

Laughlin

Area Background

The Laughlin planning area (“Laughlin”) encompasses the unincorporated town of Laughlin, covering approximately 106 square miles (67,900 acres) at the southern tip of Clark County and Nevada. The planning area anchors the Nevada portion of the Tri-State region that includes San Bernardino County, California and Mohave County, Arizona. Laughlin is bordered to the north by the South County planning area and the Fort Mojave Indian Reservation to the south.

Area Character

In addition to boundaries with California, Arizona, and the Fort Mojave Indian Reservation, Laughlin has numerous constraints to development. Federal public lands make up a significant portion of the planning area. Steep slopes and floodplains extend along the Colorado River on the eastern edge of the planning area. Additionally, environmentally sensitive areas and critical habitat are present along the riverfront corridor and may be subject to Colorado River Commission of Nevada (CRC) jurisdiction.

Existing development is largely split into two areas—higher intensity commercial and entertainment uses along the Colorado River and Arizona border in the northeast corner of the planning area, and mixed-density residential and commercial areas clustered just north of the Big Bend of the Colorado State Recreation Area about three miles to the southwest. The Mohave Generating Station, which ceased operations in 2005, is a notable segment of approximately 2,500 acres of privately-owned land in the center of the Laughlin planning area—dividing the two developed areas. The facilities of the Mohave Generating Station have been demolished making the redevelopment of the site possible.



History of the Laughlin Planning Area

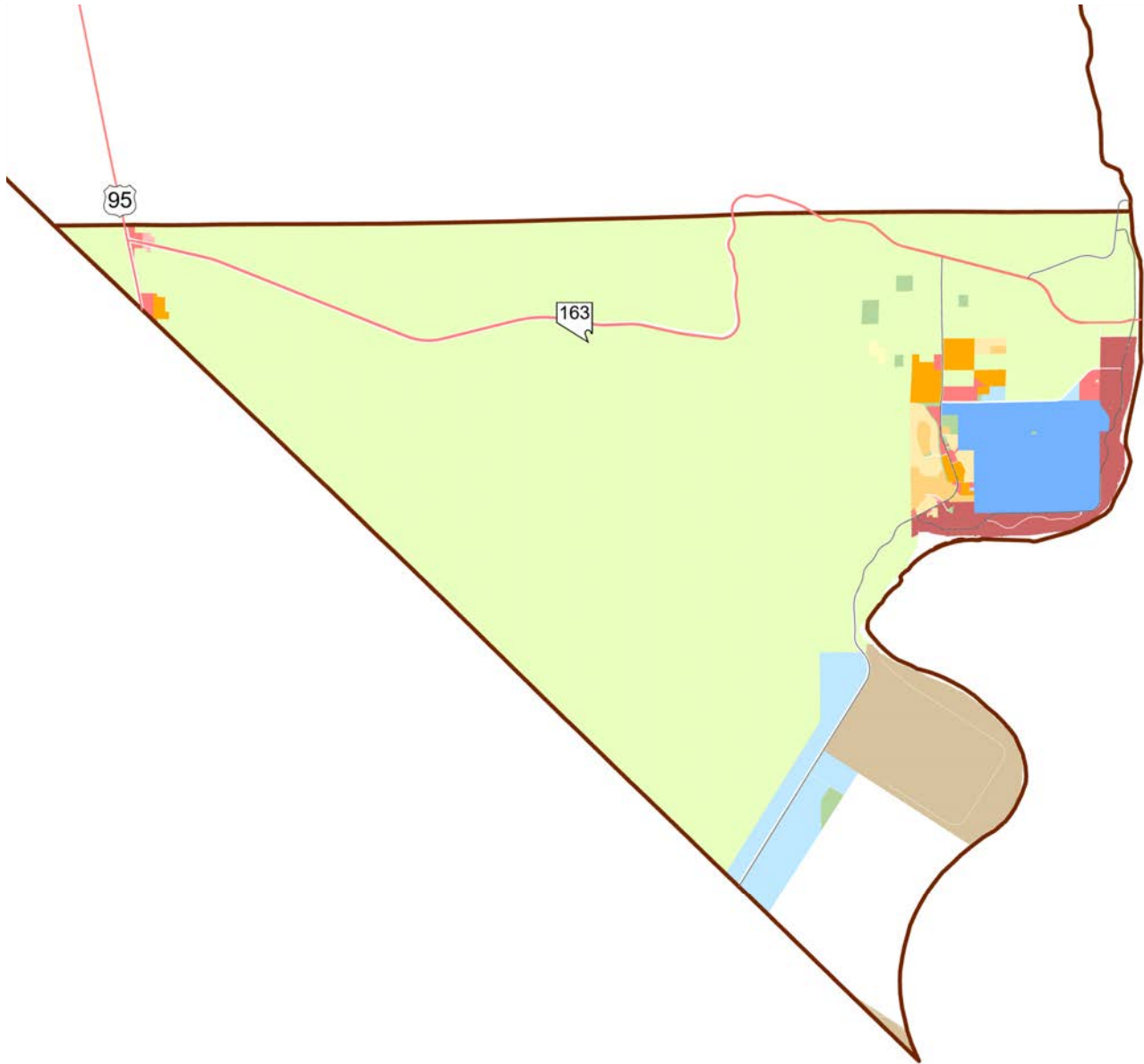
The Laughlin area was annexed from Arizona Territory with the formation of the State of Nevada in 1867. Originally the area was part of Lincoln County and initially provided the last section of private land available for development on the Colorado River from the Hoover Dam to the U.S.-Mexico border.

