

January 12, 2024

Javier Valentino Garcia  
2155 E Cheyenne Ave.  
North Las Vegas, NV 89030  
Parcel#139-14-515-004

To Whom It May Concern,

**Subject:** Letter of Intent for London Events (Banquet Hall)

To Whom It May Concern,

I am writing this letter of intent to the City of North Las Vegas from Milan Enterprises LLC, DBA London Events. It is my intention to seek approval of a special use permit for our business, London Events Banquet Hall, at 2155 East Cheyenne Avenue, North Las Vegas, NV 89030.

I am a business entrepreneur. I started my journey back in 2017 in event design. A banquet hall business in the City of North Las Vegas is a sole purpose of investment.

I understand that the sell of alcohol can be concerning to the community and listed below are the protocols that will be implemented to address those concerns:

- We are an appointment only facility and the event space doors (main entry) are only to be unlocked during event hours to solely serve guests that are part of the private event. We are not open to the public. We will have a minimum of one security guard at the entry during event hours. We may increase security guard staff at our own discretion.
- Banquet hall operations will include strict protocol for employees to check photo ID before any attempted purchase/serving, thus denying the right to purchase alcohol to those who are underage or do not have photo ID.
- Employee training will include mandatory participation in online courses and seminars that stress the importance of safety measures regarding underage drinking and substance and alcohol abuse. All employees will learn how to verify a license and when to deny a sale.
- We are hiring licensed bartenders that will be serving during the event hours only.
- Hours of operation will be Monday through Sunday, Events will take place between the hours of nine AM and no later than one AM the following day per our contract with the landlord. Hours will be adjusted per local and state laws as required.

- Deliveries will be accepted through the back door of the premises only. Permitted delivery hours will be Monday through Friday from nine am to noon.
- The storeroom, office, and cooler doors will always be secure, and non-employees will not be allowed to access storage areas. There will only be one employee, an adult, over the age of 21 years old with access to the alcohol storage area to maintain control of the inventory.
- Security measures include a multi-camera CCTV system to cover all parts of the event space, and the system will have remote monitoring capabilities from any mobile device. There will be video surveillance of POS (real-time monitoring) stations. Cameras will include sensor detection and night vision to further deter theft and minimize loss prevention.

The safety and welfare of the minor residents of the area is a priority, and the banquet hall will have robust protocol for restricting the purchase of alcohol by minors. In addition, the banquet hall in this location will not interfere with nor disrupt surrounding neighborhoods. The banquet hall location is bounded by retail stores within Cheyenne Pointe, which sits on the corner of Civic Center Drive and Cheyenne Avenue. Finally, the entrance to the banquet hall is more than 400 feet away from any schools, daycare facilities, churches or parks in the area.

There will be no impact to traffic because the banquet hall is within an existing shopping center which meets all traffic and parking requirements.

Any other factors which may be reasonably calculated to materially affect public health, safety and welfare, including underage purchases, security, and education about the consequences of being under the influence of alcohol have been addressed throughout this Letter of Intent.

In conclusion, London Events complies with the requirements for a special exception approval. As a business entrepreneur I would like to further my relationship with the City of North Las Vegas for many years to come.

