

LINCOLN ROAD WAREHOUSE  
(TITLE 30)

LINCOLN RD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500025-BEEDLE NV PROPERTY, LLC:**

**TENTATIVE MAP** for a commercial subdivision on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75/APZ-2) Zone.

Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
140-18-602-003

**LAND USE PLAN:**  
SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 2932 Lincoln Road
- Site Acreage: 4.9
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 4.9 acre undeveloped site. Off-site improvements will be installed with the development of the proposed distribution center. Access to the site will be from 2 driveways on Lincoln Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1553-00	Reclassified this site to M-D zoning for an office/warehouse complex	Approved by BCC	November 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution warehouse
East & West	Business Employment	M-D	Office & warehouse

## Related Applications

Application Number	Request
WS-23-0124	Distribution warehouse facility with waivers for detached sidewalks and modified driveway design is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

##### 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, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Comprehensive Planning - Addressing

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0005-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEEDIE NV PROPERTY, LLC

**CONTACT:** CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118