

ORDINANCE NO. 2616

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 0.14 ACRES THEREIN FROM AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A PUD, PLANNED UNIT DEVELOPMENT DISTRICT (ZN-05-12, GOMEZ-FLOWER AVENUE), FOR PROPERTY GENERALLY LOCATED AT 2500 FLOWER AVENUE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the amendment 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 Paragraph 3 of Subsection B of Section 70 of Chapter 12 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. 2616 the following described parcel of land shall be reclassified as follows:

Lot 38, Block 3 College Park No. 2

As shown by map thereof on file in Book 4, Page 29 of Plats in the Office of the County Recorder of Clark County, Nevada

SECTION 2: In accordance with the provisions of Ordinance No. 2616, The Planned Unit Development (PUD) District herein is subject to the following development standards and requirements in addition to all requirements of the North Las Vegas Municipal Code:

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. Approval of the parking study, supporting the reduction of the required parking to five off-street parking spaces is required.

3. Landscaping along Civic Center Drive shall contain a minimum of three date palms and complementary shrubs and ground covers to provide 50% ground coverage within two years of planning.
4. A three foot tall split-faced block wall or landscaped hedge shall be placed between the parking lot and Civic Center Drive.
5. The roofline shall be modified to soften the transition between the parapet and the sloped roof.
6. Uses are limited within this PID to Professional Offices.
7. Approval of a parking study is required prior to approval of the civil improvement plans.
8. The existing driveway shall be removed and replaced with an ADA compliant driveway per *Clark County Area Uniform Standard Drawings 226.S1*.

SECTION 2: 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 3: 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 4: 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 5: 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 1ST day of AUGUST, 2012.

AYES: Mayor Buck, Mayor Pro Tempore Goynes-Brown, Council Members
Eliason, Wood and Wagner

NAYS: None

ABSENT: None

APPROVED:

Shari L. Buck
SHARI L. BUCK, MAYOR

ATTEST:

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

CITY OF NORTH LAS VEGAS

INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: SUP-13-2021 **Hollywood Hair & Beauty Salon**
Date: March 22, 2021

The Department of Public Works has no objection to the proposed use. The following comment is for information only.

- The civil improvement plans for this development have been previously approved. Any changes to those plans will require the engineer to submit a formal revision.



Robert Weible, Land Development Project Leader
Department of Public Works

LETTER OF INTENT

February 15, 2021

Land Development and Community Services
Planning and Zoning Division
2250 Las Vegas Blvd. N. North
Las Vegas, Nevada 89030

RE: Proposed Project Name and Type of Use

Dear Land Development and Community Services:

Our company, Encompass Business Consulting, LLC (*dba* "ENKEMPES"), on behalf of the property owner, Rafael Yovany Paiz, is proposing a project within North Las Vegas jurisdiction. The project is located at **2500 Flower Ave. Las Vegas, NV 89030**, on Flower Avenue and Civic Center Drive, COLLEGE PARK #02 PLAT BOOK 4 PAGE 29 LOT 38 BLOCK 3 and Parcel Number- 139-24-312-038. The project includes 0.14 acres (1,182 SF). The current zoning is a PUD, Planned Unit Development.

We are seeking the approval from Planning Team to allow the use of a beauty shop with the Special Use Permit (SUP).

The beauty shop will operate in the hours from Monday through Saturday, 9am to 9pm, with 5 stations, providing the services of men & women haircutting, hair styling, and hair coloring.

(For additional information, please reference attached files)

Thank you very much for your attention and consideration with this request.

Sincerely,

Rafael Yovany Paiz

Rafael Yovany Paiz
Owner/Applicant



Eric Hwang
Consultant / Representative

REVISED
03/09/2021

SUP-000013-2021

GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE NEVADA BUILDING STANDARDS CODE.

SCOPE

ZONING PERMIT FOR A BEAUTY SALON BUSINESS

PROJECT INFORMATION

ADDRESS: 709 N 2ND STREET
LAS VEGAS, NV 89101

OWNER: GEOVANY CUTRER
2500 FLOWER AVE.
LAS VEGAS, NV 89102
(702) 708-8988

A.P.N.: 138 24 312 008

TYPE: BUSINESS

BUILT: 1954

LOT SIZE: 6,000 SF

EXISTING ONE STORY: 1,182 SF

EXISTING ONE STORY: 18.7% OF LOT AREA

DRAWING LIST

ARCHITECTURAL

A-100 SITE PLAN

A-101 FLOOR PLAN

A-102 ELEVATION PLAN

SITE LEGEND

PROPERTY LINE

CENTER LINE

EXISTING ONE STORY BUILDING

EXISTING WALKWAYS

EXISTING LANDSCAPE

EXISTING BARE AREA

EXISTING FIRE HYDRANT

EXISTING PAINTED RED CURB

INDICATE NO PARKING

2500 FLOWER - HAIR SALON

PROJECT ADDRESS: 445 W. CRAIG RD. #100 & 105
LAS VEGAS, NV 89032

PHASE:

DATE: 03/09/2021	BY: [Signature]
PROJECT: 2500 FLOWER - HAIR SALON	OWNER: GEOVANY CUTRER
ARCHITECT: [Signature]	SCALE: AS SHOWN

REVISION #	DATE	COMMENTS

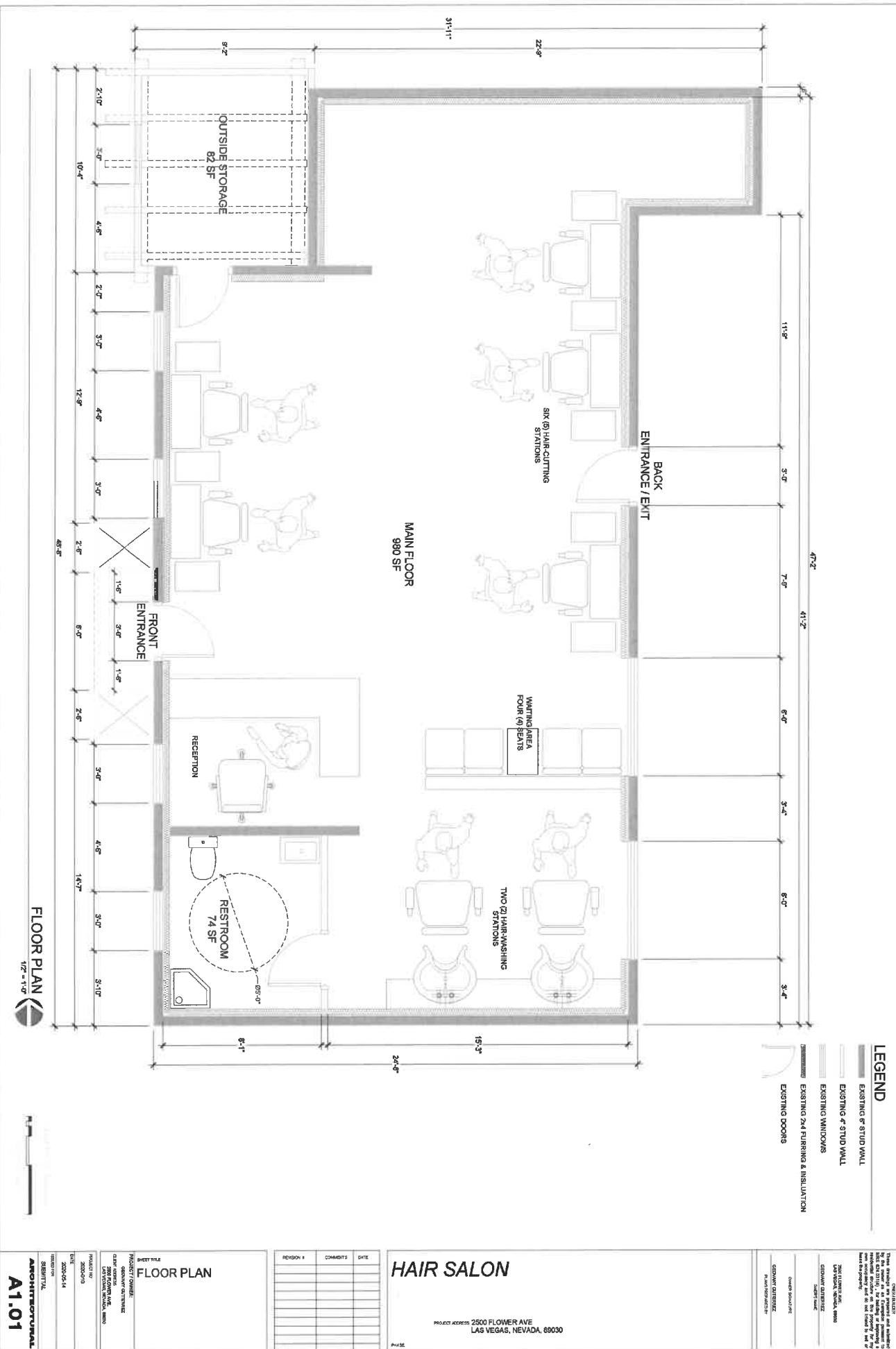
SHEET TITLE: SITE PLAN	
DATE: 03/09/2021	BY: [Signature]
PROJECT: 2500 FLOWER - HAIR SALON	OWNER: GEOVANY CUTRER
ARCHITECT: [Signature]	SCALE: AS SHOWN

