

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0264-ALL STATE FREIGHT, INC.:**

**USE PERMIT** for truck parking.

**DESIGN REVIEW** for a truck parking and outdoor storage facility on 2.78 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75 & APZ-1) Overlay.

Generally located north of Alto Avenue and west of Nellis Boulevard within Sunrise Manor.  
MK/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

140-17-611-005; 140-17-611-006

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.78
- Project Type: Truck parking and outdoor storage
- Number of Stories: 1 (security building)
- Building Height (feet): 11 (security building)
- Square Feet: 160 (security building)
- Parking Required/Provided: 1/1
- Sustainability Required/Provided: 7/2

Site Plan

The site plan depicts an existing unpermitted truck parking and outdoor storage yard on the northwest corner of Alto Avenue and Nellis Boulevard. Access to the site is provided via a driveway on the southwest corner of the site, with a sliding gate set back 18 feet at the entrance. There is also an emergency access gate centrally located along the east property line. A security building is located in the southwest corner of the site, with the customer parking for the site located immediately to the north. The remainder of the site is reserved for truck parking, for which a use permit is being requested, and for outdoor storage.

### Landscaping

The landscaping plan depicts an existing attached sidewalk along Alto Avenue and Nellis Boulevard, with a 15 foot wide landscaping strip located behind the sidewalk. The landscaping consists of shrubs and medium trees spaced 20 feet on-center.

### Elevations

The elevation plans depict an existing prefabricated building finished with vertical laminated panels with a maximum height of 11 feet. The foundation of the prefabricated building will be masked by lattice panels, and the building will be painted 1 color and will feature windows and a single entrance/exit.

### Floor Plans

Floor plans for the existing prefabricated building depict it as having no interior rooms or structures, with a door on the west side of the building and several windows on each face of the structure.

### Applicant's Justification

The applicant states that their company provides truck and trailer parking, as well as towing for trucks and commercial equipment, and that the site will be used as truck parking and outdoor storage to support their towing service. The applicant also states that the greater Las Vegas metropolitan area has a limited amount of truck and trailer parking, and that by using this site they will be alleviating the burden of illegal parking in the surrounding areas.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0445-02	Design review for a kennel - expired	Approved by PC	May 2002
TM-500405-01	One-lot commercial subdivision - expired	Approved by PC	January 2002
ZC-1539-00	Zone change from M-D (IP) to M-1 (IL) and a 5-story warehouse building – zone change adopted, warehouse building portion expired	Approved by BCC	November 2000

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Business Employment	IL (AE-75 & APZ-1)	Warehousing & outdoor storage

### **Clark County Public Response Office (CCPRO)**

CE25-14667 is currently active on the site for an unpermitted use.

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

##### Use Permit & Design Review

A use permit is required to allow truck parking or staging within the industrial zoning districts. Per Title 30, this use requires a building for monitoring on-site activities and controlling access to the facility. The site plan shows an existing 160 square foot security building, and the site is screened with an 8 foot high mesh-screened chain-link fence with barbed wire around the entire perimeter of the site. The truck parking and outdoor storage currently abut other industrial uses to the north and west; therefore, staff finds the truck parking should not negatively impact the surrounding area. Staff also finds that the addition of required landscaping along Nellis Boulevard and Alto Avenue, and the reorganization of the truck parking and outdoor storage area, will be an improvement to the existing site. Finally, staff notes that no waivers of development standards were required for this application, reflecting the site's compliance with the design standards set forth in Title 30. For these reasons, staff supports these requests.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Nevada Department of Transportation approval.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ELOY GARCIA

**CONTACT:** ELOY GARCIA, ALL STATE FREIGHT, INC., 3737 W. LA MADRE WAY, N. LAS VEGAS, NV 89031