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November 26, 2013

City Of Las Vegas
Department of Planning
333 North Rancho
Las Vegas, NV 89030

Subject: **Justification Letter for Pepsi Warehouse Extension
Located At 3131 Polaris Ave. , APN# 162-08-401-001**

ATTN: Greg Kapovich, Planner

The proposed warehouse extension will be located in the back of the current warehouse building located at 3131 Polaris Avenue. The building is owned by a holding company for Pepsi Bottling Company. Pepsi proposes to re-open this property and use the building as a regional repair facility for its vending machines. Pepsi vending machines will be refurbished at this facility. Pepsi expects to employ sixty people at this facility. Work hours will be from 6:00am to 2:30pm Monday through Friday.

A covered grade level truck dock on the south side of building would be extended 100 feet to the south and enclosed. The expanded warehouse space is required for storing parts and materials for repairing the vending machines. Also Pepsi would like to relocate an existing canopy from the northeast part of the property to the south side of the property. This existing canopy will sit along site of the warehouse extension and cover proposed recycling bins.

The existing metal building has an exterior finish of metal panels. The proposed extension will consist of metal panels to match the existing building. The color of the building extension will be off-white to match the existing facility. The facility has abundant parking and will meet the current Las Vegas parking requirements for the expanded facility (see site plan). The facility is located in an industrial district and we feel the proposed extension is an appropriate structure for the surrounding area and would not affect surrounding properties. We therefore ask this project be approved.

Sincerely,

Mike Brown
LM Construction Co. LLC