



**Bunkerville Town Advisory Board
Bunkerville Town Board Room
190 W. Virgin St.
Bunkerville, NV 89007
October 2, 2025
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/MoapaValleyTAB>.

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
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II – Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – APRIL BECKER – MICHAEL NAFT
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 September 11, 2025. (For Possible Action)

IV. Approval of the Agenda for October 2, 2025, and Hold, Combine, or Delete any Items.
(For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

10/22/25 BCC

1. **WS-25-0492-SJD FARM, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone. Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)

VII. General Business

Discussion regarding Bunkerville Budget Requests for 2025. (See Attached 2024 Requests) (For Possible Action)

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 Date: October 16, 2025.

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X. Adjournment.

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

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



Bunkerville Town Advisory Board

September 11, 2025

DRAFT MINUTES

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

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:00 p.m.

II. Public Comment

None

III. Approval of August 14, 2025, Minutes.

Moved by: Vernon Pollock

Action: Approved minutes as submitted.

Vote: 3-0/ Unanimous

IV. Approval of Agenda for September 11, 2025

Moved by: Casey Anderson

Action: Approved agenda as submitted.

Vote: 3-0/Unanimous

V. Informational Items

Presentation by Andrew Bennett, Director, Office of Traffic Safety and Daniel Fazekas with RTC regarding “Let’s Go Safely” program. The survey ends at the end of September, and everyone is encouraged to participate. The gentlemen explained they are reaching out to all unincorporated Clark County for input. Information is handed out to help get information for the Bunkerville area.

VI. Planning & Zoning
NONE

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

VII. General Business

Discussion regarding Bunkerville Budget Requests for 2025. (2024 requests attached for reference)
Discussion regarding the painting of Courthouse and TAB meeting exterior, at the time of renaming the Justice Court.

VIII. Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be October 2, 2025, @ 7 p.m.

X. Adjournment

The meeting was adjourned at 7:36 PM.

Bunkerville Budget Request

August 15, 2024

RPM

1. Community Center Kitchen upgrades. (cabinets, flooring, or other as necessary)
2. Community Center restroom upgrades.
3. Replace plumbing under the sub flooring and throughout the building.
4. Repaint the inside of the Community Center
5. Repave the parking lot. / Take out the block wall and repave the parking area.
6. Replace the block/dirt island with parking.
7. Pave the parking area west of the park, and also the road. (Park Crest)

**ATTACHMENT A
BUNKERVILLE TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 7:00 P.M., OCTOBER 2, 2025**

10/22/25 BCC

1. **WS-25-0492-SJD FARM, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone. Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0492-SJD FARM, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce private street width on 157.46 acres in an RS40 (Residential Single-Family 40) Zone.

Generally located north of Riverside Road and west of Jeremiah Drive (alignment) within Bunkerville. MK/nai/kh (For possible action)

RELATED INFORMATION:

APN:

002-34-301-003; 002-34-601-002 through 002-34-601-005; 002-34-701-001; 002-34-701-002; 002-34-801-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of paving for a private street to 24 feet where 37 feet is required per Section 30.04.08E.

LAND USE PLAN:

NORTHEAST COUNTY (BUNKERVILLE) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 157.46
- Project Type: Single-family residential subdivision
- Number of Lots: 4

Site Plan

The plan shows a 4 lot single-family residential subdivision. The lots range in size from 1.0 net acre to over 92 net acres. Portions of the site are currently used for agricultural purposes. There is an existing 24 foot wide paved private road that will serve the 4 lots, accessed from Riverside Road through Lot 3.

Applicant's Justification

The applicant submitted a parcel map (MSM-24-600029) to merge and re-subdivide the existing 8 parcels into 4 lots. Currently the site has paved access that is 24 feet wide that will remain to serve the new lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1276-99	Reclassified from R-U to R-A and R-1 zoning for a corrective zone change to allow existing uses (farming) to continue and correct arbitrary boundaries for residential uses	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Agriculture	RS80	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS80	Undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac); Edge Neighborhood (up to 1 du/ac); & Agriculture	RS40	Agriculture
West	Outlying Neighborhood (up to 0.5 du/ac) & Agriculture	RS80	Undeveloped

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**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the 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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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 the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: September 3, 2025 – HELD – No Date – per Commissioner Kirkpatrick.

