

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	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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CR	Undeveloped
South	Colorado River/ Bullhead City	N/A	N/A
West	Entertainment Mixed-Use	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, 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 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: Laughlin - approval.

APPROVALS:

PROTEST:

APPLICANT: PINNACLE ARCHITECTURAL STUDIO

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
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 County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on December 2, 2025, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission 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 2nd day of December, 2025.

CLARK COUNTY PLANNING COMMISSION

By: _____
VIVIAN KILARSKI, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY