

**City of North Las Vegas**

Current Planning

2250 Las Vegas Blvd.

North Las Vegas

**RE: Zone Change for APN# 139-14-103-001**

**To whom it may concern:**

Please accept this letter of intent for the proposed Property Reclassification of the northwest corner of E. Brooks Ave. and Fort Sumter Dr. (APN: 139-14-103-001). We respectfully ask for your approval of the following:

- **Property Reclassification:** Rezone from C-1 (Neighborhood Commercial) to Business Park Industrial (M-1).

The proposed site will be used as a commercial storage yard. Small axle trailers and vehicles will be light equipment rental storage on the property. We are proposing a 6'-0" tall CMU wall to help with screening as well as landscaping along the street frontage. The site will be accessible via a driveway along E. Brooks Ave. There is an existing billboard that the city allowed to be put into a right-of-way; this billboard causes constraints with the amount of usable space on the site; however, for now, it will remain in the area located outside of the southwest corner of the parcel.

In addition, we would like to contribute to the overall improvement of the neighborhood by ensuring the property is well-kept. Our proposed improvements aim to deter transient activity by enhancing the security and functionality of the site. This includes efficient fencing and security measures to eliminate the ongoing issue of trash dumping in the area.

We thank you in advance for your consideration and look forward to working with Staff to complete the process.

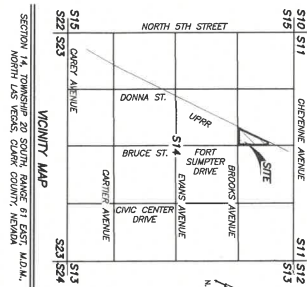
Sincerely,

**Alexis Evans**

Agent for Applicant

SITE PLAN

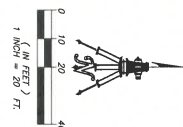
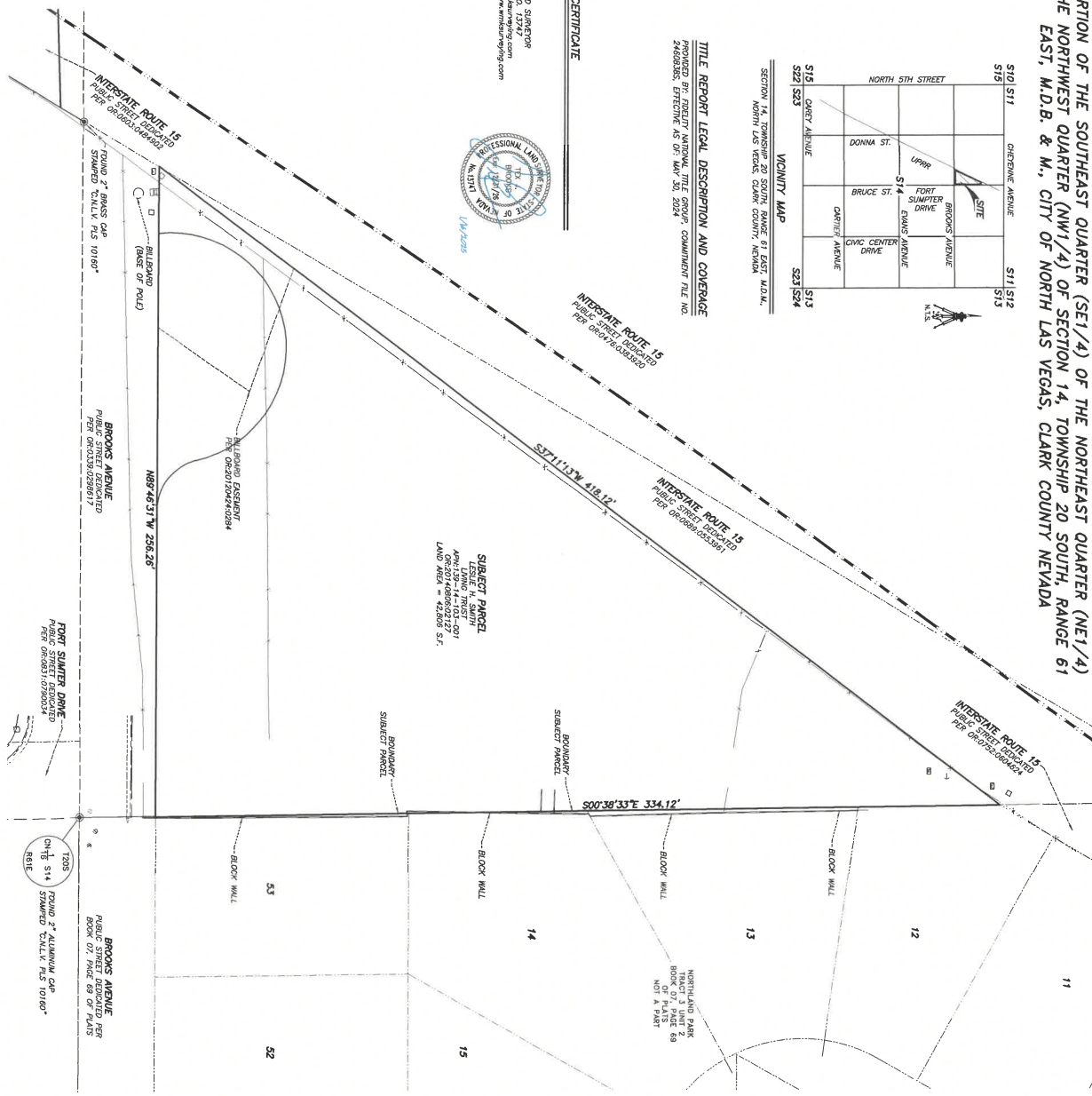
A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY NEVADA



