

BUZZ HOOKAH AND BANQUET HALL

1366 w Cheyenne Ave ,Suite 101 & 102,, N LAS VEGAS, NV 89030 | 702-481-7434

jsammyking432@gmail.com

Hookah Lounge Noon-midnight

Event Center Small parties

LETTER OF INTENT

02/15/2022

City of North Las Vegas

PLANNING AND ZONING

Dear City of North Las Vegas:

Dear Sir or ma'am, my name is Sahil Sharma. My partners and I intend to open a Hookah bar and Banquet hall (Event Center) with full service liquor Bar and restaurant at **1366 W Cheyenne Ave, # 101 & 102 ,N Las Vegas, NV 89032**. Total sq footage 7247. This location will be open 7 days from noon – midnight. The space will be utilized as a hookah lounge and can also be available to book small parties to large banquets.

Our group is composed of three partners who have a combined experience of over 50 years in retail operation, including the operation of liquor Stores, 7Elevens, markets and various Food businesses.

This proposed Location will create approximately 15 to 20 full time employment positions and provide tax revenue for the City and state. We have a well proven model of keeping clean and safe atmospheres, providing great customer service and extreme diligence to prevent underage drinking.

It is our intent to get permission to open a full on site Liquor License for this location.

Respectfully,



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date Created: 12/16/2021

Property Information

Parcel: 13909801012
Owner Name(s): CHEYENNE MARKETPLACE II L L C
Site Address:
Jurisdiction: North Las Vegas - null
Zoning Classification: Planned Unit Development (PUD)
Planned Landuse:

Misc Information

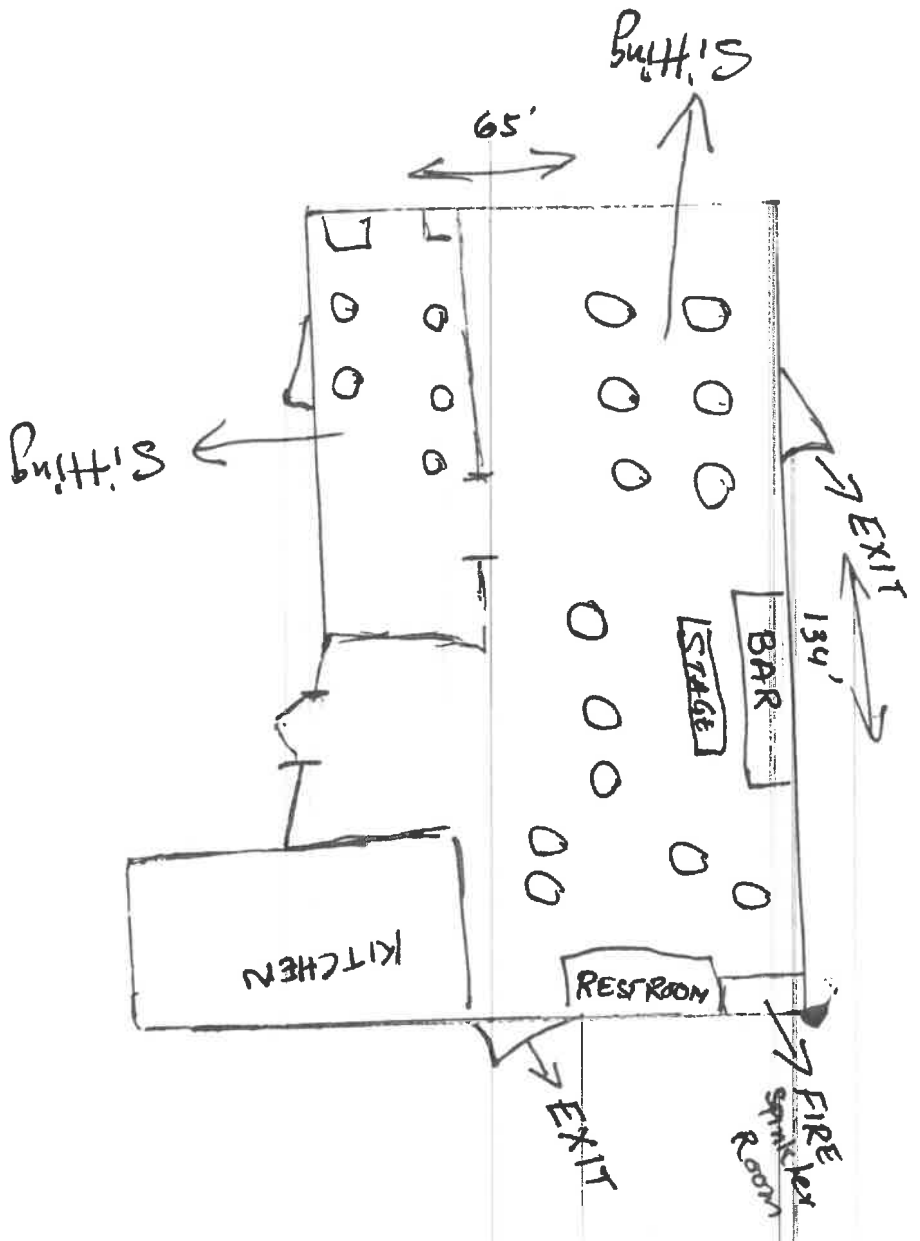
Subdivision Name: PARCEL MAP FILE 126 PAGE 51
Lot Block: Lot: 1 Block:
Sale Date: Not Available
Sale Price: Not Available
Recorded Doc Number: 20170925 00000878
Flight Date: 4/27/2020

