



MOAPA VALLEY TOWN ADVISORY BOARD

Moapa Valley Community Center

320 N. Moapa Valley Blvd.

Overton, Nv. 89040

October 15, 2025

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 Judith Metz at (702)397-6475.
 - 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 specific Board/Council website.

Board/Council Members: Jill Williams Perkins – Chair
Lois Hall – Vice Chair
Member – Kristin Pearson
Member Lori Houston
Member Stephanie Blair

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov
Business Address: Moapa Valley Community Center, 320 No. Moapa Valley Blvd, Overton, Nv. 89040

County Liaison(s): William Covington, (702)455-2540, 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, in the case you are unable to stay for the item. 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 appear on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

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 October 1, 2025 (For possible action)
- IV. Approval of the Agenda for the meeting of October 15, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning & Zoning

11/04/25 PC

- 1. **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)

11/05/25 BCC

- 2. **ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:**
ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)
- 3. **WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley. MK/bb/kh (For possible action)

VII. General Business

Discussion regarding Moapa Valley Town Advisory Board Budget requests for 2025. (For Possible Action) (See attached 2024 requests)

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 discussion, action, or votes may be taken on this agenda item. 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 29, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Moapa Valley Community Center, 320 N. Moapa Valley Blvd., Overton, Nv. 89040.
<https://notice.nv.gov>



Moapa Valley Town Advisory Board

October 1, 2025

DRAFT MINUTES

Board Members:	Jill Perkins-- Chair – PRESENT Lois Hall – Vice Chair – PRESENT Lori Houston– PRESENT	Stephanie Blair – PRESENT Kristin Pearson– EXCUSED
Secretary:	Judy Metz, (702)-397-6475, Judith.Metz@clarkcountynv.gov.	
County Liaison:	Will Covington, (702)455-2540, William.Covington@clarkcountynv.gov.	

I. Call to Order, Pledge of Allegiance, Roll Call (see above)

The meeting was called to order at 7:01 p.m.

II. Public Comment

None

III. Approval of August 13, 2025, Minutes

Moved by: Lois Hall

Action: Approved minutes as submitted

Vote: 4/0 Unanimous

IV. Approval of Agenda for October 1, 2025

Moved by: Lori Houston

Action: Approved agenda as submitted

Vote: 4-0/Unanimous

V. Information

NONE

VI. Planning & Zoning

10/22/25 BCC

1. **WS-25-0474-KUMAR, JAY & GEETHA:**
WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements.
DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 10.0 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Gann Avenue and west of Whitmore Street within Moapa Valley.
MK/sd/cv (For possible action)

Mr. Jean Gottschalk presented it for the Kumars. They are subdividing a 10-acre parcel into 4 – 2 ½ acre parcels. They would like to build a retirement home for themselves, have 2 parcels for their children, and sell the last parcel. The adjacent property owner on Liston has concerns over the 60'-80' high hill at his property line. The presentation included no site plans, photos, or renderings. Mr. Gottschalk was able to pull up some grading plans on his phone. After much discussion, Jill Perkins made a Motion to Approve the Design Review and Deny the Waiver. It died for lack of a vote. Lois Hall made a motion to approve both the Design Review and the Waivers. It had a 2-2 vote. Lori Houston made a Motion to approve both and it passed unanimously. It was suggested the roads be paved to mitigate the dust issue.

Moved by: Lori Houston
Action: Approval
Vote: 4/0 Unanimous

VII. General Business

Discussion regarding MVTAB Budget Request for 2025.

The Board first asks these questions:

1. What kind of \$ are we talking about?
2. Is the Sports Complex on Sewer or Septic?
3. Where are generators currently located for emergencies?

VIII. Public Comment

1. Chris from the Library shared their October Calendar. (Teen Month and Escape Room)
2. Mr. Jensen informed the Board, Bridge Source has submitted their plans.
3. Mrs. Marquart is concerned about Bicycle Safety.
4. Trick or Treat is Monday 10/27 at the Fairgrounds.
5. October 18th is Airport Days – Young Eagles
6. October 11th is the MV Car Show at the Fairgrounds
7. Has SNHD Septic Item been removed from the 10/23 Agenda? (Confirmed this AM)
8. Request that the agenda be posted at the Post Office in Overton and Logandale.

