



**Bunkerville Town Advisory Board  
Bunkerville Town Board Room  
190 W. Virgin St.  
Bunkerville, NV 89007  
October 1, 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](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**  
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 September 10, 2026. (For Possible Action)

IV. Approval of the Agenda for October 1, 2026, and Hold, Combine, or Delete any Items.  
(For Possible Action)

V. Informational Items

Recommend the Regional Flood Control District Board of Directors adopt the 2026 Flood Control Master Plan Update for the Town of Bunkerville  
(For Possible Action)  
(You may just accept the recommendation)

VI. Planning and Zoning

**10/20/26 PC**

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**  
**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

VII. General Business

Discussion regarding revisions to 2026 Budget request; see attached 2025 Request. (For discussion only)

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.

**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

XI. Next Meeting is scheduled for October 15, 2026.

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





## Bunkerville Town Advisory Board

September 10, 2026

### DRAFT MINUTES

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|                       |                                                                                                                                                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Board Members:</b> | Laren Abbott – Chair – Excused<br>Brian Haviland – Vice Chair – Present<br>Casey Anderson – Present<br>Vernon Pollock – Present<br>Justin Whipple – Excused |
| <b>Secretary:</b>     | Judy Metz – (702)397-6475 – <a href="mailto:Judith.metz@clarkcountynv.gov">Judith.metz@clarkcountynv.gov</a>                                                |
| <b>Liaison:</b>       | William Covington, (702)455-2540,<br><a href="mailto:Williamcovington@clarkcountynv.gov">Williamcovington@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 7:00PM.
- II. Public Comment  
NONE
- III. Approval of May 14, 2026, Meeting Minutes.  
**Motion by: Vernon Pollock**  
**Action: Approve minutes as submitted.**  
**Vote: 3/0 Unanimous**
- IV. Approval of Agenda for September 10, 2026, Meeting.  
**Motion by: Casey Anderson**  
**Action: Approve Agenda as submitted.**  
**Vote: 3/0 Unanimous**
- V. Informational Items  
**Presentation and discussion regarding Bunkerville 150<sup>th</sup> Anniversary celebration January 9, 2027. (For discussion only)**

**Presentation by Christina Sessions (Librarian/Bunkerville Library) Christina dispersed maps showing the anticipated set up and displays for the event with the layout of booths and displays. The Board was happy with the plans. Commissioners team will be planning the food. Board members expressed their happiness with the plans.**

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**

### **VI. Planning and Zoning**

**NONE**

### **VII. General Business**

**NONE**

### **VIII. Public Comment**

Board complains that the Post Office will not put items in their Post Office boxes with only a street address. This is an issue, because some companies will not deliver to a Post Office Box. Even though the employees know the box numbers, their supervisors are not allowing them to place the items in the Post Office Box. Can the Commissioner please reach out to Horsford, Cortex-Masto and Rosen's offices for assistance?

### **IX. The next meeting is scheduled for October 1, 2026.**

### **X. The meeting was adjourned at 7:19PM.**

#### **Board of County Commissioners**

MICHAEL NAFT - CHAIR - WILLIAM MCCURDYII, VICE CHAIR

MARILYN KIRKPATRICK - JUSTIN JONES

JAMES G. GIBSON - APRIL BECKER - TUCK SEGERBLOM

KEVIN SCHILLER - COUNTY MANAGER

## Bunkerville Budget Request

October 2, 2025

RPM

1. Repaint Court House and Town Board Building. Could be done in conjunction with Rename of Courthouse.
2. Community Center Kitchen upgrades. (Cabinets, flooring, or other as necessary)
3. Community Center Restroom upgrades.
4. Replace plumbing under the sub flooring and throughout the Community Center,
5. Repaint the inside of the Community Center.
6. Repave the parking lot, remove the block wall and dirt island and replace with paving,
7. Pave the parking area west of the park, and the road. (Park Crest) Milling has been put down, but still needs to be paved.



CLARK COUNTY  
REGIONAL FLOOD CONTROL DISTRICT  
AGENDA ITEM

**SUBJECT:**

MASTER PLAN UPDATE FOR THE TOWN OF BUNKERVILLE

**PETITIONER:**

ANDREW R. TRELEASE, P.E., GENERAL MANAGER/CHIEF ENGINEER

**RECOMMENDATION OF PETITIONER:**

THAT THE BUNKERVILLE TOWN ADVISORY BOARD RECOMMEND THE REGIONAL FLOOD CONTROL DISTRICT BOARD OF DIRECTORS ADOPT THE 2026 FLOOD CONTROL MASTER PLAN UPDATE FOR THE TOWN OF BUNKERVILLE  
(FOR POSSIBLE ACTION)

**FISCAL IMPACT:**

None.

**BACKGROUND:**

In accordance with Nevada Revised Statutes (NRS) 543.596, the District is required to review its Master Plans every five years. The previous Master Plan for the Town of Bunkerville was adopted on August 11, 2022. District staff have prepared a Master Plan Update (MPU) for the Town of Bunkerville in coordination with representatives from Clark County Department of Public Works and technical support from CA Group, Inc.

The proposed MPU is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development. Copies of the Executive Summary and Presentation are included in the backup materials.

Respectfully submitted,

 Digitally signed by Brian Rowley  
DN: C=US,  
E=browley@regionalflood.org,  
O=Clark County Regional Flood  
Control District, CN=Brian Rowley  
Date: 2026.09.17 14:55:31-07'00'

Brian Rowley, P.E.  
Deputy General Manager

|                                        |
|----------------------------------------|
| TAB AGENDA<br>ITEM #<br>Date: xx/xx/xx |
|----------------------------------------|

# **2026 FLOOD CONTROL MASTER PLAN UPDATE TOWN OF BUNKERVILLE**

**Prepared By:**

**REGIONAL FLOOD  
CONTROL DISTRICT**



**Clark County Regional Flood Control District**  
600 South Grand Central Parkway, Suite 300  
Las Vegas, Nevada 89106-4511

**Assisted By:**



Clark County Public Works  
500 S. Grand Central Parkway  
Las Vegas, Nevada



2785 S. Rainbow Blvd  
Las Vegas, Nevada 89146-4008

**December 2026**

# Executive Summary

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## Introduction

Clark County Regional Flood Control District (RFCD) is responsible for developing and implementing a comprehensive flood control master plan to alleviate flooding in Clark County, Nevada. Nevada Revised Statutes (NRS) 543.596 requires that flood control master plans be reviewed and updated at least every 5 years. The 2026 Flood Control Master Plan Update for the Town of Bunkerville (2026 MPU) is one of these updates. The original Flood Control Master Plan for the Town of Bunkerville (Bunkerville) was prepared and adopted in 1990. Previous Master Plan Updates were prepared and adopted in 1995, 2001, 2007, 2012, 2017, and 2022. The 2026 MPU is intended to be a planning tool for use by public agencies, land planners, engineers, landowners, and other entities.

## Purpose

The purpose of an MPU is to add new and relevant information to the Master Plan, to assess progress towards fulfillment of the Master Plan during the previous 5-year period, to identify obstacles to completing the Master Plan, and to recommend changes to the Master Plan resulting from growth and development. The 2026 MPU presents the results of the field investigation, data collection, hydrologic and hydraulic analyses, facility planning, and cost estimating analyses completed during the development of the MPU.

## Watershed Analysis

Bunkerville is impacted from the south by two major washes: the Windmill Wash and the Jess Waite Wash. Both washes originate in the mountainous areas south of town and flow north until discharging to the Virgin River, which flows east to west along the north side of Bunkerville. Bunkerville is also impacted by several minor washes located west of the Windmill Wash. These washes impact the southwestern portion of Bunkerville where some development has occurred and may continue to occur in the future. Based on current hydrologic analysis of the minor washes, RFCD facilities may be recommended in future Master Plan Updates as the area develops. The watersheds impacting the Bunkerville study area are shown in **Figure ES-1**.

As part of the 2026 MPU, the existing flood control master plan was reviewed and evaluated based on the following:

- Growth and development within Bunkerville
- Updated soil and land use data
- Verification of subbasin delineations, watershed boundaries, and ultimate development boundaries

- Updated hydrologic models and analysis methodologies using the Green & Ampt method for infiltration loss simulation and the Clark Unit Hydrograph method
- Revisions to facility sizes and alignments due to changes in flow rates and volumes
- Environmental considerations for areas with known environmentally sensitive resources
- Addition of new facilities deemed necessary to better mitigate flood hazards
- Updated value of existing facilities and cost of proposed facilities

The 2026 MPU includes an updated hydrologic analysis for the watershed areas affecting Bunkerville, which incorporates the Green & Ampt method for infiltration loss simulation and the Clark Unit Hydrograph method for runoff transformation. The Green & Ampt method has been used in previous MPUs for the City of Mesquite and in the previous MPU for Bunkerville to evaluate and design master plan flood control facilities.

