



August 25, 2008
September 11, 2008**

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Attention: Mr. Larry Harala
Planner II

Subject: Palm Mortuary
Central Preparation Facility
Justification Letter for Special Use Permit
And Site Development Plan Review

Dear Larry:

On behalf of our client, Palm Mortuary, Inc., we respectfully request review and approval the attached applications for a Special Use Permit for a new crematory as well as a Site Development Plan Review. These applications are for the proposed Central Preparation Facility to be located at 1325 North Main Street. This new 14,771+/- square foot addition, if approved, will enhance the Palm Mortuary facilities which are existing and operational at this location. The recent acquisition of approximately .7 acres makes this a desirable and practical location for this addition.

The new building will be constructed directly adjacent to the existing crematory and contains plans for another retort in the future. The new building will contain business offices in addition to preparation facilities for all of the Palm Mortuary locations within the Las Vegas Valley. It will be staffed twenty-four hours a day by approximately seven staff members.

Access to this location will be by a private drive from Foremaster Lane. This will not be part of Palm Mortuary that is visited by the public.

The current zoning designation for the entire property owned by Palm Mortuary, Inc is CV, Civic. The General Plan designation is P-F, Public Facility. The Master Site Plan for Palm Mortuary at this location indicates 219 parking spaces are required, while 220 parking spaces are provided.

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The following is a table of the proposed landscaping for the site. Much of this landscaping already exists.

Conceptual Plant Schedule:

Quantity	Size	Botanical Name	Common Name
8	24" Box	Brachychiton Populenus	Bottle Tree
14	24" Box	Fraxinus Velutina "Rio Grande"	Fan Tex Ash
6	24" Box	Pistacia Chinesis	Chinese Pistache
6	24" Box	Prosopia Glandulosa 'Maverick	Thornless Texas Honey Mesquite
27	5 Gallon	Dodonaea Viscosa	Purple Hopseed Bush
5	5 Gallon	Photinia Fraseri	Redtip Photinia
48	5 Gallon	Salvia Clevelandii	Chaparral Sage
52	5 Gallon	Salvia Greggii	Autumn Sage
15	5 Gallon	Leucopyhillum Frutescens	Texas Ranger
24	5 Gallon	Lantana Montevidensis	Trailing Lantana
3	Relocate Existing 60' High Palms as Required		

Proposed Landscape Schedule includes:

2" to 4" Granite Cobble
Granite Boulders (Size Varies)
1" to 6" River Rock
Lawn Crypt Area

Notes:

1	All planters to receive a 2" layer of 3/4" decorative rock unless otherwise noted
2	Curbing and planted landscape areas are not to impede on burial plots
3	Lawn crypts to be sodded and irrigated by others
4	All nursery stakes to be removed at time of planting unless otherwise noted
5	Landscaping to be installed per City of Las Vegas Title 19 standards

*Plant Quantities are also listed on Sheet L-1

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Thank you very much for arranging the pre-application conference with the various department representatives. That meeting was most helpful. We look forward to any additional comments that you may have and anticipate a Planning Commission hearing on October 9, 2008 and City Council hearing on November 5, 2008.

Very truly yours,



Diana Bossard, AICP

Cc. G. Westerfield, PMI

R. Larson, Architect

**** The provided parking count has been revised to correctly reflect the provided parking count on the plans as submitted with the application. The letter submitted on August 25, 2008 incorrectly stated 224 parking spaces were provided.**

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