

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a funeral home.

DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay.

Generally located south of Patrick Lane and east of Eastern Avenue within Paradise. JG/nai/kh
(For possible action)

RELATED INFORMATION:

APN:

162-36-301-002; 162-36-301-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6200 S. Eastern Avenue
- Site Acreage: 21.6 (portion)
- Project Type: Funeral home with modifications to an existing parking lot
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,636
- Parking Required/Provided: 88/149

History and Request

DR-19-0130 was approved by the Planning Commission in April 2019 for a funeral home and has since expired. The applicant re-established the funeral home in conjunction with the existing cemetery via UC-22-0178. This application was approved by the Planning Commission on May 17, 2022. In addition, ADR-22-900007 was approved for development of a proposed care center located east of previously approved funeral home via UC-22-0178. This ADR included a new parking area, a proposed office/warehouse building with cold storage, a garage, and offices. However, the ADR expired on February 2, 2024. ADR-25-900338 was subsequently approved to re-establish the development of the care center. The applicant is requesting approval of the first extension of time for UC-22-0178.

Site Plans

The approved plans depict a proposed single story funeral home located at the northeast portion of the project site, along Patrick Lane. The funeral home is set back as follows: 1) 11 feet from the north property line, adjacent to Patrick Lane; 2) 1,160 feet from the south property line; 3) 510 feet from the east property line; and 4) 36 feet from the west property line. Forty-two additional parking spaces are being added to the existing parking lot immediately to the west of the funeral home. Four new loading spaces, measuring 10 feet wide by 30 feet deep, are also proposed at the southwest corner of the existing parking lot. Four additional parking spaces will be located adjacent to the southeast corner of the funeral home. The funeral home is located outside of the Runway Protection Zone (RPZ) and requires 88 parking spaces where 149 spaces are provided. Access to the project site is granted via 3 existing commercial driveways located adjacent to Patrick Lane.

The approved plans for ADR-25-900338 depict that the proposed care center is located in the northeast corner of parcel 162-36-301-005. This care center is located east of the previously approved funeral home that was approved with UC-22-0178. The plans propose an 8,000 square foot building with 22 additional parking spaces located north of the proposed care center building. The plans show that the building will be set back 136 feet from Patrick Lane to the north, and set back 240 feet from the east property line.

Landscaping

The approved plans depict a landscape area measuring between 11 feet to 15 feet along Patrick Lane consisting of 24 inch box trees planted 20 feet on center, including shrubs and groundcover. Landscape finger islands and trees are equitably distributed throughout the parking lot.

The approved plans for ADR-25-900338 depict that 24 inch box trees and shrubs will be planted along Patrick Lane (north property line). In addition, parking lot landscaping is provided within the new parking area north of the proposed care center building.

Elevations

The approved plans depict a single story funeral home with a maximum height of 30 feet to the top of the pitched roof. The building will be constructed of stone veneer with a smooth stucco finish. A standing seam metal roof is featured along all 4 sides of the building, with a 12 foot overhang to accommodate pedestrian walkways and vehicle drive aisles. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The building will be painted with neutral, earth tone colors.

The approved plans for ADR-25-900338 depict a single-story building with an overall height of 24 feet. The elevation plans depict concrete walls with a stucco finish, stone veneer columns, a standing seam metal roof, and fascia soffit panels.

Floor Plans

The plans depict a funeral home consisting of 13,636 square feet featuring arrangement rooms, reception area, multiple offices, restroom facilities, breakroom, file storage area, chapel with 154 seats, staging area, and miscellaneous other rooms.

The previously approved floor plans via ADR-25-900338 depicts an 8,100 square foot care center building. Approximately half of the floor plan is used for storage while the other half is for office and preparation area. Approximately 2,325 square feet will be refrigerated storage and a 1,426 square foot casket storage area. The dressing room is 2,400 square feet and the preparation room is 690 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0178;

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the installation and use of cooling systems that consumptively use water will be prohibited; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Eastern Avenue improvement project.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- No buildings, structures (including signage), or above ground transmission lines allowed within the RPZ.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0142-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that this is the first extension of time for UC-22-0178. The site has an existing cemetery and that there are two active building permits, BD-22-23-461 and BD22-23443. The applicant has been diligently working on completing the active permits.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900338	Funeral home care facility	Approved by ZA	May 2025
UC-22-0178	Use Permit and design review for a funeral home	Approved by PC	May 2022
ADR-22-900007	Care center - expired	Approved by ZA	February 2022
DR-19-0130	Proposed funeral home and chapel - expired	Approved by PC	April 2019
DR-1782-98	Mausoleum family burial plot in conjunction with an existing cemetery	Approved by PC	December 1998
DR-048-91	Construct and maintain 1,100 square foot mausoleum buildings in conjunction with an existing cemetery	Approved by PC	April 1991
VC-549-88	Maintain a manufactured home as a watchman's quarters in conjunction with an existing cemetery	Approved by PC	September 1988
UC-048-85	Construct and maintain an additional cemetery, mausoleum, columbarium, maintenance garage, and crematorium in conjunction with an existing cemetery	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use & Neighborhood Commercial	IP, RS20, & CP (AE-65, AE-70, & AE-75)	Commercial complex, place of worship, & undeveloped
South	Business Employment	CG & IL (AE-65 & AE-70)	Shopping center & industrial park
East	Business Employment	IP & IL (AE-60 & AE-65)	Industrial development
West	Public Use	PF (AE-65 & AE-70)	Crematorium, funeral parlor, & chapel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Records show that there are active permits for a proposed funeral home via BD22-23461, an active roof remodel permit (BD24-42833), an active block wall permit (BD21-22741), and site lighting permit ready to be issued (BD25-08630). In addition, there are active Public Works permits which include the following: an approved drainage study (PW22-13402), an issued off-site permit (PW23-15745), and an active geo-soils study (PW24-12293). Staff finds that the applicant has made substantial progress towards this project; therefore, staff can support this extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until May 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: LEGACY FUNERAL HOLDINGS NV, LLC

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