

Inst #: 201010180003240
Fees: \$22.00
N/C Fee: \$0.00
10/18/2010 03:05:56 PM
Receipt #: 544612
Requestor:
LAS VEGAS CITY
Recorded By: SCA Pgs: 9
DEBBIE CONWAY
CLARK COUNTY RECORDER

a

When recorded mail Tax Statement to:
City Clerk-City Hall, 400 Stewart Ave, Las Vegas, NV

89101

RE-RECORDED

APN#: 139-36-710-022

TITLE ON DOCUMENT: Order of Vacation

REFERENCE NO/INFORMATION: VAC - 37574

VACATION 37574 is being re-recorded to remove
duplicate first page of the legal description.

This page has been added to comply with NRS 247.110,
Section 4.

8

Inst #: 201010180001862
Fees: \$21.00
N/C Fee: \$0.00
10/18/2010 11:43:24 AM
Receipt #: 543999
Requestor:
LAS VEGAS CITY
Recorded By: STN Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER

When recorded mail to:
City Clerk-City Hall
400 Stewart Ave
Las Vegas, Nevada 89101

APN: 139-36-710-022

ORDER OF VACATION

WHEREAS, a petition dated the 4th day of March 2010, signed by a property owner(s) abutting the area affected thereby, was filed with the City Clerk of the City Council of the City of Las Vegas, Nevada (hereinafter the "City Clerk" and the "City Council" respectively), applying for the vacation of certain real property, hereinafter described. The petition having been in order, the City Council referred it to the City's Planning Commission (hereinafter the "Planning Commission") for its recommendation, and the Planning Commission having filed its report with the City Council approved and recommended such vacation; and

WHEREAS, The Planning Commission hearing referenced in the previous paragraph was held on the 22nd day of April 2010, at the hour of 6:00 p.m. in the City Council Chambers of Las Vegas City Hall, 400 East Stewart Avenue, Las Vegas, County of Clark, Nevada, notice of which was provided to each owner of property abutting the area proposed for vacation and a notice published at least once in a newspaper of general circulation in the

City setting forth the date, time and place of the public hearing and the extent of the proposed vacation; and

WHEREAS, the notices were mailed and a notice of hearing was published on the 9th day of April 2010, and

WHEREAS, The City Council having held a hearing on the 19th day of May 2010, on the petition for vacation and the recommendation of the Planning Commission thereon, and the City Council having heard evidence in support of and against the petition; and

WHEREAS, Following the hearing, the City Council having approved the petition by finding that the portion of the real property to be vacated is no longer required for the public use and convenience and that the vacation will inure to the benefit of the City of Las Vegas and that neither the public, nor any person, will be materially injured thereby, and that utility company requirements, if any, will be satisfied;

THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Las Vegas, Nevada, that the following described real property, situated in the City of Las Vegas, Nevada, County of Clark, State of Nevada, and more particularly described as follows:

For complete legal description, see Exhibit "A" attached hereto

And by this reference made a part hereof

be, and the same hereby is, vacated subject to the following conditions:

1. The limits of this Petition of Vacation shall be a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred feet east of Mojave Road;
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated;
3. All development shall be in conformance with code requirements and design standards of all City Departments;
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained; and

5. If the Order of Vacation is not recorded within one (1) year after approval by City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

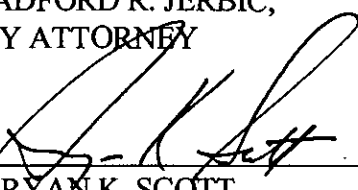
DATED this 11th day of October, 2010


OSCAR B. GOODMAN, MAYOR

ATTEST:

BEVERLY K. BRIDGES,
MMC CITY CLERK

APPROVED AS TO FORM:
BRADFORD R. JERBIC,
CITY ATTORNEY

By  10/8/10
BRYAN K. SCOTT
ASSISTANT CITY ATTORNEY

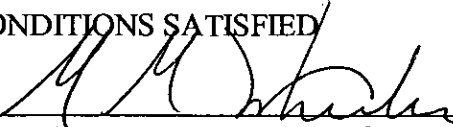
CONDITIONS SATISFIED
By 
PLANNING AND DEVELOPMENT DEPARTMENT
M. MARGO WHEELER, DIRECTOR

EXHIBIT "A"
A.P.N. 139-36-710-022

**VACATE 20 FOOT DRAINAGE EASEMENT, SOUTHEAST
CORNER OF STEWART AVENUE AND MOJAVE ROAD**

EXPLANATION

This legal description describes a public drainage easement to be vacated, lying south of Stewart Avenue and east of Mojave Road.

LEGAL DESCRIPTION

That portion of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that 20.00 feet public drainage easement as dedicated to the City of Las Vegas by RIGHT OF WAY GRANT FOR DRAINAGE PURPOSES recorded March 12, 1997 in Book 970312 as Instrument Number 01846, also being a portion of Block 1 of the LAS VEGAS SPECTRUM as shown on Book 43 of Plats, Page 10, both of Clark County, Nevada Records, described as follows:

BEGINNING at the intersection of the southerly line of STEWART AVENUE as shown on said Plat of LAS VEGAS SPECTRUM, with the northerly prolongation of the easterly line of that certain parcel of land described by deed to COCA-COLA BOTTLING COMPANY OF LOS ANGELES, recorded August 7, 1990 in Book 900807 Document Number 00307, Official Records of said CLARK COUNTY; Thence southerly along said northerly prolongation, South 00°13'30" East, a distance of 190.00 feet; Thence leaving said northerly prolongation and parallel with said southerly line of STEWART AVENUE, North 88°02'09" West, 20.00 feet; Thence parallel with said northerly prolongation, North 00°13'30" West, a distance of 190.00 feet to said Southerly line of

A.P.N. 139-36-710-022

**VACATE 20 FOOT DRAINAGE EASEMENT, SOUTHEAST
CORNER OF STEWART AVENUE AND MOJAVE ROAD**

EXPLANATION

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STEWART AVENUE; Thence along said southerly line, South 88°02'09" East, a distance of 20.00 feet to the POINT OF BEGINNING.

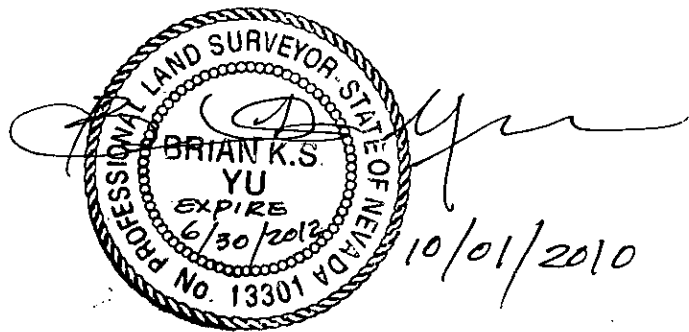
The above described parcel of land contains an area of 3800 square feet or 0.087 acres, more or less.

BASIS OF BEARING: North 88°02'09" West being the centerline of STEWART AVENUE as shown on Record of Survey in File 57, Page 15 of Clark County, Nevada Records.

The EXHIBIT MAP accompanying this legal description is attached hereto and made a part thereof.

END OF DESCRIPTION

Prepared by:
Brian Yu, PLS
Public Works, City of Las Vegas,
731 S. Fourth Street,
Las Vegas, NV 89101



: VAC-37574

OWNER'S INITIALS _____

Roger Bailey

From: Brian Yu
Sent: Friday, October 01, 2010 3:46 PM
To: Roger Bailey
Cc: Bart Anderson; Nancy Almanzan; Mary A. Wulff; Neil Wacaser
Subject: VAC-37574

Roger,

The legal description and map exhibit for VAC-37574 have been prepared, please see the attached two files, no reservations are required for this vacation. If you have any questions please let me know,

Thanks,
Brian



ld100901.doc



VAC-37574.pdf

D.S. app'd 9/28/10
Legal looks good.
BB 10/4/10

Okay to Record
BA 10/4/10



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

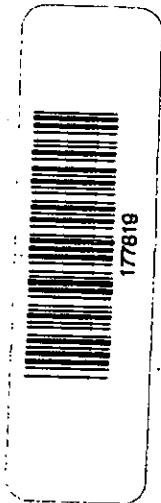
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

May 20, 2010

Mr. Matthew Fanoe
BCI Coca Cola bottling Company
2500 Windy Ridge Parkway
Atlanta, Georgia 30339

RE: VAC-37574 - VACATION
CITY COUNCIL MEETING OF MAY 19, 2010

Dear Mr. Fanoe:

The City Council at a regular meeting held May 19, 2010, APPROVED the petition to Vacate a 20-foot wide public drainage easement at 230 North Mojave Road. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2010. This approval is subject to:

1. The limits of this Petition of Vacation shall be a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred feet east of Mojave Road.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all city departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where

Mr. Matthew Fanoie
VAC-37574, -Page Two
May 20, 2010

needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Carlos Cadiz
Cadiz & Cadiz Architects
110 West Escalones, Suite A
San Clemente, California 92672



731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

April 23, 2010

Mr. Matthew Fanoe
BCI Coca Cola Bottling Company
2500 Windy Ridge Parkway
Atlanta, Georgia 30339

**RE: VAC-37574 - VACATION
PLANNING COMMISSION MEETING OF APRIL 22, 2010**

Dear Mr. Fanoe:

Your Petition to Vacate a 20-foot wide public drainage easement at 230 North Mojave Road, Ward 3 (Reese), was considered by the Planning Commission on April 22, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. The limits of this Petition of Vacation shall be a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred feet east of Mojave Road.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All development shall be in conformance with code requirements and design standards of all city departments.
4. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still

Mayor
Oscar B. Goodman
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlaw
Stavros S. Anthany
City Manager
Elizabeth N. Fretwell



Mr. Matthew Fanoe
VAC-37574 - Page Two
April 23, 2010

complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

5. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

This item will be considered by the City Council on May 19, 2010, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Carlos Cadiz
Cadiz & Cadiz Architects
110 West Escalones, Suite A
San Clemente, California 92672

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Planning and Development Department
Case Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-37574 - APPLICANT/OWNER: BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **APRIL 22, 2010** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney at (702) 385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions and return to our office by 5:00PM APRIL 21, 2010.

