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- [Classifieds](#)
- [Entertainment](#)
- [Community](#)
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Top Story

Laughlin Ranch annexation near

By *FRANKLIN CLARK*

Wednesday, October 19, 2005 9:00 PM PDT

BULLHEAD CITY - Bullhead City's plans to formally annex Laughlin Ranch are finally coming to fruition.

“Now that the city council has given the go-ahead with the annexation, it should take about three months or so,” said Pawan Agrawal, Bullhead City engineer.

Laughlin Ranch will be the future site of 44,000 homes which will house a maximum of 110,000 people, Agrawal said, although he added the number actual people in the subdivision will be determined by market demand.

The annexation will increase the size of Bullhead City by 10,000 acres - a third of its current size - said Steve Johnson, Bullhead City public information officer.

Several concerns about the annexation were addressed at Tuesday's City Council meeting, held at the City Complex at 1255 Marina Boulevard.

The main concerns were the lack of another east-west road connecting Highway 95 and the Bullhead Parkway and inadequate water rights within Laughlin Ranch, Agrawal said.

Those concerns were addressed in an amendment to the 2006 Bullhead City General Plan, which was approved unanimously by the council.

The developers of Laughlin Ranch will work with the city to identify the sites of future schools and parks, and to look at ways to increase waterflow to Laughlin Ranch, Agrawal said.

The developers will also draw a map of all the Laughlin Ranch territory, along with a written description of it.

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The developers of Laughlin Ranch will be absorbing most of the direct costs, such as the cost of construction.

“The city will bear the indirect costs, like extra police for the subdivision and more traffic congestion,” Agrawal said.

However, the city will also be receiving more sales tax revenue with the extra residents who will eventually occupy Laughlin Ranch, Agrawal added.

After Laughlin Ranch is annexed formally by Bullhead City, all Laughlin Ranch construction projects can be added to the general plan, instead of being brought before the county.

“This (annexation) is what we've all been waiting for,” said councilman Jack Hakim at the meeting.

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