

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**JENNIFER LAZOVICH**  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

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

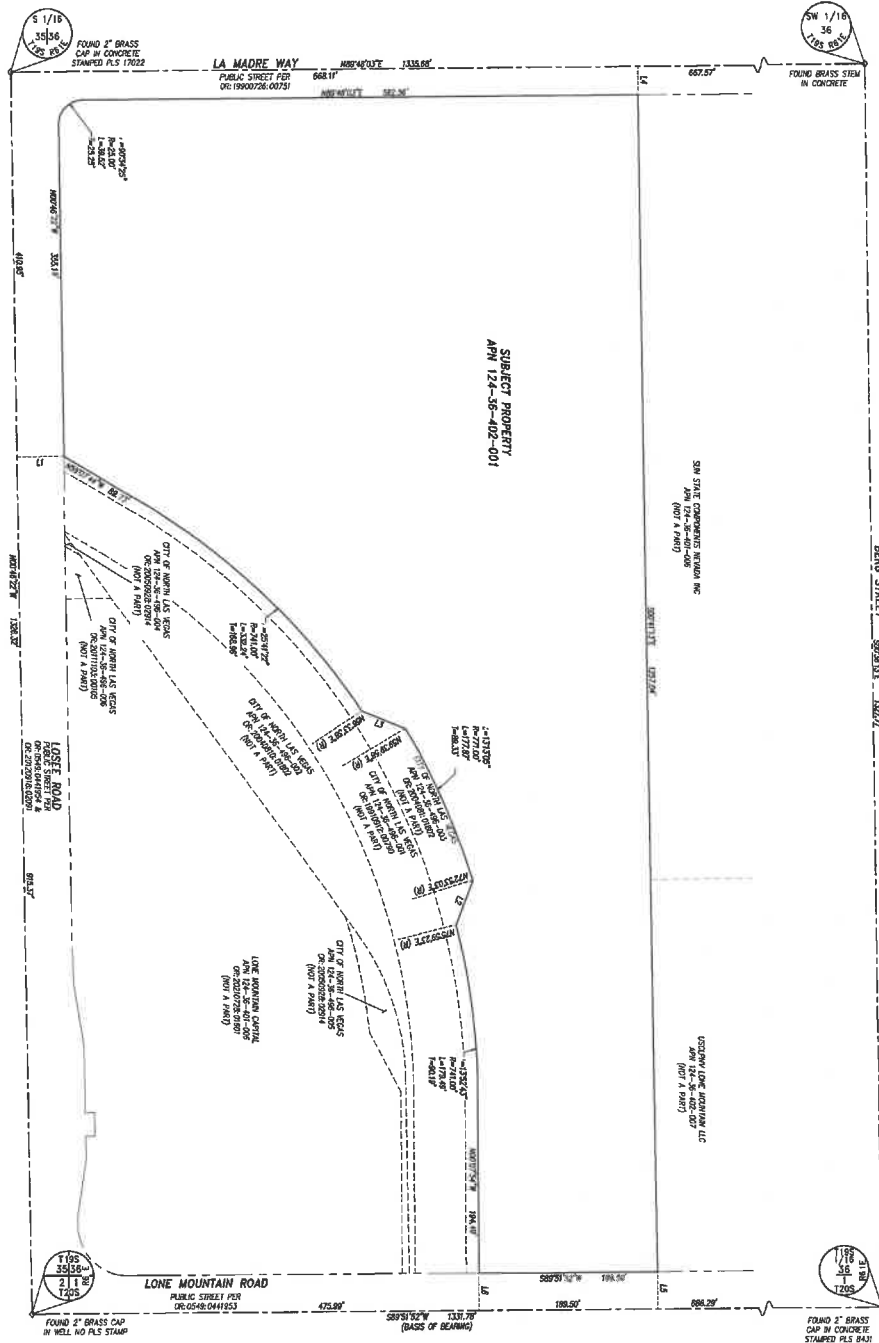
JJL/mkr



# ALTA/NSPS LAND TITLE SURVEY

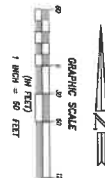
A PORTION OF LOT 2 AS SHOWN IN FILE 65, PAGE 80 OF PARCEL MAPS ON FILE IN THE  
OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LYING WITHIN THE  
SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35,  
TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA

## 4950 LOSEE ROAD



**BASIS OF BEARING**  
SOUTH 89°12'47" WEST - BEARING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, TO THE POINT OF BEGINNING OF THE SUBJECT PROPERTY, BEARING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

### LEGEND



- SUBJECT PROPERTY BOUNDARY LINE
- DEED LINE
- EXISTING LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE (NOT A PART)
- FORMED MONUMENT AS DESCRIBED
- EXCEPTION NUMBER
- ACCESSION PARCEL NUMBER
- OFFICIAL RECORDS
- RURAL
- ASSIGNMENT PARCEL NUMBER

