

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0658-BRIDGESOURCE, LLC:

ZONE CHANGE to reclassify 384.28 acres from an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone to an IH (Industrial Heavy) Zone.

Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa (description on file). MK/gc/kh (For possible action)

RELATED INFORMATION:

APN:

041-07-000-002; 041-07-000-005; 041-07-000-007; 042-12-000-005; 042-12-000-010

PROPOSED LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 384.28
- Existing Land Use: Undeveloped & agriculture

Applicant's Justification

The applicant states that an application has been submitted to the Bureau of Land Management (BLM) for quarry operations on BLM land to the north and east of this site for extracting limestone and other common minerals for cement production. However, the cement plant portion of the operation is planned to be built on the subject site on private land. Therefore, a zone change is necessary to reclassify the existing zoning on the site from RS80 and RS40 to IH to support the facility. A design review for the cement plant will be submitted at a future date. Additionally, the applicant states that the site is appropriate for IH zoning, as the area is well served by existing transportation and utility infrastructure. Furthermore, the zoning request would bolster the local economy by creating an opportunity for high paying, full-time jobs for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0734	Recreational facility with live entertainment (fall festival with corn maze)	Approved by BCC	February 2022

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-25-700040	A plan amendment from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda.
PA-25-700041	A plan amendment to remove arterial and collector streets in the area from the transportation map of the Master Plan is a companion 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. Staff finds the request for IH zoning is compatible with the surrounding area. The location is in a fairly undeveloped area that is supported by existing transportation infrastructure with Interstate 15 close by to the north and the Union Pacific Railroad going through the property. Policy 5.5.1 of the Master Plan encourages designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. With a potential quarry located on BLM lands to the north and east of the site, it would be beneficial to have industrial zoning nearby to support the use to reduce environmental impacts of longer distance shipments from the quarry; which may include increased air emissions, dust, noise, and trucks on county roadways. The request also complies with Policy 1.6.3 which supports opportunities for local economic development in outlying communities. For these reasons, staff finds the request for IH zoning is appropriate for this location.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Public Works - Development Review

- Drainage study and compliance with future development.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; a CCWRD approved POC must be included when submitting civil improvement plans.

PLANNING COMMISSION ACTION: November 4, 2025 – FORWARDED – NO RECOMMENDATION.

TAB/CAC: Moapa - denial.

APPROVALS:

PROTESTS: 1 card, 8 letters, 2 petitions

APPLICANT: BRIDGESOURCE, LLC

CONTACT: JOHN HECHT, TRINITY CONSULTANTS, 374 POLI STREET, SUITE 200, VENTURA, CA 93001