

# CITY OF NORTH LAS VEGAS

## INTEROFFICE MEMORANDUM

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To: Sharienne Dotson, Planner, Land Development & Community Services  
From: Jimmy Love, Major Projects Coordinator, Department of Public Works  
Subject: SUP-03-2024 **28 West Owens Avenue**  
Date: March 12, 2024

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code* - Titles 15 and 16, the *Development Standards for the Villages at Tule Springs*, 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. Commercial driveways are to be constructed in accordance with *Clark County Area Uniform Standard Drawing* numbers 222.1, including throat depths, and 225, and/or 224. with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.

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>.

Jimmy Love

Digitally signed by Jimmy Love  
DN: C=US, E=lovej@cityofnorthlasvegas.com,  
O=City of North Las Vegas, OU=Development  
& Flood Control, CN=Jimmy Love  
Reason: I am the author of this document  
Date: 2024.03.12 15:56:46-0700'

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Jimmy Love, Major Projects Coordinator  
Department of Public Works

MARIVELLE NUNEZ AS TRUSTEE FOR  
MARIVELLE NUNEZ REVOCABLE  
LIVING TRUST  
6120 Skokie Court  
Las Vegas, Nevada 89130  
[lifeandhealthsolution@yahoo.com](mailto:lifeandhealthsolution@yahoo.com)  
702-374-8500  
October 23, 2023

City of North Las Vegas  
City Hall  
2250 Las Vegas Blvd. North  
North Las Vegas, NV 89030

Subject: Letter of Intended Use for 28 W. Owens Avenue, North Las Vegas, NV 89030

Dear: Planning and Zoning Division,

I am writing to formally express our organization's intention to utilize the property located at 28 W. Owens Avenue for a special use permit for a church at the building. Our vision is to establish a comprehensive mental and social services community center within the church that will serve as a hub for various essential services, including mental health, as well as a non-profit organization offering social services and programs to uplift the community. Please note there will be NO MEDICAL services provided at 28 W. Owens Avenue.

Our organization(s), Restoration and Recovery, LLC and Restoration and Recovery Foundation, are committed to addressing the diverse needs of the residents of North Las Vegas. We firmly believe that by providing a wide range of services under one roof, we can create a holistic approach to community development and well-being. The proposed multidisciplinary community provider will offer accessible social services to individuals and families in need.

Additionally, our non-profit organization within the premises of 28 W. Owens Avenue, will focus on providing vital social services to the community. These services will include a Church, Food Bank, Educational Programs, Professional and Personal Development initiatives, Wellness Programs covering the 8 pillars of wellness, and wrap-around services. By offering these services, we hope to foster a sense of belonging, empowerment, and growth among the residents of North Las Vegas.

The Church services will be held on Friday Evenings from 7-9pm, Sunday morning from 9am-11:45am, and Bible Study on Monday from 7pm-9pm. Food bank distributions will be held on Tuesday and Saturday from 9am-11am. All other services will be held Monday-Friday, from 9am to 5pm.

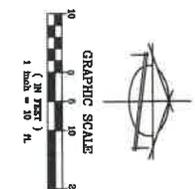
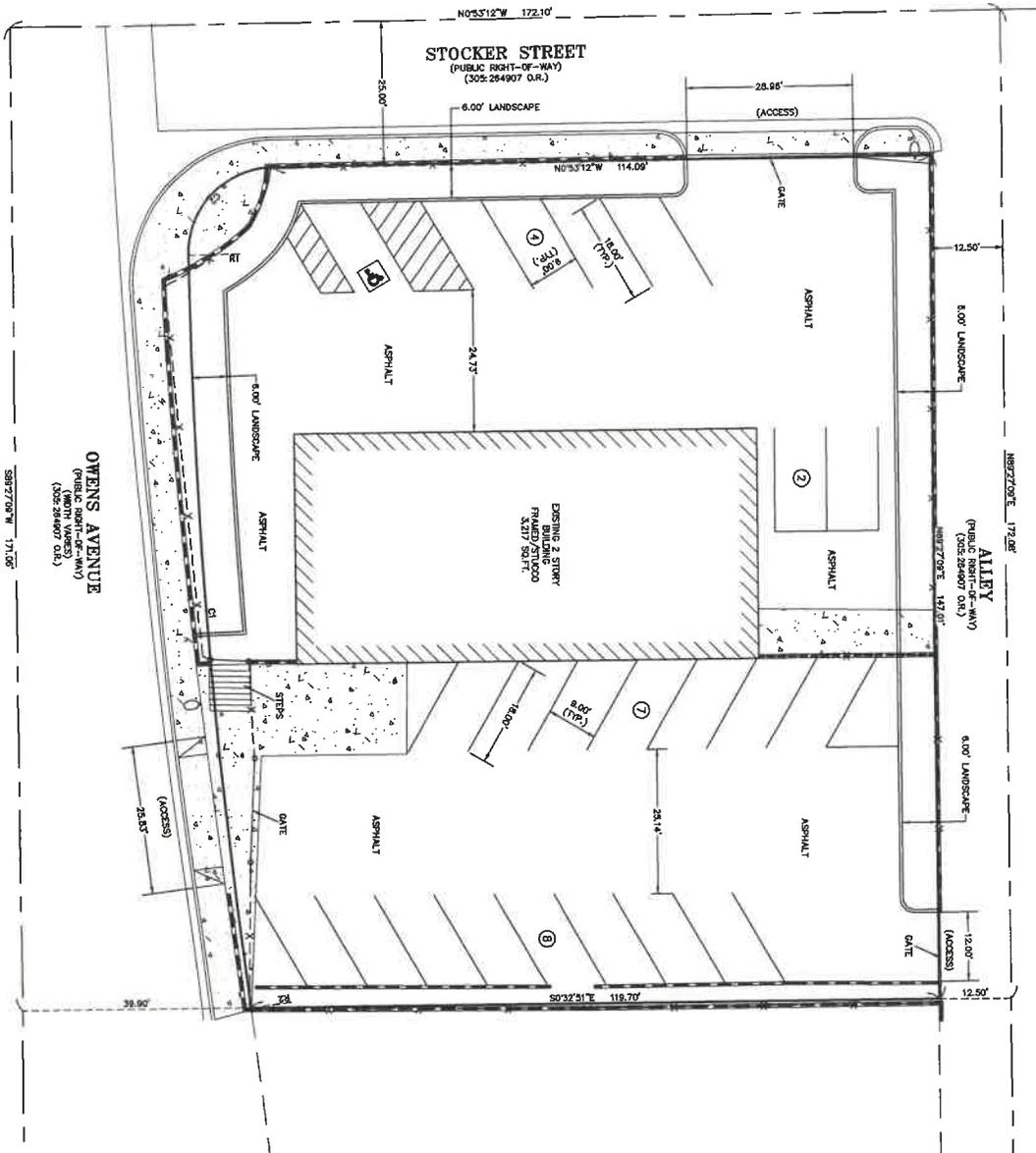
Our intended use of 28 W. Owens Avenue aligns with the City of North Las Vegas's vision of increasing the medical landscape, economic development, community service, and safe and livable community thus promoting community well-being and enhancing the quality of life for its residents. We are confident that our proposed multi-purpose use building will contribute significantly to the social fabric of the city and address the pressing needs of its diverse population.

We understand that the property at 28 W. Owens Avenue may have other potential suitors, and we would be grateful for the opportunity to present our detailed plans and discuss how our organization can best serve the community. We are open to any necessary negotiations or modifications to ensure that our intended use aligns with the city's regulations and requirements.

Thank you for considering our proposal. We look forward to the possibility of collaborating with the City of North Las Vegas to establish a vibrant and inclusive community wellness center that will positively impact the lives of its residents. Should you require any additional information or have any questions, please do not hesitate to contact me at 702-374-8500, 702-929-8900, or [lifeandhealthsolution@yahoo.com](mailto:lifeandhealthsolution@yahoo.com).

With gratitude,  
Marivelle Nunez, LMFT, LCADC  
Life and Health Coach  
Restoration and Recovery  
Founder/Director  
702-374-8500  
702-302-4288

**SITE PLAN**  
**FOR**  
**28 WEST OWENS AVENUE**  
 BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 22 TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.



**PROJECT INFORMATION**  
 ASSESSEE PARCEL NUMBER: 20-22-810-034  
 CURRENT ZONING: REDEVELOPMENT AREA MEDIUM DENSITY RESIDENTIAL  
 SUBDIVISION (P.L. 8-2) WHICH  
 PROPOSED ZONING: REDEVELOPMENT AREA MEDIUM DENSITY RESIDENTIAL  
 PROPOSED LAND USE: CHURCH  
 TOTAL ACRES: 4.08 OVERALL PARCEL  
 BUILDING SQUARE FOOTAGE: 5,754 SF  
 PARKING REQUIRED: 50 SPACES  
 PARKING PROVIDED: 51 SPACES

**DEED LEGAL DESCRIPTION**  
 LOT TWO (2) IN BLOCK THREE (3) OF ROSE GARDEN SUBDIVISION, AS SHOWN ON PLAT 121-112, BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 22 TOWNSHIP 20 SOUTH, RANGE 81 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

**LEGEND**  
 ——— PROPERTY LINE  
 - - - - - ADJUTING PROPERTY LINE  
 - - - - - THE LINE STOCKER LINE (S.S.L.)  
 - - - - - BOUNDARY STRIKE  
 - - - - - RETAINING WALL  
 ○ ○ ○ ○ ○ ASSESSOR'S PARCEL NUMBER  
 ○ ○ ○ ○ ○ PARKING SPACE COUNT  
 ○ ○ ○ ○ ○ STREET LIGHT  
 ○ ○ ○ ○ ○ SQUARE FOOT  
 ○ ○ ○ ○ ○ CONCRETE/TANK AREA

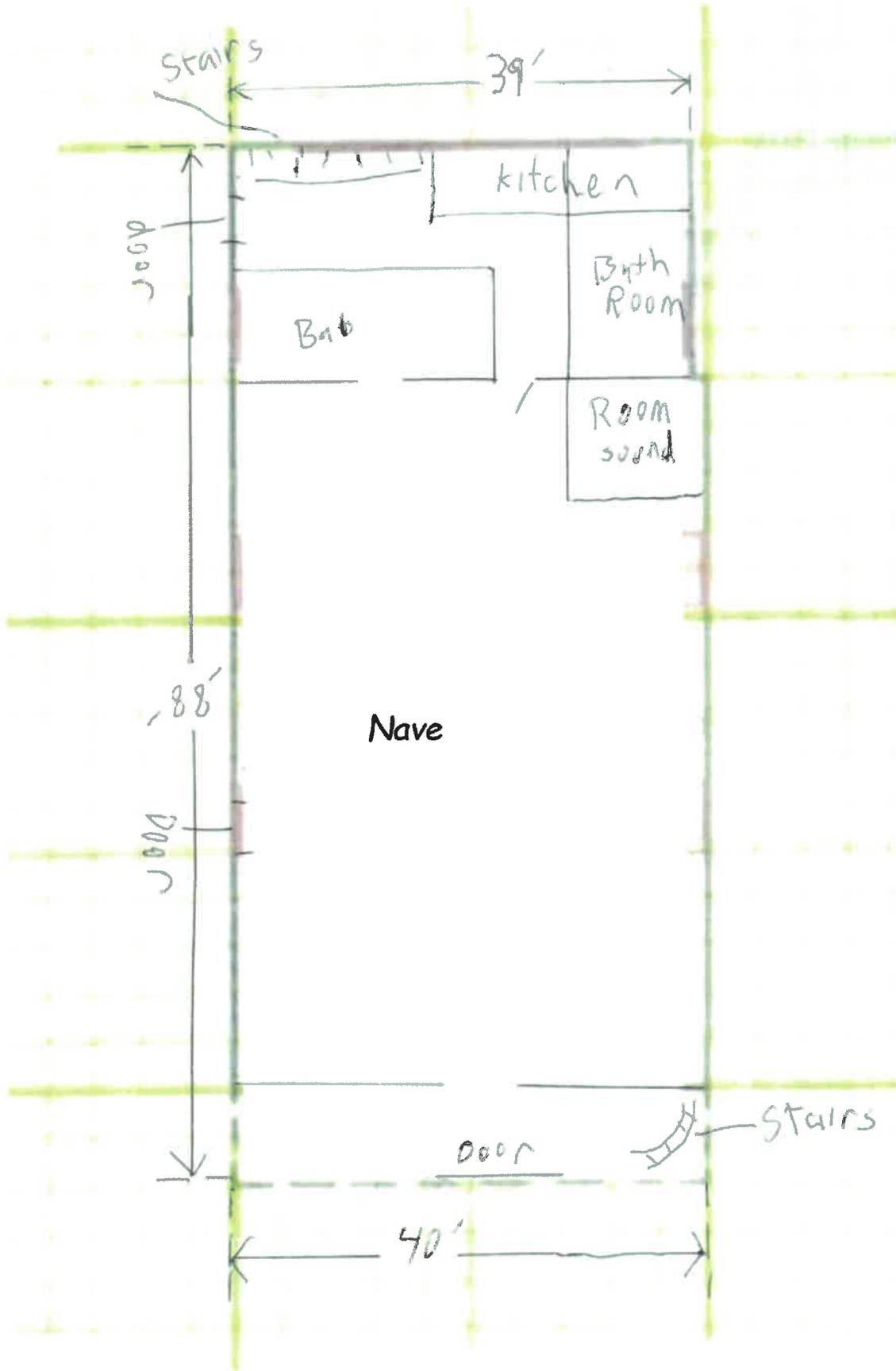
CHURCH #	LENGTH	PARALS	DELTA	TANGENT
C1	131.54'	1118.72'	894.96'	83.85'
C2	23.89'	15.02'	802.93'	15.11'

