



**Bunkerville Town Advisory Board
Bunkerville Town Board Room
190 W. Virgin St.
Bunkerville, NV 89007
February 12, 2026
7PM**

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judith Metz 702-397-6475
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/BunkervilleTAB>.

Board/Council Members: Laren Abbott - Chair
Brian Haviland - Vice Chair
Vernon Pollock
Justin Whipple
Casey Anderson

Secretary: Judith Metz, 702-397-6475, Judith.Metz@clarkcountynv.gov
Business Address: Moapa Valley Community Center
320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I.Call to Order, Invocation, Pledge of Allegiance, and Roll Call

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II – Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – APRIL BECKER – TICK SEGERBLOM
KEVIN SCHILLER County Manager

II Public Comment: This is a period devoted to comments by the public about items on this agenda, in case you are unable to stay for the item. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appear on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for December 11, 2025. (For Possible Action)

IV. Approval of the Agenda for February 12, 2026, and Hold, Combine, or Delete any Items.
(For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

02/17/26 PC

1. **TM-26-500001-JAXSON PARK, LLC:**
TENTATIVE MAP consisting of 19 single-family residential lots on 7.03 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Riverside Road and west of Hopeless Way within Bunkerville. MK/rr/kh (For possible action)

VII. General Business

NONE

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

XI. Next Meeting is scheduled for February 26, 2026.

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X. Adjournment.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair - WILLIAM MCCURDY II, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK - JAMES B. GIBSON - APRIL BECKER - TICK SEGERBLOM
KEVIN SCHILLER County Manager

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Bunkerville Township Justice Court, 190 W. Virgin St. – Bunkerville, Nv. 89007

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II – Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – APRIL BECKER – TICK SEGERBLOM
KEVIN SCHILLER County Manager



BUNKERVILLE TOWN ADVISORY BOARD

December 11, 2025

Draft Minutes

Board Members:	Laren Abbott – Chair – Present Brian Haviland – Vice Chair – Present Casey Anderson – Present Vernon Pollock – Present Justin Whipple – Present
Secretary:	Judy Metz – (702)397-6475 – Judith.metz@clarkcountynv.gov
Liaison:	William Covington, (702)455-2540, Williamcovington@clarkcountynv.gov

- I. Call to order, Pledge of Allegiance, Roll Call. (See above)
The meeting was called to order at 7PM.
- II. Public Comment

NONE
- III. Approval of October 2, 2025, Meeting Minutes.
Motion by: Casey Anderson
Action: Approve minutes as submitted.
Vote: 5/0 Unanimous
- IV. Approval of Agenda for December 11, 2025, Meeting.
Motion by: Justin Whipple
Action: Approve Agenda as submitted.
Vote: 5/0 Unanimous
- V. Informational Items

NONE
- VI. Planning and Zoning

NONE
- VII. General Business

Board of County Commissioners

TICK SEGERBLOM, CHAIRMAN – WILLIAM MCCURDYII, VICE CHAIR – MARILYN KIRKPATRICK – JUSTIN JONES-
JAMES G. GIBSON, APRIL BECKER, MICHAEL NAFT
KEVIN SCHILLER – COUNTY MANAGER



BUNKERVILLE TOWN ADVISORY BOARD

1. Appointment of 2026 CDAC Representative and Alternate for Bunkerville TAB
Motion by: Laren Abbott
Action: Appoint Laren Abbott as our Representative and Vernon Pollock as our Alternate.
Vote: 5/0 Unanimous
2. Approval of 2026 Bunkerville TAB Calendar.
Motion by: Brian Haviland
Action: Approve the 2026 Bunkerville Calendar as submitted.
Vote: 5/0 Unanimous.

VIII. Public Comment

1. Parking lot at park needs paving. ATVs doing donuts and building bonfires.
2. ATVs are running rampant on the property adjacent to 111 Park Crest Rd. Creating huge dust issues. Mr. Haviland will speak to the property owner and get a NO TRESPASS sign at the entrance to the property.
3. The County needs to investigate the end of the irrigation canal, where it feeds into the detention outflow area. A child was stuck in this area recently. We need to find a solution to this issue.

IX. The next meeting is scheduled for January 15, 2026.

X. The meeting was adjourned at 7:21PM.

Board of County Commissioners

TICK SEGERBLOM, CHAIRMAN – WILLIAM MCCURDYII, VICE CHAIR – MARILYN KIRKPATRICK – JUSTIN JONES-
JAMES G. GIBSON, APRIL BECKER, MICHAEL NAFT
KEVIN SCHILLER – COUNTY MANAGER

ATTACHMENT A
BUNKERVILLE TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 7:00 P.M., FEBRUARY 12, 2026

02/17/26 PC

1. **TM-26-500001-JAXSON PARK, LLC:**
TENTATIVE MAP consisting of 19 single-family residential lots on 7.03 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Riverside Road and west of Hopeless Way within Bunkerville. MK/rr/kh (For possible action)

02/17/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500001-JAXSON PARK, LLC:

TENTATIVE MAP consisting of 19 single-family residential lots on 7.03 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Riverside Road and west of Hopeless Way within Bunkerville. MK/rr/kh (For possible action)

RELATED INFORMATION:

APN:
 002-25-601-006

LAND USE PLAN:
 NORTHEAST COUNTY (BUNKERVILLE) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 7.03
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 2.7
- Minimum/Maximum Lot Size (square feet): 10,343/27,516

Property Description

The plans show a proposed 19 lot single-family detached residential development. All lots will be accessed from 3, 40 foot wide private streets. Isla Estates Drive, which runs northwest to southeast, functions as the primary entry point to the subdivision from Riverside Road which is also State Route 170. Riverside Road has an 80 foot wide right-of-way which includes an existing 17 foot wide concrete multi-use non-equestrian trail with lighting along the north side of the street. Isla Estates Circle is a short cul-de-sac street which connects to the northeast side of Isla Estates Drive. Hayfield Drive connects with Isla Estates Drive and continues to the southwest where it connects with Canal Street, an existing 40 foot wide private drive. Canal Street provides a second access to Riverside Road. A 6 foot wide landscape easement is provided for street trees along Riverside Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS40	Single-family residence, canal & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & RS20	Single-family residential & manufactured homes
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Manufactured home

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The proposed internal street network is functional, with adequate access provided to Riverside Road. The layout supports vehicular circulation and pedestrian connectivity, and the proposed location, size, and design of the lots is in accordance with all requirements. For these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RYAN GRAFF ANDERSON

CONTACT: BROWN CONSULTING ENGINEERS, 736 S. 900 E., SUITE B105, STREET GEORGE, UT 84790

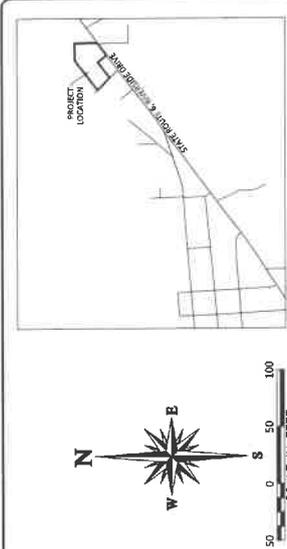
NO.	REVISIONS	DATE	BY

BROWN ENGINEERING, P.C.
CONSULTING
 CIVIL ENGINEERING - LAND SURVEYING AND PLANNING
 87 GEORGE WILSON DRIVE
 SUITE 1000, BOCA RATON, FL 33433
 (407) 998-0700 FAX (407) 998-0733

TENTATIVE MAP
 FOR
ISLA ESTATES
 A SINGLE FAMILY SUBDIVISION
 LOCATED IN SEC. 28 T. 13 S. R. 70 E
 BUNKERVILLE CLARK COUNTY, NEVADA