A handwritten signature in black ink, appearing to read "Alma Campbell", written over a horizontal line.

Signature

04/21/10

Date

ALMA CAMPBELL

Please Print Name

CADIZ & CADIZ ARCHITECTS

Company Name

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

RECEIVED

APR 22 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

April 9, 2010

Mr. Matthew Fanoe
BCI Coca Cola Bottling Company
2500 Windy Ridge Parkway
Atlanta, Georgia 30339

RE: VAC-37574 - VACATION
PLANNING COMMISSION MEETING OF APRIL 22, 2010

Dear Mr. Fanoe:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on *April 22, 2010* as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Friday, April 16, 2010* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Carlos Cadiz
Cadiz & Cadiz Architects
110 West Escalones, Suite A
San Clemente, California 92672

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Torkanion
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell





**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

April 20, 2010

City of Las Vegas
Department of Public Works
Right of Way Division
731 South Fourth Street
Las Vegas, Nevada 89101-2927

Attention: Carolyn Caviness
SUBJECT: VACATION AND ABANDONMENT OF DRAINAGE EASEMENT
WITHIN VAC-37574-2010

The Las Vegas Valley Water District (District) has no objections to the vacation and abandonment of the Drainage Easement as described in VAC-37574-2010 received by the District on March 15, 2010. However, the District retains the right to use any patent reservations, easements or other property rights in which it may have an interest or interests that may be located within the area being vacated and abandoned.

Should you have any questions, please contact Paul Bryan, Assistant Right-of-Way Agent, at (702) 862-3428.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph D. Freeman".

Joseph D. Freeman, SR/WA
Principal Right-of-Way Agent

JDF:PMB:



CenturyLink
330 South Valley View Boulevard
Las Vegas, Nevada 89107
(702) 244 6987

April 16, 2010

VAC-37574
No Reservations

City of Las Vegas
Department of Public Works
Right-of-Way Division
731 South Fourth Street
Las Vegas, NV 89101

SUBJECT: VAC-37574
Project Name: Stewart E/O Mojave
APN: 139-36-710-022

Re: Request from BCO Coca-Cola Bottling Company of Los Angeles to vacate a 20-foot wide public drainage easement at 230 North Mojave Road lying in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, MDM, City of Las Vegas, Clark County, Nevada

To Whom It May Concern:

CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector.

Sincerely yours,

Rick Naugle
Managing Engineer
CENTRAL TELEPHONE COMPANY d/b/a CENTURYLINK

PRN: 451678
Main WCE: L.Bellows



March 23, 2010

**Department of Public Works
Right-of-Way Division
731 South 4th Street
Las Vegas, Nevada 89101
Attn: Mary Wulff**

Subject: VAC-37574 @ 230 N. Mojave Rd (Coca Cola Bottling Company of Los Angeles)

We have reviewed your request to vacate a 20-Foot Wide Public Drainage Easement at 230 North Mojave Road, Ward 3 (Reese), as shown on the attached exhibit and legally described as:

A Twenty-Foot (20') Wide by One Hundred Ninety-Foot (190') long Public Drainage Easement perpendicular to Stewart Avenue and approximately Six Hundred Sixty (660') East of Mojave Road, said Property being a portion of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 36, Township 20 South, Range 61 East, M.D.M.,

We currently have **no existing CATV or Telecommunications facilities**, installed in the location; therefore have no objection to your request. We do, however, request consideration for a reservation of rights over the subject parent property for the installation of future facilities, particularly along the road rights of way.

Sincerely,

A handwritten signature in black ink, appearing to read "Tracy Prince". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tracy Prince
Supervisor, Right-of-Way



April 1, 2010

CITY OF LAS VEGAS
Department of Public Works
Right-of-Way Division
731 S. Fourth Street
Las Vegas, Nevada 89101
Attn: Ms. Carolyn Caviness

Reference: CLV VAC-37574
NV Energy # RV 10-033

Dear Ms. Caviness,

Nevada Power Company d/b/a NV Energy has **no objection** to the vacation of the public drainage easement as described in VAC-37574.

It is the intent and understanding of NV Energy that this Vacation shall not reduce our rights to any other existing easements we have on this site or in the area.

Sincerely,

A handwritten signature in cursive script that reads "Sharon McShea".

Sharon McShea, SR/WA
Supervisor, Special Projects & ROW Management

Ref 12965

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 03/12/10
TO:	OFFICE OF BUSINESS DEVELOPMENT CCSD FIRE ENGINEERING FIRE SERVICES, COMMUNICATIONS NEIGHBORHOOD SERVICES METRO DETENTION & ENFORCEMENT	TOM BURKART LINDA PERRI OZZIE MIRKHAH ANNE KILPONEN BRIAN O'CALLAGHAN KATHY SHEPHERD
SUBJECT: PETITION OF VACATION		
APPLICANT: BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES		
FILE NUMBER: VAC-37574		

A REQUEST HAS BEEN RECEIVED FROM THE BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES TO VACATE A 20-FOOT WIDE PUBLIC DRAINAGE EASEMENT AT 230 NORTH MOJAVE ROAD, WARD 3 (REESE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') WIDE BY ONE HUNDRED NINETY-FOOT (190') LONG PUBLIC DRAINAGE EASEMENT PERPENDICULAR TO STEWART AVENUE AND APPROXIMATELY SIX HUNDRED SIXTY (660') FEET EAST OF MOJAVE ROAD. SAID PROPERTY BEING A PORTION OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

COMMENTS DUE BY: MARCH 23, 2010

PLANNING COMMISSION MEETING: APRIL 22, 2010

ATTACHMENT:

All others: location map

no comment
Alguna

(Revised 3/02)

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. O. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 24, 2010
Re: **VAC-37574** BCI Coca Cola Bottling Company of Los Angeles 230 North Mojave Road
Request for a Vacation of a 20 foot wide public drainage easement

COMMENTS:

This Vacation application proposes to vacate an existing 20-foot wide public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

CONDITIONS OF APPROVAL:

1. The limits of this Petition of Vacation shall be a twenty-foot wide by one hundred ninety foot long Public Drainage Easement generally located perpendicular to Stewart Avenue and approximately six hundred sixty feet east of Mojave Road.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by SDR-32475 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM

RECEIVED

MAR 15 2010

DIV. ENG.

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 03/12/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT: PETITION OF VACATION <i>Coca-</i>		
APPLICANT: BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES		
FILE NUMBER: VAC-37574		

A REQUEST HAS BEEN RECEIVED FROM THE BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES TO VACATE A 20-FOOT WIDE PUBLIC DRAINAGE EASEMENT AT 230 NORTH MOJAVE ROAD, WARD 3 (REESE)

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') WIDE BY ONE HUNDRED NINETY-FOOT (190') LONG PUBLIC DRAINAGE EASEMENT PERPENDICULAR TO STEWART AVENUE AND APPROXIMATELY SIX HUNDRED SIXTY (660') FEET EAST OF MOJAVE ROAD. SAID PROPERTY BEING A PORTION OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

139-36-710 -022

Coca-Cola Plant

COMMENTS DUE BY: MARCH 23, 2010

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: APRIL 22, 2010

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

SOUTHWEST GAS ENGINEERING
NO OBJECTION
Vickie L. Denny
EMRS

X6394514

No Obj.

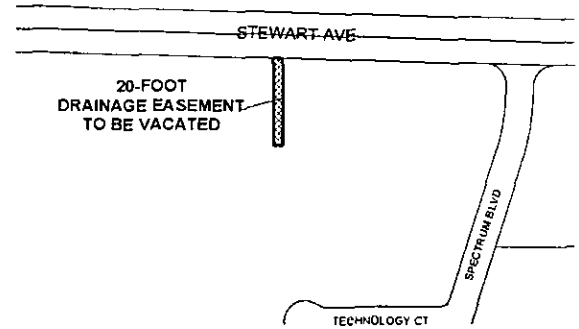
VLD 3-17-2010

objection
VB

Application Information

VAC-37574 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: BCI COCA-COLA BOTTLING
COMPANY OF LOS ANGELES - Petition to Vacate a 20-foot wide public drainage easement at 230 North Mojave Road, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

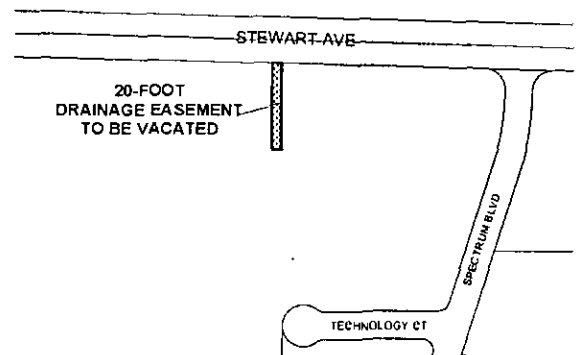
Meeting: Planning Commission
Date: April 22, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.

Application Information

VAC-37574 - VACATION - PUBLIC HEARING -
APPLICANT/OWNER: BCI COCA-COLA BOTTLING
COMPANY OF LOS ANGELES - Petition to Vacate a 20-foot wide public drainage easement at 230 North Mojave Road, Ward 3 (Reese)

Application Location



The proposed project may not pertain to the entire highlighted project site.

