



**AGENDA SUMMARY PAGE**  
**Planning Commission**  
**Meeting of: January 14, 2025**

Agenda Item No.: 7

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

**CONSENT**

**SUBJECT:**

24-0534-EOT1 - FIRST EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (22-0664-SDR1) - APPLICANT/OWNER: THE PHILLY AT 215, LLC - For possible action on a Land Use Entitlement project request FOR AN APPROVED FOUR-STORY, 87-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.59 acres on the south side of Philadelphia Avenue approximately 185 feet west of Fairfield Avenue (APN 162-04-710-150), R-4 (High Density Residential) Zone, Ward 3 (Diaz). Staff recommends APPROVAL.

**P.C.: 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