



**Bunkerville Town Advisory Board  
Bunkerville Town Board Room  
190 W. Virgin St.  
Bunkerville, NV 89007  
May 1, 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

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: May 15, 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

January 16, 2025

### DRAFT MINUTES

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Board Members:	Casey Anderson – Chair – <b>PRESENT</b> Laren Abbott – Vice Chair – <b>PRESENT</b> Brian Haviland – <b>PRESENT</b>	Vernon Pollock – <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 7:02 p.m.

II. Public Comment

None

III. Approval of December 12, 2024 Minutes

**Moved by: Laren Abbott**

**Action: Approved minutes as submitted.**

**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for January 16, 2025

**Moved by: Verbon Pollock**

**Action: Approved agenda as submitted.**

**Vote: 4-0/Unanimous**

V. Informational Items

NONE

VI. Planning & Zoning

NONE

**ATTACHMENT A  
BUNKERVILLE TOWN ADVISORY BOARD  
ZONING AGENDA  
THURSDAY, 7:00 P.M., MAY 1, 2025**

**05/21/25 BCC**

1. **ZC-25-0230-FAUGHT, SLADE K. & ROMY ANN:**  
**ZONE CHANGE** to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone and an RS5.2 (Residential Single-Family 5.2) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 570 feet south of Riverside Road within Bunkerville (description on file). MK/mc (For possible action)
2. **ZC-25-0265-FAUGHT, ELWOOD J. & TARALISA:**  
**ZONE CHANGE** to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 1,050 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)
3. **ZC-25-0267-VIRGIN VALLEY HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 2.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 870 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)

**Related Applications**

Application Number	Request
ZC-25-0265	Zone change to RS40 for the parcel 155 feet to the south of the subject site is a related item on this agenda.
ZC-25-0267	Zone change to RS40 for the parcel adjacent to the subject site to the south is a related item on this agenda.

**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 is to rezone the property, which has a single-family residence on it, from RS80, which allows 1 home per 2 acres, to RS40 zoning. RS40 allows 1 home per acre and is a conforming zoning district to the Mid-Intensity Suburban Neighborhood Master Plan category of the subject site. The 2 adjacent properties to the south also have separate zone change applications for RS40 zoning. These applications are related items on this agenda. The 3 parcels, with a total acreage of 1.0 acres, are owned by the same family. There are a number of existing RS40 zoned parcels located northwest of the subject site, and they are located near Riverside Road. This road is the main thoroughfare within Bunkerville. Existing single-family residences north of the subject site are zoned RS5.2, which allows a higher density than the 1 home per acre allowance of the requested RS40 zone. Rezoning the subject parcel to RS40 would not cause adverse effects on the surrounding properties, as these properties are zoned or planned for higher density. For these reasons, staff finds the request for the RS40 zone is appropriate for this location.

**Staff Recommendation****Approval**

If this request is approved, the Board 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:****Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:****APPROVALS:****PROTESTS:**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0265-FAUGHT, ELWOOD J. & TARALISA:**

**ZONE CHANGE** to reclassify 4.0 acres from an RS80 (Residential Single-Family 80) Zone to an RS40 (Residential Single-Family 40) Zone.

Generally located on the west side of Paiute Street, 1,050 feet south of Riverside Road within Bunkerville (description on file). MK/mc/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

001-19-802-016

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 650 Faught Circle
- Site Acreage: 4
- Existing Land Use: Single-family residence

**Applicant's Justification**

The applicant requests a zone change from RS80 to RS40. According to the applicant, Residential Single-Family 40 zoning is requested in order to create additional lots on the property for the use of family members.

**Surrounding Land Use**

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Neighborhood	Suburban	RS80	Undeveloped
South	Mid-Intensity Neighborhood	Suburban	RS80	Undeveloped
East	Open Lands		RS80 & RS5.2	Undeveloped
West	Mid-Intensity Neighborhood; Corridor Mixed-Use; & Business Employment	Suburban	RS20 & IL	Single-family residence, mini warehouse facility, & storage yard

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** ELWOOD FAUGHT  
**CONTACT:** VVC LLC, 505 E. MESQUITE BOULEVARD, MESQUITE, NV 89027

DRAFT

**Related Applications**

Application Number	Request
ZC-25-0230	Zone change to RS40 for the parcel north of the subject site is a related item on this agenda.
ZC-25-0265	Zone change to RS40 for the parcel south of the subject site is a related item on this agenda.

