



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024  
DEPARTMENT: COMMUNITY DEVELOPMENT  
ITEM DESCRIPTION: APPLICANT/OWNER: GMC PROPERTY 1, LLC

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**\*\* STAFF RECOMMENDATION(S) \*\***

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0078-SUP1	Staff recommends APPROVAL, subject to conditions:	
24-0078-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0078-SUP1

**\*\* NOTIFICATION \*\***

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 249

PROTESTS 0

APPROVALS 0

**\*\* CONDITIONS \*\***

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**24-0078-SUP1 CONDITIONS**

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**Planning**

1. The active Special Use Permit (21-0387-SUP1) approval for a Mortuary or Funeral Chapel use shall be expunged.
2. Approval and conformance to the Conditions of Approval for a Site Development Plan Review (24-0078-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Rezoning (Z-0076-65).
4. 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.
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, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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**24-0078-SDR1 CONDITIONS**

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**Planning**

1. The active Site Development Plan Review (21-0387-SDR1) approval shall be expunged.

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2. Approval of a Special Use Permit (24-0078-SUP1) shall be required, if approved.
3. Conformance to the approved Plot Plan Review (Z-0076-65) for this site, except as amended herein.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan date stamped 03/12/24, and building elevations date stamped 02/15/24, except as amended by conditions herein.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**Public Works**

11. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk and driveways adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. Approval of this site plan is not an approval of gating or fencing for existing or proposed driveways.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Owens Avenue Interceptor Phase 1 (MWA797) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
15. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is requesting to renovate and make exterior improvements to an existing 13,065 square-foot vacant building, surrounding parking lot and landscaping on 1.26 acres at 600 West Owens Avenue, with the intention of developing it as a Funeral Chapel. This proposal is scaled back from the existing, active entitlements for a new, one-story, 13,144 square-foot Funeral Chapel approved in 2021.

**ISSUES**

- The previously approved, active entitlements for a Special Use Permit (21-0387-SUP1) and Site Development Plan Review (21-0387-SDR1) for a Funeral Chapel on this site will be expunged upon final approval of the proposed Special Use Permit (21-0078-SUP1) and Site Development Plan Review (21-0078-SDR1).
- A Mortuary or Funeral Chapel is a permitted use in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- The existing building and trash enclosure are nonconforming with respect to current Residential Adjacency Standards and may remain as previously approved.
- The existing perimeter landscape buffers will be enhanced and improved with 24-inch box trees; as the 1982 approved buffers will be either met or exceeded by the proposal, no Waivers are required.
- A monument sign and wall signage was included in the plans submitted for review. Code compliance is not reviewed as part of the Site Development Plan Review and will be considered under separate review for a sign permit.

**ANALYSIS**

The site contains an existing 13,065 square-foot building that has been previously used as a medical office and meeting place for a fraternal organization, but is not currently in use. On September 1, 2021, the City Council approved a Special Use Permit (21-0387-SUP1) for a Mortuary or Funeral Chapel use, along with a Site Development Plan Review (21-0387-SDR1) showing a new one-story building, parking and landscaping at this location. In October 2023 the entitlements were extended through September 1, 2025.

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The site is zoned C-1 (Limited Commercial), which allows for a Mortuary or Funeral Chapel use with an approved Special Use Permit. Single-family residential dwellings are located on properties zoned R-1 (Single Family Residential) to the north. There are no Minimum Special Use Permit Requirements for this use. The West Las Vegas Plan identifies the area along Owens Avenue as suited for commercial uses.

The applicant has experienced challenges in obtaining a construction loan to build out the project as approved. In lieu of redeveloping the site in conformance to the 2021 approvals, the applicant is requesting approval of a new Special Use Permit and Site Development Plan Review to show the site, parking and landscaping as they currently exist and were approved prior to the approvals for 21-0387-SUP1 and 21-0387-SDR1, with the following exceptions:

- The addition of a four-foot landscape buffer along the west property line where none currently exists;
- The addition of 24-inch box trees in perimeter buffers where only shrubs were approved and none currently exist;
- The addition of a monument sign at the corner of Owens Ave and F Street; and
- Changes to the building exterior (colors and materials).

