



**Bunkerville Town Advisory Board
Bunkerville Town Board Room
190 W. Virgin St.
Bunkerville, NV 89007
February 26, 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 February 12, 2026. (For Possible Action)

IV. Approval of the Agenda for February 26, 2026, and Hold, Combine, or Delete any Items.
(For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

03/04/26 BCC

1. **ZC-25-0900-FLORES IGNACIO GARCIA:**
ZONE CHANGE to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file).
MK/rk (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 March 12, 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



Bunkerville Town Advisory Board

February 12, 2026

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 7:03PM.
- II. Public Comment

NONE
- III. Approval of December 11, 2025 Meeting Minutes.
Motion by: Vernon Pollock
Action: Approve minutes as submitted.
Vote: 5/0 Unanimous
- IV. Approval of Agenda for February 12, 2026, Meeting.
Motion by: Casey Anderson
Action: Approve Agenda as submitted.
Vote: 5/0 Unanimous
- V. Informational Items

NONE
- VI. Planning and Zoning

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



Bunkerville Town Advisory Board

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/r/r/kh (For possible action)

Applicant Brian Anderson and Engineer Steve Kambusky made the presentation. There were questions regarding entry from Riverside Dr and preservation of the existing bike path. Questions regarding driveways, concerning backing out. Also, regarding the irrigation ditch at the back property line, there is a 25' slope to the ditch and would like to see block wall to protect the ditch and the public. Mr. Haviland offered to help them work with the Irrigation District.

Motion by: Brian Haviland
Action: Approval
Vote: 5/0 Unanimous

VII. General Business

NONE

VIII. Public Comment

1. Concern regarding BLM enforcing 14-day camping rules. There are several RV's parked by the river.
2. Concerns regarding shooting in the area. We are working with Clark County and BLM to put up signage regarding Clark County rules.

IX. The next meeting is scheduled for March 12, 2026.

X. The meeting was adjourned at 7:33PM.

Board of County Commissioners

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

**ATTACHMENT A
BUNKERVILLE TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 7:00 P.M., FEBRUARY 26, 2026**

03/04/26 BCC

1. **ZC-25-0900-FLORES IGNACIO GARCIA:**
ZONE CHANGE to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file).
MK/rk (For possible action)

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0900-FLORES IGNACIO GARCIA:

ZONE CHANGE to reclassify a portion of 1.15 acres from an RS80 (Residential Single-Family 80) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Riverside Road and east of Sarah Shannon Drive (alignment) within Bunkerville (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

002-35-501-021 ptn

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 225 W. Riverside Road
- Site Acreage: Approximately 0.68 acres of a 1.15 acre parcel
- Existing Land Use: Single-family residence

Request

This is a zone change request to RS5.2 (Residential Single-Family) zoning. The site is master planned Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and is already zoned RS5.2 with the exception of the south portion of the property which is zoned RS80. The property is approximately 1 acre and has access to Riverside Road to the north.

Applicant's Justification

The owner purposes to subdivide the southern portion of the parcel for a future single-family dwelling. The zone change would allow for a uniform zoning category across the entirety of the site. RS5.2 zoning is an allowed zoning district in a Mid-Intensity Suburban Neighborhood master planned category. Additionally, most of the surrounding properties south of Riverside Road are also zoned RS5.2.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS80	Undeveloped
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 & RS80	Single-family residence & undeveloped

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. The request for RS5.2 (Residential Single-Family) zoning is appropriate and compatible with the surrounding area and is conforming to the Mid-Intensity Suburban Neighborhood (up to 8 du/ac) land use category on the site. The adjacent properties to the east and north are currently zoned RS5.2, and the general area is planned for Mid-Intensity Suburban Neighborhood uses. The northern portion of the property is currently zone RS5.2. Reclassifying the RS80 portion of the property to RS5.2 will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code, current zoning violations or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

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

- Applicant is advised that fire/emergency access 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, and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: IGNACIO FLORES

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 002-35-501-021

PROPERTY ADDRESS/ CROSS STREETS: 225 W Riverside Road Riverside Road & Sarah Shannon Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Request a zone change of the Southern portion of the parcel from RS80 to RS5.2.
The owner purposes to divide the southern portion for a single family dwelling.
The zone change would put the entire parcel within the same zoning district.

PROPERTY OWNER INFORMATION

NAME: Ignacio Garcia Flores

ADDRESS: PO Box 2001

CITY: Bunkerville

STATE: NV

ZIP CODE: 89024

TELEPHONE: _____ CELL 702-860-2316

APPLICANT INFORMATION (information must match online application)

NAME: gnacio Garcia Flores

ADDRESS: PO Box 2001

CITY: Bunkerville

STATE: NV

ZIP CODE: 89024

TELEPHONE: _____ CELL 702-860-2316

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Victor Campbell

ADDRESS: 505 E Mesquite Blvd

CITY: Mesquite

STATE: NV

ZIP CODE: 89024

TELEPHONE: _____ CELL 702-265-3622

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.

Ignacio Garcia Flores
Property Owner (Signature)*

Ignacio Garcia Flores
Property Owner (Print)

11/13/2025
Date

IGNACIO GRACIA FLORES
PO Box 2001
Bunkerville, NV 89024
702-860-2316

November 4, 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,

IGNACIO GRACIA FLORES is requesting a zone change of the Southern portion of parcel 002-35-501-021 from RS80 to RS5.2. The owner purposes to divide the southern portion for a single family dwelling. The zone change would put the entire parcel within the same zoning district.

Thanks for your attention on this.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ignacio Gracia Flores", is written over a horizontal line.

Ignacio Gracia Flores

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

Tammy Harris, 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

Mallory Cristales, Secretary
(213) 949-0805
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 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>