

# Laughlin Water Moratorium



A Moratorium is “a temporary prohibition of an activity”  
(Water District is allowing no water available for new vacant land development\*)

\*NO Water → NO new Development → NO new Hookup Fees or Rate Payers → Reduced Property Values

## Reduced Vacant Land Property Values are Collateral Damage!\*

*Reduced Private Property Values = Reduced Property Tax Revenues = Reduced Town Services!*

**ATTENTION** – Reduced Property Tax Revenues should be of concern to:

- Everyone enjoying/counting on Laughlin Town services funded by Property Tax Revenues (police, fire, education, parks, etc.) .
- Everyone with jobs providing the above services.
- Everyone who cares about either or both of the above.

*\*Assessor didn't do it!  
– Lost Tax Revenue is  
a result of the Water  
District's Moratorium!*

**BY THE WAY\*** – Per the Assessor's info, it's estimated that:

- \$56,000 Tax Revenues were lost Last Year.
- \$271,000 Tax Revenues are lost This Year.
- \$527,000 Tax Revenues will be lost Next Year.
- Escalating Annual Tax Revenue losses will continue in future years, until the Moratorium is mitigated and lifted by the Water District.

Please see the following “*Laughlin Water Mortarium Review.*”

**WHAT TO DO?** – Take it Serious! – Get Involved! – Take Action! – Stakeholders could:

1. Pressure Water District to “get involved,” and reactivate the Casino Dr SID (for starters) , with revisited demand, design and cost criteria, and an honest Plan/Timeline for Moratorium mitigation.
2. Facilitate Independent Audit of LVVWD practices to identify Moratorium causes and solutions.
3. Litigate lost Property Values for Lagoon improvement expenses and vacant land “Adverse Condemnation” losses due to the Moratorium .
4. **DO NOTHING**, and accept No Water and No Community growth, along with ongoing, indefinite and increasingly reduced Vacant Land Values and reduced Town Services!

# Laughlin Water Moratorium Review 1



## Reduced Vacant Land Property Values are Collateral Damage!

*Reduced Private Property Values = Reduced Property Tax Revenues = Reduced Town Services!*

