

## 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)

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 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**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0246-08	Vacation and abandonment of a 5 foot wide portion of right-of-way being Casino Drive - expired	Approved by PC	May 2008
TM-500499-06	A commercial subdivision - expired	Approved by PC	January 2007
UC-1708-06	A use permit for a resort condominium - expired	Approved by PC	January 2007
UC-0992-06	A use permit for a resort condominium - expired	Approved by PC	August 2006
TM-500303-06	A commercial subdivision - expired	Approved by PC	August 2006
ZC-1845-94	A zone change from RN to H-1 for a hotel and resort complex which included this site	Approved by BCC	December 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Entertainment Mixed-Use	CR	Undeveloped
South	Colorado River/ Bullhead City	N/A	N/A
West	Entertainment Mixed-Use	RS80	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
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, this parcel 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 has been forwarded to the Board of County Commissioners for final action.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** December 2, 2025 – ADOPTED – Vote: Unanimous  
**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Laughlin - approval.

**APPROVALS:** 4 cards

**PROTEST:** 3 cards

**APPLICANT:** PINNACLE ARCHITECTURAL STUDIO

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

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COMMISSIONERS  
ADOPTING AN AMENDMENT TO THE LAUGHLIN LAND USE PLAN MAP OF THE  
CLARK COUNTY MASTER PLAN**

**WHEREAS**, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

**WHEREAS**, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021, and

**WHEREAS**, the Clark County Board of Commissioners (hereafter referred to as the Board) is required to adopt a long-term master plan for the physical development of the unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

**WHEREAS**, on December 2, 2025, the Clark County Planning Commission adopted an amendment to the Laughlin Land Use Plan Map of the Clark County Master Plan and forwarded a copy to the Board for their consideration; and

**WHEREAS**, on January 7, 2026, a public hearing was held by the Board in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Board does adopt and amend the Laughlin Land Use Plan Map by:

PA-25-700043 - Amending the Laughlin Land Use Plan Map of the Clark County Master Plan on APN: 264-34-101-003 from Entertainment Mixed-Use (EM) to Ranch Estates Neighborhood (RN). Generally located south of Casino Drive and east of Needles Highway.

**PASSED, APPROVED, AND ADOPTED this 7<sup>th</sup> day of January, 2026.**

**CLARK COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
TICK SEGERBLOM, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK