



**Laughlin Town Advisory Board**  
**Laughlin Regional Government Center**  
**101 Civic Way**  
**Laughlin, NV 89029**  
**May 27, 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

Fred Doten  
Kathleen Hoss

Secretary: Tammy Harris, (702) 298-0828, [tammy.harris@clarkcountynv.gov](mailto: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](mailto: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 the Agenda for May 27, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- IV. Informational Items
  - 1. Receive a report and updates from the South County Liaison Mark Moskowitz on Clark County resources and any other updates from Clark County (For discussion only)
- V. Planning and Zoning:
  - 1. **UC-25-0340-ZELLER SCOTT W & TESSA:**  
**USE PERMIT** for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential multi-family 18) Zone. Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. (For possible action) To the PC 6/17/2025
- VI. General Business: None
- VII. 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.
- VIII. Next Meeting Date: June 10, 2025
- IX. 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  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
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## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-21-411-000 / 264-21-312-000 / 264-21-411-002

PROPERTY ADDRESS/ CROSS STREETS: 2171 Bay Club Dr., Laughlin, NV 89029 Unit #102

### DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for the parking of vehicles associated with governmental and/or commercial use in a residential area.

### PROPERTY OWNER INFORMATION

NAME: Tim Johnson / Colorado Bay Club HOA

ADDRESS: 2243 Aspen Mirror Way #201

CITY: Laughlin

STATE: NV ZIP CODE: 89029

TELEPHONE: 702-420-9072 CELL \_\_\_\_\_ EMAIL: tsjohnson98@yahoo.com

### APPLICANT INFORMATION (must match online record)

NAME: Kirk Schmitt

ADDRESS: 7201 Post Rd

CITY: Las Vegas

STATE: NV ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-767-7003 CELL \_\_\_\_\_ EMAIL: kirk.schmitt@gmr.net

### CORRESPONDENT INFORMATION (must match online record)

NAME: Jordan Ryan & Brooke Dalenberg

ADDRESS: 2215 W Chesterfield Blvd., Ste 01

CITY: Springfield

STATE: MO ZIP CODE: 65807 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 417-530-4321 CELL \_\_\_\_\_ EMAIL: permits@kineticdd.com

\*Correspondent will receive all communication on submitted application(s).

(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.

[Signature]  
Property Owner (Signature)\*

Tim Johnson

Property Owner (Print)

3-5-25  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-25-0340

PC MEETING DATE 6/17/25

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION Laughlin

ACCEPTED BY RP

DATE 4/24/25

FEES \$1000.00

DATE 5/27/25



From: Global Medical Response  
dba. American Medical Response  
Corporate Headquarters  
4400 Hwy 121, Suite 700  
Lewisville, TX 75056

Date: 1/6/2025  
Revised: 4/15/2025

To: Clark County Comprehensive Planning Department/ Code Enforcement  
500 S. Grand Central Parkway, Box 551741  
Las Vegas, NV 89915-1741  
(702) 455-4314

Planning Committee members and Building Department Officials:

We are requesting a use permit for a Government Facility – Public/Quasi Public Use, under the Unified Development Code, is to allow for the continued operations of/ and the authorization for the parking of governmental/commercial vehicles in a residential area. Specifically AMR medical ground ambulances at the substation on 2171 Bay Club Drive.

Location benefits:

- This operates as a fire site, with EMT's and Paramedics.
- Provides for 2 on duty medical crewmembers with a place to rest in between clinical medical calls. Crewmember work alternating 24 hour shifts and can rest in between calls.
- Will allow AMR operations to maintain contractual response times and area coverage.
- Provides for the storage of material and equipment for medical treatments needed for ambulance operations and restock.
- Internet access for medical charting and reporting.
- This address is compliant with Medicare/Medicaid licensure agreements.
- This address is compliant with all applicable state and city medical licensures.
- Ambulances do not fall into the weight parameters that require CDL licensure for crewmembers.
- Sirens are not used in residential areas and only turned on until commercial areas.

Prepared by:

Jason Nix

A handwritten signature in black ink, appearing to be "Jason Nix", written over a horizontal line.

GMR Facilities Manager II

25-0346

**ATTACHMENT A  
LAUGHLIN TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 1:30 P.M., MAY 27, 2025**

**06/17/25 PC**

1. **UC-25-0340-ZELLER SCOTT W & TESSA:**  
**USE PERMIT** for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential multi-family 18) Zone. Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. MN/rp/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0340-ZELLER SCOTT W & TESSA:**

**USE PERMIT** for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential multi-family 18) Zone.

Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. MN/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

264-21-312-000; 264-21-411-000; 264-21-411-002

**LAND USE PLAN:**

LAUGHLIN - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2171 Bay Club Drive
- Project Type: Government facility (quasi-public facility) in conjunction with a multi-family residential development
- Square Feet: 900
- Parking Required/Provided: 293/296

Site Plans

The plans depict a public facility building for AMR Medical Ground Ambulances to be used as a fire site in conjunction with an existing multi-family residential development located at 2171 Bay Club Drive. The building the facility is proposed at is located on the southeast corner of the site and will be used as a rest area for 2 on-duty medical crewmembers. Access to the site is from El Mirage Way to the east. The multi-family requires 293 parking spaces where 296 parking spaces are provided, and 1 parking space will be used by the AMR Medical Ground Ambulance.

Landscaping

Landscaping is not a part of this request.

Floor Plans & Elevations

The plan depicts a 900 square foot unit consisting of bedrooms, bathrooms, kitchen, living room, and dining room that will be used by the 2 on-duty medical crewmembers. The residential

buildings are 2 story structures with flat roofs and stucco finishes. There are no proposed changes on the elevations.

#### Applicant's Justification

The applicant states that the government facility/quasi-public facility is to allow for the continued operations of and the authorization for the parking of government/commercial vehicles in a residential area. The applicant indicated that AMR medical ground ambulances substation will be on 2171 Bay Club Drive. The residential unit will provide rest area for 2 on-duty medical crewmembers. The crewmembers will be compliant with all applicable state and city medical licensing requirements. The applicant states that the sirens will not be used in residential areas and will only be turned on in commercial areas. The facility will provide for the storage of materials and equipment for medical treatment.

#### **Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0176-88	Rezone from R-U to R-1, R-2, and R-3	Approved by BCC	July 1988

#### **Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & R80	Single-family residential & undeveloped
South	Public Use	RS5.2	Place of worship
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

#### **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.

This location will operate as a fire site with medical services and helps with medical services to be provided to the community within shorter timeframes. The applicant states that the AMR

medical ground ambulance substation will be compliant with all applicable state and city medical licensing requirements and sirens are not used in residential areas and are only turned on in commercial areas. Staff does not anticipate the proposed use to result in a substantial adverse effect on adjacent properties, or the residences; therefore, supports the use permit.

**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**

- No comment.

**Fire Prevention Bureau**

- No comment.

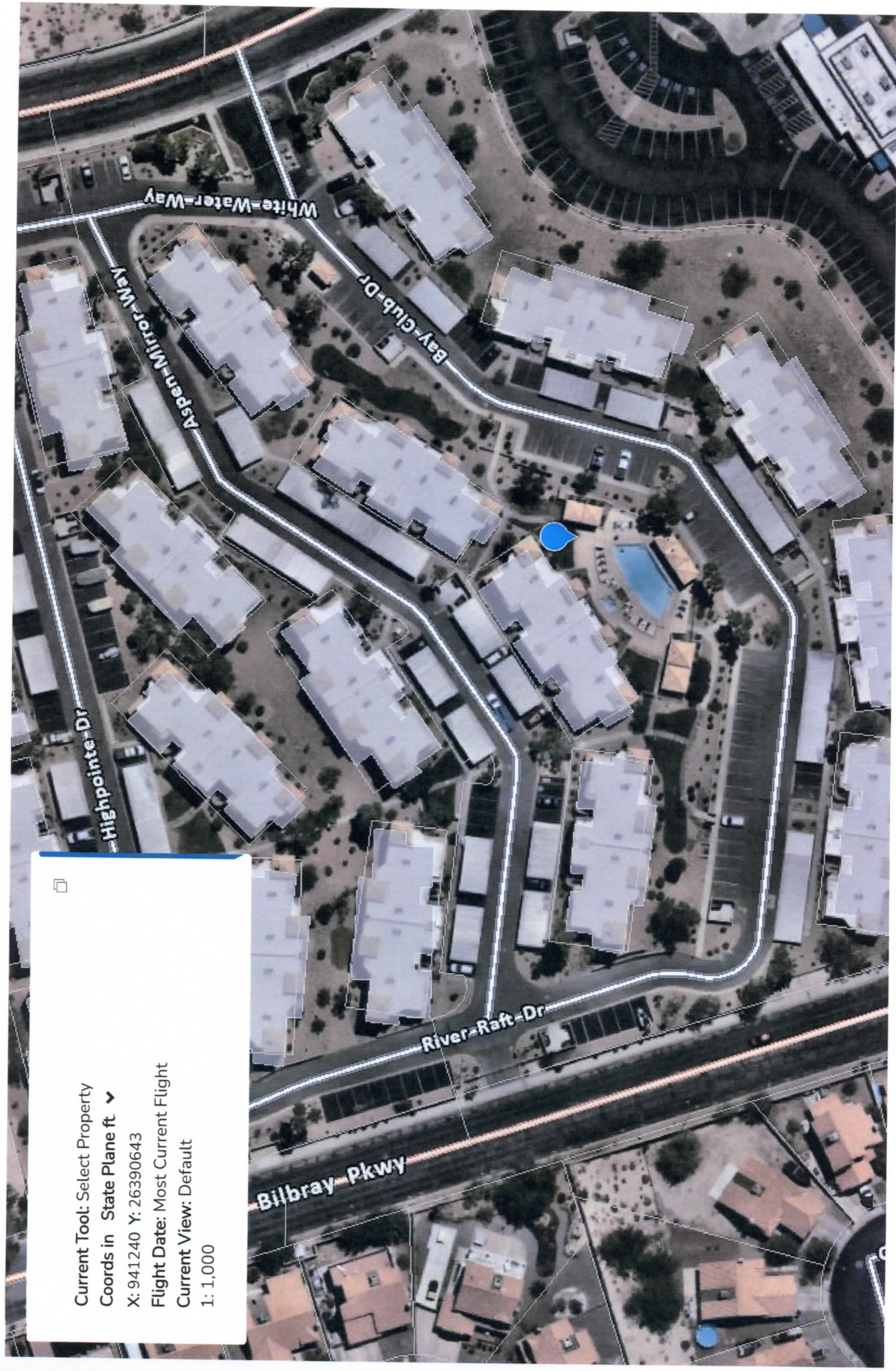
**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** AMR LAS VEGAS

**CONTACT:** MERCY, INC. BDA AMERICAN MEDICAL RESPONSE, 7201 W. POST ROAD, LAS VEGAS, NV 89113



Current Tool: Select Property  
Coords in State Plane ft ▼  
X: 941240 Y: 26390643  
Flight Date: Most Current Flight  
Current View: Default  
1: 1,000