



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: October 10, 2023**

Agenda Item No.:  
**21**

**DEPARTMENT: Community Development**  
**DIRECTOR: Seth Floyd**

**DISCUSSION**

**SUBJECT:**

23-0074-SDR1 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MORGAN STONEHILL - OWNER: SAHARA RANCHO 008, LLC - For possible action on a Land Use Entitlement project request TO ALLOW A SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 352 RESIDENTIAL UNITS AND 5,980 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF TITLE 19.08 RESIDENTIAL ADJACENCY STANDARDS on 3.05 acres at the northeast corner of Sahara Avenue and Rancho Drive (APNs 162-04-412-004 and 006 through 009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). Staff recommends APPROVAL.

**May go to City Council on: 11/15/2023 OR May be Final Action (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
7. School Development Tracking Form Submitted by Clark County School District
8. Submitted after Final Agenda - Abeyance Request Letter by Kaempfer Crowell, Protest Postcards and Documentation Not Vetted - Protest Comment Forms and Altered Postcards
9. Submitted at Meeting - Protest Postcard by Staff