IX. Next scheduled meeting is October 15, 2025.

X. Adjourned at 8:40 PM.

Approved Moapa Valley Budget Requests:
August 28, 2024 MVTAB Meeting

Parks and Recreation

1. Extend the JR Livestock's existing awning heading into the area by approximately 6'.
2. Commercial dumping station for Fairgrounds
Description: Clark County staff will work to identify a location; there are two possible sites: the east side of the Fairgrounds or at a site located off the main boulevard.
Additional Comments for Clarification: this item is to request a commercial dumping station to serve RV's/visitors. This should be connected to sewer lines.
3. New chairs with new storage racks for community center.
4. Fund generators for the Moapa Valley Community Center, Senior Rec. Center, and the Clark County Fairgrounds to assist the public during power outages and other community emergencies.
5. Overton Park walking paths, with benches and workout stations. Bike paths and Bike racks. Enclosed Dog Park.

ATTACHMENT A
MOAPA VALLEY TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 7:00 P.M., OCTOBER 15, 2025

11/04/25 PC

1. **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)

11/05/25 BCC

2. **ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN**
TRS:
ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)
3. **WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN**
TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; and **2)** eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley. MK/bb/kh (For possible action)

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 request that 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 & 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, & 007; and 042-12-000-005 & 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.

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 will be forwarded to the Board of County Commissioners' meeting for final action on December 3, 2025 at 9:00 a.m., unless otherwise announced.

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 ADVISORIES:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BRIDGESOURCE, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0673-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:

ZONE CHANGE to reclassify 20.57 acres from an RS80 (Residential Single-Family 80) Zone to an RS20 (Residential Single-Family 20) Zone.

Generally located west of Moapa Valley Boulevard and south of Waite Avenue within Moapa Valley (description on file). MK/rk (For possible action)

RELATED INFORMATION:

APN:

041-22-301-017

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3885 Moapa Valley Boulevard
- Site Acreage: 20.57
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS20 (Residential Single-Family 20) Zone. This 20.5 acre parcel is intended to be divided to create an additional parcels for family use. According to the applicant, there is an existing house that is currently occupied and would remain. The site is zoned RS80 and planned for Ranch Estate Neighborhood (up to 2 du/ac). Since the house is intended to stay, they would like to rezone the parcel to RS20. The intent is to process a 4 lot parcel map with the Clark County Mapping team soon. Furthermore, the site is surrounded by similar single-family lot sizes.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS20	Single-family development
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family development

Related Applications

Application Number	Request
WS-25-0674	A waiver of development standards for partial paving and providing full off-sites; and a waiver for the requirement of a drainage study through a parcel map submittal 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 proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The area has transitioned more towards low intensity residential development. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS20 zoning 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:

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JAMES HARDY

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W.
RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0674-HARDY GLEN & SHIRLEY FAMILY TRUST 1989 & HARDY SHIRLEY ANN TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; and 2) eliminate the drainage study in conjunction with a proposed minor subdivision on 20.57 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Moapa Valley Boulevard and south of Wate Avenue within Moapa Valley. MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

041-22-301-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Moapa Valley Boulevard where required per Section 30.04.08C.
2. Eliminate drainage study requirements where required per Section 30.04.08B.

LAND USE PLAN:

NORTHEAST COUNTY MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3885 N. Moapa Valley Boulevard
- Site Acreage: 20.57
- Project Type: Off-sites and drainage study

Site Plan

The site plan depicts a 20.57-acre parcel with an existing home on the east side of the property facing Moapa Valley Boulevard. The applicant is going to propose a minor subdivision application to subdivide the parcel into 4 lots. No new construction is proposed, and the existing house will meet all the required setbacks after the subdivision. The applicant is requesting to waive the requirement for a drainage study and the full off-site requirements.

Landscaping

No landscaping is required with the proposed application. Street landscaping will take place at the time of development.

Applicant's Justification

The applicant states the waiver requests are necessary due to the rural nature of this property, and no sidewalks currently exist in the surrounding area. The property will remain as an alfalfa field and there are no plans to develop the land at this time. The property will be divided into 4 lots through the minor subdivision process for conveyance to family members. The proposed waivers are compatible with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0050-11	Use permit for accessory apartment, side and rear setbacks	Approved by PC	April 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS20	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential

Related Applications

Application Number	Request
ZC-25-0673	A zone change from RS80 to RS20 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to not install full off-site improvements on Leavitt Street and Waite Avenue as there are no off-site improvements within the immediate area along County roads.