CHECKED BY: JK
 DRAWN BY: TP
 DATE: 10/20/23
 JOB NO.: 24-044
 SCALE: 1"=50'
 SHEET NO.: TM-1



LEGEND

- PROPERTY LINE
- EXISTING CURVE LINE
- PROPOSED CURVE & CUTTER
- PROPOSED LOT LINE
- EXISTING PROPOSED WATER LINE
- EXISTING CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- WATER METER
- EXISTING STRUCTURE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	170.00'	31.15'	87°14'04"	19.27'
C2	170.00'	51.20'	137°12'40"	25.84'
C3	20.00'	22.17'	77°50'44"	16.15'
C4	20.00'	19.25'	55°09'00"	13.64'
C5	50.00'	55.33'	102°28'14"	36.92'
C6	50.00'	45.01'	57°45'41"	31.78'
C7	50.00'	60.54'	57°54'32"	37.66'
C8	50.00'	61.24'	70°19'31"	38.12'
C9	50.00'	48.18'	40°01'14"	31.22'
C10	20.00'	19.25'	55°09'00"	13.64'
C11	20.00'	27.17'	77°50'44"	19.27'
C12	20.00'	40.95'	114°48'07"	28.58'
C13	170.00'	86.10'	240°00'00"	43.89'
C14	170.00'	15.55'	57°45'41"	8.29'
C15	170.00'	15.55'	78°15'15"	8.82'
C16	130.00'	18.35'	42°41'25"	11.63'
C17	130.00'	19.87'	42°41'25"	11.63'
C18	23.00'	31.68'	90°00'00"	20.27'

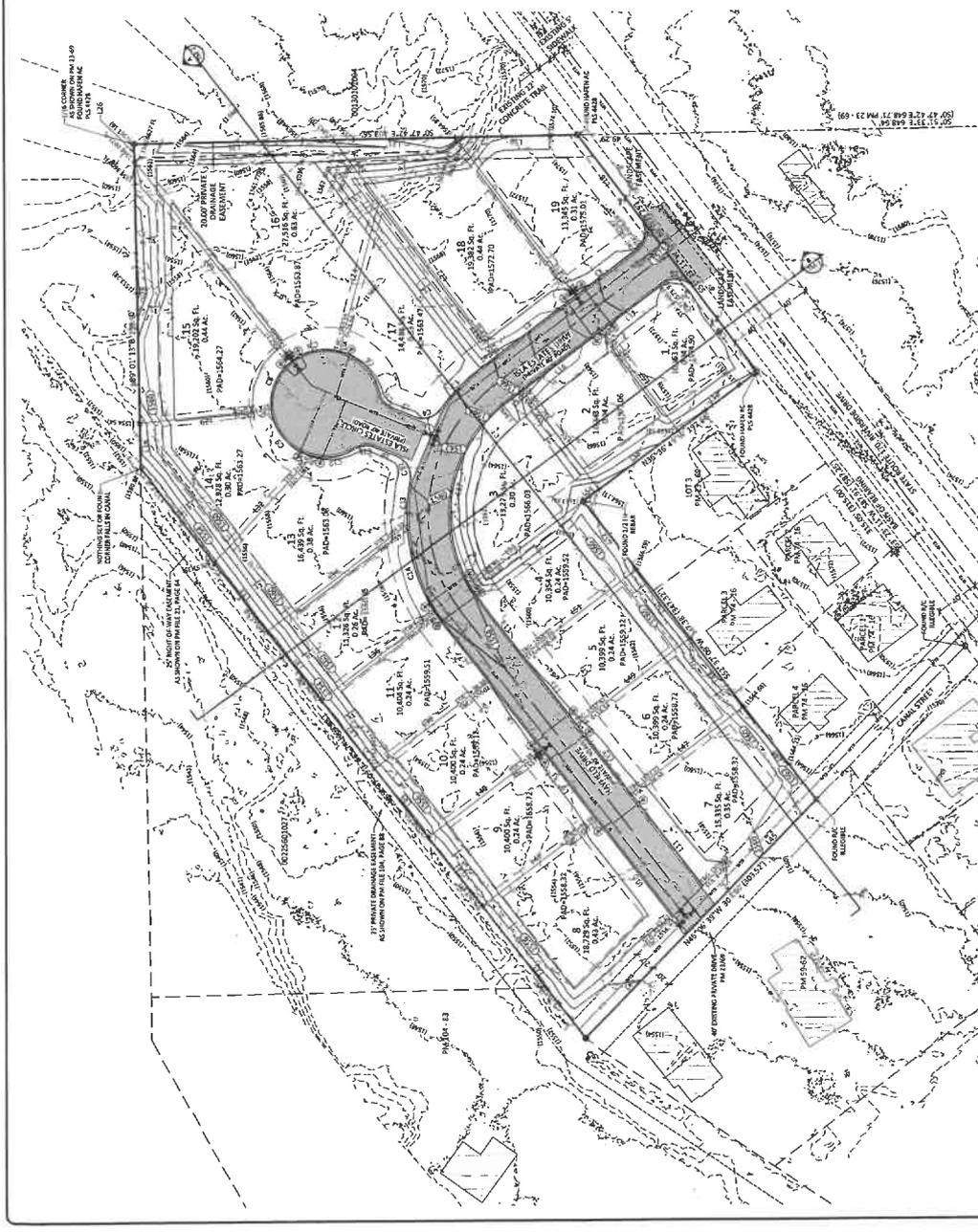
LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 70 EAST, MERIDIAN 70 WEST OF THE COUNTY RECORDS OF CLARK COUNTY, NEVADA,
 CONTAINS 7.03 ACRES