Only one Site Development Plan Review may be active on a site at any given time, unless a later review is for a temporary development on the same site pursuant to Title 19.16.100.K, which is not the case. The Special Use Permit for the Mortuary use and the Site Development Plan Review (21-0387-SDR1) from 2021 were associated through Condition #1 of 21-0387-SUP1 and Condition #1 of 21-0387-SDR1. In addition, Condition #3 of the 21-0387-SDR1 states that “All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/26/21, except as amended by conditions herein.” Therefore, the use was approved at this location with the intent to be operated within site development as shown on the plans dated 7/26/21. In order to obtain permits for construction that departs from the above approvals, as in the current request, a new Special Use Permit and new Site Development Plan Review are necessary. The previously approved entitlements (21-0387-SUP1 and 21-0387-SDR1) will be expunged upon final approval of the proposed Special Use Permit (21-0078-SUP1) and Site Development Plan Review (21-0078-SDR1).

The Mortuary or Funeral Chapel use is defined by Title 19.18 as “a facility in which one or both of the following activities occur:

1. Dead bodies are prepared for burial or cremation.
2. Funeral services are conducted.”

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The proposed use satisfies this definition, as the building will house a receiving and funeral preparation area for dead bodies for burial, a reception hall, commercial kitchen, multiple viewing rooms and a chapel for funeral services. No crematorium is proposed with this request. The applicant has indicated that no permanent alcohol service will be pursued at this location at this time.

The mortuary will feature a receiving area for dead bodies that will include an enclosed loading area in the northwest portion of the building, a walk-in cooler and an embalming area. The southern (front) portion of the building will include three viewing rooms, offices and a kitchen area. The funeral chapel will be located on the northeast side of the building. Hours of operation are expected to occur primarily from 9:00 a.m. to 5:00 p.m. daily, except when evening services may occur up to 9:00 p.m. The applicant expects a total of 10 employees, with eight on the busiest shift. No additional services, such as a florist shop, are proposed as part of this request.

Access to the site is from Owens Avenue, which is a one-way street traveling westbound, and F Street, which leads into a residential neighborhood. Circulation at the front of the building is one-way only due to the location of the building; the access aisle can only accommodate angled parking. This is also the current layout of the site.

The building currently has a brick façade. The submitted elevations show that the existing building exteriors will be coated with an off-white stucco exterior and will feature large rectangular windows with metallic mullions. The roofline will remain flat with a cornice element painted gray. The main entry at the south elevation will be modified to include storefront windows and a covered porch with columns on both sides. Downward-directed light fixtures will be applied on all sides. The existing six-foot CMU block wall will remain along the north side of the site, satisfying the Title 19.08.040 requirement for a minimum six-foot wall adjacent to residentially zoned property.

The current building location is nonconforming with respect to Title 19.08 Residential Adjacency Standards at three points along the north elevation. The remainder of the building plane conforms to the 3:1 Proximity Slope. The existing trash enclosure along the north property line does not meet the adjacency standards requiring a 50-foot separation from protected properties; however, it may remain nonconforming in this location as previously approved.

The current parking and perimeter landscaping do not precisely match the site plan approved in 1982 as part of a building permit review. The parking configuration has changed from the approved site plan primarily to eliminate parallel spaces and to add angled spaces and ADA accessible spaces. This nearly reflects the current parking configuration. The proposed parking configuration conforms to current Title 19 parking design standards and provides sufficient parking to meet the requirements of the Mortuary or Funeral Chapel Use.

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The additional landscaping changes will not require waivers, as the original approved site plan for this site did not include a western perimeter buffer, and the perimeter buffers included shrubs without any trees. These would be considered minor amendments and within the scope of the originally approved and exercised Plot Plan Review (Z-0076-65). In addition to the existing palm tree in the eastern perimeter buffer, 21, 24-inch box African Sumac trees are proposed within the east, west and south buffers. These are acceptable drought tolerant trees as noted by the Southern Nevada Regional Planning Coalition Regional Plant List.

The Las Vegas Valley Water District (LVVWD) comments that civil plans will need to be submitted to LVVWD. Existing water facilities may not be sized for the proposed development. The applicant will need to coordinate development with LVVWD accordingly.

According to the Traffic Engineering Section of the Department of Public Works, this project is projected to add approximately 425 vehicle trips per day on Owens Avenue, F Street and H Street. Currently, Owens Avenue is at about 32 percent of capacity and H Street is at about 33 percent of capacity. With this project, Owens Avenue is expected to increase to about 34 percent of capacity and H Street to about 35 percent of capacity. Counts are not available for F Street in this vicinity, but it is believed to be under capacity.

Site development as proposed substantially conforms to the site approved through Plot Plan Review (Z-0076-65) as exercised through the building permit issued January 28, 1982. The proposed changes to the site will enhance the aesthetics of the site and provide a well maintained commercial amenity in this area. The Mortuary or Funeral Chapel use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. Staff therefore recommends approval of the requested Special Use Permit and Site Development Plan Review, subject to conditions. If approved, the 2021 Special Use Permit and Site Development Plan Review approvals, including all conditions of approval, would be expunged.

**FINDINGS (24-0078-SUP1)**

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**



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The proposed Mortuary or Funeral Chapel use can be conducted in a manner that is harmonious and compatible with the existing commercial uses to the west, future commercial uses to the south and east and existing residential uses to the north.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

The site is located on a corner lot and will have have access driveways on each frontage. Adequate parking will be provided to accommodate the proposed use.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

Owens Avenue, a Primary Arterial as designated by the Master Plan of Streets and Highways, is not constructed to its full capacity, but functions in tandem with Harrison Avenue as a couplet to adequately carry traffic to and from the site. F Street is a Minor Collector that will provide sufficient secondary access to the site.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

The proposed use is subject to license review and regular inspection, thereby protecting the public health, safety and general welfare.

- 5. The use meets all of the applicable conditions per Title 19.12.**

There are no minimum Special Use Permit requirements for the proposed Mortuary or Funeral Chapel use.

### **FINDINGS (24-0078-SDR1)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

- 1. The proposed development is compatible with adjacent development and development in the area;**

Proposed redevelopment of the site is compatible with existing and planned adjacent commercial development to the east and west. The existing building is sufficiently set back from existing residential development to the north.

- 2. The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed building is generally consistent with Title 19 requirements. The building is legally nonconforming with respect to Residential Adjacency Standards. The existing trash enclosure and perimeter landscape buffers are nonconforming but are in substantial conformance with the 1982 approved site and landscape plans. Visual enhancement of the property fulfills an objective identified in the West Las Vegas Plan for many commercial properties in this area. The site is located within the boundaries of the Redevelopment Area and may benefit from its policies.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Existing access provided to and from the site from Owens Avenue and F Street will not negatively affect traffic in this area. Two driveways along Owens Avenue with right-in, right-out access and a two-way driveway along F Street will ensure sufficient access; the access drive provides one and two-way circulation around the building.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The existing brick and stucco building will be remodeled to feature exclusively stucco exteriors with windows, along with a covered entry. The provided landscape materials are appropriate for this area of the city.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed elevations will be harmonious and compatible with other commercial development in the area and the adjacent residential development.

- 6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

Site Development will be subject to permit and license review and inspection, thereby safeguarding the public health, safety and general welfare.

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### BACKGROUND INFORMATION

<b><i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i></b>	
12/15/65	The Board of City Commissioners approved a request for a Rezoning (Z-0076-65) from R-T (Trailer Park) to C-1 (Limited Commercial) on this site as part of a larger request. The Planning Commission and staff recommended approval.
09/10/81	The Planning Commission approved a request for a Plot Plan Review (Z-0076-65) for a proposed medical clinic generally located at the northwest corner of Owens Avenue and F Street. Staff recommended approval.
10/11/93	A two-lot Parcel Map (PM-0032-93) at the northwest corner of Owens Avenue and F Street was recorded.
09/01/21	The City Council approved a Special Use Permit (21-0387-SUP1) for a Mortuary or Funeral Chapel use at 600 West Owens Avenue. The Planning Commission and staff recommended approval.
	The City Council approved a Site Development Plan Review (21-0387-SDR1) for a proposed single-story, 13,144 square-foot mortuary with Waivers of perimeter landscape buffer requirements on 1.26 acres at 600 West Owens Avenue. The Planning Commission and staff recommended approval.
10/04/23	The City Council approved a request for the first Extension of Time (23-0441-EOT1) of an approved Special Use Permit (21-0387-SUP1) for a Mortuary or Funeral Chapel use at 600 West Owens Avenue. Staff recommended approval.
	The City Council approved a request for the first Extension of Time (23-0441-EOT2) of an approved Site Development Plan Review (21-0387-SDR1) for a proposed single-story, 13,144 square-foot mortuary with Waivers of perimeter landscape buffer requirements on 1.26 acres at 600 West Owens Avenue. Staff recommended approval.

<b><i>Most Recent Change of Ownership</i></b>	
09/10/21	A deed was recorded for a change in ownership.

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<b><i>Related Building Permits/Business Licenses</i></b>	
01/28/82	A building permit (#7551) was issued for a single story, 8,588 square-foot medical clinic building at 600 West Owens Avenue. A final inspection was approved and a Certificate of Occupancy was issued 08/16/82.
03/03/82	A building permit (#8431) was issued for a 50 square-foot wall sign at 600 West Owens Avenue.
03/08/99	A building permit (#99006079) was issued for an interior remodel tenant improvement for a fraternal organization at 600 West Owens Avenue. A final inspection was approved 05/06/99.
04/03/99	A business license (L13-00005) was issued for the nonprofit general on-premise sale of liquor at 600 West Owens Avenue. The license remains active.
12/22/08	A business license (G01-02345) was issued for restricted gaming at 600 West Owens Avenue. The license is currently on hold pending action by the State Gaming Board.
02/02/11	A business license (L28-00007) was issued for a banquet liquor establishment at 600 West Owens Avenue. The license remains active.
03/07/11	A business license (B23-00077) was issued for a banquet facility at 600 West Owens Avenue. The license remains active.
08/16/18	A business license (G66-05905) was issued for nonprofit community services at 600 West Owens Avenue. The license remains active.
09/20/18	The Department of Planning – Licensing Enforcement Division conducted a compliance check (BLE563025) to verify a one-day opening and subsequent removal of a trailer for the current restricted gaming license at 600 West Owens Avenue.
07/24/21	The Department of Planning – Licensing Enforcement Division conducted a compliance check (BLE938316) for the current alcoholic beverage licenses at 600 West Owens Avenue. The business was open and in compliance with their conditional licenses.
11/21/23	Submittal was made for plan check review (PRC23-00102) for a 9,600 square-foot tenant improvement within an existing building at 600 West Owens Avenue. The Department of Community Development - Planning Division denied its review on 01/24/24 pending approval of a new Special Use Permit and Site Development Plan Review to memorialize the current development.

<b><i>Pre-Application Meeting</i></b>	
02/07/24	A pre-application meeting was held to discuss submittal requirements for proposed Special Use Permit and Site Development Plan Review applications.

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**Neighborhood Meeting**

A neighborhood meeting was not required, nor was one held.