TITLE REPORT LEGAL DESCRIPTION AND COVERAGE  
PREPARED BY: WALLACE MORRIS KLINE, LLC  
2448888, EFFECTIVE AS OF: MAY 20, 2024

SURVEYOR'S CERTIFICATE

TEX J. BROOKS  
REGISTERED PROFESSIONAL SURVEYOR  
Nevada License No. 13747  
Nevada State Board of Professional Surveyors  
Website: <http://www.nvboardofsurveyors.com>



LEGEND

---	SUBJECT PROPERTY BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	QUARTER SECTION LINE
---	SUBSECTION SECTION LINE
---	ADJOINING LOT LINE
---	LOT NUMBER
1	OFFICIAL RECORDS
APN	ASSESSOR'S PARCEL NUMBER
OR	PLANNING MONUMENTATION AS SHOWN AND DESCRIBED
---	EDGE OF CONCRETE
---	EXISTING T-CURB
---	CHAIN LINK FENCE LINE
---	ELECTRICAL PULL BOX
---	DAY WIRE
---	STREETLIGHT PULL BOX
---	GPS MARKER
---	WATER VALVE

BENCHMARK

CITY OF NORTH LAS VEGAS VERTICAL CONTROL STATION C1, POINT AND 2" ROUND ALUMINUM DISK IN 1 DIAMETER CONCRETE CURB, STAMPED TONY SOUTH LAS VEGAS BENCHMARK C1, 3 FEET BACK OF THE BACK OF AVENUE AND FORT SUMTER DRIVE  
ELEVATION = 579.323 METERS (NAM088)  
ELEVATION = 1897.361 FEET

BASIS OF BEARINGS

SOUTH 02°35'32" EAST, BEING THE BEARING OF THE EAST LINE OF THE TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AS SHOWN BY MAP THEREOF IN THE PUBLIC RECORDS OF THE CLARK COUNTY RECORDERS OFFICE, NEVADA.

LAND BARON INVESTMENTS  
APN: 139-14-103-001  
NORTHWEST CORNER OF BROOKS AVE & FORT SUMTER DR.  
TOPOGRAPHIC/AS-BUILT SURVEY SITE PLAN

REV.	DATE:	DESCRIPTION:



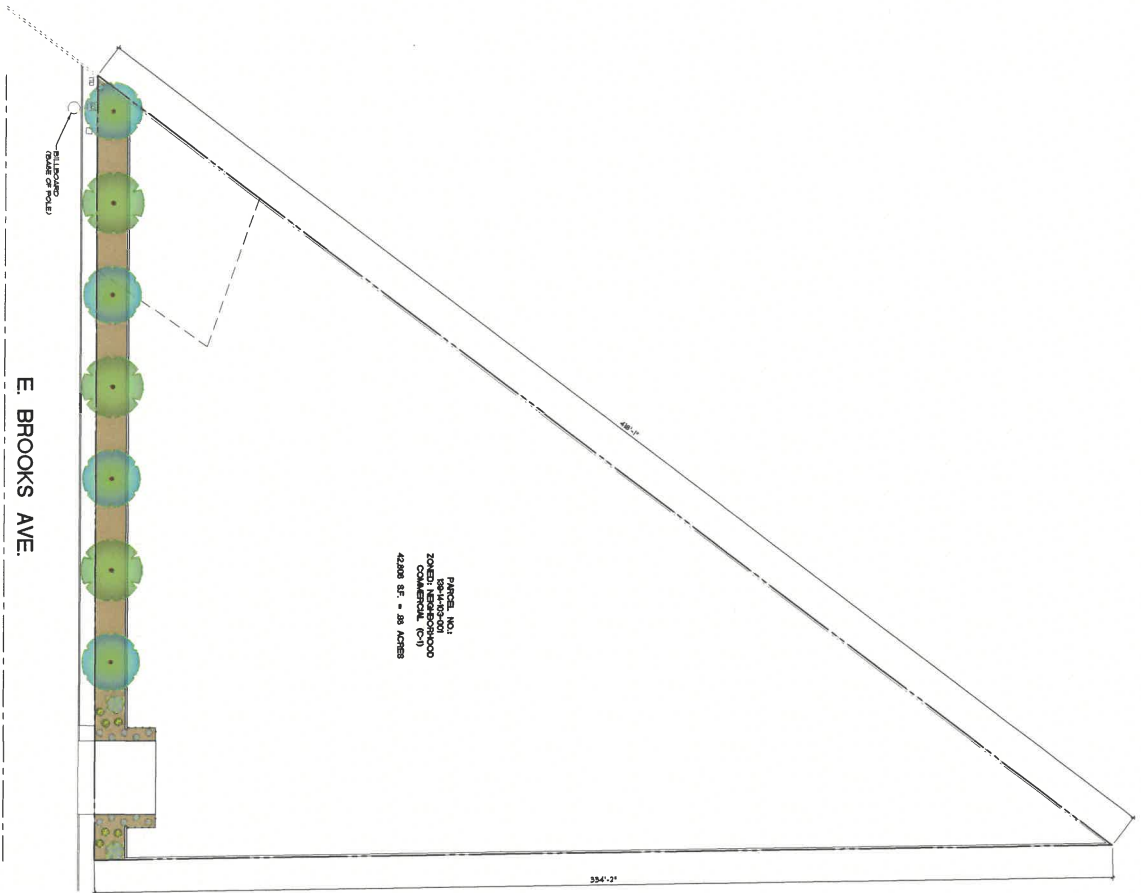
WALLACE MORRIS KLINE  
SURVEYING, LLC.  
LAND SURVEY CONSULTING  
6525 W. WARM SPRINGS ROAD, #100  
LAS VEGAS, NEVADA 89118  
PH: 702.212.3967 FX: 725.204.1572



**FORT SUMTER DR. & BROOKS AVE.**

**APN: 139-14-103-001**

AS1



PARCEL NO.:  
19-14-103-001  
ZONED: NEIGHBORHOOD  
COMMERCIAL (C-1)  
42,808 S.F. = .98 ACRES



## SITE PLAN – SCHEME A

SCALE: 1/16"=1'-0"  
07.25.2024  
24185

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August 28, 2024

City of North Las Vegas  
Planning & Zoning Department  
2250 Las Vegas Blvd North  
North Las Vegas, NV 89030

RE: Summary of the Neighborhood Meeting  
APN 139-14-103-001  
Zone Change

To whom it may concern.

Please allow this letter to serve as a formal summary of the Neighborhood Meeting held on January 9<sup>th</sup> 2025.

Meeting date: January 9<sup>th</sup>, 2025

Meeting time: 6:00 PM

Meeting location: Alexander Library, 1755 W Alexander Rd, North Las Vegas, NV 89032

Attendees: Please see the attached sign-in sheet

Summary of Events:

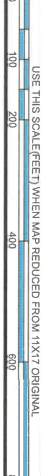
I came to present a request to change the zoning of a parcel at Brooks and Civic Center in North Las Vegas from C-1 to M. There were zero neighbors in attendance.

Thank you.

Randy Black Jr.

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.