LINE	BEARING	DISTANCE
L1	S89°12'47" W	50.00'
L2	N00°00'00" E	50.00'
L3	S89°12'47" W	50.00'
L4	N00°00'00" E	50.00'
L5	S89°12'47" W	50.00'
L6	N00°00'00" E	50.00'

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

**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**

SCALE: N/A  
DRAWN BY: ZB  
CHECKED BY: ETP  
SEC 36 T 19 S R 61 E

NO.	BY	DATE	DESCRIPTION OF DRAWING REVISION
1	ZB	05.06.2022	018-22-002
2	ZB	05.06.2022	018-22-002



## **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 MAP REDUCED FROM 11X17 ORIGINAL.

**MAP LEGEND**

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

PARCEL BOUNDARY  
 SUB BOUNDARY  
 PAID 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.

001 PARCEL NUMBER  
 1.00 ACREAGE  
 202 PARCEL SUBSED NUMBER  
 PG 24-46 PLAT RECORDING NUMBER  
 5 BLOCK NUMBER  
 6 LOT NUMBER  
 65-609 LOT NUMBER

**T19S R61E**

**36**

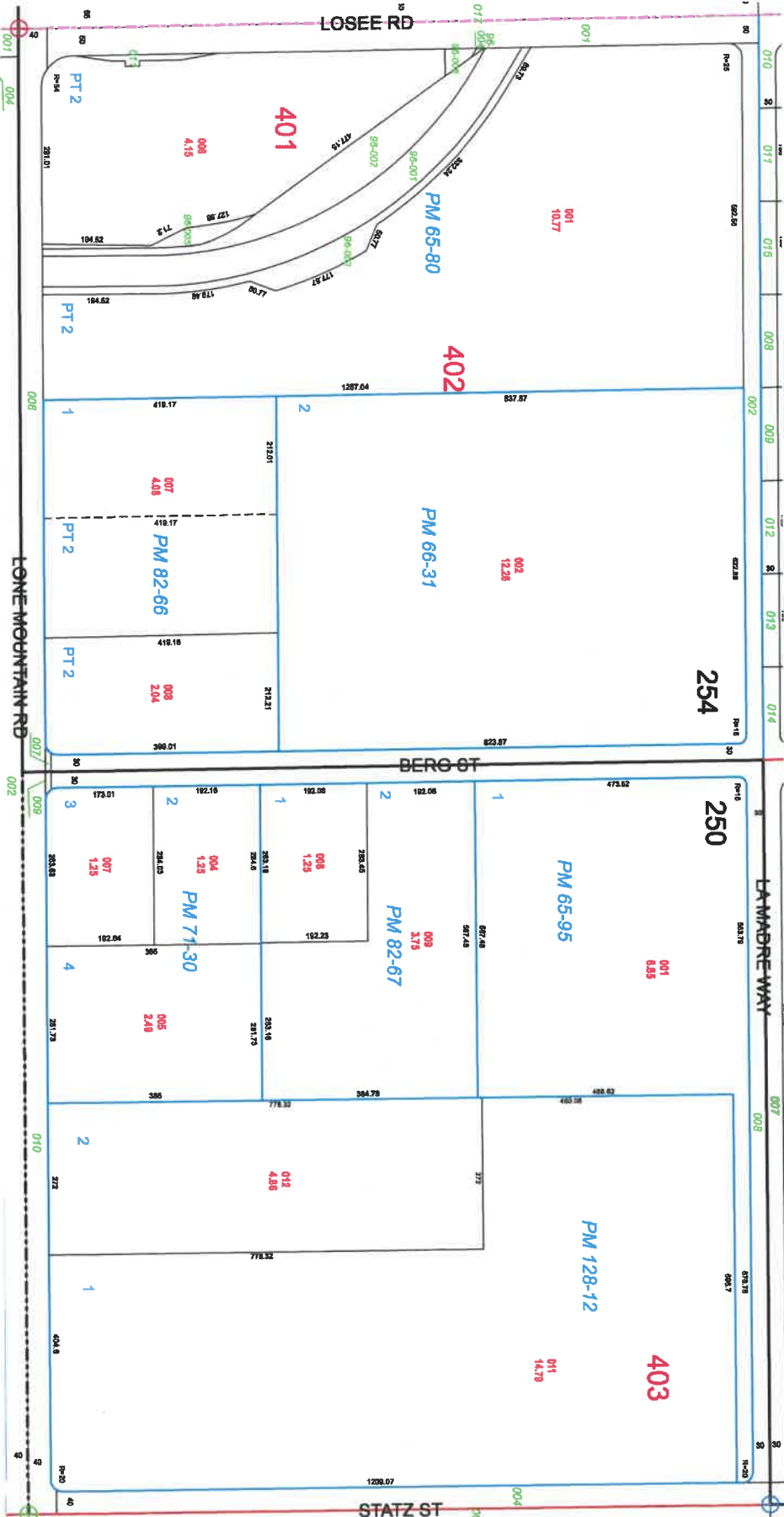
**S 2 SW 4**

**124-36-4**

Scale: 1" = 200'

