

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

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 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 In contrast, the current Commercial Resort (CR) zoning designation is outdated and no longer compatible with the area, as commercial resort-style development has not occurred in the vicinity for several decades.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	Vacation and abandonment of 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 - 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
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: Laughlin - approval.

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE ARCHITECTURAL STUDIO

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