Waiver of Development Standards #2

Staff has no objection to waiver of development standards #2 as a drainage study is not required for the site.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Leavitt Street and associated spandrel.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 041-22-301-017; to remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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; location of existing public sanitary sewer is greater than 400 feet from the parcel; upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES HARDY

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W.
RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: PA-25-700041

Property Owner or Subdivision Name: Bridgesource, LLC

Public Hearing: Yes ☒ No ☐

Staff Report already created: Yes ☒ No ☐

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) 10/14/25 & 10/15/25 TAB, 11/4/25 PC, & 12/3/25 BCC

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius: _____)

☐ Rescheduling

☒ Other: Add parcel numbers 041-09-000-001, 042-01-201-002, 042-01-301-002, 042-01-501-001, & 042-01-701-001

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Add parcel numbers 041-09-000-001, 042-01-201-002, 042-01-301-002, 042-01-501-001, & 042-01-701-001

Change initiated by: grc Date: 10/1/25

Change authorized by: [Signature] Date: 10-1-25

Change processed by: [Signature] Date: 10/01/2025

Distribution e-mail sent by: [Signature] Date: 10/01/2025

Follow up assigned to: [Signature] Instructions: _____

Parcel Number(s): list on file

Town Board(s): Moapa & Moapa Valley

Verified by: _____ Date: _____

Rev. 08/2024



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700041 (transportation map)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 10/15/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 11/4/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

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Revised 2/20/25

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-05-000-001; 041-06-000-001; 041-07-000-002, -003, -004, -005, -007 and
-009; 041-08-000-001 and -002; 042-12-000-005, -006 and -010 (13 total)
PROPERTY ADDRESS/ CROSS STREETS: Vacant Land, Moapa, Nevada 89025, Interstate 15 and Moapa Ride About

DETAILED SUMMARY PROJECT DESCRIPTION

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PROPERTY OWNER INFORMATION

NAME: Bridgesource, LLC
ADDRESS: 730 North 1500 West
CITY: Orem STATE: UT ZIP CODE: 84057
TELEPHONE: _____ CELL: _____ EMAIL: wludlow@bridgesource.com

APPLICANT INFORMATION (must match online record)

NAME: Bridgesource, LLC
ADDRESS: 730 North 1500 West
CITY: Orem STATE: UT ZIP CODE: 84057 REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: wludlow@bridgesource.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Hecht
ADDRESS: 374 Poli Street, Suite 200
CITY: Ventura STATE: CA ZIP CODE: 93001 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (805) 275-1515 EMAIL: jhecht@sespe.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.

Property Owner (Signature)*

Waylund Ludlow

Property Owner (Print)

July 14, 2025

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
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

BRIDGESOURCE, LLC
SECRETARY'S CERTIFICATE

The undersigned, Brandon Hale, hereby certifies that he is the duly elected and acting Secretary of Bridgesource, LLC, a Utah limited liability company (the "**Company**"), and that, as such, he is duly authorized to execute and deliver this Secretary's Certificate on behalf of the Company. He hereby further certifies that Waylund Ludlow was duly elected as the President of the Company at a meeting of the Company's Board of Directors on April 22, 2025. Mr. Ludlow has not been removed as President since the date of his election and is currently serving as President of the Company as the date hereof.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate on behalf of the Company as of this 29th day of July, 2025.

Bridgesource, LLC

By: _____

Name: Brandon Hale

Title: Secretary

To: Jason Allswang, Clark County, Department of Comprehensive Planning
From: John Hecht, P.E., Trinity Consultants
CC: Graham Stephens, Trinity Consultants
Mackenzie Lewis, Trinity Consultants
Merrill Squire, Bridgesource
Date: September 10, 2025
Re: Bridgesource Transportation Master Plan Amendment Justification Letter

Bridgesource has recently acquired five (5) contiguous parcels within the jurisdiction of the Moapa Town Advisory Board (Assessor's Parcel Numbers ["APNs"]: 041-07-000-002, 041-07-000-005, 041-07-000-007, 042-12-000-0005, and 042-12-000-010) covering approximately 384.26 acres (referred to herein as the "Project Area"). Presently, the Project Area is designated with planned land uses of "Open Lands (OL)" and "Agriculture (AG)" according to the County Master Plan (Clark County, 2021). Additionally, the current zoning classifications within the Project Area are "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" as outlined in the County's Unified Development Code (Clark County, 2024). The County Transportation Master Plan also identifies locations planned for future County arterial and collector roadways. Certain future roadway segments are located within and adjacent to the Project Area. Refer to the attached figures for an overview of the County's future roadways within and adjacent to the Project Area.

