



Bunkerville Town Advisory Board

Bunkerville Community Center

150 W. Virgin St.

Bunkerville, NV. 89007

July 2, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 Amelia Smith at 702-397-6475 and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Vernon Pollock, Chairperson
Chad Jensen, Vice Chairperson
Brian Haviland
Casey Anderson
Laren Abbott

Secretary: Amelia Smith, 702-397-6475, Amelia.Smith@ClarkCountyNV.gov

County Liaison(s): Alex Ortiz

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. 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 appearing 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 27, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

- IV. Approval of the Agenda for July 2, 2020 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Discuss a request to expand the Bunkerville Cemetery (for discussion only)

VI. Planning and Zoning

07/22/20 BCC

- 1. **ZC-20-0225-HUGHES FAMILY TRUST & HUGHES JIMMIE A. TRS:**
ZONE CHANGE to reclassify 0.6 acres from C-2 (General Commercial) Zone to R-1 (Single Family Residential) Zone for a future single family residential development. Generally located on the northeast corner of Main Street and Riverside Road within Bunkerville (description on file). MK/al/jd (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.

- IX. Next Meeting Date: August 27, 2020.

- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Bunkerville Library – 150 W. Virgin St. Bunkerville, NV. 89007
Bunkerville Township Justice Court – 190 E. Virgin St. Bunkerville, NV. 89007
Bunkerville Community Center – 200 Virgin St. Bunkerville, NV. 89007
Bunkerville Post Office – 170 Main St. Bunkerville, NV. 89007

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
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YOLANDA T. KING, County Manager



Bunkerville Town Advisory Board

February 27, 2020

MINUTES

Board Members:	Vernon Pollock – Chair – PRESENT Chad Jensen – Vice Chair – PRESENT Brian Haviland – EXCUSED	Casey Anderson – PRESENT Laren Abbott – PRESENT
Secretary:	Amelia Smith 702-397-6475 Amelia.Smith@clarkcountynv.gov	
County Liaison:	Carly LeDuc, 702-455-3504, Carly.LeDuc@ClarkCountyNV.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 7:00 p.m.

- II. Public Comment

None

- III. Approval of November 14, 2019 Minutes

Moved by: Chad Jensen
Action: Approved
Vote: 4-0/ Unanimous

- IV. Approval of Agenda for February 27, 2020

Moved by: Casey Anderson
Action: Approved
Vote: 4-0/ Unanimous

V. Informational Items

1. Members of the U.S. Census Bureau in Nevada to discuss the 2020 Census process and provide information on available job opportunities (for discussion only)

The 2020 Census is required under and constitution and is a major deciding factor in how a community receives its funding such as education, infrastructure, rental assistance, emergency funding, market research and many other community benefits. All information is protected by law and can only be used for statistical purposes; NOT shared amongst any other government or private agencies. Soon Census personnel will be going door to door and hand delivering surveys. The surveys must be hand delivered because they are not allowed to be mailed to a PO Box. After the surveys have been delivered personnel will return, later, to the homes which did not respond. They are still in the process of hiring.

2. Candidates may file with the Clark County Registrar of Voters, located at 500 S. Grand Central Parkway, to serve on the elected Bunkerville Town Advisory Board. Filing takes place from March 2, 2020 to March 13, 2020 during business hours <https://www.clarkcountynv.gov/election/Documents/2020/CG20.pdf> (for discussion only)

Alex Ortiz - provided information regarding how an interested party may apply

VI. Planning & Zoning

None

VII. General Business

1. The Bunkerville Town Advisory Board to approve 2020/2021 meeting calendar (for possible action)

Moved by: Chad Jensen

Action: Approved Calendar as discussed: remove July 2, October 29, November 26 and December 31

Vote: 4-0/Unanimous

2. Appoint one member as the town board's representative to be involved in the update of the County's Comprehensive Master Plan and development code (Title 30) (for possible action)

Moved by: Chad Jensen

Action: Table until the next meeting date

Vote: 4-0/Unanimous

Alex Ortiz – This is the first time in many years that an update is being done in order to bring the master plan and code up to the current needs of our communities and delete items which may be redundant; the process will take at least a couple of years. Clark County Comprehensive Planning is seeking to partner with the community by way of a representative who would participate in the process and provide feedback to the town board. Alex informed the board and those attending that the first meeting would take place on March 19th 5pm-6pm and will be located at the Government Center in the Pueblo Room.

VIII. Public Comment

The town board members are appreciative of the new canopy, which was installed in their park, but they are disappointed that it seems smaller than the previous canopy. The board discussed that they had requested something double in size.

