



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	

24-0050
02/14/2024

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit - Alcohol, On-Premises Full

Project Address (Location) 301 North Buffalo Drive

Project Name The Bagel Cafe **Proposed Use** Alcohol, On-Premises Full

Assessor's Parcel #(s) 138-28-819-010 **Ward #** 1

General Plan: Existing INCORP Proposed _____ **Zoning:** Existing C-1 Proposed _____

Additional Information _____

Property Owner 401 Buffalo Holdings LLC, a Nevada limited liability company **Contact** Steve Chitren

Address 3145 St. Rose Parkway, Suite 200 **City** Henderson **State** NV **Zip** 89052

E-mail steve@sheqlv.com **Phone** 702-735-5532

Applicant BC Buffalo Holdings LLC **Contact** Hugo Riquelme

Address 301 North Buffalo Drive **City** Las Vegas **State** NV **Zip** 89145

E-mail riquelmehugo@live. **Phone** (702) 624-3892

Representative Sklar Williams PLLC **Contact** Henry Lichtenberger

Address 410 South Rampart Blvd., Suite 350 **City** Las Vegas **State** NV **Zip** 89135

E-mail hlichtenberger@sklar-law.com **Phone** (702) 360-6000

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Sal Guy

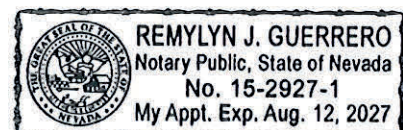
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name Sal Guy

Subscribed and sworn before me February 24

This _____ **day of** _____, 2024

Notary Public in and for said County and State



Building Address	Assessor Parcel Number	Owner	Square Footage	Building Type
401 North Buffalo Drive	138-28-819-009	W C 401 LLC	40,660	D
351 North Buffalo Drive	138-288-19-020	401 Buffalo Holdings LLC	8,986	A
331 North Buffalo Drive	138-288-19-017	401 Buffalo Holdings LLC	12,667	B
341 North Buffalo Drive	138-288-19-018	401 Buffalo Holdings LLC	12,667	B
321 North Buffalo Drive	138-288-19-004	C K D Properties LLC	8,986	A
311 North Buffalo Drive	138-288-19-008	401 Buffalo Holdings LLC	8,986	A
301 North Buffalo Drive	138-288-19-010	401 Buffalo Holdings LLC	5,154	C
231 North Buffalo Drive	138-288-19-015	401 Buffalo Holdings LLC	8,986	A
221 North Buffalo Drive	138-288-19-014	401 Buffalo Holdings LLC	8,986	A
211 North Buffalo Drive	138-288-19-013	401 Buffalo Holdings LLC	12,667	B
201 North Buffalo Drive	138-288-19-012	401 Buffalo Holdings LLC	12,667	B
241 North Buffalo Drive	138-288-19-005	401 Buffalo Holdings LLC	5,154	C
251 North Buffalo Drive	138-288-19-019	401 Buffalo Holdings LLC	Parking Field ⁽¹⁾	
	138-288-19-005	401 Buffalo Holdings LLC	Parking Field ⁽¹⁾	
Total Square Footage for all Buildings			146,566	

(1) The entire property has 500 parking spaces, of which 17 are designated as handicapped spaces or approximately 4.98 spaces per 1,000 square feet.

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02/28/2024

KITCHEN AREA (2568 SQ. FT.) / 100 = 26 OCCUPANTS, 13 FEMALE OCCUPANTS: (1/15 = 0.35)
DINING AREA (1200 SQ. FT.) / 15 = 80 OCCUPANTS, 40 FEMALE OCCUPANTS: (1/15 = 1.06)
STORAGE AREA (446 SQ. FT.) / 300 = 2 OCCUPANTS, 1 FEMALE OCCUPANTS: (1/15 = 0.03)
LOCKER AREA (98 SQ. FT.) / 50 = 1 OCCUPANTS, 05 FEMALE OCCUPANTS: (1/15 = 0.13)
total occupants 109

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02/21/2024