APPLICANT: SJD FARM, LLC

CONTACT: ALLIE SINGER, SJD FARM, LLC, 510 W. MESQUITE BOULEVARD, P.O. BOX 1140, MESQUITE, NV 89024



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-25-0492

Property Owner or Subdivision Name: SJD Farm LLC,

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 10/2/2025 PC _____ BCC 10/22/2025

Change(s) to be made:

- ☐ Held no date specific
☐ Withdrawn
☐ No change to meeting(s) _____
☐ Amend Write-up
☐ Renotify
☐ Make a public hearing (Radius: _____)
☒ Rescheduling
☐ Other: _____
☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
☐ Refund
 ☐ 80%
 ☐ 100% (please include justification for full refund below)
 AMOUNT OF REFUND\$: _____

Reason for Change: This application was held with no date. The original meeting dates were Bunkerville TAB 8/14/2025 & BCC 9/3/2025. The new meeting dates are Bunkerville TAB 10/2/2025 & BCC 10/22/2025. Public Works Development Standards does not require a mailed notice.

Change initiated by: NAI Date: 9/11/2025
Change authorized by: [Signature] Date: 9/11/25
Change processed by: [Signature] Date: 09/11/2025
Distribution e-mail sent by: [Signature] Date: 09/11/2025
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 002-34-801-001, 002-34-301-003, 002-34-601-002, 002-34-601-003, 002-34-601-004, 002-34-601-005, 002-34-701-001, 002-34-701-002

Verified by: _____ Date: _____

Rev. 08/2024

Town Board(s): Bunkerville

Re: WS-25-0492 - NEW MEETING DATES

From allie@camelsafari.com <allie@camelsafari.com>

Date Thu 9/11/2025 2:50 PM

To Nairee Agulian <Nairee.Agulian@ClarkCountyNV.gov>

Hello,

Yes, we are excited to attend both of these meetings.

Allie

On 2025-09-11 2:40 pm, Nairee Agulian wrote:

> Good afternoon,
>
> This email is regarding to reschedule the Bunkerville Town Board and
> the Board of County Commssion meeting for WS-25-0492.
>
> Please find below the next scheduled meeting dates. I also attached a
> pdf with the meeting time and location.
>
> Bunkerville Town Board:
> October 2, 2025
>
> Board of County Commission:
> October 22, 2025
>
> Please respond back to this email to let us know that you are aware
> of the new meeting dates.
>
> Thank you,
>
> Nairee Agulian
>
> Planner, Comprehensive Planning Department
>
> Nairee.Agulian@ClarkCountyNV.gov
>
> 702-455-6459
>
> Please note: Our operation hours are 7:30 a.m. – 5:30 p.m. Monday
> thru Thursday. We are closed on Friday.

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**BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, SEPTEMBER 3, 2025**

Hold to the September 17, 2025 Zoning meeting:

- Item 20, UC-25-0471 per the applicant. Enterprise/rg
- Item 23, WS-25-0506 per the applicant. Sunrise Manor/mh

Hold to the October 8, 2025 Zoning meeting:

- Item 4, ET-25-400076 (DR-21-0714) per Commissioner Kirkpatrick. Sunrise Manor/nai

Hold to the October 22, 2025 Zoning meeting:

- Item 24, ZC-25-0350 per the applicant. Renotification fees are required. Enterprise/rk
- Item 25, VS-25-0352 per the applicant. Renotification fees are required. Enterprise/lm
- Item 26, WS-25-0351 per the applicant. Renotification fees are required. Enterprise/bb
- Item 27, TM-25-500086 per the applicant. Enterprise/lm

Hold no date:

- Item 11, WS-25-0492 per Commissioner Kirkpatrick. Renotification fees are not required due to the application being a waiver of Public Works standards. Bunkerville/nai

Santi Real
Director

September 3, 2025

[Handwritten signature]
09/03/2025

Bunkerville Budget Request

August 15, 2024

RPM

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2. Community Center restroom upgrades.
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