Bridgesource prepared and submitted Bureau of Land Management ("BLM") application packages for the Pink Mountain Limestone Quarry and Cement Facility Project, which involves quarry operations for extracting limestone and other common minerals for onsite cement production. The application has been deemed complete, and the National Environmental Policy Act ("NEPA") environmental review has begun. The quarry operations will be permitted by the BLM and the Nevada Division of Environmental Protection ("NDEP"). The cement facility, however, will be developed on adjacent private land within Clark County, Nevada, and therefore will be permitted by Clark County (the "County"). Specifically, the future cement facility and other related industrial facility would be developed on the adjacent approximately 384.26 acres of private land within the County's jurisdiction (collectively the "Project"). The County's Transportation Master Plan implements planned future arterial and connector roadways throughout and near the Project Area. In order to enable the establishment of the BLM regulated Pink Mountain Limestone Quarry and County regulated cement facility and other ancillary industrial uses within the Project Area, Bridgesource is requesting approval of a Transportation Master Plan Amendment (MPA). Specifically, the MPA would remove the planned future County arterial and connector roadways within, and in some cases adjacent to, the Project Area.

This proposed Transportation MPA is necessary because the proposed quarry and cement plant would be located in areas where these roads were previously planned. As such, the County Transportation Master Plan roadways would conflict with the Project footprint and would no longer be needed to provide public access or circulation through the area. As shown on the attached exhibits (see Attachment 2), the proposed Transportation MPA would amend the County's Transportation Master Plan to remove proposed segments of Lewis Ranch Road, as well as other unnamed segments of existing and/or planned collector and arterial County roadways. It's important to note that all of the roadway segments proposed to be removed from the County's Transportation Master Plan have yet to be fully developed, and most segments are only planned future roadways that do not yet exist. None of the proposed roadway segments are paved, and only small portions have been graded or improved in any way. Specifically, with approval of this Transportation MPA,

HEADQUARTERS

12700 Park Central Dr, Ste 600, Dallas, TX 75251 / P +1 800.229.6655 / P +1 972.661.8100

the County's Transportation Master Plan would modify/remove the following roadway segments (see the exhibits in Attachment 2 for additional detail):

- Lewis Ranch Road would terminate at the northern boundary of parcel APN 042-12-000-005, and any planned collector roadway segments extending south from this point would be removed;
- An unnamed arterial roadway extending east from Lewis Ranch Road and connecting to State Route 169 (SR-169) would be removed;
- An unnamed collector roadway extending west from SR-169, and north/northwest of Waterline Road, would be removed; and
- An unnamed collector roadway extending north (across the Muddy River) from an unnamed arterial roadway would be removed. Note, the planned arterial roadway located to the southwest of the Project area would remain in place.

Removal of the roadway segments summarized above from the County's Transportation Master Plan would not be incompatible with the surrounding land uses, or inconsistent with the existing and future regional transportation network. As discussed above, based on the proposed location of the quarry and cement plant, once those facilities are developed these planned future roadways would no longer be needed, nor could they be feasibly constructed. Additionally, the routes/connections that the planned future roadways would have created, had these segments been developed, are already provided by Interstate 15 (I-15) to the north, which connects to SR-169 to the east. These existing highways already provide safe access to publicly accessible portions of the Project area, and surrounding communities such as Logandale, and therefore the proposed MPA would not preclude access to these existing public areas. Finally, there are no existing communities, neighborhoods, structures, etc. that are currently accessed by the roadways proposed to be removed, and the majority of the roadways proposed to be removed do not yet exist. Therefore, approval of the MPA would not strand or cutoff vehicle access to a currently accessible areas, nor would it be incompatible with the existing/future surrounding County land uses or developments.


