



Laughlin Town Advisory Board

Laughlin Regional Government Center

101 Civic Way

Laughlin, NV 89029

November 12, 2025

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 Tammy Harris 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- Chairperson
Kathy Ochs- Vice Chair
Bradley Beck

Kathleen Hoss
Vacant

Secretary: Tammy Harris, (702) 298-0828, tammy.harris@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

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

the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for October 14, 2025. (For possible action)
- IV. Approval of the Agenda for November 12, 2025, 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 the opening of the Laughlin UMC Online Care Connection Center, and any other updates from Clark County. (For discussion only)
 - 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)
 - 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)
 - 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)
 - 5. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 - 6. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (For discussion only)
 - 7. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only)
 - 8. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)
 - 9. Receive a report from Carrie Larson with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)
 - 10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)
 - 11. **Announcement:** Laughlin Town Advisory Board will begin accepting nominations for the 2026 Laughlin Citizen of the Year on **November 12, 2025**, and nominations will close on **December 31, 2025**.

Nomination forms are available at the Laughlin Library, Community Resource Center, Spirit Mountain Activity Center, the Laughlin Administrative Offices, or on the Clark County website at: <https://clarkcountynv.gov/LaughlinTAB>

Nomination forms must be turned into the Laughlin Administrative Offices, Laughlin Regional Government Center, 101 Civic Way, Laughlin, NV 89029, by **December 31, 2025**, 5:00 p.m. Only nominations utilizing the nomination form will be accepted.

The Laughlin Citizen of the Year Award is given annually in honor of the late Jim Edwards and is intended to recognize and thank the outstanding citizen of Laughlin who has given his / her private time and effort to help local government make Laughlin a better place to live.

It is expected that the 2025 Citizen of the Year recipient will be announced and honored at the Tuesday, **February 10, 2026**, meeting of the Laughlin Town Advisory Board, at 1:30 p.m.

VI. Planning and Zoning:

1. PA-25-700043-LAUGHLIN LAGOON, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. (For possible action)

2. ZC-25-0720-LAUGHLIN LAGOON, LLC:

ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). (For possible action)

VII. General Business:

1. Consider a loan in concept from the Fort Mohave Development Fund to the Big Bend Water District for the construction of a water storage tank. (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: December 9, 2025

X. Adjournment.

BOARD OF COUNTY COMMISSIONERS
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APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – MICHAEL NAFT
KEVIN SCHILLER, County Manager

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/UCWo5ABfxMjLhtQ5keDBhEQQ>

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager



Laughlin Town Advisory Board

October 14, 2025, 2025

MINUTES

Board Members:	Pamela Walker– Chairperson Kathy Ochs- Vice Chair Bradley Beck	Kathleen Hoss – excused absence Vacant
Secretary:	Tammy Harris, (702) 298-0828, tammy.harris@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, Pledge of Allegiance by Pamela Walker, and Roll Call, Kathleen Hoss absent

II. Public Comment: None

III. Approval of Minutes for September 9, 2025. (For possible action)

Moved by: Kathy Ochs

Action: Approved as written

Vote: 3-0

IV. Approval of the agenda for October 14, 2025, and hold, combine or delete any items (For possible action)

Moved by: Kathy Ochs

Action: Approved

Vote: 3-0

V. Informational Items:

1. Receive a report and updates from the South County Liaison Mark Moskowitz on remembering Laughlin Town Advisory Board Member Fred Doten for his service and dedication to the community, the Laughlin Halloween Harvest – Trunk or Treat scheduled for Wednesday October 29, and any other updates from Clark County. (For discussion only)

Mark Moskowitz spoke of Fred Doten and the lasting impact he will have on the Laughlin Community. He provided some pictures to share and asked for a moment of silence in remembrance of Fred Doten. Chair Walker echoed what Mark said and added how Fred worked tirelessly for Veterans and was always present. Ms. Ochs said he worked a lot behind the scenes and was grateful to have him serve his community.

Mr. Moskowitz provided information about the Trunk or Treat being held at the High School Gym, starting at 5:00pm. Commissioner Naft will be giving away 200 pumpkins to the kids.

He thanked Jackie Wallin and Carrie Larson for their hard work regarding the Don Laughlin Bridge Dedication.

