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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)

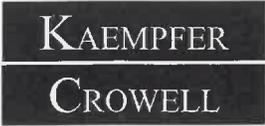
To Whom It May Concern:

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.

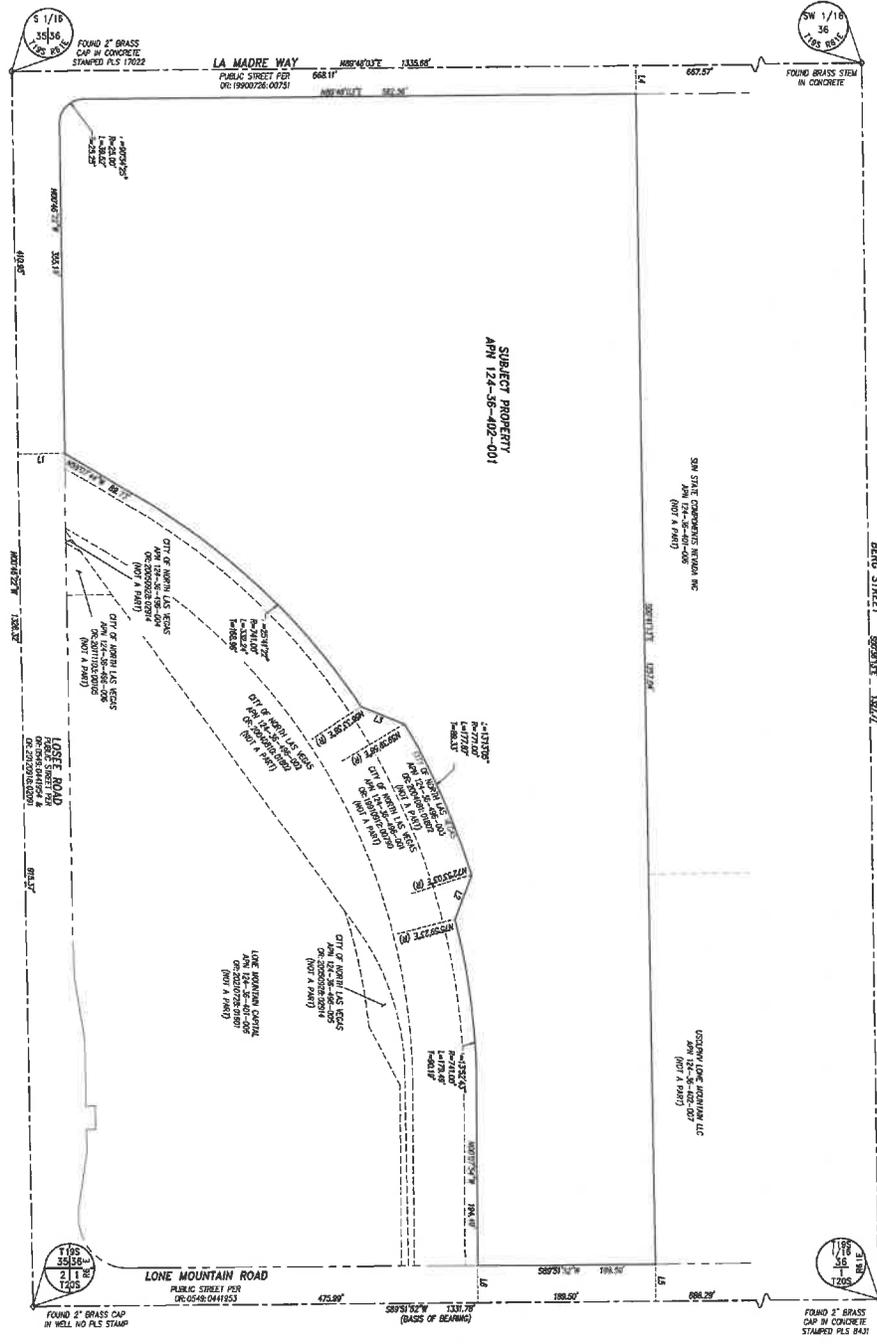
Sincerely,
KAEMPFER CROWELL

Jennifer Lazovich

JJL/mkr

ALTA/NSPS LAND TITLE SURVEY

4950 LOSEE ROAD
 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

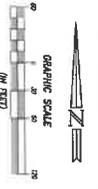


BASIS OF BEARING
 SOUTH 89°21'07\"/>

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- DEED LINE
- CENTERLINE
- EXISTING RIGHT-OF-WAY LINE
- BRIDGING STRIKEDOWN LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE (NOT A PART)
- FORMAL MONUMENT AS DESCRIBED
- EXISTING NUMBER
- ACCESSION PARCEL NUMBER
- OR - OFFICIAL RECORDS
- (M) - RURAL
- (A) - ACCESSORS PARCEL NUMBER

LINE TYPE	LINE STYLE
LINE BEARING	SOLID
L1	IMPOSED
L2	ACQUISITIVE
L3	ACQUISITIVE
L4	ACQUISITIVE
L5	ACQUISITIVE
L6	ACQUISITIVE



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

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E ENGINEERS
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 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	NO.	BY	DATE	DESCRIPTION OF DRAWING REVISION
DRAWN BY:	ZZ	CHECKED BY:	ETP		
SEC 36 T 19 S R 61 E					

DATE: 05.09.2022
 JOB NUMBER: 018-22-002
 SHEET: 2 OF 3

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 1:117 ORIGINAL.

MAP LEGEND

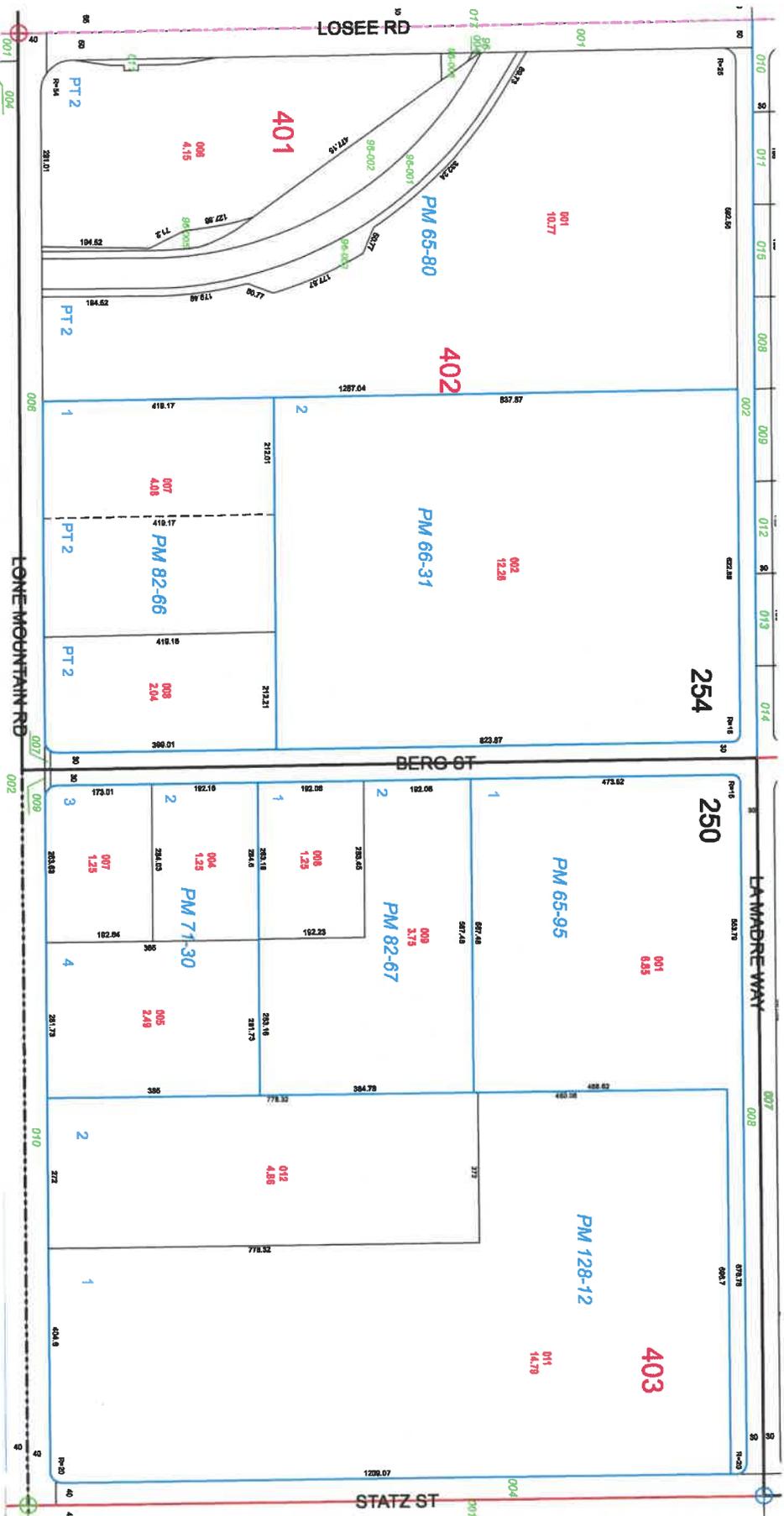
- PARCEL BOUNDARY
- SUB BOUNDARY
- PAVED BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL.
- RIGHT OF WAY PCL.
- SUB SURFACE PCL.
- 007 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 1.00 ACREAGE
- 202 PARCEL SUBSEQ NUMBER
- P8 24-46 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 6 LOT NUMBER
- GL5 60V 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
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100-101	102-10	103-10	104-10	105-10	106-10	107-10	108-10	109-10	110-10
125-124	123-12	122-12	121-12	120-12	119-12	118-12	117-12	116-12	115-12
135-139	140-14	141-14	142-14	143-14	144-14	145-14	146-14	147-14	148-14
163-162	161-16	160-16	159-16	158-16	157-16	156-16	155-16	154-16	153-16

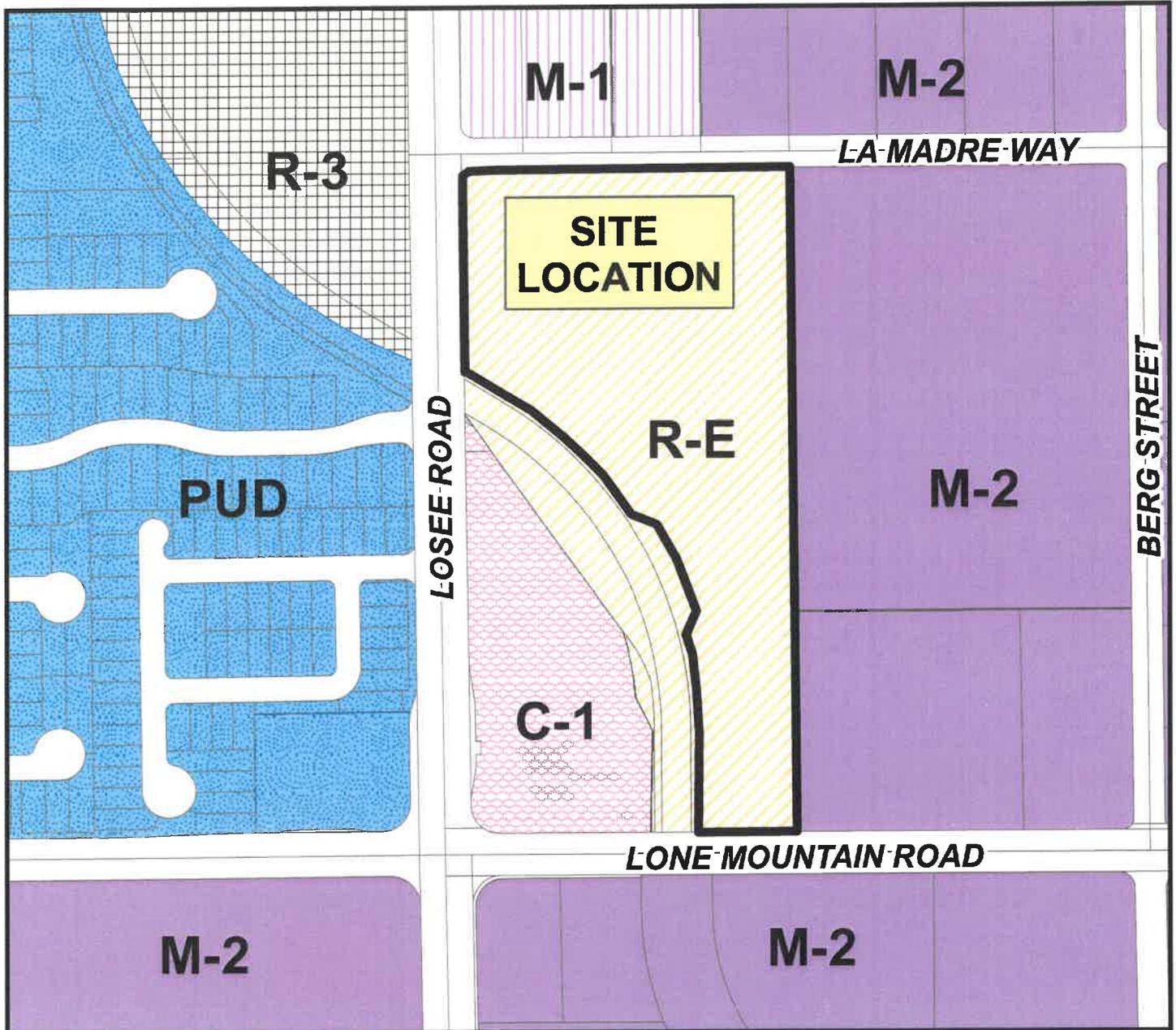


TAX DIST 254,250



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

