

**KAEMPFER
CROWELL**

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February 7, 2023

VIA ELECTRONIC UPLOAD

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

RE: Task Force Justification Letter – Amendment to the Master Plan, Zone Change from R-E to M-2, and Conditional Use Permit for Vehicle Repair Facility Losee Road and East La Madre Way (APN: 124-36-402-001)

To Whom It May Concern:

Please be advised, this firm represents Heartland Express, Inc. (the “Applicant”). The Applicant is proposing to construct a truck services and repair center for private use on property located east of Losee Road, south of East La Madre Way, and north of East Lone Mountain Road, more particularly identified as APN: 124-36-402-001 (the “Site”). The Site is approximately 10.77 acres. The Site is currently planned Employment and zoned R-E. With the proposed new use, a plan amendment and zone change are required, and the Applicant also requests a conditional use permit for vehicle repair.

PLAN AMENDMENT & ZONE CHANGE

The Site is planned Employment, and zoned R-E. The Applicant is requesting a plan amendment to Heavy Industrial and zone change to M-2. The proposed changes are appropriate for the following reasons:

- The Site is surrounded by industrial zoning (both M-1 and M-2) to the north, south, and east, with Losee Road immediately to the west.
- The Upper Las Vegas Wash Trail abuts the western and southwestern perimeter of the Site, with C-1 vacant property located south of the Trail.
- The Site is ideally located among industrial uses and along major roadways, so as not to create new or more intense use than currently exists in the area.
- The Site’s location and surrounding uses make it unlikely to be suitable for non-industrial uses.
- The proposed use is not more intense than existing, neighboring uses, and will be a compatible and harmonious use of the land.

CONDITIONAL USE PERMIT

The Applicant is proposing a truck service and repair center for its own fleet vehicles and therefore needs a conditional use permit for a vehicle repair facility. The Site will not be a general truck stop location, and not accessible to the general public. The proposed development provides for 7 drive-through vehicle service bays for maintenance, as well as a single bay drive-through truck wash. Additionally, 3 lanes of drive-through, covered fueling stations will be provided, as well as employee and driver amenities that include restrooms, office space, laundry, classroom, break room and storage. The Site proposes 11 personal vehicle parking spaces; 3 ADA parking spaces; 68 tractor parking stalls; and 107 trailer parking stalls. The Site will be secured with a fenced perimeter, with gated vehicle inbound/outbound lanes. The Site is accessed from East La Madre Way. The building is approximately 28 feet at its highest point, and is articulated with attractive, insulated metal materials, consistently designed on all sides of the building. The Site provides decorative stone mulch along the perimeter with the Upper Las Vegas Wash Trail, as well as perimeter landscaping along East La Madre Way, and Losee Road. The landscaping provided compares with that of the neighboring parcel, which is zoned M-2.

Thank you for your consideration of this project.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mkr

4950 LOSEE ROAD

TOWNSHIP 19 SOUTH, RANGE 07 EAST, M.U.M., CLARK COUNTY, NEVADA

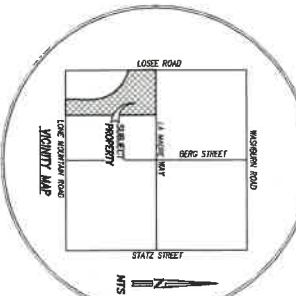
THIS ALTA/NSPS LAND TITLE SURVEY IS BASED ON THE TITLE INSURANCE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1112286-HEL.V, WITH A COMMITMENT DATE OF FEBRUARY 1, 2022.

THE ABOVE MENTIONED TITLE INSURANCE COMMITMENT, THIS ALTA/RESP LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE DISCLOSURES AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID TITLE INSURANCE COMMITMENT.

THE FOLLOWING ARE THOSE ITEMS LISTED IN SCHEDULE B, PART II OF THE ABOVE MENTIONED PRELIMINARY TITLE REPORT, EXCLUDING ITEMS 1-11, 12, 21, AND 22 WHICH REFERENCE TAXES, AGREEMENTS, INTENTIONALLY DELETED ITEMS, LIES OR GENERAL STATEMENTS CONCERNING ASSESSMENTS.

- [illegible]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA AND DESCRIBED AS FOLLOWS:



SOUTH 89°51'32" E 51' - BEING THE SOUTH LINE OF THE 300 (THIRD) QUARTER (SW 1/4) OF THE 300 (THIRD) QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M. CITY OF MORDAK LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 65, PAGE 80 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDS, CLARK COUNTY, NEVADA.

[illegible]

TO: LOSSE CAPITAL MANAGEMENT, LLC, A NEVADA UNITED LIABILITY COMPANY,
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, MATERIAL, DPOL, 6(a), 6(b), & 11(SURFACE EVIDENCE ON Y, L, 14, 16, 17, AND 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022.

DATE OF PLAT OR MAP: MAY 6, 2022

ERIC J. PHAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22408



NOTE: THIS INFORMATION WAS OBTAINED FROM THE NORTH LAS VEGAS CODE, CHAPTER 12, THE CERTIFYING SURVEYOR SHALL NOT BE LIABLE FOR THE EXISTENCE OF ZONING VIOLATIONS OR THE VIOLATION OF ANY OTHER ORDINANCE OR RESTRICTIONS IMPOSED BY THE CITY OF NORTH LAS VEGAS PLANNING AND ZONING.

R-E BUILDING REQUIREMENTS:	
BUILDING SETBACKS:	
FRONT:	20 FEET
REAR:	10 FEET
INTERIOR SIDE:	10 FEET
SIDE CORNER:	10 FEET
REAR:	20 FEET
BUILDING HEIGHT:	20 FEET
MAXIMUM DENSITY:	2 DWELLING UNITS PER ACRE
NO ZONING REPORT OR LETTER PROVIDED FOR SUBJECT PROPERTY	

1. THE ADDRESS ASSIGNED FOR THE SUBJECT PROPERTY;
AS OF THE DATE OF THE SALE;
2. THE ADDRESS ASSIGNED FOR THE SUBJECT PROPERTY;
NORTH 45 RD., NEOLA 89001
3. SUBJECT PARCEL, CONTAIN 10.5 ACRES, MORE OR LESS
4. THE ASSessor PARCEL NUMBER FOR THE SUBJECT PROPERTY, 124-36-02-001
5. THERE WAS NO OBSERVED EVIDENCE OF BIRTH HOMING WORK, SUBJECT CONSTRUCTION OR
BURNING ACTIVITIES;
6. THERE WAS NO OBSERVED EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A STAFF RESIDENCE
7. THERE WAS NO OBSERVED EVIDENCE OF CACTUSES, BURNAL GROWNS OR GRAVE SITES ON THE
SUBJECT PROPERTY
8. THERE WAS NO EVIDENCE OF IMPROVED SUBJECT IN STREET LIGHTS OR OTHER LAMPS ON PRESENT
STREET OR SURROUND COMMUNICATION OR RELAYING ON SUBJECT PROPERTY.

PROJECTS\018-22-002\MAAPPING\018-22-002 ALTA.DWG
 DATE: 06.06.2022
 JOB NUMBER: 018-22-002
 SHEET: 1 OF 3

4950 LOSEE ROAD

CITY OF NORTH LAS VEGAS CLARK COUNTY NEVADA

SCALE:	N/A	NO.	BY	DATE	DESCRIPTION OF DRAWING REVISION
DRAWN BY:	CHECKED BY:				
ZB	ETP				
SEC 38 T 19 S R 81 E					

January 9, 2023 Neighborhood Meeting Summary

On January 9, 2023, the applicant conducted a neighborhood meeting at the Hampton Inn located at 2852 E. Craig Road.

Six people attended the meeting in addition to Councilman Barron and Councilwoman Garcia Anderson. There were general questions about location of project and reason for comprehensive master plan change and zone change.

No opposition was expressed.

NOTES

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 REQUIRED FROM TEXT ORIGINAL.

0 100 200 300 400 500 600

MAP LEGEND

PARCEL BOUNDARY
SUB BOUNDARY
ROAD BOUNDARY
ROAD EXISTENCE
NATURAL LOT LINE
HISTORIC SUB BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL.
RIGHT OF WAY PCL.
SUB-SURFACE PCL.

001 ROAD PARCEL NUMBER
007 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SURVEY NUMBER
P3-24-45 PLAY RECORDING NUMBER
5 LOT NUMBER
6 BLOCK NUMBER
64.5 600 LOT NUMBER

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

T19S R61E

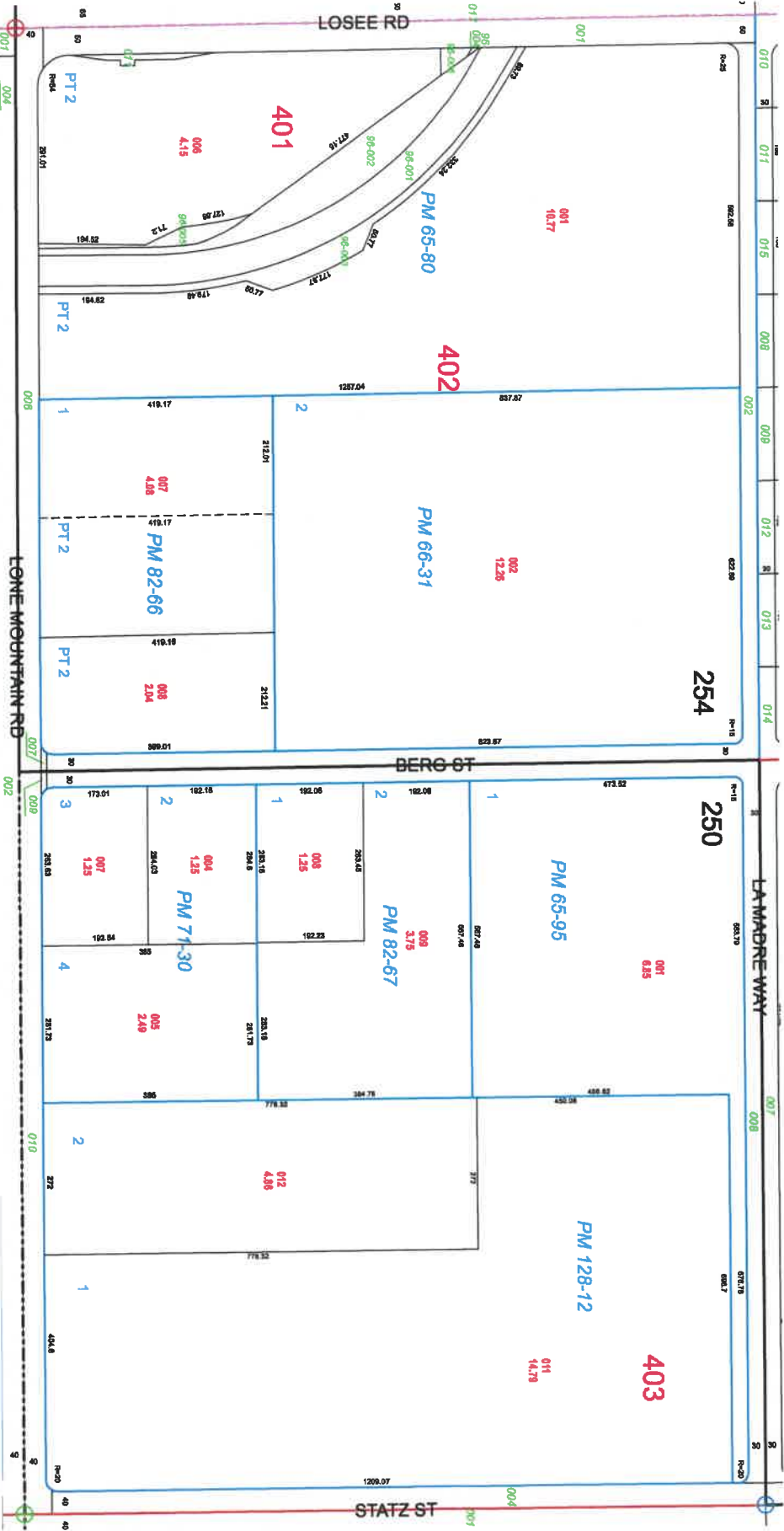
36

S 2 SW 4

124-36-4

Scale: 1" = 200'

