



# Bunkerville Town Advisory Board

Bunkerville Town Board Room

190 W. Virgin Street

Bunkerville, NV. 89007

September 30, 2021

7:00pm

## 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 Amelia Smith at 702-704-4572.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/BunkervilleTAB>

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

Secretary: Amelia Smith, 702-704-4572, [Amelia.Smith@ClarkCountyNV.gov](mailto:Amelia.Smith@ClarkCountyNV.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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 April 29, 2021. (For possible action)
- IV. Approval of the Agenda for September 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Review that the Transform Clark County Land Use Plan accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories (for discussion only)
- VI. Planning and Zoning

**10/20/21 BCC**

**1. VS-21-0475-COUNTY OF CLARK (PK & COMM SERV):**  
**VACATE AND ABANDON** a portion of right-of-way being Park Crest Road located between Virgin Street and First North Street (alignment) within Bunkerville (description on file). MK/md/jd (For possible action)

**2. DR-21-0474-COUNTY OF CLARK(PK & COMM SERV):**  
**DESIGN REVIEWS** for the following: **1)** improvements to an existing public park; and **2)** signage in conjunction with an existing public park (Thomas Dudley Leavitt Sr. Park) on 5.4 acres in a P-F (Public Facility) Zone. Generally located on the north side of Virgin Street and the west side of Second West Street within Bunkerville. MK/md/jd (For possible action)

VII. General Business

- 2. Clark County requests the Bunkerville Town Advisory Board to nominate a representative for the 2020/2022 Community Development Advisory Committee (CDAC). (for possible action)
- 3. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

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: October 28, 2021.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following location:  
Bunkerville Township Justice Court – 190 W. Virgin Street Bunkerville, NV. 89007  
<https://notice.nv.gov>



## Bunkerville Town Advisory Board

April 29, 2021

### MINUTES

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Board Members:	Chad Jensen-Chairperson – <b>ABSENT</b> Casey Anderson-Chair – <b>PRESENT</b> Brian Haviland – <b>PRESENT</b>	Vernon Pollock – <b>PRESENT</b> Laren Abbott – <b>PRESENT</b>
Secretary:	Amelia Smith 702-704-4572 <a href="mailto:Amelia.Smith@clarkcountynv.gov">Amelia.Smith@clarkcountynv.gov</a>	
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, 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 February 25, 2021 Minutes

**Moved by: Vernon Pollock**

**Action: Approved**

**Vote: 4-0/ Unanimous**

IV. Approval of Agenda for April 29, 2021

**Moved by: Brian Haviland**

**Action: Approved**

**Vote: 4-0/ Unanimous**

V. Informational Items

1. Town Board representative to provide an update discussing the current phase of the Transform Clark County Master Plan & Development Code rewrite process, focusing on the draft Area-Specific Policies and consolidated Land Use Categories. Clark County is seeking assistance from Town Advisory Boards (TABs) and Citizen Advisory Councils (CACs), and community-members in different parts of the County to help review and provide input on the portions of the draft materials that pertain to their Planning Areas and local communities.

**BOARD OF COUNTY COMMISSIONERS**

MARILYN KIRKPATRICK, Chair–JAMES B. GIBSON, Vice-Chair  
JUSTIN C. JONES–WILLIAM MCCURDY II–ROSS MILLER–MICHAEL NAFT – TICK SEGERBLOM  
YOLANDA KING, County Manager

This is your opportunity to provide feedback to the County on the process and to ensure the updated Master Plan reflects what's important to your community. (For discussion only)

Brian - will CD5 be impacted? How will units per acre may be impacted? Brian mentioned that an email with planning folks would suffice.

VI. Planning & Zoning

NONE

VII. General Business

1. The Bunkerville Town Advisory Board to vote on Whether or not to permit a community event to run past the time of 9:00pm located at the Bunkerville Community Center. (for possible action)

**Moved by: Brian Haviland**

**Action: Approved the community event to be held at this location until 10pm**

**Vote Yay: 3, Casey Andersen, Vernon Pollock, Brian Haviland**

**Nay: 1, Laren Abbott**

The town board approved this as a one-time community event due to COVID restrictions at the school. Since this is a community event the prom will be allowed to be held at the community center until 10pm

VIII. Public Comment

Chris Allen - having issues with OHV Riders and illegal activity in the neighborhoods. Most of the OHV users are fine but there is one individual who is knocking down trash cans, popping wheelies and cutting people off. Brian will reach out to local patrols. The issues seem to take place early afternoon to early evening regardless of the day. Brian will follow up with local enforcement regarding this issue. Brian -SNPLMA update, 10' wide path, a secondary playground will be installed with nature rocks, playgrounds will be covered, a second pavilion will be added which would be ideal for two separate events. Brian was hoping that the backstop could be included but it isn't. Brian asked if I could speak with staff about the backstop potentially becoming a future capital project. John - recommended local contractors be informed when the project opens to bid.

IX. Next Meeting Date

The next regular meeting will be May 27, 2021

X. Adjournment

The meeting was adjourned at 7:27 p.m.



00226710009

Property Information

Parcel: 00226710009

Owner Name(s): COUNTY OF CLARK(PK & COMM SERV)

Site Address: 200 W VIRGIN ST

Jurisdiction: CC Bunkerville - 89007

Sale Date: Not Available

Sale Price: Not Available

Estimated Lot Size: 5.38

Construction Year: 2007

Recorded Doc Number: 00000409 00088245

Aerial Flight Date: 5/5/2020

Zoning and Planned Land Use

Legal Description

Ownership

Flood Zone

Elected Officials

Links

Current Tool: Select

Coords in State Plane ft





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>Vc-21-0475</u> DATE FILED: <u>8/15/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>BUNKERVILLE</u> TAB/CAC DATE: <u>7/30/21</u> PC MEETING DATE: <u>-</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>10/20/21 @ 9:00 A.M.</u> FEE: <u>EXEMPT</u>
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PROPERTY OWNER	NAME: <u>COUNTY OF CLARK (PK &amp; COMM SERV)</u> ADDRESS: <u>500 Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2907</u> CELL: <u>702-455-2907</u> E-MAIL: <u>lisak@clarkcountynv.gov</u>
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APPLICANT	NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2085</u> CELL: <u>702-303-0668</u> E-MAIL: <u>bobby.anderson@clarkcountynv.gov</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Cary Baird, Stantec Consulting Services Inc</u> ADDRESS: <u>3010 W Charleston Blvd, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-304-7600</u> CELL: <u>702-241-8533</u> E-MAIL: <u>cary.baird@stantec.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 002-26-799-001 (Park Crest RD), 002-26-710-009 (Park Property)

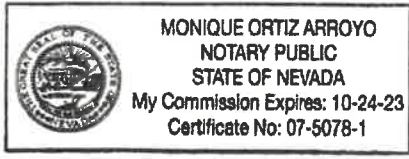
PROPERTY ADDRESS and/or CROSS STREETS: 200 W Virgin St, Bunkerville Clark County, NV 89007

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

*Lisa Kremer*  
 \_\_\_\_\_  
 Property Owner (Signature)\*

Lisa Kremer  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON JULY 1, 2021 (DATE)  
 By LISA KREMER, DIRECTOR  
 NOTARY PUBLIC: \_\_\_\_\_



\*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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input 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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <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 #)	<b>STAFF</b>  APP. NUMBER: <u>PR-21-0774</u> DATE FILED: <u>8/25/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>BUNKERVILLE</u> TAB/CAC DATE: <u>9/30/21</u> PC MEETING DATE: <u>-</u> @ <u>7:00p.M.</u> BCC MEETING DATE: <u>10/20/21 @ 9:00 A.M.</u> FEE: <u>EXEMPT</u>
	<b>PROPERTY OWNER</b>  NAME: <u>COUNTY OF CLARK (PK &amp; COMM SERV)</u> ADDRESS: <u>500 Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2907</u> CELL: <u>702-455-2907</u> E-MAIL: <u>lisak@clarkcountynv.gov</u>
	<b>APPLICANT</b>  NAME: <u>Clark County Department of Real Property Management</u> ADDRESS: <u>500 Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702-455-2085</u> CELL: <u>702-303-0668</u> E-MAIL: <u>bobby.anderson@clarkcountynv.gov</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Cary Baird, Stantec Consulting Services Inc</u> ADDRESS: <u>3010 W Charleston Blvd, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102-1969</u> TELEPHONE: <u>702-304-7600</u> CELL: <u>702-241-8533</u> E-MAIL: <u>cary.baird@stantec.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 002-26-710-009, 002-26-799-003

PROPERTY ADDRESS and/or CROSS STREETS: 200 W Virgin St, Bunkerville Clark County, NV 89007

PROJECT DESCRIPTION: Existing Park: New playground, pathway, lighted group picnic shelter with tables, off-site trail signage and complete half street improvements on Virgin St

(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

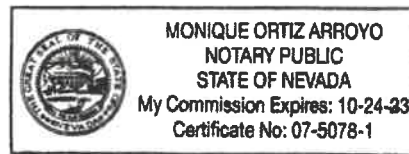
  
 \_\_\_\_\_  
 Property Owner (Signature)\*      Lisa Kremer  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON JULY 1, 2021 (DATE)

By LISA KREMER, DIRECTOR

NOTARY PUBLIC: \_\_\_\_\_



\*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.



Reference: APR-21-100679 - Thomas Leavitt Memorial Park Improvements Justification Letter

- The street improvements abut up against an existing park 4-foot chain link fence on the property line. The existing park's turf grows up to the fence line. We wish to keep these improvements as is.
- The remaining area between the fence needed to remain and the proposed attached sidewalk creates a 6-foot landscape buffer zone we will landscape with new plants and trees per Title 30 Landscape requirements. The plants will buffer visibility of the chain link fence to remain.

C. Benefit to the Community:

This is the community's park with passive and active uses. It is a mature park filled with large trees and wall to wall grass, making this a very inviting place to spend time. The community asked for enhancements to existing park amenities as well as new amenities to stay current with the times centered around wellness and play with summer shade. These improvements will greatly enhance the park user's experiences while visiting the park.

D. Construction Timeframe:

Proposed to start construction early 2022 and finish in late 2022.

Revision 3: Added Design Review Request:

**DESIGN REVIEW REQUEST FOR TRAIL SIGNAGE ASSOCIATED WITH PARK PROJECT:**

New wayfinding signage is proposed outside the park boundary to guide park users to the nearby regional Bunkerville Trail located south of the park at W Riverside Road. The signs (designed per AASHTO) will be placed along Second West Street between the park and the existing trail inside ROW.

**PROJECT LOCATION:**

Bounded by W Virgin Street to the south, N Second West Street to the East, Park Crest Road to the Southwest, open farmland APN 022-26-701-004 to the west/northwest, and open farmland APN 002-26-601-006 to the north.

APN #: 002-26-710-009, 200 W Virgin Street, Bunkerville, Clark County

**BACKGROUND:**

Funding is coming from BLM's SNPMLA (Southern Nevada Program Management Land Act) grant for park improvements.

**BUDGET:**

PROJECT to be designed so construction cost shall not exceed \$1.2M.

**PLANNING SCOPE:**

Requesting a Site Development Plan review and approval of design variance.

PLANNER  
COPY

10/20/21 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

VIRGIN ST/SECOND WEST ST  
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0475-COUNTY OF CLARK (PK & COMM SERV):**

**VACATE AND ABANDON** a portion of right-of-way being Park Crest Road located between Virgin Street and First North Street (alignment) within Bunkerville (description on file).  
MK/md/jd (For possible action)

RELATED INFORMATION:

APN:  
002-26-710-009

LAND USE PLAN:  
NORTHEAST COUNTY (BUNKERVILLE) - PUBLIC FACILITIES

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of a portion of right-of-way being Park Crest Road, measuring 3,641 square feet. The right-of-way proposed for vacation is located at the southwest portion of the park. A portion of the existing public park (Thomas Dudley Leavitt Sr. Park) was inadvertently constructed within the public right-of-way, necessitating the proposed vacation and abandonment. Vacating the right-of-way will remove the existing non-standard improvements consisting of landscaping and a fence, from Park Crest Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-0104-07	Basketball court	Approved by ZA	March 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-A & R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Public Facilities	P-F	Clark County administrative buildings

### Related Applications

Application Number	Request
DR-21-0474	A request for a design review for improvements to an existing public park is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of a portion of Park Crest Road right-of-way that is not necessary for site, drainage, or roadway development.

##### 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

- Satisfy utility companies requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Revise legal description, if necessary, prior to recording.

#### Building Department - Fire Prevention

- No comment.

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

- No objection.

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

**APPLICANT: COUNTY OF CLARK (PK & COMM SERV)  
CONTACT: CARY BAIRD, STANTEC CONSULTING SERVICES, 3010 W.  
CHARLESTON BLVD., SUITE 100, LAS VEGAS, NV 89102**

**DRAFT**

10/20/21 BCC AGENDA SHEET

PUBLIC FACILITY (PARK)  
(TITLE 30)

VIRGIN ST/SECOND WEST ST  
(BUNKERVILLE)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0474-COUNTY OF CLARK (PK & COMM SERV):**

**DESIGN REVIEWS** for the following: 1) improvements to an existing public park; and 2) signage in conjunction with an existing public park (Thomas Dudley Leavitt Sr. Park) on 5.4 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Virgin Street and the west side of Second West Street within Bunkerville. MK/md/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

002-26-710-009

**LAND USE PLAN:**

NORTHEAST COUNTY (BUNKERVILLE) - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 200 W. Virgin Street
- Site Acreage: 5.4
- Project Type: Improvements to existing public park
- Number of Stories: 1
- Building Height (feet): 22 (fabric shade structures)/9 (park bulletin kiosk)
- Square Feet: 1,115 & 2,925 (fabric shade structures)/1,056 (picnic shelter)
- Parking Provided: 24

**Site Plans**

The plans depict an existing public park (Thomas Dudley Leavitt Sr. Park) consisting of, but not limited to picnic shelters, restroom facilities, water play area, athletic fields including basketball and volleyball courts, and turf areas. Multiple improvements are proposed within the park including the following: 1) group lighted picnic shelter; 2) asphalt pavement walkway around the park perimeter; 3) interpretive signage along the pathway; 4) a fabric shade structure/shelter over the existing playground area; 5) a second playground area with a fabric shade structure/shelter; 5) landscape improvements consisting of trees and shrubs; and 6) miscellaneous items including barbecues, picnic tables, and trash receptacles. An existing 4 foot high chain-link fence is located around the perimeter of the park. Access to the park is granted via Virgin Street. The

project site includes 24 existing parking spaces located at the southwest corner of the park, adjacent to Park Street Road. Off-site improvements are also proposed along Virgin Street, located along the south side of the park, which include the continuation of new curb and gutter and a 7 foot wide attached sidewalk from Second West Street to Park Crest Road.

**Landscaping**

The plans depict a 7 foot wide landscape area located behind a proposed 7 foot wide attached sidewalk along Virgin Street. Twenty-four inch box trees, including shrubs and ground cover, are proposed within the street landscape area. Twenty-four inch box trees, including shrubs, will be distributed throughout the interior of the existing park.

**Elevations**

The plans depict a single story, 14.5 foot high picnic shelter consisting of a decorative standing seam metal roof. A 9 foot high park bulletin kiosk, with a standing seam metal roof is also proposed. The fabric shade structures measure 22 feet in height. All structures are painted and consist of neutral, earth tone colors.

**Floor Plans**

The plans depict a fabric shade structure with an area measuring 2,925 square feet and a picnic shelter with an area of 1,056 square feet. A second fabric shade structure measures 1,125 square feet in area.

**Signage**

The plans depict regional trail way finding signs located at the southeast corner of the park, adjacent to Second West Street and Virgin Street. The trail signage will continue south along Second West Street to the intersection of Riverside Road, where the signage will continue east along the public right-of-way. Two options are available for the signs that state "XX Miles to Bunkerville Regional Trail" or "To Bunkerville Regional Trail XX MI".

**Applicant's Justification**

The applicant states this is a community park with passive and active uses. It is a mature park filled with large trees and wall to wall grass, making this an inviting place to spend time for recreational activities. The enhancements and improvements to the park are based upon community feedback staying current with recreational trends. The proposed improvements will greatly enhance citizens' experiences while visiting the park.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-0204-07	Basketball court	Approved by ZA	March 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-A & R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Public Facilities	P-F	Clark County administrative buildings

**Related Applications**

Application Number	Request
VS-21-0475	A request to vacate right-of-way (Park Crest Road) is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

The Clark County Parks, Trails, and Open Space Report states the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed improvements to the existing public park will positively impact the residents of the surrounding neighborhood by providing additional amenities and enhancements. The proposed trail signage will assist park users with directions to the Bunkerville Regional Trail. The improvements associated with the park are consistent with the Parks, Trails, and Open Space report; therefore, staff recommends approval.

**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**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements on Virgin Street.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: COUNTY OF CLARK (PK & COMM SERV)**

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**DRAFT**



## Bunkerville Budget Request Meeting (finalized 10.15.20)

### **Parks and Rec**

1. add a large pavilion and replace awning
2. Add shade over the playground structures
3. Add passive use trail around the park with lights and add exercise stations
4. Update baseball field (new backstop, level etc.)
5. Pave all parking areas south and west of park w/ addition of a concrete skate park approximately 100 x 60

### **RPM**

1. Community center kitchen upgrades (cabinets, flooring or other as necessary)

### **Public Works**

1. Street lights (Virgin St and Second West)
2. Add streetlights (near 350 E. Virgin St. , Main St. and block of 100 West. , Second West and Second South, Second West (between Virgin and 100 South, between Second South and Diagonal, and Diagonal and the highway)