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**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

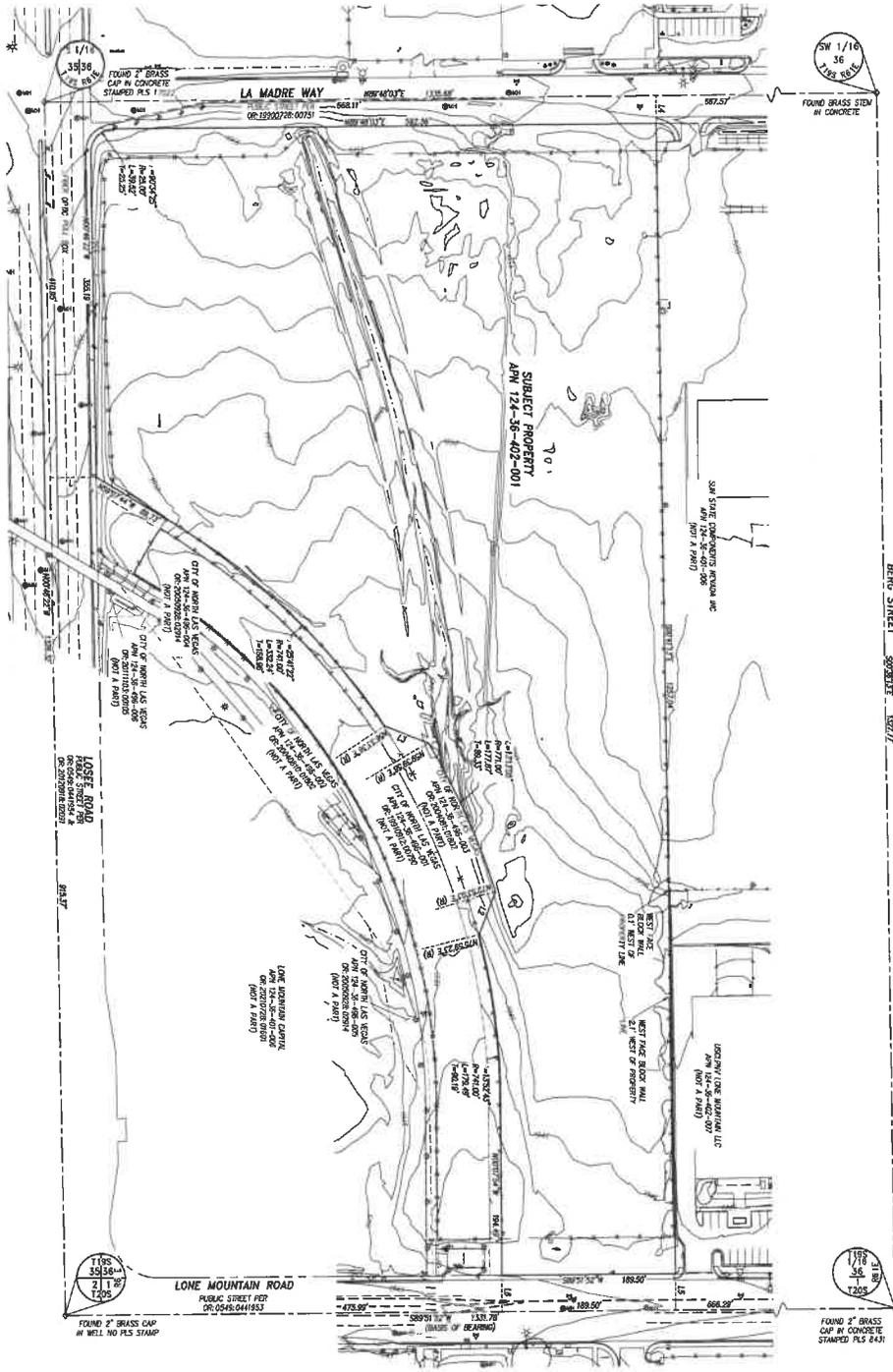




# ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 2 AS SHOWN IN FILE 63, PAGE 80 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

## 4950 LOSEE ROAD



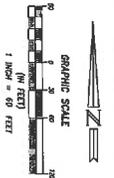
**BASIS OF BEARINGS**  
 SOUTH BEARING: BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, COUNTY RECORDER, CLARK COUNTY, NEVADA.