The proposed MPA would support the general prosperity, health, safety, and welfare of the surrounding area. The production of high-quality cement products at the proposed cement facility would eliminate the need for the County and surrounding areas to source cement from distant suppliers, thus reducing transportation costs and environmental impacts of long-distance shipments such as increase air emissions and noise. This would also significantly improve the efficiency and cost-effectiveness of construction and development within the County and surrounding area, while also ensuring a stable supply of high-quality cement for regional infrastructure needs.

In addition, the Project would prioritize the health and safety of the surrounding community. Specifically, the Project would comply with applicable local, state, and federal regulations, including obtaining necessary permits from the BLM, NDEP, and County to ensure the quarry and cement facility are developed and operated responsibly. The proposed MPA and Rezone to a planned land use of "Industrial Employment (IE)" and zoning classification of "Heavy Industrial (IH)" would ensure development of the Project occurs in areas appropriately designated. Furthermore, the Project Area would be well-served by existing infrastructure, including transportation routes and utilities, which would support the operation of the cement facility and efficient transportation of materials.

Finally, Bridgesource is committed to bolstering the local economy by directly creating an estimated 150 to 200 full-time, high-paying positions at the cement facility. In addition to new jobs at the facility, the Project would also boost the local Moapa Valley community by increasing the demand for local support services such as technicians, mechanics, communications, etc., as well as local consumables such as power, water, industrial and office supplies, etc.

We appreciate the guidance we have received from the County thus far, and look forward to continuing to work with staff further on this Project. We also hope the remainder of this application package provides further justification for why this proposed Transportation MPA request would support the general prosperity, health, safety, and welfare of the Moapa Valley area. Finally, upon receipt of this submittal package, please let us know the County application processing fees so we may timely arrange for payment. Please do not hesitate to contact Merrill Squire at (801) 243-6243 or me at (805) 320-3211 if you have any questions or need additional information.

Thank you,



John Hecht, P.E.
TRINITY CONSULTANTS

cc: Merrill Squire, Bridgesource
William Covington, Office of Clark County Commissioner Marilyn Kirkpatrick
Greg Cerven, Clark County, Department of Comprehensive Planning
Antonio Papazian, Clark County, Department of Public Works
Romeo Gumarang, Clark County, Department of Comprehensive Planning
Melissa Hillman, Trinity Consultants
Graham Stephens, Trinity Consultants
Mackenzie Lewis, Trinity Consultants

Attachments:

1. County Application Forms
 - Department of Comprehensive Planning – Application Form
 - Bridgesource, LLC – Corporate Declaration of Authority (Waylund Ludlow)
 - Disclosure Form
 - Master Plan Amendment Commissioner Concurrence Form
2. Figures/Exhibits
 - Existing Planned County Roadway Map
 - Revised Planned County Roadway Map
3. Deed

ATTACHMENT 1
Clark County Application Forms

ATTACHMENT 2
Figures/Exhibits

ATTACHMENT 3

Deed



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700041 (transportation map)

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 10/15/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 11/4/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 12/3/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
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Revised 2/20/25

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Department of Comprehensive Planning Application Form

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ADDRESS: 730 North 1500 West
CITY: Orem STATE: UT ZIP CODE: 84057
TELEPHONE: _____ CELL: _____ EMAIL: wludlow@bridgesource.com

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CITY: Orem STATE: UT ZIP CODE: 84057 REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: wludlow@bridgesource.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Hecht
ADDRESS: 374 Poli Street, Suite 200
CITY: Ventura STATE: CA ZIP CODE: 93001 REF CONTACT ID # _____
TELEPHONE: _____ CELL: (805) 275-1515 EMAIL: jhecht@sespe.com

*Correspondent will receive all communication on submitted application(s).

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Property Owner (Signature)*

Waylud Ludlow

Property Owner (Print)

July 14, 2025

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
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<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) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

BRIDGESOURCE, LLC
SECRETARY'S CERTIFICATE

The undersigned, Brandon Hale, hereby certifies that he is the duly elected and acting Secretary of Bridgesource, LLC, a Utah limited liability company (the "**Company**"), and that, as such, he is duly authorized to execute and deliver this Secretary's Certificate on behalf of the Company. He hereby further certifies that Waylud Ludlow was duly elected as the President of the Company at a meeting of the Company's Board of Directors on April 22, 2025. Mr. Ludlow has not been removed as President since the date of his election and is currently serving as President of the Company as the date hereof.