In 1979, Clark County Ordinances 490 and 667 created the Town of Laughlin, its boundaries, and the Laughlin Town Advisory Board (TAB). In the late 1980s, Laughlin experienced a growth and development boom. Clark County government managed the construction of most of the public facilities, extended and localized services, and

planned its development—often barely keeping pace with the pace of development. Development was happening so rapidly that Laughlin was largely built-out within a ten-year period.

By 1996, two fire stations, the regional government center including a justice court, police substation and holding facility, a mass transit route, a community park, a visitor's center, elementary and junior/senior high schools, post office, library, two social services buildings, major flood control structures, water, and sewage treatment plants, and all the major roads had been completed.

Laughlin Planned Land Use Map



| Laughlin - Planned Land Use | |
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| <p>Neighborhoods</p> <ul style="list-style-type: none"> Outlying Neighborhood (ON) Edge Neighborhood (EN) Ranch Estate Neighborhood (RN) Low-Intensity Suburban Neighborhood (LN) Mid-Intensity Suburban Neighborhood (MN) Compact Neighborhood (CN) Urban Neighborhood (UN) <p>Employment</p> <ul style="list-style-type: none"> Business Employment (BE) Industrial Employment (IE) | <p>Commercial and Mixed Use</p> <ul style="list-style-type: none"> Neighborhood Commercial (NC) Corridor Mixed-Use (CM) Entertainment Mixed-Use (EM) <p>Other</p> <ul style="list-style-type: none"> Agriculture (AG) Open Lands (OL) Public Use (PU) Major Projects (MP) Planning Areas |

Date: November 17, 2021

Laughlin Goals and Policies

Goal LA-1: Develop the Riverwalk District as a vibrant destination for tourists and locals

POLICY LA-1.1: MIX OF USES

Encourage a mix of hotels, casinos, restaurants, retail, entertainment, and other tourism-oriented uses in the Riverwalk District.

POLICY LA-1.2: WORKFORCE HOUSING

Encourage the integration of high-density residential as a secondary and supporting use within the Riverwalk District to expand live-work opportunities for employees and reduce commuting pressures on the regional transportation system. Residential uses should be sited on secondary frontages and in other locations where they do not limit future potential for tourism- or community-oriented commercial or gaming uses.

POLICY LA-1.3: COLORADO RIVER FRONTAGE

Orient development to maximize views and access to the Colorado River and encourage pedestrian activity. Incorporate parks, plazas, paths, public art, and other public amenities as part of riverfront development to accommodate informal gatherings as well as larger special events.

POLICY LA-1.4: IDENTITY

Incorporate consistent signage, lighting, landscaping, and other urban design features to reinforce the Riverwalk District's distinct identity and sense of place.

