



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

June 10, 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 be 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
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, Invocation by Mike Willis, 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 May 13, 2025. (For possible action)
- IV. Approval of Minutes for May 27, 2025. (For possible action)
- V. Approval of the Agenda for June 10, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- VI. Informational Items
 - 1. Receive a report and updates from the South County Liaison Mark Moskowitz on the Las Vegas Convention and Visitors Authority 2024 Laughlin Visitors Profile Study and any other updates from Clark County. (For discussion only)
 - 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)
 - 3. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)
 - 4. 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)
 - 5. Receive a report from Clark County Fire Department regarding calls for service during the past month and other fire prevention issues. (For discussion only)
 - 6. Receive a report from Jason Bailey with Big Bend Water District regarding the status of the water system. (For discussion only)
 - 7. Receive a report from Will Smith with Clark County Water Reclamation District regarding the status of the wastewater system. (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)

VII. Planning and Zoning:

- VIII. 1. **UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:**
USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate short-term bicycle spaces; 3) eliminate street landscaping; 4) lighting standards; 5) noise standards; and 6) waive full off-site improvements.
DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20-acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Bruce Woodbury Drive and the east side of Thomas Edison Drive within Laughlin. (For possible action) To the BCC 07/02/2025

IX. General Business: None

- X. 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.

XI. Next Meeting Date: July 8, 2025

XII. 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](https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ)



Laughlin Town Advisory Board

May 13, 2025

MINUTES

Board Members:	Pamela Walker– Chairperson Kathy Ochs- Vice Chair Bradley Beck	Fred Doten Kathleen Hoss
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 Pamela Walker, Pledge of Allegiance led by Fred Doten, and Roll Call.

II. Public Comment: None

III. Approval of Minutes for April 8, 2025. (For possible action)

Moved by: Kathy Ochs

Action: Approved as written

Vote: 5-0

IV. Approval of agenda for May 13, 2025, and hold, combine or delete any items (For possible action)

Moved by: Kathy Ochs

Action: Approved

Vote: 5-0

V. Informational Items:

1. Receive a report and updates from the South County Liaison Mark Moskowitz on a recap from the Wings and Wildlife event on May 3, at Pyramid Canyon Park, and any other updates from Clark County (For discussion only)

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

Mark Moskowitz said the Wings and Wildlife event went well that included kite flying, bounce house, treasure hunts, music, treats, including Pink Box Donuts, caricature artist and much more.

Mr. Moskowitz wanted to thank:

All the agencies that attending and participated including,

LVMPD

Elks for the free food

Pink Box for their donut donations

Parks & Recreation

Get Outdoors Nevada for the Wing Wall

DJ Legit for the music

Kite Flying

The pilot program for Silver Rider on Cougar Drive has been a success and has eliminated the need for pedestrians to cross the street at Bruce Woodbury and Cougar Drive to catch the bus.

2. Receive a report from Lt. Rogers with Metro Police regarding activity and statistics during the past month and other area crime concerns. (For discussion only)

April 2025 Statistics:

Calls for Service: 259

Traffic Citations: 75

DUIs: 4

Battery Domestic Violence Arrests: 4

Bookings: 16

Juvenile Citations: 1

Laughlin High/ Middle School: 1

Bennett Elementary: 0

Biker weekend went well without any major incidents.

Currently working on homeless outreach.

Coffee with a Cop will be held tomorrow at the Riverwood Apartments. The next Coffee with a Cop will be held June 11th at the Desert Bay Apartments.

The Blood Drive will be held here in this room on May 28th.

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)

Trooper Perkins provided the April report.

Total Contacts: 481; motorist assist, abandoned vehicles, pedestrians, etc.

Traffic Stops: 360

Citations: 327

Commercial Inspections: 48

Auto accidents: 5

Arrest: 2

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)

Fire Captain Mike Hutcherson provided the April report.

Station 76: 101

Station 85: 68

Total responses: 169

Captain Hutcherson spoke about the Colorado Belle and the fire department checking the fire safety of the building.