Selected Properties w/ Reduced Taxable Values <sup>(4)</sup>		Acres	BASE YEAR <sup>(1,2)</sup> FY2021-22	YEAR 1 FY2022-23	Change	YEAR 2 FY2023-24	Change	YEAR 3 FY2024-25	Change
<b>TAXABLE</b> Private Lands	CASINO DRIVE WATER SID AREA 1-43 TOTAL(3)	1,348	\$37,933,801 \$28k/ac	\$33,950,617 \$25k/ac	-11%	\$21,118,701 \$16k/ac	-38%	\$10,838,020 \$8k/ac	-49%
	IMPROVED LAGOON PROPERTIES A-C TOTAL	8	\$1,741,500 \$225k/ac	\$1,161,000 \$150k/ac	-33%	\$387,000 \$50k/ac	-67%	\$387,000 \$50k/ac	0%
	LAUGHLIN BAY MARINA AREA D-K TOTAL	43	\$5,484,255 \$128k/ac	\$5,484,255 \$128k/ac	0%	\$1,416,308 \$33k/ac	-74.2%	\$1,082,966 \$25k/ac	-23.5%
	NEEDLES HIGHWAY AREA 44-56 TOTAL	123	\$4,063,304 \$33k/ac	\$4,063,304 \$33k/ac	0%	\$4,063,304 \$33k/ac	0%	\$1,616,740 \$13k/ac	-60%
	MOHAVE GENERATING STATION AREA 57-64 TOTAL	1,812	\$8,284,957 \$5k/ac	\$8,284,957 \$5k/ac	0%	\$8,284,957 \$5k/ac	0%	\$3,425,823 \$2k/ac	-59%
	WOODBURY PARKWAY AREA 65-70 TOTAL	215	\$4,083,000 \$19k/ac	\$4,083,000 \$19k/ac	0%	\$4,083,000 \$19k/ac	0%	\$1,442,620 \$7k/ac	-65%
NORTH CASINO DRIVE BOE APPEAL AREA 158-160 TOTAL	15	\$615,712 \$40k/ac	\$615,712 \$40k/ac	0%	\$615,712 \$40k/ac	0%	\$204,291 \$13k/ac	-67%	
<b>NON-TAXABLE</b> Public Lands <sup>(6)</sup>	USA BUREAU OF LAND MANAGEMENT AREA 71-97 TOTAL	7,870	\$78,560,142 \$10k/ac	\$78,560,142 \$10k/ac	0%	\$78,560,142 \$10k/ac	0%	\$32,243,752 \$4k/ac	-59%
	NEVADA STATE WILDLIFE LAND AREA 98-99 TOTAL	55	\$1,099,800 \$20k/ac	\$1,099,800 \$20k/ac	0%	\$1,099,800 \$20k/ac	0%	\$373,934 \$7k/ac	-66%
	NEVADA STATE SOUTHLAND WATERFRONT AREA 100-115 TOTAL	1,109	\$27,885,970 \$25k/ac	\$27,885,970 \$25k/ac	0%	\$27,885,970 \$25k/ac	0%	\$9,596,247 \$9k/ac	-66%
	CLARK COUNTY SOUTHLAND RESIDENTIAL AREA 116-130 TOTAL	1,891	\$1,996,115 \$1k/ac	\$1,996,115 \$1k/ac	0%	\$1,996,115 \$1k/ac	0%	\$1,891,809 \$1k/ac	-5%
	CLARK COUNTY SOUTHLAND COMMERCIAL 131-157 TOTAL	7,647	\$11,377,116 \$1k/ac	\$11,377,116 \$1k/ac	0%	\$11,377,116 \$1k/ac	0%	\$7,707,254 \$1k/ac	-32%
<b>WATER MORATORIUM TOTAL TAXABLE LAND VALUE<sup>(5)</sup> =</b>		3,564 acres	\$62,206,529	\$57,642,845	-7%	\$39,968,982	-31%	\$18,997,460	-52%
<b>WATER MORATORIUM TOTAL ASSESSED LAND VALUE<sup>(5)</sup> @</b>		35%	\$21,772,285	\$20,174,996	from PRIOR year	\$13,989,144	from PRIOR year	\$6,649,111	from PRIOR year
<b>WATER MORATORIUM PROP. TAX &amp; TAX REVENUE<sup>(5)</sup> @</b>		0.03483	\$758,329	\$702,695		\$487,242		\$231,589	
<b>PROPERTY TAX REDUCED FROM BASE YR = LOST TAX REVENUE<sup>(6)</sup></b>			\$0	\$55,634		\$271,087		\$526,740	

24-0315 APPENDIX to "Laughlin Water Moratorium Taxable Land Values".xlsx

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<i>Lost Property Tax Revenues due to Water Moratorium <sup>(4)</sup></i>			
\$800k	\$758,329	\$55,634	<b>&lt;&lt;&lt;&lt; 3-YEAR SELECT LAND PROPERTY TAX REDUCTION &amp; PROPERTY TAX REVENUE LOST = \$853,000</b>
\$700k	\$702,695	-7% from BASE Year	
\$600k			<b>REVENUE LOST = \$853,000</b>
\$500k			
\$400k			<b>\$271,087</b>
\$300k			
\$200k			<b>\$487,242</b>
\$100k			
\$0k			<b>-36% from BASE Year</b>
			<b>\$526,740</b>
			<b>\$231,589</b>
			<b>-69% from BASE Year</b>
			<b>&lt;&lt;&lt;&lt; 3-YR SELECT LAND PROPERTY TAX &amp; TAX REVENUE = \$1,422,000</b>
	<b>POST-LAGOON &amp; PRE-MORATORIUM BASE YR<sup>(1)(2)</sup> FY2021-22</b>	<b>MORATORIUM YEAR 1 FY2022-23</b>	<b>MORATORIUM YEAR 2 FY2023-24</b>
			<b>MORATORIUM YEAR 3 FY2024-25</b>

NOTE: (1) Base Fiscal Year (FY) = July 1 (2021) - June 31 (2022).