Rev: 5/4/2022

CLARK COUNTY  
 NEVADA



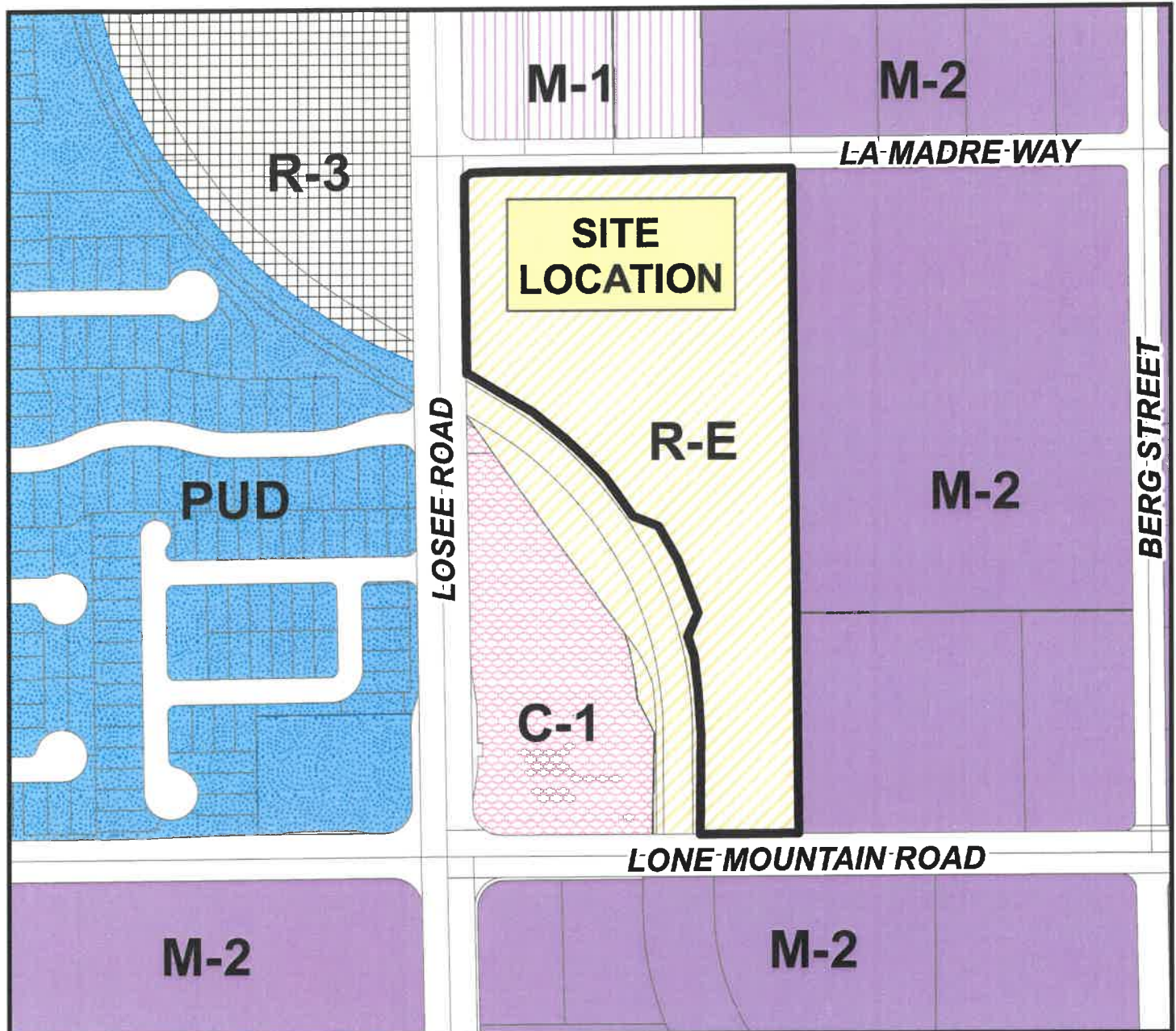
TAX DIST 254,250





# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Losee Capital Management, LLC.  
Application Type: Property Reclassification  
Request: From R-E (Ranch Estates District) to M-2 (General Industrial District)  
Project Info: Southeast corner of Losee Road and La Madre Way  
Case Number: ZN-01-2023

2/09/2023