National Night Out was a great community event with a good turnout.

Mark Moskowitz provided information for a small business grant, that is being released for District A, by Commissioner Naft.

2. Receive an awards presentation from the Laughlin Rotary to honor a first responder for their dedication and contributions to the Laughlin Community. (For discussion only)

The Rotary recognized Fred Doten and said he was always last minute but committed to the goal, serving humanity was his purpose and had conviction and character. He loved his camaraderie with friends.

Rotary honors Metro Officer Sergeant Donnie Cox as the first responder of the quarter. Honoring his exceptional leadership, dedication, and unwavering commitment to the Laughlin community and beyond.

In the words of Lieutenant Grant Rogers:

“Sgt. Cox cares deeply about his community and those around him. He is compassionate, dedicated, and consistently engaged in making a difference.”

Thank you, Sgt. Cox, for all you do for Laughlin, for the Las Vegas Metropolitan Police Department, and for the people you serve every day.

3. Receive a report from Parks & Recreation regarding the status of programs and upcoming activities. (For discussion only)

Unable to attend. Report on the back table.

4. 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)

Sgt. Cox read the report.

September 2025 Statistics:

Calls for Service: 295

Traffic Citations: 110

DUIs: 2

Battery Domestic Violence Arrests: 14

Bookings: 21

Juvenile Citations: 1
Laughlin High/ Middle School: 0
Bennett Elementary: 0

Sgt. Cox provided information about Trunk or Treat and Coffee with a Cop.

5. 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)

Traffic Stops: 269

Citations: 188

Auto Accidents: 8

Arrest: 0

Total Contacts: 357; Motorist assist, abandoned vehicles, pedestrians, etc.

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

Sr. Deputy Fire Chief Thomas Touchstone provided the report and introduced a new firefighter.

Statistics September 2025:

Total responses year to date: 1183 with a 25% increase.

7. Receive a report and updates from Principal Jonathan Moss with the Laughlin School District. (For discussion only)

Principal Moss introduced himself and provided information about himself and new programs at the school. He provided information regarding new incentives for the students to stop chronic absenteeism. It has dropped from 37% to 20%. He spoke about upcoming events and activities for the students.

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

Diversions: September 2025: 253 - acre feet.

2025 Total diversions: 2352 - acre-feet

Water System Update:

Staff continues the cleaning of the lower pond, and have installed a decant pond level transmitter, which assists in the process of treatment plant water.

Water Resources Development Act (WRDA): Authorization for \$29 million for BBWD improvements passed the House and Senate in late 2024. Staff continues to work with U.S. Army Corp Engineers on 219 Environmental Infrastructure program. A letter was submitted with intent to facilitate the design phase of one 2MG storage tank.

Jason Bailey reported a waterline break on Casino Dr. which is currently being addressed. The water will be shut down at that location for several hours.

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

Mr. Smith was unable to attend.

10. Receive a report from Kelly Lehr, Southern Clark County Coordinator with UNR Extension regarding the status of programs and upcoming activities. (For discussion only)

Upcoming classes and events:

- Steaming through the season will be held with Devon.
- Outdoor NV
- Shooting sports, that includes archery, and air pistols and rifles.
- Master Gardner classes
- Flyers in the back.
- Radon Kits are available to be checked out for up to two weeks.

For information regarding classes and programs contact:

Kelly Lehr

Southern Clark County Program Coordinator

UNR Extension

55 Civic Way

Laughlin, NV. 89029

Work-phone: (702)299-1333

kellylehr@unr.edu

<https://extension.unr.edu>

11. Receive a report from Carrie Larson with Laughlin Chamber of Commerce regarding current and upcoming business activities in Laughlin. (For discussion only)

Laughlin Chamber Events:

- Lunch Mob – First Fridays to flash mob the local eateries.
- Roadhouse Round-up – Searchlight to Gnat's Landing. Silver Rider provides transportation.
- Community Achievement awards: November 1st at 5:00 pm: Aquarius Pavilion Ballroom.
- Tinsel & Tunes with the Killer Dueling Pianos. To be held November 10th at 5:00 pm. Dinner plus show, a portion of the proceeds will be donated to the Silver Rider Megan Jackson Toy Drive.

