



Bunkerville Town Advisory Board

July 31, 2025

APPROVED MINUTES

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

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

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

II. Public Comment

None

III. Approval of 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.