IN WITNESS WHEREOF, the undersigned has executed this Secretary's Certificate on behalf of the Company as of this 29th day of July, 2025.

Bridgesource, LLC

By: 
Name: Brandon Hale
Title: Secretary

To: Jason Allswang, Clark County, Department of Comprehensive Planning
From: John Hecht, P.E., Trinity Consultants
CC: Graham Stephens, Trinity Consultants
Mackenzie Lewis, Trinity Consultants
Merrill Squire, Bridgesource
Date: September 10, 2025
Re: Bridgesource Transportation Master Plan Amendment Justification Letter

Bridgesource has recently acquired five (5) contiguous parcels within the jurisdiction of the Moapa Town Advisory Board (Assessor's Parcel Numbers ["APNs"]: 041-07-000-002, 041-07-000-005, 041-07-000-007, 042-12-000-0005, and 042-12-000-010) covering approximately 384.26 acres (referred to herein as the "Project Area"). Presently, the Project Area is designated with planned land uses of "Open Lands (OL)" and "Agriculture (AG)" according to the County Master Plan (Clark County, 2021). Additionally, the current zoning classifications within the Project Area are "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" as outlined in the County's Unified Development Code (Clark County, 2024). The County Transportation Master Plan also identifies locations planned for future County arterial and collector roadways. Certain future roadway segments are located within and adjacent to the Project Area. Refer to the attached figures for an overview of the County's future roadways within and adjacent to the Project Area.

Bridgesource prepared and submitted Bureau of Land Management ("BLM") application packages for the Pink Mountain Limestone Quarry and Cement Facility Project, which involves quarry operations for extracting limestone and other common minerals for onsite cement production. The application has been deemed complete, and the National Environmental Policy Act ("NEPA") environmental review has begun. The quarry operations will be permitted by the BLM and the Nevada Division of Environmental Protection ("NDEP"). The cement facility, however, will be developed on adjacent private land within Clark County, Nevada, and therefore will be permitted by Clark County (the "County"). Specifically, the future cement facility and other related industrial facility would be developed on the adjacent approximately 384.26 acres of private land within the County's jurisdiction (collectively the "Project"). The County's Transportation Master Plan implements planned future arterial and connector roadways throughout and near the Project Area. In order to enable the establishment of the BLM regulated Pink Mountain Limestone Quarry and County regulated cement facility and other ancillary industrial uses within the Project Area, Bridgesource is requesting approval of a Transportation Master Plan Amendment (MPA). Specifically, the MPA would remove the planned future County arterial and connector roadways within, and in some cases adjacent to, the Project Area.

This proposed Transportation MPA is necessary because the proposed quarry and cement plant would be located in areas where these roads were previously planned. As such, the County Transportation Master Plan roadways would conflict with the Project footprint and would no longer be needed to provide public access or circulation through the area. As shown on the attached exhibits (see Attachment 2), the proposed Transportation MPA would amend the County's Transportation Master Plan to remove proposed segments of Lewis Ranch Road, as well as other unnamed segments of existing and/or planned collector and arterial County roadways. It's important to note that all of the roadway segments proposed to be removed from the County's Transportation Master Plan have yet to be fully developed, and most segments are only planned future roadways that do not yet exist. None of the proposed roadway segments are paved, and only small portions have been graded or improved in any way. Specifically, with approval of this Transportation MPA,

HEADQUARTERS

12700 Park Central Dr, Ste 600, Dallas, TX 75251 / P +1 800.229.6655 / P +1 972.661.8100

the County's Transportation Master Plan would modify/remove the following roadway segments (see the exhibits in Attachment 2 for additional detail):

- Lewis Ranch Road would terminate at the northern boundary of parcel APN 042-12-000-005, and any planned collector roadway segments extending south from this point would be removed;
- An unnamed arterial roadway extending east from Lewis Ranch Road and connecting to State Route 169 (SR-169) would be removed;
- An unnamed collector roadway extending west from SR-169, and north/northwest of Waterline Road, would be removed; and
- An unnamed collector roadway extending north (across the Muddy River) from an unnamed arterial roadway would be removed. Note, the planned arterial roadway located to the southwest of the Project area would remain in place.

