



**Bunkerville Town Advisory Board  
Bunkerville Town Board Room  
190 W. Virgin St.  
Bunkerville, NV 89007  
August 14, 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 July 31, 2025. (For Possible Action)

IV. Approval of the Agenda for August 14, 2025, and Hold, Combine, or Delete any Items.  
(For Possible Action)

V. Informational Items

NONE

VI. Planning and Zoning

09/03/25 BCC

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

VII. General Business

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 28, 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

July 31, 2025

### DRAFT MINUTES

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Board Members:	Casey Anderson – <b>PRESENT</b> Laren Abbott – Chair - <b>PRESENT</b> Brian Haviland – Vice Chair – <b>BY PHONE</b>	Vernon Pollock – <b>PRESENT</b> 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 June 12, 2025, Minutes.

**Moved by: Vernon Pollock**

**Action: Approved minutes as submitted.**

**Vote: 5-0/ Unanimous**

IV. Approval of Agenda for July 31, 2025

**Moved by: Vernon Pollock**

**Action: Approved agenda as submitted.**

**Vote: 5-0/Unanimous**

V. Informational Items

NONE

VI. Planning & 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)
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Mark Tichenor spoke on behalf of Capitch LC, as he is the only member. They want to divide the lot so family can build on each lot. Due to a drainage easement, the North lot will be smaller. Current zoning would not allow that.

Moved by: Vernon Pollock  
Action: Approval  
Vote: 5/0 unanimous

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)

Mark Tichenor spoke on this matter also. There is a 25' irrigation easement on the back of the North lot. Both lots will be accessed from Riverside Rd.. There was a drainage study done by Mr. Bowler in 2018, and there have been no changes since that time. After discussion regarding access and egress, and access over the irrigation easement by a bridge over it. The Board had no further questions.

Moved by: Vernon Pollock  
Action: Approval  
Vote: 5/0 Unanimous

VII. Public Comment:

Gary Seeklus requests River Cliff Rd. Street sign be replaced on Riverside Rd. It has been displaced, multiple times, and it is the street sign for people to follow to his business. (Camel Safari)

VIII. Next Meeting Date

The next regular meeting will be August 14, 2025, @ 7 p.m.

IX. Adjournment

The meeting was adjourned at 7:50 PM.

**ATTACHMENT A  
BUNKERVILLE TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 7:00 P.M., AUGUST 14, 2025**

09/03/25 BCC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0492-SJD FARM, LLC:**

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

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

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**RELATED INFORMATION:**

**APN:**

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

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce private street width to 24 feet where 37 feet is required per Section 30.04.08E.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Site Plan**

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

**Applicant's Justification**

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

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**  
**Waiver of Development Standards**

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

**Public Works - Development Review**

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

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

### **Fire Prevention Bureau**

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

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SJD FARM, LLC

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





- 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): 002-34-301-003, 002-34-601-002, 002-34-601-003, 002-34-601-004, 002-34-601-005, 002-34-701-001, 002-34-701-002, 002-34-801-001

PROPERTY ADDRESS/ CROSS STREETS: Riverside Road west of Bunkerville

### DETAILED SUMMARY PROJECT DESCRIPTION

We would like to request a waiver of development standards for a reduction in the 32' wide pavement width to allow the existing 24' wide asphalt to remain in use and serve these new lots.

### PROPERTY OWNER INFORMATION

NAME: SJD Farm, LLC.  
ADDRESS: PO Box 1140  
CITY: Mesquite STATE: NV ZIP CODE: 89024  
TELEPHONE: 725-429-0465 CELL 801-631-8707 EMAIL: gs@camelsafari.com

### APPLICANT INFORMATION (must match online record)

NAME: Same as above  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Brown Consulting Engineers  
ADDRESS: 736 S. 900 E., STE B105  
CITY: St. George STATE: UT ZIP CODE: 84790 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 435-628-4700 CELL \_\_\_\_\_ EMAIL: steve@browncivil.com

\*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 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.

  
Property Owner (Signature)

Guy Seeklus  
Property Owner (Print)

12/9/24  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

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

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

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

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

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

DATE \_\_\_\_\_

FEES \_\_\_\_\_

DATE \_\_\_\_\_

SJD Farm, LLC  
Po Box 1140  
Mesquite, NV 89024

December 9, 2024

Clark County Planning & Zoning  
500 S. Gand Central Pkwy  
Las Vegas, NV 89155  
ATTN: Nairee Agulian

**RE: SJD Farm, LLC. Waiver of Development Standards Justification Letter MSM #24-600029**

Dear Clark County Official,

The purpose of this letter is to request a waiver of development standards to waive the private street width to 24 feet when 36 is required per Section 30.04.08.E. Private street and access easements greater than 150 feet in length shall have a minimum width of 37 feet with a minimum 36 foot wide drivable surface per Clark County Improvement Standards and terminate in a county approved turnaround. (MSM #24-600029).

This project will consist of a merger and re-subdivision of the existing parcels into 4 lots. The properties included in this application are APN #002-34-301-003, 002-34-601-002, 002-34-601-003, 002-34-601-004, 002-34-601-005, 002-34-701-001, 002-34-701-002, and 002-34-801-001.

Lot #1 will consist of a portion of APN #'s 002-34-701-001, 002-34-701-002, and 002-34-601-005.

Lot #2 will consist of APN #'s 002-34-601-002, 002-34-601-003, 002-34-601-004, and a portion of APN #'s 002-34-601-005, 002-34-701-001, and 002-34-301-003.

Lot #3 will consist of APN # 002-34-801-001 and a portion of APN #'s 002-34-301-003, 002-34-701-001, and 002-34-701-002.

Lot #4 will consist of a portion of APN #'s 002-34-701-001, and 002-34-701-002.

Current Clark County standards require that all lots be served by a paved roadway that contains 32' width of asphalt. Currently the site has a paved access that is 24' wide. We would like to request a reduction in the 32' wide pavement width to allow the existing 24' wide asphalt to remain in use and serve these new lots.

The properties are all currently zoned RS-40 and according to Clark County zoning code section 30.03.04 the RS-40 zone allows agricultural and residential use in this zone.

The lots will have 1 primary residence on each lot as well as any allowable agricultural uses as specified in the Clark County zoning ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Guy Seeklus". The signature is fluid and cursive, with the first name "Guy" being more prominent and the last name "Seeklus" following in a similar style.

Guy Seeklus

SJD Farms, LLC.

