



MOAPA TOWN ADVISORY BOARD

Moapa Town Recreation Center (GYM)

1340 E. Highway 168

Moapa, Nv. 89025

October 14, 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 be 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: Michael Abbott - Chairman
Janes Ortiz – Vice Chair
Member Lola Egan
Member Cally Wade
Member

Secretary: Judith Metz, (702)397-6475, Judith.Metz@clarkcountynv.gov
Business Address: Moapa Valley Community Center
320 N. 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 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

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

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 of September 9, 2025, meeting. (For possible action)
- IV. Approval of the Agenda for October 14, 2025, meeting and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

NONE
- VI. Planning and Zoning

11/04/25 PC

- 1. **PA-25-700040-BRIDGESOURCE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category 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)
- 2. **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)
- 3. **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)

VII. General Business

Discussion of Moapa TAB Budget requests for 2025. (See attached requests from 2024) (For Possible Action)

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

- 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 vote 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 28, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Marley P. Robinson Justice Court - 1340 E. Hwy. 168 – Moapa, Nv. 89025
<https://notice.nv.gov>



Moapa Town Advisory Board

September 9, 2025

DRAFT MINUTES

Board Members:	Michael Abbott – Chair - PRESENT Cally Wade – PRESENT-Arrived late Lola Egan - PRESENT	James Ortiz – Vice-Chair - PRESENT
Secretary:	Judy Metz – (702)397-6475 – Judith.metz@clarkcountynv.gov	
County Liaison:	William 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 7:10 p.m.

II. Public Comment

NONE

III. Approval of August 26, 2025 Minutes

Moved by: Lola Egan

Action: Approved minutes as submitted.

Vote: 3-0/ Unanimous

IV. Approval of Agenda for September 9, 2025.

Moved by: James Ortiz

Action: Approved agenda as submitted.

Vote: 3/0 Unanimous

V. Informational Items

Received a presentation from Andrew Bennett, Clark County Director Office of Traffic Safety and Daniel Fazekas, RTC Manager Traffic Planning. Clark County has received a Grant to help make traveling safer, be it walking bicycle, motorcycles, cars, buses, etc. They are looking for input from all areas, including the rural areas.

VI. Planning & Zoning
NONE

VII. General Business

Review of 2024 Budget requests, & ideas for 2025 requests. Ms. Egan requests a reconciliation of the taxes that have been received and spent; noting whatever is left in that fund. They would like a member of Parks and Rec to attend our next meeting, so they can get a good understanding of what is available. The Board also requests that a person from Public Works and Flood Control attend their meeting.

VIII. Public Comment

Shari Lyman questions why there are only 4 members on the Board. Will another be appointed? Notify Board of the Moapa West Concept being moved to Planning Commission of October 7, 2025 Marc Jensen submitted a commentary regarding the many issues facing the Moapa and Moapa Valley area with the anticipated growth.

IX. The Next Meeting Date: September 30, 2025.

X. The meeting was adjourned at 8:00 PM

Moapa Town Advisory Board Budget Requests

Adopted at the 8/27/2024 Meeting.

Parks

1. Exercise Stations and Benches along existing walking paths.
2. Sand Volleyball behind or side of Library, and horseshoes. (Local business may supply the sand)
3. Shade – similar to the existing one in small children's playground area and Splash Pad.
4. Outdoor basketball – 1/2 court
5. Add on to gym, or portable classrooms or bungalows classes.
6. Indoor Swimming Pool.

Public Works

- 1.Repave and Reengineer SIM. NOTE: This road is the only other option when flooding occurs.
2. Extend barrier rails to the Warm Springs Loop.
3. Maintain Dude Rd. (Off Hwy 168 – Glendale area.)
- 4.Additional lights @ Rox & Fire Station for turning into facilities/expansion of Rox for turn lane for emergency personnel. Need additional parking from Fire Station to Rox (currently dirt lot)
5. Maintain Barlow from Lawson to Rox Rd

ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., OCTOBER 14, 2025

11/04/25 PC

1. **PA-25-700040-BRIDGESOURCE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category 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)
2. **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)
3. **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)

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700040-BRIDGESOURCE, LLC:

PLAN AMENDMENT to redesignate the existing land use category 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 category 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), and Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS40	Undeveloped

Related Applications

Application Number	Request
ZC-25-0658	A zone change to reclassify the site 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) & Open Lands (OL) to Industrial Employment (IE). Intended primary land uses in the proposed 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 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

