

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.

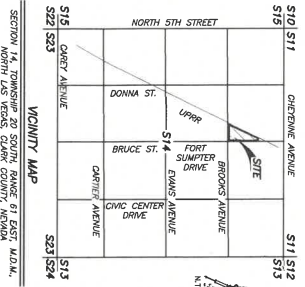
Sincerely,

Alexis Evans

Agent for Applicant

SITE PLAN

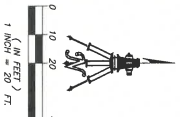
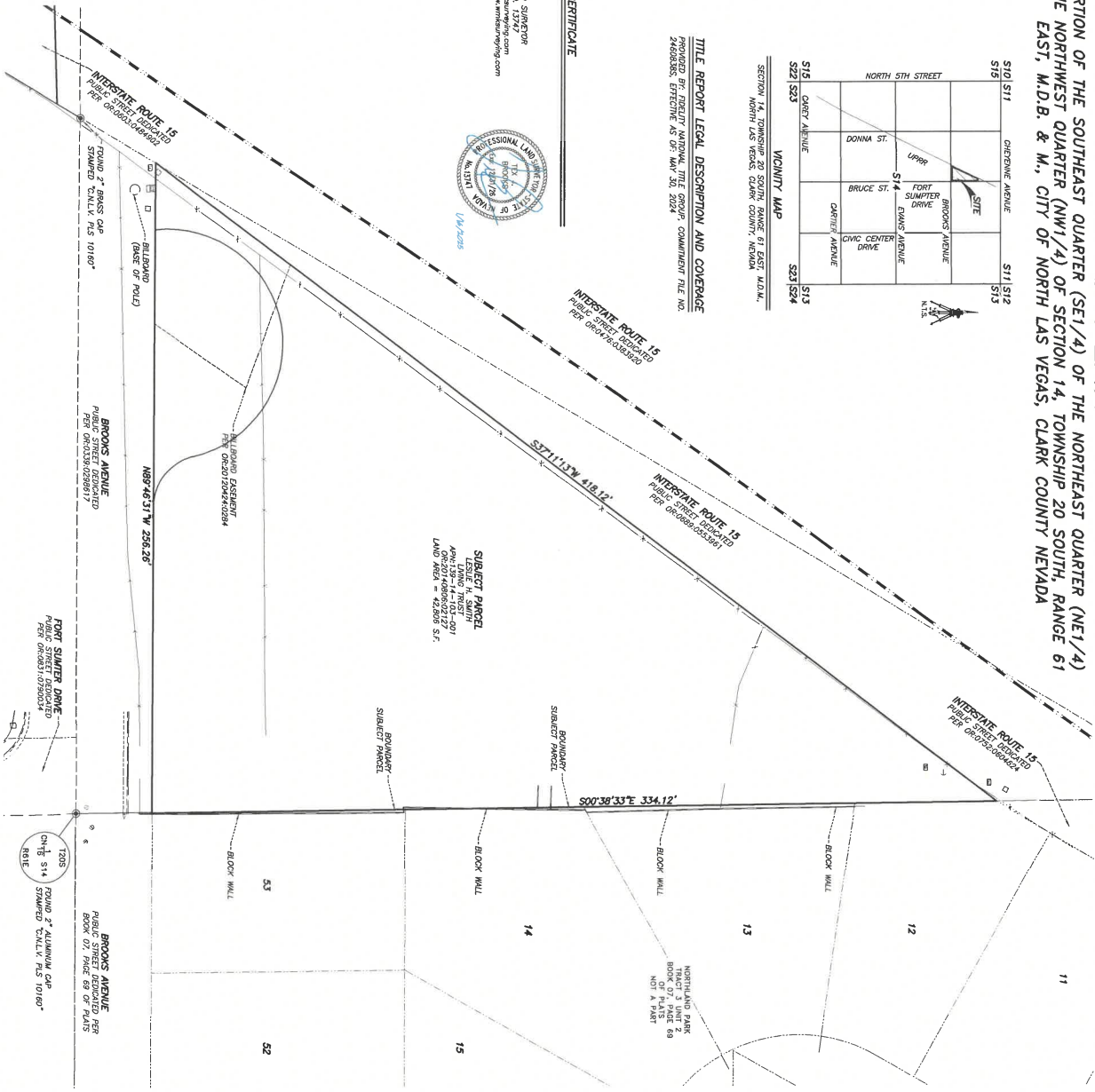
A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY NEVADA



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
Website: <http://www.mksurveying.com>



LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- SUBSECTION SECTION LINE
- ADJOINING LOT LINE
- LOT NUMBER
- OFFICIAL RECORDS
- APN
- ASSESSOR'S PARCEL NUMBER AND ASSIGNED
- EDGE OF CONCRETE
- EXISTING T-CURB
- CHAIN LINK FENCE LINE
- ELECTRICAL MULL BOX
- DAY WIRE
- STREETLIGHT PULL BOX
- GAS METER
- 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, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., AS SHOWN BY MAP THEREOF IN THE RANGE 61 OF RECORDS IN THE CLARK COUNTY RECORDERS' OFFICE, NEVADA.
ELEVATION = 579.323 METERS (NAM083)
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 RANGE 61 OF RECORDS IN 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:

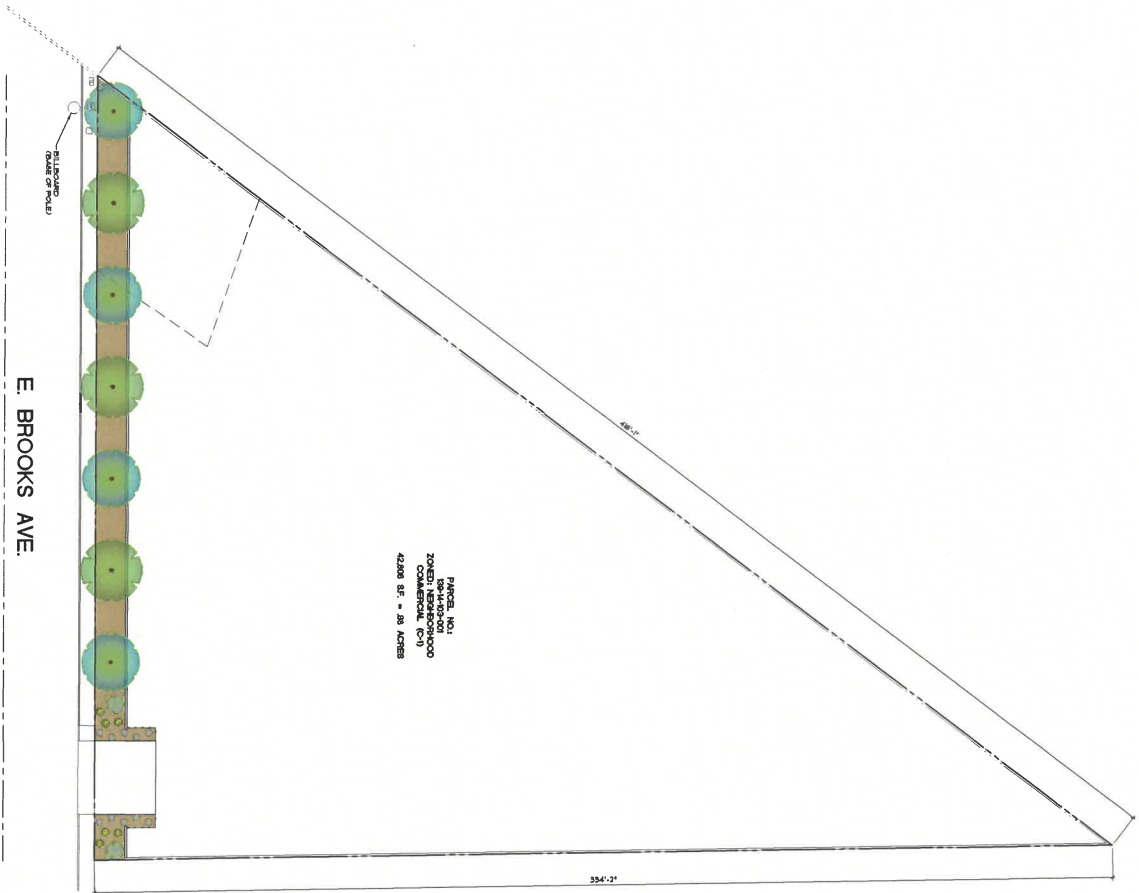


WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING
6525 W. WARM SPRINGS ROAD, #100
LAS VEGAS, NEVADA 89118
PH: 702.212.3967 FX: 725.204.1572



FORT SUMTER DR. & BROOKS AVE.

AS1



PARCEL NO.:
129-M-103-001
ZONED: NEIGHBORHOOD
COMMERCIAL (C-1)
42,508 S.F. = .93 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 9th 2025.

Meeting date: January 9th, 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.

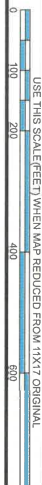
Randy Black Jr.

NOTES

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.

