

## Development company converting former Upton Plaza in Bullhead City to business/office condos

BULLHEAD CITY — One of the largest professional office complexes in Bullhead City — the Upton Plaza on Highway 95 has been purchased by Biegel & Co., LLC of Durango, Colo., and has been renamed "Colorado Place."

Richard Biegel, founder/president of Biegel & Co., said his development company is going to convert thousands of square feet of commercial space in Colorado Place into individual, business office condominiums each 1,200 square feet in size. "It's an oppor-

tunity for somebody to own real estate and the benefits to it are so phenomenal. The small business man or woman can own it for the same price they would lease out," said Biegel.

Biegel has designated Jeremy Smerdell — broker/owner of US West Realty in Bullhead City — to handle sales and leases not only for the commercial condominiums in Colorado Place but for other properties owned by Biegel & Company as well.

In purchasing office condo-

miniums at Colorado Place, the prospective buyer has the opportunity of utilizing SBA financing. "We can potentially finance 100 percent of the purchase price," said Biegel. "They get the tax benefits of ownership. They get the appreciation and none of the hassle that typically goes with owning real estate," he explained.

"Normally, when someone buys an office and piece of property somewhere and one of the pipes out front starts leaking on

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## Home Depot may build new retail store in Mohave Valley

BULLHEAD CITY — In view of the Home Depot already in operation in north Bullhead City and a development agreement indicating the intention of Loew's to locate to Bullhead City, The Home Depot apparently plans to build an additional store for do-it-yourselfers in Mohave Valley south of Fort Mohave.

The Home Depot is looking three years down the road for a new store in Mohave Valley. The revelation was made during the October 7, 2004 meeting of the city's Planning and Zoning Commission which dealt with the request by The Home Depot for a conditional use permit that would allow the continuous display of merchandise, the use of storage containers and a trailer sales business on a parcel of land located at 660 Highway 95.

The question arose as to whether new regulations regarding

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## Arizona's potential as movie location revealed in new study

ARIZONA — A study by the Arizona Department of Commerce shows the state has a number of competitive advantages to help grow the film and video industry.

In an analytic report prepared by the ESI Corporation, the analysis — based in part on a survey of out-of-state producers — all individual who were interviewed held a favorable view of Arizona as a potential film location.

Those who had previously filmed in Arizona would consider the state as a location for future productions. Good climate, diverse locations, and "lack of red

tape," were top reasons for selecting Arizona as a film location.

In fiscal 2003, (the last full year for which data are available), the film industry generated more than \$201 million in direct and indirect economic activity and supported approximately 1,704 total direct and indirect jobs in Arizona.

These jobs are increasingly technology-related as the film industry takes advantage of technological advances and moves to more digital film making. The digital medium requires a new type of work force that consists of

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New owner of the large Upton Plaza in Bullhead City, Richard Biegel (right) of Biegel & Co., LLC, of Durango, Colo., confers with Jeremy Smerdell, president/designated broker of US West Realty, responsible for handling local/regional sales and leases for Biegel who renamed plaza "Colorado Place," which now features business office condominiums for sale. For more information call (928) 763-2431. (Photo by Thom McGraham)

## Laughlin Ranch Golf Club generates more jobs for area residents

BULLHEAD CITY — Benefits of new growth and new jobs to the River Cities region are quite evident and the Laughlin Ranch Golf Club currently under construction is a prime example of major development utilizing the talents and professionalism of local builders, contractors and

trades persons.

At this time, more than 35 permanent new jobs have been created by the world-class Laughlin Ranch Golf Club and this is just the beginning, according to Dave Lords, president of the sprawling 10,000-acre residential/commercial Laughlin Ranch

development east of the Bullhead Parkway.

Lords and his development team have targeted the official opening of the 35,000 square-foot Laughlin Ranch Golf Club for July 2005, which is to be a facility where residents and visitors alike will be able to enjoy

among many amenities, the ambience of a restaurant, pro shop, gym/spa, meeting rooms, outdoor wedding area and a large, professional staff that will quickly grow to 75-100 individuals by the end of 2005.

The more than three-dozen jobs being filled are those

of golf-course greens keepers, the pro shop's staff and a number of management positions. Lords calculates that with the momentum of development of the Laughlin Ranch, the golf club and the first of three golf courses planned by his corporation, it won't be long

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David Druzisky has two reasons for enjoying a sunny day on the links at the new Laughlin Ranch Golf Course in Bullhead City east of the Bullhead Parkway – first because he is designer of the new state-of-the art, championship course and second – because the course is now open to the general public for play. For reservations call (928) 754-1243. (Photo by Orchid Comitz)

## Jobs ...

before \$10 or more per-hour jobs will be the norm rather than the exception.

Lords' huge Laughlin Ranch including the commercial Laughlin Ranch Golf Club has already accounted for a huge investment not only into Bullhead City's but the regional economy as well. To date, the Laughlin Ranch consortium has invested more than \$40 million "in the ground" which includes preparation for the 10,000-acre development's residential and commercial areas and the Laughlin Ranch Golf Club.

In addition to creating new jobs with much future potential, the initial compliment of 100 or so full-time "team members" will

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enjoy health and other employee benefits.

The Laughlin Ranch Golf Club features an 18-hole, championship-designed golf course that is open to the public with a daily fee structure.

The course was designed by David Druzisky who has designed a number of unique, state-of-the-art golf courses in various regions of the nation.

For more information about reservations, etc., interested parties may call 1 (866) 684-GOLF or the local telephone number (928) 754-1243.

— Orchid Comitz

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## New laws impact commercial drivers

NATION – As of Jan. 31, in accordance with a new federal law, any person who applies for a commercial driver license (CDL) with an original Hazardous Materials (HazMat) endorsement is required to undergo a federal Transportation Security Administration (TSA) security threat assessment.

Under a new Arizona law, all new CDL drivers will receive a five-year license instead of one that shows an age-65 expiration

date. Under the USA Patriot Act of 2001, states cannot issue an original HazMat endorsement until the TSA has completed a background records check to determine if the applicant poses a security threat.

Arizona CDL/HazMat applicants will begin the application process at a Motor Vehicle Division (MVD) office. Upon passing the written test and paying applicable fees, applicants will be directed to an agent selected by

TSA to collect and process applications and fingerprints. In Arizona, that agent is Examination Management Services, Inc. (EMSI), with offices in Phoenix and Tucson. Upon successful completion, the TSA will advise the applicant to return to MVD for their Commercial Driver License with a HazMat endorsement.

For more information go online at <<http://www.tsa.gov/>>.

— Cydney DeModica

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