

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

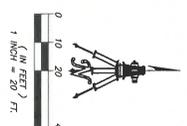
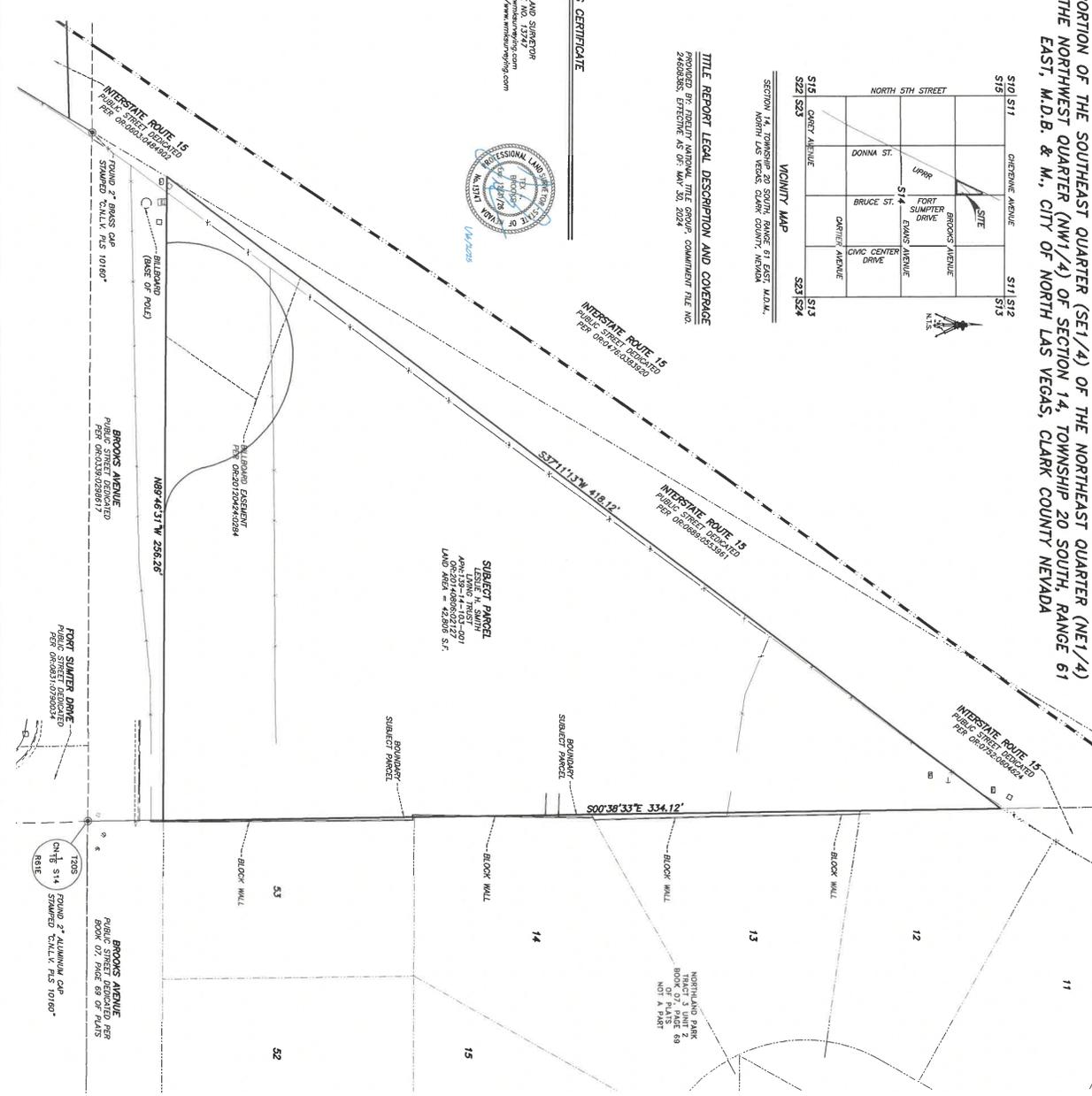
A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M., CITY OF NORTH LAS VEGAS, CLARK COUNTY NEVADA



TITLE REPORT LEGAL DESCRIPTION AND COVERAGE
 PREPARED BY: FORTIFY NATIONAL TITLE GROUP, COMMERCIAL FILE NO. 2488888, EFFECTIVE AS OF: MAY 20, 2024

SURVEYOR'S CERTIFICATE

TEX J. BROOKS
 AND SURVEYOR
 PUBLIC SEAL
 LICENSE NO. 13747
 ADDRESS: 10407 W. WINDYBROOK DR. #100
 LAS VEGAS, NV 89135



LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- QUARTER SECTION LINE
- SECTION SECTION LINE
- ADDING LOT LINE
- LOT NUMBER
- 1 OFFICIAL GEORGS
- OR: ASSESSOR'S PARCEL NUMBER AND IDENTIFIER
- APN: RANGING MONUMENTATION AS SHOWN AND DESCRIBED
- EDGE OF CONCRETE
- EXISTING 1" CURB
- CHAIN LINK FENCE LINE
- BLOCK WALL
- GUY WIRE
- ELECTRICAL PULL BOX
- STREIGHTEN PULL BOX
- GAS MARKER
- WATER VALVE