**Briana Johnson - Assessor**

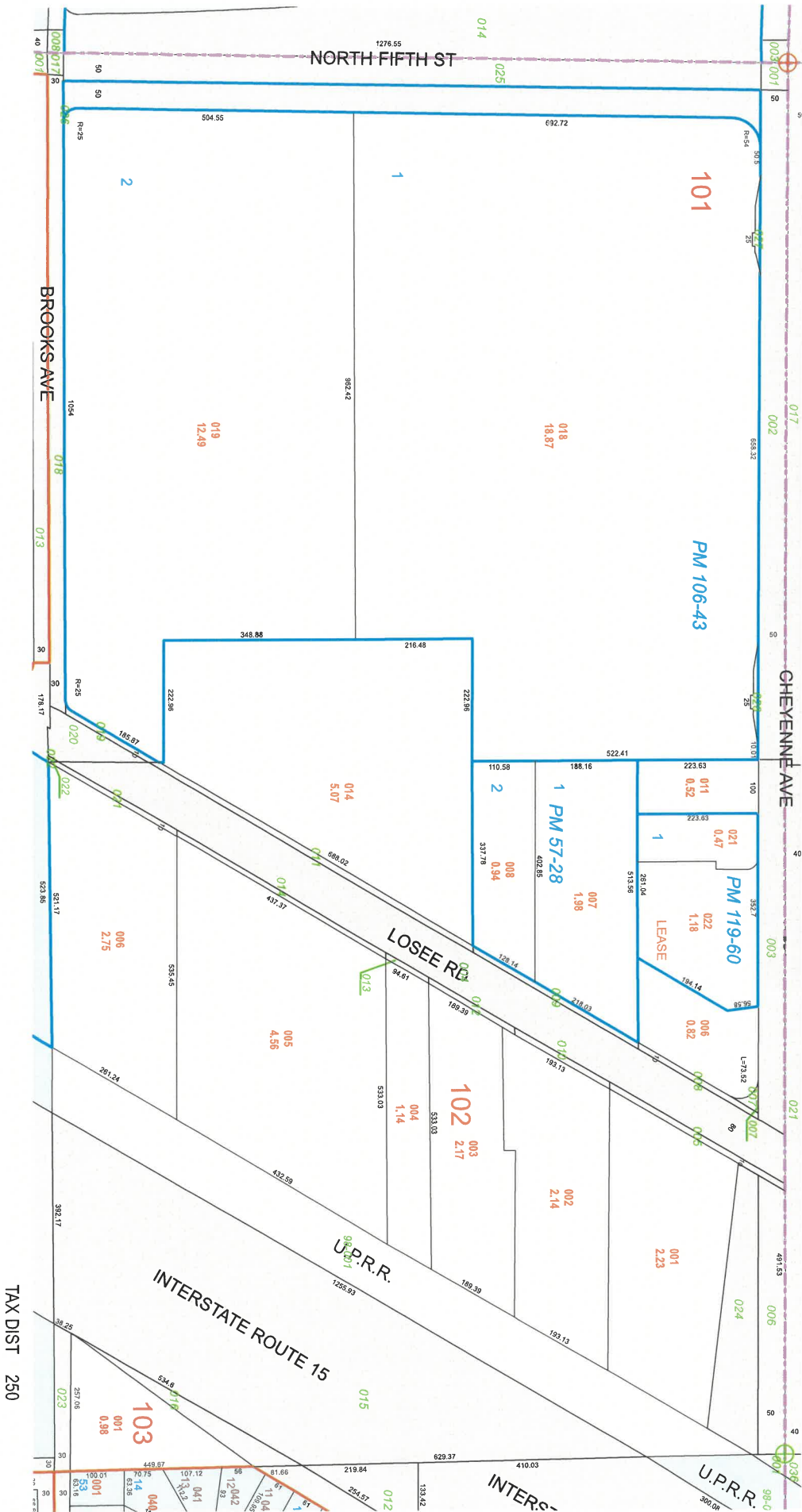
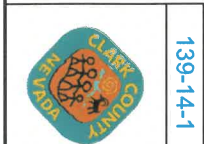
PARCEL BOUNDARY	CONDOMINIUM UNIT	007 ROAD PARCEL NUMBER
PARCEL BOUNDARY	AIR SPACE POL	001 ROAD PARCEL NUMBER
PMLD BOUNDARY	RIGHT OF WAY POL	1.00 ACREAGE
MATCH / LEADERLINE	SUB-SURFACE POL	202 PARCEL, SUBAREA NUMBER
HISTORIC LOT LINE		PB 24.5 PLAY/RECORDING NUMBER
HISTORIC BLOCK BOUNDARY		5 BLOCK NUMBER
HISTORIC LOT BOUNDARY		5 LOT NUMBER
SECTION LINE		24.5 GOV. LOT NUMBER

