



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

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SFR-20-003

**City of North Las Vegas
Planning Department
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89035**

RE: North Distribution Center IV at El Campo Grande & Nicco- Justification Letter for a Vacation of Public Drainage Easement (APN 123-28-801-001)

To Whom It May Concern:

Taney Engineering, on behalf of our client, Seefried Industrial Partners and the ownership group, is respectfully submitting the enclosed application for a Public Drainage Easement Vacation application on our proposed 38 +/- acre industrial project located on the southwest corner of east El Campo Grande Avenue and Nicco Way.

The aforementioned project proposes a single 780,480 square foot industrial warehouse building with office space at the building corners. Our intent with this application is to modify the existing public drainage easement (20190522:0001863) by making it thinner east to west and longer north to south. The PDE consists of a subterranean storm drain system which enters the site from the north, extending south to an open-air detention basin. Alterations to the system, which in turn warrant a vacation and re-grant of the public drainage easement currently in place, consist of an angle point of the last segment of storm drain and a thinner and wider detention basin. The alterations do not hinder the performance of the system while simultaneously working better with the developers site plan. The altered PDE will meet all criteria concerning its use (drive aisles and parking will be provided over the storm drain segments but structures will not be allowed). Once this vacation application is approved, we will then rededicate the public drainage easement in the new proposed location.

If you need any further information, please let us know.

Sincerely,

Edward F. Taney, P.E.
President
Taney Engineering