Removal of the roadway segments summarized above from the County's Transportation Master Plan would not be incompatible with the surrounding land uses, or inconsistent with the existing and future regional transportation network. As discussed above, based on the proposed location of the quarry and cement plant, once those facilities are developed these planned future roadways would no longer be needed, nor could they be feasibly constructed. Additionally, the routes/connections that the planned future roadways would have created, had these segments been developed, are already provided by Interstate 15 (I-15) to the north, which connects to SR-169 to the east. These existing highways already provide safe access to publicly accessible portions of the Project area, and surrounding communities such as Logandale, and therefore the proposed MPA would not preclude access to these existing public areas. Finally, there are no existing communities, neighborhoods, structures, etc. that are currently accessed by the roadways proposed to be removed, and the majority of the roadways proposed to be removed do not yet exist. Therefore, approval of the MPA would not strand or cutoff vehicle access to a currently accessible areas, nor would it be incompatible with the existing/future surrounding County land uses or developments.

The proposed MPA would support the general prosperity, health, safety, and welfare of the surrounding area. The production of high-quality cement products at the proposed cement facility would eliminate the need for the County and surrounding areas to source cement from distant suppliers, thus reducing transportation costs and environmental impacts of long-distance shipments such as increase air emissions and noise. This would also significantly improve the efficiency and cost-effectiveness of construction and development within the County and surrounding area, while also ensuring a stable supply of high-quality cement for regional infrastructure needs.

In addition, the Project would prioritize the health and safety of the surrounding community. Specifically, the Project would comply with applicable local, state, and federal regulations, including obtaining necessary permits from the BLM, NDEP, and County to ensure the quarry and cement facility are developed and operated responsibly. The proposed MPA and Rezone to a planned land use of "Industrial Employment (IE)" and zoning classification of "Heavy Industrial (IH)" would ensure development of the Project occurs in areas appropriately designated. Furthermore, the Project Area would be well-served by existing infrastructure, including transportation routes and utilities, which would support the operation of the cement facility and efficient transportation of materials.

Finally, Bridgesource is committed to bolstering the local economy by directly creating an estimated 150 to 200 full-time, high-paying positions at the cement facility. In addition to new jobs at the facility, the Project would also boost the local Moapa Valley community by increasing the demand for local support services such as technicians, mechanics, communications, etc., as well as local consumables such as power, water, industrial and office supplies, etc.

We appreciate the guidance we have received from the County thus far, and look forward to continuing to work with staff further on this Project. We also hope the remainder of this application package provides further justification for why this proposed Transportation MPA request would support the general prosperity, health, safety, and welfare of the Moapa Valley area. Finally, upon receipt of this submittal package, please let us know the County application processing fees so we may timely arrange for payment. Please do not hesitate to contact Merrill Squire at (801) 243-6243 or me at (805) 320-3211 if you have any questions or need additional information.

Thank you,



John Hecht, P.E.
TRINITY CONSULTANTS

cc: Merrill Squire, Bridgesource
William Covington, Office of Clark County Commissioner Marilyn Kirkpatrick
Greg Cerven, Clark County, Department of Comprehensive Planning
Antonio Papazian, Clark County, Department of Public Works
Romeo Gumarang, Clark County, Department of Comprehensive Planning
Melissa Hillman, Trinity Consultants
Graham Stephens, Trinity Consultants
Mackenzie Lewis, Trinity Consultants

Attachments:

1. County Application Forms
 - Department of Comprehensive Planning – Application Form
 - Bridgesource, LLC – Corporate Declaration of Authority (Waylund Ludlow)
 - Disclosure Form
 - Master Plan Amendment Commissioner Concurrence Form
2. Figures/Exhibits
 - Existing Planned County Roadway Map
 - Revised Planned County Roadway Map
3. Deed

ATTACHMENT 1
Clark County Application Forms



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0674

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 10/15/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. _____ Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 11/5/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

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Bunkerville TAB Room
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Silverado Ranch Community Center
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Jeri Pinkerton, Secretary
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Goodsprings Community Center
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Jami Reid
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Indian Springs Civic Center
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Regional Government Center
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1650 S. Hollywood, Las Vegas

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Whitney Recreation Center
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PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
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Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100835

ASSESSOR PARCEL #(s):

041-22-301-017

PROPERTY ADDRESS/ CROSS STREETS: 3885 N MOAPA VALLEY BLVD, NV - 89021

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving and street landscaping) dedication of right of way and associated spandrels, Drainage Study, and any easements for utility, drainage pedestrian access.