He said they are receiving a new engine in January of 2026.

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

Diversions: April 2025: 253 - acre feet.

2025 Total diversions: 1002 acre-feet

Water System Update:

Staff have begun cleaning the raw water screen and have begun maintenance on the treatment plant finish water pump and motor; these efforts will help to increase the reliability of water delivery during the summer heat.

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 of intent to facilitate the design phase of one 2MG storage tank.

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

The Laughlin Water Reclamation Facility treated an average of 1.56 MGD, producing clean water returned to the Colorado River.

Sewer Service Complaints: None

Odor Complaints: None

Call Before You Dig: 3 C.B.Y.D. Laughlin Tickets received for April 2025

7. Receive a report from Mike Jackson, Executive Director with Southern Nevada Transit Coalition. (For discussion only)

Mike Jackso provided updates and programs. He said the work force has improved with wage increases and benefits.

Fixed routes are going well in Laughlin and expect to climb through the summer.

There were two temporary spots placed on Cougar Drive to help with pedestrian safety.

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)

Kelly Lehr provided information for:

4-H Pre-Teen Camp

Hiking 4-H programs

Summer Lego Robotics and other summer programs

Archery Club at the American Legion

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>

9. 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:

Chef's food fest / to be held June 19th at 5:00 pm

New members for Laughlin - 2

Services:

Notary service is temporarily on hold until the new stamp arrives.

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

10. Receive a report from Jackie Wallin with the Laughlin Tourism Commission regarding current and upcoming events and activities. (For discussion only)

Sponsored LTC concerts:

Miranda Lambert

September 27, 2025

Rockets over the River will be held July 4th starting at 9:00 pm and lasting 22 minutes this year.

Message with the Stars - providing our tri-state residents with the opportunity to send messages on a pyrotechnic shell to their loved ones.

Plans for America's 250th Birthday, July 4th, 2026, are currently underway.

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Plans for attracting travelers to Laughlin, as the closest resort to the tri-state portion of Route 66, are already underway for Route 66 100th Celebration 2026. BHC partner.
The Davis Dam 75 Steering Committee has commenced planning for attracting travelers to the Colorado River Valley for the 75th Anniversary of Davis Dam's Generation of Hydroelectricity. BHC partner.

VI. Planning & Zoning: None

VII. General Business: None

VIII. Public Comment:

Kathleen Whitehead expressed her thanks for the new movable wall at the Senior Center.

Jackie Wallin with the Laughlin Rotary said \$17,000 was raised from BINGO to benefit the Clark County School District Art Program.

Jill Ramelot provided information for a Grant that the River Fund Inc. applied for.

IX. Next Meeting Date: May 27, 2025

X. Adjournment: 2:30 pm

*These minutes are in draft form and will be formally approved at the June 10, 2025, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the July 8, 2025, meeting.*

To listen to the audio recording of the Laughlin Town Advisory Board go to:

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LaughlinTown as one word. Or use address <https://www.youtube.com/channel/UCWo5ABfxMjLhtQ5keDBhEOQ>



Laughlin Town Advisory Board

May 27, 2025

MINUTES

Board Members:	Pamela Walker– Chairperson Kathy Ochs- Vice Chair Bradley Beck - absent	Fred Doten Kathleen Hoss - absent
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 Pamela Walker at 1:38 pm, Pledge of Allegiance led by Fred Doten and Roll Call.

II. Public Comment: None

IV. Approval of agenda for May 27, 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 (For discussion only)

Mark Moskowitz spoke about Memorial Day yesterday and hoped everyone reflected for the reason of the day.

With summer approaching and the high temperatures returning Mr. Moskowitz provided information regarding the cooling stations and where to go if needed.

VI. Planning & Zoning:

BOARD OF COUNTY COMMISSIONERS
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KEVIN SCHILLER, County Manager

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

Kirk Schmitt representing AMR answered questions and clarified some confusion with the residents of Colorado Bay Club and surrounding homeowners. There were some concerns regarding the HOA for the property and concerns of noise from the sirens and the ambulance running to keep the interior cool.

Mr. Schmitt said they don't run the siren in the residential areas, and they are receiving two new trucks in the future that will have external cooling system so the truck would not need to run to keep the interior cool, just need to plug in to a 110 outlet.

Upon a voice vote, Kathy Ochs motioned to approved item UC-25-0340 as written. Fred Doten second the motion. Motion passed 3-0.

VII. General Business: None

VIII. Public Comment:

Jill Ramelot with the local new paper asked for the people speaking to spell out their names.

There were additional concerns and suggestions from residents regarding the AMR application.

IX. Next Meeting Date: June 10, 2025

X. Adjournment: 02:12 pm

***These minutes are in draft form and will be formally approved at the June 10, 2025, meeting.
Any corrections to these minutes will be reflected in the meeting minutes of the July 8, 2025, meeting.***

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 264-13-201-002

PROPERTY ADDRESS/ CROSS STREETS: 500 E Bruce Woodbury Dr., Laughlin, NV 89029

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit application for Edgewater Hotel and Casino under it's promoter license to hold live events including music performances, comedy, bingo, rodeo events, mixed martial arts and other live events at the Laughlin Events Center.

PROPERTY OWNER INFORMATION

NAME: Shipkey A H & B A Jan 12 1989 Trust and Herrick Hal Trs
ADDRESS: 20775 Juniper Ave.
CITY: Yorba Linda STATE: CA ZIP CODE: 92886
TELEPHONE: 714-761-0600 CELL 714-267-2175 EMAIL: hal@vierregger.com

APPLICANT INFORMATION (must match online record)

NAME: Edgewater Gaming, LLC dba Edgewater Hotel and Casino
ADDRESS: 6595 S. Jones Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702-893-7777 CELL EMAIL: corlensing@golnment.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Mark Mulhall
ADDRESS: 1980 Festival Plaza Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 289392
TELEPHONE: 702-792-7000 CELL N/A EMAIL: mmulhall@kcnvlaw.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

Hal Herrick
Property Owner (Signature)*

Hal Herrick
Property Owner (Print)

3/26/25
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPLICATION #: UC-25-0374

ACCEPTED BY: MNO

PC MEETING DATE: -

DATE: 5/7/25

BCC MEETING DATE: 7/2/25 @ 9:00 AM

FEES: \$1,800

TAB/CAC LOCATION: LAUGHLIN DATE: 6/10/25 @ 1:30 PM

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

May 7, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

PLANNER
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**Re: Justification Letter – Special Use Permits, Design Review, and Waivers for a
Recreation and Entertainment Facility
Edgewater Gaming, LLC dba Edgewater Hotel and Casino
APN: 264-13-201-002**

To Whom It May Concern:

Please be advised this firm represents Edgewater Gaming, LLC dba Edgewater Hotel and Casino (the “Applicant”) in the above referenced matter. The Applicant leases a portion of 20 acres located north of East Bruce Woodbury Drive and east of Thomas Edison Drive in Laughlin, Nevada. The property is more particularly described as a portion of Assessor’s Parcel Number 264-13-201-002 (the “Site”). The Site has a planned land use designation of Entertainment Mixed-Use (EM) and a zoning designation of Commercial General (CG). The Applicant is requesting to re-establish previously approved Special Use Permits, Waivers of Development Standards, and a Design Review for a Recreation and Entertainment Facility.

The Site is home to the existing Laughlin Events Center (the “LEC”). By way of history, the LEC application (UC-0357-13) was approved on September 4, 2013. This approval permitted:

1. Special Use Permits
 - a. Fairground,
 - b. Recreational facility with accessory food, beverage, retail sales, and on-premise consumption of alcohol, and
 - c. Live entertainment.
2. Waivers of Development Standards
 - a. Eliminating parking and allowing off-site parking in conjunction with a fairground and recreational facility,
 - b. Waive mechanical equipment screening,

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- c. Waive landscaping and screening along Thomas Edison Drive and Bruce Woodbury Drive (conditioned upon attaching mesh screening to existing chain link fences) and waiving parking lot landscaping, and
 - d. Waive off-site improvements on Thomas Edison Drive.
3. Design Review for a fairground and recreational facility including bleachers, modular buildings, and other temporary structures.

