

**PLANNING COMMISSION AGENDAS (PRIVATE PROJECTS UP FOR GOVERNMENTAL APPROVAL)  
GREAT WAY TO FIND OUT ABOUT UPCOMING PROJECTS. DO YOUR HOMEWORK HERE SO YOU  
HAVE WORK COMING UP!! THESE ARE THE PROJECTS BEFORE THEIR PERMIT PROCESS.**

*The following projects are on the agenda for public hearing approval from:*

CC =Clark County  
HD =Henderson  
NLV =N.Las Vegas  
LV =City of Las Vegas

*These projects are up for approval for zone changes, design review, final map, site plan review, use permit, tentative map, waivers, master plan, variances, etc. See the "Look Here" paragraph for tips to track down these projects for your self.*

**PLANNING COMMISSION AGENDAS**

**This is the best way for General Contractors to find projects to bid. It is the best way for suppliers to get their product spec'd on a project. It is also the best way for site improvement contractors to find out about upcoming projects.**

**This section contains projects, which are going through the governing authorities for approval.**

education). b. Reduce the interior side setback to an accessory structure to 3 feet where 5 feet is the standard (a 40% reduction). c. Reduce the rear setback to an accessory structure to 1 foot 10 inches where 5 feet is the standard (a 63.3% reduction). Reduce the setback from a right of way to a patio cover to 6 feet where 10 feet is the standard (a 40% reduction). Reduce the separation between an accessory structure and the principal structure to 3 feet 11 inches where 6 feet is the standard (a 34.7% reduction). Allow an accessory structure to not be architecturally compatible with the principal structure where architectural compatibility is required (changed to a use permit). LAND USE PLAN: SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/ AC) BACKGROUND: Project Description The plans depict a 1,566 square foot single family residence with an attached covered patio and an accessory structure. The wood patio cover is located on the south side of the residence and is set back a minimum of 6 feet 8 inches from the south property line where a 10 foot setback is required from the property line as well as from the adjacent right-of-way. The accessory structure is a 13 foot 9 inch wide by 19 foot 6 inch storage building located in the backyard. The structure is constructed of metal walls and roof and has a metal roll-up door opening to the south. Setbacks of 5 feet are

required from the side and rear property lines and a separation of 6 feet is required between structures. The accessory structure is set back from the rear property line 1 foot 10 inches, from the side property line, 3 feet 1 inch, and is separated from the residence by 3 feet 11 inches. APPLICANT: Francisco and Norma Rodriguez CONTACT: Franciso and Norma Rodriguez, 5962 Mabel Road, Las Vegas, NV 89110 AMENDED HOLDOVER USE PERMIT to allow an accessory structure to not be architecturally compatible with the principal structure (residence) (previously notified as a waiver of development standards). WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced district setbacks; 2) reduced setback from a street; 3) reduced separation; and 4) architectural compatibility (changed to a use permit) on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Parrish Lane and Requa Avenue within Sunrise Manor. CG/ mh/ nd

supper club to the first floor of the building. The plans depict a 1,540 square foot supper club to be located on the northeast corner of the first floor of an existing 21,952 square foot office/ retail building. A preceding application (UC-0949-08) reduced required parking to 86 spaces where 100 spaces are required for the site and granted a conditional restaurant use on the second floor of the building subject to operations that were limited from 5:00 p.m. to 1:00 a.m. Due to the parking reduction on-site, the limited hours of operation were imposed to maximize the availability of shared parking. The previous conditions of limited hours of operation and associated parking reduction will also apply to this current request. A recently approved use permit (UC-0489-09) granted approval of the supper club on the second floor of the building; however, the applicant would like to move the supper club to the first floor (directly below the previous approval) to be able to utilize the existing prep kitchen and facilities that are in place for a restaurant that is currently in operation. APPLICANT: Hamid Panahi CONTACT: Hamid Panahi, 1393 Manorwood Street, Las Vegas, NV 89135 USE PERMIT for on-premise consumption of alcohol (supper club) in conjunction with an existing office/ retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the southeast corner of Sunset Road

**LOOK HERE**

*The best way we know of to follow up on these projects is to go to the County Assessor's website.*

[www.co.clark.nv.us/assessor/disclaim.htm](http://www.co.clark.nv.us/assessor/disclaim.htm)

Click on Online Services, then Property Lookup. You can enter the parcel number, or the name of the owner, or the address of the property. That will give you the address of the PROPERTY OWNER.

You may then either mail your literature to the property owner, or look up the phone number at the following website: <http://dexknows.whitepages.com/>

**This is a great way to find out about a project before the plans are finalized and before construction begins.**

**The projects listed here are usually going for zone change, or approval of the architectural design.**

**RESIDENTIAL ADDITIONS/ REMODEL PROJECT AGENDA ITEMS**

ADD CC UC-0717-09 – RODRIGUEZ, FRANCISCO AND NORMA: 140-33-416-027 WAIVERS OF DEVELOPMENT STANDARDS: a. Reduce the side street setback to a patio cover to 6 feet where 10 feet is the standard (a 40%

back a minimum of 6 feet 8 inches from the south property line where a 10 foot setback is required from the property line as well as from the adjacent right-of-way. The accessory structure is a 13 foot 9 inch wide by 19 foot 6 inch storage building located in the backyard. The structure is constructed of metal walls and roof and has a metal roll-up door opening to the south. Setbacks of 5 feet are

**COMMERCIAL PROJECT AGENDA ITEMS**

COM CC UC-0010-10 – DEZFOOLI, MANOUCHEHR M.: 177-02-102-001 LAND USE PLAN: WINCHESTER/ PARADISE - BUSINESS AND DESIGN/ RESEARCH PARK BACKGROUND: Project Description This current use permit request is to allow the relocation of the previously approved

restaurant that is currently in operation. APPLICANT: Hamid Panahi CONTACT: Hamid Panahi, 1393 Manorwood Street, Las Vegas, NV 89135 USE PERMIT for on-premise consumption of alcohol (supper club) in conjunction with an existing office/ retail building on 0.9 acres in an M-D (Designed Manufacturing) (AE-65) (AE-70) Zone. Generally located on the southeast corner of Sunset Road

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☐ COM CC UC-0016-10 – L AND B  
HARMON, LLC: 162-19-601-017 LAND USE PLAN: WINCHESTER/ PARADISE - COMMERCIAL TOURIST  
BACKGROUND: Project Description This is a relocation of an existing furniture liquidation facility (second hand furniture store) that is currently operating across the street. The existing business also required a use permit and has been operational since 2004. The plans for this building depict a 33,000 square foot lease space for office and warehouse. The lease space will include a showrooms that are purchased from hotels/ motels prior to remodeling. The applicant states this business sells second hand furniture in large quantities, often to out of town users. It is not a typical retail use that the general public utilizes and although technically a combination of retail and wholesale activity, the use generates very little on-site traffic. Since the use is a second hand furniture store, the site does not require a reduction in parking since the parking ratio for this use is less than the required parking for an office/ warehouse use. APPLICANT: Hotel Furniture Liquidators, Inc. CONTACT: Greg Borgel, 300 S. 4th Street #1500, Las Vegas, NV 89101 USE PERMIT for second hand sales in conjunction with a pre-owned furniture store within an existing office/ warehouse complex on of 8.4 acres in an M-1 (Light Manufacturing)

Zone in the MUD-1 Overlay District. Generally located on the north side of Harmon Avenue and the west side of Wynn Road (alignment) within Paradise. SB/ dg/ ph