DATE: 03/09/2021	BY: [Signature]
PROJECT: 2500 FLOWER - HAIR SALON	OWNER: GEOVANY CUTRER
ARCHITECT: [Signature]	SCALE: AS SHOWN

BUILDING PERMIT

1 Existing Site Plan
1/8" = 1'-0"

2 Site Plan
1/8" = 1'-0"



LEGEND

- EXISTING STUD WALL
- EXISTING STUD WALL
- EXISTING WINDOWS
- EXISTING DOORS
- EXISTING INSULATION

HAIR SALON

PROJECT ADDRESS: 2500 FLOWER AVE
LAS VEGAS, NEVADA, 89030

REVISION	DATE	COMMENTS

FLOOR PLAN

PROJECT NO. 2000-010
DATE 2000-05-14
ARCHITECTURAL
A1.01

PERMIT SET



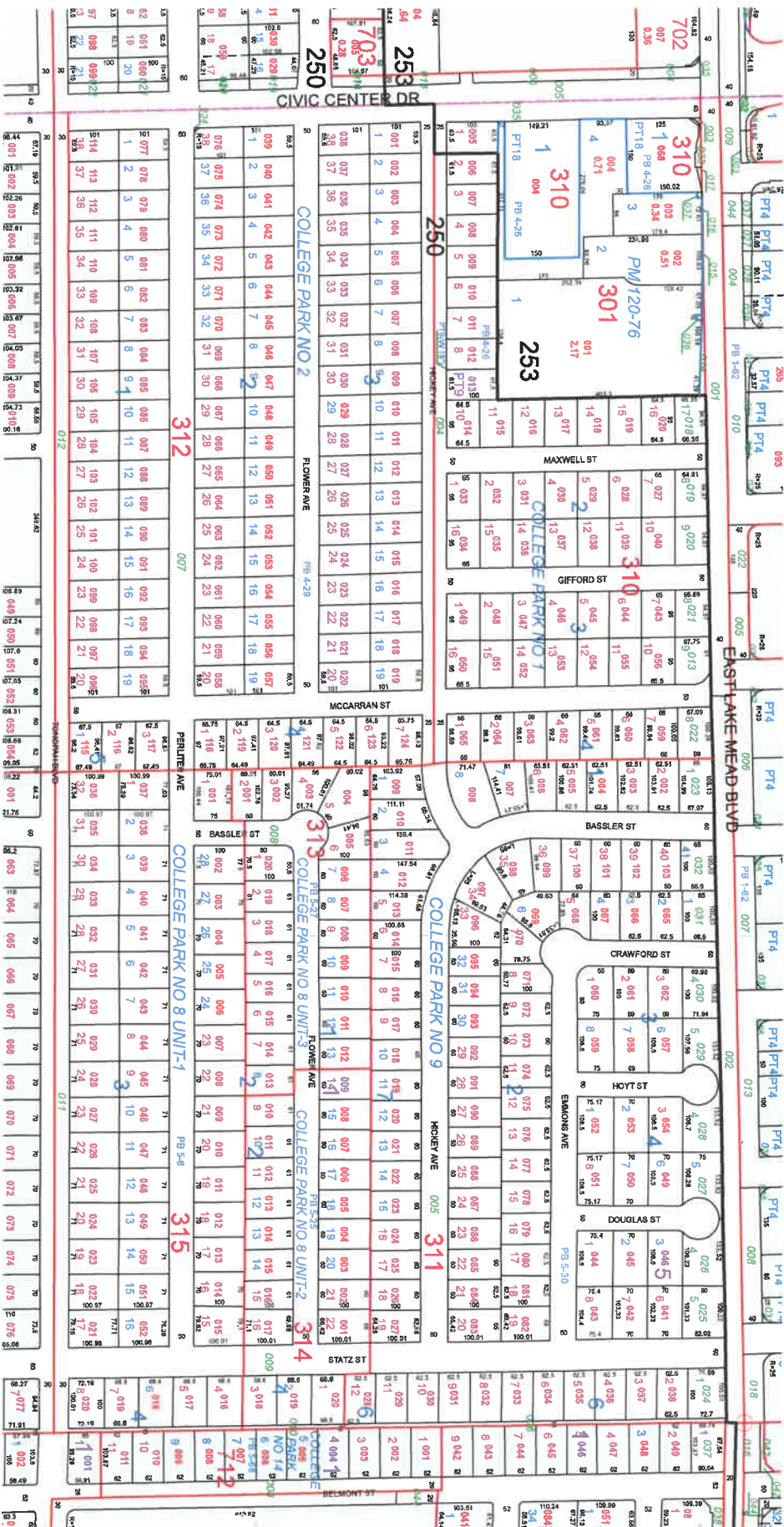
No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL

139-24-3

PARCEL BOUNDARY	<input type="checkbox"/> CONCOMMINUM UNIT	001 PARCEL NUMBER
SUB BOUNDARY	<input type="checkbox"/> AIR SPACE PCL	001 PARCEL NUMBER
PULLED BOUNDARY	<input type="checkbox"/> RIGHT OF WAY PCL	1.00 ACRES
MATCH/LEADER LINE	<input type="checkbox"/> SUB-SURFACE PCL	202 PARCEL SUBSER NUMBER
HISTORIC LOT LINE		24.46 BLOCK RECORDING NUMBER
HISTORIC PULD BOUNDARY		5 PLOT NUMBER
SECTION LINE		104 GOV. LOT NUMBER

139-24-3

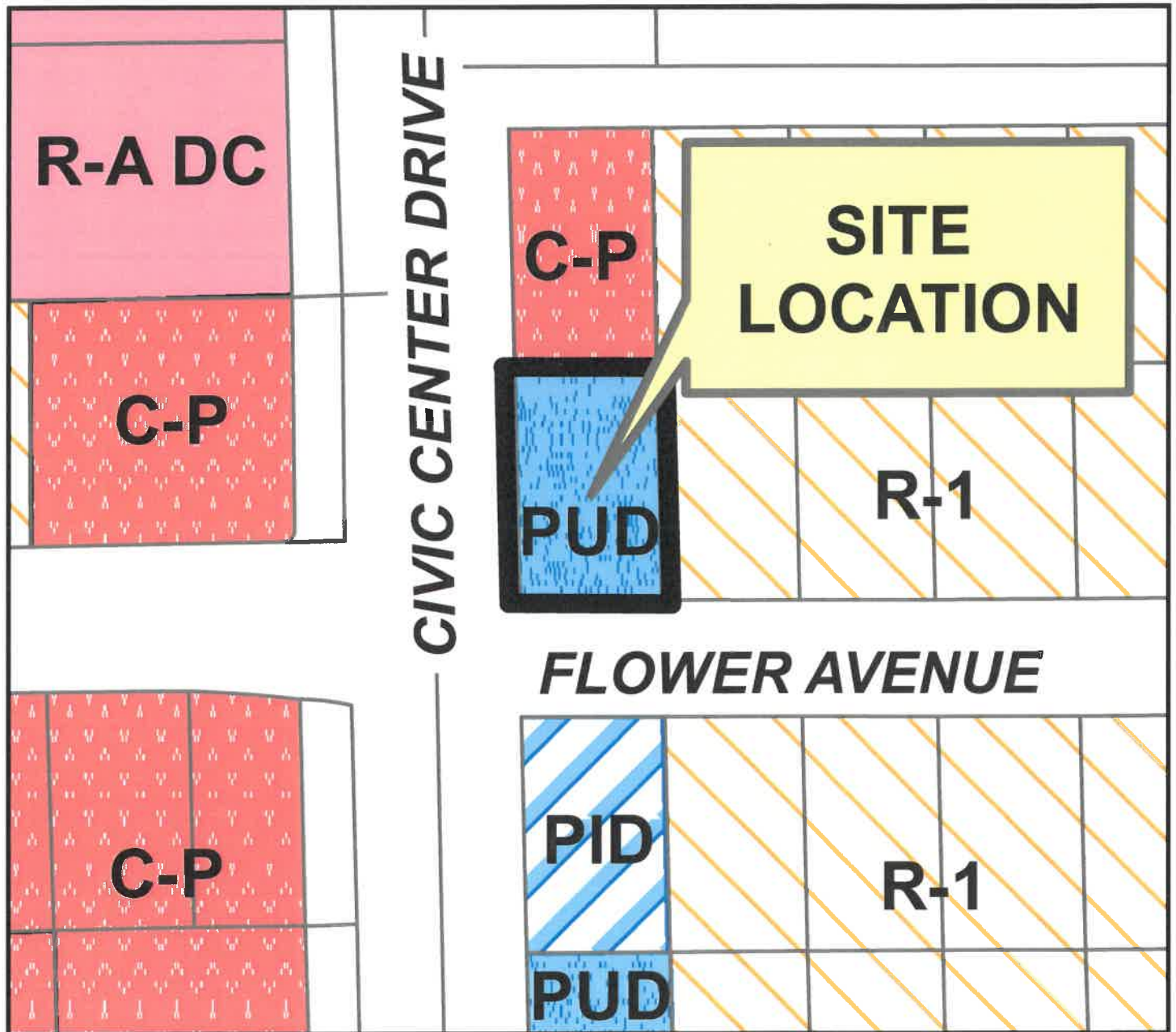


TAX DIST 250,253



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Rafael Yovany Paiz
Application Type: Special Use Permit
Request: A Special Use Permit in a PUD (Planned Unit Development District)
to Allow a Personal Service Establishment.
Project Info: 2500 Flower Avenue
Case Number: SUP-13-2021

3/11/2021