Two subsequent applications were approved on the Site in 2014:

1. WS-0821-13; a waiver for off-site improvements (streetlights) along a portion of Bruce Woodbury Drive, and
2. ZC-0133-14; a zone change to reclassify a 7 acre portion of the approved 20 acre fairground and recreational facility from H-1 to C-2.

Unfortunately, certain conditions of approval were never met, and the entitlements expired. The Applicant is now requesting the same or similar entitlements to be approved on Site. The Site is existing as submitted, and the requested entitlements will allow LEC to continue operating as it is today.

**PLANNER
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Special Use Permits

The Applicant requests a Special Use Permit for the following uses:

1. A Recreation and Entertainment Facility. The use is conditional within the CG zoning district, limited to indoor-only recreation. LEC was previously approved as an outdoor events center via UC-0357-13 and has been operating as such under the approved use. The LEC hosts large events, specifically concerts, rodeo events, and other live entertainment events. The location of the Site is conducive to a large, outdoor event center. It draws in patrons from the nearby casinos and does not create any adverse impact on residential development. The outdoor characteristic is a part of what makes this a fun and unique venue in Southern Nevada, and brings hundreds of thousands of tourist dollars to Laughlin each year.
2. Outdoor Dining, Drinking, and Cooking. In all zoning districts, this use shall be in conjunction with a primary eating and drinking establishment per Section 30.03.06D. The existing LEC is not classified as a primary eating and drinking establishment. However, this use was previously approved via UC-0357-13 and the LEC has been serving food and drinks in accordance with that approval without any negative impacts. Patrons of the events expect to be able to purchase food and beverages at the events, and the Applicant seeks to provide food and beverages at events.

3. Live Entertainment. Live Entertainment uses require a special use permit within the CG zoning district. The main purpose of the LEC is to provide Live Entertainment. It has been the site of many large events for the past decade without any negative impacts.
4. The Applicant is requesting a special use permit to allow more than one mobile food vendor per Section 30.03.06D. The Applicant requests this special use permit to allow multiple mobile food vendors at events, as is common at large events throughout the Valley.

Waivers of Development Standards

The Applicant requests the following Waiver of Development Standards, which were previously approved on the Site:

1. Waiver to eliminate the required on-site parking and to allow off-site parking in conjunction with the recreational facility. Per Section 30.04.04D and Table 30.04-2, one (1) parking space per four (4) seats is required for the LEC. Previously, there was a maximum of 21,871 seats for events which required 5,468 parking spaces. Currently, there are 11,600 seats requiring 2,900 spaces. Under UC-0357-13, the parking requirement was eliminated. There is no parking structure at the Site. All patrons of the LEC have parked at local resorts or other parking locations and have either walked or obtained a ride with resort-provided transportation or other transportation. The Applicant wishes to re-establish the parking waiver as previously approved. The LEC has been operating successfully without on-site parking for the last decade, and therefore requests the same consideration.
2. Waiver to eliminate the street landscaping requirements. Section 30.04.01D requires one large tree and 3 shrubs be provided every 30 linear feet of street frontage. There is no development on the other sides of Thomas Edison Dr nor Bruce Woodbury Dr. The Site should remain as it currently exists, which is consistent with the surrounding area.
3. Waiver to eliminate parking lot landscaping. Per Section 30.04.01D.8, one large or medium tree is required every 6 parking spaces, and a landscape island shall be provided every 6 parking spaces and the end of each row of parking. As previously mentioned, there is not parking at the Site. Therefore, there should not be any parking lot landscaping. This was also previously approved in UC-0357-13.
4. Waiver of the required off-site improvements for Thomas Edison Drive. Off-site improvements are required under Section 30.04.08C. The Applicant requests to keep the Site as it exists, which is compatible with the surrounding area.

