

**NORTH LAS VEGAS CITY COUNCIL
AGENDA ITEM**

Number: **31**

SUBJECT:

Ordinance Number 2441 (ZN-04-08, Steven Horsford), an application submitted by Steven Horsford on behalf of Nevada Partners Inc, property owner, for a reclassification of property from a C-1, Neighborhood Commercial District to a PUD, Planned Unit Development District consisting of a youth and adult vocational education facility with numerous commercial enterprises including but not limited to "on-sale" liquor uses, child care facility and a hotel. The property is located at 710 West Lake Mead Boulevard.

REQUESTED BY:

Nevada Partners Inc, property owner

RECOMMENDATION OR RECOMMENDED MOTION:

It is recommended that on April 2, 2008, Council introduce Ordinance Number 2441 and approve Ordinance Number 2441 on April 16, 2008.

FISCAL IMPACT:

Amount: \$

Explanation:

ACCOUNT NUMBER:

STAFF COMMENTS AND BACKGROUND INFORMATION:

At the meeting of March 12, 2008, the Planning Commission unanimously (7-0) recommended approval to re-zone the subject site from C-1, Neighborhood Commercial to PUD, Planned Unit Development to allow, among other uses, youth and adult vocational training, youth and adult education services, on-site bakery, child care facility to be utilized by staff and/or students, youth social services, community center/meeting hall/public meeting facility, restaurant as part of the culinary training program, and an establishment requiring a "general on-sale restaurant service bar liquor license" for a service bar only and only if said service bar is part of the culinary training operation. Commissioner Harry Shull made the motion and Commissioner Dean Leavitt seconded the motion.

The Planning and Zoning Department recommended approval of the request. Details are provided in the attached Staff Report.

Attachments:

Ordinance Number 2441

Staff Report with attachments

Excerpts of the Planning Commission Minutes

Location and Zoning Map

LIST CITY COUNCIL GOAL(S):

Well-Planned Quality Growth; Community Services and Cultural Amenities; Safe and Livable Community; and Community Spirit, Relationships and Pride

PREPARED BY:



Frank Fiori, AICP
Acting Planning and Zoning Director

**RESPECTFULLY
SUBMITTED BY:**



Gregory E. Rose
City Manager

**CITY COUNCIL
MEETING DATE:**

April 2, 2008

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, CHILD CARE FACILITY AND A HOTEL, 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 150.00 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, M.D.B. & 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 180.00 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:

1.2a. portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 22, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Parcels Two (2), Three (3) and Four (4), as shown by map thereof in File 74 of Parcel Maps, page 56, 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 _____ day of _____, 2008.

AYES:

NAYS:

ABSENT:

APPROVED:

MICHAEL L. MONTANDON, MAYOR

ATTEST:

KAREN L. STORMS, CMC, CITY CLERK

STAFF REPORT

To: Planning Commission

Meeting date: January 23, 2008

GENERAL INFORMATION:

Applicant:	Steven Horsford
Owner:	Nevada Partners, Inc.
Requested Action:	To change the zoning from C-1, Neighborhood Commercial to PUD, Planned Unit Development
Purpose:	To allow for on-site educational and training resources/facilities
Location:	Generally at the northeast corner of Lake Mead Boulevard and Revere Street
Assessor's Parcel Number(s):	139-22-201-017
Lot area:	Approximately 9.57 acres
Comprehensive Plan:	Community Commercial
Existing land use and zoning:	Culinary training facility; C-1, Neighborhood Commercial
Surrounding land use and zoning:	North: Church and undeveloped; R-1, Single-Family Residential and C-1, Neighborhood Commercial, respectively East: Undeveloped; C-1, Neighborhood Commercial South: Residential; City of Las Vegas West: Residential; City of Las Vegas

BACKGROUND INFORMATION:

The applicant is proposing to rezone the subject site from C-1, Neighborhood Commercial, to PUD, Planned Unit Development for approximately 9.57 acres generally located at the northeast corner of Lake Mead Boulevard and Revere Street. The site is currently developed and is being used as a culinary training facility.

According to the letter of intent, the applicant is requesting the Planned Unit Development (PUD) district to allow for "the most flexibility to achieve the goals" contained in the letter of intent. As proposed, the letter of intent lists at least 45 different uses that the applicant would like to have approved as principally permitted within the proposed PUD. (Details are outlined in the attached letter of intent.)

On August 22, 2007, the applicant sought and obtained approval of a special use permit (UN-83-07) to allow seven temporary buildings on the site. Please see the attached Planning Commission Minutes for reference purposes.

DEPARTMENT COMMENTS:

Public Works: Please see the attached memorandum.

Fire Department: There appears to be no outstanding fire department issues with this application.

City of Las Vegas: Please see the attached letter.

ANALYSIS:

The existing site is less than 10 acres in size and has direct vehicular access from Lake Mead Boulevard and Revere Street. When the special use permit (UN-83-07) was approved in August 2007 to allow seven temporary buildings (i.e., trailers) to be used as temporary classrooms, it was understood that all parking requirements would be satisfied. Therefore, that issue will not be addressed with this application other than to mention that parking shall be provided in accordance with the requirements set forth in the Zoning Ordinance. Likewise, all conditions and stipulations pertaining to the special use permit shall be effective through the special use permit and will not be part of this application.

During discussions with the applicant prior to submittal of this request, some of the issues involved child care, retail sales, adult vocational training, and food preparation and serving, but the discussions almost always involved how or if alcoholic beverages could be incorporated into the uses at the site. The letter of intent implies that the facility is primarily focused on educating and training local residents to prepare them for the hospitality industry. But the second paragraph states that the facility intends to "provid(e) hands-on training to area youth and adults to equip them to get and keep good jobs in all sectors of our growing economy."

Staff is of the opinion that considerable care needs to be given in the form of conditions if this facility is going to intermingle children and a child care facility within the same building that serves alcoholic beverages. Listed in the proposed principally permitted uses are, for instance, "Candy and ice cream store," "Charter school" (for K - 12 students), "Child care facility and/or child care center", "Primary and secondary education", "Recreational uses", "Youth vocational training" and "Youth drop-in, education and recreational services."

Also requested on that same list of proposed principally permitted uses are "Establishment requiring a 'general on-sale restaurant service bar liquor license'", "Establishment requiring a 'nonprofit club general (alcoholic beverages) liquor license'", "Game room, pool hall", "Private club, fraternity, sorority or lodge", "Supper club" and "Social services".

There are also some proposed uses that did not seem to fit in either general category: "Automobile parking lot or garage", "Book and stationery store", "Dancing or theatrical studio", "Drive through food/beverage service", "Grocery store", "Hotel or motel", "Medical, dental or health clinic", "Museum", "Newsstand", "Office supply store", "Radio and television studio, without transmission towers", and "Variety store".

Many of the listed uses are not defined in the North Las Vegas Municipal Code and several appear to be redundant. Those facts notwithstanding, the Planning and Zoning Department considers many of the proposed uses to be in conflict with sound principles associated with responsible land use planning. An approval with all the proposed uses could jeopardize the health, safety and welfare of the community, and more specifically, the children of the community.

Staff does not object to the concept of training potential bartenders how to mix and serve alcoholic beverages and/or wines. As for the concept of child care in the same location as adult training, staff would only stipulate that the portion of the building intended for child care be separated from the culinary and alcohol operations, and have its own primary ingress/egress doors; that the child care facility be a training facility for future child care providers; and that the child care facility be licensed by the State of Nevada.

In an effort to assist the applicant and continue the City's obligation to provide "Well-Planned Quality Growth", "Pivotal Development and Redevelopment", "Economic Development", "Safe and Livable Community" and "Community Spirit, Relationships and Pride," a list of uses is provided in the "RECOMMENDATION" section of this report. It should be noted that the recommended uses are defined in the North Las Vegas Municipal Code, the uses are not redundant, and the uses provide some restrictive measures pertaining to the concepts of mixing children with an alcohol-serving establishment. Staff has carefully reviewed the proposed uses and would be in support of the request if it is based on the mission to provide education and training for adults to enter the hospitality service industry.