BENCHMARK

CITY OF NORTH LAS VEGAS METRIC CONTROL STATION C1, BENT AND 2" ROUND ALUMINUM DISK IN 1 DIAMETER CONCRETE CINDER STAMPED TONY OF NORTH LAS VEGAS BENCHMARK C1, 3 FEET BACK OF THE BACK OF AVENUE AND FORT SUMPTER DRIVE (NORTHWEST CORNER SECTION OF STAKE)
 ELEVATION = 579.323 METERS (1899.581 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 REALM OF RECORDS IN THE CLARK COUNTY RECORDERS' OFFICE, LAS VEGAS, NEVADA.

LAND BARON INVESTMENTS APN: 139-14-103-001 NORTHWEST CORNER OF BROOKS AVE & FORT SUMPTER DR. TOPOGRAPHIC/AS-BUILT SURVEY SITE PLAN		DATE: 6/28/2024 SHEET: 1 OF 1 SHEETS	DESCRIPTION: REV:	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
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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.

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 (EFFECTIVE WHEN MAP REDUCED FROM 11X17 ORIGINAL)

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

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PLMD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- PB 24-45 PLAT RECORDING NUMBER
- 5 LOT NUMBER
- CL 5 GOV. LOT NUMBER
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SURFENO NUMBER
- 5 BLOCK NUMBER

BOOK T20S R61E

125	124	12314
138	139	14014
163	162	16116

Scale: 1" = 200'

SEC. 14

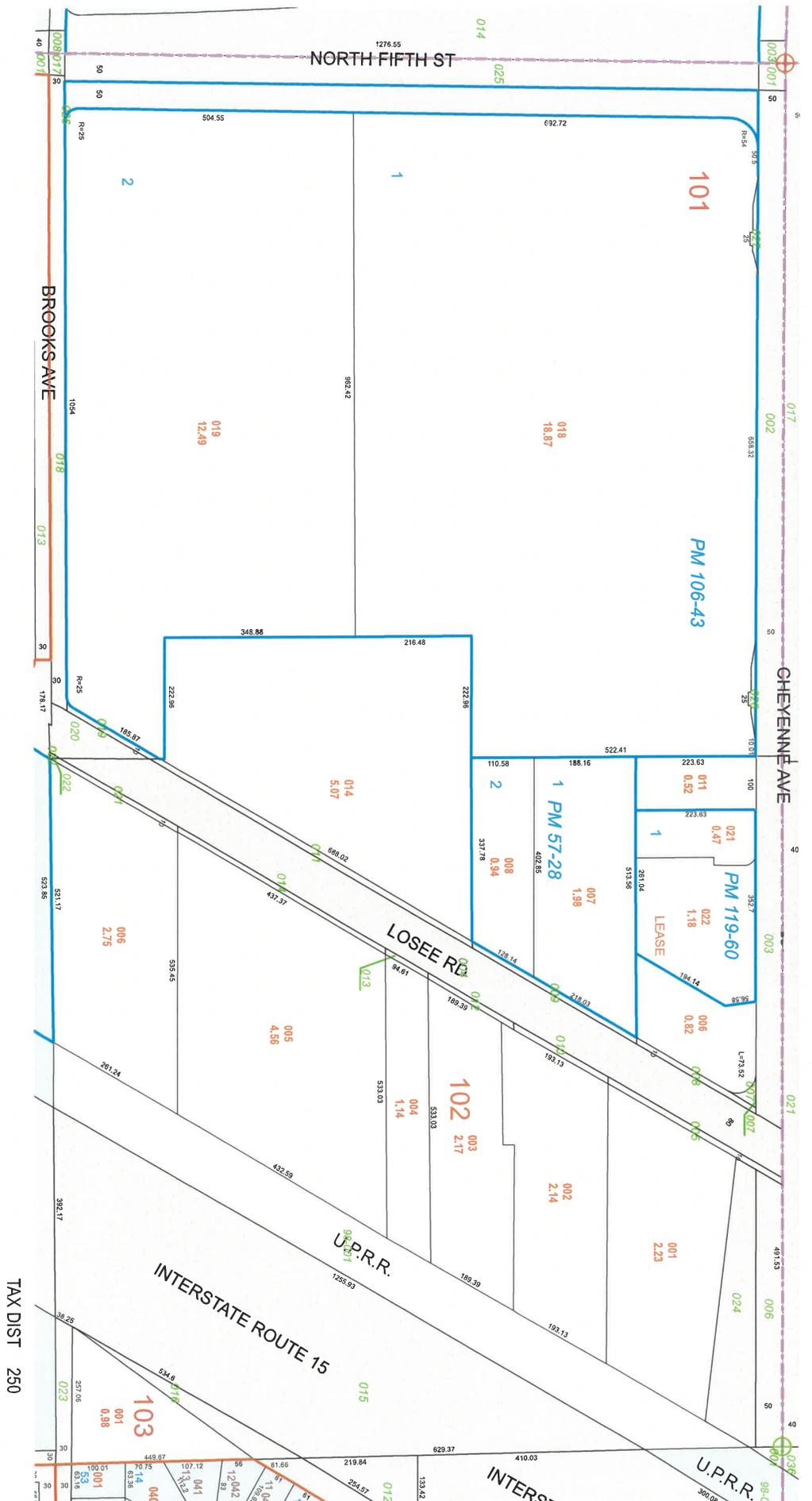
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32

