

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-26-0145-AMIGO WARM SPRINGS, LLC:**

**USE PERMIT** to allow outdoor dining, drinking, and cooking in conjunction with an existing restaurant on a portion of 1.89 acres in an IP (Industrial Park) Zone.

Generally located north of Warm Springs Road and east of Amigo Street within Paradise.  
MN/dd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-03-410-009 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 600 Warm Springs Road
- Site Acreage: 1.89 (portion)
- Project Type: Outdoor dining, drinking, and cooking
- Number of Stories: 1 (restaurant)/1 (outdoor dining patio)
- Building Height (feet): 40 (restaurant)/9 (outdoor dining patio)
- Square Feet: 3,450 (restaurant)/580 (outdoor dining patio)
- Parking Required/Provided: 72/106

**History & Site Plan**

The site has previously been approved for outdoor dining, drinking, and cooking use under UC-05-0807. While the use initially commenced and the area has been used as outdoor dining, the use permit eventually expired since a business license for outdoor dining was never issued. The applicant is now requesting to reinstate the outdoor dining, drinking, and cooking use in conjunction with a new restaurant in the same suite.

The site plan depicts an L-shaped building on the southwest corner of the site, located within an existing shopping center. There is also an existing detached shade structure located to the east of the existing building that is proposed to be used as outdoor dining area in conjunction with a restaurant located directly to the west. The main point of access to the site is a commercial driveway in the southeast corner of the site on Warm Springs Road, with other internal access points throughout the shopping center. Parking is mainly located to the east of the existing building and outdoor dining area, with additional parking to the north.

Landscaping

There are no proposed or required changes to the existing landscaping with this request.

Elevations

Photos depict the existing building constructed of stucco and storefront glazed windows with a variable roofline at a maximum of 40 feet high. Photos of the existing shade structure depict it as being 9 foot high metal pergola with decorative metal fencing surrounding the outdoor dining area.

Applicant’s Justification

The applicant states that the site has been used consistently for restaurants, and that their client would like to utilize the existing covered patio area located just outside of their restaurant as an outdoor dining area. The applicant also states that nothing will be altered on site, and that there is ample existing parking to support the use.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0807-05	Use permit for outdoor dining - expired	Approved by PC	July 2005
UC-1664-04	Use permit for alcohol consumption (supper club) with an existing restaurant	Approved by PC	October 2004
ET-400079-03 (UC-0338-00)	Extension of time of a use permit for outdoor dining - expired	Approved by PC	May 2003
UC-0338-00	Use permit for outdoor dining - expired	Approved by PC	April 2000
UC-2044-98	Use permit for outdoor dining (different business)	Approved by PC	January 1999

\*Additional unrelated land use applications were previously approved on this site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Business Employment	IP	Government offices
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Business Employment	IP	Daycare & government offices

**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**

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the site was approved for outdoor dining in the past, which expired since a business license was not obtained. The proposed outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant directly to the west, and is separated by an arterial street to the nearest area subject to residential adjacency standards, meeting the Title 30 conditions that correspond with the use permit requirement to allow the use in the IP Zone. Staff does not anticipate the addition of outdoor dining, drinking, and cooking will produce any adverse effects on properties in the surrounding area. Furthermore, there is ample parking for the site, and the use is complementary to the surrounding businesses. For these reasons, staff can support this request.

### **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**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use 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)**

- 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:** VERITAS COFFEE LLC, DBA AMERIBRUNCH

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