**Field Check**

02/29/24	The site contains an existing, vacant single-story building and parking lot in generally good condition. The property is surrounded by temporary chain link fencing with banners describing proposed funeral home services affixed to the fence. One of the banners was not securely attached to the fence. There was no vegetation within the existing landscape buffers along the perimeter of the property.
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**Details of Application Request**
**Site Area**

Net Acres	1.26
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<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Vacant	C (Commercial)	C-1 (Limited Commercial)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
South	Residential, Single Family, Detached Undeveloped	FBC (Form Based Code)	T4-N (T4 Neighborhood)
East	Undeveloped	C (Commercial)	C-1 (Limited Commercial)
West	General Retail Store, Other Than Listed/Undeveloped	C (Commercial)	C-1 (Limited Commercial)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: West Las Vegas	Y
West Las Vegas Plan	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District (140 Feet)	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 1	Y
Interlocal Agreement	N/A

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<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

## DEVELOPMENT STANDARDS

***Pursuant to Title 19.08, the following standards apply:***

<b><i>Standard</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
Min. Lot Size	N/A	54,885 SF	N/A
Min. Lot Width	100 Feet	330 Feet	Y
Min. Setbacks			
• Front	10 Feet	45 Feet	Y
• Side	10 Feet	72 Feet	Y
• Corner	10 Feet	75 Feet	Y
• Rear	20 Feet	38 Feet	Y
Max. Lot Coverage	50 %	17 %	Y
Max. Building Height	Limited by Residential Adjacency	16 Feet (under 3:1 Proximity Slope)	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Parapet screened	Y

***Pursuant to Title 19.08.040, the following standards apply:***

<b><i>Residential Adjacency Standards</i></b>	<b><i>Required/Allowed</i></b>	<b><i>Provided</i></b>	<b><i>Compliance</i></b>
3:1 proximity slope	52 Feet	38 Feet	N*
Adjacent development matching setback	15 Feet	38 Feet	Y
Trash Enclosure	50 Feet	0 Feet	N*

\*The existing building is nonconforming with respect to the 3:1 Proximity Slope, and the trash enclosure is nonconforming with respect to separation from protected properties.

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***Pursuant to the previously approved Plot Plan Review (Z-0076-65) and Title 19.08, the following standards apply:***

<b><i>Landscaping and Open Space Standards</i></b>				
<b><i>Standards</i></b>	<b><i>Required</i></b>		<b><i>Provided</i></b>	<b><i>Compliance</i></b>
	<b><i>Ratio</i></b>	<b><i>Trees</i></b>		
Buffer Trees:	As approved by Z-0076-65	0 Trees	0 Trees	Y
• North		0 Trees	10 Trees	Y
• South		1 Tree	5 Trees	Y
• East		0 Trees	6 Trees	Y
• West				
<b>TOTAL PERIMETER TREES</b>		<b>0 Trees (existing)</b>	<b>21 Trees</b>	<b>Y</b>
Parking Area Trees	As approved by Z-0076-65	0 Trees (existing)	2 Trees	Y
<b>LANDSCAPE BUFFER WIDTHS</b>				
Min. Zone Width	As approved by Z-0076-65			
• North	0 Feet (existing)		2 Feet	Y
• South	4 Feet (existing)		4 Feet	Y
• East	3 Feet (existing)		4 Feet	Y
• West	0 Feet (existing)		3 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Existing 6-foot CMU wall along north property line	Y

<b><i>Street Name</i></b>	<b><i>Functional Classification of Street(s)</i></b>	<b><i>Governing Document</i></b>	<b><i>Actual Street Width (Feet)</i></b>	<b><i>Compliance with Street Section</i></b>
Owens Avenue	Primary Arterial	Master Plan of Streets and Highways Map	45	N
F Street	Minor Collector	Title 13	60	Y

*Pursuant to Title 19.08 and 19.12, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Mortuary or Funeral Chapel	4,258 SF in gathering rooms	One space per 100 SF of non-fixed seating in gathering room	43				
TOTAL SPACES REQUIRED			43		46		Y
Regular and Handicap Spaces Required			41	2	44	2	Y
Loading Spaces	13,065 SF	10,000-29,000 SF = 2 spaces	2		2		Y