The watershed areas, land use categories, and soil types were reviewed, updated, and revised as necessary to represent the most current information in the area. The results of the 2026 MPU hydrologic modeling indicate storm runoff volumes and peak flow rates are lower than those reported in the 2022 MPU due to revised rainfall inputs. RFCD intends to continue monitoring storm events in the area and verify that runoff calculations are appropriate.

#### **Master Plan Progress since 2022 MPU**

No RFCD master plan flood control facilities have been constructed in Bunkerville since the 2022 MPU was adopted.

#### **Recommended Flood Control Master Plan**

No RFCD facilities are recommended for the minor washes (Watersheds 1–6). RFCD facilities may be recommended in future Master Plan Updates as development occurs in these areas. The recommended flood control master plan focuses on the Windmill Wash (Watershed 7) and the Jess Waite Wash (Watershed 8) because these areas are more developed and have a higher flood risk. The flood control master plan facilities remain unchanged from the 2022 MPU. Flood control facilities are shown on **Figure ES-2**.

Approximately 2.2 miles of conveyance facilities, one detention basin, a detention basin upgrade, a sediment basin, and a sediment basin upgrade are included in the 2026 MPU. Of these facilities, approximately 1.6 miles of conveyance facilities, the Windmill Wash Detention Basin, and the sediment basin have been completed. The remaining proposed facilities include approximately 0.6 miles of conveyance facilities, an upgrade to the Windmill Wash Detention Basin, and an upgrade to the sediment basin.

## Cost Estimates

Estimated values for existing facilities and estimated cost for proposed regional flood control facilities were determined using the Cost Estimation Tool that was developed for the 2023 Las Vegas Valley MPU.

The total estimated value of existing flood control facilities in the Town of Bunkerville is \$19.48 million. The total estimated cost of proposed facilities is \$3.43 million. The total estimated value of existing facilities is summarized in **Table ES-2**, and the total estimated cost of proposed facilities is summarized in **Table ES-3**.

**Table ES-2. Estimated Value of Existing Facilities**

| System                               | Total Value         |
|--------------------------------------|---------------------|
| Jess Waite Wash (JEWA)               | \$176,465           |
| Windmill Wash Outfall System (WIJE)  | \$6,311,487         |
| Windmill Wash Detention Basin (WIWA) | \$12,995,610        |
| <b>Total:</b>                        | <b>\$19,483,562</b> |

