

March 1st, 2010

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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).

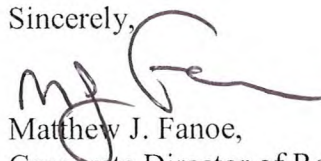
Per the proposed new design, the original purpose of the easement for drainage purposes would become obsolete because as a result of the proposed expansion, the perimeter of the easement would no longer be dedicated only for drainage purposes. The southern area of the easement will be located within 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.

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Sincerely,



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

VAC-37574
04/22/10 PC