Construction Year: 2005
T-R-S: 20-61-9
Census tract: 3644
Estimated Lot Size: 7.92

Elected Officials

Commission: D - William McCurdy II (D)
US Senate: Jacky Rosen, Catherine Cortez-Masto
State Senate: 4 - Dina Neal (D)
School District: C - Evelyn Garcia Morales
Board of Education: 4 - Rene Cantu

City Ward: 2 - Pamela Goynes-Brown
US Congress: 4 - Steven A. Horsford (D)
State Assembly: 7 - Cameron Miller (D)
University Regent: 1 - Laura E. Perkins
Minor Civil Division: North Las Vegas



BUZZ HOKKA BAR & BANQUET HALL
 1366 W CHEYENNE AVE SUITE 101 & 102
 N LAS VEGAS NV 89032





Surveyor's Certificate

1. BOYDEN E. NELSON, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A FIELD INVESTIGATION UNDER MY DIRECT SUPERVISION.
2. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING SCHOOLS OR DAYCARE FACILITIES WITHIN THE SPECIFIED 400 FOOT RADIUS AS OF 19 OCTOBER 2021.
3. TO THE BEST OF MY KNOWLEDGE AND BELIEF AND PER VISUAL RECONNAISSANCE, THERE ARE NO EXISTING CHURCHES OR PARKS WITHIN THE SPECIFIED 400 FOOT RADIUS AS OF 19 OCTOBER 2021.

BOYDEN E. NELSON
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 15176



9 March 2022

Distance Survey Exhibit Of:

Being Lot 1 of File 126 Page 15, of Parcel Maps,
located within Section 9 Township 20 South,
Range 61 East, M.D.M.
APN 139-09-801-012 (1366 Cheyenne, Unite 102)
North Las Vegas, Clark County, Nevada

FOR:

Buzz Hookah Bor

BY: C.E.S.

DATE: 20 October 2021

NOTE

1. ALL MEASUREMENTS AS SHOWN ARE FROM THE FRONT DOOR OF THE "ON-SALE" TO THE PROPERTY LINE OF EXISTING SCHOOLS, DAYCARE, CHURCH AND PARK FACILITIES PER THE PROPOSED PROXIMITY DISTANCE REQUIREMENT FOR AN "ON-SALE" FACILITY PER TITLE 17.20.020 C-14 PER TABLE 17.20-2 LIQUOR USE.
2. ZONING DISTRICTS (EXISTING OR PROPOSED) HAVE NOT BEEN RESEARCHED BY NELSON SURVEYING, LLC AND NELSON SURVEYING LLC SHALL NOT BE HELD RESPONSIBLE FOR THE DEPICTION OF ZONING DISTRICTS (EXISTING OR PROPOSED) ON THIS DISTANCE EXHIBIT

This map is for assessment use only and does NOT represent a survey.
 No liability is assumed for the accuracy of the data delineated herein.
 Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, recorded documents for more detailed legal information. See the recorded documents for more detailed legal information.
 USE THIS SCALE WHEN MAP REDUCED FROM 11X17 ORIGINAL

- MAP LEGEND**
- PARCEL BOUNDARY
 - SUB BOUNDARY
 - ROAD EASEMENT
 - MATCH / LEADER LINE
 - HISTORIC LOT LINE
 - HISTORIC SUB BOUNDARY
 - SECTION LINE
 - CONDOMINIUM UNIT
 - AIR SPACE PCL
 - RIGHT OF WAY PCL
 - SUB-SURFACE PCL
 - 007 PARCEL NUMBER
 - 001 PARCEL NUMBER
 - 1.00 ACREAGE
 - 202 PARCEL SUBSID NUMBER
 - FB 24-46 PLAT RECORDING NUMBER
 - 5 BLOCK NUMBER
 - 5 LOT NUMBER
 - 61.5 GOV LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

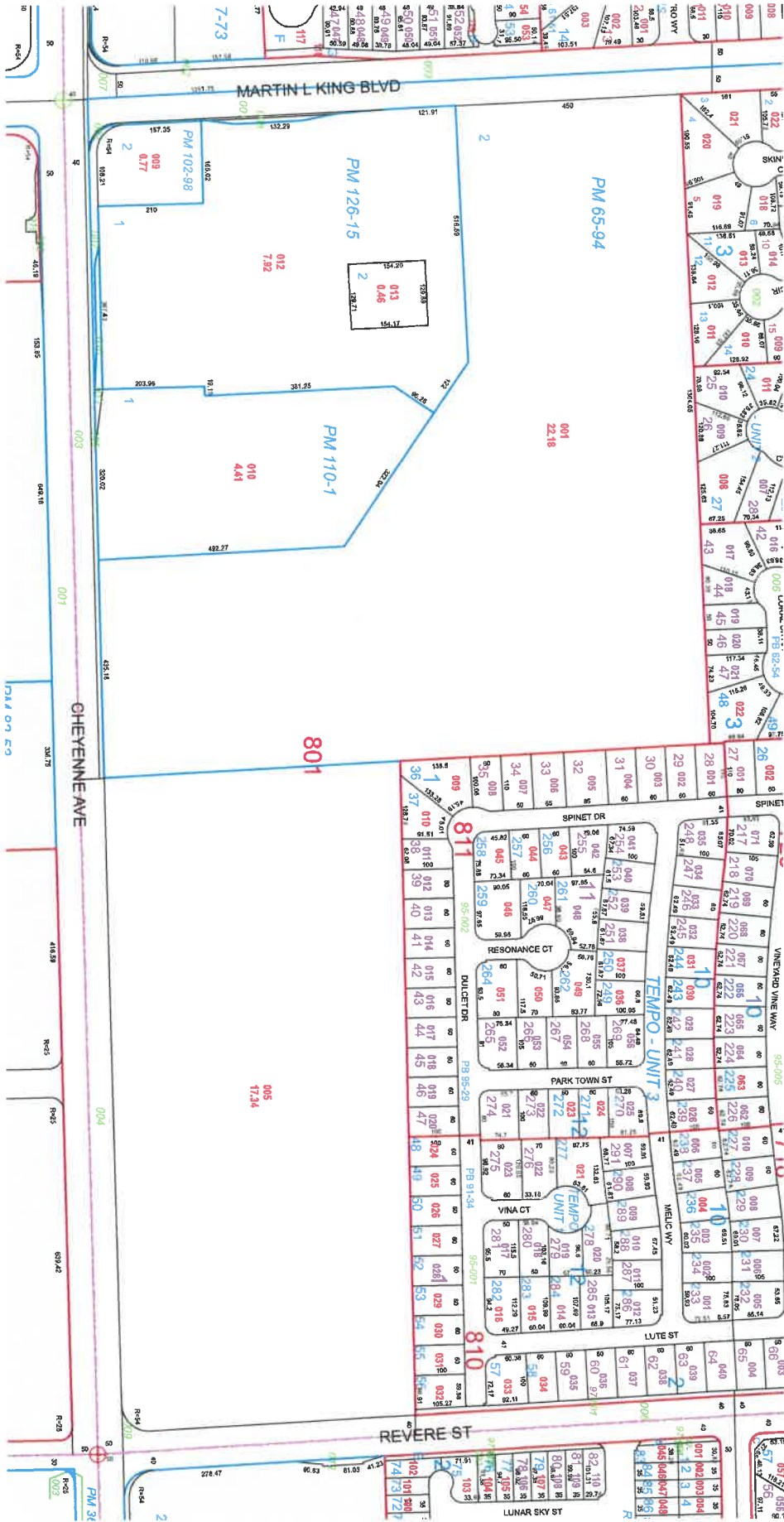