**BENCHMARK**  
 CITY OF LAS VEGAS VERTICAL CONTROL, V. 2015  
 MONUMENT OF NEVADA GEOGRAPHIC DISK, STAMPED NORTH LAS VEGAS, BY N.A. VILVINSKY, SET IN THE TOP OF CURB WEST BEAR AT THE INTERSECTION OF LONE MOUNTAIN RD. AND STANIZ ST. ELEVATION (METERS): 391.151  
 DANTON, NVAD030

### LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- DEED LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE (NOT A PART)
- FOUND MONUMENT AS DESCRIBED
- FOUND PROPERTY NUMBER
- FOUND ADJACENT PARCEL NUMBER
- OFFICIAL RECORDS
- RAIL
- ASSESSORS PARCEL NUMBER
- MANHOLE
- LIGHT POLE
- POST-MISC
- FIRE HYDRANT
- STREET LIGHT
- WATER VALVE
- UTILITY POLE
- SON

LINE	BEARING	DISTANCE
L1	N89°52'37" E	30.00'
L2	S89°51'17" E	30.17'
L3	N00°15'27" E	30.00'
L4	S89°51'17" E	30.00'
L5	S89°51'17" E	40.00'
L6	S89°51'17" E	40.00'



M:\PROJECTS\018-22-002\MAPPING\018-22-002 ALTA.DWG

DATE	05.08.2022
SCALE	1" = 60'
SHEET	3 OF 3

**THOMASON CONSULTING ENGINEERS**  
 7080 LA CIENEGA AVENUE, SUITE 200  
 LAS VEGAS, NEVADA 89119  
 702-932-6125 FAX: 702-932-6129

**4950 LOSEE ROAD**  
**ALTA/NSPS LAND TITLE SURVEY**  
 CITY OF NORTH LAS VEGAS CLARK COUNTY NEVADA

SCALE: N/A

DRAWN BY: ZB CHECKED BY: ETP

SEC. 36 T 19 S R 61 E

NO.	BY	DATE	DESCRIPTION OF DRAWING REVISION

## 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 WHEN NECESSARY TO REPRODUCE FROM THIS ORIGINAL.

**MAP LEGEND**

- Parcel Boundary
- Sub Boundary
- Road Boundary
- Road Easement
- March/Letter Line
- Historic Sub Boundary
- Historic Plat Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL

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

007 ROAD PARCEL NUMBER  
 001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUBSEQ NUMBER  
 PB 24-45 PLAY RECORDING NUMBER  
 5 LOT NUMBER  
 6 BLOCK NUMBER  
 6.5 GRID LOT NUMBER

T19S R61E

100	101	102	103
125	124	123	122
138	139	140	141
163	162	161	160

36

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
33	34	35	36

S 2 SW 4

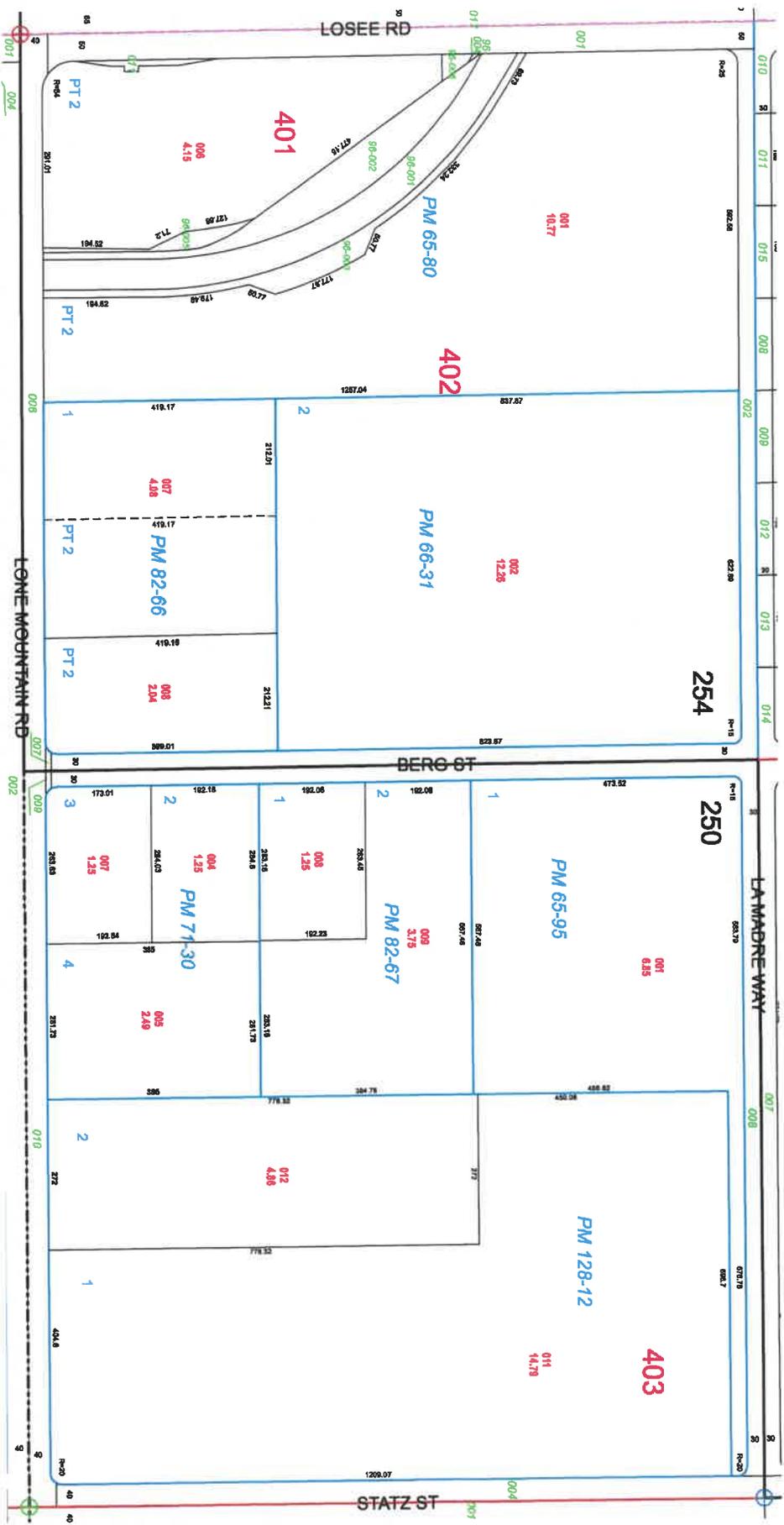
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36

