



**Bunkerville Town Advisory Board  
Bunkerville Town Board Room  
190 W. Virgin St.  
Bunkerville, NV 89007  
July 31, 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](mailto: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](mailto: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 June 12, 2025. (For Possible Action)

IV. Approval of the Agenda for July 31, 2025, and Hold, Combine, or Delete any Items.  
(For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

**08/20/25 BCC**

1. **ZC-25-0486-CAPITCH LC:**  
**ZONE CHANGE** to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)
2. **WS-25-0485-CAPITCH, LC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville. MK/dd/cv (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 Date: August 14, 2025.

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X. Adjournment.

**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

June 12, 2025

### DRAFT MINUTES

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|                 |   |  |
|-----------------|---|--|
| Board Members:  | Casey Anderson – <b>PRESENT</b><br>Laren Abbott – Chair - <b>ABSENT</b><br>Brian Haviland – Vice Chair - <b>PRESENT</b>       | Vernon Pollock – <b>PRESENT</b><br>Justin Whipple - <b>PRESENT</b> |
| Secretary:      | Judy Metz, 702-397-6475, <a href="mailto:Judith.metz@clarkcountynv.gov">Judith.metz@clarkcountynv.gov</a>                     |  |
| County Liaison: | William Covington, 702-455-2540, <a href="mailto:William.covington@clarkcountynv.gov">William.covington@clarkcountynv.gov</a> |  |

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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 May 1, 2025 Minutes

**Moved by: Vernon Pollock**

**Action: Approved minutes as submitted.**

**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for May 1, 2025

**Moved by: Vernon Pollock**

**Action: Approved agenda as submitted.**

**Vote: 4-0/Unanimous**

V. Informational Items

Presentation regarding Bunkerville Cemetery Policy by Mike and Stephen Waite (Sextons) See attached.

Mr. Waite will now refer to Jamie at Clark County, who requested the document. It was needed to proceed with the expansion of the cemetery.

VI. Planning & Zoning

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

NONE

VII. General Business:

NONE

VIII. Public Comment:

NONE

IX. Next Meeting Date

The next regular meeting will be June 26, 2025, @ 7 p.m.

X. Adjournment

The meeting was adjourned at 7:28 PM.



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0485 & ZC-25-0486

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

TAB/CAC: Bunkerville TAB Time: 7:00 p.m.

Date: 7/31/2025

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: NA Time: NA

Location: NA

Staff reports: NA

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/20/2025 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

### **ENTERPRISE**

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

### **GOODSPRINGS**

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

### **INDIAN SPRINGS**

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

### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

### **LONE MOUNTAIN**

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

### **LOWER KYLE CANYON**

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

### **MOAPA**

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

### **MOAPA VALLEY**

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

### **MOUNTAIN SPRINGS**

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

### **MT. CHARLESTON**

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

### **PARADISE**

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

### **RED ROCK**

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

### **SANDY VALLEY**

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

### **SEARCHLIGHT**

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

### **SPRING VALLEY**

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

### **SUNRISE MANOR**

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

### **WHITNEY**

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

### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, 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 2/20/25

### 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>





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 002-35-501-025

PROPERTY ADDRESS/ CROSS STREETS: Jeremiah Drive / Diagonal Street

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone Parcel from RS40 to RS20. Waiver of Development Standards of full improvements on Diagonal Street and Riverside Road, Drainage Study and abandonment along Diagonal Street and the detached sidewalk requirement.

### PROPERTY OWNER INFORMATION

NAME: CAPTICH LC

ADDRESS: 345 N Arrowhead Lane

CITY: Mesquite

STATE: NV

ZIP CODE: 89027

TELEPHONE: \_\_\_\_\_

CELL 702-525-7462

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: CAPTICH LC

ADDRESS: 345 N Arrowhead Lane

CITY: Mesquite

STATE: NV

ZIP CODE: 89027

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL 702-525-7462

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: VVC LLC

ADDRESS: 505 E Mesquite Blvd

CITY: Mesquite

STATE: UT

ZIP CODE: 89027

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CELL 702-256-3622

EMAIL: \_\_\_\_\_

\*Correspondent will receive all communication on submitted application(s).

(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 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.

\*Property Owner (Signature)\*

Mark Tichenor

Property Owner (Print)

Date

5/19/2025

### DEPARTMENT USE ONLY:



AC



AR



ET



PUDD



SN



UC



WS



ADR



AV



PA



SC



TC



VS



ZC



AG



DR



PUD



SDR



TM



WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

CAPTICH LC  
345 N Arrowhead Lane  
Mesquite, NV 89027  
702-525-7462

May 28, 2025

Board of Clark County Commissioners  
Clark County Comprehensive Planning  
500 S Grand Central Parkway  
Las Vegas, NV 89155

### REZONE JUSTIFICATION LETTER

Honorable Clark County Commissioners,

CAPTICH LC, a Nevada Single Member Limited Liability Company, respectfully submits this request for a rezone of APN 002-35-501-025 from RS40 to RS20. This 2.28-acre parcel is intended to be divided to create an additional parcel for family use.

Due to the presence of a drainage easement along the southern border of the property, adjacent to Riverside Road (State Highway 170), this division cannot meet the minimum area requirements specified under RS40, as outlined in Section 30.02.03. Please find the enclosed exhibit map, which illustrates the configuration of the 2.28-acre parcel and highlights the drainage easement. A drainage study conducted in 2018 identified and made part of the parcel map a drainage easement along the south border of the property.

