



Laughlin Town Advisory Board
Laughlin Regional Government Center
101 Civic Way
Laughlin, NV 89029
September 29, 2026
1:30pm

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 Kathleen Hickman at (702) 298-0828.
- 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 <https://clarkcountynv.gov/LaughlinTAB>

Board/Council Members: Pamela Walker- Chair
Kathy Ochs- Vice Chair
Bradley Beck

Kathleen Hoss
Carrie Larson

Secretary: Kathleen Hickman, (702) 298-0828, and kathleen.hickman@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@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, 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. 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 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 OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

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 September 8, 2026. (For possible action)

IV. Approval of the Agenda for September 29, 2026, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Receive a report and updates from the South County Liaison Mark Moskowitz on current events and any updates from Clark County. (For discussion only)

VI. Planning and Zoning:

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) To PC 10/20/26
2. **UC-26-0574-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on a 10.30 acre portion of 640.80 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Needles Highway and north of Laughlin Parkway within Laughlin. MN/hw/cv (For possible action) To BCC 10/21/26

VII. General Business:

1. Submit a letter of support for a hearing with the Nevada State Board of Pharmacy (BOP) to lift the probationary period imposed on the Laughlin Pharmacy and pharmacist. (For possible action)
2. Provide capital improvement project recommendations for the Fort Mohave Development Fund. (For possible action)

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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: October 13, 2026

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029

<https://notice.nv.gov>

To see live stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type: LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager



Laughlin Town Advisory Board

September 8, 2026

MINUTES

Board Members: Pamela Walker- Chair – Excused Kathleen Hoss – Excused
Kathy Ochs- Vice Chair - Present Carrie Larson - Present
Bradley Beck - Present

Secretary: Kathleen Hickman, (702) 298-0828, kathleen.hickman@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mark Moskowitz, (702) 298-0828, (702) 455-6173, mark.moskowitz@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 by Chair Walker, Roll Call. Pledge of Allegiance led by Kathy Ochs.
- II. Public Comment: None
- III. Approval of Minutes for September 8, 2026. (For possible action)
Moved by: Carrie Larson
Action: Approved as written
Vote: 3-0
- IV. Approval of the agenda for September 29, 2026, and hold, combine or delete any items (For possible action)
Moved by: Carrie Larson
Action: Approved as written
Vote: 3-0
- V. Informational Items:
 1. Receive a report and updates from the South County Liaison Mark Moskowitz on the Back-to-School Health and Wellness Fair, Boys & Girls Carnival Mixer, Movies in the Park and other current events and updates from Clark County. (For discussion only).

Mr. Moskowitz announced that glasses from the August Back to School Health and Wellness Fair will be distributed and fitted Friday, September 11, from 2:00–4:00 p.m. at Laughlin Schools. Glasses may be picked up later or mailed if recipients cannot attend.

He recognized the 25th Anniversary of 9/11 and encouraged the community to thank local first responders.

He showed photos of the repainted parking lines at the Community Resource Center (CRC) and Fire Station 76 and thanked Real Property Management for completing the work.

Mark thanked Dave Heath, the Boys & Girls Club, and Ashlyn Bilbray for their continued partnership and for inviting the office to the August 28 Carnival Mixer.

He announced a Movie in the Park on Friday, September 25, at Mountain View Park featuring Toy Story 5 at 7:00 p.m. Complimentary popcorn will be provided.

Mr. Moskowitz discussed the Outside Agency Grant (OAG) program and noted that the Colorado River Food Bank is a recipient. A video by Commissioner Naft highlighting the use of grant funds was shown.

2. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other areas of crime concerns. (For discussion only)

Our team will also be at Movies in the Park passing out snow cones. We were at the Back-to-School Drive and the Pool Event. Our National Night Out is our biggest event of the year and we are encouraging people to take the FREE shuttle through Silver Rider.