Services:

Notary service, by appointment only.

Fishing and small game license available. The license is good for one year.

Visitor's Center Host

Business Center Services

Laughlin Chamber of Commerce

(702) 298-2214

www.laughlinchamber.com

12. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and

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upcoming events and activities. (For discussion only)

Fall Concerts:

Jason Aldean – November 8th

W.O.N. Fishing Tournament – 43rd U.S. Open was held on Lake Mohave October 5-8.

13. Announcement: Accepting applications for the Laughlin Town Advisory Board through November 6, 2025. Press release and applications located on the back table.

Mark Moskowitz made the announcement and said the applications are available on the back table.

VI. Planning & Zoning: None

VII. General Business:

1. Review and finalize the FY 26 budget request(s). (For possible action)

The TAB reviewed their budget request and Kathy Ochs moved to approved it, motion passed upon a voice vote. 3-0.

2. Nominate a representative and an alternate to serve on the Community Development Advisory Committee (CDAC), and take any action deemed appropriate. (For possible action)

Kathy Ochs volunteered to continue with CDAC and Pamela Walker volunteered as alternate. Approved with a voice vote 3-0.

3. Consider issuing a letter of support to the Board of Clark County Commissioners supporting a loan from the Fort Mohave Development Fund to the Big Bend Water District for the construction of a water storage tank. (For possible action)

Guy Hobbs, provided in-depth details regarding a possible loan for the water tank from Fort Mohave Development Funds.

There was long discussion regarding the type of loan, how it will be paid back. Having a thorough scope of the work.

Guy Hobbs suggested the concept of a loan at this time to be able to gather additional information before a decision was made.

Kathy Ochs motioned to deny agenda item #3 as written but however, to explore, gather information and consider a concept and structure of a loan and details for the option of securing a loan from the Fort Mohave Development Funds for the Big Bend Water District on the next agenda. Bradley Beck seconded the motion for approval. Motion passed upon a voice vote. 3-0.

VIII. Public Comment:

Ashlyn Sainz announced the Laughlin Reve Fest to be held November 15th from 8:00 am – 2:00 pm.

Jill Ramolet said they are looking for vendors for the Duck Pluck being held November 15th.

Emma Fico voiced her concerns regarding racing at the unknown wash, and James Bilbray Dr. She is also concerned about the intoxicated drivers on the roads leaving the casinos.

Robert Bilbray said he wanted to give a shout out for the new flood channel being built and said they are doing an amazing job.

Chair Walker would like to invite everyone to the Veterans Day Ceremony at the Avenue of the Flags on November 11th at 11:00 am.

IX. Next Meeting Date: Due to recognizing Veterans Day November 11th, the meeting was moved to Wednesday, November 12th at 1:30 pm.

X. Adjournment: 3:47 pm

These minutes are in draft form and will be formally approved at the November 12, 2025, meeting. Any corrections to these minutes will be reflected in the meeting minutes of the December 9, 2025, 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>



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700043 & ZC-25-0720

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

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 11/12/2025

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: 12/2/2025 Time: 7:00 p.m.

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: 1/7/2026 Time: 9:00 a.m.

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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: 1575 W. Casino Dr., Laughlin, NV 89029

DETAILED SUMMARY PROJECT DESCRIPTION

Request approval of Master Plan Amendment (PA) to change from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) for future single-family residence with 2-story building approximately 17,000 sq ft livable area with 8-car Garage, and an accessory structure

Request approval of Zoning Change (ZC) from Commercial Resort (CR) to Residential Single Family (RS-80)

PROPERTY OWNER INFORMATION

NAME: LAUGHLIN LAGOON LLC

ADDRESS: 1575 W. Casino Dr., Laughlin, NV 89029

CITY: Las Vegas

STATE: NV

ZIP CODE: 89029

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Ping To

ADDRESS: 9484 W. Flamingo Rd. Suite #370

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-940-6920

CELL 702-278-9595

EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Ping To

ADDRESS: 9484 W. Flamingo Rd. Suite #370

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-940-6920

CELL 702-278-9595

EMAIL: _____

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Matthew C. Laughlin
Property Owner (Signature)*

LAUGHLIN LAGOON L L C

Property Owner (Print)

2025-08-21

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



August 21, 2025

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Application #:
APN: 264-34-101-003

RE: Justification Letter of Master Plan Amendment (PA) for Proposed Single Family Residence

To Whom It May Concern:

I am writing to formally request a **land use amendment** for the property located at **1575 W. Casino Dr., Laughlin, NV 89029**. The current land use designation for this parcel is **Entertainment Mixed-Use (EM)**, and we respectfully request that it be amended to **Ranch Estate Neighborhood (RN)**.

This proposed amendment reflects the evolving character of the surrounding area and supports a more compatible land use. Adjacent properties are predominantly low-density residential, and the long-standing Entertainment Mixed-Use designation is no longer reflective of the development pattern in this part of Laughlin. The site is better suited for low-density residential use, consistent with both existing zones and the broader community vision for this neighborhood.

Thank you for your consideration.

Sincerely,

Ping To
Ping To,
Architect

PINNACLE ARCHITECTURAL STUDIO
9484 W. FLAMINGO RD. SUITE 370, LAS VEGAS, NV 89147
PH.702.940.6920 FX. 702.940.6921 WWW.LVPAS.COM

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., NOVEMBER 12, 2025**

12/02/25 PC

1. **PA-25-700043-LAUGHLIN LAGOON, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)
2. **ZC-25-0720-LAUGHLIN LAGOON, LLC:**
ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700043-LAUGHLIN LAGOON, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres.

Generally located south of Casino Drive and east of Needles Highway within Laughlin, MN/rk
(For possible action)

RELATED INFORMATION:

APN:

264-34-101-003

EXISTING LAND USE PLAN:

LAUGHLIN - ENTERTAINMENT MIXED-USE

PROPOSED LAND USE PLAN:

LAUGHLIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1575 Casino Drive
- Site Acreage: 7.63
- Existing Land Use: Undeveloped

Applicant's Justification

The proposed master plan amendment for the parcel to Ranch Estate Neighborhood (RN) is intended for a future single-family home. According to the applicant this proposed amendment reflects the evolving character of the surrounding area and supports more compatible land use. Adjacent properties are predominantly low-density residential, and the long-standing Entertainment Mixed-Use (EM) designation is no longer reflective of the development pattern in this part of Laughlin. The site is better suited for low-density residential use, consistent with both existing zones and the broader community vision for this neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500213-08	A commercial subdivision consisting of 270 condominium units on 7.6 acres - expired	Approved by PC	January 2009

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0246-08	A 5 foot wide portion of right-of-way being Casino Drive - expired	Approved by PC	May 2008
TM-500499-06	A commercial subdivision consisting of 270 condominium units and on 7.6 acres - expired	Approved by PC	January 2007
UC-1708-06	A use permit for a resort condominium consisting of 270 condominium units on 7.6 acres - expired	Approved by PC	January 2007
UC-0992-06	A use permit for a resort condominium consisting of 253 condominium units on 7.6 acres - expired	Approved by PC	August 2006
TM-500303-06	A commercial subdivision consisting of 253 condominium units and on 7.6 acres - expired	Approved by PC	August 2006
ZC-1845-94	A zone change to H-1 zoning for a hotel and resort complex which included this site	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use (18 or more du/ac)	CR	Undeveloped
South	Colorado River/ Bullhead City	N/A	N/A
West	Entertainment Mixed-Use (18 or more du/ac)	RS80	Undeveloped

Related Applications

Application Number	Request
ZC-25-0720	A zone change to reclassify the site from CR to RS80 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 proposed change is from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, and other complementary uses.

The subject parcel is designated Entertainment Mixed-Use (EM) on the Laughlin Land Use Map of the Master Plan. Per this land use plan category, these parcels could be rezoned to commercial and multi-family residential zoning districts. Based on the existing land uses in the area, a more appropriate zoning district for the site would be RS80. Due to the location of the site being along the Colorado River and south of the resort corridor on Casino Drive, it was previously determined the site would be an appropriate location for commercial resort development and the site was placed in the Entertainment Mixed-Use (EM) category of the Master Plan. Considering the existing rural residential development directly west of this site, it is now determined that commercial development at this location is not appropriate; and therefore, redesignating the parcels to the Ranch Estate Neighborhood (RN) category will help maintain a consistent and compatible development pattern in this part of Laughlin.