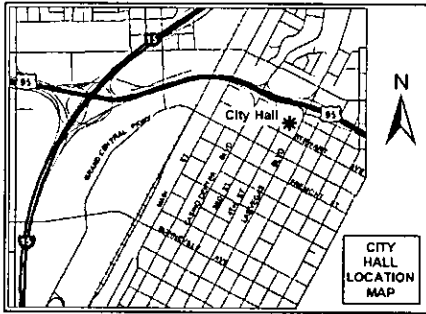
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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
CASE PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

APRIL 6, 2010

TO: LAS VEGAS REVIEW JOURNAL AND LAS VEGAS SUN
FROM: PLANNING AND DEVELOPMENT DEPARTMENT
SUBJECT: PUBLICATION OF PUBLIC HEARING NOTICES

PLEASE PUBLISH THE ATTACHED NOTICES OF PUBLIC HEARING

RE: VAC-37574 (VACATION REQUESTS)

DATE TO BE PUBLISHED: FRIDAY, APRIL 9, 2010

PLEASE SEND THIS OFFICE TWO (2) COPIES OF THE AFFIDAVIT OF PUBLICATION AT YOUR EARLIEST CONVENIENCE.

PLANNING AND DEVELOPMENT DEPARTMENT

CARMAN L BURNEY, AGENDA TECHNICIAN
CASE PLANNING DIVISION

/CLB

ATTACHMENT

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: April 22, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAC-37574

Arthur McCants Resident Council

Atrium Gardens HOA

Boulder Dam Homesites

Charlestonwood Apartments Resident Council

Church-Noblitt NA

Crestwood NA

Desert Rose Apartments Resident Council

Downtown Business Operators Council

Encantada Resident Council

Maverick - Hidden Village Resident Council

Mi Casa En El Sol NA

Mirabella Apartments

Palm Terrace Resident Council

Park Bonanza East Townhouse Owners
Association

Rulon Earl Resident Council

Showboat NA

Vera Johnson Manor B Resident Council

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 03/12/10
TO:	COX COMMUNICATIONS NV ENERGY SOUTHWEST GAS CORPORATION SOUTHERN NEVADA WATER AUTHORITY CENTRAL TELEPHONE COMPANY d/b/a EMBARQ LAS VEGAS VALLEY WATER DISTRICT	ANN AMOS MEGHAN O'NEAL SUE MULANAX
SUBJECT: PETITION OF VACATION		
APPLICANT: BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES		
FILE NUMBER: VAC-37574		

A REQUEST HAS BEEN RECEIVED FROM THE BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES TO VACATE A 20-FOOT WIDE PUBLIC DRAINAGE EASEMENT AT 230 NORTH MOJAVE ROAD, WARD 3 (REESE)

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COMMENTS DUE BY: MARCH 23, 2010

PLEASE SEND COMMENTS TO:
DEPARTMENT OF PUBLIC WORKS
RIGHT-OF-WAY DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101
ATTN: CAROLYN CAVINESS

PLANNING COMMISSION MEETING: APRIL 22, 2010

ATTACHMENT:

Cox, Embarq, NV Energy & LVVWD (Map, Petition, Justification Letter, Deed)
All others: Location Map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT

DATE: 03/12/10

**TO: OFFICE OF BUSINESS DEVELOPMENT
CCSD
FIRE ENGINEERING
FIRE SERVICES, COMMUNICATIONS
NEIGHBORHOOD SERVICES
METRO
DETENTION & ENFORCEMENT**

**TOM BURKART
LINDA PERRI
OZZIE MIRKHAH

ANNE KILPONEN
BRIAN O'CALLAGHAN
KATHY SHEPHERD**

SUBJECT: PETITION OF VACATION

APPLICANT: BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES

FILE NUMBER: VAC-37574

A REQUEST HAS BEEN RECEIVED FROM THE BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES TO VACATE A 20-FOOT WIDE PUBLIC DRAINAGE EASEMENT AT 230 NORTH MOJAVE ROAD, WARD 3 (REESE)

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COMMENTS DUE BY: MARCH 23, 2010

PLANNING COMMISSION MEETING: APRIL 22, 2010

ATTACHMENT:

All others: location map

**REQUEST FOR COMMENTS
CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM**

FROM: PLANNING AND DEVELOPMENT DEPARTMENT		DATE: 03/12/10						
TO:	DEVELOPMENT COORDINATION TEFO FLOOD CONTROL LAND DEVELOPMENT RIGHT-OF-WAY ROADWAY PLANNING SANITARY SEWERS SID (420 N. FOURTH STREET) SURVEY TRAFFIC ENGINEERING	GARY REID REBECCA WHITLOCK RAUL CRUZ DAVID GUERRA MARY WULFF JOE PEÑA PATRICK MURPHY ALAN RIEKKI RICK SCHROEDER						
<table style="width: 100%; border: none;"><tr><td style="width: 20%;">SUBJECT:</td><td>PETITION OF VACATION</td></tr><tr><td>APPLICANT:</td><td>BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES</td></tr><tr><td>FILE NUMBER:</td><td>VAC-37574</td></tr></table>			SUBJECT:	PETITION OF VACATION	APPLICANT:	BCI COA-COLA BOTTLING COMPANY OF LOS ANGELES	FILE NUMBER:	VAC-37574
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COMMENTS DUE TO BART ANDERSON BY: MARCH 23, 2010

PLANNING COMMISSION MEETING: APRIL 22, 2010

ATTACHMENT:

1. Right-of-way & Devco (Map, Petition, Justification Letter, Deed)
2. All others (Map)

(Revised 1/02)

4/22/10

PH

R G

Report Date 03/11/2010 09:04 AM

Submitted By

Page 1

A/P # 37574 VACATION

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	03/04/2010 13:07	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAC-37574 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES - Petition to Vacate a 20-foot wide by 190-foot long public drainage easement located at the northeast corner of the property at 230 North Mojave Road, Ward 3 (Reese)

Parent A/P #

Project #	37574	Project/Phase Name	VACATION OF PUBLIC DRAINAGE EA	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13936710022

Location

Owner/Tenant

Contact ID	AC1134220	Name	B C I COCA-COLA BOTTLING CO L A	Organization	% PROPERTY TAX
Mailing Address	P O BOX 723040			State/Province	GA
City	ATLANTA			Country	☐ Foreign
ZIP/PC	31139-0040			Evening Phone	
Day Phone	(770)989-3103 x			Mobile #	
Fax	(770)989-3019				

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

230 N MOJAVE RD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936710022

Report Date 03/11/2010 09:04 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1134220 ☐ Foreign
Effective Expire
Name B C I COCA-COLA BOTTLING CO L A
Day Phone (770)989-3103 x Eve Phone Organization % PROPERTY TAX
Pager PIN # Position
Fax (770)989-3019 Mobile Profession
E-Mail
Address P O BOX 723040
ATLANTA, GA 31139-0040
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity APPL Contact ID AC1750252 ☐ Foreign
Effective Expire
Name CARLOS CADIZ
Day Phone (949)361-0437 x Eve Phone Organization CADIZ & CADIZ ARCHITECTS
Pager PIN # Position
Fax (949)361-0696 Mobile Profession
E-Mail
Address 110 W ESCALONES, STE A
SAN CLEMENTE, CA 92672
Seasonal Addr
Valid From To
Comments carlos cadiz - 9449-361-0437

Contractors

No Contractors

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	03/04/2010 14:52	500.00
NOTIFICATION & ADVERTISING FEE	P	03/04/2010 14:52	500.00
Total Unpaid	0.00	Total Paid	1000.00

Inspections

There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
381871	DEVCO	1	Incomplete	☐	03/10/2010 16:56			
381872	FIRE COMM	1	Incomplete	☐	03/10/2010 16:56			
381873	NEIGH P&S	1	Incomplete	☐	03/10/2010 16:56			

Report Date 03/11/2010 09:04 AM

Submitted By

Page 3

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Issued

Started

Completed

Comp By

381874	SEWER	1	Incomplete	☐	03/10/2010 16:56			
381875	LAND DEV	1	Incomplete	☐	03/10/2010 16:56			
381876	FLOOD	1	Incomplete	☐	03/10/2010 16:56			
381877	ROW	1	Incomplete	☐	03/10/2010 16:56			
381878	SID	1	Incomplete	☐	03/10/2010 16:56			
381879	SURVEY	1	Incomplete	☐	03/10/2010 16:56			
381880	TEFO	1	Incomplete	☐	03/10/2010 16:56			
381881	TRAFFIC	1	Incomplete	☐	03/10/2010 16:56			
381882	FIRE ENG	1	Incomplete	☐	03/10/2010 16:56			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAC)

Modified By FSOLIS

Modified Date/Time 03/04/2010 13:07

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Deed and Legal Description
- Y Assessors Parcel Map
- N Patent Reservation Document (for Patent Res. Vacations only)
- Y Vacation Exhibit (3 Folded/ 1 Rolled)
- Y Statement of Financial Interest
- Y Justification Letter

- Y Business Licensing Requirements Met
- N Business License Exempt

Detail PLANNING LEGAL DESCRIPTION

Modified By RGUMARANG

Modified Date/Time 03/09/2010 13:39

Comments

No Comments

Report Date 03/11/2010 09:04 AM

Submitted By

Page 4

PLANNING LEGAL

Enter legal description

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') WIDE BY ONE HUNDRED NINETY-FOOT (190') LONG PUBLIC DRAINAGE EASEMENT PERPENDICULAR TO STEWART AVENUE AND APPROXIMATELY SIX HUNDRED SIXTY (660') FEET EAST OF MOJAVE ROAD. SAID PROPERTY BEING A PORTION OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

Project#	AP Type	Status	Stage	Relation
----------	---------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

VACATION

N Parent Project link required? Vacation Routing Process after City Council

N External (Utility) Comments required?