T20S R61E

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139-09-8

CLARK COUNTY

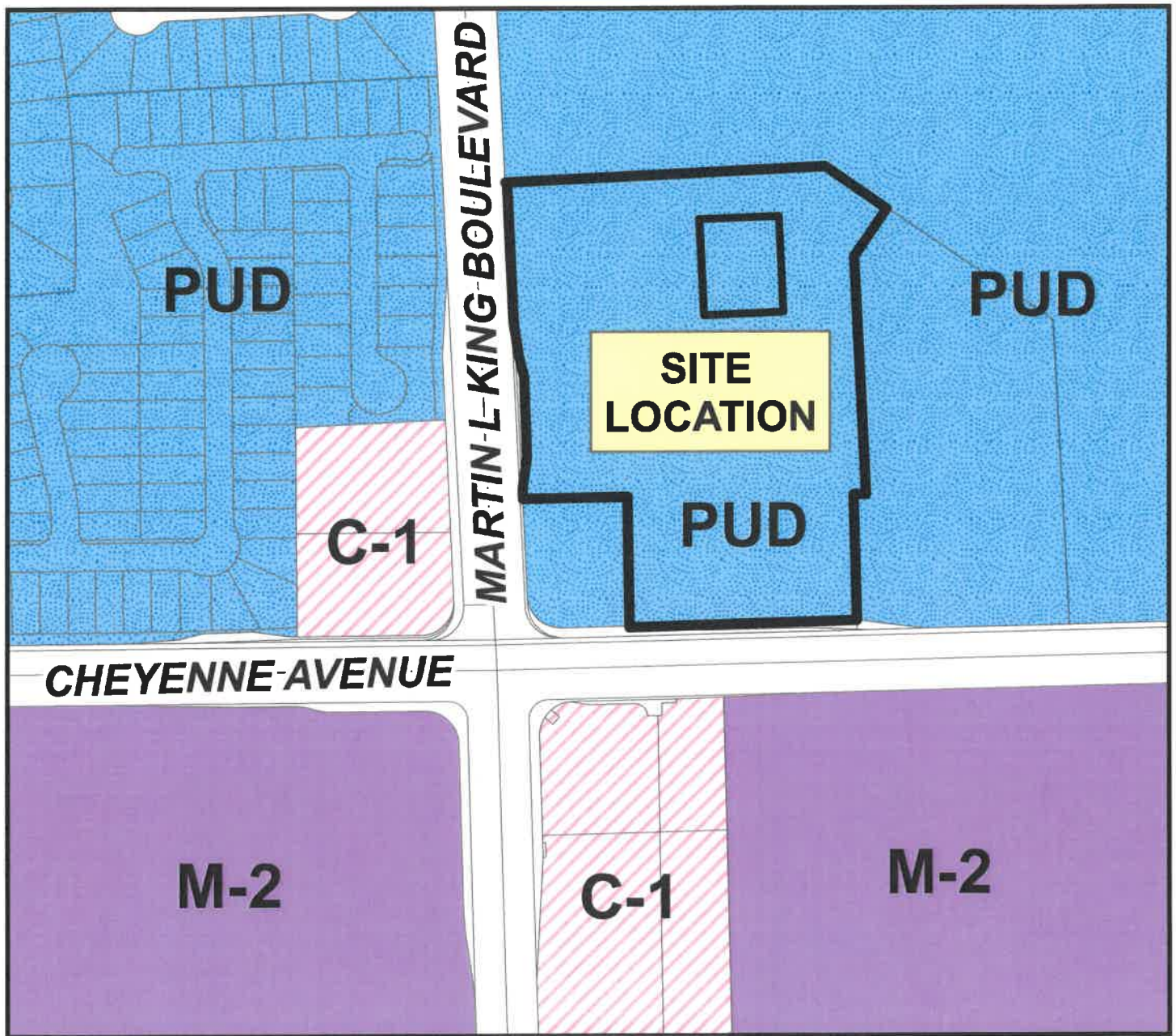


TAX DIST 250



THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Buzz Hookah Lounge and Bar, LLC.
Application Type: Special Use Permit
Request: To Allow a Full "On-Sale" Liquor License in Conjunction with a
Hookah Lounge, Banquet Hall and Restaurant
Project Info: 1366 West Cheyenne Avenue, Suites 101 and 102
Case Number: SUP-09-2022

3/23/2022

