



AGENDA SUMMARY PAGE
Planning Commission
Meeting of: December 12, 2023

Agenda Item No.:
14

DEPARTMENT: Community Development
DIRECTOR: Seth Floyd

DISCUSSION

SUBJECT:

ABEYANCE - 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: 01/17/2024 OR May be Final Action (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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Planning Commission Mtg.

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City Council Meeting

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Abeyance Request Letter
2. Location and Aerial Maps
3. Conditions and Staff Report
4. Supporting Documentation
5. Photo(s)
6. Justification Letter
7. Traffic Notes Submitted by City of Las Vegas Department of Public Works Traffic Engineering Division
8. School Development Tracking Form Submitted by Clark County School District
9. Backup Documentation Submitted for the October 10, 2023 Planning Commission Meeting
10. Submitted after Final Agenda – Protest Postcards