



**Laughlin Town Advisory Board**  
**Laughlin Regional Government Center**

**101 Civic Way**  
**Laughlin, NV 89029**

April 26, 2022

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: Kathy Ochs – Chair  
Kathleen Hoss – Vice Chair  
Fred Doten  
Hermon Walker  
Pamela Walker

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, Invocation, 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 the

**BOARD OF COUNTY COMMISSIONERS**

JAMES B. GIBSON, Chair • JUSTIN C. JONES, Vice Chair  
MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM  
YOLANDA T. KING, County Manager

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 April 26, 2022 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. (For discussion only)
- V. Planning and Zoning:
  1. **WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** roadway dedication; and **2)** restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. (For possible action) To the PC on 5/17/2022
- 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: May 10, 2022
- 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>

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**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of ORANGE }

On 7/15/21 before me, PHILIP GOZON GONZALES II  
Date Here Insert Name and Title of the Officer

personally appeared RICHARD MARK FUJIKAWA  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer - Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer - Title(s): \_\_\_\_\_

Partner -  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_





July 19, 2021

WS-22-0166

Comprehensive Planning – Clark County  
500 S. Grand Central Pkwy.  
Las Vegas, NV 89155

SUBJECT: Subject: Development Waiver - Mohave Generating Station Property  
Location: Laughlin, NV  
Assessor Parcel Numbers: 6316-021-408

Please accept this request for development waiver so that the tentative map can be submitted for review at the best possible timeline.

The Mohave Generating Station co-owners include Southern California Edison, NV Energy, and the Los Angeles Department of Water & Power.

The Mohave Generating Station was a coal-fired power plant that was shut down in 2005 and later decommissioned. The plant property is comprised of about 2500 acres. Approximately 500 acres will be retained for continued electrical utility operations and obligations.

Our intention is to sell the remaining portion of the site which is the objective of the subdivision. This subdivision is to separate the land to be retained from what will be sold. The buyer/new owner will then subdivide for development, to include the required restrictive covenant and road dedications, and enter into a development agreement for improvements.

If the restrictive covenant and road dedications are not deferred, the additional processing time needed by the co-owners (for reviews and approvals) can be as long as 12-18 months.

It is our hopes that we can complete the initial subdivision and sell the property so that the new owner can begin their development plans that will greatly benefit the local economy.

Your cooperation regarding this matter is greatly appreciated. Please call (714) 657-6950 or send an email message to [richard.fujikawa@sce.com](mailto:richard.fujikawa@sce.com) with any comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Fujikawa".

Richard Fujikawa  
Southern California Edison – Managing Co-Owner Mohave Committee  
Real Properties - Acquisitions

**ATTACHMENT A  
LAUGHLIN TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 1:30 P.M., APRIL 26, 2022**

05/17/22 PC

1. **WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES:  
WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) roadway dedication; and 2) restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone. Generally located on the southeast corner of Needles Highway and Bruce Woodbury Drive within Laughlin. MN/sd/syp (For possible action)

05/17/22 PC AGENDA SHEET

ELECTRIC GENERATING STATION  
(TITLE 30)

NEEDLES HWY/BRUCE WOODBURY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0166-SOUTHERN CA EDISON CO & CITY OF LOS ANGELES:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) roadway dedication; and 2) restrictive covenant for a decommissioned electric generating station on approximately 2,500 acres in an M-2 (Industrial) Zone.

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RELATED INFORMATION:

**APN:**

164-21-501-002; 264-21-703-01; 264-22-000-001; 264-22-000-002; 264-23-000-001; 264-23-000-002; 264-24-101-001; 264-26-000-001; 264-26-000-002; 264-27-101-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive required roadway dedications per Section 30.52-030.
2. Waive the restrictive covenant requirements for full off-site improvements as required per Section 30.52.080.

**LAND USE PLAN:**

LAUGHLIN - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2,500
- Project Type: Minor Subdivision requirements (road dedication & restrictive covenant)

**Site Plans**

The plans submitted depict a request for future subdivision on the site of a previous coal fired power plant, Mohave Generating Station, which was closed in 2005 and later decommissioned. The plant property is comprised of approximately 2,500 acres, which 50 acres will be retained for power utilities. The application is to waive the requirements for a Minor Subdivision Map per Title 30. A Minor Subdivision Map was submitted for review (MSM-21-600018) and the request is to waive these requirements prior to formal submission to the County.



**Applicant's Justification**

The applicant states that the intention is to sell the remaining portion of the site, which is the objective of the subdivision. This subdivision is to separate the land to be retained from what will be sold. The buyer/new owner will then subdivide for development, to include the required restrictive covenant and road dedications, and enter into a development agreement for improvements. If the restrictive covenant and road dedications are not deferred, the additional processing time needed by the co-owners (for reviews and approvals) can be as long as 12 months to 18 months.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1080-00	Reclassified from an M-3 to an M-2 zoning	Approved by BCC	September 2000
UC-1015-97	Public ballpark	Approved by PC	July 1997
DR-1908-94	Community center	Approved by PC	January 1995

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	R-U	Undeveloped
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	R-U	Undeveloped
West	Corridor Mixed-Use	R-3	Multiple family residential & undeveloped

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

**Public Works - Development Review**

Due to the unique size and ownership of the site, staff has no objection to deferring right-of-way dedications and the execution of a Restrictive Covenant Agreement to allow a minor subdivision map to record.



**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:**

**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Right-of-way dedication shall be required with future development;
- If necessary, a Restrictive Covenant Agreement will be required with future development.

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

- No comment.

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

**APPLICANT:** TOWILL, INC.  
**CONTACT:** TOWILL, INC., 10390 COMMERCE CENTER DRIVE, SUITE C-190,  
RANCHO CUCAMONGA, CA 91730