124-36-4



Rev: 5/11/2022

Scale: 1" = 200'

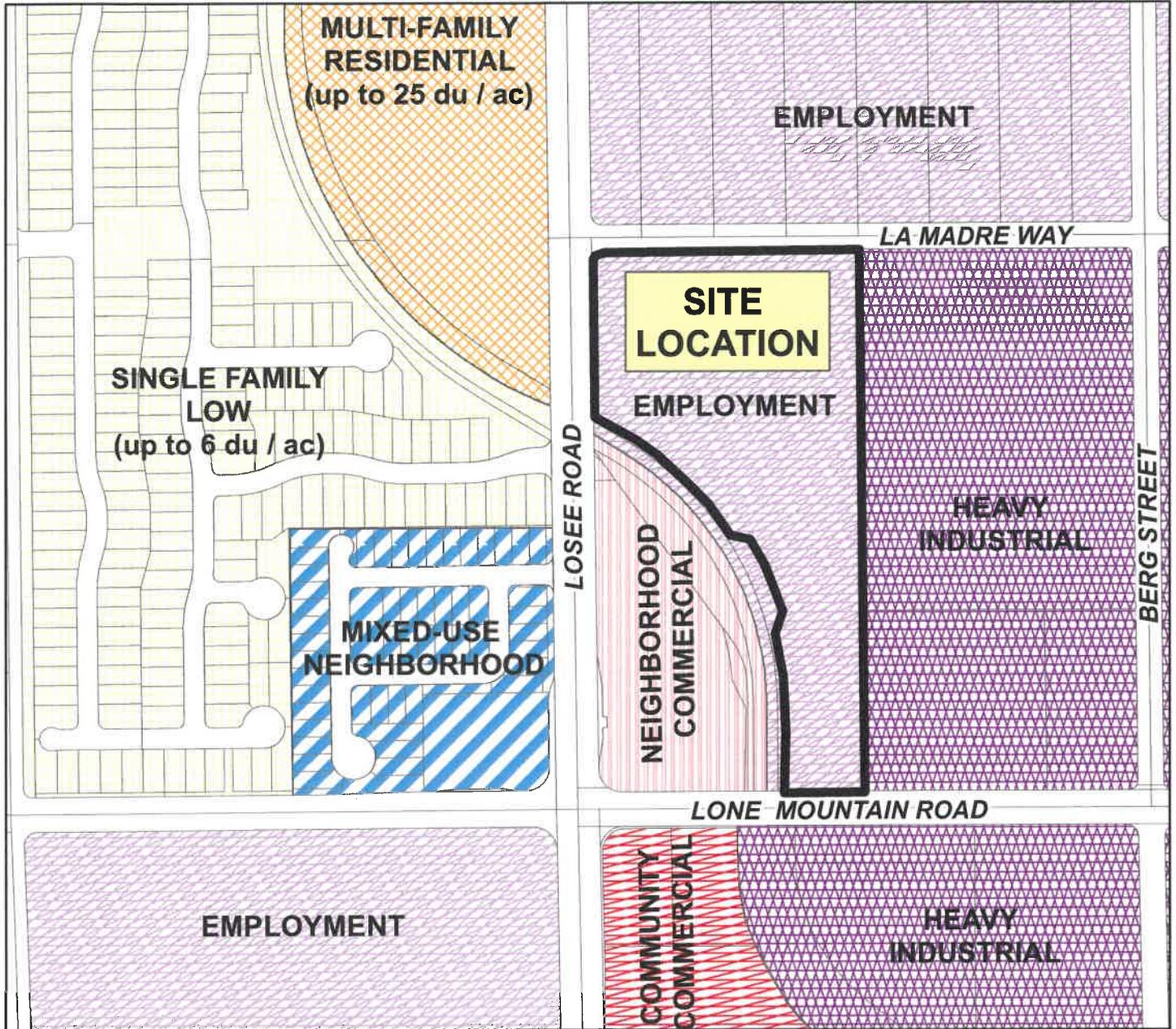


TAX DIST 254,250



# 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