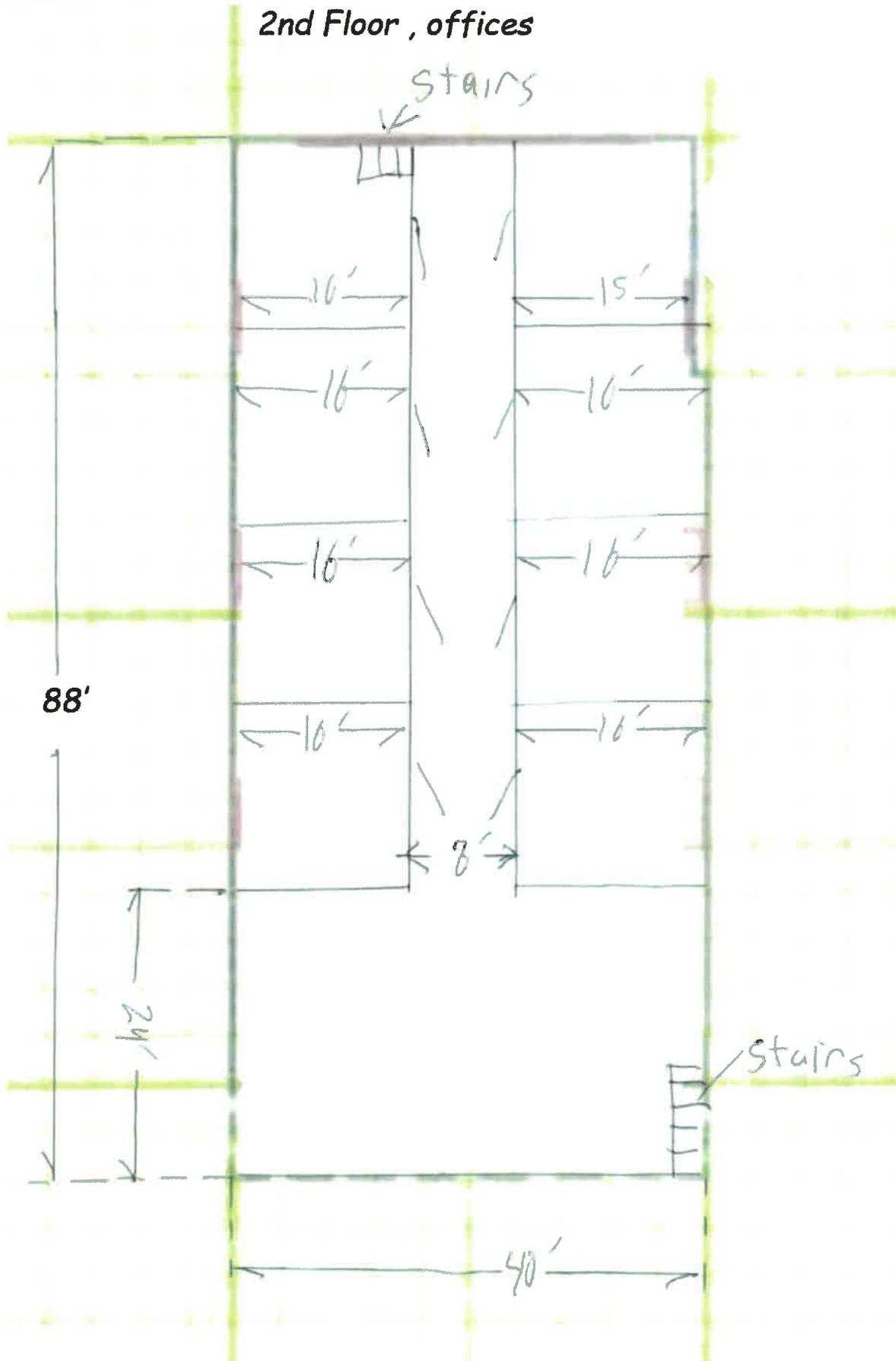
LINE #	BEARING
R1	S01°14'11"E
R2	S07°59'07"W





### First floor 28 W Owens

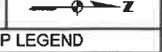




This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

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.