Best Regards,



Javier Valentino Garcia  
Owner and Applicant



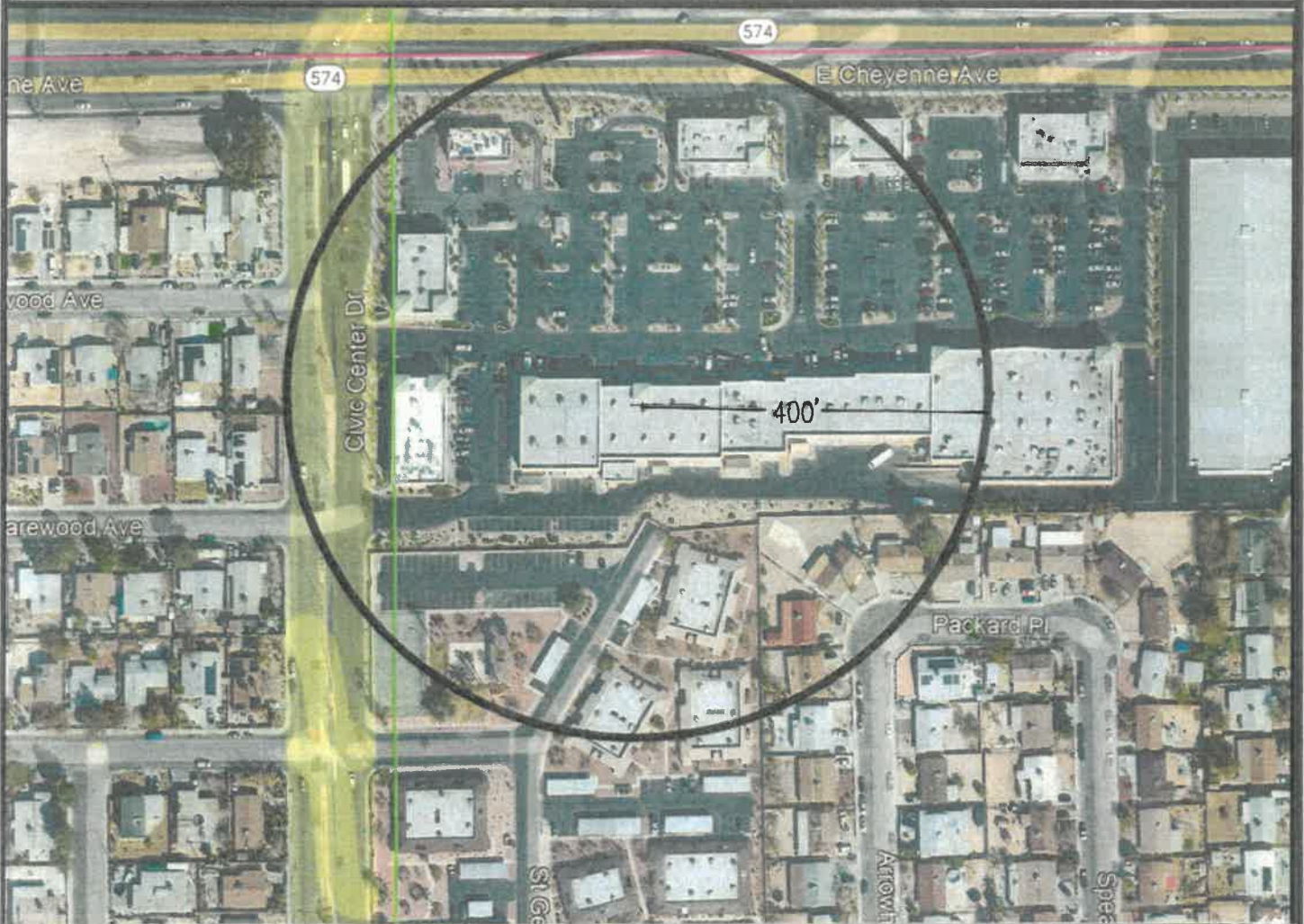








# PROXIMITY DISTANCE SEPARATION MAP FOR "ON-SITE" LIQUOR LICENSE



## THIS PROPERTY MEETS THE 400' DISTANCE SEPARATION REQUIREMENT

ASSESORS PARCEL NUMBER: 139-14-515-004

### APPLICANT :

LONDON EVENTS LLC  
2155 E. CHEYENNE AVE. UNIT C  
NORTH LAS VEGAS, NV 89030

### BUSINESS LOCATION :

2155 E. CHEYENNE AVE. UNIT C  
NORTH LAS VEGAS, NV 89030

### USE :

BANQUET HALL FACILITY SERVING "ON-SITE" ALCOHOL FOR PRIVATE EVENTS.

THERE WERE NO LICENSED SCHOOLS, DAYCARE FACILITIES, CHURCHES OR PARKS WITHIN THE REQUIRED 400' RADIUS DISTANCE FOR "ON SALE" FROM THE PROPOSED BANQUET HALL FACILITY.

### SURVEYORS CERTIFICATE

THIS EXHIBIT IS THE RESULT OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND WAS COMPLETED ON DECEMBER 19, 2023.

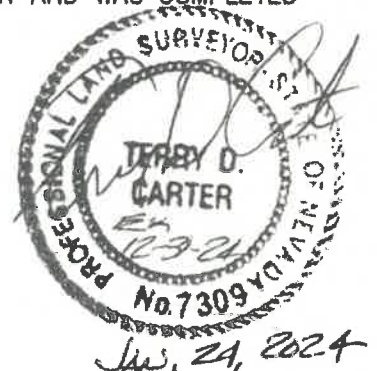
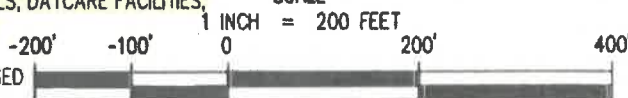
TERRY CARTER  
PROFESSIONAL LAND SURVEYOR  
AGENT FOR SUNDANCE SURVEYING  
NEVADA LICENSE NO. 7309

Terry D.  
Carter,  
P.L.S.