Goal LA-2: Expand access to programs, services, and amenities in Laughlin and the Tri-County Region

POLICY LA-2.1: ESSENTIAL SERVICES AND AMENITIES

Encourage the development and growth of businesses that provide for the basic needs of Laughlin residents, including groceries, medical care, senior housing, childcare, and other amenities.

POLICY LA-2.2: REGIONAL COORDINATION

Establish and implement processes for regular communication with Mojave County, Arizona; Bullhead City, Arizona; San Bernardino County, California; the Fort Mojave Indian Reservation; and regional chambers of commerce to identify healthcare, education, employment, and essential service needs and opportunities in the Tri-County Region.

POLICY LA-2.3: COUNTY PARKS AND RECREATION FACILITIES

Maintain, enhance, and expand parks and recreation facilities, recognizing that service levels in relation to population will decrease as the community grows over time.

POLICY LA-2.4: BOAT LAUNCH FACILITIES

Maintain existing marinas and boat launch ramps and explore the feasibility of adding additional boat launch and storage facilities as demand warrants.

Goal LA-3: Enhance multimodal connections to and within Laughlin

POLICY LA-3.1: NEEDLES HIGHWAY

Work with the CRC, Nevada Department of Transportation (NDOT), and other stakeholders to plan for future improvements to Needles Highway—such as, but not limited to the addition of frontage roads and efforts to protect necessary right-of-way from encroaching development.

POLICY LA-3.2: PEDESTRIAN AND BICYCLE SAFETY

Seek opportunities to improve pedestrian and bicycle safety along Casino Drive and other major arterials through enhanced crossings at intersections, parallel sidewalk networks, and connections to the regional trail system.

POLICY LA-3.3: PEDESTRIAN CONNECTIVITY

Encourage pedestrian circulation over all other means of travel within the Riverwalk District through the development of sidewalks, paths, pedestrian crossings, and elevated walkways.

POLICY LA-3.4: SECOND BRIDGE

Continue to collaborate with state, federal, and regional partners on the planned construction of a second bridge across the Colorado River to connect Laughlin and Bullhead City.

POLICY LA-3.5: TRANSIT

Work with the Southern Nevada Transit Coalition (SNTC) and area employers to maintain fixed-route and on-demand service options to Laughlin from other rural communities.

POLICY LA-3.6: RIVER TAXIS

Work with business-owners and the CRC to maintain river taxi services as an essential component of the area's transportation system.



Goal LA-4: Work regionally to establish a diverse and resilient Laughlin economy

POLICY LA-4.1: BUSINESS-SUPPORT SERVICES

Where appropriate, apply strategies identified as part of the Clark County Economic Development Strategic Plan to improve access to employment, employees, education, training, and business-support services.

POLICY LA-4.2: CULTURAL HERITAGE TOURISM

Explore opportunities to accommodate visitor access to historic and cultural sites in the Laughlin planning area in collaboration with the Bureau of Land Management (BLM), Nevada State Historic Preservation Office (SHPO), and other partners.

POLICY LA-4.3: ECO-TOURISM

Explore opportunities to expand eco-tourism businesses and uses that leverage Laughlin’s unique natural setting and complement the gaming focus of the Riverwalk District.

POLICY LA-4.4: MOJAVE GENERATING STATION SITE

Encourage the future redevelopment of the former Mojave Generating Station site with a mix of community-supportive uses.



Goal LA-5: Facilitate sustainable levels of development in Laughlin

POLICY LA-5.1: CONTEXT-SENSITIVE DEVELOPMENT

Encourage compact, higher-density development patterns to limit the overall footprint of growth, maximize the preservation of (and connectivity between) open lands and sensitive natural features, and expand recreational opportunities for residents and visitors.

POLICY LA-5.2: DEVELOPABLE LAND SUPPLY

Work with the BLM, CRC, and other government entities on the strategic transfer of parcels of land from public to private ownership to support future development that is consistent with these area-specific goals and policies.

POLICY LA-5.3: POTABLE WATER ALLOCATION

Balance the needs of current and proposed development in the context of Laughlin’s fixed allocation of approximately 15,000 acre feet of water per year.

POLICY LA-5.4: WATER CONSERVATION

Adopt and implement water conservation measures for existing and future development to help maximize Laughlin’s current potable water allocation.