Some of the proposed uses, such as but not limited to, "Temporary buildings for principally permitted uses and special uses" and "Hotel or motel" would not be allowed because that would violate the City's current procedures related to due process. The special use permit process will still be effective for the majority of the proposed uses that currently require special use permits. Other uses such as a "Supper club", which allows gaming, will not be allowed.

Therefore, the Planning and Zoning Department is recommending approval, but only for those uses that seem to be consistent with an adult vocational, educational and training resource center. The facility could be used for other uses such as a "Community center or meeting hall" when the building is not being used for training. In contrast, a "Charter school" and "Primary and secondary education" do not seem to be compatible with an adult facility.

RECOMMENDATION:

The Planning and Zoning Department recommends that ZN-04-08 receive a favorable recommendation and be forwarded to the City Council for final consideration subject to the following conditions:

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 a training facility for future child care providers; 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.

ATTACHMENTS:

Planning Commission Minutes (UN-83-07) from August 22, 2007
Public Works Memorandum
City of Las Vegas Letter
Letter of Intent
Elevations
Preliminary Development Plan
Location & Zoning Map

Prepared by: Bob Hoyes

6. **UN-83-07 (31720) LEARNING FACILITY EXPANSION (PUBLIC HEARING). AN APPLICATION SUBMITTED BY NEVADA PARTNERS INC, PROPERTY OWNER, FOR A USE PERMIT IN A C-1, NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW SEVEN (7) TEMPORARY BUILDINGS. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF LAKE MEAD BOULEVARD AND REVERE STREET. THE ASSESSOR'S PARCEL NUMBER IS 139-22-201-017.**

The application was presented by Robert Eastman, Principal Planner who explained this was a temporary situation and the applicant had submitted a building permit to expand the current building; however, were requesting the temporary buildings to use for additional training space. The previous request was for four buildings that had been located on the site for a number of years and the number was expanding to seven. Staff felt the expansion was warranted, as the applicant does have building permits and expansion was in process and was recommending approval of UN-83-07 subject to the following conditions:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. That UN-83-07 is site specific and non-transferable.
3. Unless an extension is approved, the seven (7) temporary buildings shall not be allowed for more than one year, from the date of Planning Commission's approval.
4. Fire access lanes shall be marked to prohibit parking in accordance with Fire Code.
5. Turning radii along the fire access lane shall be designed in accordance with the fire Code.
6. All doors and locks shall have secondary locks installed on them.
7. The expansion is in an area with little activity support or natural surveillance and requires that there be extra lighting as well as motion sensor limited be installed.
8. There shall be security cameras installed, as well as signs posted denoting that there are security cameras monitoring that area.

Jennifer Lazovich of Kummer, Kaempfer, Bonner, Renshaw & Ferrario, 3800 Howard Hughes Parkway, 7th Floor, Las Vegas, NV 89109 appeared on behalf of the applicant and concurred with all conditions except for Condition No. 3, and asked that it be amended to read: "Unless an extension is approved, the seven (7) temporary buildings shall not be

allowed for more than two years, from the date of Planning Commission's approval". She explained the request was being made, as the applicant knows three years would be needed to raise the funds and then build the new facility.

Chairman Steve Brown opened the Public Hearing. There was no public participation.

Chairman Brown closed the Public Hearing.

Commissioner Dean Leavitt was in support of the application and was agreeable to the requested amendment to Condition No. 3.

Commissioner Jo Cato was also in support of the request to amend Condition No. 3.

Commissioner Dilip Trivedi asked if there was a schedule for construction. Ms. Lazovich responded four modular buildings had been on site for some time and there was a building permit in the system to construct that portion of the expansion and the three new buildings in the back would take some time, but she did not know the schedule and indicated it would probably be three years to complete the project.