Design Review

The Design Review for the Recreation and Entertainment Facility will essentially be what was approved in UC-0357-13. The LEC currently exists as it was approved. This is an entertainment and event staple for the Laughlin community. The design allows for a number of large events and for a fun, outdoor experience. The Design Review for the Recreation and

Entertainment Facility utilizes a previously approved plan and design from UC-0357-13. The Site is east of the existing Warehouse, overflow parking, and existing landscaping strip and north of the existing UMC building. There are portable restroom facilities, connex/storage, portable bars, a small portable event office structure, and a small portable security/information office structure. The stands and bleachers exist on the Site as shown with the grandstands and bleachers to the west (farther away from the stage), the sound booth and ADA area in the center, and the 100 sections leading down to the stage to the east. They are all metal structures with some having fixed plastic seats. No structure on the Site is permanent, all structures on the Site are portable. The design is conducive for large outdoor events as it provides ample space and seating areas. The bleachers gradually increase in height to maximize viewing for patrons. ADA areas are provided in the center and can be provided next to the front seating areas as well. Bar areas and restrooms are accessible allowing patrons to easily access the bars and restrooms that are closest to their seats.

The Site, as it currently exists, was previously approved and the temporary structures were provided prior to the adoption of the new development code. The new development code requires applicants to complete a Sustainability Provision to obtain points when applicants go above and beyond in achieving sustainability goals exceeding what is required by code. The achievement of these goals results in points that are noted on the Sustainability Provision in the application. Due to the fact that the Site's layout and temporary structures were approved prior to the new development code and the layout of the Site and the structures have largely remained unchanged, the Applicant is unable to provide any Sustainability Provision points. This application is unique because it seeks to reinstate the approvals of UC-0357-13 and it is an outdoor events center that relies on temporary structures rather than built, permanent structures.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

MWM/ann

**PLANNER
COPY**

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., JUNE 10, 2025**

07/02/25 BCC

1. **UC-25-0374-SHIPKEY AH & BA JAN 12 1989 TR & HERRICK HAL TRS:**
USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate parking; 2) eliminate short-term bicycle spaces; 3) eliminate street landscaping; 4) lighting standards; 5) noise standards; and 6) waive full off-site improvements.
DESIGN REVIEW for a recreational and entertainment facility (amphitheater) with ancillary and accessory structures on a 6.20 acre portion of 19.99 acres in a CG (Commercial General) Zone. Generally located north of Bruce Woodbury Drive and the east side of Thomas Edison Drive within Laughlin. MN/md/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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RELATED INFORMATION:

APN:

264-13-201-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking where 2,900 parking spaces are required per Section 30.04.04D and Table 30.04-2.
2. Eliminate the required short-term bicycle parking spaces where a minimum of 7 bicycle spaces are required per Table 30.04-8.
3. a. Eliminate street landscaping along Thomas Edison Drive where a 6 foot wide landscaped area shall be provided on-site when curb, gutter, and sidewalk are not installed per Section 30.04.01D7.
b. Eliminate street landscaping along Bruce Woodbury Drive where a 10 foot wide minimum landscape strip shall be provided when an existing attached sidewalk is allowed to remain per Section 30.04.01D7.
4. Waive lighting standards where required per Section 30.04.07B.
5. Waive noise standards where required per Section 30.04.07D.
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Thomas Edison Avenue where required per Section 30.04.08C.

LAND USE PLAN:

LAUGHLIN - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1975 S. Casino Drive
- Site Acreage: 6.20 (site)/19.99 (overall)
- Project Type: Recreational and entertainment facility (amphitheater)
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 67,170 (area of amphitheater)
- Parking Required/Provided: 2,900/0
- Sustainability Required/Provided: 7/0

History & Request

A use permit for a fairground, recreational facility with accessory food, beverage, retail sales, on-premises consumption of alcohol and live entertainment was previously approved via UC-0357-13 by the Board of County Commissioners (BCC) in September 2013. Waivers of development standards to eliminate parking, waive mechanical equipment screenings, eliminate street landscaping, and waive full off-site improvements in conjunction with a design review for the facility were also approved with the request. The BCC imposed a condition on the use permit requiring 2 years to commence and review as a public hearing. However, an application for review was never submitted for the use permit and that application subsequently expired. The use permits, waivers of development standards, and design review are being requested to reestablish the expired uses associated on a 6.20 acre portion of the subject property, commonly referred to as the Laughlin Event Center. The remaining 13 acre portion of the property features previously approved cannabis related uses, in addition to a vacant commercial building. No proposed site improvements, modifications, or new construction is proposed with this request.

Site Plans

The plans depict an existing recreational and entertainment facility (amphitheater) on a 6.20 acre portion of 19.99 acre site located at the northeast corner of the subject property. Existing accessory and ancillary structures including, but not limited to, restroom facilities, storage containers, security office, event office, employee break area, bar areas, and a refuse container are dispersed throughout the site that support the operations of the facility. A use permit is also requested to permit multiple mobile food vendors (if necessary) on-site during scheduled events at the facility. The recreational facility requires 2,900 parking spaces where no on-site parking is provided, necessitating the corresponding waiver of development standards request. Access to the site is granted via 2 existing commercial driveways along Bruce Woodbury Drive. A request to waive the lighting and noise standards is part of this application in the event the facility deviates from these standards.

Landscaping

Street landscaping along Thomas Edison Drive and Bruce Woodbury Drive is not being provided with this request, necessitating a waiver of development standards request for landscaping.

Elevations & Floor Plans

The plans depict an existing single-story amphitheater measuring up to 30 feet in height. The exterior of the amphitheater is constructed with metal. The plans also depict that the recreational facility (amphitheater) is consisting of a maximum 11,900 seats in addition to a performance stage. A table has been provided below listing the various accessory structures, with the corresponding height and building materials, that support the operations of the facility.

Structure (number of structures)	Building Material	Height (feet)
Restroom facilities (3)	Metal	12
Storage containers (3)	Metal	8
Bar (3)	Wood	12
Event office (1)	Wood	12
Break area/dining for employees (1)	Wood	12
Security/information kiosk (1)	Wood	12
Refuse container (1)	Metal	8

Signage

Signage is not a part of this request.