Calls for Service –

August 2026: 305 -3.48% change from last year

Traffic Citations: 115

DUI's: 0

Battery Domestic Violence Arrests: Adults 8 Juveniles 0

Bookings: Adults 28 Juvenile 0

Juvenile Citations: 0

Laughlin High/Middle School: 1 / Elementary School: 0

We did have 2 shootings last month which were related to domestic violence.

3. Receive a report from Sgt. Tim Waller with Nevada Highway Patrol regarding activity and statistics during the last month and other public safety concerns. (For discussion only)

No report provided.

4. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)

Report read by Battalion Chief John Borla.

Calls for Service August 2026: 200 Station 76: 132 Station 85: 68

5. Receive a report from Val Gabaldon with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Chamber Events:

Island Vibes – Wilson's Island Party

Mohave County Fair Ribbon Cutting

Roadhouse Roundup!

Business Breakfast – Family Centers of NV

Toastmasters

September 10th 6:00pm - 9:00pm

September 17th at 10:00am

September 19th at 7:00pm

September 25th at 8:30am

September 9th and 23rd at 5:00pm

BOARD OF COUNTY COMMISSIONERS

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APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

Roadhouse Roundup!
29th Annual Community Achievement Awards

October 19th at 5:45pm SHARP
November 7th at 4pm

Additional Services:

Notary services – by appointment only, NDOW Registered Agent for Fishing and Small Game Licenses, Visitor's Center Host / Business Center Services.

6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system (For discussion only)

Water Treatment

August 2026 diversions: 355 acre-feet 115.6 (MG) 2026 YTD total diversions: 2368 acre-feet 771.6 MG

Update on Hydraulic Analysis: BBWD received a proposal and estimate from GCW for \$85,000.00. Colorado River Negotiations, the record of decision has been released and SNWA, State of Nevada and Colorado River Commission of Nevada have filed a lawsuit relating to operations of these guidelines that would be for 2027 and the Department of Interior can cut our annual water allocation by more than 70%. BBWD and SNWA feel this didn't follow long established laws when putting that record of decision out and a lawsuit was filed.

Constable Ross asks what happens the most drastic impact will be on agriculture. Mr. Baily stated he will provide information at the next meeting on the proposed cuts are for Arizona and California.

7. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)

August 2026 –treated an Influent Flow average of 1.52 MGD

Cleaned treated water returned to the Colorado River 46.53 MG or 142.808 AC-FT

2026 Decrease of 0.31 MG or 0.952 AC-FT of cleaned water returned compared to last year.

Sewer service complaints: None

Odor Complaints: None

Call Before You Dig: 60 C.B.Y.D Laughlin ticket(s) received for August 2026.

8. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only)

Silver Rider operates in more towns now and have taken up routes in Mesquite, Boulder City and Pahrump. We continue to assist with free rides for new hires and holidays and events. SNTC is proud to announce the promotion of Peter Mariscal as our Laughlin Operations Supervisor. We are currently reevaluating all the time points on our fixed routes. SNTC has taken on full responsibility for all Laughlin bus shelters and will now receive all advertising revenue. Ridership has increased for fixed routes and Las Vegas Express.

9. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

Concerts and Events:

Thomas Rhett – October 1, 2026 – Rio Vista Amphitheatre

Nelly and special guest Lil Jon – October 24, 2026 – LEC

Bailey Zimmerman – November 14, 2026 - LEC
Killers of Kill Tony Adult Variety Comedy – December 5, 2026 – Rio Vista Amphitheatre

The RIVER 250 Nevada Grant July 2025 – July 2026

Additional grant funds were awarded to create a mural with repurposed material Prototype only shown.

The BOR / DOI approved America 250 Legacy Collection ensures that the banner continues to give with the 1st 6 frames benefiting BGCCR & Laughlin.

LTC approved funding for refresh of the Riverside Water Tank. The GO-LAUGHLIN Nevada Grant for we are ALL In and Living in the Dash continues to bring people to Laughlin and will have Travel Sticker Samples to give out.

10. Announcement: Applications are available until November 14, 2026, for appointment by the Clark County Board of County Commissioners to serve on the Laughlin Town Advisory Board for a two-year term beginning January 2027. <https://clarkcountynv.gov/active-recruitments> 702-455-3530 (For discussion only)

VI. Planning & Zoning: None

VII. General Business:

1. To review and finalize FY27 budget request(s). (For discussion action)

The board will provide FY27 budget requests to Kathleen by later next week.
The board had a discussion of what each item on the list covered.

VIII. Public Comment:

Jackie Wallin expressed concerns regarding the Bruce Woodbury Drive and Needles Highway intersection, future improvements, and flood control.

Mr. Moskowitz reported that bids for a traffic signal at Bruce Woodbury Drive and Needles Highway had been completed. The Administrative Office will contact Public Works regarding debris in the area.

Carrie Larson asked about flood control and the former BLM land auction, noting the impact on future development and Laughlin's tax base.

Annette Lamar expressed concerns about the intersection, requested a Metro presence, and asked about Uber, Lyft, and taxi access to the Laughlin Events Center.

IX. Next Meeting Date: September 29, 2026

X. Adjournment: 2:52 pm

***These minutes are in draft form and will be formally approved at the September 29, 2026, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the September 29, 2026, meeting.***

To listen to the audio recording of the Laughlin Town Advisory Board go to:

<http://www.clarkcountynv.gov/administrative-services/laughlin/Pages/LaughlinTownAdvisoryBoard.aspx>

To see a stream of the Laughlin Town Advisory Board meeting, go to You Tube and in the search bar type:

LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., SEPTEMBER 29, 2026**

10/20/26 PC

1. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action)

10/21/26 BCC

2. **UC-26-0574-COUNTY OF CLARK (ADMINISTRATIVE):**
USE PERMIT for a heliport.
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on a 10.30 acre portion of 640.80 acres in an RS80 (Residential Single-Family 80) Zone. Generally located west of Needles Highway and north of Laughlin Parkway within Laughlin. MN/hw/cv (For possible action)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TA-26-0567-BSR 6276, LLC ET. AL.:

TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md
(For possible action)

RELATED INFORMATION:

BACKGROUND:

Project Description

Section 30.04.10.A.2 within the Non-Essential Water Features in Title 30 currently reads:

This section 30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.

The applicant is proposing that this section of code be amended to read:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The applicant states the proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is

consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

According to the Clark County, Nevada Multi-Jurisdictional Hazard Mitigation Plan (2024), Clark County and its participating jurisdictions, which includes the Clark County Unincorporated area, and Tribal areas of the Las Vegas Paiute Tribe and the Moapa Band of Paiutes/Moapa River Indian Reservation, experienced 760 weeks of consecutive drought in 2018 to present. The range and magnitude were between "slightly dry" and "extremely dry," making it vulnerable to drought conditions now and in the future. A drought could pose a risk to critical facilities and/or infrastructure in Clark County and its participating jurisdictions.

The intent of this request is to allow water features for the storage of water to be used for fire suppression as agreed upon with a State or Federal agency. This code change would affect all of unincorporated Clark County. As proposed, there is no indication of how these water features would be designed, the capacity of these water features, the source of the water to be stored, or other potential uses for the stored water. These water features could potentially remove tens of thousands of gallons of water for homes and irrigation and increase evaporation loss. The proliferation of non-essential water features will place an additional burden on the existing water supply. Furthermore, this request may encourage additional non-essential water features within residential and nonresidential development.

The sustainable management of Southern Nevada's water resources are critical to the continued vitality of the region. Goal 3.3 of the Master Plan aims to maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents. Policy 3.3.2 encourages water conservation by utilizing the SNWA Joint Water Conservation Plan to ensure conservation opportunities are optimized and reinforced. Title 30 permits water features enclosed within a climate-controlled structure to prevent evaporation. The proposed text amendment conflicts with and does not comply with the Multi-Jurisdictional Hazard Mitigation Plan or Master Plan; therefore, staff recommends denial.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 18, 2026 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BSR 6276 LLC

CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE. 650, LAS VEGAS, NV 89135

August 25, 2026

VIA HAND DELIVERY

Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Text Amendment

Dear Jason:

This firm represents BSR6276, LLC (the “Applicant”) in the above referenced matter. The Applicant is requesting a text amendment as it relates to the property, more specifically described as Assessor’s Parcel Numbers 174-02-011-001 through 013 and 174-02-095-003 (the “Property”).

As you know, the Applicant has entered into an Agreement with the Nevada Division of Forestry (“NDF”) to provide a water reservoir intended for fire suppression and life safety purposes on the Property. The reservoir will serve as a critical resource for mitigating future wildfire risks in the surrounding area and will promote the health, safety, and general welfare of Clark County, consistent with Section 30.06.04.C.1 of the Unified Development Code. To facilitate this public safety initiative, the Applicant requests an amendment to Section 30.04.10.A.2 to add the following amendment in red:

2. This §30.04.10 shall not apply to the following uses:

- i. A body of water which stores water for use in flood control, in meeting peak water demands, or for purposes relating to the treatment of sewage by a political subdivision of this State.
- ii. A body of water which stores water for use by the Las Vegas Valley Water District or by a water district created pursuant to NRS 318.
- iii. A body of water which stores and distributes water or reclaimed wastewater for use by an irrigation district created pursuant to NRS 539.
- iv. A body of water which stores water used in a mining reclamation project.
- v. Non-essential water features deemed to be a hazard to air navigation are prohibited.
- vi. A body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency.

The proposed text amendment satisfies the applicable standards for approval because it: (1) promotes the public health, safety, and welfare of Clark County residents; (2) is consistent with the goals and policies of the Master Plan; (3) does not conflict with other provisions of the Code; (4) addresses a significant community safety need by enhancing wildfire suppression capabilities; and (5) responds to changing conditions in the area, including the occurrence of multiple recent wildfires.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Bob J. Gronauer

10/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0574-COUNTY OF CLARK (ADMINISTRATIVE):

USE PERMIT for a heliport.

WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on a 10.30 acre portion of 640.80 acres in an RS80 (Residential Single-Family 80) Zone.

Generally located west of Needles Highway and north of Laughlin Parkway within Laughlin. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

266-00-001-001 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

LAND USE PLAN:

LAUGHLIN - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.30 (portion) 640.80 (site)
- Project Type: Heliport & temporary construction activities (Laydown Yard)
- Acreage: 2.6 (Heliport) 7.7 (Laydown Yard)

History & Request

The site along with surrounding parcels were previously approved for a solar electric generating station along with a BESS facility and public utility structures in August 2025 through UC-25-0499 and UC-25-0502. Related to the approved solar electric generation station was a gen-tie line that would connect the generation station to transmission and distribution line and substations to the northwest of the site. This gen-tie line was approved alongside the solar electric generating station in August 2025 with UC-25-0497 and UC-25-0501. The applicant is now requesting to construct a temporary construction laydown yard on the subject site in order to facilitate the construction of the gen-tie line in the mountainous areas to the north of the site. Since the laydown yard will be associated with construction off-site, a waiver of development

standards is needed. Along with the laydown yard will be a helicopter landing area used to bring materials to the more remote areas of the gen-tie line. A heliport requires a special use permit in all districts, except PF (Public Facilities).

Site Plans

The plans depict a 10.30 acres temporary construction laydown yard, located in the northwest corner of APN 266-00-001-001. The proposed laydown yard is shown to be a raised and graded area 860 feet long and 520 feet wide constructed of compacted native subgrade material. The laydown yard will contain 3 helicopter landing pads with 1 pad located in the north-central portion of the yard and 2 pads located in the southwest corner of the yard. The northern landing pad is 100 feet by 100 feet (10,000 square feet) while the 2 pads in the south will be 70 feet by 70 feet (4,900 square feet). The northern is contained within a 200 foot by 330 foot (66,000 square feet) safety area while the southern pads are contained within a 330 foot by 140 foot (46,200 square feet) safety area for a total of 2.60 acres of the yard dedicated to the heliport. Each helipad is constructed of compressed gravel. The remainder of the site is dedicated to the temporary storage of construction materials and consists of 7.70 acres. No fencing or structures are proposed with this request. Access to the site is provided by a series of existing dirt access roads that will connect with Needles Highway to the east of the site.

Applicant's Justification

The proposed helicopter landing zones will be utilized on a temporary basis during the construction phase of the 500kV Gen-Tie line to facilitate the transport of equipment, and materials to and from the associated transmission line pole locations. Helicopter operations are necessary given the scale and logistical demands of constructing high-voltage transmission infrastructure in this region. This area will be used for staging materials, temporary equipment storage, structure assembly, rigging and lifting operations, aircraft refueling, and personnel transport. The maximum height of any equipment on site will not exceed 16 feet. Aircraft refueling will be conducted using a fuel truck with no fixed fuel storage tanks on site. Use of the heliport is anticipated to commence on or around January 1, 2027, with an outside completion date of March 1, 2028. This timeline incorporates buffer for scheduling contingencies and unforeseen delays. There should be no major noise or dust impacts on the surrounding area, as the nearest residential structures are located approximately 2.5 miles away.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0502	Use permit for solar electric generating station with public utility structures, BESS facility, and all ancillary structure, and a communication tower	Approved by BCC	August 2025
UC-25-0499	Use permit for solar electric generating station with public utility structures, BESS facility, and all ancillary structure, and a communication tower	Approved by BCC	August 2025
UC-22-0615	Use permit for final grading plans for a solar electric generating station - expired	Approved by BCC	December 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0753	Use permit for a solar electric generating station with public utility structures, overhead transmission lines, substations, and all ancillary structures with hillside development review - expired	Approved by BCC	February 2022
UC-0385-11	Use permit for solar electric generating station with public utility structures and all ancillary structures - expired	Approved by BCC	October 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, South, & West	Open Lands	RS80	Undeveloped

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**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Waiver 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.

Use Permit & Waiver of Development Standards

The proposed site will function as a temporary laydown yard with an associated heliport for the construction of a regional electric power facility project. The proposed facility is located at least 0.25 miles from the nearest public road and almost 2.5 miles from the nearest residential building, which should limit impacts from noise and dust, as well as visibility. The helicopter operations will mainly be limited to the more remote areas to the north of the site and away from

the more developed portion of the Laughlin area. Additionally, there will be no permanent structures provided and no on-site fuel storage. Given the likely low volume of traffic to the site, the lack of permanent structures, and the remote nature of the site, there should be limited impacts on the surrounding area. The proposed laydown yard and heliport will support the construction of a regional, state, and local energy transmission system, which supports Clark County Master Plan Policies 3.2.1 and 3.2.2. For these reasons, staff can support this request.

Department of Aviation

The heliport is not located at a Department of Aviation airport facility.

Pursuant to Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Objection and the Department of Aviation has reviewed the determination. Note that section 30.06.03D.7(iv) requires that the FAA Determination shall be submitted at least 2 weeks prior to final approval.

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

- Drainage study and compliance.

Department of Aviation

- Applicant is required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, potential impacts to local airspace and/or procedures, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Objection" has been issued by the FAA;
- Applicant must comply with conditions described in Section 30.03.06B of the Code, and any applicable conditions and recommendations resulting from FAA approval.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; and that all noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AVANTUS ARIDA, LLC

CONTACT: ENERGY PROJECT SOLUTIONS, 4675 W. TECO AVENUE, SUITE 230, LAS VEGAS, NV 89117



Logan Waite
Energy Project Solutions
4675 West Teco Avenue
Suite 250
Las Vegas, NV 89118

August 27, 2026

Clark County Comprehensive Planning Division
500 South Grand Central Parkway
Las Vegas, NV
89155-1741

Re: Justification Letter for the Arida 2a Solar Project Helicopter Landing Zone (Heliport) – UC-25-0502
Clark County Special Use Permit Application – Applicant: Avantus Arida, LLC – APR #26-101085

To Whom It May Concern,

Please accept this justification letter on behalf of Avantus Arida, LLC (the "Applicant") in support of a Special Use Permit (SUP) for the heliport associated with the construction of the approved Arida 1 & 2a Projects.

The following previously approved Special Use Permits encompass the primary components of those projects:

- **Arida 1 Solar Project** (PV, BESS, Collector Substation & Switchyard with a Communication Tower and Dead End Structures for a shared Gen-Tie Line) – UC-25-0499
- **Arida 2a Solar Project** (PV, BESS, Collector Substation & Dead End Structure for a shared Gen-Tie Line) – UC-25-0502
- **Arida 1 Solar Project** (Gen-Tie, Fiber Optic Line & Switchyard with a Communication Tower) – UC-25-0497
- **Arida 2a Solar Project** (Gen-Tie, Fiber Optic Line & Switchyard with a Communication Tower) – UC-25-0501

This justification letter pertains solely to the heliport associated with the Arida 2a Solar Project under SUP UC-25-0502.

Project Description

The proposed project consists of a heliport to support construction activities associated with the Arida Project's 500kV overhead Gen-Tie line. The heliport will be located within a proposed 10.3-acre laydown yard on parcel APN 266-00-001-001, which is already a permitted use under the Arida 2a Solar Project SUP UC-25-0502.

Of the total 10.3-acre rectangular laydown yard, approximately 2.6 acres are designated exclusively for helicopter landing and operational activities. The remaining 7.7 acres will continue to serve as the approved materials and equipment laydown yard for solar and transmission line construction.

The helicopter landing zone will be utilized on a temporary basis during the construction phase of the 500kV Gen-Tie line to facilitate the transport of equipment, and materials to and from the associated transmission line pole locations. Helicopter operations are necessary given the scale and logistical demands of constructing high-voltage transmission infrastructure in this region.

This area will be used for staging materials, temporary equipment storage, structure assembly, rigging and lifting operations, aircraft refueling, and personnel transport. Grading will be required to achieve a relatively flat surface (within 2% slope) for helicopter operations; the laydown portion may also require grading to maintain a slope not exceeding 5%, depending on existing site conditions. The maximum height of any equipment on site will not exceed 16 feet.

Aircraft refueling will be conducted using a fuel truck; no fixed fuel storage tanks will be installed on site.

An existing road from Needles Highway to the project site will serve as the primary access route to and from the heliport. This road is a permitted use under the existing Arida 1 & 2a SUPs.

Anticipated Duration of Use

HLZ operations are anticipated to commence on or around January 1, 2027, with an outside completion date of March 1, 2028. A maximum duration of approximately 14 months. This timeline incorporates buffer for scheduling contingencies and unforeseen delays.

Key activities include site preparation, material deliveries, aerial structure erection (Structures 7 - 24), wire installation operations, and demobilization.

Consistency with Clark County Plans and Policies

In support of this application, the Applicant asserts that the Project furthers Clark County Plans and Policies as follows:

- **Comprehensive Plan Energy Policy 1** – "Supports sustainable developments that promote energy efficiency and conservation."
- **Comprehensive Plan Energy Policy 5** – "Supports the development of local alternative energy resources, providing opportunities for regional economic expansion."
- **Comprehensive Plan Energy Policy 7** – "Supports partnerships and cooperation with local, regional, and federal agencies to further promote energy conservation and efficiency, renewable energy projects, and sustainable development."

