

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700040-BRIDGESOURCE, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) on 384.28 acres.

Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment) within Moapa. MK/gc (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

EXISTING LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - AGRICULTURE

NORTHEAST COUNTY (MOAPA) - OPEN LANDS

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 Bureau of Land Management (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 plan amendment is necessary to redesignate the existing land use categories on the site from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) 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 Industrial Employment (IE) land uses, as the area is well served by existing transportation and utility infrastructure. Furthermore, the plan amendment 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
ZC-25-0658	A zone change from RS80 & RS40 to IH 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 ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE). Intended primary land uses in the proposed Industrial Employment (IE) land use category include manufacturing and heavy industry. Supporting land uses include manager's office or residence and other supporting uses.

Staff finds the request for the Industrial Employment (IE) land use category 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 Bureau of Land Management (BLM) lands to the north and east of the site, it would be beneficial to have industrial uses 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 the Industrial Employment (IE) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, 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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

PLANNING COMMISSION ACTION: November 4, 2025 – DENIED – Vote: Unanimous

TAB/CAC: Moapa - no recommendation.

APPROVALS:

PROTEST: 1 card, 8 letters, 2 petitions

APPLICANT: BRIDGESOURCE, LLC

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

RESOLUTION
OF THE CLARK COUNTY BOARD OF COMMISSIONERS
ADOPTING AN AMENDMENT TO THE NORTHEAST COUNTY (MOAPA) LAND
USE PLAN MAP OF THE CLARK COUNTY MASTER PLAN

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

WHEREAS, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, on November 4, 2025, the Clark County Planning Commission adopted an amendment to the Northeast County (Moapa) Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

WHEREAS, on December 3, 2025, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Board does adopt and amend the Northeast County (Moapa) Land Use Plan Map by:

PA-25-700040 - Amending the Northeast County (Moapa) Land Use Plan Map of the Clark County Master Plan on APN's 041-07-000-002, 005, & 007; and 042-12-000-005 &010 from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE). Generally located south of Interstate 15 and east of Lewis Ranch Road (alignment).

PASSED, APPROVED, AND ADOPTED this 3rd day of December, 2025.

CLARK COUNTY BOARD OF COMMISSIONERS

By: _____
TICK SEGERBLOM, CHAIR

ATTEST:

LYNN MARIE GOYA
COUNTY CLERK