**Table ES-3. Estimated Cost of Proposed Facilities**

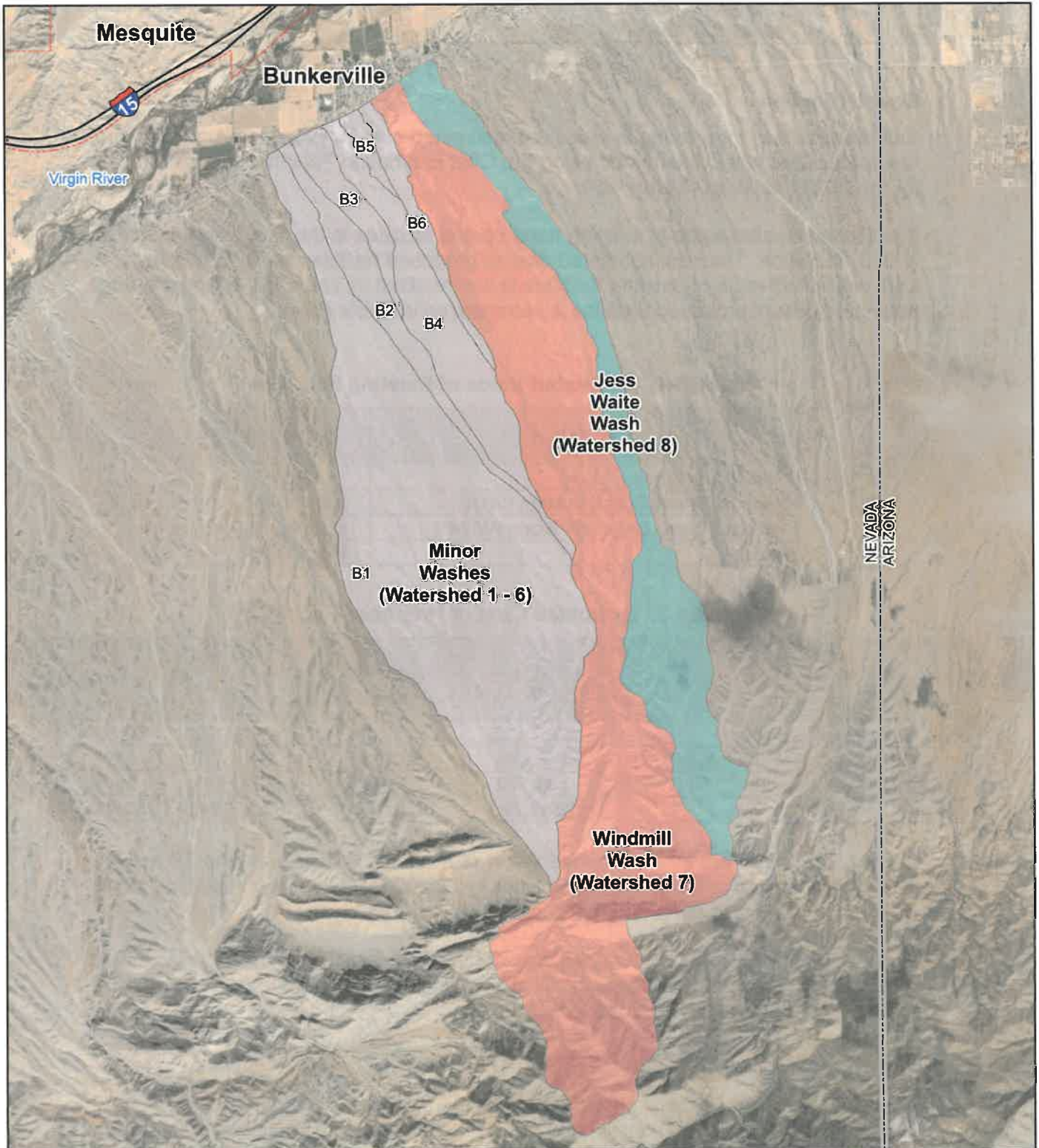
| System                               | Design & Admin Cost | Right-of-Way Cost | Construction Cost  | Total Cost         |
|--------------------------------------|---------------------|-------------------|--------------------|--------------------|
| Jess Waite Wash (JEWA)               | \$257,023           | \$149,485         | \$2,396,993        | \$2,803,501        |
| Windmill Wash Outfall System (WIJE)  | \$48,044            | \$38,435          | \$240,219          | \$326,698          |
| Windmill Wash Detention Basin (WIWA) | \$44,722            | \$35,777          | \$223,608          | \$304,106          |
| <b>Total:</b>                        | <b>\$349,789</b>    | <b>\$223,697</b>  | <b>\$2,860,820</b> | <b>\$3,434,305</b> |

In the 2022 MPU, the total estimated value of existing facilities was \$11.77 million. The total estimated value of existing facilities in the 2026 MPU has increased to \$19.48 million due to the use of an updated cost tool (2023 Cost Tool).

In the 2022 MPU, the total estimated cost of proposed facilities was \$2.8 million. The total estimated cost of proposed facilities in the 2026 MPU has increased to \$3.4 million due to the use of the 2023 Cost Tool.

## Summary

The 2026 MPU serves as a planning tool for the implementation of the flood control system in the Town of Bunkerville and for the design and construction of master plan facilities. The flood control system identified and described in this MPU may be subject to further amendments and revisions in the future as more detailed analyses are completed for facilities during design phases.



**Legend**

- City of Mesquite Limits
  - State Borders
- 0      3,500      7,000  
 Feet  
 1 inch = 7,000 feet

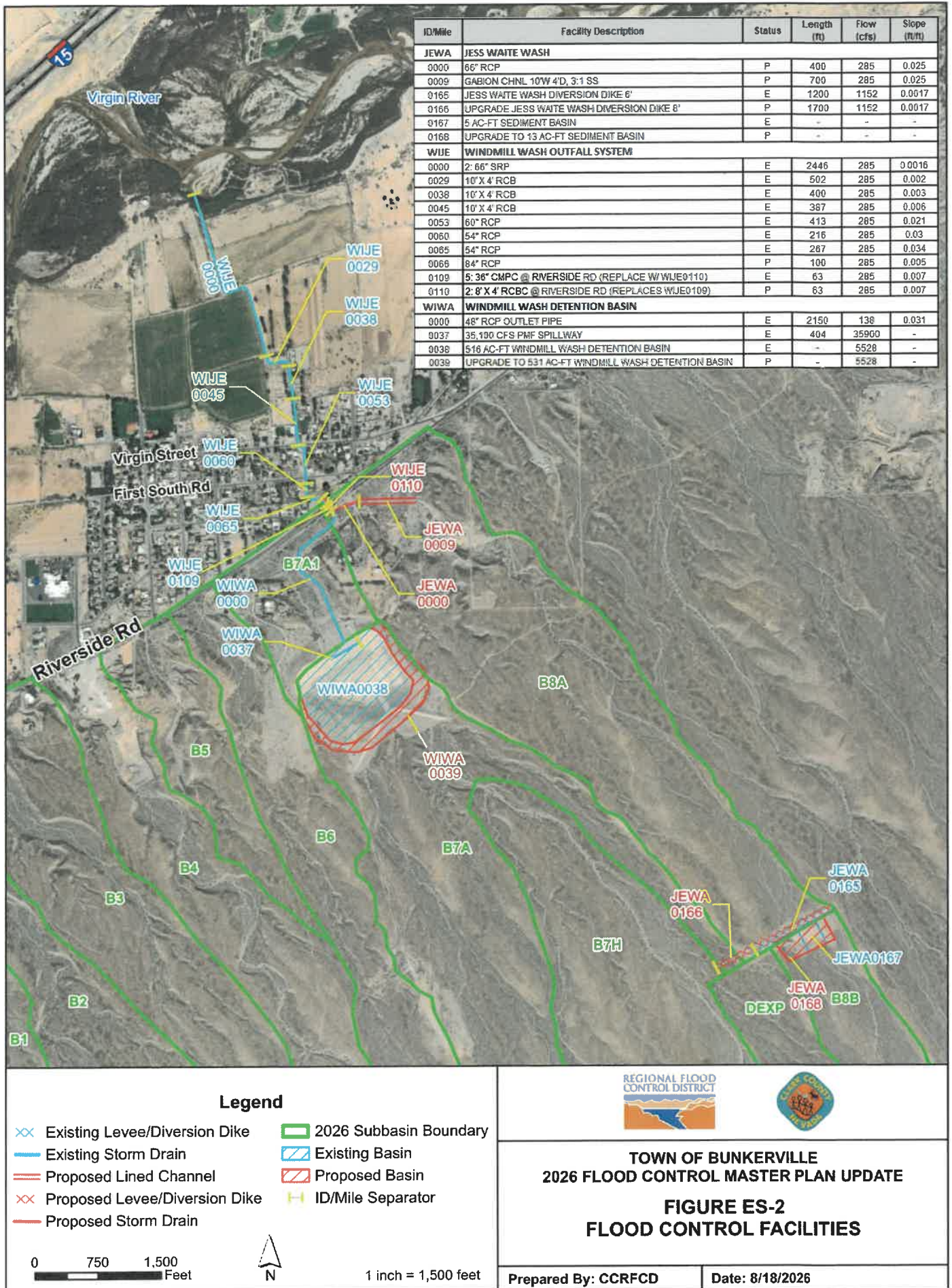


**TOWN OF BUNKERVILLE  
 2026 FLOOD CONTROL MASTER PLAN UPDATE**

**FIGURE ES-1  
 MPU WATERSHEDS**

Prepared By: CCRFCD

Date: 8/18/2026





**ATTACHMENT A  
BUNKERVILLE TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 7:00 P.M., OCTOBER 1, 2026**

**10/20/26 PC**

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**  
**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TA-26-0567-BSR 6276, LLC ET. AL.:**

**TEXT AMENDMENT** to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md  
(For possible action)

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RELATED INFORMATION:

**BACKGROUND:**

**Project Description**

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### **Analysis**

##### **Comprehensive Planning**

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BSR 6276 LLC

**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE. 650, LAS VEGAS, NV 89135



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

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

TAB/CAC: Bunkerville TAB 7:00 pm

Date: Click to enter a date. 10/01/26

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. 10/20/26 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. 11/18/26 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**

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

## 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        |
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| 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 1/7/25

### 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>



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TA-26-0567

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

TAB/CAC: Bunkerville TAB 7:00 pm

Date: Click to enter a date. 10/01/26

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. 10/20/26 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. 11/18/26 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**

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 |
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\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

### 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>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_  
ASSESSOR PARCEL #(s): 174-02-011-002 to -020 and 174-02-095-003

PROPERTY ADDRESS/ CROSS STREETS: Bonni eSprings Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: BSR 6276, LLC  
ADDRESS: 6415 S. Tenaya Way, #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC  
ADDRESS: 6415 S. Tenaya Way, #105  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Bob Gronauer - Kaempler Crowell  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: 702-792-7000 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.

[Signature]  
Property Owner (Signature)\*

Joel Laub  
Property Owner (Print)

1/5/26  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 174-02 011-001

PROPERTY ADDRESS/ CROSS STREETS: Bonnie Springs Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Text Amendment

## PROPERTY OWNER INFORMATION

NAME: Alan L Molasky Trustee of the Alan L. Molasky 2005 Irrevocable Trust

ADDRESS: 6021 South Fort Apache Rd, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89148

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

## APPLICANT INFORMATION (information must match online application)

NAME: BSR 6276, LLC

ADDRESS: 6415 S Tenaya Way #105

CITY: Las Vegas STATE: NV ZIP CODE: 89113

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Kaempfer Crowell - Liz Olson

ADDRESS: 1980 Festival Plaza Drive Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927085 CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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Alan L Molasky  
Property Owner (Signature)\*

Alan L. Molasky  
Property Owner (Print)

4/7/2016  
Date

August 25, 2026

**VIA HAND DELIVERY**

Mr. Jason Allswang  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, NV 89155

***Re: Justification Letter – Text Amendment***

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:
  - i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
  - ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
  - iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
  - iv. A body of water which stores water used in a mining reclamation project.
  - v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
  - vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer



## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: TA-26-0591

Property Owner or Subdivision Name: N/A

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 \*See Rural and Urban TAB/CAC dates below\* PC \_\_\_\_\_ BCC \_\_\_\_\_

### Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) All currently scheduled Rural and Urban TAB/CACs: 10/14/26

Enterprise; 10/28/26 Mountain Springs; 10/29/26 Mt. Charleston; 10/13/26 Paradise; 10/29/26

Bunkerville; 10/13/26 Goodsprings; 10/15/26 Indian Springs; 10/13/26 Laughlin; 10/13/26 Lone

Mountain; 10/27/26 Upper and Lower Kyle Canyon; 10/27/26 Moapa; 10/14/26 Moapa Valley → 2

☐ Amend Write-up

11-3-26 PC; 12-2-26 BCC  
[Signature]

☐ 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: Adding to the various Rural and Urban TAB/CACs as follows: 10/28/26  
Red Rock; 10/13/26 Sandy Valley; 10/14/26 Searchlight; 10/13/26 Spring Valley; 10/15/26 Sunrise  
Manor; 10/15/26 Whitney; and 10/13/26 Winchester.

Change initiated by: MND Date: 9/10/26

Change authorized by: [Signature] Date: 9/10/26

Change processed by: [Signature] Date: 9-10-26

Distribution e-mail sent by: [Signature] Date: 9-10-26

Diane

Verified Scarcelli Date: \_\_\_\_\_

Digitally signed by Diane  
Scarcelli  
Date: 2026.09.  
15:01:11 -07'00

Rev. 08/2024

**Follow up assigned to:** \_\_\_\_\_ **Instructions:** \_\_\_\_\_

**Parcel Number(s):** \_\_\_\_\_ **N/A** \_\_\_\_\_

**Town Board(s):** \_\_\_\_\_ **All TAB/CACs Rural and Urban** \_\_\_\_\_

**Verified by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Rev. 08/2024**



# Comprehensive Planning Application Form

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Property Owner (Signature)

Joel Laub

Property Owner (Print)

Date

1/5/26



# Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 174-02 011-001

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Alan L. Molasky  
Property Owner (Signature)\*

Alan L. Molasky  
Property Owner (Print)

4/7/2016  
Date

August 25, 2026

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CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
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