SITE DATA
 PARCEL ID: 0025-01-01-006
 ZONING: RS-2 RESIDENTIAL SINGLE-FAMILY S.2
 PROPOSED USE: SINGLE FAMILY RESIDENCES
 PARCEL SIZE: 7.03 ACRES
 LOTS: 19
 DENSITY: 2.7 UNITS/AC

UTILITY PROVIDERS
 VIRGINIA VALLEY WATER DISTRICT
 300 W. WASHINGTON BLVD., MESQUITE, NEVADA 89027
 (702) 346-5731
 OVERTON POWER DISTRICT
 731 TURTLEBACK RD., MESQUITE, NEVADA 89027
 (702) 346-5731
 RICHMOND GAS SERVICE COMPANY
 61 W. MESQUITE BLVD., MESQUITE, NEVADA 89027
 (702) 346-5211
 VIRGINIA VALLEY FERTILIZER INC.
 1000 W. WASHINGTON BLVD., MESQUITE, NV 89027
 (702) 346-5211
 SOUTHERN NEVADA HEALTH DISTRICT
 286 S. BECAHON BLVD., MESQUITE, NV 89027
 (702) 795-1100
 EACH LOT WILL HAVE A SEPARATE SEPTIC SYSTEM

OWNER/DEVELOPER
 JASON FARRELL
 595 CYNTHIA LANE
 SUITE 1000, BOCA RATON, FL 33433
 (407) 998-0700
 JVFARRELL@BROWNENGINEERING.COM

ENGINEER INFORMATION
 BROWN CONSULTING ENGINEERS
 87 GEORGE WILSON DRIVE
 SUITE 1000, BOCA RATON, FL 33433
 (407) 998-0700
 PHONE: (407) 998-0733