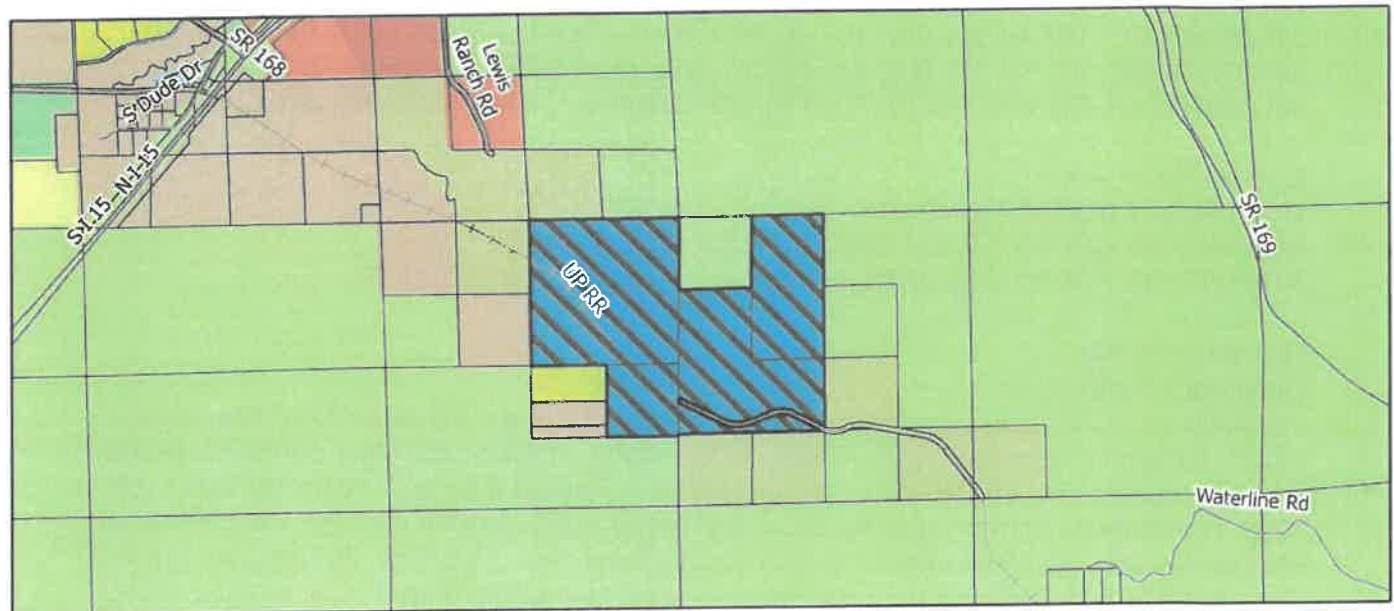
CONTACT: JOHN HECHT, TRINITY CONSULTANTS, 374 POLI STREET, SUITE 200, VENTURA, CA 93001

Planned Land Use Amendment PA-25-700040

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Northeast County Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.



11/04/25 PC AGENDA SHEET

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 041-07-000-005 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:

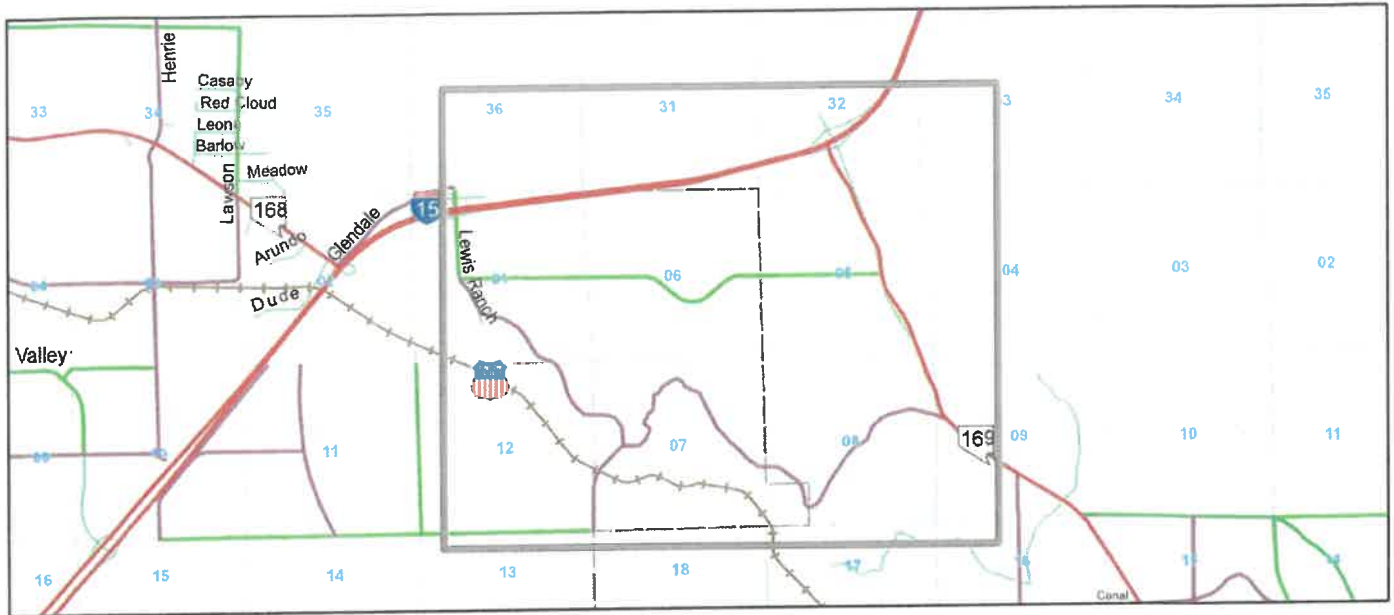
APPLICANT: BRIDGESOURCE, LLC

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

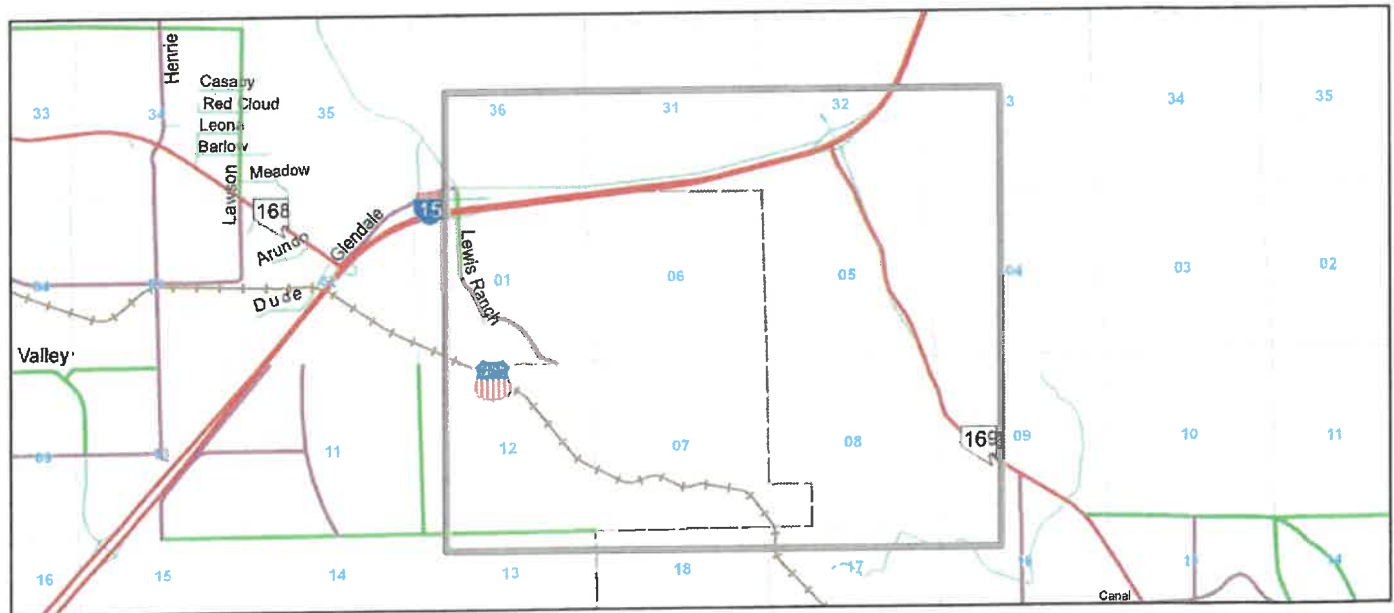
DRAFT

Transportation Plan Amendment PA-25-700041

DRAFT



Current



Requested

- | | |
|-----------------------------------|---------------------------|
| Interstates/State Hwys (per NDOT) | Collectors (80+ ft R-O-W) |
| Beltway | Collectors (60+ ft R-O-W) |
| Las Vegas Blvd (200+ ft R-O-W) | Local Street |
| Las Vegas Blvd (150+ ft R-O-W) | Railroads |
| Arterials (120+ ft R-O-W) | Interchanges |
| Arterials (100+ ft R-O-W) | |

**Northeast County
Clark County, Nevada**

Note: Categories denoted in the legend may not apply to the presented area.



11/04/25 PC 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)

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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

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Prior Land Use Requests

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Surrounding Land Use

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South	Agriculture & Open Lands	RS80 & RS40	Undeveloped
East	Agriculture & Open Lands	RS80	Undeveloped
West	Agriculture, Outlying Neighborhood (up to 0.5 du/ac), and Ranch Estate Neighborhood (up to 2 du/ac)	RS80 & RS40	Undeveloped

Related Applications

Application Number	Request
PA-25-700040	A plan amendment to redesignate the site 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 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 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:

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 District 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 District's website; a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRIDGESOURCE, LLC

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



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-25-700040 (land use plan) & ZC-25-0658; PA-25-700041 (transportation map)

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

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

Date: 10/14/2025

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

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- All meetings are mandatory for ALL applications.
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Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
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Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

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(702) 371-7991
Silverado Ranch Community Center
9855 Giles Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
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101 Civic Way, Laughlin

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Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
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 2/20/25

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>

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- Please feel free to contact me if you have any questions or concerns.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-07-000-002, 041-07-000-005, 041-07-000-007, 042-12-000-005, and
042-12-000-010

