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CITY COUNCIL**

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cityoflasvegas
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July 6, 2023

Carriage Cemetery Services, Inc.
3040 Post Oak Blvd., Ste. 300
Houston, TX 77056

**RE: 23-0248-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JULY 2023**

Dear Applicant:

Your Land Use Entitlement project request TO ADD ONE COLUMBARIUM, TWO MAUSOLEUMS AND OTHER ONSITE IMPROVEMENTS TO AN EXISTING CEMETERY on 19.19 acres at 7251 West Lone Mountain Road (APNs 138-03-101-003 and 138-03-501-006), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 4 (Allen-Palenske), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. The proposed columbarium related to this review shall have a maximum height of seven feet. The proposed mausoleums related to this review shall have a maximum height of six feet.
2. Proposed trees along the south property line shall be no less than 36-inch box in size.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 06/14/23, and landscape plan and elevations date stamped 06/09/23, except as amended by conditions herein.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Community Development staff on **July 6, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

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c.c.:

Dan Cable
EDA Land Planning
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