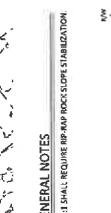
LINE TABLE

LINE	BEARING	LENGTH
L1	N62°37'09"E	109.69'
L2	S47°13'09"E	134.84'
L3	N62°37'09"E	80.00'
L4	S87°23'51"E	140.06'
L5	N62°37'09"E	80.00'
L6	S87°23'51"E	140.06'
L7	N62°37'09"E	80.00'
L8	S87°23'51"E	140.06'
L9	N62°37'09"E	80.00'
L10	S87°23'51"E	140.06'
L11	N62°37'09"E	80.00'
L12	S87°23'51"E	140.06'
L13	N62°37'09"E	80.00'
L14	S87°23'51"E	140.06'
L15	N62°37'09"E	80.00'
L16	S87°23'51"E	140.06'
L17	N62°37'09"E	80.00'
L18	S87°23'51"E	140.06'
L19	N62°37'09"E	80.00'
L20	S87°23'51"E	140.06'
L21	N62°37'09"E	80.00'
L22	S87°23'51"E	140.06'
L23	N62°37'09"E	80.00'
L24	S87°23'51"E	140.06'
L25	N62°37'09"E	80.00'
L26	S87°23'51"E	140.06'
L27	N62°37'09"E	80.00'
L28	S87°23'51"E	140.06'
L29	N62°37'09"E	80.00'
L30	S87°23'51"E	140.06'
L31	N62°37'09"E	80.00'
L32	S87°23'51"E	140.06'
L33	N62°37'09"E	80.00'
L34	S87°23'51"E	140.06'
L35	N62°37'09"E	80.00'
L36	S87°23'51"E	140.06'
L37	N62°37'09"E	80.00'
L38	S87°23'51"E	140.06'
L39	N62°37'09"E	80.00'
L40	S87°23'51"E	140.06'
L41	N62°37'09"E	80.00'
L42	S87°23'51"E	140.06'
L43	N62°37'09"E	80.00'
L44	S87°23'51"E	140.06'
L45	N62°37'09"E	80.00'
L46	S87°23'51"E	140.06'
L47	N62°37'09"E	80.00'
L48	S87°23'51"E	140.06'
L49	N62°37'09"E	80.00'
L50	S87°23'51"E	140.06'
L51	N62°37'09"E	80.00'
L52	S87°23'51"E	140.06'
L53	N62°37'09"E	80.00'
L54	S87°23'51"E	140.06'
L55	N62°37'09"E	80.00'
L56	S87°23'51"E	140.06'
L57	N62°37'09"E	80.00'
L58	S87°23'51"E	140.06'
L59	N62°37'09"E	80.00'
L60	S87°23'51"E	140.06'

UMR TABLE

LINE	BEARING	LENGTH
U1	N67°23'51"W	70.27'
U2	S87°23'51"W	90.01'
U3	N67°23'51"W	19.74'
U4	S87°23'51"W	21.90'
U5	N67°23'51"W	21.90'
U6	S87°23'51"W	69.94'
U7	N67°23'51"W	69.94'
U8	S87°23'51"W	69.94'
U9	N67°23'51"W	69.94'
U10	S87°23'51"W	140.09'
U11	N67°23'51"W	140.09'
U12	S87°23'51"W	140.09'
U13	N67°23'51"W	140.09'
U14	S87°23'51"W	140.09'
U15	N67°23'51"W	140.09'
U16	S87°23'51"W	140.09'
U17	N67°23'51"W	140.09'
U18	S87°23'51"W	140.09'
U19	N67°23'51"W	140.09'
U20	S87°23'51"W	140.09'
U21	N67°23'51"W	140.09'
U22	S87°23'51"W	140.09'
U23	N67°23'51"W	140.09'
U24	S87°23'51"W	140.09'
U25	N67°23'51"W	140.09'
U26	S87°23'51"W	140.09'
U27	N67°23'51"W	140.09'
U28	S87°23'51"W	140.09'
U29	N67°23'51"W	140.09'
U30	S87°23'51"W	140.09'
U31	N67°23'51"W	140.09'
U32	S87°23'51"W	140.09'
U33	N67°23'51"W	140.09'
U34	S87°23'51"W	140.09'
U35	N67°23'51"W	140.09'
U36	S87°23'51"W	140.09'
U37	N67°23'51"W	140.09'
U38	S87°23'51"W	140.09'
U39	N67°23'51"W	140.09'
U40	S87°23'51"W	140.09'
U41	N67°23'51"W	140.09'
U42	S87°23'51"W	140.09'
U43	N67°23'51"W	140.09'
U44	S87°23'51"W	140.09'
U45	N67°23'51"W	140.09'
U46	S87°23'51"W	140.09'
U47	N67°23'51"W	140.09'
U48	S87°23'51"W	140.09'
U49	N67°23'51"W	140.09'
U50	S87°23'51"W	140.09'
U51	N67°23'51"W	140.09'
U52	S87°23'51"W	140.09'
U53	N67°23'51"W	140.09'
U54	S87°23'51"W	140.09'
U55	N67°23'51"W	140.09'
U56	S87°23'51"W	140.09'
U57	N67°23'51"W	140.09'
U58	S87°23'51"W	140.09'
U59	N67°23'51"W	140.09'
U60	S87°23'51"W	140.09'

EARTHWORK
 CUT: 4.952 C.Y.
 FILL: 54.882 C.Y.
 NET: 21.230 C.Y. (FILL)
 ALL VOLUMES SHOWN REPRESENT THE DIFFERENCE BETWEEN EXISTING GROUND AND FINISH GRADE. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUME CALCULATION.



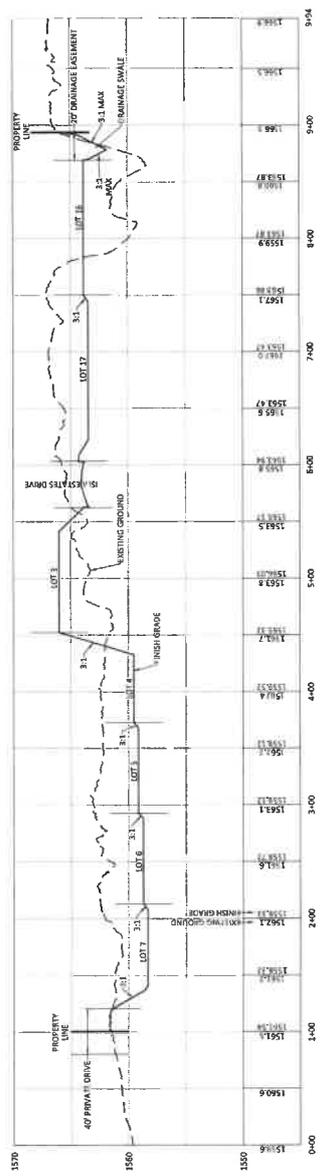
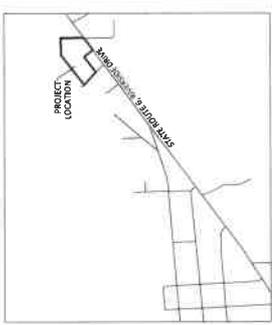
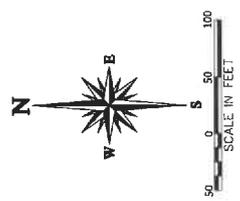
GENERAL NOTES
 ALL SLOPES GREATER THAN 3:1 SHALL REQUIRE RIP-RAP ROCKSLOPE STABILIZATION.
 1. ALL UTILITIES SHALL BE DEEPENED TO 48\"/>



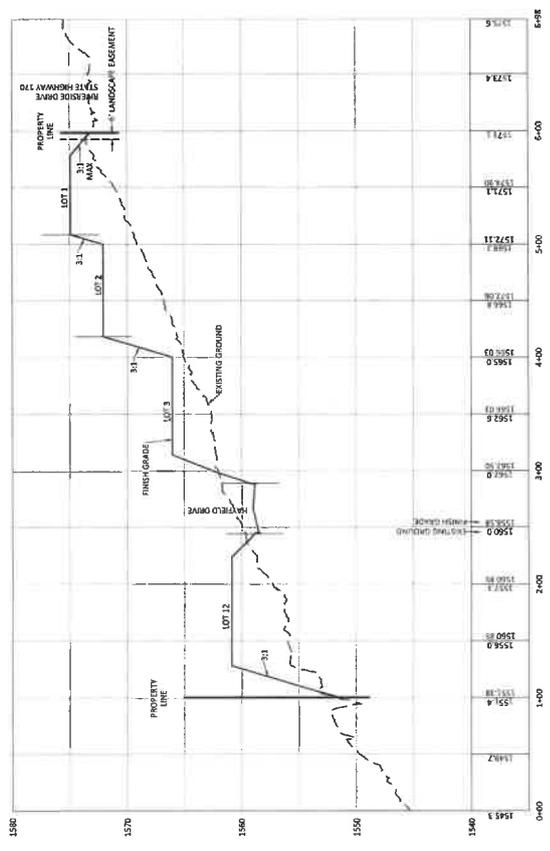
TENTATIVE MAP
FOR
ISLA ESTATES SUBDIVISION
LOCATED IN SEC. 25 T 13 S, R 70 E
BRUNSWICK, CLARK COUNTY, NEVADA

BROWN ENGINEERS & PLANNERS, P.C.
307 WEST 800 SOUTH, SUITE 5
LAS VEGAS, NEVADA 89101
(702) 438-0700 FAX (702) 438-0725

NO.	REVISIONS	DATE	BY



SECTION A
HORIZ. 1"=50'
VERT. 1"=4'



SECTION B
HORIZ. 1"=50'
VERT. 1"=4'

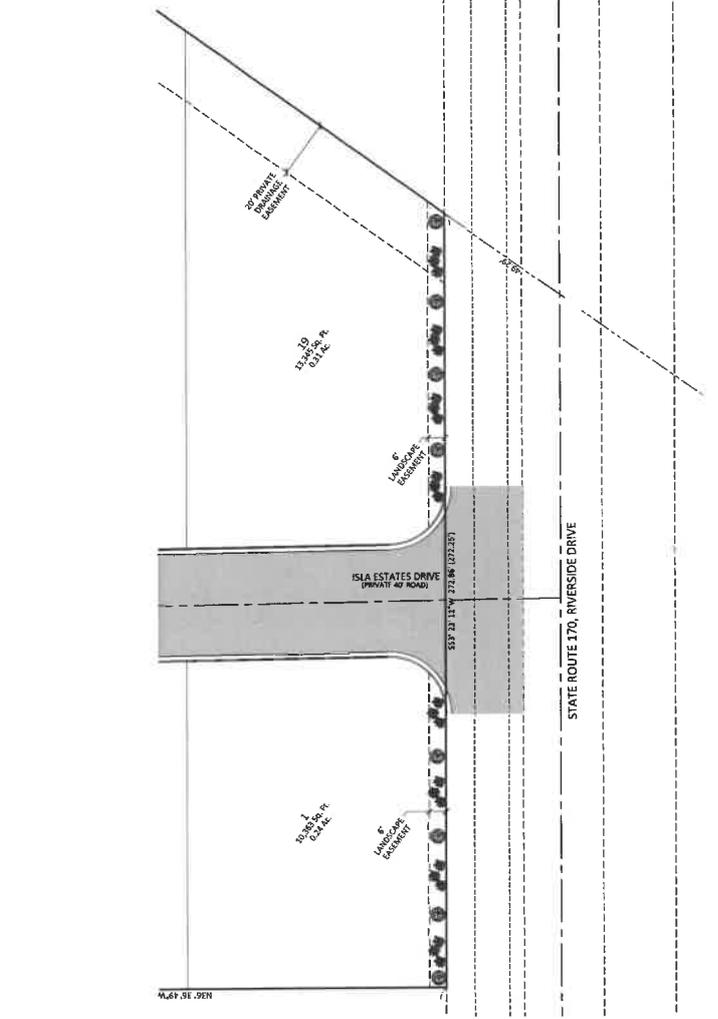
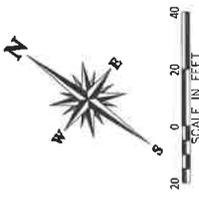
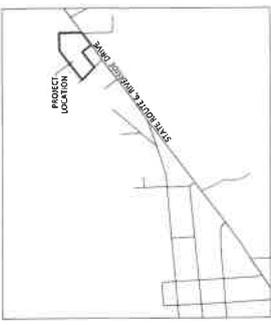
NO.	DESCRIPTION	DATE	BY

BROWN ENGINEERING & PLANNING
CONSULTING P.C.
 4055 629-0700 FAX (405) 629-0725
 80 WEST 1000 SOUTH UNIT 200
 BIRMINGHAM, AL 35202