IX. Next Meeting Date

The next regular meeting will be April 30, 2020

X. Adjournment

The meeting was adjourned at 8:53 p.m.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>May 20, 2020</u> PLANNER ASSIGNED: <u>AD</u> ACCEPTED BY: <u>AI</u> FEE: <u>1050</u> CHECK #: <u>-</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>ZC-20-0225</u> TAB/CAC: <u>Bunkerville</u> TAB/CAC MTG DATE: <u>7-2</u> TIME: <u>7P</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7-22-20</u> ZONE / AE / RNP: <u>C-2 Note</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>HUGHES FAMILY TRUST</u> ADDRESS: <u>311 S. SECANO WEST</u> CITY: <u>BUNKERVILLE</u> STATE: <u>NV</u> ZIP: <u>89007</u> TELEPHONE: <u>702-682-1399</u> CELL: _____ E-MAIL: <u>ARVADA@LIVE.COM</u>	
	APPLICANT	NAME: <u>Jessica and Erick Baron</u> ADDRESS: <u>871 Orion Lane</u> CITY: <u>MESQUITE</u> STATE: <u>NV</u> ZIP: <u>89027</u> TELEPHONE: <u>702-813-7841</u> CELL: <u>NA</u> E-MAIL: <u>Jessicadbaron@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Jessica Baron</u> ADDRESS: <u>871 Orion Lane</u> CITY: <u>MESQUITE</u> STATE: <u>NV</u> ZIP: <u>89027</u> TELEPHONE: <u>702-813-7841</u> CELL: <u>NA</u> E-MAIL: <u>Jessicadbaron@gmail.com</u> REF CONTACT ID #: <u>201997</u>	

ASSESSOR'S PARCEL NUMBER(S): 00225410050
 PROPERTY ADDRESS and/or CROSS STREETS: RIVERSIDE ROAD and MAIN STREET
 PROJECT DESCRIPTION: zone change to R-1, NO construction at this time.

(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.

Angie M. Hughes Trustee
Angie M. Hughes Trustee

Property Owner (Signature) _____ Property Owner (Print) _____
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 19, 2020 (DATE)
 By Angie M. Hughes
 NOTARY PUBLIC Rosa E. Perez

ROSA E. PEREZ
 Notary Public • State of Nevada
 Appointment Recorded in Clark County
 No: 16-4484-1 Expires December 1, 2020

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Justification Letter

To whom it may concern:

Parcel number 00225410050 is a lot in the town of Bunkerville, Nevada. We would like to request a conforming zone change from C-2 to R-1. We would like the lot rezoned to allow for future construction of a new home for our family. While it is a corner lot and some would say those are better left in C-2 zoning, it is surrounded by R-1 lots and the probability of someone having a business there one day is low. The Bunkerville community is nearly all residential and it's my opinion most residents would prefer not have a place of business in their community. We would like to build our home on this lot and become members of the tight knit community that is Bunkerville, Nevada.

Thank you,
Erick and Jessica Baron

07/22/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RIVERSIDE RD/MAIN ST
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0225-HUGHES FAMILY TRUST & HUGHES JIMMIE A. TRS:

ZONE CHANGE to reclassify 0.6 acres from C-2 (General Commercial) Zone to R-1 (Single Family Residential) Zone for a future single family residential development.

Generally located on the northeast corner of Main Street and Riverside Road within Bunkerville (description on file). MK/al/jd (For possible action)

RELATED INFORMATION:

APN:
002-25-410-050

LAND USE PLAN:
NORTHEAST COUNTY (BUNKERVILLE) - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.6
- Number of Lots: 1
- Density (du/ac): 1.7
- Lot Size (square feet): 25,896
- Project Type: Future single family residential development

Site Plan

The request is to reclassify an existing undeveloped parcel from a C-2 zone to an R-1 zone for a future single family residential development. No home plans were submitted with this request. The site is located at the northeast corner of Main Street and Riverside Road with future access to be taken from Main Street. The parcel has an area of 25,896 square feet.

Applicant's Justification

The applicant indicates that the request is to reclassify the site to an R-1 zone to allow the future construction of a single family residence on the property. The applicant also states that the site is abutting parcels that are zoned R-1 that have developed with or planned for single family

residences. The Bunkerville community is nearly all residential and the proposed zone change is compatible with existing and planned development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Institution	R-T	Water storage tank
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The request to reclassify the property to an R-1 zone is within the density and intensity of the planned land use designation of Residential Suburban (up to 8 du/ac) in the Northeast County Land Use Plan. The proposed development is consistent and compatible with the existing and planned residential development in this area. Reclassifying the site to an R-1 zone complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve residential neighborhoods by encouraging vacant lots with these areas to develop at similar densities as the existing area.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- Compliance with approved drainage study (PW15-27423).

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: JESSICA BARON
CONTACT: JESSICA BARON, 871 ORION LN, MESQUITE, NV 89027

DRAFT