

CITY OF NORTH LAS VEGAS INTEROFFICE MEMORANDUM

To: Sharianne 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

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

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.

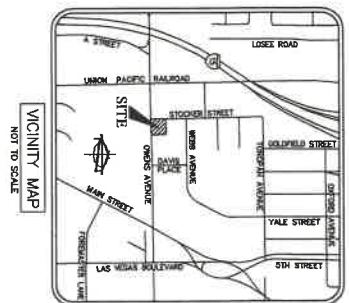
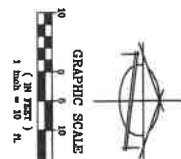
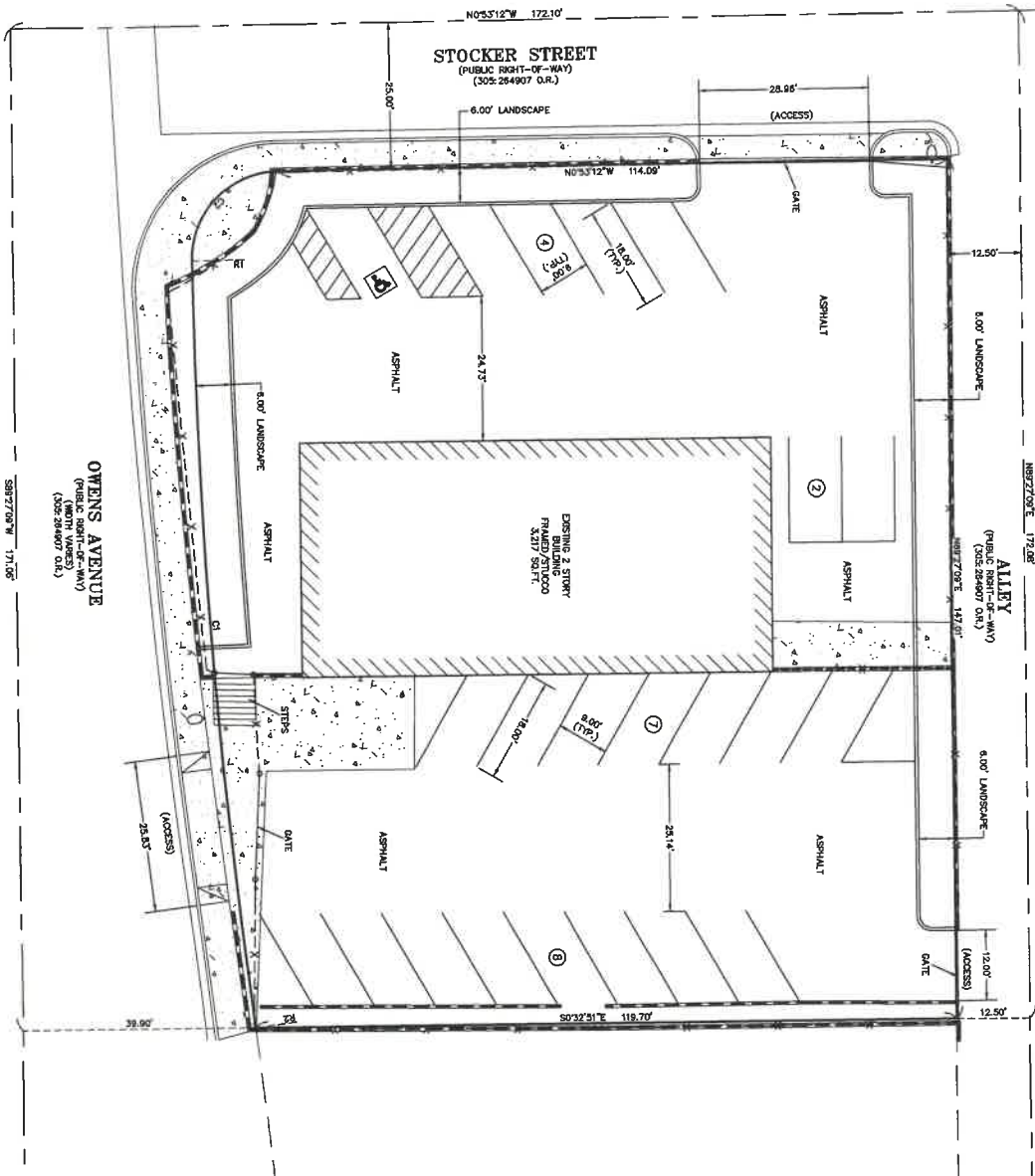
Our intended use of 28 W. Owens Avenue aligns with the City of North Las Vegas's vision of increasing the medical landscape, economic development, community service, and safe and livable community thus promoting community well-being and enhancing the quality of life for its residents. We are confident 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.

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
 ASSessor's PARCEL NUMBER: 28-22-810-034
 CURRENT ZONING: REDEVELOPMENT AREA MEDIUM DENSITY RESIDENTIAL
 PROPOSED ZONING: REDEVELOPMENT AREA MEDIUM DENSITY RESIDENTIAL
 PROPOSED LAND USE: CHURCH
 TOTAL ACRES: 5.08 OVERALL PARCEL
 TOTAL ACRES: 5.08 OVERALL PARCEL
 BUILDING SQUARE FOOTAGE: 5,734 SF
 PARKING REQUIRED: 31 SPACES
 PARKING PROVIDED: 31 SPACES

DEED LEGAL DESCRIPTION
 LOT TWO (2) IN BLOCK THREE (3) OF ROSE GARDEN SUBDIVISION, AS SHOWN ON A MAP OF THE COUNTY OF CLARK, NEVADA, IN THE OFFICE OF THE COUNTY CLERK OF CLARK COUNTY, NEVADA.

REFERENCES
 BOOK 15, PAGE 60 OF PLANS

LEGEND
 --- PROPERTY LINE
 --- EXISTING BUILDING FOOTPRINT
 --- ABUTTING PROPERTY LINE
 --- THE LINE STRUCK LINE (S.L.)
 --- BOUNDARY STRUCK LINE
 --- RETAINING WALL
 --- FENCE
 --- ACCESSORY PARCEL NUMBER
 --- PARKING SPACE COUNT
 --- STREET LIGHT
 --- SQUARE FOOT
 --- CONCRETE/WALK AREA

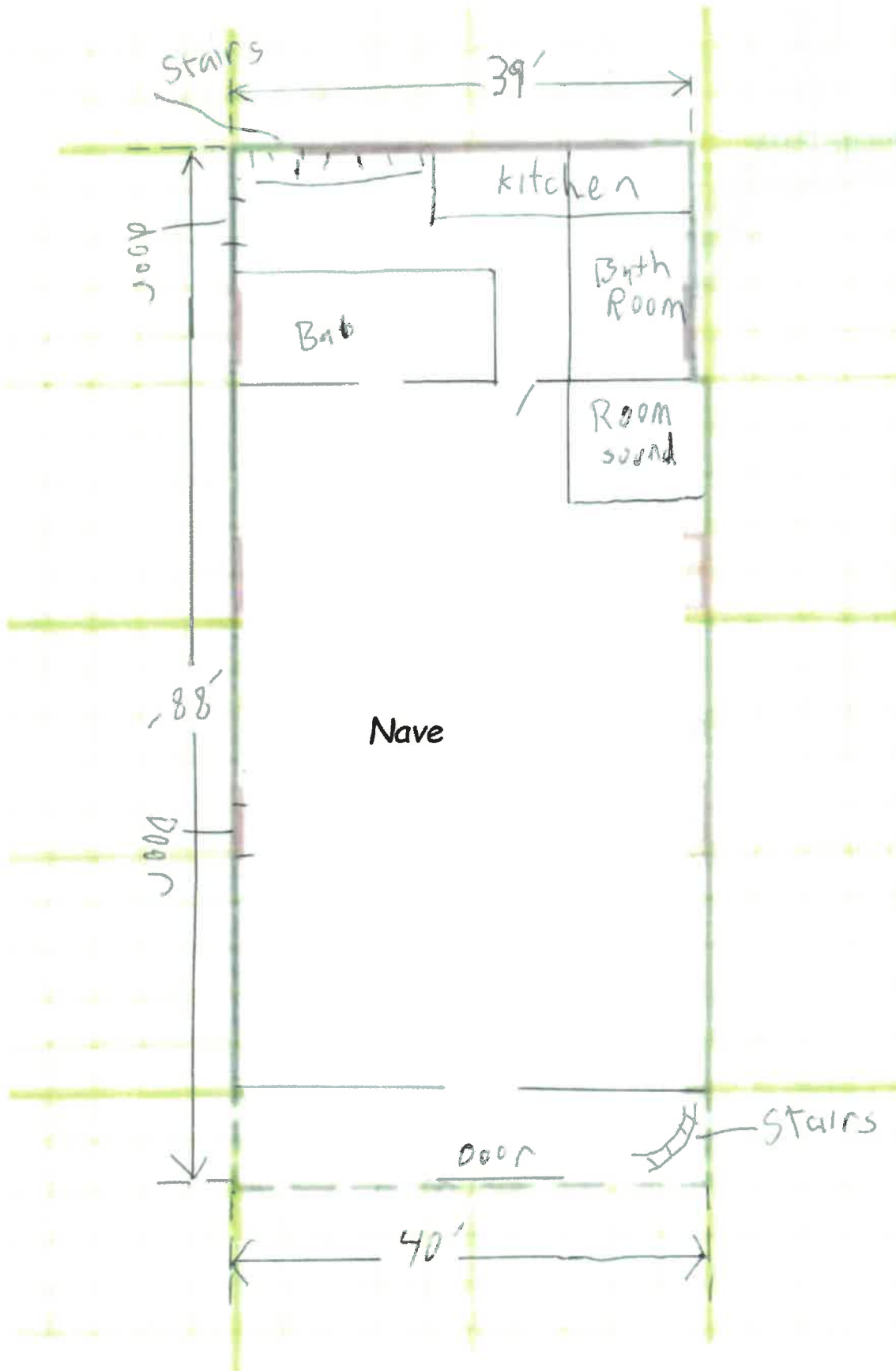
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	121.54'	1118.72'	89.196°	83.85'
C2	23.88'	15.02'	90.239°	15.11'

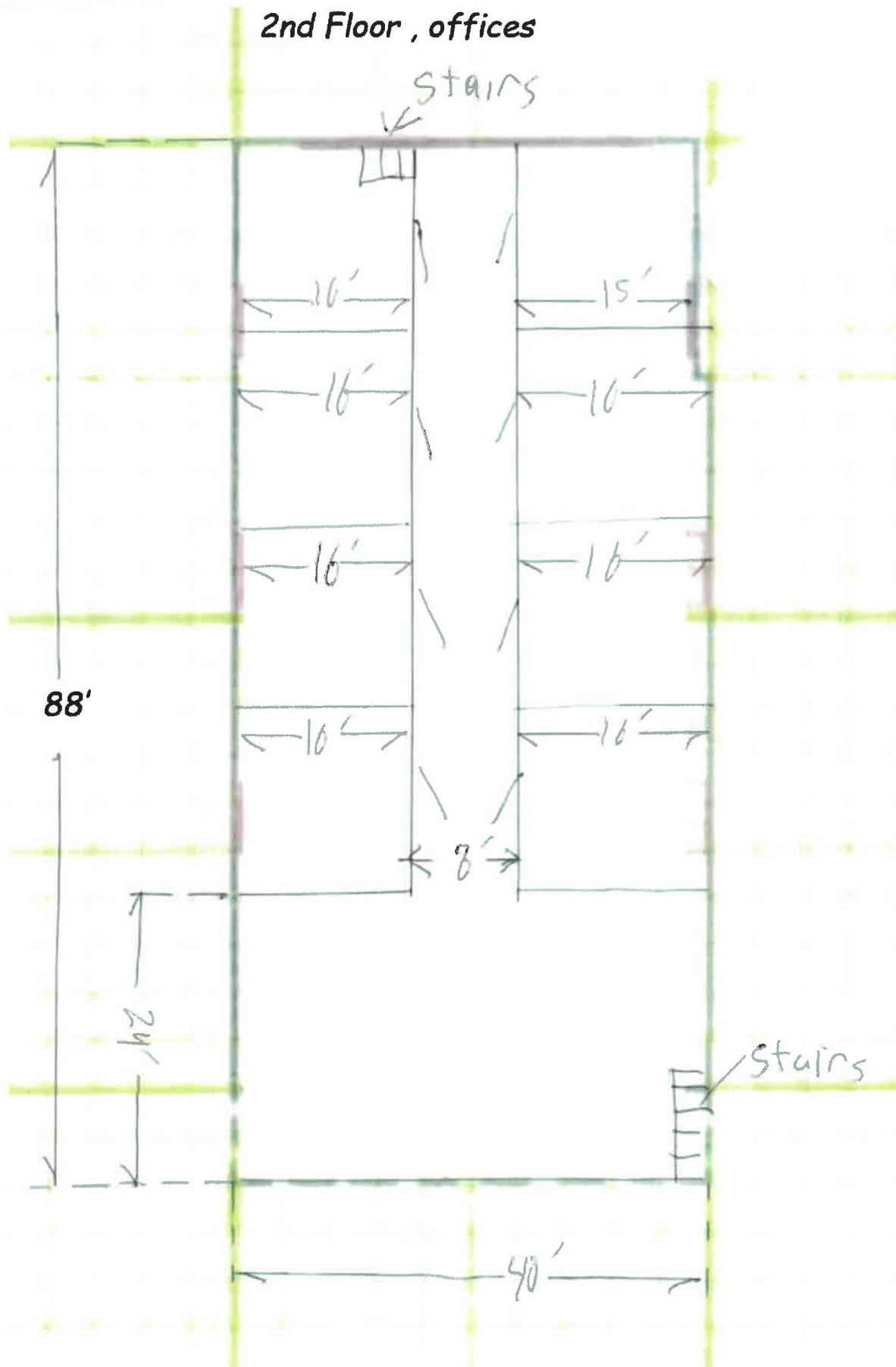
LINE #	BEARING
R1	S01°14'11"E
R2	S07°59'07"E

REVISIONS
 1. Verify all dimensions and notes.
 2. Verify all easements and encroachments.
 3. Verify all setbacks and zoning requirements.
 4. Verify all utility locations and depths.



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

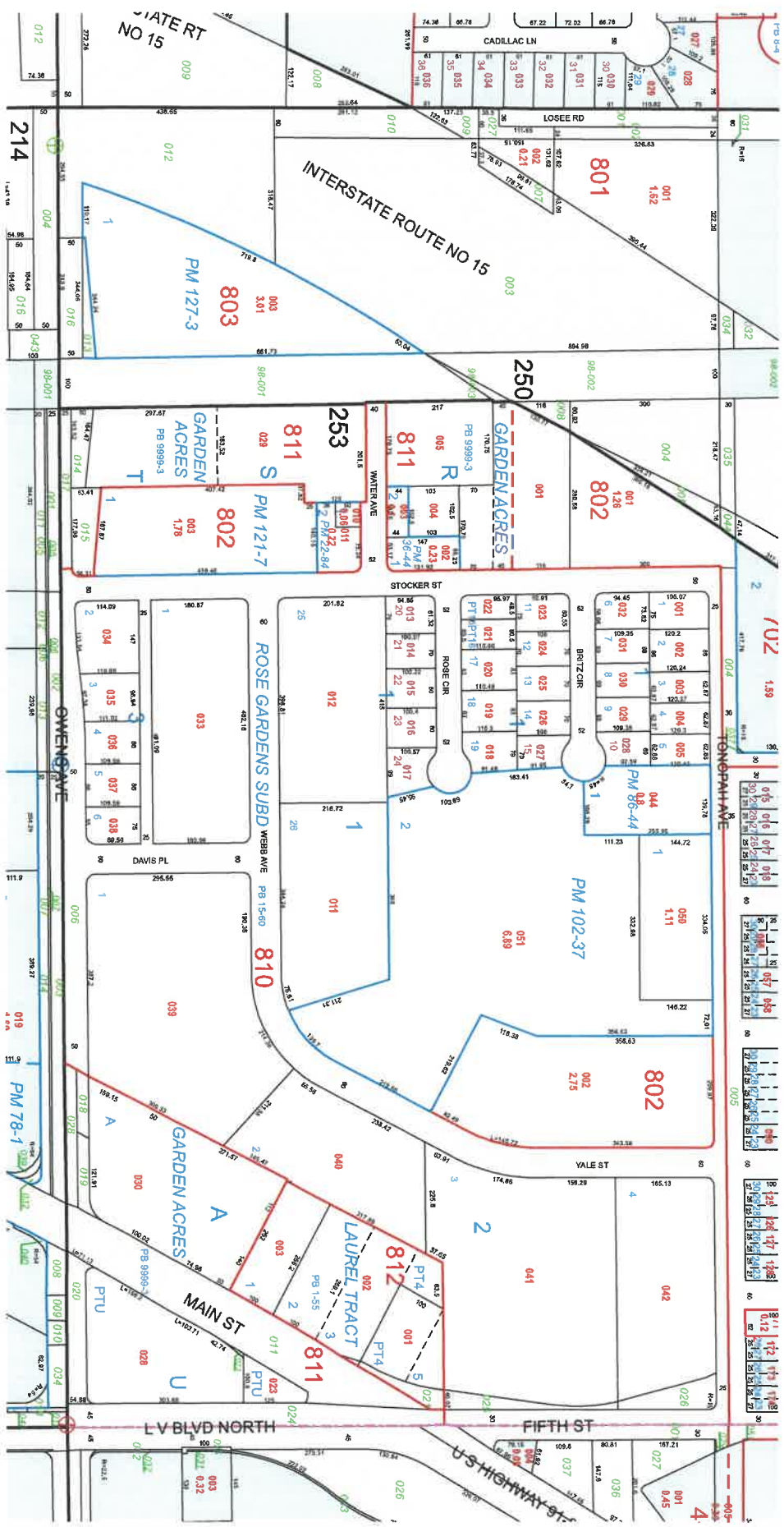
- PARCEL BOUNDARY
- PMAD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSESS NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 613 GOV. LOT NUMBER

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

2020S R61E	22
125 124 123	139 139 140
163 162 161	

22	22
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12
13 14 15 16 17 18 19 20 21 22 23 24	13 14 15 16 17 18 19 20 21 22 23 24

S 2 SE 4	1 2 3 4 5 6 7 8 9 10 11 12
1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12
13 14 15 16 17 18 19 20 21 22 23 24	13 14 15 16 17 18 19 20 21 22 23 24

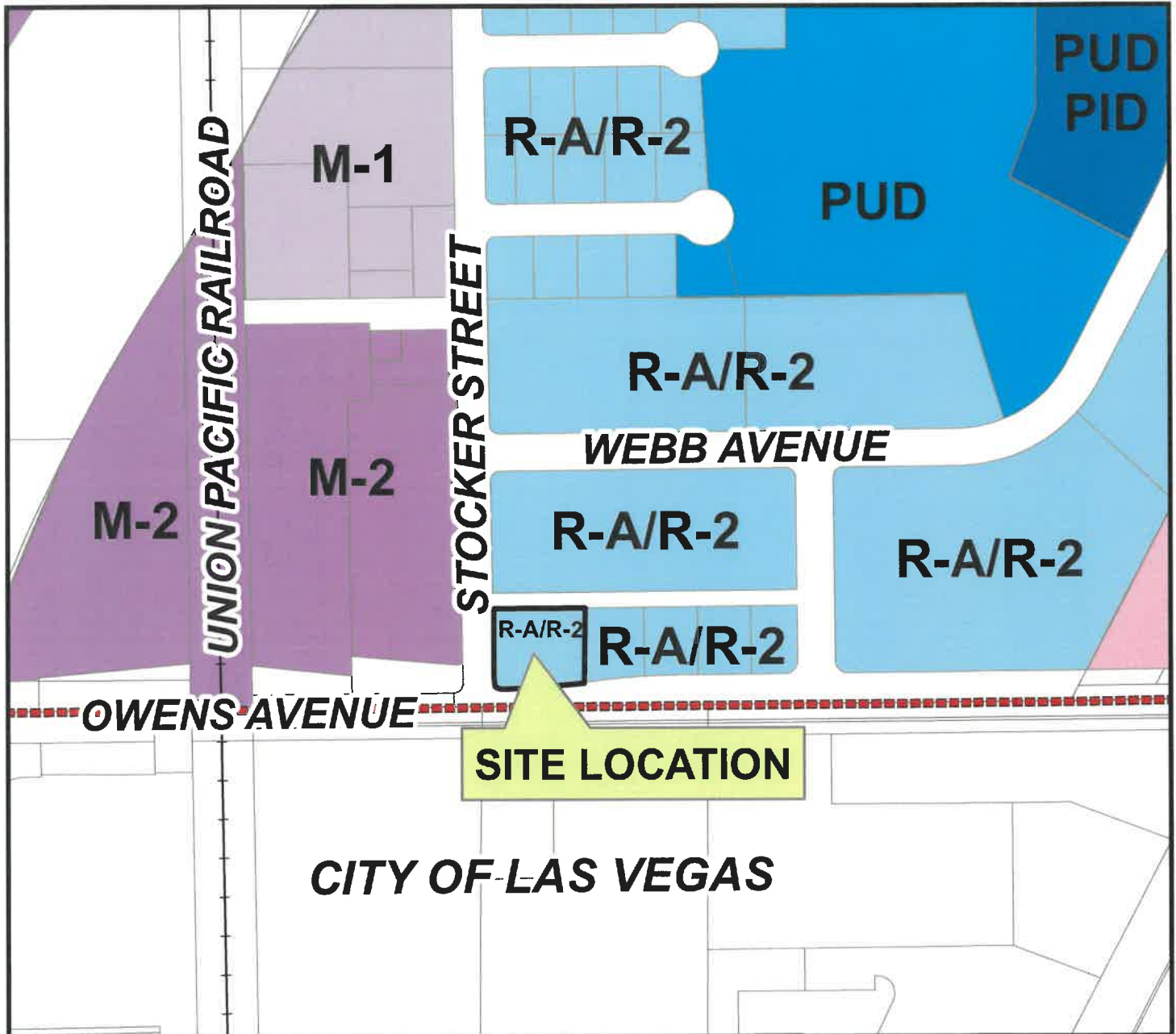


TAX DIST 250,253



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