LANDSCAPE PLAN
 FOR
ISLA ESTATES
 A SINGLE FAMILY SUBDIVISION
 LOCATED IN SEC. 26 T 13 S, R 70 E
 BUNKERVILLE CLARK COUNTY, NEVADA



CHECKED BY: LK
 DRAWN BY: TP
 DATE: 08/08/24
 JOB NO.: 24-04
 SCALE: 1"=20'
 SHEET NO.: L-1



LANDSCAPE EASEMENT NOTE

- LANDSCAPE PLAN FOR STREET LANDSCAPING ALONG RIVERSIDE DRIVE PER CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A. THE LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A. THE LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A. THE LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A. PROVIDED EVERY 20' MINIMUM FEET OF STREET FRONTAGE, AT LEAST ONE TREE OF STREET FRONTAGE, AS SPECIFIED IN THE PLANTING PER CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A. SHALL BE PLANTED PER CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A.
- LANDSCAPE EASEMENT TO BE MAINTAINED PER CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A.
- LANDSCAPE EASEMENT TO BE MAINTAINED PER CLARK COUNTY CODE OF ORDINANCES SECTION 90-04.010 D.7.A.

PLANTS LIST

TREES	QUANTITY	SIZE	TYPE
NEEDLEWOOD	24	1" CALIPER	MINI
SIBIRIA	5	1" CALIPER	MINI
GREEN & GREY SPOON YUCCA	24	MINI	MINI



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101125

ASSESSOR PARCEL #(s): 002-25-601-006

PROPERTY ADDRESS/ CROSS STREETS: Riverside Drive & Hopeless Way, Bunkerville

DETAILED SUMMARY PROJECT DESCRIPTION

New 19 lot residential subdivision

PROPERTY OWNER INFORMATION

NAME: Jaxson Park LLC

ADDRESS: 599 Cynthia Lane

CITY: Santa Clara STATE: UT ZIP CODE: 84765

TELEPHONE: 435-703-0223 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Ryan Anderson

ADDRESS: 2728 Santa Clara Dr

CITY: Santa Clara STATE: UT ZIP CODE: 84765

TELEPHONE: (435) 703-0223 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ryan Anderson

ADDRESS: 2728 Santa Clara Dr

CITY: Santa Clara STATE: UT ZIP CODE: 84765

TELEPHONE: (435) 703-0223 CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Ryan Anderson
Property Owner (Signature)*

Ryan Anderson
Property Owner (Print)

09/29/25
Date



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-26-500001

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Bunkerville TAB 7:00 pm

Date: Click to enter a date. 02/12/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 02/17/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
 (702) 455-4572
 Bunkerville TAB Room
 190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
 (702) 455-4572
 Marley P. Robinson Justice Court &
 Community Center
 1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
 (702) 370-6297
 Sandy Valley Community Center
 650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
 (702) 371-7991
 Silverado Ranch Community Center
 9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
 (702) 455-4572
 Moapa Valley Community Center
 320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
 (702) 298-0828
 Searchlight Community Center
 200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
 (702) 806-8660
 Goodsprings Community Center
 375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
 (702) 370-6297
 Mountain Springs Fire Station
 State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
 (702) 371-7991
 Desert Breeze Community Center
 8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
 (702) 378-8028
 Indian Springs Civic Center
 715 Gretta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
 (702) 372-2333
 Mt. Charleston Library
 75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
 (702) 334-6892
 Hollywood Recreation & Community Ctr.
 1650 S. Hollywood, Las Vegas

LAUGHLIN

Kathleen Hickman, Secretary
 (702) 298-0828
 Regional Government Center
 101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
 (702) 606-0747
 Paradise Park Community Center
 4775 McLeod Dr., Las Vegas

WHITNEY

Mia Davis, Secretary
 (702) 443-6878
 Whitney Recreation Center
 5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
 (702) 289-0196
 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
 (702) 370-6297
 Blue Diamond Library
 14 Cottonwood Dr., Blue Diamond

WINCHESTER

Allison Acosta, Secretary
 (702) 817-6803
 Winchester Community Center
 3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
 (702) 289-0196
 Mtn. Crest Neighborhood Services Center
 4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/31/2025

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>