PROPERTY ADDRESS/ CROSS STREETS: Vacant Land, Moapa, Nevada 89025, Interstate 15 and Moapa Ride About

DETAILED SUMMARY PROJECT DESCRIPTION

Bridgesource is requesting County approval of a Land Use Master Plan Amendment (MPA) and a Zoning Reclassification (Rezone). The MPA seeks to amend the current planned land use designations of "Open Lands (OL)" and "Agriculture (AG)" to "Industrial Employment (IE)." The proposed Rezone would change the zoning classification from "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" to "Industrial Heavy (IH)." This Land Use MPA and Rezone would apply to all five parcels within the Project area.

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 _____

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 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.


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 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: BAH
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 Land Use Master Plan Amendment and Rezone 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). Refer to the attached figures for an overview of the Project Area as well as the current planned land use designations and zoning classifications.

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. Therefore, in order to enable the establishment of the proposed cement facility and other ancillary industrial uses within the Project Area, Bridgesource is requesting approval of a County Land Use Master Plan Amendment (MPA) and a Rezone. Specifically, the MPA would amend the current planned land use designations of "Open Lands (OL)" and "Agriculture (AG)" to "Industrial Employment (IE)". The proposed rezone would change the zoning classifications from "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" to "Industrial Heavy (IH)". The MPA and Rezone would apply to all five (5) parcels within the Project Area. This memorandum specifically addresses the parcels located within the County, where the future cement facility would be developed (the "Project") once approved.

The proposed MPA and Rezone 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.

HEADQUARTERS

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

September 10, 2025

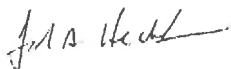
In addition, the Project would prioritize the health and safety of the surrounding community. Specifically, the Project would comply with applicable local, state, and federal regulations, including obtaining necessary permits from the BLM, NDEP, and County to ensure the quarry and cement facility are developed and operated responsibly. The proposed MPA and Rezone to a planned land use of "Industrial Employment (IE)" and zoning classification of "Industrial Heavy (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.

Because the proposed Rezone does not involve the closure of a manufactured home park, and because the Project Area is not located within the Harry Reid International Airport Cooperative Management Area (CMA), neither a Residential Impact Statement for Manufactured Home Park Closures, nor Delegation Option Authorization (DOA)/Federal Aviation Administration (FAA) documentation, are applicable to this Rezone application, and therefore have been omitted from this package.

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 MPA/Rezone 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 MPA Land Use and Zoning Designations
 - Revised MPA Land Use and Zoning Designations
 - Assessor's Parcel Map
3. Neighborhood Meeting Summary
4. Deed
5. Legal Descriptions



APPLICATION MEETING INFORMATION

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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

Bridgesource is requesting County approval of a Master Plan Amendment (MPA), specifically to the County's Transportation Master Plan. This Transportation MPA proposes to amend the transportation and planned roadway maps by removing specific segments of future arterial and collector roadways. These roadway segments are located within, and in some cases adjacent to, the boundary of the Land Use MPA, submitted concurrently with this Transportation MPA. See the attached justification letter for additional details.

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 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.


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) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

DATE _____

ACCEPTED BY _____
DATE _____
FEES _____

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: BH
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.

September 10, 2025

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-25-700040 (land use plan) & ZC-25-0658; PA-25-700041 (transportation map)

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

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

Date: 10/14/2025

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

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:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 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.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Greta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
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 2/20/25

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>

TOWN ADVISORY BOARD / CITIZENS ADVISORY COUNCIL INSTRUCTIONS

- Your official application is now assigned to a Town Advisory Board/Citizens Advisory Council meeting and the Planning Commission and/or the Board of County Commissioners Meeting. You are required to attend all meetings you are scheduled for above. See assigned meeting dates on Page 1.
- Meeting location for Town Board/Citizen Advisory Council is listed on Page 2
- Meeting location for the Planning Commission and/or Board of County Commissioners is listed on Page 1.
- A week before the Town Board meeting the staff report will be posted on the website (there is a link listed above), read the staff report so you are aware of staff's recommendation prior to the meeting. You can search for your report under your designated town board location.
- The Town Board/Citizens Advisory Council provides a recommendation (positive or negative) to the Planning Commission and/or Board of County Commissioners who takes final action on your application. At the Town Board Meeting, the board members will read the application into the record and ask you to speak about your application. It is in your best interest to bring a copy of all plans and pictures of the property (if applicable). When you speak to the Town Board you will give a brief explanation about your application and what you are requesting (similar to summarizing your justification letter). The board members will ask you questions if they have them and you will respond. If there are any members of the public that attend the meeting, they are also permitted to voice their opinions and concerns since the meeting is a public hearing. If this does happen, you will have a chance to respond to any questions about the application.
- The Town Board will provide their recommendation to the Planning Commission and/or the Board of County Commissioners at the meeting, while you are there. **The Town Board/Citizens Advisory Council is a recommending body only and their recommendation is NOT FINAL ACTION.**
- Once your item is heard and a recommendation is made at the Town Board level, you may leave the meeting. Please remember to attend the subsequent meetings you are scheduled for (Planning Commission and/or Board of County Commissioners). Final action occurs at these meetings only.
- Please feel free to contact me if you have any questions or concerns.



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

Bridgesource is requesting County approval of a Master Plan Amendment (MPA), specifically to the County's Transportation Master Plan. This Transportation MPA proposes to amend the transportation and planned roadway maps by removing specific segments of future arterial and collector roadways. These roadway segments are located within, and in some cases adjacent to, the boundary of the Land Use MPA, submitted concurrently with this Transportation MPA. See the attached justification letter for additional details.

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 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.


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
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APPLICATION # (s) _____

PC MEETING DATE _____

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TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

BRIDGESOURCE, LLC
SECRETARY'S CERTIFICATE

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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: BAH
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
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HEADQUARTERS

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

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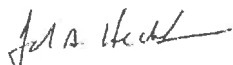
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September 10, 2025

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Thank you,



John Hecht, P.E.
TRINITY CONSULTANTS

cc: Merrill Squire, Bridgesource
William Covington, Office of Clark County Commissioner Marilyn Kirkpatrick
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Antonio Papazian, Clark County, Department of Public Works
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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): PA-25-700040 (land use plan) & ZC-25-0658; PA-25-700041 (transportation map)

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

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

Date: 10/14/2025

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

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:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 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.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gillespie Street, Las Vegas

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Greta Lane, Indian Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
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 2/20/25

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>

TOWN ADVISORY BOARD / CITIZENS ADVISORY COUNCIL INSTRUCTIONS

- Your official application is now assigned to a Town Advisory Board/Citizens Advisory Council meeting and the Planning Commission and/or the Board of County Commissioners Meeting. You are required to attend all meetings you are scheduled for above. See assigned meeting dates on Page 1.
- Meeting location for Town Board/Citizen Advisory Council is listed on Page 2
- Meeting location for the Planning Commission and/or Board of County Commissioners is listed on Page 1.
- A week before the Town Board meeting the staff report will be posted on the website (there is a link listed above), read the staff report so you are aware of staff's recommendation prior to the meeting. You can search for your report under your designated town board location.
- The Town Board/Citizens Advisory Council provides a recommendation (positive or negative) to the Planning Commission and/or Board of County Commissioners who takes final action on your application. At the Town Board Meeting, the board members will read the application into the record and ask you to speak about your application. It is in your best interest to bring a copy of all plans and pictures of the property (if applicable). When you speak to the Town Board you will give a brief explanation about your application and what you are requesting (similar to summarizing your justification letter). The board members will ask you questions if they have them and you will respond. If there are any members of the public that attend the meeting, they are also permitted to voice their opinions and concerns since the meeting is a public hearing. If this does happen, you will have a chance to respond to any questions about the application.
- The Town Board will provide their recommendation to the Planning Commission and/or the Board of County Commissioners at the meeting, while you are there. **The Town Board/Citizens Advisory Council is a recommending body only and their recommendation is NOT FINAL ACTION.**
- Once your item is heard and a recommendation is made at the Town Board level, you may leave the meeting. Please remember to attend the subsequent meetings you are scheduled for (Planning Commission and/or Board of County Commissioners). Final action occurs at these meetings only.
- Please feel free to contact me if you have any questions or concerns.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 041-07-000-002, 041-07-000-005, 041-07-000-007, 042-12-000-005, and
042-12-000-010

PROPERTY ADDRESS/ CROSS STREETS: Vacant Land, Moapa, Nevada 89025, Interstate 15 and Moapa Ride About

DETAILED SUMMARY PROJECT DESCRIPTION

Bridgesource is requesting County approval of a Land Use Master Plan Amendment (MPA) and a Zoning Reclassification (Rezone). The MPA seeks to amend the current planned land use designations of "Open Lands (OL)" and "Agriculture (AG)" to "Industrial Employment (IE)." The proposed Rezone would change the zoning classification from "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" to "Industrial Heavy (IH)." This Land Use MPA and Rezone would apply to all five parcels within the Project area.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (must match online record)

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

CORRESPONDENT INFORMATION (must match online record)

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

*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 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.


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) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

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: BA
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 Land Use Master Plan Amendment and Rezone 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). Refer to the attached figures for an overview of the Project Area as well as the current planned land use designations and zoning classifications.

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. Therefore, in order to enable the establishment of the proposed cement facility and other ancillary industrial uses within the Project Area, Bridgesource is requesting approval of a County Land Use Master Plan Amendment (MPA) and a Rezone. Specifically, the MPA would amend the current planned land use designations of "Open Lands (OL)" and "Agriculture (AG)" to "Industrial Employment (IE)". The proposed rezone would change the zoning classifications from "Residential Single-Family 80 (RS80)" and "Residential Single-Family 40 (RS40)" to "Industrial Heavy (IH)". The MPA and Rezone would apply to all five (5) parcels within the Project Area. This memorandum specifically addresses the parcels located within the County, where the future cement facility would be developed (the "Project") once approved.

The proposed MPA and Rezone 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.

HEADQUARTERS

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

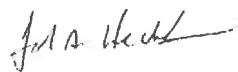
In addition, the Project would prioritize the health and safety of the surrounding community. Specifically, the Project would comply with applicable local, state, and federal regulations, including obtaining necessary permits from the BLM, NDEP, and County to ensure the quarry and cement facility are developed and operated responsibly. The proposed MPA and Rezone to a planned land use of "Industrial Employment (IE)" and zoning classification of "Industrial Heavy (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.

Because the proposed Rezone does not involve the closure of a manufactured home park, and because the Project Area is not located within the Harry Reid International Airport Cooperative Management Area (CMA), neither a Residential Impact Statement for Manufactured Home Park Closures, nor Delegation Option Authorization (DOA)/Federal Aviation Administration (FAA) documentation, are applicable to this Rezone application, and therefore have been omitted from this package.

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 MPA/Rezone 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

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 - Assessor's Parcel Map
3. Neighborhood Meeting Summary
4. Deed
5. Legal Descriptions