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 January 7, 2026 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:

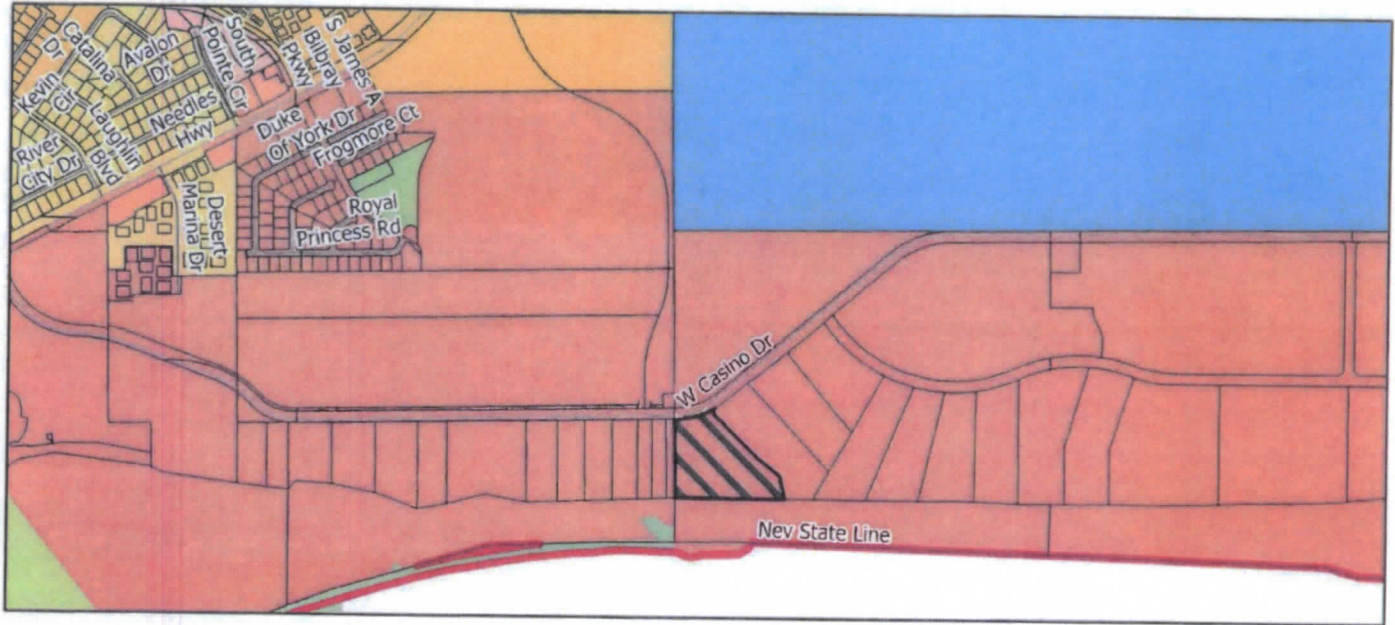
PROTEST:

APPLICANT: PINNACLE ARCHITECTURAL STUDIO

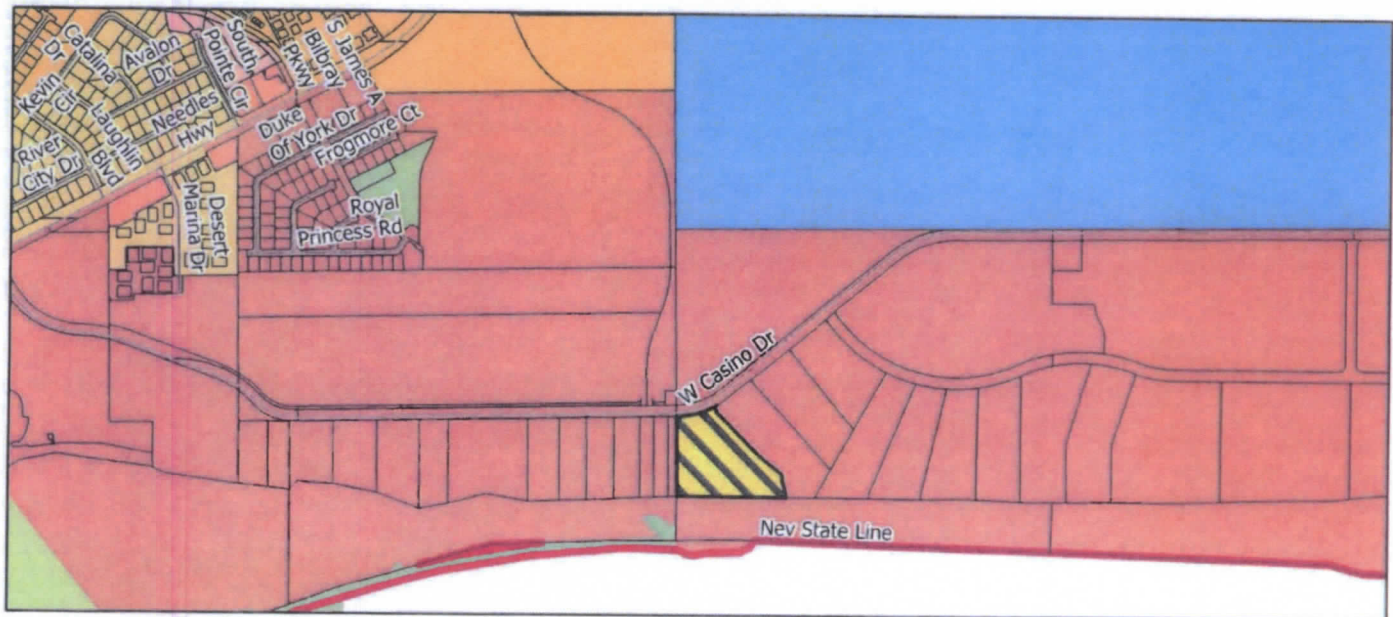
CONTACT: PINNACLE ARCHITECTURAL STUDIO, 9484 W. FLAMINGO ROAD, SUITE 370, LAS VEGAS, NV 89147

Planned Land Use Amendment PA-25-700043

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)

Laughlin
Clark County, Nevada

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

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., NOVEMBER 12, 2025**

12/02/25 PC

1. **PA-25-700043-LAUGHLIN LAGOON, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)
2. **ZC-25-0720-LAUGHLIN LAGOON, LLC:**
ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): PA-25-700043 & ZC-25-0720

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

TAB/CAC: Laughlin TAB Time: 1:30 p.m.

Date: 11/12/2025

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: 12/2/2025 Time: 7:00 p.m.

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: 1/7/2026 Time: 9:00 a.m.

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.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-34-101-003

PROPERTY ADDRESS/ CROSS STREETS: 1575 W. Casino Dr., Laughlin, NV 89029

DETAILED SUMMARY PROJECT DESCRIPTION

Request approval of Master Plan Amendment (PA) to change from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) for future single-family residence with 2-story building approximately 17,000 sq ft livable area with 8-car Garage, and an accessory structure

Request approval of Zoning Change (ZC) from Commercial Resort (CR) to Residential Single Family (RS-80)

PROPERTY OWNER INFORMATION

NAME: LAUGHLIN LAGOON LLC

ADDRESS: 1575 W. Casino Dr., Laughlin, NV 89029

CITY: Las Vegas

STATE: NV

ZIP CODE: 89029

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Ping To

ADDRESS: 9484 W. Flamingo Rd. Suite #370

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-940-6920

CELL 702-278-9595

EMAIL: _____

CORRESPONDENT INFORMATION

NAME: Ping To

ADDRESS: 9484 W. Flamingo Rd. Suite #370

CITY: Las Vegas

STATE: NV

ZIP CODE: 89147

REF CONTACT ID # _____

TELEPHONE: 702-940-6920

CELL 702-278-9595

EMAIL: _____

*Correspondent will receive all project communication

(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.