Applicant's Justification

The location of the site is conducive to a large, outdoor event center. It draws in patrons from the nearby casinos and does not create any adverse impact on residential development. The outdoor characteristic is a part of what makes this a fun and unique venue in Southern Nevada, and brings hundreds of thousands of tourist dollars to Laughlin each year. Patrons of the events expect to be able to purchase food and beverages at the events, and the applicant seeks to provide food and beverages at events. The main purpose of the Laughlin Event Center (LEC) is to provide Live Entertainment. It has been the site of many large events for the past decade without any negative impacts. Multiple mobile food vendors is common at large events within Clark County. All patrons of the LEC have parked at local resorts or other parking locations and have either walked or obtained a ride with resort-provided transportation or other transportation. The applicant wishes to re-establish the parking waiver as previously approved. The LEC has been operating successfully without on-site parking for the last decade, and therefore requests the same consideration. There is no street landscaping on the other sides of Thomas Edison Drive nor Bruce Woodbury Drive. The site should remain as it currently exists, which is consistent with the surrounding area. The applicant requests to keep the existing conditions along Thomas Edison Drive as they exist, which is compatible with the surrounding area. The design is conducive for large outdoor events as it provides ample space and seating areas. Bar areas and restrooms are accessible allowing patrons to easily access the bars and restrooms that are closest to their seats. This application is unique because it is an outdoor events center that relies on temporary structures rather than built, permanent structures.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0282	Eliminated parking lot landscaping and permit existing native street landscaping to remain along Thomas Edison Drive and Bruce Woodbury Drive along with a design review for landscape areas in conjunction with cannabis establishments on 20 acres	Approved by BCC	August 2020
ADR-20-900245	Addition to an existing marijuana cultivation facility	Approved by ZA	May 2020
AR-18-400122 (UC-0394-17)	First application for review for a cannabis establishment (retail store)	Approved by BCC	July 2018
WS-18-0117	Signage for a marijuana establishment (marijuana dispensary) on a portion of the site	Approved by BCC	April 2018
ADR-900707-17	Allowed a retail production facility	Approved by ZA	July 2017
ADR-900706-17	Allowed a retail cultivation facility	Approved by ZA	July 2017
UC-0394-17	Retail marijuana establishment	Approved by BCC	June 2017
UC-0315-14	Medical marijuana establishment (dispensary)	Approved by BCC	June 2014
UC-0314-14	Medical marijuana establishment (cultivation)	Approved by BCC	June 2014
UC-0313-14	Medical marijuana establishment (production)	Approved by BCC	June 2014
ZC-0133-14	Reclassified portions of the parcel from CR to CG zoning for a future development	Approved by BCC	April 2014
WS-0821-13	Waived off-site improvements (streetlights) along a portion of Bruce Woodbury Drive	Approved by PC	February 2014
UC-0357-13	Fairground and recreational facility with live entertainment - expired	Approved by BCC	September 2013
UC-342-88	Medical clinic at the southeast portion of the parcel	Approved by BCC	December 1988
ZC-116-87	Reclassified 22 acres from R-U to H-1 zoning with a variance for an off-site parking lot for a hotel	Approved by BCC	June 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS80 & CG	Undeveloped, shopping center, & recreational vehicle sales
South	Entertainment Mixed-Use	CR & RS80	Undeveloped & Clark County Water Reclamation facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Convenience store with gas station, shopping center, & the Edgewater Resort Hotel
West	Open Lands	PF	Undeveloped

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 Permits

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.

The project site is located within an area featuring a planned land use designation of Entertainment Mixed-Use. The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Live entertainment, outdoor dining, drinking, and cooking, and mobile food vendors are common uses typically associated with outdoor recreational and entertainment facilities. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. Therefore, staff recommends approval of these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff typically does not support requests to excessively reduce or eliminate the required parking for commercial uses that typically generate a large volume of visitors. Parking for the recreational and entertainment facility will be provided within the adjacent resorts with shuttle buses to the site. Staff also recognizes that patrons of this venue will commonly utilize

alternative modes of transportation such as ride-share programs, taxis, and private transit to the recreational facility. Therefore, staff recommends approval.

Waiver of Development Standards #3

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. Furthermore, the required street landscaping would provide an additional buffer between the proposed recreational facility and the public streets. Staff typically does not support requests to waive the required street landscaping. However, the lack of street landscaping is a pre-existing condition of the subject property and is consistent with other properties in the surrounding area. Furthermore, this request was previously approved with the original request. Therefore, staff has no objection to this request.

Waivers of Development Standards #4 & #5

Staff finds the requests to waive the noise and lighting standards are necessary to facilitate the operations of the recreational facility. Furthermore, the requested waivers are also necessary to permit the function of all outdoor events associated with future outdoor events, including racing and fairground activities. Staff recognizes the proposed uses have the potential to generate loud noises; however, these uses occur on an intermittent basis only during scheduled events. Therefore, staff recommends approval of this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Furthermore, policy LA-1.1 encourages a mix of hotels, casinos, retail, entertainment, and other tourism-oriented uses in Laughlin. Staff finds the request for the recreational and entertainment facility and associated uses complies with the aforementioned policies. Furthermore, the development is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations in Laughlin. Staff finds the recreational facility is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Master Plan; therefore, recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 through #5, and the design review; denial of waiver of development standards #6.

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**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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 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: EDGEWATER GAMING, LLC DBA EDGEWATER HOTEL AND CASINO

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135