Final City Council letter received

Annotated minutes received

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

04/22/2010	PC	SCHEDULED				
------------	----	-----------	--	--	--	--

FSOLIS

03/04/2010

0

0

0

Report Date 03/11/2010 09:04 AM

Submitted By

Page 5

Meeting Information

Meeting Date

Meeting Type

Meeting Status

Comments

Added By

Add Date

Modified By

Modified Date

YES Votes

NO Votes

ABSTENTIONS

Vacation Final Review Process

CC Expiration Date

Request for Legal

Devco Received Legal

Legal sent back to ROW

Recorded Date

Planning Received Legal

Request for Order

Order Received

Request for Recordation

Recorded Doc Number

There are no items in this list

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

No Employee Entries

Log

Action

Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040

03/04/2010 14:53

0.00

COCA COLA BOTTLING COMPANY CK 4988906, 813.569.2700

No Model Home Details

Coca-Cola Enterprises Inc.

PO Box 227000
Alhambra, CA 91801-0000
714 962-8000
CCE@CCE.COM

March 11, 2010

VIA FEDEX

Fred Solis, City Planner 702-229-6893
City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Application for Vacation of Drainage Easement; APN#139-36-710-022

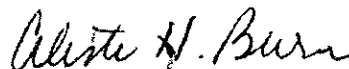
Dear Mr. Solis:

Enclosed to be added to our Application/Petition Form for vacation of an easement on our Property noted above is a Certificate showing that Matthew J. Fanoe is an authorized signer for the documents previously sent to you.

Please let me know if any additional documents will be needed. Please forward to me the 2010 Planning Commission Meeting Schedule so that I can have an idea of the timeframes involved in processing this application. If you would like to e-mail that to me, you may send it to cehutchingsbur@cececcs.com.

Thank you for your assistance.

Sincerely,



Celeste H. Burr
Sr. Real Estate Paralegal

Cc: Carlos Cadiz (w/enclosures)
 Matthew Fanoe
 Raul Ramirez (w/enclosures)

CERTIFICATE

The undersigned, Suzanne N. Forlidas, hereby certifies that she is Assistant Secretary of BCI Coca-Cola Bottling Company of Los Angeles, a Delaware corporation, (the "Company"), and hereby further certifies as follows:

1. The following constitutes a true, correct and complete copy of certain resolutions duly adopted by the Board of Directors of the Company on December 5, 2005, and such resolutions have not been amended, modified or rescinded and remain in full force and effect as of the date hereof:

RESOLVED, that any officer of the Company (to wit: the Chief Executive Officer, the President, any Vice President, the Chief Financial Officer, the Treasurer, the Controller, the General Counsel, the Secretary, any Assistant Secretary or such other officers as may be provided for by the bylaws of the Company from time to time) or any person appointed as a President, Vice President or General Manager of the appropriate Business Unit or Market Unit that is operated by the Company (each an "Authorized Signatory"), be, and each of them hereby is, authorized to execute, in the name and on behalf of the Company, any bids, proposals, contracts and agreements (including without limitation any license or franchise agreement), deeds, leases or other agreements relating to interests in real property, guarantees, bonds, notes, certificates or affidavits, or any amendment or supplement thereto, in connection with the purchase, sale or lease in the ordinary course of business of the Company of goods, services and property, and any releases, compromises, or settlements in connection with claims arising out of any such transaction, and to file any actions or proceedings in connection with such claims; and

FURTHER RESOLVED, that each such Authorized Signatory be, and each of them hereby is, authorized to delegate such authority in whole or in part, generally or in particular instances, to any person who is an employee of the Company, or to any attorney at law retained by the Company, and is further authorized to confirm such delegation by granting and executing a formal power of attorney or delegation of authority to such person who will become an "Authorized Signatory" to the extent provided in the power of attorney or delegation; and

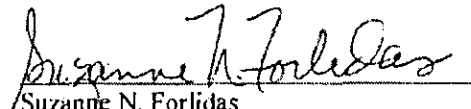
FURTHER RESOLVED, that in connection with the acquisition or disposition by the Company of any interest in real estate (including any improvements thereon), the Director of Real Estate and Facilities of Coca-Cola Enterprises Inc. is hereby authorized, in the name and on behalf of the Company, to execute and deliver any bids, proposals, contracts and agreements, certificates, deeds, leases, or other agreements relating to interests in real property, including any closing certificates required in connection with any such transaction; and

FURTHER RESOLVED, that the Secretary or any Assistant Secretary of the Company be, and each of them hereby is, authorized (a) to issue certifications attesting to the incumbency, authority, and status of any of the persons referred to in the foregoing resolutions and (b) to certify these resolutions under the corporate seal of the Company and deliver the same to such persons as any of them may deem appropriate, and that such persons may rely upon such resolutions until receipt by them of a certified copy of a resolution revoking or modifying the same.

2. Matthew J. Fanoe is on the date hereof the duly elected and acting Director of Real Estate of the Company, and as such, is authorized to execute and deliver any bids, proposals, contracts and agreements, certificates, deeds, leases, or other agreements relating to interests in real property, including any closing certificates required in connection with any such transaction in the name and on behalf of the Company.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal of the Company this 11th day of March, 2010.

(SEAL)


Suzanne N. Forlidas
Assistant Secretary

INTER - OFFICE MEMORANDUM

March 11, 2010

TO:

City Clerk's Office

FROM:

Romeo Gumarang, Planner I
Current Planning
x4604

SUBJECT:

Stamp In Planning Applications

COPIES TO:

Attached is one (1) Vacation application that needs to be stamped in and returned to Current Planning:

VAC-37574 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: BCI Coca-Cola Bottling Company of Los Angeles - Petition to Vacate a 20-foot wide public drainage easement located at 230 North Mojave Road, Ward 3 (Reese)

This application will be considered at the April 22, 2010 Planning Commission meeting.

Please return the stamped Application materials to Carman Burney, x6897. Please contact me if there are any questions. Your assistance is much appreciated.

RECEIVED
CITY CLERK

2010 MAR 11 A 10:56

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

COPY

Application/Petition For: Easement Vacation

Project Address (Location) 230 North Mojave Road, Las Vegas, NV

Project Name Warehouse Expansion/Vacation Project Proposed Use Warehouse

Assessor's Parcel #(s) 139-36-710-022

Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing M proposed _____

Commercial Square Footage 223,687 sf

Floor Area Ratio _____

Gross Acres 20.3

Lots/Units _____

Density _____

Additional Information _____

RECEIVED
CITY CLERK
2008 MAR 11 A 10:51
Angela

PROPERTY OWNER BCI Coca-Cola Bottling Company of Los Angeles **Contact** Matthew J. Fanoe
c/o Coca-Cola Enterprises Inc. Corp. Director of Real Estate
Address 2500 Windy Ridge Parkway Phone: 770/989-3103 Fax: 770/989-3019
City Atlanta State GA Zip 30339
E-mail Address mfanoe@cokecce.com

APPLICANT BCI Coca-Cola Bottling Company of Los Angeles **Contact** Raul Ramirez, Facility Mgr.
Address 8729 Cleta Street Phone: 562/803-8121 Fax: 562/922-7654
City Downey State CA Zip 90241
E-mail Address rramirez@cokecce.com

REPRESENTATIVE Cadiz & Cadiz Architects **Contact** Carlos Cadiz, Project Mgr.
Address 110 W. Escalones Ste. A Phone: 949/361-0437 Fax: 949/361-0696
City San Clemente State CA Zip 92672
E-mail Address ccadiz@cadizarchitects.com

Property Owner Signature* *mf*

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

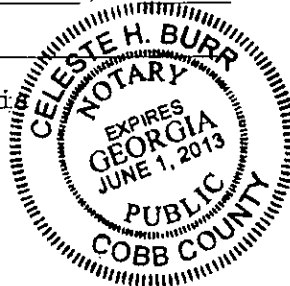
Print Name Matthew J. Fanoe

Subscribed and sworn before me

This 1st day of March, 20 10

Celeste H. Burr

Notary Public in and for Cobb County, Georgia



FOR DEPARTMENT USE ONLY

Case #	<u>VAC-37574</u>
Meeting Date:	<u>4-22-10</u>
Total Fee:	<u>1000.00</u>
Date Received:*	<u>3-4-10</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf

VAC-37574

Coca-Cola Enterprises Inc.

March 1st, 2010

P.O. Box 723040
Atlanta, GA 31139-0040
770.989.3000
770.989.3213 Fax

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Application for Vacation of Drainage Easement; APN#139-36-710-022
Justification Letter

BCI Coca-Cola Bottling Company of Los Angeles proposes to expand the existing Las Vegas Sales/Distribution Center by constructing a 104,517 square foot warehouse expansion within the 20.31 acre site located at 230 North Mojave Road. The existing facility consists of a 94,428 square foot warehouse with a 12,484 square foot office area, a separate free-standing 6,218 square foot Fleet Maintenance building; and 3,503 square foot check-in canopy. With the proposed new warehouse expansion, the total square footage of buildings on the site will be 221,150 square feet. The proposed project would develop approximately 50 feet x 520 feet of the currently undeveloped Coca-Cola site at northeast corner of the developed site on the east side of the property.

In 2006, four separate parcels owned by Coca-Cola were consolidated and Clark County Assessor's office issued new parcel number 139-36-710-022. An existing public drainage easement (privately maintained) is located at the north-east corner of the currently developed portion of the Coca-Cola property. The northern perimeter of the easement is located along Stewart Avenue. The size of the easement is 20 feet (north & south sides, parallel to Stewart Avenue) by 190 feet (east and west sides, perpendicular to Stewart Avenue).

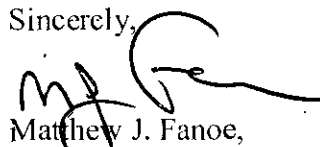
Per the proposed new design, the original purpose of the easement for drainage purposes would become obsolete because as a result of the proposed expansion, the perimeter of the easement would no longer be dedicated only for drainage purposes. The southern area of the easement will be located within the new warehouse addition and the northern area will be partially paved as a fire line, and partially would become a part of the infiltration trench area.

The warehouse expansion project proposes modification of the existing drainage system using concrete swales for natural storm water flow and development of a biofiltration area. A Drainage Study, submitted to the City of Las Vegas, as a part of the Grading Permit, concluded that the additional construction of the filtration area and the proposed 5 foot wide landscape and sidewalk drain will have adequate capacity to handle the additional flow. The Drainage Study meets all adopted study criteria, policies and regulations for such studies as promulgated by the City of Las Vegas.

Therefore, in order to complete the project we are requesting the vacation of this drainage easement. Thank you for your consideration of this request.

RECEIVED
MAR - 4 2010

Sincerely,


Matthew J. Fanoe,
Corporate Director of Real Estate & Facilities

VAC-37574
04/22/10 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-37574** APN: 139-36-710-022

Name of Property Owner: BCI Coca-Cola Bottling Company of Los Angeles,

Name of Applicant: BCI Coca-Cola Bottling Company of Los Angeles

Name of Representative: Raul Ramirez

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

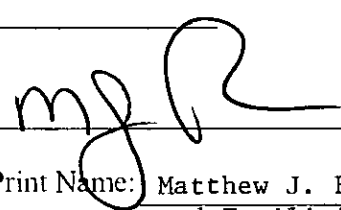
☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

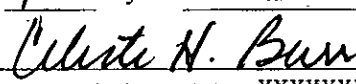
APN: _____

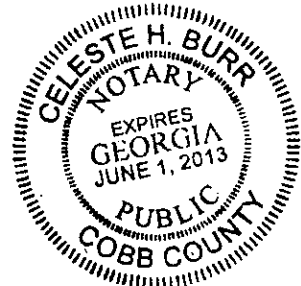
Signature of Property Owner: 

Print Name: Matthew J. Fanoe, Corporate Director of Real Estate and Facilities

Subscribed and sworn before me

This 1st day of March, 2010


Notary Public in and for said County and State Cobb County, Georgia

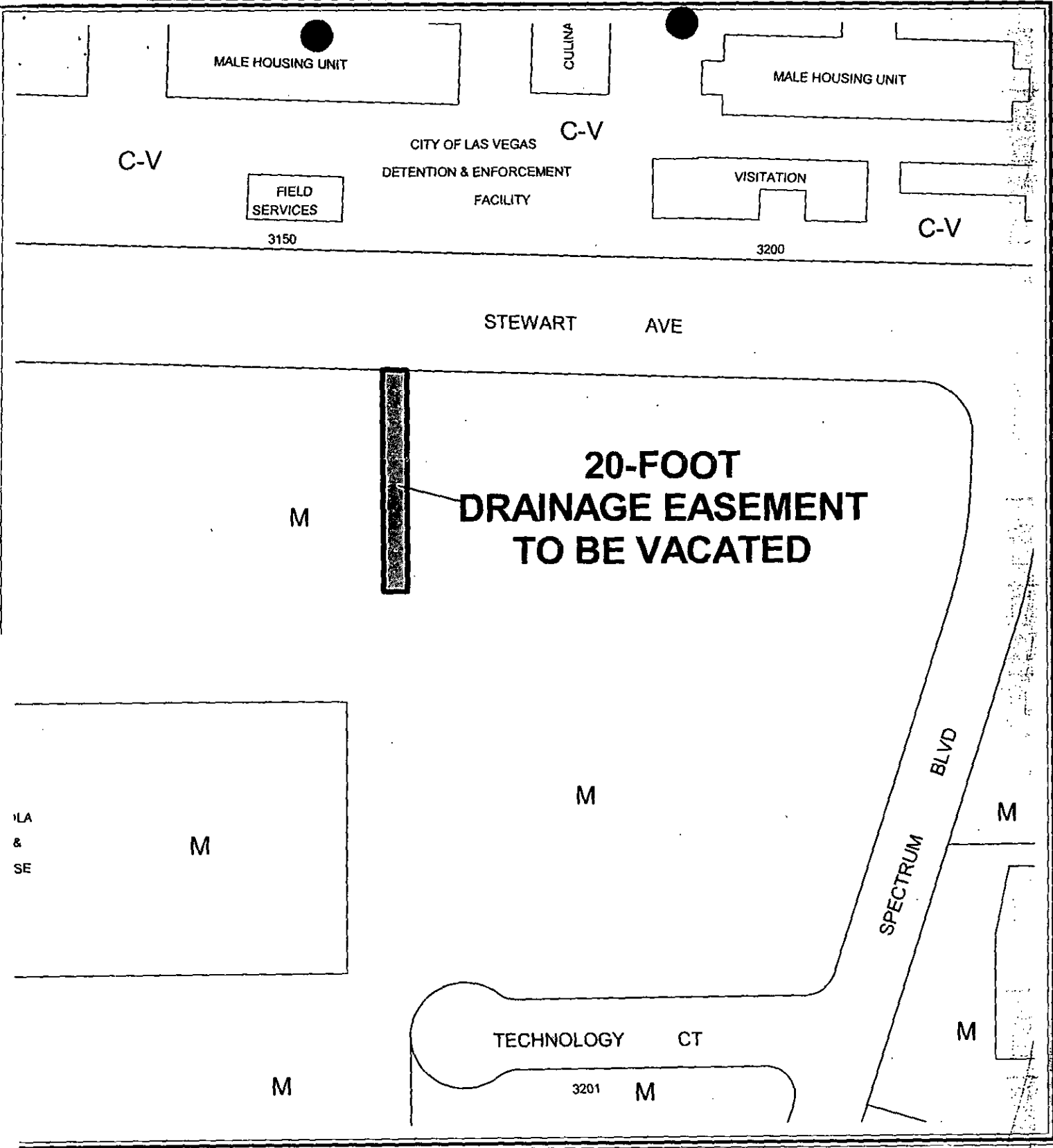


COPY

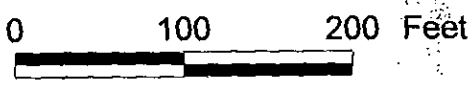
VAC-37574

A REQUEST HAS BEEN SUBMITTED BY BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES, TO VACATE A PUBLIC DRAINAGE EASEMENT LOCATED AT 230 NORTH MOJAVE ROAD.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS A TWENTY-FOOT (20') WIDE BY ONE HUNDRED NINETY-FOOT (190') LONG PUBLIC DRAINAGE EASEMENT PERPENDICULAR TO STEWART AVENUE AND APPROXIMATELY SIX HUNDRED SIXTY (660') FEET EAST OF MOJAVE ROAD. SAID PROPERTY BEING A PORTION OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.



CASE: VAC-37574



7
LV97-125226-AGR.P.T.T. \$ ~~2,955.00~~ 3292.50

3

GRANT, BARGAIN, SALE DEED

COPY

For valuable consideration, the receipt of which is hereby acknowledged, LEWIS PROPERTIES, INC., a California corporation (herein "Grantor"), does hereby grant, bargain sell and convey to BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES, a Delaware corporation, its successors and assigns (herein "Grantee"), all of that certain real property and easement appurtenant thereto (herein "Property") situated in the City of Las Vegas, County of Clark, State of Nevada, as described in Exhibit "A" attached hereto and incorporated herein by this reference.

The Property is conveyed to Grantee subject to all conditions, covenants, restrictions, reservations, rights-of-way and easements of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, on its behalf by its respective duly authorized officers, this 10th day of April, 1998.

APN: 139-36-710-012

GRANTOR:

LEWIS PROPERTIES, INC.
A California corporationBy: David A. Lewis
David A. Lewis, PresidentBy: James R. Lewis
James R. Lewis, Secretary

When recorded mail document to:
BCI Coca-Cola Bottling Company of
Los Angeles
% Coca-Cola Enterprises, Inc.
2500 Windy Ridge Parkway, Suite 700
Atlanta, Georgia 30339
Attn: Matthew J. Fanoie,
Corporate Director of Real Estate and
Facilities

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

COPY

On April 10, 1998, before me, Roxanne Wetzel, a Notary Public in and for said State, personally appeared DAVID A. LEWIS and JAMES R. LEWIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Roxanne Wetzel

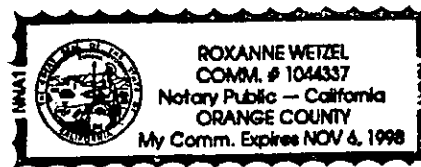


Exhibit A

COPY

(APN 139-36-710-012)

Being a portion of Lot 1, Block 1 of the LAS VEGAS SPECTRUM, in the City of Las Vegas, County of Clark, State of Nevada, per map recorded in Book 43, Page 10 of Plats, Official Records of Clark County, more particularly described as follows:

COMMENCING at the intersection of the center line of Stewart Avenue with the center line of Spectrum Boulevard as shown on Record of Survey recorded in File 79, Page 16, Official Records of said Clark County; Thence along said center line of Stewart Avenue, North 88°02'09" West a distance of 507.42 feet; Thence South 00°13'30" East a distance of 50.04 feet to the Southerly line of said Stewart Avenue and the TRUE POINT OF BEGINNING; Thence continuing South 00°13'30" East a distance of 563.26 feet to the point of cusp of a non tangent curve concave Southeasterly having a radius of 45.50 feet, a radial through said point of cusp bears South 83°36'44" East; Thence Easterly along said curve through a central angle of 122°06'49" an arc distance of 96.97 feet to the beginning of a tangent reverse curve concave Northerly having a radius of 25.00 feet, Thence Easterly along said curve through a central angle of 38°43'35" an arc distance of 16.90 feet; Thence North 89°46'30" East a distance of 243.26 feet to the beginning of a tangent curve concave Northwesterly having a radius of 25.00 feet; Thence Northeasterly along said curve through a central angle of 72°48'08" an arc distance of 31.77 feet; Thence North 16°58'22" East a distance of 335.21 feet to the beginning of a tangent curve concave Westerly having a radius of 370.00 feet; Thence Northerly along said curve through a central angle of 15°00'31" an arc distance of 96.92 feet; Thence North 01°57'51" East a distance of 42.31 feet to the beginning of a tangent curve concave Southwesterly having a radius of 45.00 feet; Thence Northwesterly along said curve through a central angle of 90°00'00" an arc distance of 70.69 feet to said Southerly line of Stewart Avenue; Thence along said Southerly line North 88°02'09" West a distance of 430.52 feet to the TRUE POINT OF BEGINNING.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
06-19-98 15:34 NEL 3
BOOK: 980619 OFFICIAL RECORDS 02012
INST:
FEE: 9.00 RPTT: 3,292.50

20 9 0 0 8 0 7 0 0 3 0 7 6

LV89-11-1874-AG

R.P.T.T. \$ PURSUANT TO THE
SPECIFIC REQUEST OF THE GRANTOR,
FOR R.P.T.T., SEE DECLARATION OF
VALUE

COPY

GRANT, BARGAIN, SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, LEWIS PROPERTIES, INC., a California corporation (herein "Grantor"), does hereby grant, bargain sell and convey to COCA-COLA BOTTLING COMPANY OF LOS ANGELES, a Delaware corporation, its successors and assigns (herein "Grantee"), all of that certain real property and easement appurtenant thereto (herein "Property") situated in the City of Las Vegas, County of Clark, State of Nevada, as described in Exhibit "A" attached hereto and incorporated herein by this reference.

1. The Property is conveyed subject to restrictions, reservations, conditions, rights-of-way and other easements of record.

2. The terms and conditions as set forth in that certain Repurchase Option Agreement and Joint Escrow Instructions ("Repurchase Option Agreement") dated July 31st, 1990, by and between Grantor and Grantee are hereby incorporated herein by this reference and made a part hereof.

3. GRANTOR'S COVENANTS: As set forth in that certain Road Construction Agreement, dated July 31st, 1990, by and between Grantor and Grantee, Grantor has agreed and covenanted, subject to certain conditions therein contained, to construct certain improvements for roadway and access purposes upon or within the Easement Area (legally described in Exhibit "B" attached hereto). Said Easement Agreement also provides certain rights and remedies to Grantee in the event that Grantor shall fail to perform its construction obligations as set forth therein.

4. GRANTEE'S COVENANTS: As set forth in the above-referenced Repurchase Option Agreement, Grantee has agreed and covenanted, subject to certain conditions therein contained, to commence construction of a distribution or warehouse facility on the Property within two (2) years and complete construction with in four (4) years of the date of recordation of this Deed. Said Agreement also contains restrictions on the right of Grantee to transfer or alienate the Property prior to the performance of its obligations thereunder. Said Repurchase Option Agreement provides certain rights and remedies to Grantor, including the right to repurchase the Property, in the event that Grantee shall fail to perform its obligations as set forth therein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, on its behalf by its respective duly authorized officers, this 30th day of July, 1990.

GRANTOR:

LEWIS PROPERTIES, INC.
A California corporation

By:

R. E. Lewis

RONALD E. LEWIS, VICE PRESIDENT

By:

James R. Lewis

JAMES R. LEWIS, SECRETARY

COPY

020-661-006

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

COPY

On July 30, 1990, personally appeared before me, a Notary Public, Ronald E. Lewis and James R. Lewis, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Vice President and Secretary respectively of Lewis Properties, Inc., the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Kristina L Fink
Notary Public

(seal)



9 0 0 8 0 7 0 0 3 0 7

ACCEPTANCE

The provisions of this Grant, Bargain and Sale Deed are hereby approved and accepted.

GRANTEE:

COCA-COLA BOTTLING COMPANY
OF LOS ANGELES
A Delaware corporation

By: Thomas D. Sherman

Thomas D. Sherman, Vice President

By: Jasmine K. Chang

Jasmine K. Chang, Assistant Secretary

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

On July 31, 1990, personally appeared before me, a Notary Public, Thomas D. Sherman and Jasmine K. Chang, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Vice President and Asst. Sec'y respectively of Coca-Cola Bottling Company of Los Angeles, the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

(seal)

L. Shuman-Eckhold
Notary Public

Notary Public, Fulton County, Georgia
My Commission Expires Oct. 9, 1990

COPY

9 0 0 8 0 7 0 0 3 0 7

EXHIBIT "A"

(Grant, Bargain, Sale Deed Legal Description)

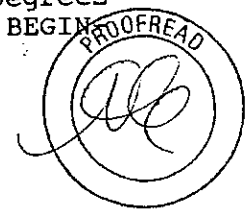
Parcel A: (Fee Property)

That portion of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, M.D.M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of Lot 1, Block 1 of the Las Vegas Spectrum as shown by map thereof on file in Book 43 of Plats, Page 10 of Clark County, Nevada Records, described as follows:

COMMENCING at the Northeast corner (NE Cor.) of said Southeast Quarter (SE 1/4); thence North 88 Degrees 02 Minutes 09 Seconds West, along the North line thereof, 1446.52 feet; thence South 00 Degrees 13 Minutes 30 Seconds East 433.54 feet to the TRUE POINT OF BEGINNING; thence South 89 Degrees 46 Minutes 30 Seconds West 665.00 feet to a point on the East Right-of-Way line of Mojave road; thence South 00 Degrees 13 Minutes 30 Seconds East, along said East Right-of-Way line, 570.00 feet; thence North 89 Degrees 46 Minutes 30 Seconds East, 190.00 feet; thence North 00 Degrees 13 Minutes 30 Seconds West, 70.00 feet; thence North 89 Degrees 46 Minutes 30 Seconds East, 475.00 feet; thence North 00 Degrees 13 Minutes 30 Seconds West, 500 feet to the TRUE POINT OF BEGINNING.

Parcel B: (Easement)

A non-exclusive easement for pedestrian and vehicular (including, without limitation, trucks) ingress, egress, roadway and utility purposes over that certain real property described in Exhibit "B" ("Easement Area") attached hereto and incorporated herein by this reference. The easement herein described shall be appurtenant to and for the benefit of that certain real property described in Parcel A above.



COPY

1. CONSTRUCTION OF IMPROVEMENTS:

Subject to the terms and conditions of the Road Construction Agreement, Grantor acknowledges its obligation to construct certain improvements ("Improvements") upon the Easement Area, consisting of, among other things, a roadway, the paved portion of which shall be not less than forty-eight (48) feet in width. Such Improvements shall be constructed in a good, workmanlike and timely manner and in accordance with all applicable laws, ordinances, orders, rules, permits and regulations of The City of Las Vegas for street improvement work. Grantee does not assume Grantor's obligations with respect to the construction of said Improvements. However, Grantee, its successor and assigns, shall have the right, but not the obligation, to construct the Improvements in the event that Grantor shall fail to perform its construction obligations in a timely manner.

2. MAINTENANCE:

Grantor shall be responsible for the maintenance and repair of any Improvements until such Improvements are accepted by the City of Las Vegas for use as a public roadway. Grantee, its successors and assigns, shall have the right, but not the obligation, to maintain and repair the Improvements until the City of Las Vegas accepts such Improvements for use as a public roadway.

COPY

3. INSURANCE; INDEMNITY:

During the term of this easement, Grantor and Grantee shall provide to and maintain with the City of Las Vegas evidence of a policy of liability insurance in an amount not less than \$1,000,000.00 Combined Single Limit covering the Easement Area and Grantor's and Grantee's own respective activities thereon. Both Grantor and Grantee shall indemnify and defend and hold the other harmless from and against any and all loss, costs or damages the other may incur as a result of their respective uses of the Easement Area or any portion thereof.

4. TERMINATION/SURRENDER OF EASEMENT:

Grantor, Grantee and any successors and assigns, upon receipt of a letter from the City of Las Vegas of its acceptance of the Improvements for use as a public street, shall execute a Quitclaim Deed of the easement rights provided for herein, in recordable form and referencing the easement created herein, and cause the same to be immediately recorded with the Recorder's office of Clark County, Nevada.

5. EFFECT OF COVENANTS:

Grantor acknowledges that no covenant or provision herein relating to the easement or the Improvement thereon, is intended to be or shall be construed as a condition subsequent, a conditional limitation, or as creating the possibility of reverter. No default by Grantee, or its successors and assigns, shall result in a termination of the easement created hereunder but may be enforced by any action at law for damages or for injunctive relief to seek compliance with the provisions hereof.

6. INCONSISTENCY OF DOCUMENTS:

In the event of any inconsistency between this Exhibit "A" and the Road Construction Agreement, the Road Construction Agreement shall govern and prevail.

/ / /

/ / /

COPY

9 0 0 8 7 0 0 3 0 7

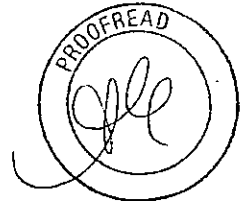
EXHIBIT "B"

"EASEMENT AREA" LEGAL DESCRIPTION

That portion of the southeast Quarter (SE 1/4) of Section 36, T. 20 S., R. 61 E., M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

BEING a strip of land 80.00 feet in width lying 40.00 feet on each side of the following described centerline:

COMMENCING at the Southeast Corner (SE Cor.) of said Southeast Quarter (SE 1/4), thence North 89 Degrees 48 Minutes 08 Seconds West, along the South line thereof, 1209.12 feet; thence North 00 Degrees 13 Minutes 30 Seconds West, 1428.70 feet to the TRUE POINT OF BEGINNING; thence continuing North 00 Degrees 13 Minutes 30 Seconds West, 650.00 feet; thence South 89 Degrees 46 Minutes 30 Seconds West, 275.00 feet to the POINT OF ENDING.