Matthew C. Laughlin
Property Owner (Signature)*

LAUGHLIN LAGOON L L C
Property Owner (Print)

2025-08-21
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____



August 21, 2025

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Application #:
APN: 264-34-101-003

RE: Justification Letter of Zoning Change (ZC) for Proposed Single Family Residence

To Whom It May Concern:

I am writing to formally request a zoning map amendment for the property located at **1575 W. Casino Dr., Laughlin, NV 89029**. The site is currently zoned **Commercial Resort (CR)**, and we are requesting a change to **Residential Single Family – 80 (RS-80)**.

This proposed zoning change more appropriately reflects the existing character of the neighborhood. Adjacent properties are currently designated and zoned as **Residential Single Family (RS)**, creating a predominantly low-density residential environment. In contrast, the current **Commercial Resort (CR)** zoning designation is outdated and no longer compatible with the area, as commercial resort-style development has not occurred in the vicinity for several decades.

Thank you for your consideration.

Sincerely,

Ping To
Ping To,
Architect

PINNACLE ARCHITECTURAL STUDIO
9484 W. FLAMINGO RD. SUITE 370, LAS VEGAS, NV 89147
PH.702.940.6920 FX. 702.940.6921 WWW.LVPAS.COM

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0720-LAUGHLIN LAGOON, LLC:

ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone.

Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)

RELATED INFORMATION:

APN:

264-34-101-003

LAND USE PLAN:

LAUGHLIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1575 Casino Drive
- Site Acreage: 7.63
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS80 (Residential Single-Family 80) Zone. This 7.63 acre parcel is intended to be developed as a single-family residential lot. According to the applicant this proposed zone change more appropriately reflects the existing character of the neighborhood. Adjacent properties to the west are currently zoned and developed as residential single-family homes, creating a predominantly low-density residential environment. In contrast, the current Commercial Resort (CR) zoning designation is outdated and no longer compatible with the area, as commercial resort-style development has not occurred in the vicinity for several decades.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500213-08	A commercial subdivision consisting of 270 condominium units on 7.6 acres - expired	Approved by PC	January 2009
VS-0246-08	A 5 foot wide portion of right-of-way being Casino Drive - expired	Approved by PC	May 2008

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500499-06	A commercial subdivision consisting of 270 condominium units and on 7.6 acres - expired	Approved by PC	January 2007
UC-1708-06	A use permit for a resort condominium consisting of 270 condominium units on 7.6 acres - expired	Approved by PC	January 2007
UC-0992-06	A use permit for a resort condominium consisting of 253 condominium units on 7.6 acres - expired	Approved by PC	August 2006
TM-500303-06	A commercial subdivision consisting of 253 condominium units and on 7.6 acres - expired	Approved by PC	August 2006
ZC-1845-94	A zone change to H-1 zoning for a hotel and resort complex which included this site	Approved by BCC	December 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use (18 or more du/ac)	CR	Undeveloped
South	Colorado River/ Bullhead City	N/A	N/A
West	Entertainment Mixed-Use (18 or more du/ac)	RS80	Undeveloped

Related Applications

Application Number	Request
PA-25-700043	A plan amendment from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) 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 this part of Laughlin has transitioned more towards low intensity residential development, particularly the areas directly to the west. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS20 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 7, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and that you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** PINNACLE ARCHITECTURAL STUDIO**CONTACT:** PINNACLE ARCHITECTURAL STUDIO, 9484 W. FLAMINGO ROAD, SUITE 370, LAS VEGAS, NV 89147

**LAUGHLIN 2025 CITIZEN-OF-THE-YEAR
NOMINATION FORM**

Name of Nominee:

Nominee Mailing Address:

Nominee Phone #:

BACKGROUND INFORMATION ON NOMINEE:

1. Local Civic Organizations: (please list)

2. Government Boards, Committees, Commissioners: (please list)

3. Any other qualifications, experiences or interests which would be considered a community asset:

4. Please provide a brief explanation about the nominee's activities during the last year that would make him/her a good choice for depicting a high degree of community service.

5. How long has the nominee been a resident of Laughlin?

6. What inspires the nominee to do what they do?

This form can be E-mailed, mailed or dropped off at the Laughlin Administrative Services Office, 101 Civic Way, Laughlin, Nevada 89029. All submitted forms must be originals. If additional space is needed, you may attach pages to the original Nomination Form. For questions please call (702) 298-0828 or email: tammy.harris@clarkcountynv.gov

Signature of Nominator:

Print Name: