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November 7, 2008

Mr. Gary Westerfield
Palm Mortuary, Inc.
1325 Main Street
Las Vegas, Nevada 89101

RE: SDR-29648 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 5, 2008

Dear Mr. Westerfield:

The City Council at a regular meeting held November 5, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 14,771 SQUARE-FOOT ADDITION TO AN EXISTING CEMETARY AND CREMATORY on 13.12 acres at 1325 North Main Street (APN 139-27-504-012 and 139-27-504-006), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 6, 2008. This approval is subject to:

Planning & Development

1. Conformance to the conditions for Special Use Permit (SUP-29649).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/26/08, except as amended by conditions herein.
4. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the Department of Building and Safety to determine if existing property lines have any impact on further development of this site.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
14. Grant a 10 foot Pedestrian Access Easement along Main Street prior to the issuance of any permits for this site.
15. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from Foremaster Lane.

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16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Senior Deputy City Clerk for
Vicky Darling, Acting City Clerk

cc: Ms. Diana Bossard
2260 Corporate Circle
Henderson, Nevada 89014