ACTION: APPROVED SUBJECT TO STAFF RECOMMENDED CONDITIONS WITH
CONDITION NO. 3 AMENDED TO READ:

3. UNLESS AN EXTENSION IS APPROVED, THE SEVEN (7) TEMPORARY BUILDINGS SHALL NOT BE ALLOWED FOR MORE THAN TWO YEARS FROM THE DATE OF PLANNING COMMISSION'S APPROVAL.

MOTION: Commissioner Leavitt

SECOND: Commissioner Shull

AYES: Chairman Brown, Vice-Chairman Trivedi, Commissioners Leavitt, Aston, Shull, Cato and Thomas

NAYS: None

ABSTAIN: None

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Jory Stewart, Director of Planning and Zoning Department
From: Cecil Sanchez, Land Development Project Leader, Department of Public Works
Subject: ZN-04-08 Steven Horsford C-1 to PUD
Date: December 20, 2007

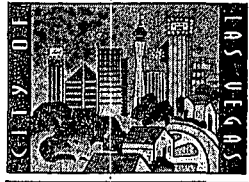
The Department of Public Works recommends the following conditions of approval:

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



Cecil Sanchez, Land Development Project Leader
Department of Public Works

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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Fax: 702-474-0352

TTY: 702-386-9108

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December 31, 2007

Ms. Jory Stewart, Director
Planning and Zoning Department
City of North Las Vegas
2266 Civic Center Drive
North Las Vegas, Nevada 89030

RE: City of Las Vegas Comments pertaining to item on the
January 23, 2008 Planning Commission Agenda

Dear Ms. Stewart:

Thank you for forwarding the following application for our review, scheduled to go before the North Las Vegas Planning Commission on January 23, 2008.

- ✓ ZN-04-08, Nevada Partners, Inc. (Public Hearing). An application submitted by Jennifer Lasovich, on behalf of Steven Horsford, property owned by Nevada Partners, Inc, for a Zone Change from C-1 (Neighborhood Commercial District) to PUD (Planned Unit Development). The property is located on the northeast corner of Revere Street and West Lake Mead Boulevard. The Assessor's Parcel Number is 139-22-201-017. ✓

The Planning and Development Department appreciates the opportunity to review this application for possible impacts on properties within the city of Las Vegas. At this time we have no comment regarding the above-referenced application. However, should the scope of this application change or should other concerns come to our attention, we would like the opportunity to provide further comment at that time.

Sincerely,

Flinn Fagg, Comprehensive Planning Manager
Planning and Development Department

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby





KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

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Fax: 775.882.0257

November 15, 2007

VIA HAND DELIVERY

Bob Hoyes
NORTH LAS VEGAS PLANNING DEPARTMENT
2266 Civic Center Drive
North Las Vegas, Nevada 89030

***Re: Justification Letter – zone change to PUD
Nevada Partners, Inc.
APN: 139-22-201-017***

Dear Mr. Hoyes:

Please be advised, this office represents Nevada Partners, Inc (“NPI”). NPI is requesting a zone change from C-1 to Planned Unit Development (“PUD”) for the property generally located near Revere and Lake Mead Boulevard (the “Site”). A PUD will give NPI the most flexibility to achieve the goals identified below.

NPI is desirous of providing educational and training resources to Southern Nevada’s booming hospitality industry, and to providing hands-on training to area youth and adults to equip them to get and keep good jobs in all sectors of our growing economy. In order to provide training-based practical learning opportunities to NPI students and provide a skilled workforce to NPI area employers, NPI would like to offer the following uses on the Site:

- Adult education services
- Adult vocational training
- Automobile parking lot or garage
- Bakery for on-site sales, less than 4000 square feet
- Book and stationery store
- Candy and ice cream store
- Charter school
- Child care facility and/or child care center



- Community center or meeting hall
- Dancing or theatrical studio
- Delicatessen and catering establishment
- Drive through food/beverage service
- Dry goods and notion store
- Establishment requiring a "general on-sale restaurant service bar liquor license"
- Establishment requiring a "nonprofit club general (alcoholic beverages) liquor license"
- Food production, distribution, and related services
- Game rooms, pools halls
- Gift shop
- Grocery store
- Health and exercise store
- Hotel or motel
- Medical, dental, or health clinic
- Museum
- Music or dance studio
- Newsstand
- Office supply store
- Offices, professional
- On-site/off-site catering with full service bar
- Prepared food sales
- Primary and secondary education

- Private club, fraternity, sorority or lodge
- Public meeting facility
- Public, quasi-public uses or buildings
- Radio and television studio, without transmission towers
- Recreational uses
- Residential vocational training
- Restaurants, excluding convenience food restaurant
- Social services
- Supper club
- Temporary buildings for principally permitted uses and special uses
- Variety store
- Youth drop-in services
- Youth education services
- Youth recreational services
- Youth vocational training

NPI is requesting that the above listed uses be *permitted* with the PUD. Due to the unique circumstances of NPI's operation, NPI does not fit entirely in any of the existing commercial zoning categories. Therefore, the PUD would give North Las Vegas and NPI the greatest flexibility in allowing uses that are a necessary component to NPI's educational goals.

There still is the outstanding issue regarding separation requirements between alcohol uses and certain protected uses. NPI is seeking the ability to have alcohol uses on the Site. The purpose for alcohol uses on the Site is to provide training and education for the future hospitality employees that will graduate from NPI. An alcohol use is an essential component to the development and training of future hospitality employees. Unfortunately, the North Las Vegas Municipal Code currently does not allow for a waiver of separation requirements, even in a training and educational format, as is the case here. We will continue to work with the City of North Las Vegas on how to resolve this conflict.



Bob Hoyes
November 15, 2007
Page 4

The PUD zoning and future uses on the Site will be harmonious and compatible with the surrounding area. Lake Mead Boulevard is a 100 foot wide right-of-way which can accommodate these types of uses. Moreover, NPI's educational programs are vital to the success of our service and gaming oriented community;

As always, we thank you in advance for your time and consideration. We look forward to continue to work with you on this matter.

Sincerely,

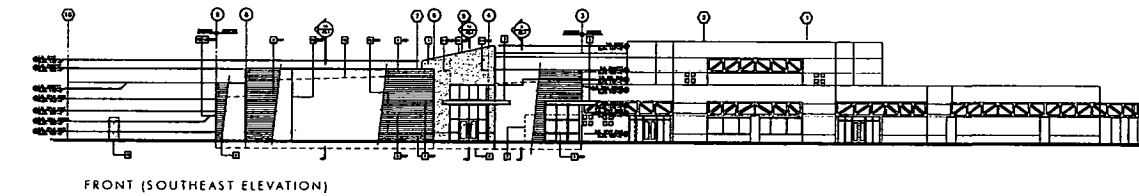
KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal line extending to the right.

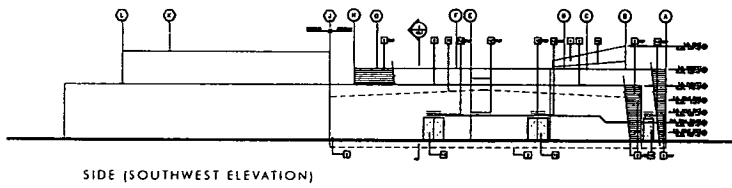
Anthony J. Celeste

AJC/dmf

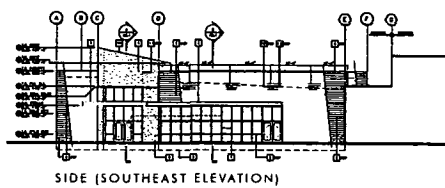
Cc: Steven Horsford
Pam Egan
Jennifer Lazovich



FRONT (SOUTHEAST ELEVATION)



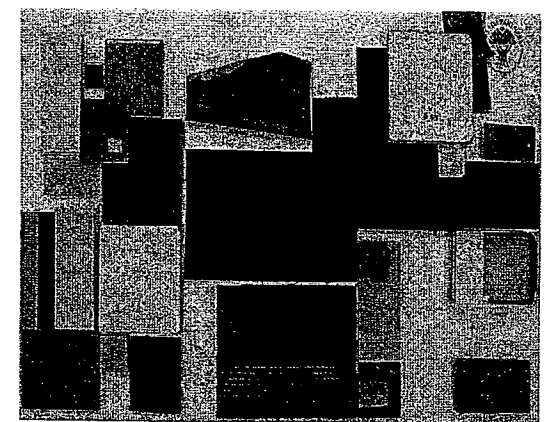
SIDE (SOUTHWEST ELEVATION)



SIDE (SOUTHEAST ELEVATION)

KEY NOTES

- 1 EIFS, PAINTED, PT-5
- 2 CMU #1
- 3 STEEL TRELLIS, PAINTED, PT-11
- 4 ROOFING
- 5 ALUMINUM STOREFRONT SYSTEM
- 6 SPLIT FACE CMU #2
- 7 CURVED STUCCO WALL IN FOREGROUND (SHOWN DASHED)
- 8 SPOUT FROM OVERFLOW
- 9 OUTLINE OF FOOTING
- 10 WALL MOUNTED EXTERIOR LIGHT FIXTURE
- 11 REVEAL, SEE 7/A7.2
- 12 MASONRY CONTROL JOINT
- 13 ONLY ONE CORNER BLOCK AT EXTERIOR WALL MOUNTED FIXTURES.
- 14 GALVANIZED DRIP EDGE
- 15 ROOF LINE BEYOND
- 16 PAINTED, PT-5

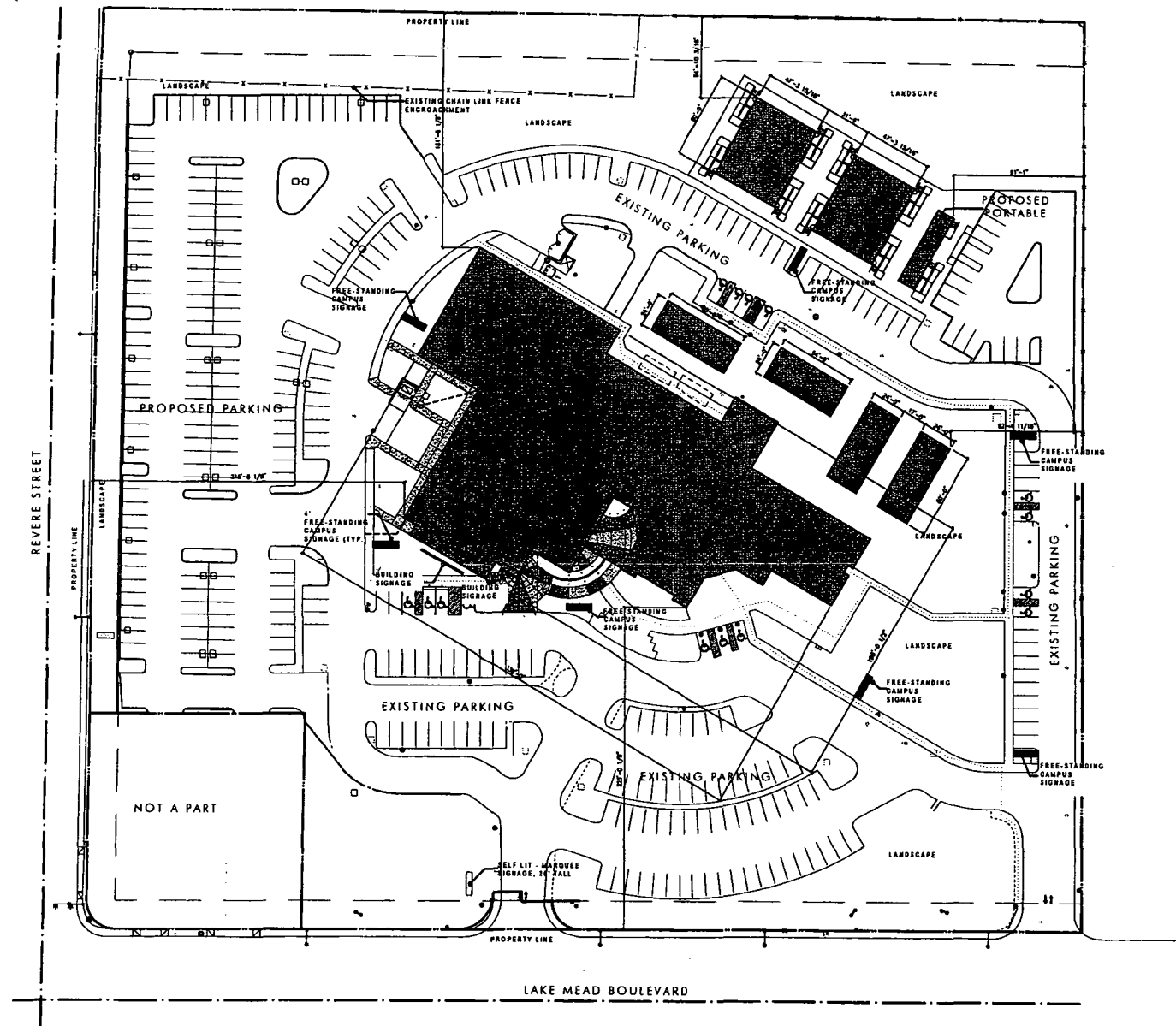


EXTERIOR ELEVATIONS

16' NORTH

CULINARY TRAINING ACADEMY
NEVADA PARTNERS

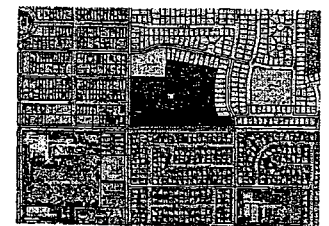
SH
ARCHITECTURE
7373 Peak Drive, Suite 250, Las Vegas, Nevada, 89129
PH: 702.363.2222 FAX: 702.363.6580 www.sharchitecture.com



SITE DATA

APN:	13922201017
JURISDICTION:	CITY OF NORTH LAS VEGAS
ZONING:	EXISTING C-1 PROPOSED PUD
LAND USE:	COMMUNITY COMMERCIAL
LOT SIZE:	9.57 acres
SQUARE FOOTAGE:	416,869 sq. ft.
SETBACKS:	TITLE 17 PROPOSED
BUILDING:	
FRONT:	20' 20'
CORNER SIDE:	20' 20'
INTERIOR SIDE/REAR:	0' 0'
RES. ZONE:	30' 30'
LANDSCAPE:	
FRONT:	25' 20'
CORNER SIDE:	25' 10'
INTERIOR SIDE/REAR:	0' 0'
RES. ZONE:	0' 10'
PARKING:	
FRONT:	10' 10'
CORNER SIDE:	0' 0'
INTERIOR SIDE/REAR:	10' 10'
RES. ZONE:	10' 10'
BUILDING COVERAGE:	AREA %
SHOWN:	52,012 sq. ft. 12.5%
LANDSCAPE COVERAGE:	PER TITLE
	17.24.100
PARKING:	294 SPACES
REQUIRED:	1.25/STUDENT
REQUESTED:	.30/STUDENT

ALL BUILDING AREAS, LAND COVERAGE AND PARKING TABULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.



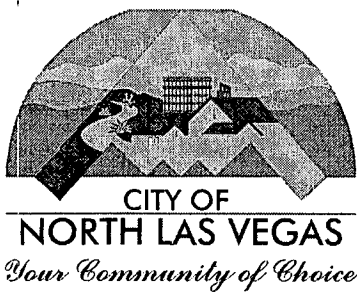
VICINITY MAP

SITE PLAN
30'