(2) Base Year is after Lagoon Dredging and before Water Moratorium disclosure.

(3) Parcel 16 was reduced for the SID Study, resulting in 1,194 acres total.

(4) For Parcel details see "Addendum, Laughlin Water Moratorium Taxable Land Values."

(5) Totals EXCLUDE Non-Taxable Public Lands (BLM, NV & County Southland Properties).

BOE = Board of Equalization

1 Big Bend Water District & Southern Nevada Water Authority confirm "water everywhere," with current annual usage under 3,500 of Laughlin's allocated 15,000 acre-feet.

# Laughlin Water Moratorium Observations & Thoughts

## 1 Las Vegas Valley Water District IS responsible for the Vacant Land Moratorium.

- LVVWD operated Laughlin's Big Bend Water District (BBWD) by Management Agreement since 2008 reportedly (*admittedly*) in non-compliance with applicable fire-flow-based water storage requirements, without deterring any development activities – Laughlin life went on until the Casino Drive SID failure, due in large part to the excessive design criteria and development Moratorium of late 2022 and early 2023 (*see Pg 3*).
- A Moratorium is “a temporary prohibition of an activity (development)” – now, with NO identifiable LVVWD corrective activities, intentions or timelines, the question is “when does temporary become permanent and the Moratorium becomes a ‘Taking of Value’ subject to Inverse Condemnation litigation?”
- Water’s NOT the issue! – BBWD (LVVWD) & Southern Nevada Water Authority confirm water availability – the issue is that LVVWD failed to maintain sufficient water storage tanks and distribution facilities (*pipes*).
- Accountability IS the issue! – Independent Audit of LVVWD’s BBWD management activities and cost allocations would likely reveal the causes of the above shortcomings and the effects of proper and timely corrective action – this might be facilitated by the BBWD Board of Trustees OR litigation by effected property owners and Stakeholders.



## 2 Reduced Private Property Values and Public Services are Collateral Damage of Water Moratorium.

- We do know that, compared to the Pre-Moratorium Base Year, Laughlin Property Tax Revenues will be down \$853,000 for the first 3 years of the Moratorium -- down \$56,000 last fiscal year, down \$271,000 this fiscal year and down \$527,000 in FY2024-25 -- who knows? -- but likely more thereafter! (*see Pgs. 1 & 4-6*)
- We don't know just how those shortcomings are allocated -- but imagine \$527,000 worth of deferred and/or eliminated Community Services next year (police, fire, education, etc.) as the result of lost Tax Revenues!



## 3 Reduced Public Property Values = Reduced Land Sales Revenue Potential = Reduced Laughlin Asset Values:

- USA BLM @ -59%; NV State Wildlife @ -66%; NV Southland Waterfront @ -66%; and, County Southland Commercial @ -32%. (*see Pg 1*)

## 4 Maybe, the County should “get involved” and reactivate and complete the Casino Drive SID?

- Terminated after working 3 years and spending nearly \$500k of the Community's Fort Mohave Development Fund money on engineering, AND now giving cause to Lagoon Litigation & Inverse Condemnation actions – it would be a good first step toward making things right and restoring land values, lost Property Tax Revenues and Town Services.
- IF NOT, “Remember the ~~Alamo~~ Coyote Springs Story!” – “a Worst Case Scenario?” -- a planned 3,000-acre, 10,000-home project 50 miles north of Las Vegas in Clark County – development began in 2005 and now 18 years later, after various agency approvals and a \$200 million land development investment, is held up in the NV Supreme Court – LVVWD and NV Wildlife are challenging a lower court's 2020 development approval, due to alleged over-allocation of ground water rights and a 4” endangered “Moapa Dace” fish. (*see Pgs. 7-8*)



# Casino Drive Former SID Area and Background

## Casino Drive Special Improvement District ("SID")

*(Roadway, Sewer & Water from Harrah's to Needles Highway)*

**Oct '19** - GCW, Inc. Casino Drive SID Engineering Contract awarded, with the unsubstantiated 33 dwelling units (du) per acre vacant land design criteria (35,000 du SID Area vs 6,000 du existing in all of Laughlin!).

**Oct '22** - Water District increased the cost estimate for potable water from \$20M to \$40M AND added \$320M additional water costs for the balance of Laughlin, saying "existing 750-780 Zone Casino Dr 18" Water Main is at capacity" AND 750-780 Zone SID (including new water lines) is CANCELLED due to lack of financial feasibility and water.

**Jan '23** - Water District says "no new 750-780 Zone development – "SID AREA WATER MORATORIUM!""

**Jun '23** - Water District says "no new 750-780 Zone development until at least one new 2MG Water Storage Tank @ \$12M is constructed."

**Aug '23** - \$12M Grant Funding Application for 750 Zone Water Storage Tank.

**Sep '23** - Grant Funding Denied by NV Dept. Conservation & Natural Resources – however, even with above Tank, there is NO additional available SID Area water until the distribution (piping) system is upgraded.

**TODAY, Still no provisions for Storage Tank or Water Distribution System!**

### Legend

#### Proposed Water

24-inch

36-inch

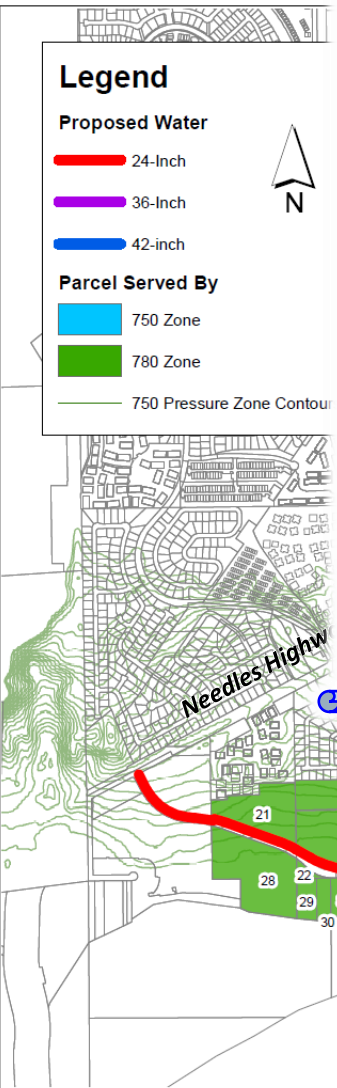
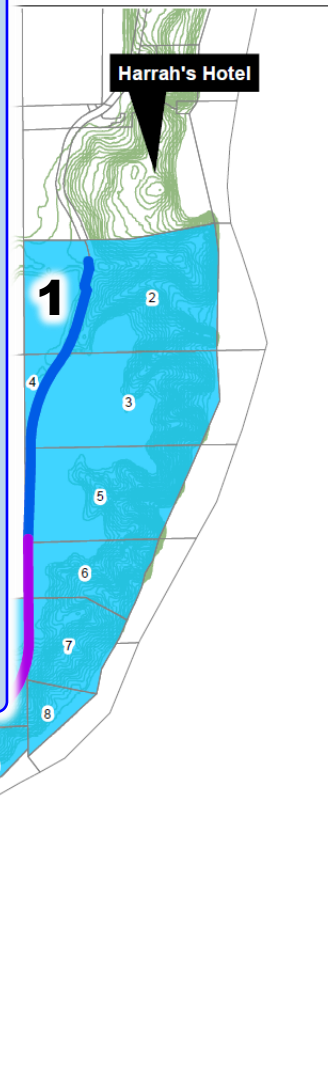
42-inch

#### Parcel Served By

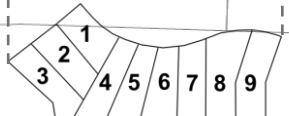
750 Zone

780 Zone

750 Pressure Zone Contour



**43**



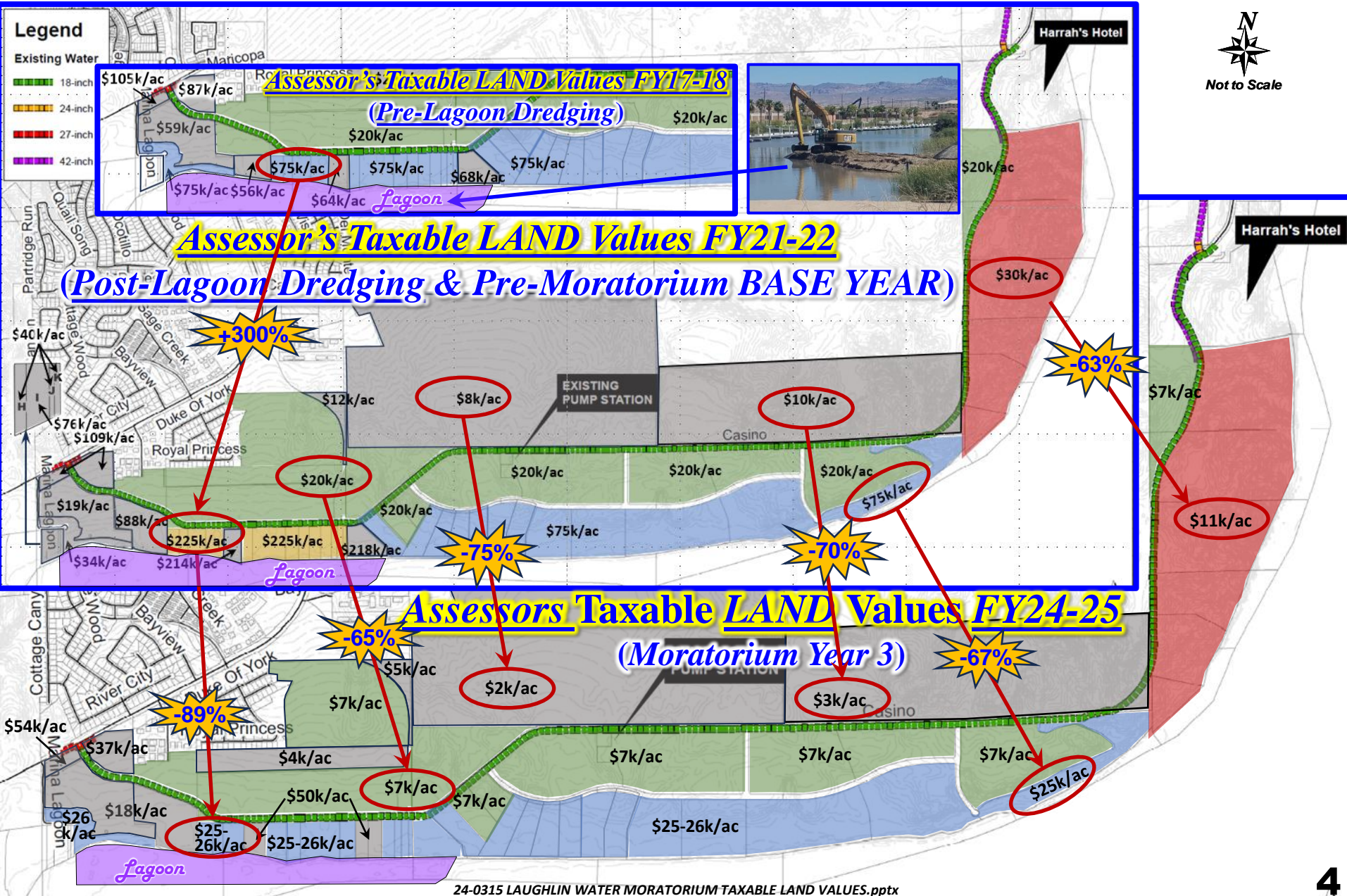
SID Parcel "40" Subsequently Subdivided into 9 Lots