We are requesting this rezone in order to comply to the net square foot minimum set forth in section 30.02.03. There is sufficient building area remaining after the easements are considered. We calculate approximately 51,446 gross square footage in the southernmost lot (Parcel 2) and after subtracting the 28,090 square feet of public drainage easement, 23,356 square feet remains for the construction of a family residence. This will exceed the net requirement of 18,000 sq ft if the Rezone to RS20 is granted. RS 20 is common for Bunkerville Town residential parcels. We have included some signed letters by neighbors declaring no opposition to rezone.

Your review and consideration of this request are greatly appreciated.

Sincerely,

*Mark E Tichenor*

Mark E Tichenor, Manager

Enclosures: Exhibit Parcel Map, Letters from some of the neighbors

**ATTACHMENT A  
BUNKERVILLE TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 7:00 P.M., JULY 31, 2025**

**08/20/25 BCC**

1. **ZC-25-0486-CAPITCH LC:**  
**ZONE CHANGE** to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)
  
2. **WS-25-0485-CAPITCH, LC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville. MK/dd/cv (For possible action)

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0486-CAPITCH LC:**

**ZONE CHANGE** to reclassify 2.28 acres from an RS40 (Residential Single-Family 40) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville (description on file). MK/rk (For possible action)

RELATED INFORMATION:

**APN:**

002-35-501-025

**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: 2.28
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. This 2.28 acre parcel is intended to be divided to create an additional parcel for family use. Due to the presence of a drainage easement along the southern border of the property, adjacent to Riverside Road (State Highway 170), this division cannot meet the minimum area requirements specified under RS40, as outlined in Section 30.02.03. The applicant is requesting the zone change to comply with the minimum net requirement of 18,000 square feet for RS20.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| UC-0864-15         | Allowed an accessory structure (garage) prior to a principal use         | Approved by BCC | October 2015  |
| WS-0545-15         | Waiver of development standards for full off-site improvements - expired | Approved by BCC | October 2015  |
| ZC-1276-99         | County sponsored zone change that reclassified the property to R-A       | Approved by BCC | November 1999 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                                 | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>    |
|-------|--|----------------------------------|-----------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS5.2 & PF                       | J. Bowler Elementary School |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS5.2                            | Single-family residential   |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS40                             | Single-family residential   |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)              | RS40                             | Undeveloped                 |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| WS-25-0485                | Waiver of development standards associated with the minor subdivision map (MSM-25-600002 ) is a companion item on this agenda. |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The area has transitioned more towards low intensity residential development, particularly the areas farther east. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS20 zoning appropriate for this location.

**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:****Fire Prevention Bureau**

- No comment.

**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:**

**APPLICANT:** MARK TICHENOR

**CONTACT:** VICTOR CAMPBELL, VVC LLC, 505 E. MESQUITE BOULEVARD,  
MESQUITE, NV 89027

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0485-CAPITCH, LC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements on 2.28 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Sarah Shannon Drive and south of Diagonal Street within Bunkerville.  
MK/dd/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

002-35-501-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate the drainage study where required per Section 30.04.08B.
2.
  - a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Diagonal Street where required per Section 30.04.08C.
  - b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Riverside Road where required per Section 30.04.08C.

**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: 2.28
- Project Type: Minor subdivision map

**Site Plan & Request:**

These waivers of development standards requests are associated with an active minor subdivision map (MSM-25-600002) that is in process with the Clark County Mapping Team. The site plan shows that the subject parcel will be subdivided into 2 lots. Lot 1 (to the north) will be located south of Diagonal Street, and Lot 2 (southern lot) will be located north of Riverside Road. This request is to waive the drainage study requirement and the requirement for off-site improvements on Diagonal Street and Riverside Road.

### Applicant's Justification

The applicant states a drainage study was conducted in 2018 by the previous owners of the property and that no changes have been made to the site since then. Additionally, there is an existing 28,090 square foot drainage easement located on the southern half of the site, and a ditch will also be constructed to help with drainage on the northern portion of the lot. The applicant also states that there are no off-site improvements in the immediate area, and that the Bunkerville Town Advisory Board has consistently voted against their installation for various projects.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>   |
|---------------------------|--|-----------------|---------------|
| UC-0864-15                | Allowed an accessory structure (garage) prior to a principal use         | Approved by BCC | October 2015  |
| WS-0545-15                | Waiver of development standards for full off-site improvements - expired | Approved by BCC | October 2015  |
| ZC-1276-99                | County sponsored zone change that reclassified the property to R-A       | Approved by BCC | November 1999 |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>        |
|-------|---|----------------------------------|---------------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use                        | RS5.2 & PF                       | CCSD (Bowler Elementary School) |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                                     | RS5.2                            | Single-family residential       |
| East  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac)                                     | RS40                             | Single-family residential       |
| West  | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Edge Neighborhood (up to 1 du/ac) | RS40                             | Undeveloped                     |

### **Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| ZC-25-0486                | A zone change from RS40 to RS20 is a companion item on this agenda. |

### **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**

#### Waivers 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**

#### Waiver of Development Standards #1

Staff cannot support the drainage study being deferred as it is important to ensure that any lots created by the minor subdivision map are not completely encumbered with drainage easements and therefore, undevelopable.

#### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **Staff Recommendation**

Denial.

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**

If approved:

- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

**Fire Prevention Bureau**

- No comment.

**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:**

**APPLICANT:** MARK TICHENOR

**CONTACT:** VICTOR CAMPBELL, VVC LLC, 505 E. MESQUITE BOULEVARD,  
MESQUITE, NV 89027