In addition, the Project is consistent with the Clark County Master Plan and adheres to the following Countywide Goals and Policies:

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets.

Policy 3.2.1 – Clean Energy: Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.

Policy 3.2.2 – Facility Siting: Support the expansion of locally produced renewable and alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

Policy 3.6: Focus on incorporating enhanced sustainability and resilience practices into the built environment and supporting policies.

Sustainability: Development of the Project is required to support implementation of the Clark County Sustainability and Climate Action Plan by ensuring that developments conserve water and energy resources, improve air quality, reduce the urban heat island effect, and assist Clark County in adapting to future climate challenges. The Project has previously demonstrated alternative compliance through the approved solar plant special use permit UC-25-0502, which meets or exceeds all applicable requirements of this Title. This SUP is limited to temporary construction activities with no permanent structures proposed.

Noise Requirements: Daily helicopter loading and unloading operations will generate noise that is inherently sporadic and variable in nature throughout project construction. Reasonable effort will be made to conduct these activities in a manner that minimizes noise impacts and remains within the applicable noise standards established under Section 30.04.07.D of the Clark County Title 30 Unified Development Code to the extent practicable. However, due to the operational characteristics of helicopter activities, strict adherence to absolute noise thresholds cannot always be guaranteed. These operations are exempt from the noise requirements of this section per the exceptions outlined in Subsection 30.04.07.D.3.iii (use-related loading/unloading operations during daytime hours) and Subsection 30.04.07.D.3.v (aircraft noise).

Dust Requirements: Pursuant to Section 94 of the Clark County Air Quality Regulations, a Dust Control Permit from the Clark County Department of Environment and Sustainability, will be procured prior to the commencement of any soil-disturbing activities. All applicable Best Management Practices (BMPs) and mitigation measures required under the issued Dust Control Permit will be implemented to minimize adverse environmental impacts.

Significant dust impacts to neighboring properties and residences from helicopter loading and unloading operations are not anticipated, given that the nearest residential structures are located approximately 2.5 miles from the project site. Nonetheless, dust control measures will be employed in accordance with all applicable permits, codes, and standards throughout the duration of construction and operational activities.

Project Details

The requested parcel consists of property owned by Clark County and managed by Clark County Real Property Management. The Assessor Parcel Number associated with this application is listed below:

Area	Assessor's Parcel Number	Current Zoning	Current Land Use	Owner
Heliport / Laydown Yard	266-00-001-001	Residential Single-Family 80 (RS-80)	OL – Open Land	County of Clark – RPM

The Project will consist of the following primary components:

- Heliport (temporary)

Use Permits

Development of the Project will require a Special Use Permit for construction. The Applicant is seeking the following use permit:

Heliport – per Clark County Code Section 30.03.06-B.6

Per the requirements of Title 30, Subsection 30.03.06-B.6, the airspace and air traffic associated with the proposed operation shall be approved by the Federal Aviation Administration (FAA).

Waivers of Development Standards

Pursuant to Land Use Table 30.03.06-B.6 (Heliport or Vertiport), the Applicant is requesting to waive all development standards as the outline use is for temporary construction activities, per Section 30.03.01-E.2.

Conclusion

The Applicant believes the proposed development is compatible with the existing SUP and that the justification provided herein is sufficient to support Clark County's approval of this application. Upon approval, all uses will be consistent with Clark County Title 30.

If you have any questions regarding this application, please do not hesitate to contact me at (702) 533-3963 or Logan@energyprojectsolutions.com.

Sincerely,

Logan Waite

Director of Development Services
Energy Project Solutions

Cc:

Elliott Casper, Avantus – ecasper@avantus.com

Jonathan Rigg, Avantus – jrigg@avantus.com