**FIGURE 4**

**PROPOSED WATER & PARCELS TO BE SERVED BY  
750 & 780 PRESSURE ZONE**

# Laughlin Water Moratorium

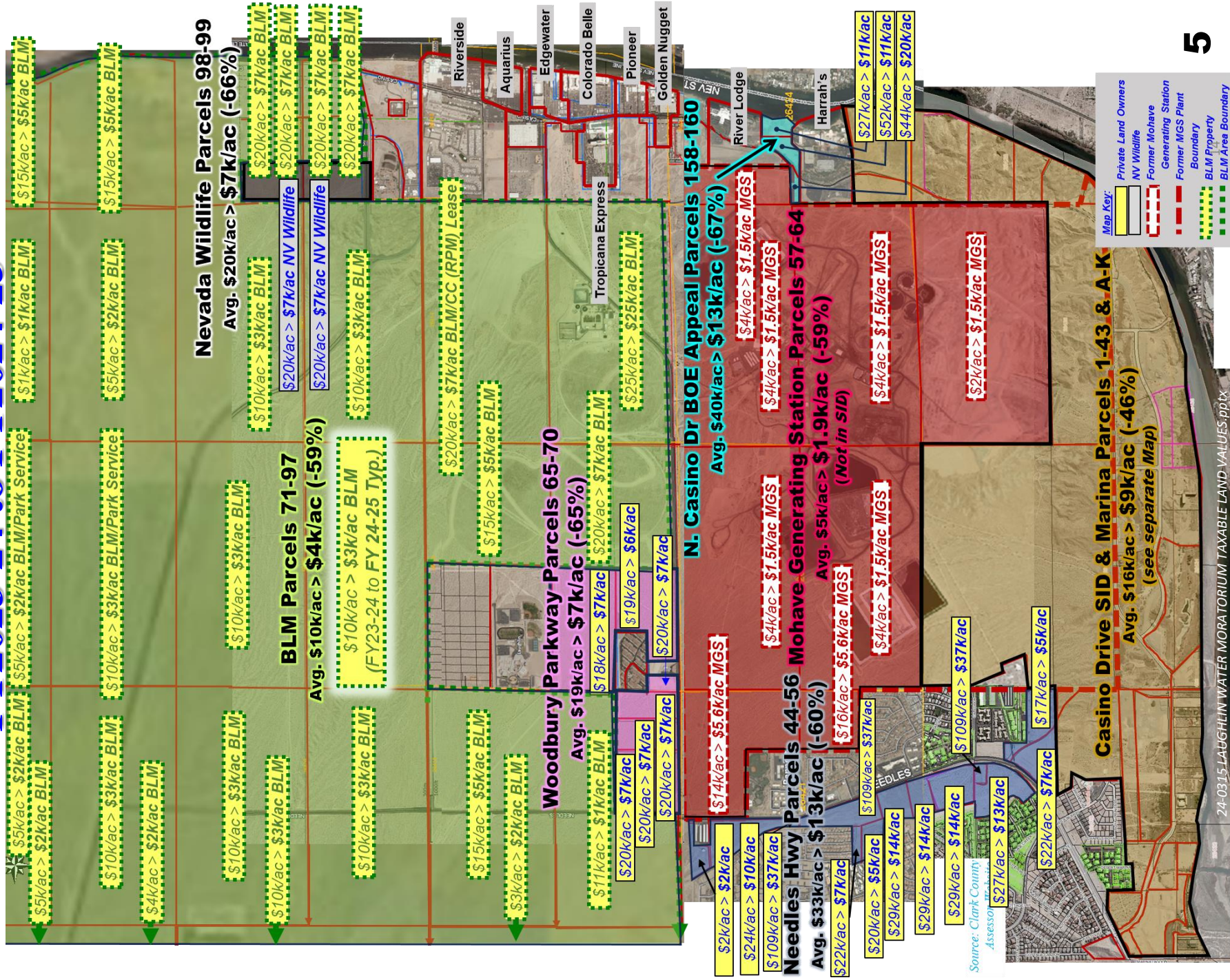
## SID Area Taxable LAND Value Changes FY2017-18 to FY2024-25





Not to Scale

# Assessor's Laughlin LAND Taxable Values FY2023-24 to FY2024-25





Not to Scale

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

ASSESSOR'S PARCEL MAP  
Briana J

MAP LEGEND

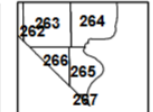
- PARCEL BOUNDARY
- SUB BOUNDARY
- PMLD BOUNDARY
- ROAD EASEMENT
- - - NON-PARCEL LOT LINE
- - - MATCH / LEADER LINE
- - - HISTORIC SUB BOUNDARY
- - - HISTORIC PMLD BOUNDARY
- - - SECTION LINE

RECORD T33S R66E

SEC. 1 to 18

MAP N 2 TWP

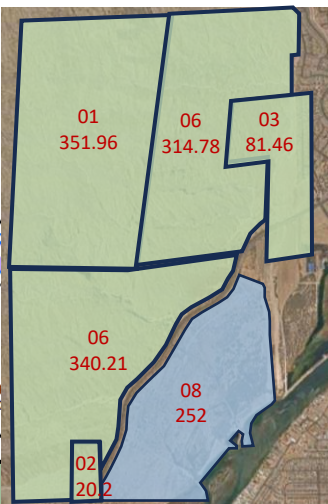
265-00-1



6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	32	33

Scale: 1" = 1/2Mile

Rev: 1/11/2019



**Residential \$1.0k/ac > \$1.0k/ac**

# Southland Taxable LAND Values

## FY2023-24 to FY2024-25

### 9,000-Acre Area w/o Water Service

(outside current BBWD Service Area)

**Commercial Parcels 118-139**  
**\$1.5k/ac > \$1.0k/ac (-33%)**

**Waterfront Parcels 87-102**  
**\$25k/ac > \$9k/ac (-66%)**

**Not Included**

**Residential Parcels 103-117**  
**\$1.0k/ac > \$1.0k/ac (-5%)**



**Coyote Springs, Nevada**, is a master-planned golf course community 50 miles north of Las Vegas, initially planned for 10,000 homes on 3,000 acres in Clark County, planned by developer and attorney-lobbyist Harvey Whittmore and Pardee Homes, but now owned by Thomas Seeno and Albert Seeno, Jr. Coyote Springs' water comes from an underground aquifer, and the community has access to 4,140 acre-feet (*1.3 billion gallons*) of water rights annually.

A **\$40 million Jack Nicklaus Signature Golf Course** is Coyote Springs' only "attraction." Construction began in 2005 and it opened in 2008. The golf course uses 1,100+/- acre-feet of raw water annually, and will use recycled water once homes are built and Coyote Springs' wastewater treatment plant is operational.

**July 5, 2006** was official ground breaking for the community itself and construction began. However, regulatory issues involving water rights and environmental matters delayed construction, and an economic recession in the United States placed construction plans on hold. As it turned out, *NO homes have been built to the date of this Story!*

**February 2009**, the *Center for Biological Diversity*, an environmental advocacy group, announced plans to sue the *US Fish & Wildlife Service* and the *Bureau of Land Management (BLM)* for violations of the *Endangered Species Act*. The Center contends the Coyote Springs development and resultant loss of water resources and habitat would harm the endangered *Desert Tortoise* and potentially hasten the extinction of the endangered *Moapa Dace*, a 4-inch warm-water fish unique to Nevada and living in the Muddy River north of Las Vegas. Many years of environmentally-driven entitlement, mapping, permitting and legal battles ensued while, with some infrastructure approvals, the developer was attempting to proceed.