Rev: 8/20/2024

MAP N 2 NW 4

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

139-14-1

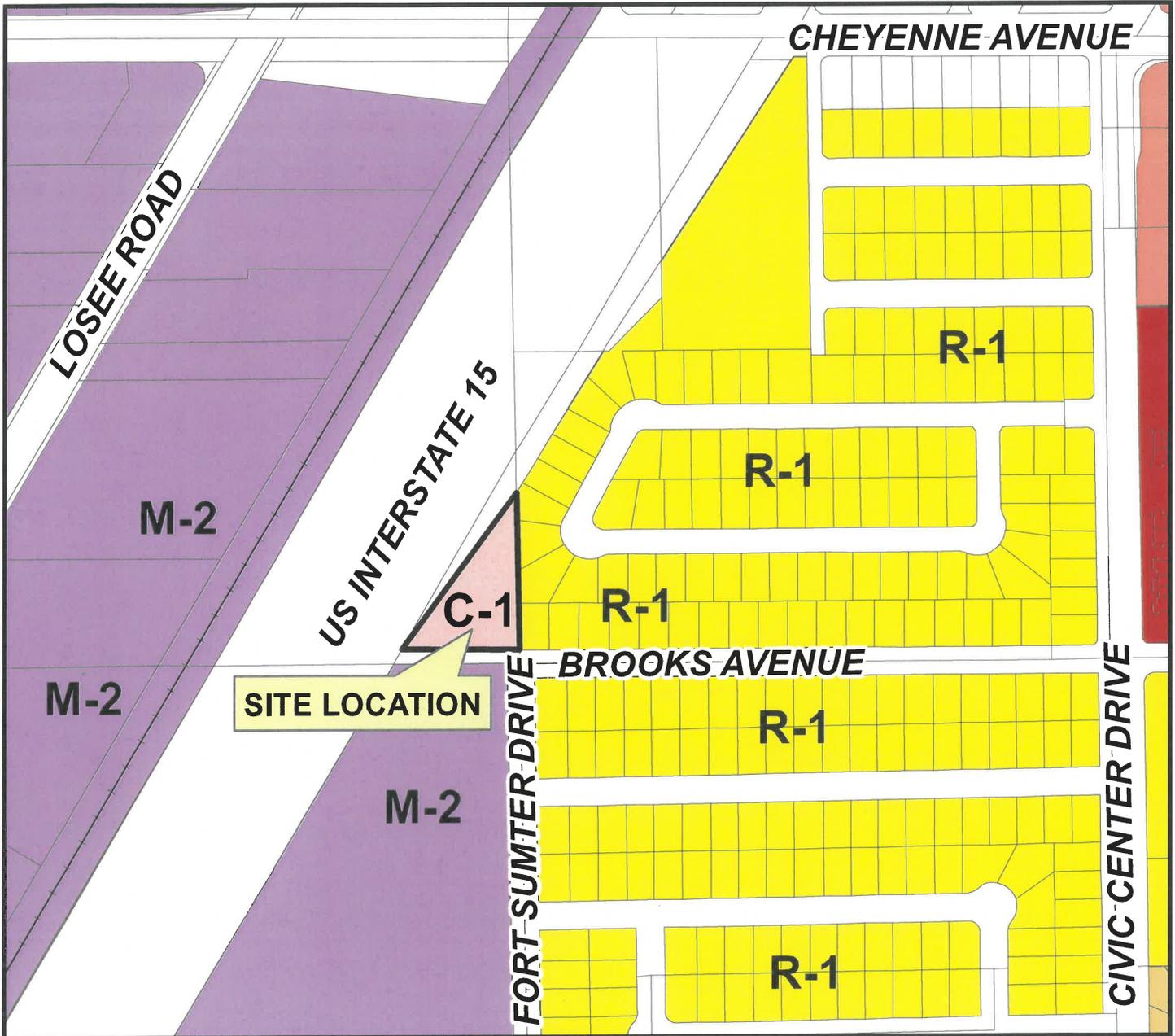


TAX DIST 250



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