COPY

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:
CHICAGO TITLE OF LV
08-07-90 08:00 NA1 6
OFFICIAL RECORDS
BOOK: 900807 INST: 00307
FEE: 10.00 RPTT: 1,525.70

LV94-36-0254-AG

R.P.T.T. \$ 3141.10

(9)

(4)

GRANT, BARGAIN, SALE DEED

apn: 139-36-710-001
x 139-36-710-005

For valuable consideration, the receipt of which is hereby acknowledged, LEWIS PROPERTIES, INC., a California corporation (herein "Grantor"); does hereby grant, bargain sell and convey to BCI COCA-COLA BOTTLING COMPANY OF LOS ANGELES, a Delaware corporation, its successors and assigns (herein "Grantee"), all of that certain real property and easement appurtenant thereto (herein "Property") situated in the City of Las Vegas, County of Clark, State of Nevada, as described in Exhibit "A" attached hereto and incorporated herein by this reference.

The Property is conveyed subject to all conditions, covenants, restrictions, reservations, rights-of-way and easements of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed, on its behalf by its respective duly authorized officers, this 16th day of February, 1995.

GRANTOR:

NAME AND ADDRESS OF GRANTEE IS:
BCI COCA-COLA BOTTLING COMPANY OF
LOS ANGELES
P. O. Box 723040
Atlanta, Georgia 31139-0040
ATTN: LEGAL DEPARTMENT

LEWIS PROPERTIES, INC.
A California corporation

By: David A. Lewis
David A. Lewis, President

By: James R. Lewis
James R. Lewis, Secretary

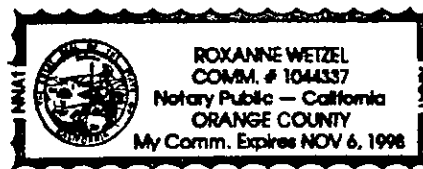
COPY

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On February 16, 1995, before me, ROXANNE WETZEL, a Notary Public in and for said State, personally appeared DAVID A. LEWIS and JAMES R. LEWIS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Roxanne Wetzel



COPY

EXHIBIT "A"**(Grant, Bargain, Sale Deed Legal Description)****COPY****Parcel A:**

That portion of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, M. D. M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of Block 1 of THE LAS VEGAS SPECTRUM as shown on the plat thereof on file in Book 43 of Plats, Page 10 of Clark County, Nevada Records, described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter (SE 1/4) of said Section 36; thence along the South line of said Southeast Quarter (SE 1/4), North 89°48'08" West a distance of 2199.15 feet to the centerline of MOJAVE ROAD as shown on said plat of THE LAS VEGAS SPECTRUM; thence along said centerline of MOJAVE ROAD North 00°13'30" West a distance of 2261.39 feet; thence North 89°46'30" East a distance of 50.00 feet to the TRUE POINT OF BEGINNING on the East Right-of-Way line of said MOJAVE ROAD, also being the Northwest corner of that certain parcel of land described by DEED to COCA-COLA BOTTLING COMPANY OF LOS ANGELES, recorded August 7, 1990 in Book 900807 as Instrument Number 00307 of Clark County, Nevada Records; thence along said East Right-of-Way line of MOJAVE ROAD, North 00°13'30" West a distance of 351.78 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 55.00 feet; thence Northeasterly along said tangent curve, through a central angle of 92°11'21", an arc distance of 88.50 feet to the South Right-of-Way line of STEWART AVENUE as shown on said plat of THE LAS VEGAS SPECTRUM; thence tangent to said curve along said South Right-of-Way line of STEWART AVENUE, South 88°02'09" East a distance of 608.35 feet to the Northerly prolongation of the East line of said COCA-COLA parcel; thence along the Northerly prolongation of the East line of said COCA-COLA parcel, South 00°13'30" East a distance of 383.50 feet to the Northeast corner of said COCA-COLA parcel; thence along the North line of said COCA-COLA parcel, South 89°46'30" West a distance of 665.00 feet to the TRUE POINT OF BEGINNING.

[The above described parcel of land contains an area of 262,775 square feet or 6.032 acres, more or less]



Exhibit "A" Grant Deed Legal Description Page Two

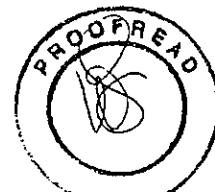
Parcel B:

That portion of the Southeast Quarter (SE 1/4) of Section 36, Township 20 South, Range 61 East, M. D. M., in the City of Las Vegas, County of Clark, State of Nevada, being that portion of Block 1 of THE LAS VEGAS SPECTRUM as shown on the plat thereof on file in Book 43 of Plats, Page 10 of Clark County, Nevada Records, described as follows:

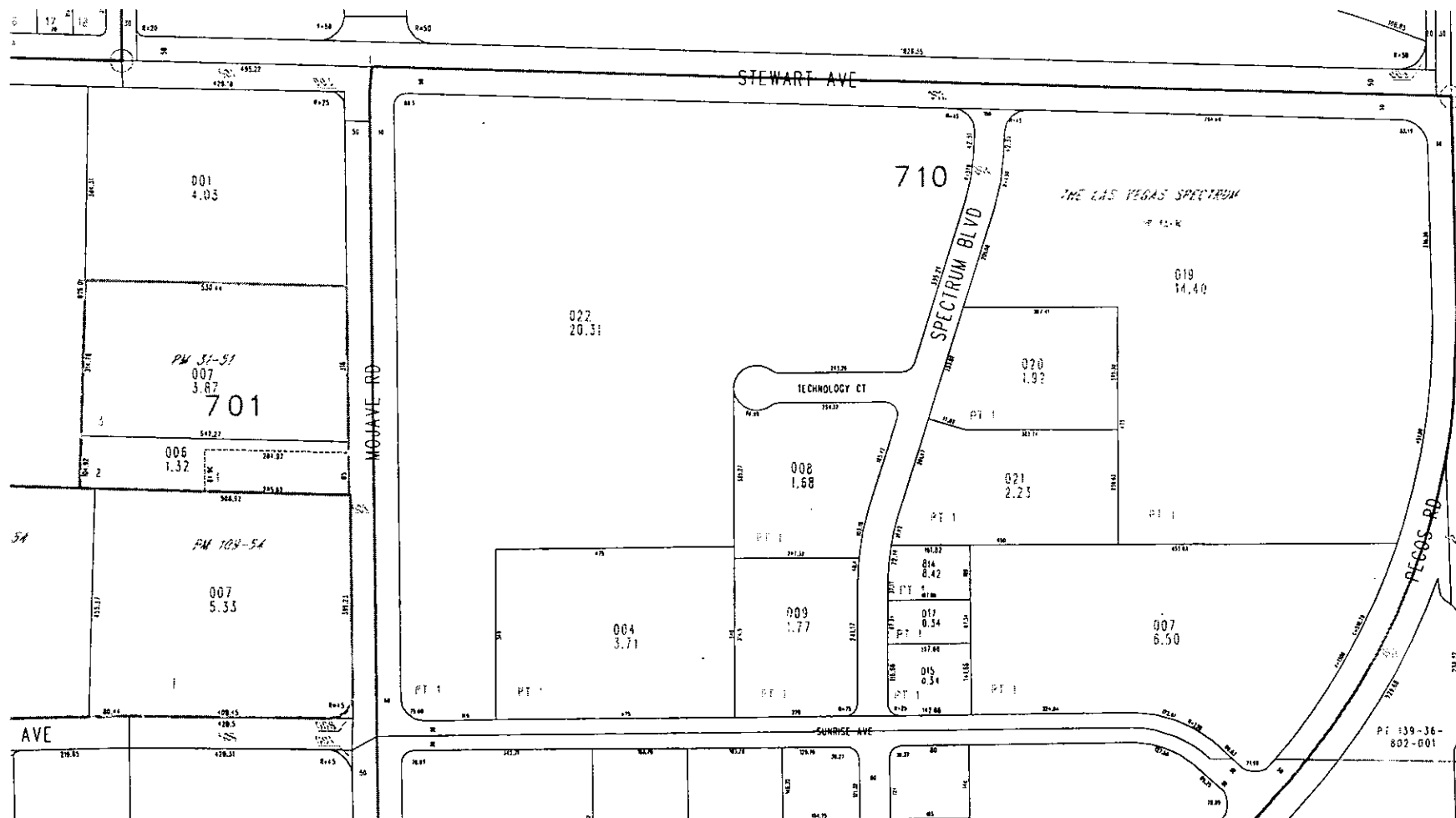
COMMENCING at the Southeast corner of the Southeast Quarter (SE 1/4) of said Section 36; thence along the South line of said Southeast Quarter (SE 1/4), North 89°48'08" West a distance of 2199.15 feet to the centerline of MOJAVE ROAD as shown on said plat of THE LAS VEGAS SPECTRUM; thence along said centerline of MOJAVE ROAD North 00°13'30" West a distance of 1691.39 feet; thence North 89°46'30" East a distance of 50.00 feet to the TRUE POINT OF BEGINNING on the East Right-of-Way line of said MOJAVE ROAD, also being the Southwest corner of that certain parcel of land described by DEED to COCA-COLA BOTTLING COMPANY OF LOS ANGELES, recorded August 7, 1990 in Book 900807 as Instrument Number 00307 of Clark County, Nevada Records; thence along the South boundary of said COCA-COLA parcel, continuing North 89°46'30" East a distance of 190.00 feet to the West line of that certain parcel of land described by DEED to LEWIS PROPERTIES, INC., recorded January 19, 1990 in Book 900119 as Instrument Number 00837 of Clark County, Nevada Records; thence along the West boundary of said LEWIS PROPERTIES parcel, South 00°13'30" East a distance of 270.00 feet to the North Right-of-Way line of SUNRISE AVENUE as shown on said plat of THE LAS VEGAS SPECTRUM; thence along said North Right-of-Way line of SUNRISE AVENUE, South 89°46'30" West a distance of 145.00 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 45.00 feet; thence Northwesterly along said tangent curve, through a central angle of 90°00'00", an arc distance of 70.69 feet to said East Right-of-Way line of MOJAVE ROAD; thence tangent to said curve, along said East Right-of-Way line of MOJAVE ROAD North 00°13'30" West a distance of 225.00 feet to the TRUE POINT OF BEGINNING.

