

04/16/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:**

**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

**USE PERMITS** for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.

**DESIGN REVIEW** for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider.

Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-09-401-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; autism awareness month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (e.g. pool parties; movie nights; live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8390 W. Windmill Lane

- Site Acreage: 4.69
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

### History & Request

The application was previously approved for a training facility for young people with special needs such as Autism and Down Syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. There will be indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24-hour accommodations or medical care of patients. This application is an extension of time, to commence Building 4. The project met the definition of completion; therefore, an ordinance was adopted to change the zoning map on April 3, 2024.

### Site Plan

This site is developed as a horse riding/rental stable facility in conjunction with an existing single-family residence. The previously approved plans depict a total of 4 existing buildings which will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting green course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

### Landscaping & Screening

Mature trees, shrubs, and groundcover are located throughout the entire property. The approved project will also provide an intense landscape buffer (double row of off-set trees spaced 10 feet apart) along developed single family residences to the east. Street landscaping consists of 15 feet of landscaping behind a proposed attached sidewalk along Windmill Lane. The entire facility will be enclosed by a 6 foot high decorative fence and/or wall.

### Elevations

The property is currently developed as a ranch-style residential estate, which consists of 2 residential structures, stables, paddocks, covered riding area and an accessory storage building. The previously approved plans converted the residential structures and stables into classrooms and office space for the major training facility use and the covered riding area into a recreational facility use. On the exterior, the applicant will remove the outdoor paddocks to install a garden

and construct a playground and putting green adjacent to the stables. The applicant will not significantly alter the elevations or exterior design of any of the structures. As such, the property's current rural character will remain consistent with the adjacent residential neighborhoods in the area. The buildings are 1 to 2 stories in height with the highest building to be 26 feet.

#### Floor Plans

The 4 buildings that will remain on-site total 46,750 square feet and generally consist of training rooms, offices, and recreational uses. More specifically, the approved plans depict Building 1 will have 4,267 square feet of training rooms and 4,268 square feet of office uses, Building 2 will have 1,575 square feet of office uses, Building 3 will have 6,697 square feet of training rooms and 6,698 square feet of office uses, and Building 4 will have 23,245 square feet of recreational multi-purpose sports courts. The outdoor recreational entertainment area and putting green course is 9,006 square feet.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400042 (ZC-21-0095):

##### Comprehensive Planning

- Until April 21, 2025 to complete;
- Until April 21, 2025 to review the use permits as a public hearing.
- 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 and application for review; and that 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.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400031 (ZC-21-0095):

##### Current Planning

- Until April 21, 2023 to complete and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 and application for review; and that 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.

## Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0095:

### Current Planning

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Limit of 2 outdoor events a month;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

### Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

### Applicant's Justification

The applicant indicates they have complied with previous conditions and are seeking an additional 2 years to complete the project. In 2021, they received a funding allocation of \$6,000,000 for their project which covered a large portion on the required off-site improvements. Furthermore construction was completed, with a Certificate of Occupancy, issued in November of 2023, aside from Building 4. The remainder of the project is fully operational. Building 4 will commence once the applicant has raised the funds to cover the cost of construction. Due to inflation of construction costs, additional funds need to be raised to commence Building 4.

### Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400042 (ZC-21-0095)	Second extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	June 2023
ET-22-400031 (ZC-21-0095)	First extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	April 2022
ZC-21-0095	Reclassified this site to C-P for a major training facility, recreational facility, and live entertainment	Approved by BCC	April 2021
UC-0730-16	Recreational facility (wedding venue and private events) in conjunction with an existing single-family residence - expired	Approved by BCC	January 2017
VS-0729-16	Vacated and abandoned a portion of right-of-way being Gagnier Boulevard - recorded	Approved by BCC	January 2017
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse riding/rental stable in conjunction with an existing single-family residence	Approved by PC	February 2014
UC-1775-06	Guest house and accessory structure/uses	Approved by PC	June 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO)	Single-family residential
East	Neighborhood Commercial	RS3.3	Single-family residential
West	Neighborhood Commercial	PF	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that since the approval of ZC-21-0095 a substantial amount of work has been completed. The facility is open and operational aside from the completion of Building 4, which

will house recreational amenities. Since the start of operations, the applicant has diligently complied with all prior conditions to mitigate the impact of live entertainment on the surrounding single-family residential development. Staff finds the applicant continues to make progress towards completing the project. Therefore, staff can support an additional 2 year extension of time to complete.

### **Public Works - Development Review**

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

### **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:**

#### **Comprehensive Planning**

- Until April 21, 2027 to commence Building 4 unless extended with approval of an extension of time;
- Until April 21, 2026 to review the application or the application will expire;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** COLLABORATION CENTER FOUNDATION

**CONTACT:** COLLABORATION CENTER FOUNDATION, 8390 W. WINDMILL LANE,  
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