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.

but only contains the information required for assessment. See the recorded documents for more detailed legal information.



PARCEL BOUNDARY
SUB BOUNDARY
PM/D BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/D BOUNDARY
SECTION LINE

SECTION LINE	HISTORIC LOT LINE	HISTORIC SUB BOUNDARY	HISTORIC PAULD BOUNDARY
PARCEL BOUNDARY	CONDOMINIUM UNIT	007 PARCEL NUMBER	
SUB BOUNDARY	AIR SPACE POL	1001 ROAD NUMBER	
ROAD EASEMENT	RIGHT OF WAY POL	ACREAGE	
MATCH / LEADER LINE	SUB-SURFACE POL	202 PARCEL, SUB/SUB NUMBER	
		PB 24-45 PLAT RECORDING NUMBER	
		LOT NUMBER	
		6.5 LOT NUMBER	
		6.5 GOV. LOT NUMBER	

BOOK	T20S R61E	
125	124	12312
138	139	14014
163	162	16116

Scale: 1" = 200'

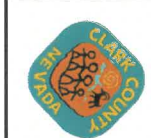
SEC.

14

6	5	4	3	2	1
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

Rev: 8/20/2024

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



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

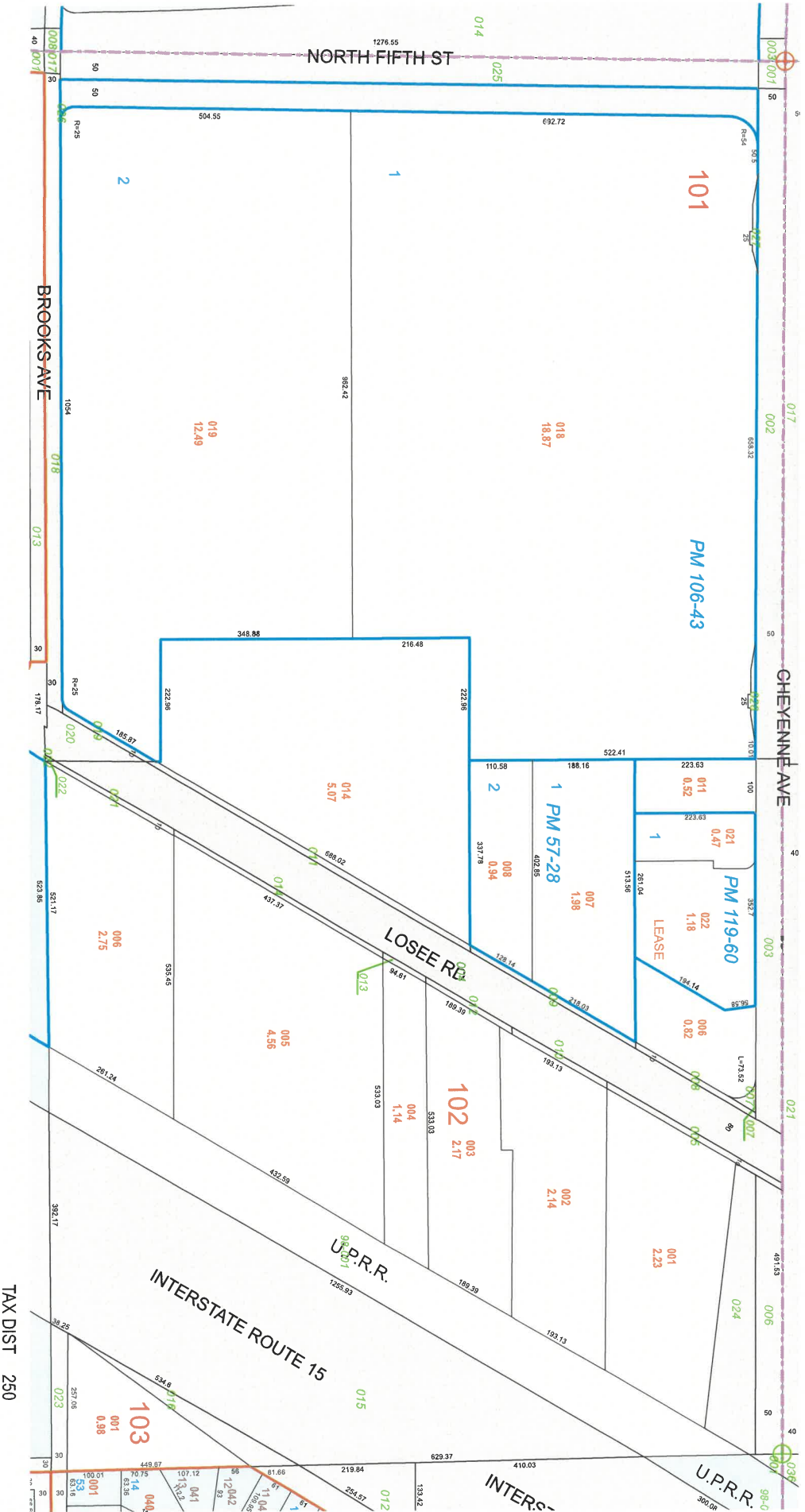
Briana Johnson - Assessor

BOOK
T20S R61E

SEC.	14
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MAP
N 2 NW 4

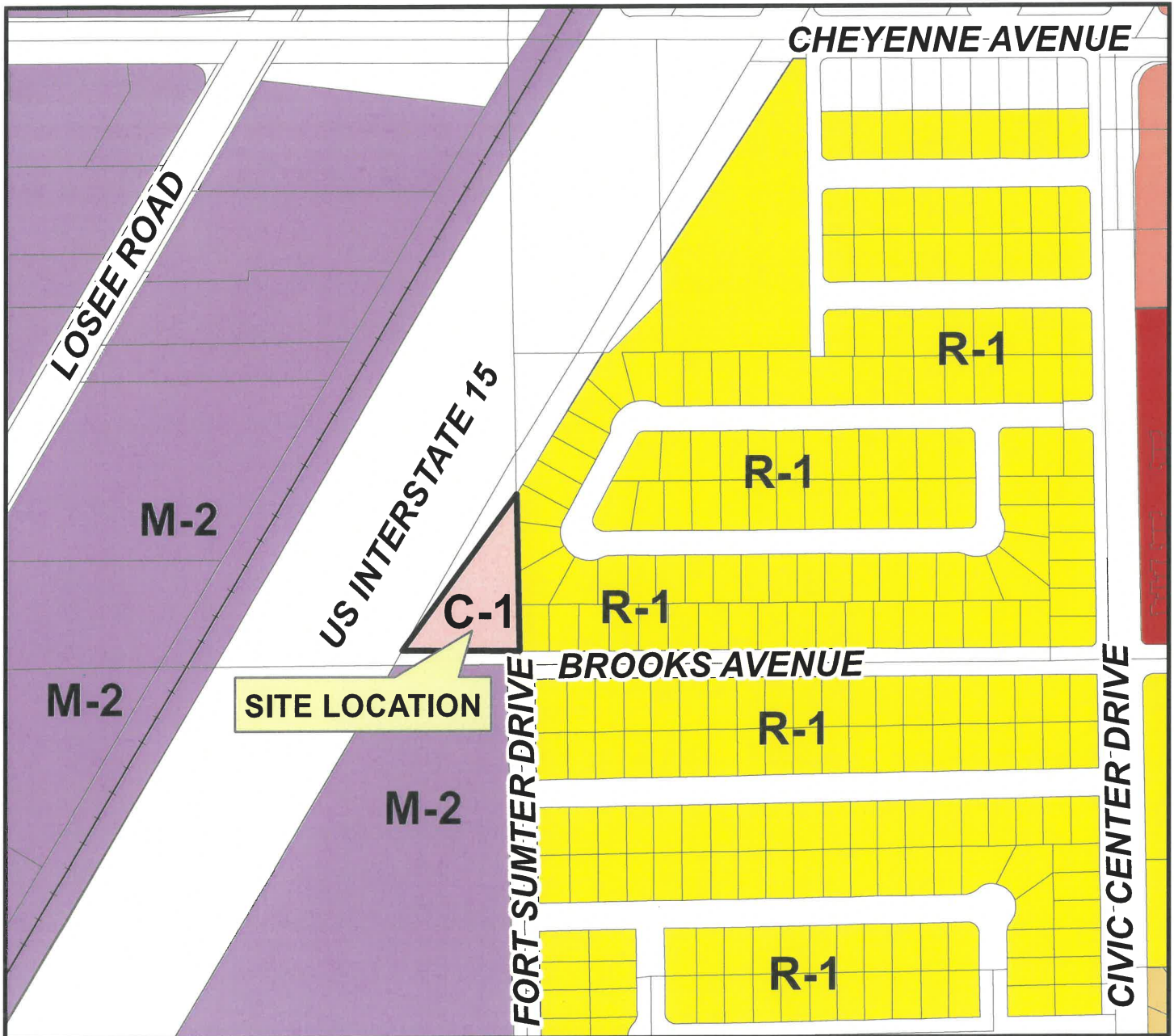
139-14-1





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

