USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 1.4 acres in a C-1 (Local Business) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the west side of Maryland Parkway, 700 feet south of Katie Avenue within Paradise. CG/dg/ja (For possible action)
Elevations
The restaurant building exists and no new changes are proposed to the building elevations.

Floor Plans
The plans depict a 4,500 square foot restaurant with waiting area, dining area, restrooms, office, kitchen, and food preparation areas.

Signage
Signage is not a part of this request and no changes are proposed for the existing signage.

Applicant’s Justification
The applicant indicates the business is an existing restaurant and intends to operate a service bar. There is no proposed outside dining and the current hours of operation are 7:00 a.m. to 11:00 p.m.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Commercial Neighborhood</td>
<td>C-1 &amp; P-F</td>
<td>Office building (Clark County Social Services)</td>
</tr>
<tr>
<td>East Commercial General</td>
<td>C-2</td>
<td>Shopping center</td>
</tr>
<tr>
<td>South Commercial Neighborhood</td>
<td>C-1</td>
<td>Office building</td>
</tr>
<tr>
<td>West Public Facilities</td>
<td>P-F</td>
<td>Cambridge Community Center</td>
</tr>
</tbody>
</table>

The immediate area is within the MUD-2 Overlay District.

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

Analysis
Current Planning
A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the building will still be a restaurant. The service bar will be an ancillary use to the restaurant and no waivers of separation are being requested with the service bar in the C-1 zone. An approval for a service bar indicates that alcohol can only be served with meals. Similar requests have been approved in conjunction with restaurants throughout Clark County with no known adverse impacts.
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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; 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
- No comment.

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.

TAB/CAC: Paradise - approval.
APPROVALS:
PROTESTS:

APPLICANT: ADRIAN BRAMBILA
CONTACT: ADRIAN BRAMBILA, SOL TAPATIO RESTAURANT, 3901 SOUTH MARYLAND PARKWAY, LAS VEGAS, NV 89119