PROPERTY OWNER INFORMATION

NAME: HARDY GLEN & SHIRLEY FAMILY TRUST 1989 and HARDY SHIRLEY ANN TRS

ADDRESS: PO Box 58

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-250-4116

CELL

APPLICANT INFORMATION (information must match online application)

NAME: HARDY GLEN & SHIRLEY FAMILY TRUST 1989 and HARDY SHIRLEY ANN TRS

ADDRESS: PO Box 58

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-250-4116

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers

Attn: Aimee English

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-798-7978

CELL

702-682-7933

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(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.

James O. Hardy Her
Property Owner (Signature)

James O. Hardy
Property Owner (Print)

8-14-2025
Date



August 12, 2025

Clark County
Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Reference: Waiver of Development Standards Justification Letter for 3885 N. Moapa Valley (APN# 041-22-301-017) APR-25-100835

Dear Staff:

On behalf of our client, we are submitting this application package for a Waiver of Development Standards for the above-mentioned parcel number, which is located at 3885 N. Moapa Valley Wells Road, Logandale, NV 89021.

Waiver 1:

We are requesting a Waiver of Development Standards to waive full offsite and partial paving along each frontage on Moapa Valley Wells Road.

Waiver 2:

We are requesting a waiver to the drainage study.

These waivers are necessary because the entire street is rural, and no sidewalks currently exist in the area. Since the area is planned to remain rural the need for detached sidewalks is not necessary as the residents would like the area to remain as such. The request to waive a drainage study since there are no plans to add any buildings on the property as it shall remain as an alfalfa field.

The intent is to parcel the site into 4 separate parcels to gift down to the next family generation. We will be processing a Parcel Map with the Clark County Mapping team.

We feel that this development and the proposed Waiver of Development Standards are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Waiver of Development Standard. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Project Manager



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-25-0673

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Moapa Valley TAB Time: 7:00 p.m.

Date: 10/15/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

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*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100835

ASSESSOR PARCEL #(s):

041-22-301-017

PROPERTY ADDRESS/ CROSS STREETS: 3885 N MOAPA VALLEY BLVD, NV - 89021

DETAILED SUMMARY PROJECT DESCRIPTION

REZONE Parcel to RS20

PROPERTY OWNER INFORMATION

NAME: HARDY GLEN & SHIRLEY FAMILY TRUST 1989 and HARDY SHIRLEY ANN TRS

ADDRESS: PO Box 58

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-250-4116

CELL

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ADDRESS: PO Box 58

CITY: Logandale

STATE: NV

ZIP CODE: 89021

TELEPHONE: 702-250-4116

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LR Nelson Consulting Engineers

Attn: Almee English

ADDRESS: 6765 W. Russell Road Ste# 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-798-7978

CELL

702-682-7933

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(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.

James D. Hardy
Property Owner (Signature)*

James D. Hardy
Property Owner (Print)

9-14-2025
Date



25LRN0264

August 12, 2025

Clark County
Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

Reference: Rezone Justification Letter for 3885 N. Moapa Valley (APN# 041-22-301-017) APR-25-100835

Dear Staff:

On behalf of our client, we are submitting a request for a Rezone for the above-mentioned parcel number, which is located at 3885 N. Moapa Valley Wells Road, Logandale, NV 89021.

Rezone

The purpose of the request is to rezone the entire parcel to allow for a parcel map to subdivide and create separate parcels. There is an existing house that is currently occupied and would like to remain. The site is currently zoned RS80 and in the Master Planned area is Ranch Estate Neighborhood (up to 2 du/ac). Since the house is intended to stay, we would like to Rezone the parcel to RS20 which is a conforming rezone. The site is currently surrounded by compatible uses. There are Residential Single Family (RS20) to the south, north and north of the parcel.

The intent is to parcel the site into 4 separate parcels to gift down to the next family generation. We will be processing a Parcel Map with the Clark County Mapping team.

We feel that this development and the proposed Rezone is compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this Rezone. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Project Manager