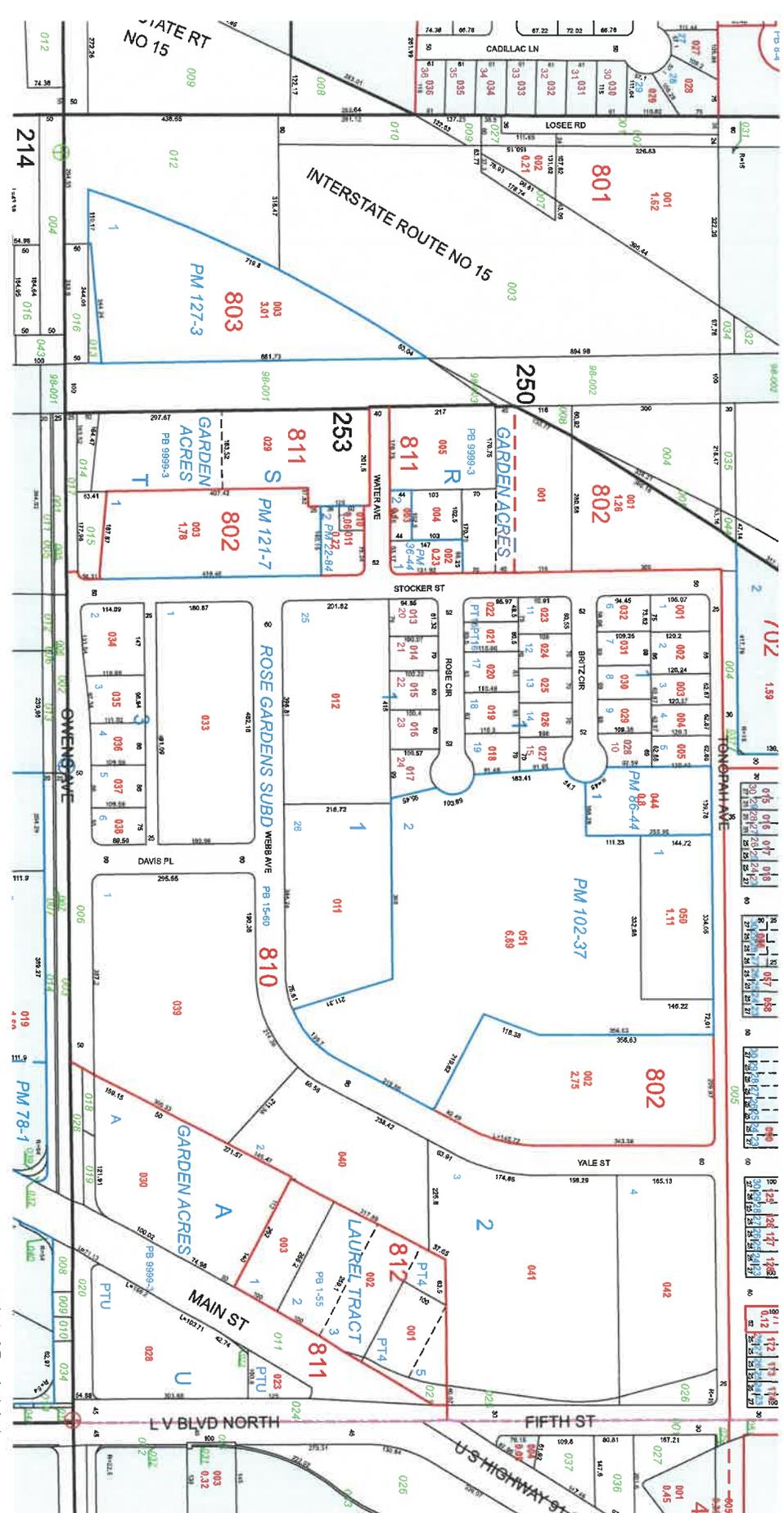
USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL.



- MAP LEGEND**
- Parcel Boundary
  - PMAD Boundary
  - Road Easement
  - March/Leader Line
  - Historic Lot Line
  - Historic Sub Boundary
  - Historic PMAD Boundary
  - Section Line
  - Condominium Unit
  - Air Space PCL
  - Right of Way PCL
  - Sub-Surface PCL
  - 007 Road Parcel Number
  - 001 Parcel Number
  - 1.00 Acreage
  - 202 Parcel, Subsect Number
  - PB 24-45 Plat Recording Number
  - 5 Block Number
  - 3 Lot Number
  - 613 GOV. LOT NUMBER

**ASSESSOR'S PARCELS - CLARK COUNTY, NV.**  
 Briana Johnson - Assessor

2020S R61E	22	S 2 SE 4	139-22-8
125	124	123	
138	139	140	
163	162	161	
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

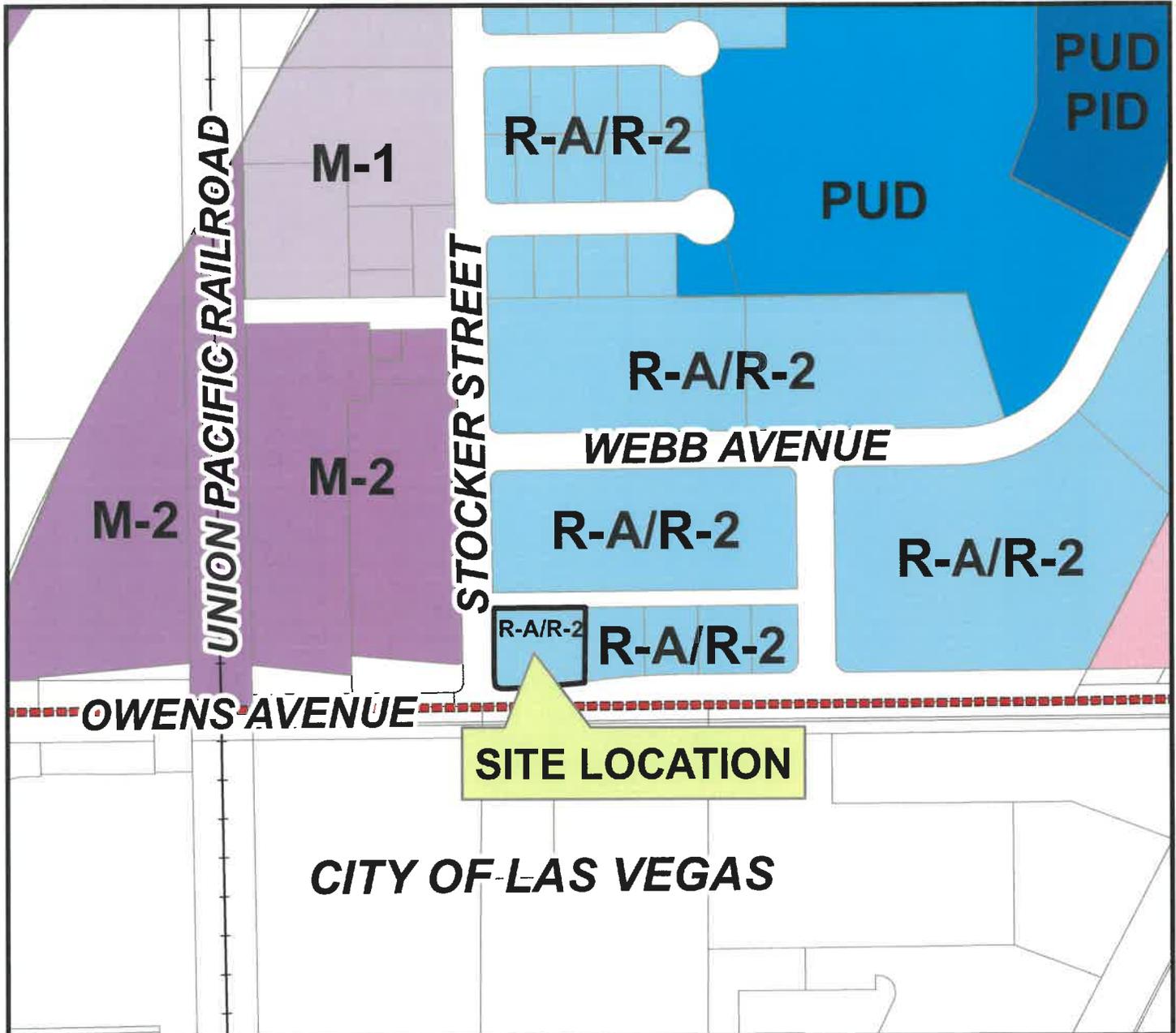


TAX DIST 250,253



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Restoration and Recovery Foundation  
Application Type: Special Use Permit  
Request: To Allow A Religious Institution  
Project Info: 28 West Owens Avenue  
Case Number: SUP-03-2024

03/05/2024