**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 is to rezone the property which has a single-family residence on it, from RS80, which allows 1 home per 2 acres, to RS40 zoning. RS40 allows one home per acre and is a conforming zone to the Mid-Intensity Suburban Neighborhood Master Plan category of the subject site. The 2 adjacent properties to the north and south also have separate zone change requests for RS40 zoning. These applications are related items on this agenda. The 3 parcels, with a total acreage of 10 acres, are owned by the same family. There are a number of existing RS40 zoned parcels located northwest of the subject site, and they are located near Riverside Road. This road is the main thoroughfare within Bunkerville. Existing single-family residences north of the subject site are zoned RS5.2, which allows a higher density than the one home per acre allowance of the requested RS40 zone. Rezoning the subject parcel to RS40 would not cause adverse effects on the surrounding properties, as these properties are zoned or planned for higher density. For these reasons, staff finds the request for the RS40 zone is appropriate for this location.

**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:****Public Works - Development Review**

- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.

**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.





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 001-19-802-014

PROPERTY ADDRESS/ CROSS STREETS: Bunkerville  
Riverside Road & Faught Circle

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone from RS80 to RS40

### PROPERTY OWNER INFORMATION

NAME: Slade & Romy Ann Faught  
ADDRESS: BO Box 7170, 720 Faught Circle  
CITY: Bunkerville STATE: NV ZIP CODE: 89027  
TELEPHONE: \_\_\_\_\_ CELL 702-455-4314 EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

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

### CORRESPONDENT INFORMATION (must match online record)

NAME: VVC, LLC VICTOR CAMPBELL  
ADDRESS: 505 E Mesquite Blvd  
CITY: Mesquite STATE: NV ZIP CODE: 89027 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL 702-265-3622 EMAIL: vvdlc2024@gmail.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.

Slade Faught  
Property Owner (Signature)\*

Slade Faught  
Property Owner (Print)

3/11/25  
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
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<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) 2C-25-0230

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

BCC MEETING DATE 5-21-25

TAB/CAC LOCATION Bunkerville

ACCEPTED BY MC

DATE 3-13-25

FEES \$1,200

DATE 5-1-25



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 001-19-802-016

PROPERTY ADDRESS/ CROSS STREETS: Riverside Road & Paiute Street

### DETAILED SUMMARY PROJECT DESCRIPTION

Rezone from RS80 to RS40

APP-25-100307

### PROPERTY OWNER INFORMATION

NAME: Elwood & Taralisa Faught

ADDRESS: BO Box 7346, 650 Faught Circle

CITY: Bunkerville

STATE: NV

ZIP CODE: 89027

TELEPHONE: \_\_\_\_\_ CELL 435-632-1600

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: SAME

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

REF CONTACT ID # \_\_\_\_\_

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

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: VVC, LLC

ADDRESS: 505 E Mesquite Blvd

CITY: Mesquite

STATE: NV

ZIP CODE: 89027

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-265-3622

EMAIL: vvcllc2024@gmail.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.

Elwood Faught

Property Owner (Signature)\*

Elwood Faught

Property Owner (Print)

3/11/25

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

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☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) 2C-25-0265

ACCEPTED BY MC

DATE 3-27-25

FEES \$1,200

\*PC MEETING DATE May 21

BCC MEETING DATE May 21

TAB/CAC LOCATION Bunkerville

DATE May 1



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 001-19-802-015

PROPERTY ADDRESS/ CROSS STREETS: Riverside Road & Faught Circle

### DETAILED SUMMARY PROJECT DESCRIPTION

REZONE FROM R580 TO R540

APP-25-0388

### PROPERTY OWNER INFORMATION

NAME: Virgin Valley Holdings, LLC

ADDRESS: 501 Riverside Road

CITY: Mesquite

STATE: NV

ZIP CODE: 89027

TELEPHONE: \_\_\_\_\_ CELL 435-669-7314 EMAIL: sladefault@gmail.com

### APPLICANT INFORMATION (must match online record)

NAME: SAME

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

REF CONTACT ID # \_\_\_\_\_

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

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: VVC LLC Victor Campbell

ADDRESS: 505 E Mesquite Blvd

CITY: Mesquite

STATE: NV

ZIP CODE: 89027

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-265-3622 EMAIL: vvcllc2024@gmail.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 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.

Slade Faught  
Property Owner (Signature)\*

Slade Faught, Manager  
Property Owner (Print)

3-24-25  
Date

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20-25-0267

May 21  
Bunkerville

May 1

MC  
25-27-25  
1,200