

ORDINANCE NO. 2441

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE NORTH LAS VEGAS MUNICIPAL CODE OF THE CITY OF NORTH LAS VEGAS FOR RECLASSIFICATION OF PROPERTY FROM A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-04-08, STEVEN HORSFORD) CONSISTING OF A YOUTH AND ADULT VOCATIONAL EDUCATIONAL FACILITY WITH NUMEROUS COMMERCIAL ENTERPRISES INCLUDING BUT NOT LIMITED TO "ON-SALE" LIQUOR USES, AND A CHILD CARE FACILITY, FOR PROPERTY LOCATED AT 710 WEST LAKE MEAD BOULEVARD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraphs 1 and 2 of Subsection E of Section 20 of Chapter 28 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2441 the following described parcel of land shall be reclassified as follows:

Parcel(s): 139-22-201-017

9 1 0 1 0 2 0 3
LEGAL DESCRIPTION

PARCEL I:

COMMENCING at the South corner of said Northwest Quarter (NW 1/4);
thence North 00°47'32" East along the West boundary of said Northwest Quarter (NW 1/4) a distance of 40.00 feet;
thence North 89°53'33" East parallel to the South boundary of said Northwest Quarter (NW 1/4) a distance of 30.00 feet to the TRUE POINT OF BEGINNING;
thence North 0°47'32" East a distance of 240.00 feet to a point;
thence North 89°53'33" East a distance of 200.00 feet to a point;
thence South 0°57'32" West a distance of 30.00 feet to a point;
thence South 89°53'33" West a distance of 50.00 feet to a point;
thence South 0°47'32" West a distance of 210.00 feet to a point;
thence South 89°53'33" West a distance of 180.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described property.

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 22, Township 20 South, Range 61 East, N.D.M. & M., described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22;
thence North 0°46'32" East along the West line thereof a distance of 200.00 feet to a point;
thence North 89°53'33" East a distance of 160.00 feet to a point;
thence South 0°47'32" West a distance of 200.00 feet to a point on the South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 22;
thence South 89°53'33" West a distance of 180.00 feet to the POINT OF BEGINNING.

PARCEL II:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 22, Township 20 South, Range 61 East, N.D.M. & M., described as follows:

Parcels Two (2), Three (3) and Four (4), as shown by map thereof in File 74 of Parcel Maps, page 58, in the Office of the County Recorder, Clark County, Nevada.

SECTION 2: The Planned Unit Development (PUD) District herein created is subject to the following development standards and requirements in addition to all requirements of the North Las Vegas Municipal Code:

Public Works:

1. Finished floor elevations for the proposed structures must match those of the existing building. Otherwise, a technical drainage study update will be required.
2. A parking study is required.

Planning & Zoning:

3. That, unless otherwise approved through a variance, waiver or another approved method, this development shall be in compliance with all applicable codes and ordinances.
4. A final development plan shall be submitted for review and approval by the Planning Commission prior to occupancy of any expansion or prior to application of any new business license. The final development plan shall not include the temporary buildings.
5. The site shall be considered an adult educational, vocational and training facility whereby the following uses would be considered principally permitted:
 - a. Adult education services;
 - b. Adult vocational training;
 - c. Bakery for on-site sales, less than 4,000 square feet, as long as the bakery is part of the culinary training operation. The on-site re-sale of food items prepared and/or packaged off-site shall be prohibited;
 - d. Candy and ice cream store, as long as the candy and ice cream is made on-site and is part of the culinary training operation. The on-site re-sale of food items prepared and/or packaged off-site shall be prohibited;
 - e. Child care facility and/or child care center, as long as the portion of the building intended for child care is separated from the culinary and alcohol operations, and the child care operation shall have its own primary ingress/egress doors to the outside; and that the child care facility be utilized by staff and / or students that are working or taking classes within the facility; and that the child care facility be licensed by the State of Nevada;
 - f. Community center or meeting hall or public meeting facility;

- g. Delicatessen and/or catering establishment, which allows for on-site food production, distribution, and related services;
 - h. Establishment requiring a "general on-sale restaurant service bar liquor license" for a service bar only, and only if it is part of the culinary training operation;
 - i. Prepared food sales, only if those food items are prepared on-site by adult students of the culinary training operation;
 - j. Restaurant, excluding convenience food restaurant, as long as the restaurant is part of the culinary training operation.
 - k. Youth programming, including youth education, social services, youth vocational training, primary and secondary education, as long as these uses are separated from the culinary and alcohol operations, and have their own primary ingress/egress doors to the outside.
6. The uses permitted within this development, unless specified herein, must be accessory to the educational facility and subject to a special use permit unless otherwise determined by the Director of Planning and Zoning.

Utilities:

7. A sewer analysis shall be submitted for review and approval of the Director of Utilities.

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by its City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 16TH day of APRIL, 2008.

AYES: Mayor Montandon, Mayor Pro Tempore Robinson, Council
Members Smith, Buck and Ellason

NAYS: None

ABSENT: None

APPROVED:

/s/Michael L. Montandon
MICHAEL L. MONTANDON, MAYOR

ATTEST:

/s/Karen L. Storms
KAREN L. STORMS, CMC, CITY CLERK

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Sharianne Dotson, Planner, Land Development & Community Services Dept.
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: FDP-04-2024 **Culinary Academy Of Las Vegas**
Date: June 10, 2024

In addition to the requirement to comply with the City of North Las Vegas Municipal Code – Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings, the Department of Public Works recommends the following conditions of approval:

1. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633 2676 to request a scope.
2. All new projects, including redevelopment projects, must comply with current A.D.A requirements for public access, as required of the City by the Department of Justice. Incidentally, the commercial driveway(s) shall be reconstructed in accordance with *Clark County Area Uniform Standard Drawing* number 225 with sidewalk ramps per drawing number 235. Existing driveways not in compliance with the current standards shall be removed and replaced with a driveway per the stated standard drawings, subject to review and approval by the City Traffic Engineer.
3. The existing driveways, along Revere St., must be removed and replaced with curb & gutter and sidewalk per Clark County Area Uniform Standard Drawing numbers 216 & 234.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: <http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm>.

Robert W. Weible

Digitally signed by Robert W. Weible
DN: C=US,
E=weible@cityofnorthlasvegas.com,
O=Public Works, OU=DFC, CN=Robert
W. Weible
Date: 2024.06.10 11:11:25-07'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 321-8229

Email: john@vornsandconsulting.com

May 22, 2024

RE: Letter of Intent – Final Development Plan – Culinary Academy of Las Vegas
710 W. Lake Mead Blvd

The Culinary Academy of Las Vegas (CALV) is requesting a Final Development Plan for a proposed 15,264 square foot expansion to the existing CALV facility located on the Northeast corner of Lake Mead Boulevard and Revere Street at 710 W. Lake Mead Boulevard in a Planned Unit Development (PUD) zoning district.

The Culinary Academy of Las Vegas is a nonprofit hospitality institution that prepares thousands of students for careers in housekeeping, food and beverage, front of house operations, and back of house positions. The current facility houses an 11,000 square foot kitchen facility, events center, full-service bistro, offices, classrooms, and mock hotel suites.

The CALV works closely with a network of hospitality properties on the Las Vegas Strip to provide insight and knowledge to the ever-changing culinary industry. CALV is committed to assisting students with entering the workforce and to help better their lives and the greater community as a whole.

Enrollment has increased over the years and the school needs to refresh and enlarge its campus. The majority of current classes are held in portable classrooms on the northeast area of the parcel. CALV plans to replace the portables with new training classrooms and various staff spaces. In addition to the new classrooms, the staff wants to provide a new welcoming lobby with a coffee shop and seating that will invite new students and the public into the Culinary Academy of Las Vegas.

Description of the proposed additions

The Northwest expansion area contains the main programmatic space with a 623 square foot Employee Dining Room and a 1,142 square foot Student Break room. The area also consists of various office space sizes ranging between 80 to 120 square feet in area. In the addition, there is an approximate 900 square foot Bartender Classroom and two (2) private phone booth rooms.

The Northeast expansion area houses six new mock hotel rooms, each 377 square feet in area. There are also additional classrooms at 800 square feet each, a security office, storage areas and new men's and women's restrooms.

The Southwest expansion contains the new lobby area along with a coffee shop, reception counter, and additional support staff offices for student services.

At the far West section of the campus, there is a proposed exterior stand-alone building designated as storage at approximately 1,500 square feet.

Landscaping is existing along both Lake Mead Boulevard and Revere Steet. Additional landscaping is proposed to be provided on the East and North sides of the property and within the expanded parking areas to the North.

The expansion to the CALV campus requires an additional 76 parking spaces. Currently, there are 347 parking spaces on-site. The existing CALV building and Nevada Partners building require 317 parking spaces. With the proposed expansion a minimum of 393 parking spaces are required. We are planning to provide an expansion of the existing parking area on the North side of the property containing 77 new parking spaces for a total of 417 parking spaces on-site. The traffic from the 15,264 square foot expansion is anticipated to be minimal.

The start of construction for the expansion is scheduled to begin at the end of November 2024 with a completion date of September 2025.

SINCERELY

John Vornsand
John Vornsand, AICP

1 OVERALL SITE

SCALE 1" = 400'



2 VICINITY MAP



3 PROJECT INFORMATION

PROJECT INFORMATION	
1	OWNER: BLOCH ARCHITECTURE LLC 1471 W. COPENHAGEN BLVD SUITE 101 LAS VEGAS, NV 89118 702.854.8550 info@btecharch.com
2	DESIGNER: BLOCH ARCHITECTURE LLC 1471 W. COPENHAGEN BLVD SUITE 101 LAS VEGAS, NV 89118 702.854.8550 info@btecharch.com
3	DATE: 05/23/2024 PROJECT NUMBER: 2024-001 SHEET NUMBER: 1 OF 1
4	REVISIONS:

FOR REVIEW ONLY NOT FOR CONSTRUCTION 5/23/2024 10:53:28 AM

SITE PLAN

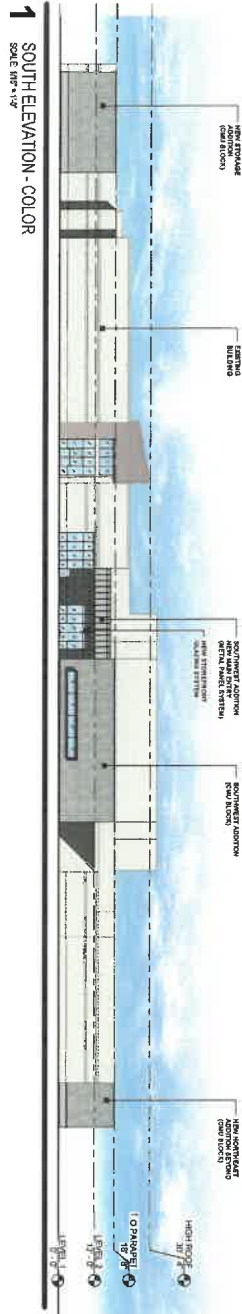
NO.	DATE	DESCRIPTION
1	05/23/2024	FINAL SITE PLAN

CULINARY ACADEMY OF LAS VEGAS
FINAL DEVELOPMENT PLAN
710 WEST LAKE MEAD BLVD
NORTH LAS VEGAS, NV 89030

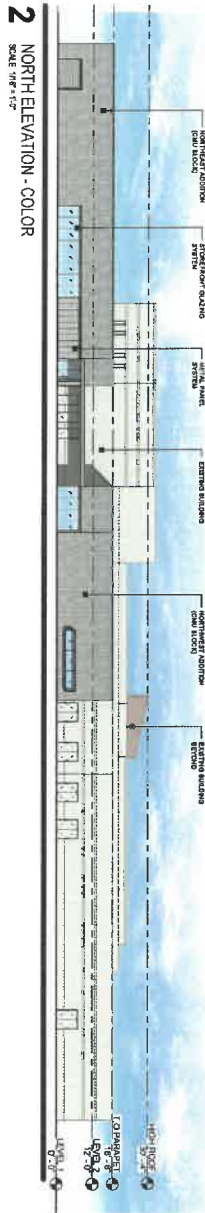


BLOCH ARCHITECTURE LLC
1471 W. COPENHAGEN BLVD
SUITE 101
LAS VEGAS, NV 89118
702.854.8550
info@btecharch.com

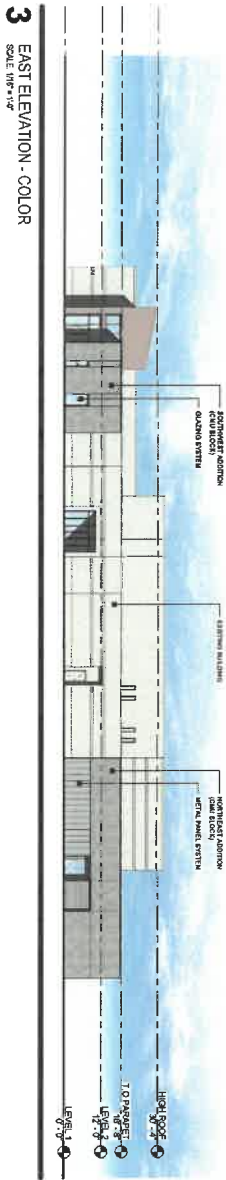




1 SOUTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - COLOR
SCALE: 1/8" = 1'-0"



BLOC9 ARCHITECTURE LLC
3475 W. Oquirrh Road
Suite 101
Las Vegas, NV 89118
702.554.1859
info@bloc9arch.com

00000000

CULINARY ACADEMY OF LAS VEGAS
FINAL DEVELOPMENT PLAN
718 WEST LAKE MEAD BLVD
NORTH LAS VEGAS, NV 89030

FOR REVIEW ONLY NOT FOR CONSTRUCTION 5/22/2024 4:55:08 PM

DATE	REV	DESCRIPTION
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5/22/2024	100	FINAL DEVELOPMENT PLAN

BUILDING
ELEVATIONS

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.

LEG 1:162,500 EFFECTIVE WITH A MAP REPRODUCED FROM THIS ORIGINAL

ASSESSOR'S PARCELS - CLARK COUNTY, NV

Brian Johnson - Assessor

LEGEND

- PARCEL BOUNDARY
- ROAD BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- WATER/LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE

CODES

001 ROAD PARCEL NUMBER

001 PARCEL NUMBER

001 ACRES/LOT

001 PARCEL SUBSID NUMBER

001 PLAT RECORD NUMBER

001 BLOCK NUMBER

001 LOT NUMBER

TZDS R61E

125 124 123

138 139 140

143 162 161

S 2 NW 4

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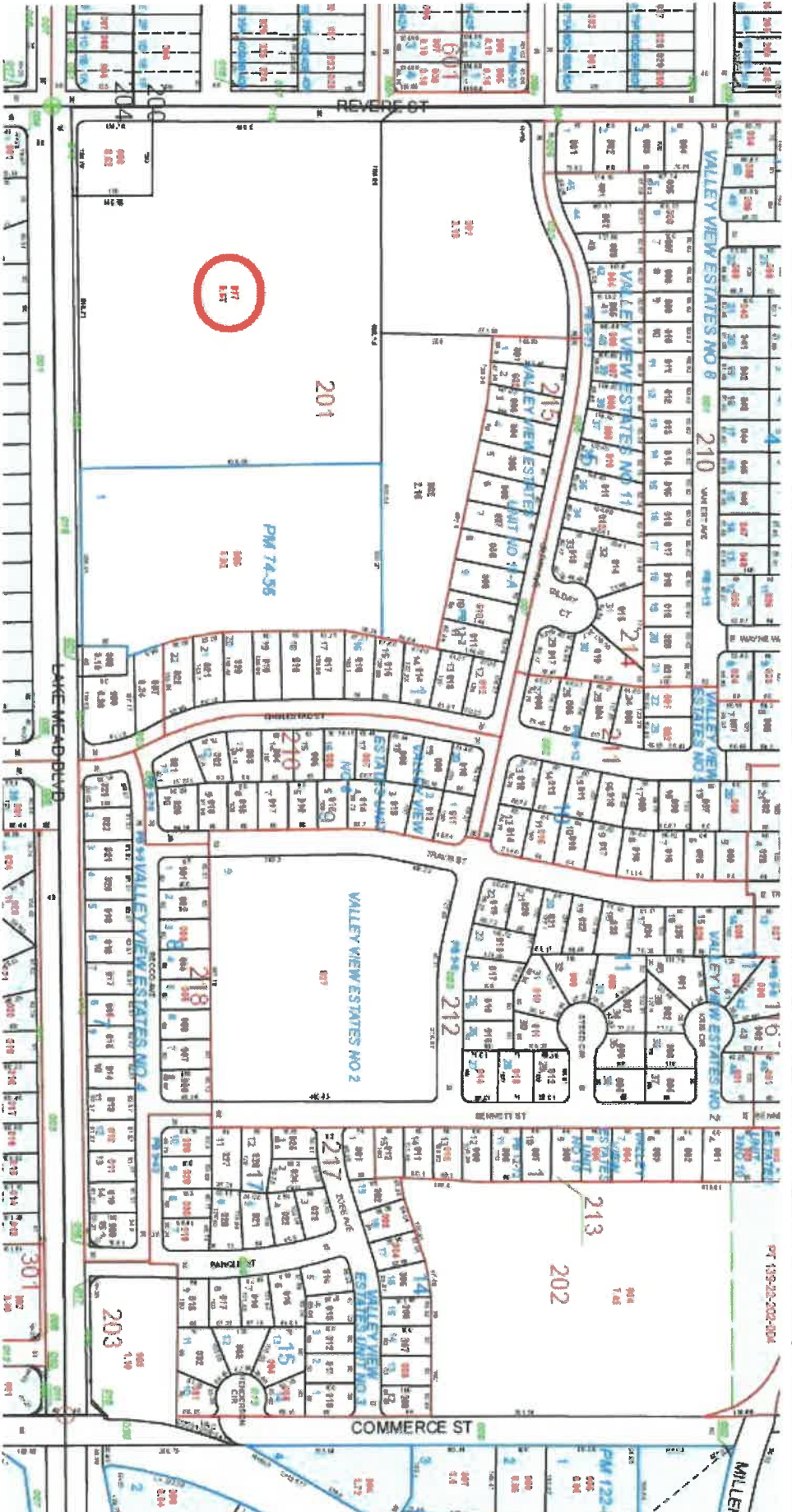
989 990 991 992

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Scale: 1" = 200'

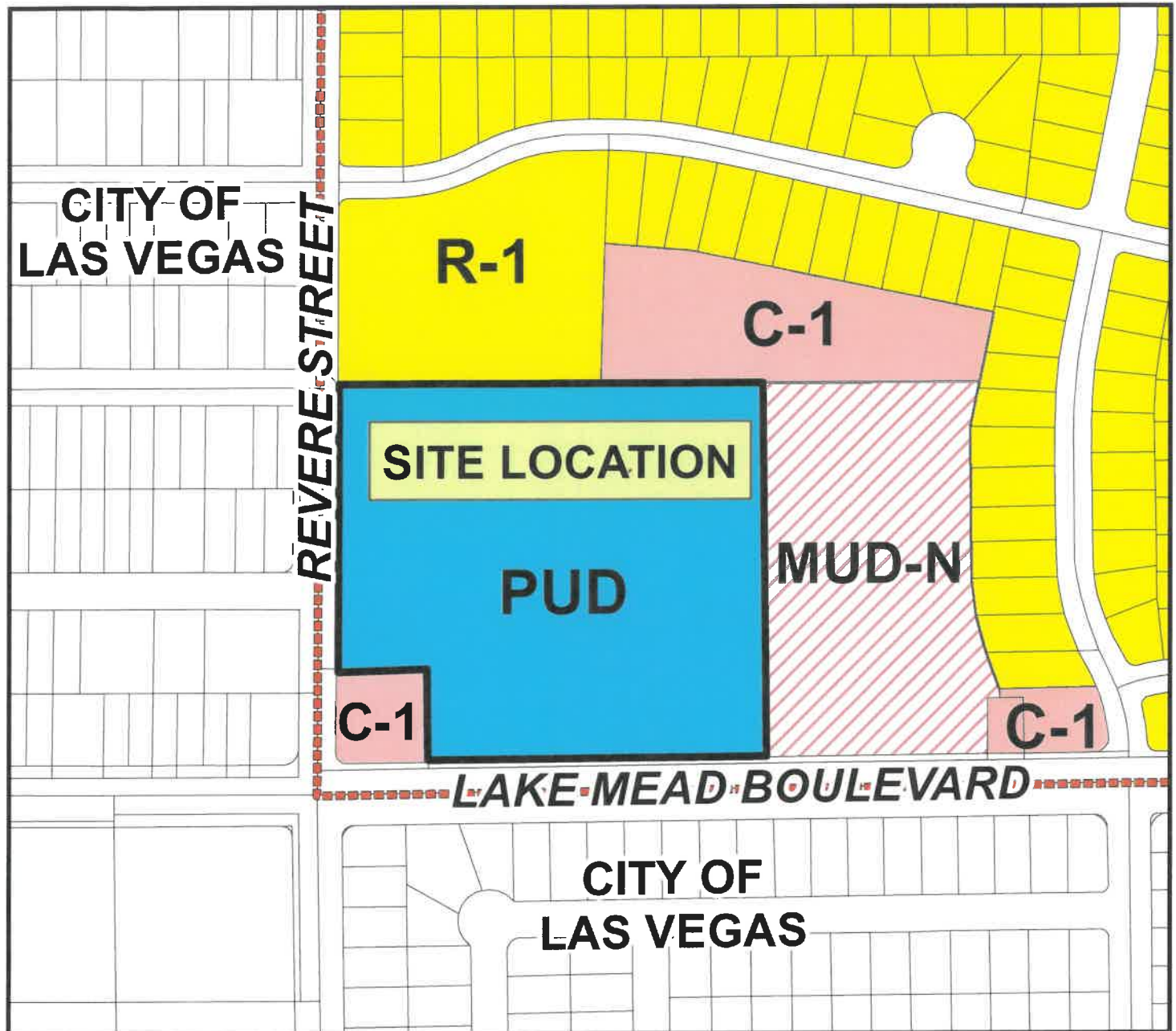
Rev: 10/2018





THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Bloc9 Architectural LLC
Application: Final Development Plan
Request: To Develop a 15,264 Square Foot Commercial Building
Project Info: 710 West Lake Mead Boulevard
Case Number: FDP-04-2024

06/04/2024

