326	327	328	329
330	331	332	333	334	335	336
337	338	339	340	341	342	343
344	345	346	347	348	349	350
351	352	353	354	355	356	357
358	359	360	361	362	363	364
365	366	367	368	369	370	371
372	373	374	375	376	377	378
379	380	381	382	383	384	385
386	387	388	389	390	391	392
393	394	395	396	397	398	399
400	401	402	403	404	405	406
407	408	409	410	411	412	413
414	415	416	417	418	419	420
421	422	423	424	425	426	427
428	429	430	431	432	433	434
435	436	437	438	439	440	441
442	443	444	445	446	447	448
449	450	451	452	453	454	455
456	457	458	459	460	461	462
463	464	465	466	467	468	469
470	471	472	473	474	475	476
477	478	479	480	481	482	483
484	485	486	487	488	489	490
491	492	493	494	495	496	497
498	499	500	501	502	503	504
505	506	507	508	509	510	511
512	513	514	515	516	517	518
519	520	521	522	523	524	525
526	527	528	529	530	531	532
533	534	535	536	537	538	539
540	541	542	543	544	545	546
547	548	549	550	551	552	553
554	555	556	557	558	559	560
561	562	563	564	565	566	567
568	569	570	571	572	573	574
575	576	577	578	579	580	581
582	583	584	585	586	587	588
589	590	591	592	593	594	595
596	597	598	599	600	601	602
603	604	605	606	607	608	609
610	611	612	613	614	615	616
617	618	619	620	621	622	623
624	625	626	627	628	629	630
631	632	633	634	635	636	637
638	639	640	641	642	643	644
645	646	647	648	649	650	651
652	653	654	655	656	657	658
659	660	661	662	663	664	665
666	667	668	669	670	671	672
673	674	675	676	677	678	679
680	681	682	683	684	685	686
687	688	689	690	691	692	693
694	695	696	697	698	699	700
701	702	703	704	705	706	707
708	709	710	711	712	713	714
715	716	717	718	719	720	721
722	723	724	725	726	727	728
729	730	731	732	733	734	735
736	737	738	739	740	741	742
743	744	745	746	747	748	749
750	751	752	753	754	755	756
757	758	759	760	761	762	763
764	765	766	767	768	769	770
771	772	773	774	775	776	777
778	779	780	781	782	783	784
785	786	787	788	789	790	791
792	793	794	795	796	797	798
799	800	801	802	803	804	805
806	807	808	809	810	811	812
813	814	815	816	817	818	819
820	821	822	823	824	825	826
827	828	829	830	831	832	833
834	835	836	837	838	839	840
841	842	843	844	845	846	847
848	849	850	851	852	853	854
855	856	857	858	859	860	861
862	863	864	865	866	867	868
869	870	871	872	873	874	875
876	877	878	879	880	881	882
883	884	885	886	887	888	889
890	891	892	893	894	895	896
897	898	899	900	901	902	903
904	905	906	907	908	909	910
911	912	913	914	915	916	917
918	919	920	921	922	923	924
925	926	927	928	929	930	931
932	933	934	935	936	937	938
939	940	941	942	943	944	945
946	947	948	949	950	951	952
953	954	955	956	957	958	959
960	961	962	963	964	965	966
967	968	969	970	971	972	973
974	975	976	977	978	979	980
981	982	983	984	985	986	987
988	989	990	991	992	993	994
995	996	997	998	999	1000	1001

Scale	1" = 200'	Rev.	1/8/2019
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