RESERVING unto Grantor an encroachment easement for chain link fence purposes over the Easterly 0.14 feet of the Northerly 70.12 feet of said Parcel B until such time as the chain link fence is removed and replaced by either Grantor or Grantee and at such time Grantor shall release and quitclaim the easement area to Grantee.

[The above described parcel of land contains an area of 50,867 square feet or 1.168 acres, more or less]



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 (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL 	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schellberg, Assessor		BOOK 1205 R6E SEC 32 T20S R6E S32E 21" = 200'	R6E R6E R6E 125 124 123 138 139 140 163 162 161	4 3 2 1 7 6 5 4 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	8 4 2 6 5 1 5 1 6 2 6 2 7 3 7 3 0 4 8 4 5 1 5 1	139-36-7
	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBD BOUNDARY - - - ROAD EASEMENT - - - PW/LD BOUNDARY - - - NON-PARCEL LOT LINE - - - WATCH LINE / LEADER LINE - - - ROAD ID NUMBER		001 PARCEL NUMBER 1.00 ACREAGE 202 PARCEL SUB/SEQ NUMBER 1205 PLAT RECORDING NUMBER 0 BLOCK NUMBER 0 LOT NUMBER 001 COV. LOT NUMBER				
	AVERAGE DA VALUE 35						



VAC-37574
04/22/10 PC

TAX DIST 200

12/10

PARCELS 1
LABELS 1

Report of All Selected Parcels

Case Number: VAC-37574

Printed On: Thu: March 11, 2010

Owner

B C I COCA-COLA BOTTLING CO L A

Address

%PROPERTY TAX P O BOX 723040 ATLANTA GA

Parcel Numbe

13936710022

3100 E STEWART AVE
PE 8847
FENCE

PE 8847

STEWART AVE. 100'

STEWART AVE

DATE: 10
MAIN REPLACEMENT FOR
UNIVERSAL LAUNDRIES
871381/871383

PROP 4" PE

PROP 2" ISO
VALVE #1102906
INTSP #971577
WR #1048137

McKNIGHT SENIOR VILLAGE
UNIT 2 - REINFORCEMENT
1048137

PROP 2" PE 1048137

68' 8"

2" PE '91

2135906

37' BDC

15'

COCA-COLA
230 N MOJAVE RD

42'

2" PE '91

2" PE '97

TECHNOLOGY CT 2" PE '91

17'

140' 250'

2" PE '91

BLDG 58

260 SPECTRUM BLVD

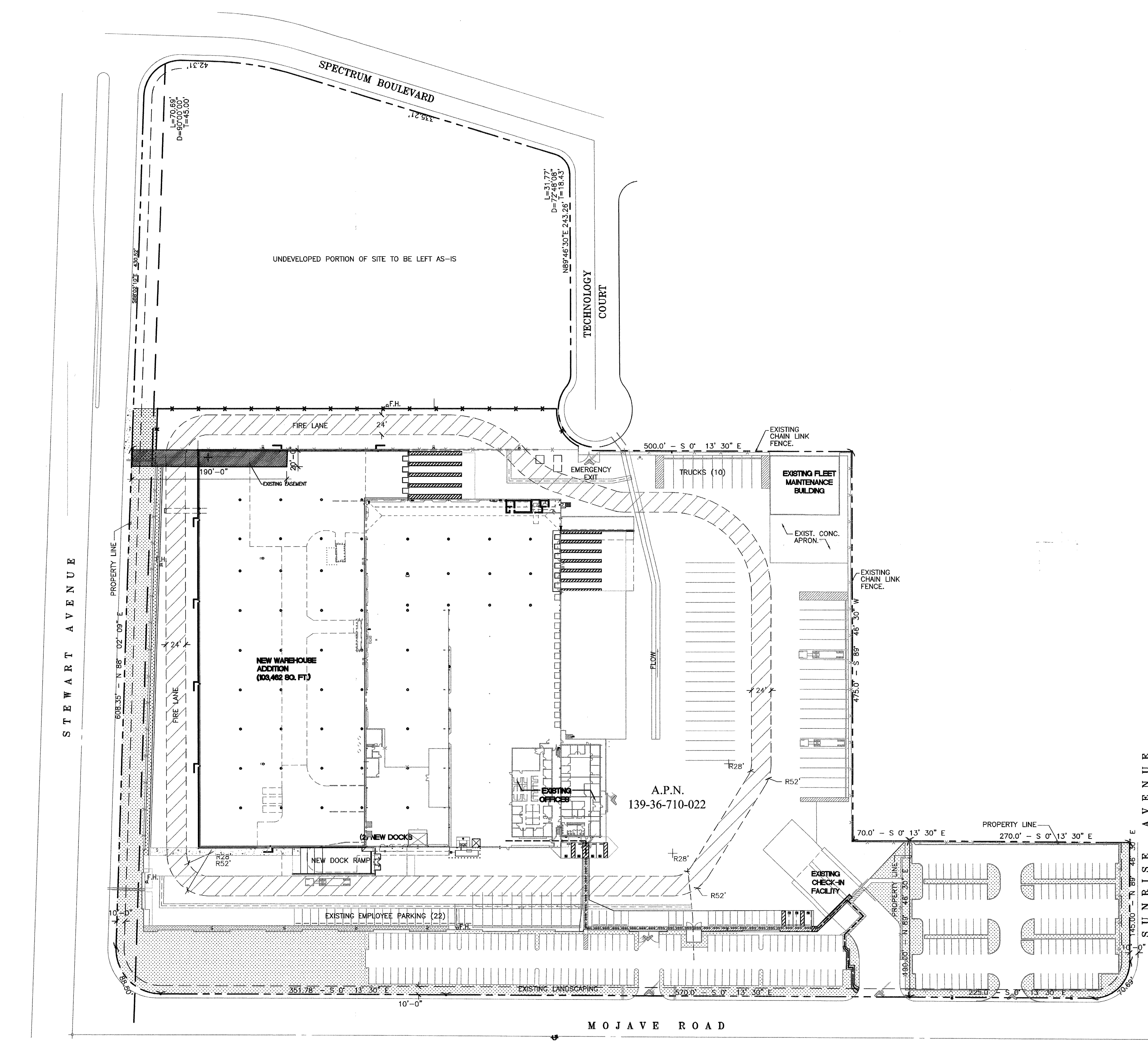
BLDG 57

2" PE '91 SPECTRUM BLVD
910240324

16'

MOJAVE RD 100'

100300



SITE PLAN

SCALE:	1
1" = 60'	

LEGEND

- | | |
|---|----------------------------------|
|  | EXISTING 190'-0"X20'-0" EASEMENT |
|  | EXISTING GRAVEL |
|  | LANDSCAPING |
|  | FIRE LANE |
|  | EXISTING FENCE |
|  | NEW FENCE |
|  | PROPERTY LINE |
|  | EXISTING YARD LIGHT |
|  | EXISTING FIRE HYDRANT |
| (23) | PARKING COUNT |
|  | HANDICAP PATH--OF--TRAVEL |
|  | EXISTING FIRE HYDRANT |
|  | NEW FIRE HYDRANT |
|  | EXISTING SANITARY SEWER LINE |
|  | EXISTING ELECTRICAL YARD BOX |

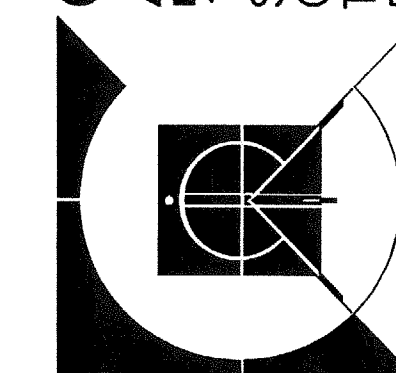
RECEIVED
MAR 03 2010

[illegible]

THE MASTER PLAN FOR THE WAREHOUSE EXPANSION PROJECT WAS PREPARED BY COCA-COLA ENTERPRISE CORPORATE ARCHITECT. CARLOS A. CADIZ, ARCHITECT, HAS PREPARED ALL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS.

CARLOS A. CADIZ
ARCHITECT

1110 W. ESCALONES
STE. A, SAN CLEMENTE
CALIFORNIA 92672
TEL (949) 361-0437
FAX (949) 361-0696



CONSULTANT



PROJECT:

COCA-COLA WAREHOUSE EXPANSION

2320 N. MOJAVE ROAD, LAS VEGAS, NV

SHEET TITLE:

SITE PLAN - EASEMENT LOCATION

DRAWN BY: LC
SCALE: AS SHOWN
DATE: 09/30/09
PROJECT NAME: 2816 LAS VEGAS
SHEET
AS1-1
X OF Z

VAC-37574
04/22/10 PC

VAC-37574 (SITE PLAN) STAMPED 3-3-10