Rev: 5/4/2022

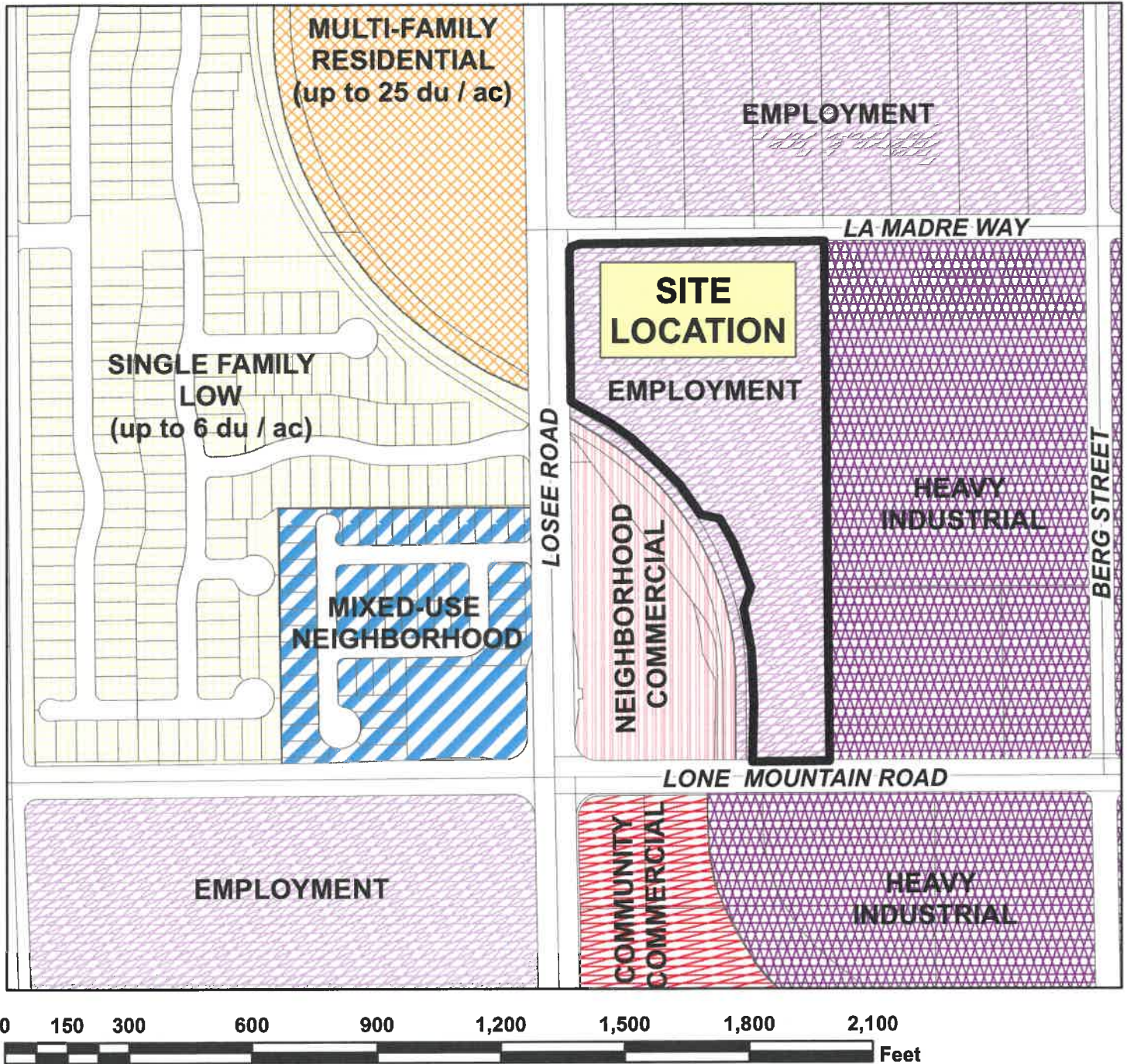


TAX DIST 254,250



THE CITY OF NORTH LAS VEGAS

Comprehensive Plan Map



Applicant: Losee Capital Management, LLC
Application Type: Comprehensive Plan Amendment
Request: Change from Employment to Heavy Industrial
Project Info: Southeast corner of Losee Road and La Madre Way
Case Number: AMP-01-2023

2/01/2023

