

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700041-BRIDGESOURCE, LLC:

PLAN AMENDMENT to amend the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: **1)** remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; **2)** remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; **3)** remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and **4)** remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005 within Moapa and Moapa Valley. MK/gc (For possible action)

RELATED INFORMATION:

APN:

041-05-000-001; 041-06-000-001; 041-07-000-002 through 041-07-000-005; 041-07-000-007; 041-07-000-009; 041-08-000-001; 041-08-000-002; 041-09-000-001; 042-01-201-002; 042-01-301-002; 042-01-501-001; 042-01-701-001; 042-12-000-005; 042-12-000-006; 042-12-000-010

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - AGRICULTURE

NORTHEAST COUNTY (MOAPA) - CORRIDOR MIXED-USE

NORTHEAST COUNTY (MOAPA & MOAPA VALLEY) - OPEN LANDS

BACKGROUND: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 for extracting limestone and other common minerals for cement production. Additionally, a cement plant is planned to be built on private land in the area. The subject unnamed streets shown on the Transportation Map of the Clark County Master Plan are located within and adjacent to the overall project area. Therefore, the applicant requests these streets be removed from the Transportation Map of the Master Plan, as these streets would conflict with the overall project and are not needed to provide public access or circulation through the area. Furthermore, the applicant points out that none of these streets have been fully developed or paved, and only a small portion has been graded or improved in any way. Interstate 15, State Route 169, and Lewis Ranch Road provide adequate access to the area.

Related Applications

Application Number	Request
PA-25-700040	A plan amendment to redesignate APN's 041-07-000-002, 005, & 007, and 042-12-000-005 and 010, from Agriculture (AG) and Open Lands (OL) to Industrial Employment (IE) is a companion item on this agenda
ZC-25-0658	A zone change to reclassify APN's 041-07-000-002, 005, and 007, and 042-12-000-005 and 010, from RS80 & RS40 to IH 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.

Public Works - Development Review

The alignments are not necessary for this area and should not affect future development in the area. Therefore, staff finds the request appropriate.

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 Valley - approval (work with Moapa Valley Town Advisory Board to find a permanent solution for access around this area in times of emergencies and getting farm equipment from one valley to another; if the project is not started in 3 to 5 years the roads will revert to the original status).

APPROVALS:

PROTEST: 3 cards, 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 GLENDALE TRANSPORTATION MAP AND THE
LOGANDALE/OVERTON TRANSPORTATION 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 (hereafter referred to as the Board) adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Board is required to adopt a long term master plan for the physical development of all unincorporated portions of the 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 Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan and forwarded a copy to the Board for 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 Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan by:

PA-25-700041 - Amending the Glendale Transportation Map and the Logandale/Overton Transportation Map of the Clark County Master Plan for the following: **1**) remove an unnamed street designated as Arterials (100+ ft R-O-W) between Lewis Ranch Road and State Route 169; **2**) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the north property line of APN 042-12-000-005 and a point within APN 041-07-000-005; **3**) remove an unnamed street designated as Collectors (80+ ft R-O-W) between State Route 169 and a point within APN 041-07-000-005; and **4**) remove an unnamed street designated as Collectors (80+ ft R-O-W) between the southwest corner of APN 041-07-000-009 and a point within APN 041-07-000-005.

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