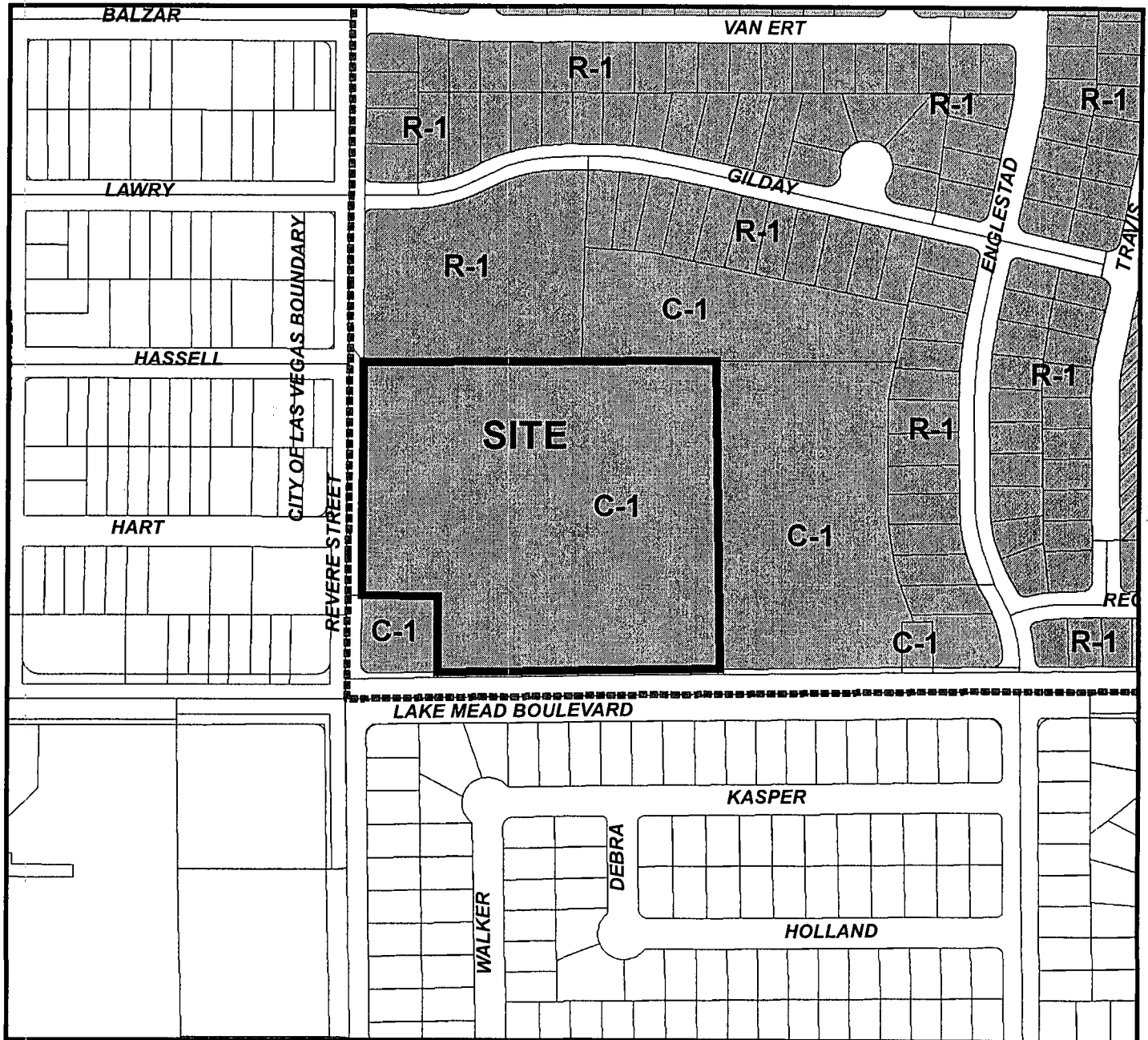
CULINARY TRAINING ACADEMY
NEVADA PARTNERS

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7373 West Drive Suite 220, Las Vegas, Nevada 89128
ph. 702.353.2222 fax 702.353.6080 www.sharchitecture.com



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600
Feet

Applicant: Steven Horsford
Application Type: Property Reclassification
Request: C-1, Neighborhood Commercial District to
PUD, Planned Unit Development
Project Info: Approximately 9.57 Acres
Case Number: ZN-04-08