**ATTENTION SITE IMPROVEMENT CONTRACTORS:**

**THIS PORTION OF THE BULLETIN IS THE BEST PLACE FOR YOU TO FIND OUT ABOUT UPCOMING PROJECTS!!**

**GIVE THIS SECTION TO YOUR CHIEF ESTIMATOR SO YOU HAVE PLENTY OF WORK COMING UP.**

☐ COM CC UC-0023-10 – SLOAN 5, LLC: 163-33-401-016 & 017 ptn LAND USE PLAN: SPRING VALLEY - BUSINESS AND DESIGN/ RESEARCH PARK BACKGROUND: Project Description The plans depict a 150 foot long, 9 foot 8 inch wide non-standard street Improvement (landscape median) on Solutions Parkway, a 60 foot wide public right-of-way, just north of Sunset Road located between APN 163-33-401-016 & 017. According to the site plans, the landscape median will be able to accommodate seven, 24 inch box trees with shrubs. Per the justification letter, landscaping will be installed and maintained by the developer through a License and Maintenance Agreement. The applicant states that an approval for this non-standard street improvement will allow the UNLV Research

Foundation to complete their vision for a distinct and visually appealing entrance to the future Harry Reid Research and Technology Park. Signage is not a part of this application.

APPLICANT: UNLV Research Foundation CONTACT: M. Elizabeth Dickson, 8311 W. Sunset Road, Suite 200, Las Vegas, NV 89113 USE PERMITS for the following: 1) allow a temporary construction storage yard in an R-U zone; and 2) allow temporary commercial offices (modular building and metal storage containers) to be approximately 24 miles from the construction site where less than a quarter mile is required.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow metal storage containers (offices) with flat roofs to not be screened with parapet walls; 2) allow unscreened mechanical equipment where required to be screened; 3) allow non-decorative metal siding; and 4) allow exterior siding with a continuous vertical pattern to not have decorative features. DESIGN REVIEW for a modular building and metal storage containers in conjunction with a proposed temporary construction storage yard on 5.0 acres in an R-U (Rural Open Land) Zone. Generally located on the west side of Interstate 15, 650 feet north of Roark Avenue (alignment) within Sloan. SB/ jr/ dr

☐ COM CC UC-0029-08 (ET-0010-10) - BOULDER VILLAGE, LLC: 161-34-501-003 USE PERMIT: Reduce the separation between

check cashing facilities to 873 feet where 1,000 feet is required (a 13% reduction). LAND USE PLAN: WHITNEY - COMMERCIAL GENERAL BACKGROUND: Project Description The original plans depicted a check cashing facility in a lease space of an in-line retail building within a shopping center. Since the original application was approved, the economic conditions have delayed construction of the shopping center. Although the shopping center construction has commenced, including grading the site and placing construction materials in their permanent position fastened in a permanent manner, the check cashing use cannot commence until the shopping center is complete. Therefore, the applicant requests a 2 year extension of time to commence the check cashing use.

APPLICANT: Moneytree, Inc. CONTACT: Jennifer Roberts, 300 South Fourth Street, Suite 1700, Las Vegas, NV 89101 USE PERMIT FIRST EXTENSION OF TIME to commence a reduced separation between check cashing facilities in conjunction with a shopping center on 5.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located at the northwest corner of Boulder Highway and Russell Road within Whitney. RR/ jt/ dr

☐ COM CC UC-0712-09 – PRESLEY GROUP, LLC: 162-36-810-022 LAND USE PLAN: WINCHESTER/ PARADISE - BUSINESS

AND DESIGN/ RESEARCH PARK BACKGROUND: Project Description The applicant is requesting to convert a 4,487 square foot portion of an existing 27,270 square foot office warehouse building into a place of worship. The existing office warehouse building is part of an office warehouse facility consisting of 7 buildings. The applicant's parking analysis indicates the entire office warehouse facility has 759 parking spaces. With the proposed place of worship the facility would be required to have 714 parking spaces. The complex has frontage and access along Sunset Road. The building the applicant is proposing to use for the place of worship is within the interior of the facility and access is provided from Sunset Road to the site by a private driveway. The justification letter states the congregation has approximately 65 members. APPLICANT: Redeemed Christian Church of God CONTACT: Dean Willmore, IPG Commercial Real Estate, 127 East Warm Springs Road, Las Vegas, NV 89119 HOLDOVER USE PERMIT for a place of worship within an existing office warehouse facility. DESIGN REVIEW for a place of worship on 2.0 acres in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located 350 feet north of Sunset Road and 1,200 feet east of McLeod Drive within Paradise. RR/ al/ dr

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□ COM CC UC-0716-09 – WINDMILL PARTNERS, LLC: 177-10-411-001 LAND USE PLAN: WINCHESTER/ PARADISE - COMMERCIAL NEIGHBORHOOD BACKGROUND: Project Description The plans show the west half of an existing 4,800 square foot building to be developed with a 2,400 square foot Asian fusion burger restaurant. The building is located on a pad site in the southwest corner of this shopping center that is constructed to within 10 feet of Windmill Lane. Title 30 requires use permit approval to allow on-premise consumption of alcohol (beer and wine) in conjunction with food service (service bar) in a C-1 zone. The shopping center site contains 229 parking stalls and complies with Title 30 requirements. The applicant states that another restaurant in this shopping center has already been approved for a service bar use and there have not been any negative impacts associated with that use. The applicant further states the location of this proposed restaurant is more than 200 feet away from the nearest residential homes that are located on the north side of an existing landscape buffer. APPLICANT: Ehren Watada CONTACT: Ehren Watada, 11393 Newton Commons Drive, Las Vegas, NV 89135 HOLDOVER USE PERMIT for on-premise consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center on 4.4 acres in a C-1 (Local

**ATTENTION**  
**GENERAL**  
**CONTRACTORS:**

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GIVE THIS SECTION TO YOUR FORWARD PLANNER SO YOU HAVE PLENTY OF WORK COMING UP.

□ COM CC UC-1603-06 (ET-0007-10) - HON, MING YUEN: 161-30-401-037 LAND USE PLAN: WINCHESTER/ PARADISE - COMMERCIAL GENERAL BACKGROUND: Project Description The previously approved plans depict a place of worship occupying an entire 7,506 square foot office building within an office complex. A sanctuary with a stage and sound room is located in the center of the building, and classrooms, dayrooms, offices, and restrooms are located around the periphery of the building. According to the applicant, the congregation is growing; however, more than adequate parking is available within the office complex during off-peak hours since the place of worship operates when most of the other businesses are closed. The applicant requests

Business) Zone. Generally located on the north side of Windmill Lane, 290 feet east of Bermuda Road within Paradise. SS/ tc/ dr approval of this application since the place of worship is well-respected in the community and no valid complaints were filed against the place of worship. APPLICANT: Christian Embassy Worship Center CONTACT: Pastor Carey Connor, 5670 South Pecos Road, Las Vegas, NV 89120 USE PERMIT FIRST EXTENSION OF TIME to review a place of worship in conjunction with an existing office building on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Pecos Road, 250 feet north of Russell Road within Paradise. RR/ jt/ dr □ COM CC WS-0211-08 (ET-0009-10) – CACTUS VILLAS: 177-27-801-005 LAND USE PLAN: ENTERPRISE - COMMERCIAL NEIGHBORHOOD BACKGROUND: Project Description The original plans depict attached sidewalks along 2 portions of the subject site. The 2 portions are located at the east and west ends of the subject site. This request is necessary since the Las Vegas Valley Water District (LVVWD) determined that an easement exists with future water vaults where the detached sidewalks were originally proposed. The sidewalks cannot be within this easement; therefore, the applicant requested this waiver of development standards. According to the applicant, the civil and architectural plans for this project were in the final stages of approval with Clark County in August 2008. At that time, the deflated

property values and the inability of financial institutions to lend money prohibited the applicant from posting bonds and continuing the approval process. Although a vacation and abandonment (VS-0135-08) associated with this project was recorded in 2008, market conditions have not recovered sufficiently to reactivate this project. The applicant requests an extension of time for 3 years. APPLICANT: Stanley Consultants, Inc. CONTACT: Ira Wallace, 5820 South Eastern Avenue, Suite 140, Las Vegas, NV 89119 WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence a portion of a sidewalk to be attached where a detached sidewalk is required in conjunction with an approved multi-family residential development on 4.3 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/ jt/ dr □ MAS CC UC-1438-07 (ET-0355-09) – TOLL SOUTH LV, LLC: This application is an extension of time on a use permit for a residential planned unit development that has been established for this subdivision. The applicant is requesting a new use permit to modify a portion of the project. The original approval

(UC-0310-04) was on 49.93 gross acres, and approved as a 227 lot single family subdivision. The area of the amendment was previously mapped with an alley loaded product. Due to market demands of today have forced the reconfiguration of Unit 3 to larger traditional single family lots. The applicant indicates Toll Brothers Home Builder wishes to maintain the current entitlements that are allowed under this application even though a reversionary map has been submitted and recorded for Unit 3. Apparently, the project is currently on hold until it is economically feasible to start up again. By extending the current application the applicant will be able to preserve the approved development standards, understanding that a new map will be required in order to remap the final phase. The applicant had previously requested APPLICANT: Toll Brothers LV, LLC CONTACT: RCI Engineering, Chris Zrinyi, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109 HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to commence a residential planned unit development on 8.5 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located 1,000 feet east of Buffalo Drive and 600 feet south of Haleh Avenue within Enterprise. SB/ rk/ dl

**MASTER PLANNED**  
**COMMUNITY MIXED**  
**USE DEVELOPMENT**  
**PROJECT AGENDA**  
**ITEMS**

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**MULTI-FAMILY  
HOUSING  
APARTMENTS,  
CONDOS  
PROJECT AGENDA  
ITEMS**

□ MUL CC WS-0009-10 – PARDEE HOMES OF NEVADA, INC., ET AL: List on file MASTER PLAN/ LAND USE GUIDE: NORTHEAST COUNTY – MAJOR DEVELOPMENT PROJECT (COYOTE SPRINGS) – UP TO MULTI FAMILY RESIDENTIAL; SINGLE FAMILY RESIDENTIAL; & UP TO PUBLIC FACILITIES BACKGROUND: Project Description The applicant is submitting a waiver of development standards for the Village 1 north final map (Book 137 Page 64 of Plats) within Coyote Springs. A previous waiver of development standards (WS-0906-06) was approved with a 1 year deferment of off-site improvements which allowed the final map to record. After the recording of the final map, off-site improvement plans were submitted and bonded; however, no improvements were constructed. Due to the current economic conditions, the owner and developer of Coyote Springs has focused their development efforts in other areas of the Master Planned Community. The applicant is requesting to abandon the off-site improvement plans and obtain a release of the bond. In order for Clark county to release the off-site improvement bond, either a reversionary final map (reverting the recording of Book 137

Page 64) would need to be recorded, or a new waiver of development standards waiving the off-sites would need to be approved. The applicant would like to keep the site as mapped; therefore, is requesting approval of a waiver of off-site improvements. APPLICANT: Pardee Homes of Nevada, Inc. CONTACT: Slater Hanifan Group, Chelsea Peltier, 5740 South Arville Street, #216, Las Vegas, NV 89118 WAIVER OF DEVELOPMENT STANDARDS to defer off-site improvements on approximately 320.0 acres in an R-2 (Medium Density Residential) Zone, a P-F (Public Facility) Zone, all in a P-C (Planned Community Overlay District) Zone within the Coyote Springs Master Planned Community. Generally located at the northeast corner of State Route 168 and US Highway 93 within Northeast County. TC/ rk

□ MUL CC WS-1471-07 (ET-0008-10) – CACTUS VILLAS: 177-27-801-005 WAIVERS OF DEVELOPMENT STANDARDS: a. Reduce the front setback to approximately 11 feet where 20 feet is required (a 45% reduction). b. Reduce the rear setback to approximately 16 feet where 20 feet is required (a 20% reduction). Reduce driveway length to 2 feet where a minimum of 8 feet is required (a 75% reduction). Allow alternative trash enclosure requirements. LAND USE PLAN: ENTERPRISE - COMMERCIAL NEIGHBORHOOD BACKGROUND: Project Description The original

plans depict a gated multi-family residential development consisting of 45, three bedroom units and 45, two bedroom units for an overall density of 17.9 dwelling units per acre. According to the applicant, the civil and architectural plans for this project were in the final stages of approval with Clark County in August 2008. At that time, the deflated property values and the inability of financial institutions to lend money prohibited the applicant from posting bonds and continuing the approval process. Although a vacation and abandonment (VS-0135-08) associated with this project was recorded in 2008, market conditions have not recovered sufficiently to reactivate this project. The applicant requests an extension of time for 3 years. The layout of the project includes units spread out amongst 15, three story, approximately 33 foot high buildings, with each building having 6 units. A one story, approximately 33 foot high clubhouse building is also centrally located on the site. Elevations depict a well articulated facade with building materials consisting of stucco, stone veneer, and tile roofing. A number of architectural enhancements have also been incorporated into the building such as stucco popouts, window fenestration, window shutters, and flat iron railings. A total of 207 parking spaces are provided where 187 spaces are required. The majority of parking spaces are within garages on the ground

floor of each unit. A total of 31,340 square feet of open space is provided where 18,000 square feet of open space is required. Amenities include a pool, gazebos, barbeque area, dog run, and tot lot. Each of the buildings front an open space area interconnected by walkways, while the rear of the buildings include garages located off a drive aisle/ alleyway. Street landscaping on Cactus Avenue will consist of a 20 foot wide landscape strip with a detached sidewalk and a 6 foot high wrought iron fence APPLICANT: Stanley Consultants, Inc. CONTACT: Ira Wallace, 5820 South Eastern Avenue, Suite 140, Las Vegas, NV 89119 WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to commence the following: 1) reduce setbacks; 2) reduce driveway length; and 3) trash enclosure requirements. DESIGN REVIEW for a multi-family residential development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the MUD-4 Overlay District. Generally located on the north side of Cactus Avenue and the east side of Radcliff Street (alignment) within Enterprise. SS/ jt/ dr

**TRACT HOME  
PROJECT AGENDA  
ITEMS**

□ TRA CC UC-1438-07 (ET-0355-09) – TOLL SOUTH LV, LLC: This application is an extension of time on a use permit for a residential planned unit development that has been established for this subdivision. The applicant is requesting a

new use permit to modify a portion of the project. The original approval (UC-0310-04) was on 49.93 gross acres, and approved as a 227 lot single family subdivision. The area of the amendment was previously mapped with an alley loaded product. Due to market demands of today have forced the reconfiguration of Unit 3 to larger traditional single family lots. The applicant indicates Toll Brothers Home Builder wishes to maintain the current entitlements that are allowed under this application even though a reversionary map has been submitted and recorded for Unit 3. Apparently, the project is currently on hold until it is economically feasible to start up again. By extending the current application the applicant will be able to preserve the approved development standards, understanding that a new map will be required in order to remap the final phase. The applicant had previously requested APPLICANT: Toll Brothers LV, LLC CONTACT: RCI Engineering, Chris Zrinyi, 3281 S. Highland Drive, Suite 810, Las Vegas, NV 89109 HOLDOVER USE PERMIT FIRST EXTENSION OF TIME to commence a residential planned unit development on 8.5 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Mountain's Edge Master Planned Community. Generally located 1,000 feet east of Buffalo Drive and 600 feet south of Haleh Avenue within Enterprise. SB/ rk/ dl