**May 2018**, the Nevada State blocked continued development of Coyote Springs, based on an order setting the total area aquifer water usage cap at 8,000 acre-feet, but past state officials, over the last century, had awarded various businesses, landowners and governmental entities the rights to use nearly five times that amount of water. That's a problem!

*Coyote Springs argued* that the state's ruling, and decision-making pattern proceeding it, constitutes *inverse condemnation*, and the payment of just compensation is required. Coyote Springs sued the state (*the second time in two years*) after the State said it was not planning to approve subdivision maps for new homes because of the uncertainty around water availability. Coyote Springs further argued that the State changed the rules of the game, after it had spent more than \$200 million on the golf course and infrastructure, often with the approvals of State officials. The **Water District** was brought in as a participant.

**Also in 2018**, Coyote Springs sued the **Las Vegas Valley Water District**. Through what is known as a General Improvement District, the Water District was to serve as the purveyor for Coyote Springs. But since 2017, the **Water District** repeatedly raised concerns that there is not enough groundwater available in the area to support homes at Coyote Springs.

A **Settlement Agreement** resulted from the State lawsuit and eventually a *conditional approval of subdivision maps was granted in June 2020*. But the State still had not given its final approval to build new homes -- delays Coyote Springs described as "*unreasonable*." Two days after the courts ruling, the State recommended *denial of the conditionally approved maps* over water quantity concerns. That action prompted renewed litigation.

**In Oct 2022**, the Commission voted 7-0 to deny a 575-home subdivision map for Coyote Springs, since the **Las Vegas Valley Water District** had objected in a letter to the Commissioners saying "Water rights for Coyote Springs' development are '*insufficient*' because they cannot be used without '*conflicting*' with other rights or '*impacting*' the *Moapa Dace*."

**August 17<sup>th</sup> 2023** the NV Supreme court began hearing arguments as to whether the State has the authority to manage the various water aquifers and restrict water use in favor of the *Moapa Dace*. There's NO date set for a decision, but it's expected to take months. ***IF the Supreme Court overturns the lower court's 2020 approval of development plans, Coyote Springs will still be in trouble, after 18 years and \$200 million invested! It's noted that the issues are different but the Water District is the same!***



# The Coyote Springs Story (2 of 2)

## FY2024-2025 Taxable Land Values

Coyote Springs, Nevada, w/o Water Service

**Note:**

- Golf Course land is valued at \$4.8k/ac & NO Taxable Value is assigned to Golf Improvements.
- Adjacent land is valued at \$2.0k/ac, whether or not it contains Improved Lots, & NO Taxable Value is assigned to Lot Improvements.



The Coyote Springs setting has been characterized as Nature's Cradle — a magnificent valley surrounded by majestic mountains and peaks on all four sides.

To the north, south and east respectively, are the Delamar Mountains, the Arrow Mountains and Meadow Valley Mountains, each rising to an average elevation of 5,000 feet. And to the west, the Sheep Range, which reaches 9,000 feet into the sky, is snow-capped during the winter months and provides an amazing backdrop for peak season golfers.

This hallmark setting consists of rolling terrain overlooking a prehistoric riverbed—the Pahrnagat Wash—which bisects the Coyote Spring Valley. To the east of the wash, rolling hills transition to a natural mesa commanding excellent views of the valley and surrounding mountain ranges. West of the wash, hills give way to flatter terrain with exceptional views of the mountains. Our serene golf course will be a much needed change of pace from the busy Las Vegas Strip.

Source: Coyote Springs Website