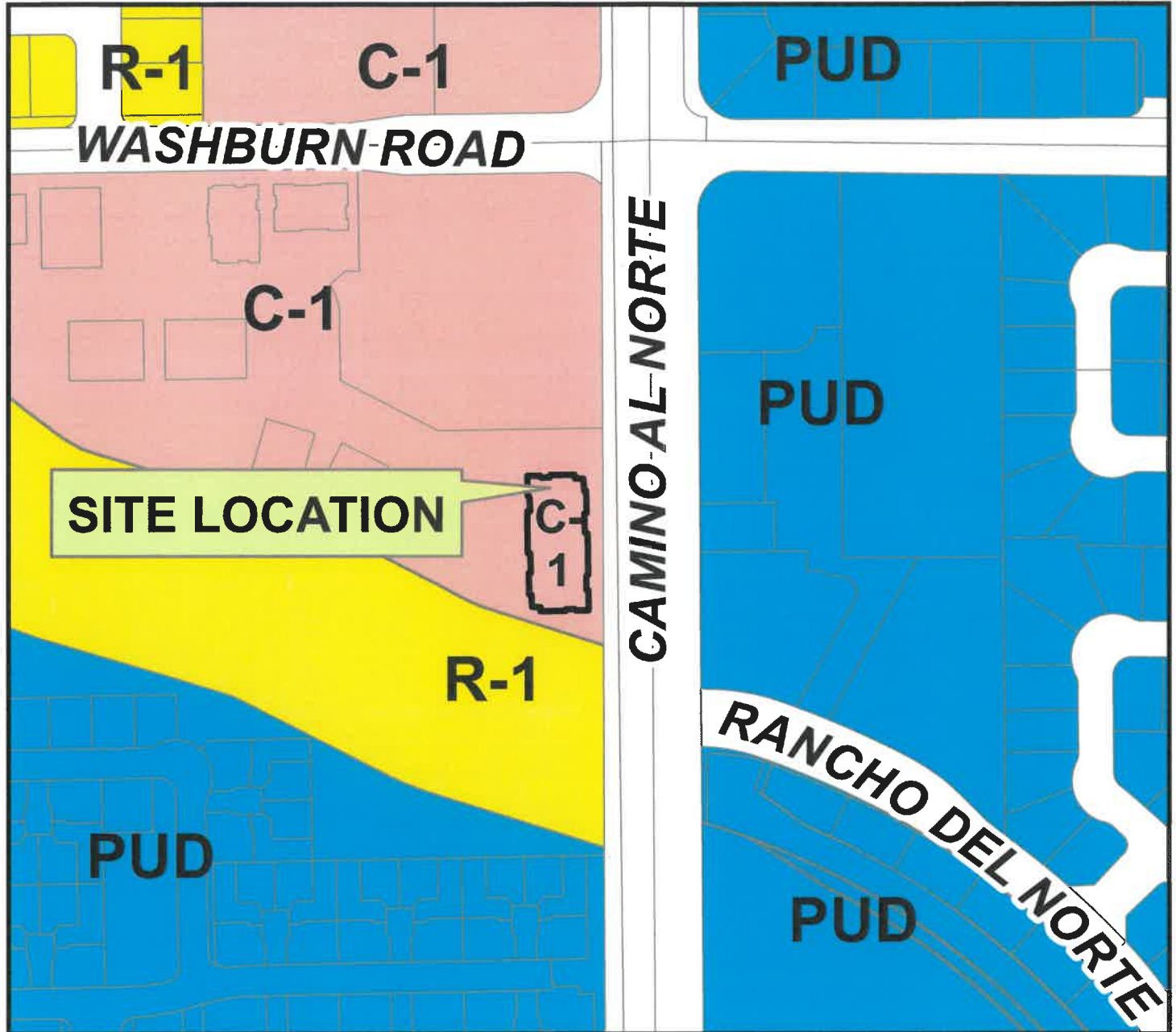


TAX DIST 254,250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Jumaca Events Center
Application Type: Special Use Permit
Request: To Allow a Beer-Wine-Spirit Based Product
"On-Sale" Liquor License in Conjunction with a Community
Center or Meeting Hall (Banquet Hall)
Project Info: 5105 Camino Al Norte Suite 200
Case Number: SUP-24-2024

03/05/2024