125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

SEC.	14				
8	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP	N 2 NW 4			
8	4	8	4	
5	1	5	1	
6	2	6	2	
7	3	7	3	
8	4	8	4	
5	1	5	1	

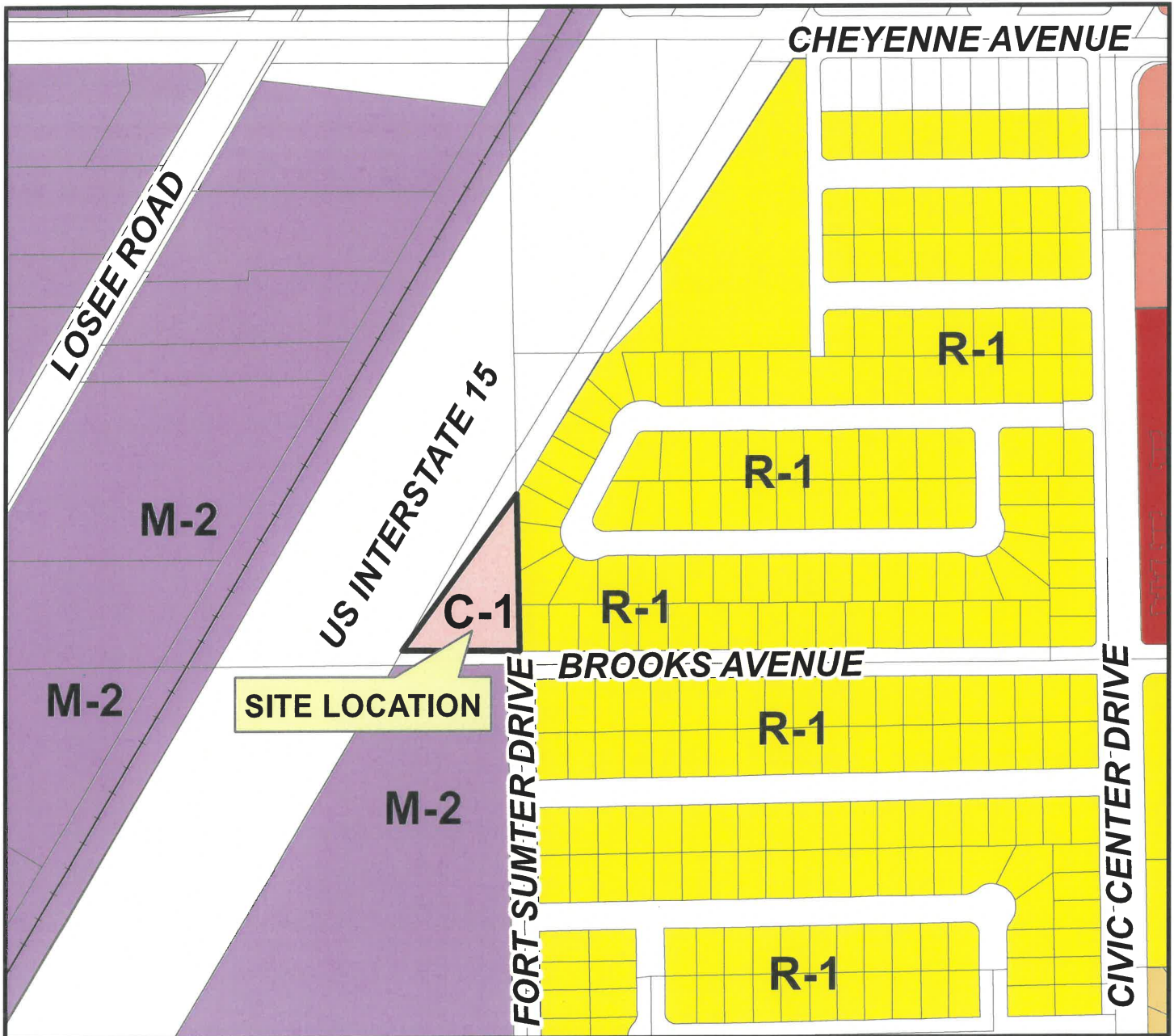






# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Robert R. Black  
Application Type: Property Reclassification  
Request: From C-1, Neighborhood Commercial District to an  
M-1, Business Park Industrial District.  
Project Info: Northwest Corner of Fort Sumter Drive  
and Brooks Avenue  
Case Number: ZN-01-2025

2/06/2025

