November 5, 2008

Coca-Cola Bottling Company of Los Angeles
Las Vegas, Nevada

PROJECT DESCRIPTION & JUSTIFICATION:

PROJECT DESCRIPTION:

Coca-Cola Bottling Company of Los Angeles, (a Coca-Cola Enterprises Company), proposes to expand their existing Las Vegas Sales/Distribution Center by constructing a 104,517 square foot warehouse expansion. The 20.31 acre site is located at 230 North Mojave Road. 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. The existing facility consist of a 94,428 square foot warehouse, attached 12,484 square foot office area, and 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.

HISTORICAL REVIEW OF SITE:

About 60% of the site is currently developed and used by Coca-Cola Las Vegas as a sales and distribution center. In the area where the proposed warehouse will expand into, the property is under utilized. The proposed warehouse area is partially paved and used to park and circulate trucks. The most easterly 4.5 acres of the property will be left undeveloped and reserved for future expansion needs. Prior to Coca-Cola developing the original Sales/Distribution Center in the early 90's, the land had not been previously developed. The site was originally rough graded by the developer of the industrial park, and is predominantly flat with a 1.2% slope toward the northeast corner of the property.

GENERAL FACILITY OPERATION:

Full good beverage product is brought to the Las Vegas Sales/Distribution Center in transport trucks from the surrounding Coca-Cola bottling facilities located in Southern California and Arizona. The bottling facilities in Southern California are located in San Diego, Downey, and Los Angeles. The bottling facility in Arizona is located in Tempe/Phoenix. The product is currently unloaded on the south side of the existing warehouse building, utilizing thirteen (13) docks. As part of the warehouse expansion project, we propose to add six (6) additional docks on the east side of the existing docks. An additional two (2) docks is being proposed on the west side of the existing warehouse, replacing the two (2) current docks on the north side which will be removed to make room for the new warehouse expansion. The product stored within the warehouse, will be loaded onto delivery trucks utilizing docks and existing drive-up door located on the southeast corner of the existing warehouse. The entire unloading and loading activity takes place within the warehouse.

RECEIVED
DEC - 8 2008

SDR-32475
01/22/09 PC

BUILDING DESIGN OBJECTIVE:

The new warehouse building will be concrete tilt-up construction. The building material and design was chosen to provide a high standard of development in keeping with the existing buildings constructed on the site in 1992 and 1997. The concrete panels will have score lines and be painted to match existing building and reflect a contemporary design. The overall height of the proposed new concrete tilt-up walls will be 36 feet (from finish floor to top of parapet wall).

The height of the warehouse is dictated by the height of storing four pallets of product on a gravity fed racking system.

Vehicle access to the site is provided from three driveways located off of Mojave Road. The center driveway, is used for trucks entering the site. The driveways to the north and south of the center driveway, is used by employees and visitors to access the auto parking areas. An existing driveway off of Technology Court, is used as an emergency second means of access to the site.

The rear easterly portion of the site, will be undeveloped and left as-is.

We would like to request the use of chain link fence along the East side of the proposed new warehouse. The fence line would be located approximately 350 feet from Spectrum Boulevard. In the future, the warehouse building would expand toward the East into the remaining undeveloped portion of the property.

SURROUNDING AREA:

The surrounding area consists of industrial uses.

JUSTIFICATION:

The project is consistent with the industrial land use designation, consistent with the City's zoning, and the site is physically suitable for the existing use and proposed new warehouse expansion. Coca-Cola's Sales/Distribution use, is an ideal fit for the park. The proposed expansion allows Coca-Cola to continue to service the recent growth the Las Vegas area has experienced over the last 10 years.

Coca-Cola's likes to create a positive impact to their neighbors. Coca-Cola Las Vegas takes pride in their facility and are active participants within the community. The addition of the proposed warehouse will be a positive influence, and will help promote and encourage local economic development by providing jobs.

The project as proposed is compatible with existing and potential future development within the park, and the existing landscaping and building design provide for an aesthetically pleasing site.

RECEIVED
DEC - 8 2008

SDR-32475
01/22/09 PC