Digitally signed  
by Terry D.  
Carter, P.L.S.  
Date:  
2024.01.24  
16:31:37 -08'00'



SCALE



**Sundance**

**Surveying Inc.**

3832 VALLEY DRIVE - NORTH LAS VEGAS, NEVADA 89032  
PH 702-647-8898 EMAIL r.mercado @ sundancesurveying.com

London Events LLC  
2155 E. CHEYENNE AVE. UNIT C  
NORTH LAS VEGAS, NV 89030

**SHEET**

**1**  
OF 1



NOTES

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, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE WHEN MAP REDUCED FROM 1:117 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PAV'D 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 ROAD PARCEL NUMBER
- 001 PARCEL NUMBER
- 100 ACREAGE
- 202 PARCEL SUBSECT NUMBER
- PB 24-6 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- 005 GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

T205 R61E

14

N 2 NE 4

139-14.5

TAX DIST											
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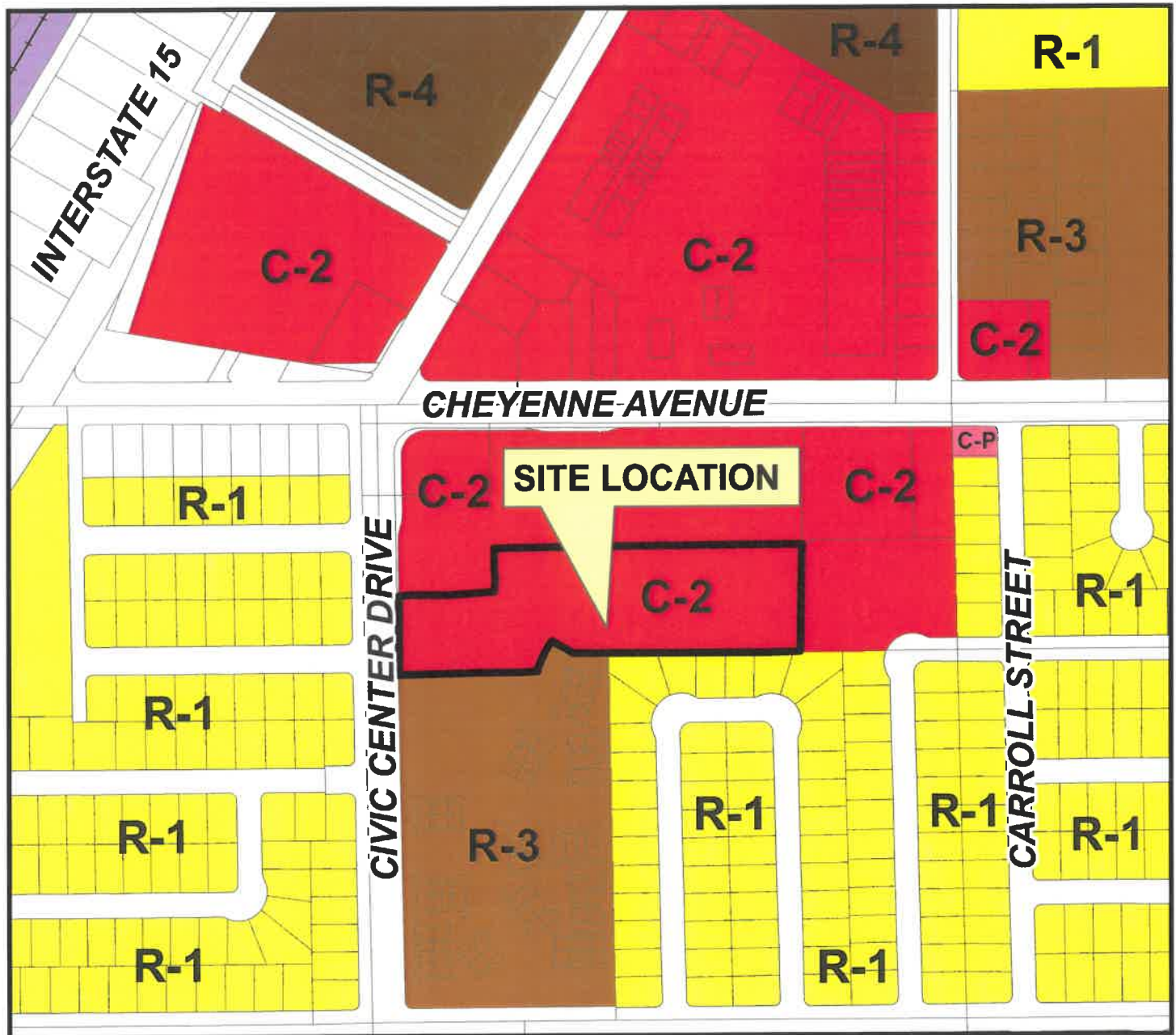


TAX DIST 256,255,250



# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map



Applicant: Javier Garcia  
Application Type: Special Use Permit  
Request: To allow full "On-sale" liquor license in conjunction with a community center or meeting hall (banquet hall)  
Project Info: 2155 East Cheyenne Ave  
Case Number: SUP-02-2024

02/08/2024

