



February 15, 2024

Department of Planning
Development Services Center
495 S. Main Street,
Las Vegas, NV 89101
Re: Giddens Memorial Chapel
600 W. Owens Ave.
Las Vegas, NV 89106
APN 139-22-402-008

Justification Letter

*Melvin Green
Principal*

*Emanuele Arguelles
Principal*

KME Architects, LLC on behalf of our client, GMC Property 1 LLC., would like to submit this pre-application submittal package for Site Design Review for Giddens Memorial Mortuary/ Funeral Chapel. This project was previously submitted and approved under applications 21-0387-SUP1 – Special Use Permit, and 21-0387-SDR1 Site Development Plan Review.

Our client is requesting an amendment to the approved Special Use Permit (21-0387-SUP1) and the approved SDR (21-0387-SDR1) to show the original site, parking and landscaping prior to the approval (21-0387 SUP1 and 21-0387-SDR1) due to financial challenges with obtaining a construction loan for the project. The increased inflation of construction costs, including interest rates, cost of materials, and availability of major equipment, such as an electrical switch gear, contribute to the economic feasibility constraints.

As a result, the Owners would like to renovate the existing building in lieu of constructing a new building. This effort would allow the project to continue, as it would align cost expectations with the client's budget, while allowing the goals of this project to be maintained. The proposed tenant improvement would include the building remodel, a new monument sign, and no change to the existing landscape.

The facility will consist of a reception lobby and circulation halls, a chapel, a reception room, a commercial kitchen, administrative office space with two conference rooms and two offices, public and private restrooms, three private family viewing rooms, an embalming room for the preparation of deceased persons for either casket viewing or burial, and a private two car garage. The existing site will maintain the surface parking, existing trash enclosure, and a grease interceptor on site. There will be no cremation services at this facility. All necessary coordination with the City's Engineers has been fulfilled.

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The exterior finish will have the same finish as previously approved, which consists of white stucco finish on walls; grey stucco molding; projecting from the top of the building parapet walls; grey stucco molding trim surrounding the windows; new clear anodized window mullions and glazing; new canopy and columns at main entrance; covered rear entrance; new storefront entrance doors; and new entrance/exit doors. The roof, mechanical equipment, and lighting will be replaced and upgraded to energy efficient models.

We propose to refrain from adding an additional perimeter wall adjacent to any residential zoning on the North side, since there is an existing continuous perimeter wall. The existing wall is solid material (CMU) and currently screens commercial activity from residential properties. The previous use of this property was commercial.

Please contact me with any questions you may have regarding this project.

Sincerely,

Melvin Green, NCARB, APEC, NOMA / Principal

*Melvin Green
Principal*

*Emanuele Arguelles
Principal*